# AGENDA
# TOWN OF JUPITER
# TOWN COUNCIL MEETING
# TOWN COUNCIL CHAMBERS
# TUESDAY, APRIL 21, 2026
# 7:00 PM

## Call To Order

## Invocation; Moment of Silence; and Pledge of Allegiance

## Roll Call:

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

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

## PRESENTATION

**1.** FYE 2025 Audit Presentation Discussion and Findings – Moises Ariza, CPA Presenting.

**2.** JFRD Update.

## CITIZEN COMMENTS

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

## MINUTES

**3.** April 7, 2026, Town Council Meeting Minutes.

## CONSENT AGENDA

All items listed in this portion of the agenda are considered routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items

unless a Councilor or citizen so requests; in which event, the item will be removed and considered at the beginning of the regular agenda.

**PUBLIC BUSINESS**

4. Approving the Purchase of Two Skydio Drones and Software from Axon Enterprises, Inc. in the amount of $52,154.

5. Approving a Purchase Order to Flagler Technologies for Managed Detection and Response Licensing in the amount of $119,502.

6. Amending the Funding Schedule for the Utilities Generator Maintenance Services Contract (W2537) with OnsiteGenPros LLC.

7. Approval of Agreement with Rep Services, Inc. for Playground Equipment Purchase and Installation at Heights of Jupiter Park, Abacoa Community Park, and Jupiter Community Center in the Amount of $1,871,982

8. **Resolution 42-26,** Approving the Award of EPW 2026-11, Sea Grape Trimming and Exotic Removal to K&S Services of South Florida, Inc. in the amount of $375,150.

9. **Resolution 47-26,** Approving the Renewal of Printing, Binding and/or Mailing Services Contract with Southeastern Printing Co., Inc. in the annual amount of $87,568.

10. **Resolution 49-26,** Authorizing a Premium Holiday through the Town's Insurance Fund for Employees and the Town for the Months of May and June 2026.

## REGULAR AGENDA

**PUBLIC HEARING**

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

**A. Ordinance 21-26, First Reading** — 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. Ordinance 23-26, First Reading** — 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;

**C. Ordinance 22-26, First Reading** - 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. Ordinance 24-26, First Reading** - 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. (Second Reading TBD)

12. **Ordinance 27-26, Second Reading,** Establishing Procedures for Authorization of a Fire Special Assessment on Properties within the Town of Jupiter.

## REPORTS

## TOWN ATTORNEY

## TOWN MANAGER

## TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

## ADJOURNMENT

**Town Council Future Meetings**
May 5, 2026, 7pm - Town Council Chambers
May 19, 2026, 7pm - Town Council Chambers

NOTICE
Town Council and CRA Meetings are now webcasted real-time and viewable on your computer or mobile device.
www.jupiter.fl.us/Live

Back up material for the Town Council Meetings are available online one (1) week before the Regular Meetings
# = no materials attached *revisions may occur*
www.jupiter.fl.us

Section 2-64; Decorum, disturbing meeting
While the Town Council is in session, the members thereof and the public present in the Council chambers shall not, by conversation or otherwise, delay or interrupt the proceeding or the peace of the Council. It shall be unlawful for any person to disturb or disrupt a meeting of the Town Council or to refuse to obey the orders of the presiding officer in the conduct of the meeting and such person shall be subject to being summarily ejected from the meeting.

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

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

**TOWN OF JUPITER**
**FYE 2025 Audit Presentation Discussion and Findings**

| | |
|---|---|
| **DATE** | April 21, 2026 |
| **TO** | Honorable Mayor and Members of Town Council |
| **THRU** | Frank Kitzerow, Town Manager |
| **FROM** | Scott Reynolds, Finance Director |
| **SUBJECT** | FYE 2025 Audit Presentation Discussion and Findings |

## EXECUTIVE SUMMARY

**FYE 2025 Town Audit Presentation Discussion and Findings – Moises Ariza, CPA Presenting.**

The annual audit report is an important component of our financial oversight and transparency, providing an independent review of the Town's financial statements, internal controls, and compliance with applicable laws and regulations.

The audit was conducted by our independent external auditors in accordance with generally accepted auditing principals. Their work included a thorough examination of our financial records, testing of internal controls, and evaluation of our financial reporting processes.

Staff is pleased to report that the Town has once again received a clean, or unmodified, audit opinion. This is the highest level of assurance that can be provided and indicates that the financial statements are fairly presented in all material respects.

This outcome reflects the continued diligence of staff in maintaining strong financial management practices, as well as the Council's commitment to sound fiscal policies.

## ANALYSIS

Presentation discussion and findings of the FYE 2025 Annual Comprehensive Financial Report.

## STRATEGIC PRIORITY

- Fiscal Responsibility
- Strong Local Economy

## ATTACHMENTS

1. Governance Letter
2. FYE 2025 Annual Comprehensive Financial Report

## FUNDING SOURCE

Funding is not required.

For more information or copies of the attachments, please contact Scott Reynolds at scottr@jupiter.fl.us or 561-741-2327.

CBIZ CPAs P.C.

2255 Glades Road
Suite #321A
Boca Raton, FL 33431

P: 561.994.5050

March 31, 2026

To the Honorable Mayor, Members of Town Council,
Audit Committee and Town Manager
**Town of Jupiter, Florida**

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Jupiter, Florida (the "Town") for the fiscal year ended September 30, 2025. Our report includes a reference to other auditors who audited the financial statements of the Municipal Police Officers' Retirement Trust Fund (the "Plan"), as described in our report on the Town's financial statements. Those statements were audited by other auditors, whose report have been furnished to us, and our opinion, insofar as it relates to the amounts included for the Plan is based solely on the report of the other auditor. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards* and the OMB Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated December 15, 2025. Professional standards also require that we communicate to you the following information related to our audit.

## Significant Audit Findings

*Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Town are described in Note 1 to the financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during the fiscal year ended September 30, 2025, with the exception of the implementation of Government Accounting Standards Board ("GASB") Statement No. 101, *Compensated Absences* and GASB Statement No. 102, *Certain Risk Disclosures*. We noted no transactions entered into by the Town during the fiscal year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Town's financial statements were:

> Management's estimate of the net pension liability in accordance with GASB Statement No. 68, *Accounting and Financial Reporting for Pensions—an amendment of GASB Statement No. 27*, is based on actuarial methods and assumptions used by the actuaries for the development of funding valuation, as well as the accounting valuation for the Municipal Police Officers' Retirement Trust, as well as for the Florida Retirement System ("FRS") and Health Insurance Subsidy (HIS). Plans. The key factors impacting the assumptions, such as inflation, salary changes, market trends, ad hoc postemployment benefit changes (including ad hoc cost-of-living adjustments [COLAs]), and inputs to the discount rate, as well as certain information about mortality assumptions and the dates of experience studies, are subject to change on an

annual basis and therefore can have a significant impact on this estimate. We evaluated the key factors and assumptions used to develop the estimate described above in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of the Total Other Post-Employment Benefits ("OPEB") Liability in accordance with GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other than Pensions*, is based on actuarial methods, the total OPEB liability and assumptions used by the actuary for the development of the actuarially determined liability. The key factors impacting the assumptions, such as the discount rate and health rate assumptions, are subject to change on an annual basis and therefore can have a significant impact on this estimate. We evaluated the key factors and assumptions used to develop the estimate described above, in determining that it is reasonable.

Management's estimate of the allowance for uncollectible receivables for Utility Billings based on aging of receivables, historic loss levels, and an analysis of the collectability of individual accounts. We evaluated the key factors and assumptions used to develop the allowance in determining that it is reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

The disclosure related to the Town's employee retirement plans in Note 10, the disclosures related to the Town's other postemployment benefits (OPEB) plan in Note 11, and the disclosures related to commitments and contingencies in Note 13 to the financial statements.

The financial statement disclosures are neutral, consistent, and clear.

*Independence*

For the fiscal year ended September 30, 2025, we were engaged to provide nonaudit/nonattest services mainly related to assistance with the preparation of the Town financial statements**.** We reviewed the nature of the requested work, our role and management's role and determined that our independence would not be impaired, in fact or appearance.

*Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in dealing with management in performing and completing our audit.

*Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The attached schedule summarizes the net effect of the one (1) uncorrected misstatement. Management has determined that its effects are immaterial, both at the fund level and in the aggregate, to the financial statements taken as a whole.

In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole. The uncorrected misstatements or the matters underlying them could potentially cause future period financial statements to be materially misstated, even though, in our judgment, such uncorrected misstatements are immaterial to the financial statements under audit.

*Disagreements with Management*

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

*Management Representations*

We have requested certain representations from management that are included in the management representation letter dated March 31, 2026.

*Significant Unusual Transactions*

For purposes of this letter, professional standards define *significant unusual transactions* as transactions that are outside the normal course of business for the Town or that otherwise appear to be unusual due to their timing, size or nature. We did not identify any significant unusual transactions during our audit.

*Related Party Relationships and Transactions*

As part of our audit, we evaluated the Town's identification of, accounting for, and disclosures of the Town's relationships and transactions with related parties as required by professional standards. We did not identify any related parties or related party relationships or transactions that were previously undisclosed to us; significant related party transactions that have not been approved in accordance with the Town's policies or procedures or for which exceptions to the Town's policies or procedures were granted; or significant related party transactions that appeared to lack a business purpose.

*Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Town's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

*Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Town's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to management's discussion and analysis, the budgetary comparison schedules with related notes, the schedule of changes in the net pension liability and related ratios for the Plan, the schedule of Town's contributions for the Plan, the schedule of money-weighted rate of return for the Plan, the schedule of the Town's proportionate share of the net pension liability and schedule of the Town's contributions for FRS and HIS, and the schedule of changes in the total OPEB liability and related ratios, which are required supplementary information (RSI) that supplement the basic financial statements. Our procedures consisted of

inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining fund financial statements and individual fund budgetary comparison schedules, as listed in the table of contents, and the schedule of expenditures of federal awards, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory section and statistical section, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it. We did read the other information and considered whether a material inconsistency exists between the other information and the financial statements. We did not note any material inconsistencies.

Restriction on Use

This information is intended solely for the information and use of the Honorable Mayor, Town Council, Audit Committee and management of the Town and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

CBIZ CPAs P.C.

Boca Raton, Florida

## ATTACHMENT

| | |
|---|---|
| Client: | ***244882 - Town of Jupiter, Florida*** |
| Engagement: | ***50902770 - 2025 Jupiter Audit*** |
| Period Ending: | ***9/30/2025*** |
| Trial Balance: | ***400.001 - Water System Fund TB*** |
| Workpaper: | ***Net Effect of Uncorrected Misstatements FY 2025*** |

| Account | Description | Debit | Credit |
|---|---|---|---|
| To adjust for unbilled receivables and revenues as of September 30, 2025. | | | |
| 40000000 115101 00000 | AR-Utility | 714,723.00 | |
| 40000000 276000 00000 | Net Assets Unrestricted | | 651,968.00 |
| 40000000 343300 00000 | CFS-Water Revenue | | 62,755.00 |
| **Total** | | **714,723.00** | **714,723.00** |
| | **Total Proposed Journal Entries** | **714,723.00** | **714,723.00** |

# ANNUAL COMPREHENSIVE FINANCIAL REPORT
# OF THE
# TOWN OF JUPITER, FLORIDA
# FOR THE FISCAL YEAR ENDED
# SEPTEMBER 30, 2025

**Prepared By:**
**Finance Department**

**Scott Reynolds**
**Finance Director**

# TOWN OF JUPITER, FLORIDA

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# INTRODUCTORY SECTION

March 31, 2026

Honorable Mayor, Members of the Town Council and Citizens Town of Jupiter, Florida

The Annual Comprehensive Financial Report (ACFR) of the Town of Jupiter, Florida, (the "Town") for the fiscal year ended September 30, 2025, is hereby submitted. Responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the Town. To the best of our knowledge and belief, the enclosed data is accurate in all material aspects and is reported in a manner designed to present fairly the financial position and results of operations of the Town. All disclosures necessary to enable the reader to gain an understanding of the Town's financial activities have been included.

Management of the Town is responsible for establishing and maintaining internal controls designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the Town's financial statements in conformity with U.S. generally accepted accounting principles. The Town's internal controls are designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

The Town's financial statements are audited by an independent certified public accounting firm. The objective of the audit involves examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management to provide reasonable assurance that the financial statements are free of material misstatements.

As part of the Town's annual audit, a review is made of internal controls and tests are performed to determine that the Town has complied with applicable laws and regulations. The results of the Town's audit for the fiscal year ended September 30, 2025, identified no instances of material weaknesses in internal controls or material violations of applicable laws and regulations.

The Town is required to provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The Town's MD&A can be found beginning on page 5 of this report.

## GOVERNMENT PROFILE

Government Entity: The Town of Jupiter was incorporated in 1925 as a political subdivision of the State of Florida. Since that time the Town's geographic size has increased from approximately 8.5 square miles to just over 23 square miles. Located on the Atlantic Ocean in northern Palm Beach County, Jupiter is a vibrant coastal community of more than 61,000 year-round residents, having grown from a sleepy, seaside community with less than 10,000 residents in 1980. During the "season," which runs from Thanksgiving to Easter, an additional 12,000-15,000 residents call Jupiter "home".

The Town has operated under the Council-Manager form of government since the early 1970's. Policy making and legislative authority are vested in the Town Council. The Council consists of the Mayor and four other Councilors. The Town Manager is appointed by the Town Council and is responsible for carrying out the policies and ordinances established and approved by the Town Council and managing the day-to-day activities of the Town government. The Town provides a variety of services including public safety, public works, culture and recreation, protective inspections, water and stormwater utilities as well as general administrative services.

Reporting Entity: The management of the Town has considered whether there are potential component units that should be included in the Town's financial statements, by applying the criteria set forth by U.S. generally accepted accounting principles. Based upon the application of these criteria, the only entity to consider was the Jupiter Community Redevelopment Agency (the "CRA"); a dependent special district established by the Town, under authority granted by Florida Statute 163, Section III. The CRA is included in the Town's financial reporting entity as a blended component unit reported in a governmental (special revenue) fund, the Community Redevelopment Fund.

Budgetary Control: The Town adopts an annual operating budget which serves as the foundation for the Town's financial planning and control. The Town Council is required by state statute to hold two public hearings and adopt a final budget no later than the beginning of the fiscal year (October 1st). The operating budget is prepared by fund, function and department. Directors, with the Town Manager's approval, may make budget transfers within a department. Transfers between departments require the approval of the Town Council. In addition to the operating budget, the Town Council also updates and approves the Town's five-year Community Investment Program annually.

## FINANCIAL CONDITION AND OUTLOOK

Local Economy: Palm Beach County is the 4th most populous county in the State of Florida. The latest population estimate prepared in 2025 by the University of Florida's Bureau of Economic and Business Research indicates that the current population of the Town exceeds 61,000 and the County is approximately 1.6 million. Projections show the County population growing at an estimated annual rate of 6.0 percent over the next 15

years, with corresponding increases in service businesses and light industry. The County's median household income is $84,921 and the unemployment rate was 4.5%.

The Town's major challenges are to provide the infrastructure and services required to maintain the quality of life to which Jupiter's residents and visitors have grown accustomed, to create future economic growth opportunities for the community and to position Jupiter to be ready to capitalize on those opportunities as the local and state economies remain stable.

Relevant Financial Policies: The Town has an "informal" policy supported by the Town Council in each year's annual operating budget that provides for the unassigned fund balance in the General Fund to equal or exceed twenty-five percent (25%) of the subsequent year's operating budget. Historically speaking, the Town has always maintained a fund balance targeted to protect its interest and provide needed financial resources to restore services and provide clean up in the event of natural disasters such as major hurricanes, to provide loans to other funds, and to ensure that large projects that have required the use of fund balance are completed successfully. In order to maintain this balance and allow the Town to continue its obligation to its residents as a first responder in the face of natural disasters and other unforeseen circumstances, the Town has implemented the following cost strategies to reduce operating cost and allow for an appropriately sized unassigned fund balance:

- Maintain the size of government based on community needs.
- Aggressively seek affordable healthcare options to allow for sustained viability of the Town's employee health plan.
- Realign capital investments to better align with the strategic goals of the Town.
- Work with developers to foster redevelopment projects within the community to allow for a stable tax base.

Long-term Financial Planning: The Town's strategic plan and performance measures are the cornerstones for its long-term financial planning and budgeting. The General Fund operating budget was adopted in September 2024, at a millage tax rate of 2.3894 which is an increase of 8.10% over the rolled back rate. The governing budget supports the Town's five-year capital improvement plan and the State's comprehensive plan concurrency elements for Fiscal Year 2025. The Town uses a blended budget approach to reduce the reliance on property tax revenues and continues to initiate alternative revenue sources. As part of the Town's efforts to "maintain financial sustainability", the Town continues to seek new ways to contain costs by creating a culture of continuous improvement.

During the past few years assessed property values have been steadily increasing. For FY2025, assessed property values increased to $17,264,292,077 or an increase of approximately $1.4 billion or 9.08% from the $15,827,803,960 in final taxable value for the prior fiscal year. It is anticipated that property values will slightly decrease and stabilize over time.

The largest enterprise activity, the water utility, continues to support its operating and capital improvement plan with rate structure changes to ensure operating stability and a fully funded capital plan. Investing to improve and maintain the infrastructure related to

water and stormwater utility functions provides for future stability related to the current customer base and future growth.

The Town adopted a five-year capital improvement plan identifying future funding needs to maintain, repair and upgrade capital assets and infrastructure. Included in these long-term capital needs are road resurfacing and water infrastructure upgrades, within funding constraints; and aligned with the approved comprehensive plan concurrency elements.

**OTHER INFORMATION**

Independent Audit: Florida Statutes Chapter 11.45 requires an annual financial and compliance audit by an independent certified public accountant. The auditor's report on the financial statements is included in the Financial Section of this report. The auditor's report related specifically to compliance with *Government Auditing Standards* is included in the Compliance Reports Section.

Awards: The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town for its Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2024, the thirty second consecutive year the Town has received this prestigious award. In order to be awarded a Certificate of Achievement, the Town published an easily readable and efficiently organized annual comprehensive financial report. This report satisfied both U.S. generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

Acknowledgments: The preparation of the annual comprehensive financial report on a timely basis was made possible by the dedicated services of the entire staff of the finance department. Each member of the department has our sincere appreciation for the contributions made in the preparation of this report.

We believe this report reflects the continued excellent financial position of the Town of Jupiter. We would like to thank the Mayor, the Town Council and the residents of the Town for your interest and support toward the planning and administration of the financial operations of the Town in a responsible and progressive manner. With this support, we have been able to maintain a high degree of fiscal health and responsibility for the Town of Jupiter.

Respectfully Submitted,

Frank Kitzerow
Town Manager

Scott Reynolds
Finance Director

Government Finance Officers Association

# Certificate of Achievement for Excellence in Financial Reporting

Presented to

**Town of Jupiter**
**Florida**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2024

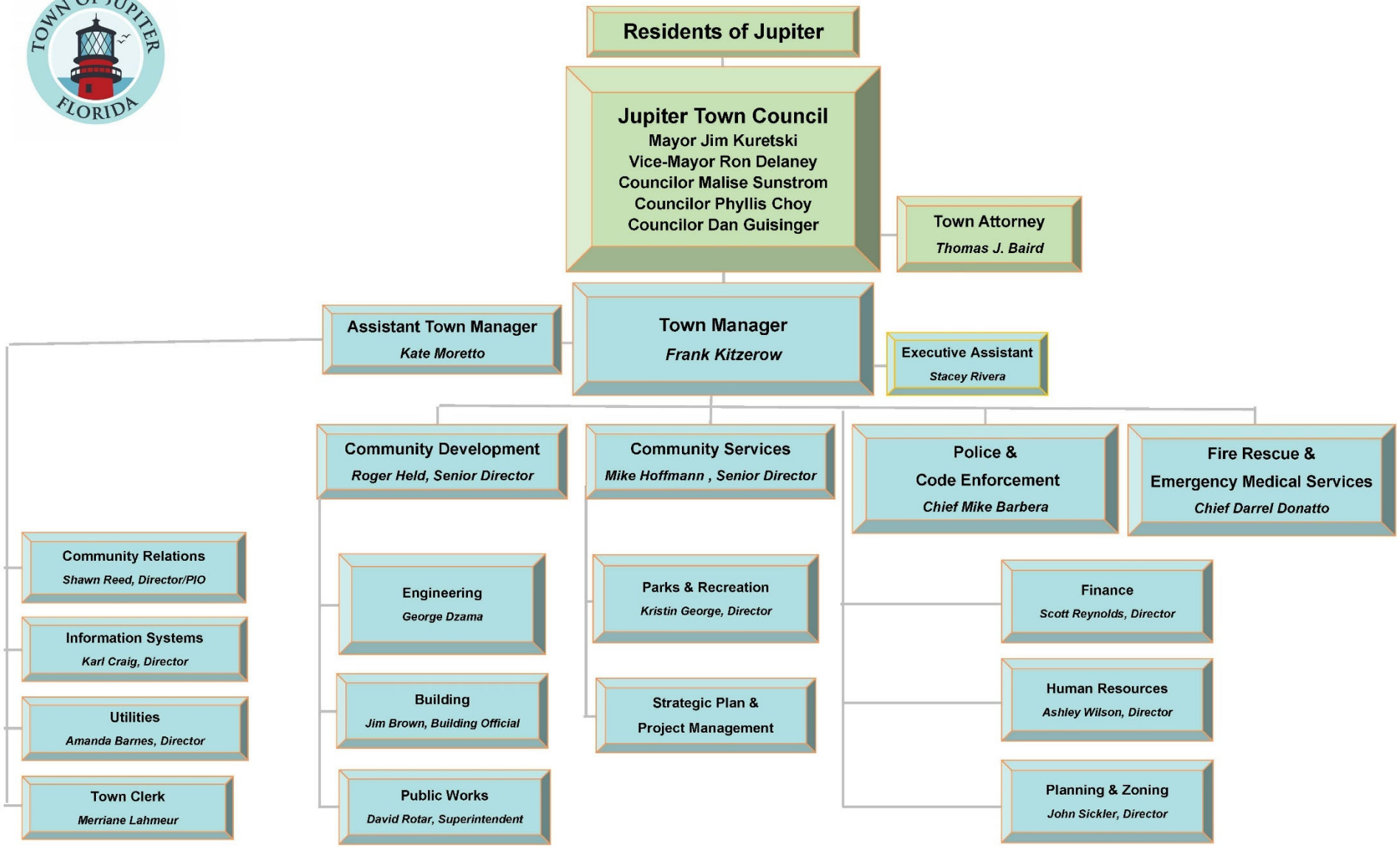
Christopher P. Morrill

Executive Director/CEO

**TOWN OF JUPITER, FLORIDA**
**LIST OF PRINCIPAL OFFICIALS**
**SEPTEMBER 30, 2025**

| | |
|---|---|
| Mayor | James Kuretski |
| Vice-Mayor | Ron Delaney |
| Councilor | Malise Sundstrom |
| Councilor | Phyllis Choy |
| Councilor | Dan Guisinger |
| Town Manager | Frank Kitzerow |
| Assistant Town Manager | Kate Moretto |
| Town Attorney | Thomas J. Baird |
| Town Clerk | Merriane Lahmeur |
| Finance Director | Scott Reynolds |
| Chief of Police | Michael Barbera |
| Utilities Director | Amanda Barnes |
| Engineering and Public Works Director | George Dzama |
| Planning and Zoning Director | John R. Sickler, Jr. |
| Information Systems Director | Karl Craig |
| Building Official | James Brown |
| Parks and Recreation Director | Kristin Fitzgerald George |
| Senior Director Community Development | Michael Hoffmann |
| Senior Director Community Services | Roger Held |
| Human Resources Director | Ashley Wilson |
| Fire/Rescue Chief | Darrel Donatto |

# Town of Jupiter Organizational Chart



# INDEPENDENT AUDITORS' REPORT

CBIZ CPAs P.C.

2255 Glades Road
Suite #321A
Boca Raton, FL 33431

P: 561.994.5050

# Independent Auditors' Report

To the Honorable Mayor, Members of the Town Council,
Audit Committee and Town Manager
**Town of Jupiter, Florida**

## Report on the Audit of the Financial Statements

### *Opinions*

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Jupiter, Florida (the "Town"), as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

In our opinion, based on our report and the report of the other auditors, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town, as of September 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the Municipal Police Officers' Retirement Trust Fund, the fiduciary fund of the Town, which represents 86%, 86% and 67%, respectively, of the assets, net position/fund balances, and revenues/additions of the aggregate remaining fund information as of September 30, 2025. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Municipal Police Officers' Retirement Trust Fund, is based solely on the report of the other auditors.

### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States ("*Government Auditing Standards"*). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

***Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control—related matters that we identified during the audit.

***Required Supplementary Information***

Accounting principles generally accepted in the United States required that the management's discussion and analysis on pages 5 through 14, the budgetary comparison schedules, the pension funds information and the other postemployment benefits information on pages 93 through 106, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We and other auditors have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The combining fund financial statements and the individual fund budgetary comparison schedules, as listed in the table of contents, and the schedule of expenditures of federal awards on page 141, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards,* are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the combining fund financial statements and individual fund budgetary comparison schedules, and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

***Other Information***

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections, but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 31, 2026 on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control over financial reporting and compliance.

CBIZ CPAs P.C.

Boca Raton, Florida
March 31, 2026

# MANAGEMENT'S DISCUSSION AND ANALYSIS

# Management's Discussion and Analysis

Acting in our capacity as the management of the Town of Jupiter, Florida, we offer readers of the Town's financial statements this narrative overview and analysis of the financial activities of the Town of Jupiter, Florida, for the fiscal year ended September 30, 2025.

## FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of resources of the Town exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by $622,643,621 (*total net position)*. Of this amount, approximately $193,384,873 (*unrestricted net position*) may be used to meet the Town's ongoing obligations to citizens and creditors.
- The Town's operations increased net position by approximately $29,255,000. Approximately 42% of this increase is attributable to governmental activities and 58% is attributable to business-type activities.
- As of the close of the fiscal year, the Town's governmental funds reported combined ending fund balances of $130,408,354, an increase of approximately $2,528,000 from the prior year fund balance. Approximately 48% of the total fund balance amount is *available for spending* at the Town's discretion (*unassigned fund balance*).
- At the end of the fiscal year, unassigned fund balance for the General Fund was $62,496,637, or 91% of total General Fund expenditures for the current fiscal year.
- The Town's total debt (bonds and notes payable) decreased by approximately $1,639,000 (17%) during the current fiscal year. The decrease was attributable to scheduled principal payments on the debt.

## OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Town's basic financial statements. The basic financial statements of the Town comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

### Government-wide Financial Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the Town's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the Town's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as *net position.* Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Town is improving or deteriorating.

The *statement of activities* presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flow.* Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

The government-wide financial statements distinguish functions of the Town that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the Town include general government, public safety, engineering and public works, and culture and recreation. The business-type activities of the Town include the Water System, Stormwater Utility and Building Department.

The Jupiter Community Redevelopment Agency, although a legally separate entity, functions for all practical purposes as a department of the Town, and therefore has been included as an integral part of the primary government (*a blended component unit*). The government-wide financial statements can be found on pages 15-17 of this report.

**Fund Financial Statements**

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Town, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Town can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

- ***Governmental funds*** - *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

  Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the Town's near-term financing decisions. Both the governmental funds balance sheet and the governmental funds statement of revenue, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The Town maintains fourteen individual governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenue, expenditures, and changes in fund balances for the General Fund, Community Redevelopment Fund, American Rescue Plan Fund and Capital Improvements Fund, which are considered to be major funds. Aggregated data for the remaining nonmajor governmental funds is also presented. The basic governmental funds financial statements can be found on pages 18-21 of this report.

- ***Enterprise funds*** - The *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The Town uses three enterprise funds to account for the separate operations of its Water System, Stormwater Utility and Building Fund. The basic enterprise fund financial statements can be found on pages 22-26 of this report.

- ***Fiduciary fund*** - Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are *not* reflected in the government-wide financial statements because the resources of those funds are *not* available to support the Town's own programs. The accounting used for fiduciary funds is much like that used for the enterprise funds. The Town's only fiduciary fund is the Municipal Police Officers' Retirement Trust Fund (MPORT), which is used to account for the assets held in a trustee capacity for the retirement pensions of the Town's police officers. The basic fiduciary fund financial statements can be found on pages 27-28 of this report.

**Notes to the Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 29-92 of this report.

**Other Information**

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information. The Town adopts an annual appropriated budget for the General Fund and Community Redevelopment Fund. Budgetary comparison schedules and accompanying notes for both funds are included as required supplementary information on pages 93-99 to demonstrate compliance with the adopted budget. The Town also presents required supplementary information related to its defined benefit retirement plans and other postemployment benefits (OPEB) plan on pages 100-106.

The Town also adopts an annual budget for the Capital Improvements Fund and the Debt Service Fund. Budgetary comparison schedules for these funds are included as supplementary information with the combining fund financial statements. The combining fund financial statements and individual fund budgetary comparison schedules are presented immediately following the required supplementary information on pages 107-111.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

### Net Position

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the Town, assets and deferred outflows exceeded liabilities and deferred inflows by approximately $622,644,000 at the close of the most recent fiscal year. The Town's net position at September 30, 2025 and 2024 is summarized as follows (in thousands):

**Summary of Changes in Net Position**

| | Governmental Activities | | Business-type Activities | | Total | |
|---|---|---|---|---|---|---|
| | 2025 | 2024 | 2025 | 2024 | 2025 | 2024 |
| **Assets** | | | | | | |
| Current and other assets | $ 141,422 | $ 139,186 | $ 129,744 | $ 131,317 | $ 271,166 | $ 270,503 |
| Capital assets, net | 164,251 | 155,274 | 253,875 | 238,138 | 418,126 | 393,412 |
| **Total Assets** | 305,673 | 294,460 | 383,619 | 369,455 | 689,292 | 663,915 |
| **Deferred Outflows of Resources** | 11,875 | 4,299 | 1,494 | 1,835 | 13,369 | 6,134 |
| **Liabilities** | | | | | | |
| Long-term liabilities | 31,356 | 34,039 | 13,785 | 17,265 | 45,141 | 51,304 |
| Other liabilities | 11,265 | 11,488 | 7,047 | 6,946 | 18,312 | 18,434 |
| **Total Liabilities** | 42,621 | 45,527 | 20,832 | 24,211 | 63,453 | 69,738 |
| **Deferred Inflows of Resources** | 15,074 | 5,786 | 1,491 | 1,137 | 16,565 | 6,923 |
| **Net Position** | | | | | | |
| Net investment in capital assets | 159,780 | 150,690 | 246,517 | 229,529 | 406,297 | 380,219 |
| Restricted | 22,620 | 25,303 | -- | -- | 22,620 | 25,303 |
| Unrestricted | 77,453 | 71,453 | 116,273 | 116,413 | 193,726 | 187,866 |
| **Total Net Position** | $ 259,853 | $ 247,446 | $ 362,790 | $ 345,942 | $ 622,643 | $ 593,388 |

The largest portion of the Town's net position (65%) reflects its investment in capital assets (e.g., land, buildings, improvements, machinery and equipment and infrastructure), less any related debt and deferred inflows/outflows used to acquire those assets that is still outstanding. The Town uses these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending. Although the Town's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the Town's net position (4%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position ($193 million) may be used to meet the Town's ongoing obligations to citizens and creditors. At the end of the current fiscal year, the Town is able to report positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.

## Changes in Net Position

The Town's net position increased by approximately $29.3 million during 2025. The increase is due to increases in charges for services and property taxes.

The changes in the Town's net position for the fiscal years ended September 30, 2025 and 2024 are summarized as follows (in thousands):

**Summary of Changes in Net Position**

| | Governmental Activities | | Business-type Activities | | Total | |
|---|---|---|---|---|---|---|
| | 2025 | 2024 | 2025 | 2024 | 2025 | 2024 |
| **Program Revenues** | | | | | | |
| Charges for services | $ 15,718 | $ 14,537 | $ 44,416 | $ 44,401 | $ 60,134 | $ 58,938 |
| Operating grants and contributions | 2,436 | 2,050 | 512 | 11 | 2,948 | 2,061 |
| Capital grants and contributions | 2,270 | 931 | 871 | 1,476 | 3,141 | 2,407 |
| **General Revenues** | | | | | | |
| Property taxes | 43,370 | 40,545 | -- | -- | 43,370 | 40,545 |
| Other taxes | 29,269 | 28,810 | -- | -- | 29,269 | 28,810 |
| Intergovernmental, unrestricted | 2,770 | 2,767 | -- | -- | 2,770 | 2,767 |
| Investment earnings and other income | 6,595 | 7,962 | 3,909 | 4,554 | 10,504 | 12,516 |
| **Total Revenues** | 102,428 | 97,602 | 49,708 | 50,442 | 152,136 | 148,044 |
| **Expenses** | | | | | | |
| General government | 29,289 | 29,538 | -- | -- | 29,289 | 29,538 |
| Public safety | 32,998 | 30,769 | -- | -- | 32,998 | 30,769 |
| Engineering and public works | 16,437 | 12,518 | -- | -- | 16,437 | 12,518 |
| Culture/Recreation | 8,928 | 4,871 | -- | -- | 8,928 | 4,871 |
| Interest on debt | 255 | 296 | -- | -- | 255 | 296 |
| Water system | -- | -- | 27,455 | 26,376 | 27,455 | 26,376 |
| Stormwater | -- | -- | 3,401 | 3,959 | 3,401 | 3,959 |
| Building | -- | -- | 4,118 | 4,480 | 4,118 | 4,480 |
| **Total Expenses** | 87,907 | 77,992 | 34,974 | 34,815 | 122,881 | 112,807 |
| Change in net position before transfers | 14,521 | 19,610 | 14,734 | 15,627 | 29,255 | 35,237 |
| Transfers | (2,114) | (6) | 2,114 | 6 | -- | -- |
| **Change in Net Position** | 12,407 | 19,604 | 16,848 | 15,633 | 29,255 | 35,237 |
| **Net Position** - Beginning | 247,446 | 227,842 | 345,942 | 330,309 | 593,388 | 558,151 |
| **Net Position** - Ending | $ 259,853 | $ 247,446 | $ 362,790 | $ 345,942 | $ 622,643 | $ 593,388 |

### Governmental Activities

Governmental activities increased the Town's net position by approximately $12,407,000, thereby accounting for 42% of the total growth in the net position of the Town. This increase is directly attributed to increases in revenue collections. When compared to the previous year, revenues increased approximately $4.8 million. These net increases were offset by increases in expenses of approximately $9.9 million and net transfers of approximately $2.1 million.

### Business-type Activities

Business-type activities increased the Town's net position by approximately $16,849,000. Key elements of this change were as follows:

- The Water System change in net position was $12,747,664 which was $634,976 greater than the prior year. The current year change in net position is attributable to operating revenues in excess of operating expenses of $6,826,693, utility connection charges and other capital contributions of $871,269, investment earnings of $2,234,804, and transfers in of $1,751,110.
- The Stormwater Utility change in net position was $1,618,112 which was $303,097 greater than the prior year. The current year change in net position is attributable to operating revenues in excess of operating expenses of $982,450 and transfers in of $363,096.
- The Building department change in net position was $2,482,785 which was $278,055 greater than the prior year. The current year change in net position is attributable to operating revenues in excess of operating expenses of $1,927,940 and investment earnings of $550,493.

## FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

As noted earlier, the Town uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The significant financial activities of the Town's funds are described below.

### Governmental Funds

The focus of the Town's *governmental funds* is to provide information on near-term inflows, outflows and balances of *spendable* resources. Such information is useful in assessing the Town's financing requirements. In particular, *unassigned fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At the end of the current fiscal year, the Town's governmental funds reported combined ending fund balance of $130,408,354, an increase of $2,527,560 from the prior year. Approximately 48% of the total fund balance at September 30, 2025 of $62,496,637 constitutes *unassigned fund balance*, which is available for spending at the Town's discretion. The remainder of the fund balance is not available for new spending and is broken down into the following categories:

| | | |
|---|---|---|
| Nonspendable | $ 1,768,340 | 1% |
| Restricted | $ 22,706,305 | 17% |
| Assigned | $ 43,437,072 | 33% |

The General Fund is the chief operating fund of the Town. At the end of the current fiscal year, unassigned fund balance of the General Fund was $62,496,637, while total fund balance was $75,765,254. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total General Fund expenditures. Unassigned fund balance represents 91% of total General Fund expenditures for 2025. The fund balance of the Town's General Fund increased by $7,811,668 during the current fiscal year as compared to an increase of $2,994,296 for the prior year. The key factor contributing to the increased net change in fund balance was a decrease in transfers out of approximately $3.0 million which were mostly to the fire rescue department fund for the purchase of fire apparatus, miscellaneous equipment for the outfitting of the apparatus, ambulances, executive staff funding and hiring of consultants for the development of the department and $3.0 million to the capital improvement fund for capital acquisitions.

The Community Redevelopment Fund (CRA) had a fund balance of $2,027,813. The General Fund and Capital Improvement Fund advances will be repaid from future tax increment funds received by the CRA as commercial and redevelopment projects increase taxable property values in the CRA district. The CRA had an increase in the net change of fund balance during 2025 of $22,495.

The American Rescue Plan Fund had a fund balance of $0 at fiscal year end 2025, the same as in fiscal year 2024. The American Rescue Plan Fund recognized $2,060,657 in American Rescue Plan Act (ARPA) funding, which was transferred for construction of water and stormwater infrastructure improvements.

The Capital Improvements Fund has a total fund balance of $33,397,160 which is intended for the Town's current and future capital projects. The net decrease in fund balance during the current year in the Capital Improvements Fund was $2,709,380 as compared to the increase of $2,497,961 for the prior year. The reduction in fund balance during the prior year was due to the construction and draw down of fund balance to pay for fire department construction projects.

**Enterprise Funds**

The Town's enterprise fund financial statements provide the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted net position of the Water System Fund, Stormwater Fund and Building Fund at the end of the year amounted to $87,387,743, $10,147,740 and $18,738,046, respectively. The total change in net position of the Water System Fund, Stormwater Fund and Building Fund was $12,747,664, $1,618,112, and $2,482,785, respectively. Other factors concerning the finances have already been addressed in the discussion of the Town's business-type activities.

## BUDGETARY HIGHLIGHTS

**General Fund**: Differences between the original budget and the final amended budget for total expenditures resulted in a net increase of approximately $1,519,000 in appropriations for 2025 and were generally attributable to the re-appropriation of open contracts from the previous fiscal year and appropriated revenues received but not originally budgeted.

During the year, actual revenues were $3,232,632 more than budgetary estimates due primarily to increases in taxes of $697,549, charges for services of $411,023 and investment earnings of $1,524,066. Actual expenditures and other financing uses were under budget by $6,998,001, due primarily to decreases in other general government operating expenses of $4,584,328 and public safety of $1,240,226 being less than budget.

## CAPITAL ASSET AND DEBT ADMINISTRATION

**Capital Assets:** The Town's investment in capital assets for its governmental and business-type activities as of September 30, 2025, amounts to approximately $418.1 million (net of accumulated depreciation and amortization). This investment in capital assets includes land, construction in progress, buildings and improvements, machinery and equipment, park facilities, easements, roads, highways and bridges, water plant facilities, water meters and transmission lines and stormwater facilities. The total increase in the Town's investment in capital assets for the current fiscal year was approximately $24.7 million or 6%.

The Town's capital assets at September 30, 2025 and 2024 are summarized as follows:

**Capital Assets**

(Amounts in Thousands, net of accumulated depreciation/amortization)

| | Governmental Activities | | Business-type Activities | | Total | |
|---|---|---|---|---|---|---|
| | 2025 | 2024 | 2025 | 2024 | 2025 | 2024 |
| Land | $ 50,490 | $ 48,363 | $ 569 | $ 569 | $ 51,059 | $ 48,932 |
| Construction in progress | 6,279 | 2,550 | 27,092 | 26,235 | 33,371 | 28,785 |
| Buildings | 42,814 | 43,783 | 54,641 | 56,151 | 97,455 | 99,934 |
| Improvements | 26,382 | 27,021 | 162,311 | 145,639 | 188,693 | 172,660 |
| Machinery and equipment | 6,073 | 4,749 | 9,160 | 9,473 | 15,233 | 14,222 |
| Infrastructure | 30,083 | 26,252 | -- | -- | 30,083 | 26,252 |
| Subscription-based assets | 2,130 | 2,556 | 102 | 71 | 2,232 | 2,627 |
| **Total** | $ 164,251 | $ 155,274 | $ 253,875 | $ 238,138 | $ 418,126 | $ 393,412 |

Major capital asset events during the current fiscal year included the following:

- The construction of two new fire stations.
- Improvements to various Town parks and playgrounds.
- Improvements to the water distribution system in targeted neighborhoods.
- Improvements to the water transmission systems.
- Continuing well rehabilitation program in the water utility.
- Improvements to water processing equipment and operations technology.
- Continuing drainage and swale rehabilitation programs.

- On-going investment in the police vehicle replacement program.
- A continuing reinvestment in the Town's sidewalk and street infrastructure.
- Continuing investment into the Town's new fire department with the purchase of equipment and operating capital.

Additional information on the Town's capital assets can be found in Note 6 on pages 54-56 of this report.

**Outstanding debt.** At the end of the current fiscal year, the Town had total bonded debt and loans outstanding of approximately $8,253,000. Of this amount, $2,000,000 is a note payable related to fire department capital costs. The remainder of the Town's debt of approximately $6,253,000 represents bonds and notes secured solely by the net revenues of the Enterprise Funds. The Town's total debt decreased by approximately $1,639,000 or 17% during the current fiscal year, due to the retirement of maturing debt. The Town's outstanding debt at September 30, 2025 and 2024 is summarized as follows:

**Outstanding Debt**

General Obligation and Revenue Bonds / Note

| | Governmental Activities | | Business-type Activities | | Total | |
|---|---|---|---|---|---|---|
| | 2025 | 2024 | 2025 | 2024 | 2025 | 2024 |
| General obligation note | $ -- | $ 1,982 | $ -- | $ -- | $ -- | $ 1,982 |
| Note payable | 2,000 | -- | -- | -- | 2,000 | -- |
| Water system revenue bonds / note | -- | -- | 6,253 | 7,910 | 6,253 | 7,910 |
| **Total** | $ 2,000 | $ 1,982 | $ 6,253 | $ 7,910 | $ 8,253 | $ 9,892 |

The Town as a whole has maintained a "AAA" rating from Standard & Poor's and Fitch and a "Aaa" rating from Moody's on their outstanding bonded debt. Town ordinances limit the amount of general obligation debt the Town may issue to 15% of the total assessed valuations of property located in the Town. The current debt limitation for the Town is approximately $3.1 billion, which is significantly in excess of the Town's outstanding general obligation debt.

Additional information on the Town's long-term debt can be found in Note 7 on pages 56-62 of this report.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The Town's 2026 General Fund budget is approximately $97 million, or an increase of approximately $20 million from the original budget adopted for 2025. The following factors were considered in preparing the Town's budget for the 2025 fiscal year.

- Increases in property values and the overall stable housing market will continue to have a positive impact on ad-valorem tax revenues in FY 2026. There was a 7.15% increase in property values for FY 2026, which allowed the Town Council to maintain a conservative millage rate of 2.3894.
- Slight decreases in state shared and sales tax revenues.
- Projected decreases in interest earnings due to decreases in interest rates.
- Funding used for investment in infrastructure that supports the needs of the community.
- Use of $19.7 million in General Fund reserves to fund Jupiter Fire Rescue operating, debt service and capital needs for the final year of implementation.
- Water System revenues are expected to increase due to a rate index of 3%.
- Stormwater revenues are expected to increase due to a rate index of 7%.

## REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the Town's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director at 210 Military Trail, Jupiter, Florida 33458.

# BASIC FINANCIAL STATEMENTS

# TOWN OF JUPITER, FLORIDA

## STATEMENT OF NET POSITION

## SEPTEMBER 30, 2025

| | Governmental Activities | Business-Type Activities | Total |
|---|---|---|---|
| **Assets** | | | |
| Cash and cash equivalents | $ 62,574,937 | $ 38,484,175 | $ 101,059,112 |
| Investments | 74,821,032 | 85,033,022 | 159,854,054 |
| Accounts receivable, net | 2,272,932 | 1,490,369 | 3,763,301 |
| Grants receivable | 6,063 | 456,529 | 462,592 |
| Interest receivable | 167,035 | 50,584 | 217,619 |
| Inventory | 10,910 | 927,964 | 938,874 |
| Prepaid expenses | 201,199 | 16,139 | 217,338 |
| Restricted assets | | | |
| Restricted cash and cash equivalents | 341,569 | -- | 341,569 |
| Restricted investments | 1,000,000 | -- | 1,000,000 |
| Notes receivable | 26,087 | -- | 26,087 |
| Noncurrent receivables | -- | 3,285,666 | 3,285,666 |
| Capital assets, not being depreciated/amortized | | | |
| Land | 50,490,169 | 569,123 | 51,059,292 |
| Construction in progress | 6,279,002 | 27,091,521 | 33,370,523 |
| Capital assets, net of accumulated depreciation/amortization | | | |
| Buildings and plant | 42,813,283 | 54,640,537 | 97,453,820 |
| Improvements | 26,382,314 | 162,311,333 | 188,693,647 |
| Machinery and equipment | 6,073,082 | 9,160,533 | 15,233,615 |
| Infrastructure | 30,083,310 | -- | 30,083,310 |
| Subscription-based assets (right to use assets) | 2,130,270 | 102,297 | 2,232,567 |
| **Total Assets** | 305,673,194 | 383,619,792 | 689,292,986 |
| Deferred charges on refundings | -- | 58,223 | 58,223 |
| Deferred amount related to OPEB | 165,703 | 43,881 | 209,584 |
| Deferred amount related to pensions | 11,709,306 | 1,392,137 | 13,101,443 |
| **Total Deferred Outflows of Resources** | $ 11,875,009 | $ 1,494,241 | $ 13,369,250 |

(Continued)

***The notes to the financial statements are an integral part of this statement.***

# TOWN OF JUPITER, FLORIDA

## STATEMENT OF NET POSITION (CONTINUED)

## SEPTEMBER 30, 2025

| | Governmental Activities | Business-Type Activities | Total |
|---|---|---|---|
| **Liabilities** | | | |
| Accounts payable | $ 5,239,485 | $ 2,596,350 | $ 7,835,835 |
| Retainage payable | 333,985 | 1,086,412 | 1,420,397 |
| Accrued liabilities | 1,758,330 | 245,860 | 2,004,190 |
| Deposits | 3,611,362 | 1,707,103 | 5,318,465 |
| Unearned revenue | 322,142 | 1,411,460 | 1,733,602 |
| Noncurrent liabilities | | | |
| Due within one year | | | |
| Compensated absences | 310,120 | 144,900 | 455,020 |
| Bonds and notes | 2,000,000 | -- | 2,000,000 |
| Subscription liability | 302,973 | 38,181 | 341,154 |
| Due in more than one year | | | |
| Compensated absences | 4,102,733 | 963,546 | 5,066,279 |
| Bonds and notes | -- | 6,253,000 | 6,253,000 |
| Total OPEB liability | 1,060,248 | 280,777 | 1,341,025 |
| Net pension liability | 21,745,034 | 6,065,812 | 27,810,846 |
| Subscription liability | 1,834,641 | 39,177 | 1,873,818 |
| **Total Liabilities** | 42,621,053 | 20,832,578 | 63,453,631 |
| **Deferred Inflows of Resources** | | | |
| Deferred amount related to OPEB | 919,329 | 243,458 | 1,162,787 |
| Deferred amount related to pensions | 14,154,526 | 1,247,671 | 15,402,197 |
| **Total Deferred Inflows of Resources** | 15,073,855 | 1,491,129 | 16,564,984 |
| **Net Position** | | | |
| Net investment in capital assets | 159,779,831 | 246,516,797 | 406,296,628 |
| Restricted for: | | | |
| Debt retirement | 326,800 | -- | 326,800 |
| Capital projects | 19,036,346 | -- | 19,036,346 |
| Law enforcement | 1,307,366 | -- | 1,307,366 |
| Economic development | 2,027,310 | -- | 2,027,310 |
| Unrestricted | 77,375,642 | 116,273,529 | 193,649,171 |
| **Total Net Position** | $ 259,853,295 | $ 362,790,326 | $ 622,643,621 |

***The notes to the financial statements are an integral part of this statement.***

**TOWN OF JUPITER, FLORIDA**

**STATEMENT OF ACTIVITIES**

**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

| Functions/Programs | Expenses | Program Revenues: Charges for Services | Program Revenues: Operating Contributions and Grants | Program Revenues: Capital Contributions and Grants | Net Revenues (Expenses) and Changes in Net Position: Governmental Activities | Net Revenues (Expenses) and Changes in Net Position: Business-type Activities | Net Revenues (Expenses) and Changes in Net Position: Total |
|---|---|---|---|---|---|---|---|
| **Governmental Activities** | | | | | | | |
| General government | $ 29,289,386 | $ 13,478,510 | $ 1,113,165 | $ 2,269,857 | $ (12,427,854) | $ -- | $ (12,427,854) |
| Public safety | 32,997,585 | 712,616 | 1,255,183 | -- | (31,029,786) | -- | (31,029,786) |
| Engineering and public works | 16,436,558 | 378,307 | 67,874 | -- | (15,990,377) | -- | (15,990,377) |
| Culture and recreation | 8,928,334 | 1,148,977 | -- | -- | (7,779,357) | -- | (7,779,357) |
| Interest on long-term debt | 254,681 | -- | -- | -- | (254,681) | -- | (254,681) |
| Total Governmental Activities | 87,906,544 | 15,718,410 | 2,436,222 | 2,269,857 | (67,482,055) | -- | (67,482,055) |
| **Business-type Activities** | | | | | | | |
| Water system | 27,455,332 | 34,080,516 | 225,351 | 871,269 | -- | 7,721,804 | 7,721,804 |
| Stormwater | 3,400,816 | 4,290,854 | 286,555 | -- | -- | 1,176,593 | 1,176,593 |
| Building | 4,118,035 | 6,045,034 | -- | -- | -- | 1,926,999 | 1,926,999 |
| **Total Business-type Activities** | 34,974,183 | 44,416,404 | 511,906 | 871,269 | -- | 10,825,396 | 10,825,396 |
| **Total** | $ 122,880,727 | $ 60,134,814 | $ 2,948,128 | $ 3,141,126 | (67,482,055) | 10,825,396 | (56,656,659) |
| | | | **General Revenues** | | | | |
| | | | Taxes | | | | |
| | | | Property taxes | | 43,369,687 | -- | 43,369,687 |
| | | | Franchise fees | | 6,142,437 | -- | 6,142,437 |
| | | | Public service taxes | | 6,430,914 | -- | 6,430,914 |
| | | | Communications services taxes | | 3,017,933 | -- | 3,017,933 |
| | | | Sales taxes | | 12,266,568 | -- | 12,266,568 |
| | | | Gas taxes | | 1,411,109 | -- | 1,411,109 |
| | | | Intergovernmental not restricted to specific programs | | 2,769,602 | -- | 2,769,602 |
| | | | Investment gains | | 6,531,222 | 3,850,936 | 10,382,158 |
| | | | Gain on disposal of capital assets | | 63,581 | 58,023 | 121,604 |
| | | | Transfers | | (2,114,206) | 2,114,206 | -- |
| | | | **Total General Revenues and Transfers** | | 79,888,847 | 6,023,165 | 85,912,012 |
| | | | **Change in Net Position** | | 12,406,792 | 16,848,561 | 29,255,353 |
| | | | **Net Position** - Beginning | | 247,446,503 | 345,941,765 | 593,388,268 |
| | | | **Net Position** - Ending | | $ 259,853,295 | $ 362,790,326 | $ 622,643,621 |

***The notes to the financial statements are an integral part of this statement.***

# TOWN OF JUPITER, FLORIDA

## BALANCE SHEET - GOVERNMENTAL FUNDS

## SEPTEMBER 30, 2025

| | Major Governmental Funds | | | | | |
|---|---|---|---|---|---|---|
| | General Fund | Community Redevelopment Fund | American Rescue Plan Fund | Capital Improvements Fund | Nonmajor Governmental Funds | Total Government Funds |
| **Assets** | | | | | | |
| Cash and cash equivalents | $ 22,568,932 | $ 3,830,955 | $ 132,584 | $ 17,695,923 | $ 18,346,543 | $ 62,574,937 |
| Investments | 52,300,728 | -- | -- | 21,356,900 | 1,163,404 | 74,821,032 |
| Accounts receivable, net | 2,268,768 | -- | -- | -- | 4,164 | 2,272,932 |
| Grants receivable | 757 | -- | -- | 5,306 | -- | 6,063 |
| Interest receivable | 167,035 | -- | -- | -- | -- | 167,035 |
| Advances from other funds | 1,308,899 | -- | -- | 255,815 | -- | 1,564,714 |
| Inventory | 10,910 | -- | -- | -- | -- | 10,910 |
| Prepaid items | 190,675 | 503 | -- | -- | 10,021 | 201,199 |
| Restricted cash | -- | -- | -- | 341,569 | -- | 341,569 |
| Restricted investments | 1,000,000 | -- | -- | -- | -- | 1,000,000 |
| Notes receivable | -- | 26,087 | -- | -- | -- | 26,087 |
| **Total Assets** | $ 79,816,704 | $ 3,857,545 | $ 132,584 | $ 39,655,513 | $ 19,524,132 | $ 142,986,478 |
| **Liabilities, Deferred Inflows of Resources and Fund Balances** | | | | | | |
| **Liabilities** | | | | | | |
| Accounts payable and retainage payable | $ 2,165,069 | 128,931 | $ -- | $ 3,234,867 | $ 44,603 | $ 5,573,470 |
| Accrued liabilities | 1,506,436 | -- | -- | -- | -- | 1,506,436 |
| Unearned revenue | -- | -- | 132,584 | -- | 163,471 | 296,055 |
| Advances to other funds | -- | 1,564,714 | -- | -- | -- | 1,564,714 |
| Deposits | 379,945 | 110,000 | -- | 3,023,486 | 97,931 | 3,611,362 |
| **Total Liabilities** | 4,051,450 | 1,803,645 | 132,584 | 6,258,353 | 306,005 | 12,552,037 |
| **Deferred Inflows of Resources** | | | | | | |
| Unavailable revenues | -- | 26,087 | -- | -- | -- | 26,087 |
| **Fund Balances** | | | | | | |
| Nonspendable: | | | | | | |
| Inventory | 10,910 | -- | -- | -- | -- | 10,910 |
| Prepaid items | 190,675 | 503 | -- | -- | 10,021 | 201,199 |
| Advances from other funds | 1,308,899 | -- | -- | 255,815 | -- | 1,564,714 |
| Restricted for: | | | | | | |
| Public safety | 1,000,000 | -- | -- | -- | -- | 1,000,000 |
| Debt service | -- | -- | -- | -- | 326,800 | 326,800 |
| Capital projects | -- | -- | -- | 341,569 | 18,694,777 | 19,036,346 |
| Law enforcement | 120,837 | -- | -- | -- | 186,529 | 307,366 |
| Economic development | -- | 2,027,310 | -- | -- | -- | 2,027,310 |
| Assigned to: | | | | | | |
| Capital projects | -- | -- | -- | 32,799,776 | -- | 32,799,776 |
| Health insurance | 10,637,296 | -- | -- | -- | -- | 10,637,296 |
| Unassigned: | | | | | | |
| General Fund | 62,496,637 | -- | -- | -- | -- | 62,496,637 |
| **Total Fund Balances** | 75,765,254 | 2,027,813 | -- | 33,397,160 | 19,218,127 | 130,408,354 |
| **Total Liabilities, Deferred Inflows of Resources and Fund Balances** | $ 79,816,704 | $ 3,857,545 | $ 132,584 | $ 39,655,513 | $ 19,524,132 | $ 142,986,478 |

***The notes to the financial statements are an integral part of this statement.***

# TOWN OF JUPITER, FLORIDA

## RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION

## SEPTEMBER 30, 2025

| | | |
|---|---|---|
| **Total Governmental Fund Balances** | | $ 130,408,354 |
| Amounts reported for governmental activities in the statement of net position are different because: | | |
| Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. | | 164,251,430 |
| Accrued interest on bonds payable and subscription liabilities is not due and payable in the current period and, therefore, is not reported in the funds. | | (251,894) |
| Deferred outflows/inflows of resources related to pensions for defined benefit pension plans and other postemployment benefits are reported in the statement of net position but are not reported in the governmental funds: | | |
| Deferred outflows related to other postemployment benefits | $ 165,703 | |
| Deferred outflows related to pensions | 11,709,306 | |
| Deferred inflows related to other postemployment benefits | (919,329) | |
| Deferred inflows related to pensions | (14,154,526) | |
| Net adjustment | | (3,198,846) |
| Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds: | | |
| Compensated absences | (4,412,853) | |
| Bonds and notes payable | (2,000,000) | |
| Subscription liability | (2,137,614) | |
| Total other postemployment benefits liability | (1,060,248) | |
| Net pension liability | (21,745,034) | |
| Net adjustment | | (31,355,749) |
| **Total Net Position** | | $ 259,853,295 |

***The notes to the financial statements are an integral part of this statement.***

## TOWN OF JUPITER, FLORIDA

### STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS

### FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

| | Major Governmental Funds | | | | | |
|---|---|---|---|---|---|---|
| | General Fund | Community Redevelopment Fund | American Rescue Plan Fund | Capital Improvements Fund | Nonmajor Governmental Funds | Total Governmental Funds |
| **Revenues** | | | | | | |
| Taxes | $ 43,476,706 | $ 3,370,346 | $ -- | $ 5,961,994 | $ 1,420,597 | $ 54,229,643 |
| Franchise fees | 6,142,437 | -- | -- | -- | -- | 6,142,437 |
| Licenses and permits | 164,735 | -- | -- | -- | 268,551 | 433,286 |
| Intergovernmental | 10,156,368 | -- | 2,060,657 | 252,593 | 6,276,911 | 18,746,529 |
| Charges for services | 13,564,985 | 110,312 | -- | -- | -- | 13,675,297 |
| Fines and forfeitures | 221,767 | -- | -- | -- | -- | 221,767 |
| Investment earnings | 5,454,333 | 27,688 | -- | 956,719 | 92,482 | 6,531,222 |
| Donations | 35,900 | -- | -- | 144,339 | -- | 180,239 |
| Miscellaneous | 965,466 | -- | -- | 1,230,068 | 8,007 | 2,203,541 |
| **Total Revenues** | 80,182,697 | 3,508,346 | 2,060,657 | 8,545,713 | 8,066,548 | 102,363,961 |
| **Expenditures** | | | | | | |
| Current: | | | | | | |
| General government | 23,117,990 | 1,351,113 | -- | 994,453 | 364 | 25,463,920 |
| Public safety | 30,185,409 | -- | -- | -- | 2,565,385 | 32,750,794 |
| Engineering and public works | 9,610,711 | -- | -- | 5,528,324 | -- | 15,139,035 |
| Culture and recreation | 4,116,258 | -- | -- | 3,631,280 | -- | 7,747,538 |
| Capital outlay | 1,009,283 | 2,067,020 | -- | 11,805,231 | 1,274,243 | 16,155,777 |
| Debt service: | | | | | | |
| Principal | 453,091 | -- | -- | -- | 1,982,315 | 2,435,406 |
| Interest and fiscal charges | 83,563 | 67,718 | -- | -- | 33,433 | 184,714 |
| **Total Expenditures** | 68,576,305 | 3,485,851 | -- | 21,959,288 | 5,855,740 | 99,877,184 |
| **Excess (Deficiency) of Revenues Over (Under) Expenditures** | 11,606,392 | 22,495 | 2,060,657 | (13,413,575) | 2,210,808 | 2,486,777 |
| **Other Financing Sources (Uses)** | | | | | | |
| Proceeds from sale of capital assets | 96,210 | -- | -- | -- | -- | 96,210 |
| Subscription based financing arrangements | 58,779 | -- | -- | -- | -- | 58,779 |
| Proceeds from issuance of debt | -- | -- | -- | -- | 2,000,000 | 2,000,000 |
| Transfers in | 2,044,258 | -- | -- | 10,757,745 | 2,958,512 | 15,760,515 |
| Transfers out | (5,993,971) | -- | (2,060,657) | (53,550) | (9,766,543) | (17,874,721) |
| **Total Other Financing Sources (Uses)** | (3,794,724) | -- | (2,060,657) | 10,704,195 | (4,808,031) | 40,783 |
| **Net Change in Fund Balances** | 7,811,668 | 22,495 | -- | (2,709,380) | (2,597,223) | 2,527,560 |
| **Fund Balances** - Beginning | 67,953,586 | 2,005,318 | -- | 36,106,540 | 21,815,350 | 127,880,794 |
| **Fund Balances** - Ending | $ 75,765,254 | $ 2,027,813 | $ -- | $ 33,397,160 | $ 19,218,127 | $ 130,408,354 |

***The notes to the financial statements are an integral part of this statement.***

# TOWN OF JUPITER, FLORIDA

## RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

## FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

| | | |
|---|---|---|
| **Net Change in Fund Balance - Total Governmental Funds** | | $ 2,527,560 |
| Amounts reported for governmental activities in the statement of activities are different because: | | |
| Governmental funds report capital outlays as expenditures. However, in the statement of activities, the costs of those assets is allocated over their estimated useful lives as depreciation and amortization expense. Capital outlays and depreciation/amortization expense were as follows in the current period: | | |
| Capital outlay | $ 16,155,777 | |
| Depreciation and amortization expense | (7,145,437) | |
| Net adjustment | | 9,010,340 |
| In the statement of activities, only the gain or loss on the sale of capital assets is reported, whereas in the governmental funds the proceeds from the sale increase financial resources. The change in net position differs from the change in fund balances by the net book value of assets disposed. | | (32,629) |
| Payment of accrued interest is an expenditure in the Governmental funds, but is a reduction of accrued liabilities in the statement of net position. | | (69,967) |
| The repayment of long-term debt consumes the current financial resources of governmental funds. However, these transactions do not have effect on net position of the governmental activities. Governmental funds report the effect of debt discount when debt is issued, whereas these amounts are deferred and amortized in the statement of activities: | | |
| Issuance of Bonds | (2,000,000) | |
| Debt retirement - principal paid | 1,982,314 | |
| Net adjustment | | (17,686) |
| Some expenses reported in the statement of activities are not reported in the funds because they have no effect on current financial resources: | | |
| Compensated absences | (162,808) | |
| Subscription liability | 394,313 | |
| Other postemployment benefits liability | 123,422 | |
| Pension expense | 634,247 | |
| Net adjustment | | 989,174 |
| **Change in Net Position of Governmental Activities** | | $ 12,406,792 |

***The notes to the financial statements are an integral part of this statement.***

# TOWN OF JUPITER, FLORIDA

## STATEMENT OF NET POSITION - ENTERPRISE FUNDS

## SEPTEMBER 30, 2025

| | Major Enterprise Funds | | | |
|---|---|---|---|---|
| | Water System Fund | Stormwater Fund | Building Fund | Total Enterprise Funds |
| **Assets** | | | | |
| Current Assets | | | | |
| Cash and cash equivalents | $ 17,432,625 | $ 12,920,632 | $ 8,130,918 | $ 38,484,175 |
| Investments | 70,447,401 | 1,674,194 | 12,911,427 | 85,033,022 |
| Accounts receivable, net | 1,326,329 | 164,040 | -- | 1,490,369 |
| Grants receivable | 225,351 | 231,178 | -- | 456,529 |
| Interest receivable | 38,440 | -- | 12,144 | 50,584 |
| Inventory | 927,964 | -- | -- | 927,964 |
| Prepaid expenses | 15,048 | -- | 1,091 | 16,139 |
| **Total Current Assets** | 90,413,158 | 14,990,044 | 21,055,580 | 126,458,782 |
| **Noncurrent Assets** | | | | |
| Noncurrent receivables | 3,285,666 | -- | -- | 3,285,666 |
| Advances from other funds | 3,650,120 | -- | -- | 3,650,120 |
| Capital assets | | | | |
| Land and improvements | 458,616 | 110,507 | -- | 569,123 |
| Construction in progress | 25,910,772 | 1,180,749 | -- | 27,091,521 |
| Water treatment systems | 104,204,969 | 2,196,896 | -- | 106,401,865 |
| Buildings and improvements | 9,192,703 | 67,856,445 | -- | 77,049,148 |
| Water distribution systems | 159,114,789 | -- | -- | 159,114,789 |
| Wells | 45,483,310 | -- | -- | 45,483,310 |
| Equipment and pumps | 13,457,519 | 1,063,810 | 753,033 | 15,274,362 |
| Meters | 21,359,240 | -- | -- | 21,359,240 |
| Subscription based IT arrangements | 158,546 | 14,275 | 100,713 | 273,534 |
| | 379,340,464 | 72,422,682 | 853,746 | 452,616,892 |
| Less accumulated depreciation and amortization | (174,590,593) | (23,648,148) | (502,807) | (198,741,548) |
| **Total Capital Assets, Net** | 204,749,871 | 48,774,534 | 350,939 | 253,875,344 |
| **Total Noncurrent Assets** | 211,685,657 | 48,774,534 | 350,939 | 260,811,130 |
| **Total Assets** | 302,098,815 | 63,764,578 | 21,406,519 | 387,269,912 |
| **Deferred Outflows of Resources** | | | | |
| Deferred charges on refundings | 58,223 | -- | -- | 58,223 |
| Deferred amount related to OPEB | 27,586 | 3,942 | 12,353 | 43,881 |
| Deferred amount related to pensions | 893,763 | 112,640 | 385,734 | 1,392,137 |
| **Total Deferred Outflows of Resources** | $ 979,572 | $ 116,582 | $ 398,087 | $ 1,494,241 |

(Continued)

***The notes to the financial statements are an integral part of this statement.***

# TOWN OF JUPITER, FLORIDA

## STATEMENT OF NET POSITION - ENTERPRISE FUNDS (CONTINUED)

## SEPTEMBER 30, 2025

| | Major Enterprise Funds | | | |
|---|---|---|---|---|
| | Water System Fund | Stormwater Fund | Building Fund | Total Enterprise Funds |
| **Liabilities** | | | | |
| Current Liabilities | | | | |
| Accounts payable and retainage payable | $ 2,976,433 | $ 639,052 | $ 67,277 | $ 3,682,762 |
| Accrued liabilities | 153,544 | 22,749 | 69,567 | 245,860 |
| Compensated absences payable | 92,654 | 18,598 | 33,648 | 144,900 |
| Subscription liability | 19,090 | -- | 19,091 | 38,181 |
| **Total Current Liabilities** | 3,241,721 | 680,399 | 189,583 | 4,111,703 |
| Noncurrent Liabilities | | | | |
| Customer deposits | 1,525,007 | -- | -- | 1,525,007 |
| Other deposits | 11,242 | 23,479 | 147,375 | 182,096 |
| Unearned revenue | 1,411,460 | -- | -- | 1,411,460 |
| Compensated absences payable, net of current portion | 616,120 | 123,674 | 223,752 | 963,546 |
| Advances to other funds | -- | 3,650,120 | -- | 3,650,120 |
| Revenue bonds payable | 6,253,000 | -- | -- | 6,253,000 |
| Total OPEB liability | 176,511 | 25,224 | 79,042 | 280,777 |
| Net pension liability | 3,894,299 | 490,794 | 1,680,719 | 6,065,812 |
| Subscription liability, net of current portion | 19,589 | -- | 19,588 | 39,177 |
| **Total Noncurrent Liabilities** | 13,907,228 | 4,313,291 | 2,150,476 | 20,370,995 |
| **Total Liabilities** | 17,148,949 | 4,993,690 | 2,340,059 | 24,482,698 |
| **Deferred Inflows of Resources** | | | | |
| Deferred amount related to OPEB | 153,051 | 21,871 | 68,536 | 243,458 |
| Deferred amount related to pensions | 801,015 | 100,951 | 345,705 | 1,247,671 |
| **Total Deferred Inflows of Resources** | 954,066 | 122,822 | 414,241 | 1,491,129 |
| **Net Position** | | | | |
| Net investment in capital assets | 197,587,629 | 48,616,908 | 312,260 | 246,516,797 |
| Unrestricted | 87,387,743 | 10,147,740 | 18,738,046 | 116,273,529 |
| **Total Net Position** | $ 284,975,372 | $ 58,764,648 | $ 19,050,306 | $ 362,790,326 |

***The notes to the financial statements are an integral part of this statement.***

# TOWN OF JUPITER, FLORIDA

## STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET POSITION
## ENTERPRISE FUNDS

### FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

| | Major Enterprise Funds | | | |
|---|---|---|---|---|
| | Water System Fund | Stormwater Fund | Building Fund | Total Enterprise Funds |
| **Operating Revenues** | | | | |
| Charges for services | $ 33,768,232 | $ 4,258,935 | $ -- | $ 38,027,167 |
| Licenses and permits | -- | -- | 6,045,034 | 6,045,034 |
| Other fees and charges | 312,107 | 31,919 | -- | 344,026 |
| **Total Operating Revenues** | 34,080,339 | 4,290,854 | 6,045,034 | 44,416,227 |
| **Operating Expenses** | | | | |
| Personal services | 6,371,882 | 1,011,830 | 2,406,547 | 9,790,259 |
| General operating expenses | 14,047,060 | 1,246,567 | 1,622,348 | 16,915,975 |
| Depreciation/Amortization | 6,834,704 | 1,050,007 | 88,199 | 7,972,910 |
| **Total Operating Expenses** | 27,253,646 | 3,308,404 | 4,117,094 | 34,679,144 |
| **Operating Income** | 6,826,693 | 982,450 | 1,927,940 | 9,737,083 |
| **Nonoperating Revenues (Expenses)** | | | | |
| Intergovernmental | 225,351 | 286,555 | -- | 511,906 |
| Investment earnings | 2,234,804 | 64,278 | 550,493 | 2,849,575 |
| Miscellaneous revenues | 177 | -- | -- | 177 |
| Net change in fair value of investments | 990,196 | 5,872 | 5,293 | 1,001,361 |
| Loss on sale of capital assets | 49,750 | 8,273 | -- | 58,023 |
| Interest expense | (186,208) | (92,412) | (941) | (279,561) |
| Amortization expense - loss on refunding | (15,478) | -- | -- | (15,478) |
| **Total Nonoperating Revenues (Expenses)** | 3,298,592 | 272,566 | 554,845 | 4,126,003 |
| **Income Before Capital Contributions and Transfers** | 10,125,285 | 1,255,016 | 2,482,785 | 13,863,086 |
| **Capital Contributions** | 871,269 | -- | -- | 871,269 |
| **Transfers** | 1,751,110 | 363,096 | -- | 2,114,206 |
| **Change in Net Position** | 12,747,664 | 1,618,112 | 2,482,785 | 16,848,561 |
| **Net Position** - Beginning | 272,227,708 | 57,146,536 | 16,567,521 | 345,941,765 |
| **Net Position** - Ending | $ 284,975,372 | $ 58,764,648 | $ 19,050,306 | $ 362,790,326 |

***The notes to the financial statements are an integral part of this statement.***

## TOWN OF JUPITER, FLORIDA

### STATEMENT OF CASH FLOWS - ENTERPRISE FUND

### FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

| | Major Enterprise Funds | | | |
|---|---|---|---|---|
| | Water System Fund | Stormwater Fund | Building Fund | Total Enterprise Funds |
| **Cash Flows From Operating Activities** | | | | |
| Cash received from customers | $ 33,741,921 | $ 4,055,948 | $ 5,950,977 | $ 43,748,846 |
| Cash paid to suppliers and contractors | (14,390,625) | (853,174) | (1,604,889) | (16,848,688) |
| Cash paid to employees | (6,861,811) | (1,168,543) | (2,928,144) | (10,958,498) |
| Cash received from others | 312,284 | 31,919 | -- | 344,203 |
| **Net Cash Provided By Operating Activities** | 12,801,769 | 2,066,150 | 1,417,944 | 16,285,863 |
| **Cash Flows From Noncapital Financing Activities** | | | | |
| Operating grants received | 225,351 | 286,555 | -- | 511,906 |
| Transfers | 1,751,110 | 363,096 | -- | 2,114,206 |
| **Net Cash Provided By Noncapital Financing Activities** | 1,976,461 | 649,651 | -- | 2,626,112 |
| **Cash Flows From Capital and Related Financing Activities** | | | | |
| Capital contributions | 978,857 | -- | -- | 978,857 |
| Acquisition and construction of capital assets | (19,725,321) | (3,755,983) | (53,773) | (23,535,077) |
| Repayment of advance from other fund | 361,359 | (361,359) | -- | -- |
| Principal paid on revenue bonds | (1,657,500) | -- | -- | (1,657,500) |
| Principal paid on subscription liability | (53,345) | (4,757) | (34,074) | (92,176) |
| Interest paid on long term-debt | (184,664) | (91,983) | -- | (276,647) |
| Interest paid on subscriptions | (1,545) | (429) | (941) | (2,915) |
| **Net Cash Used In Capital and Related Financing Activities** | (20,282,159) | (4,214,511) | (88,788) | (24,585,458) |
| **Cash Flows From Investing Activities** | | | | |
| Purchases of investments | (2,003,135) | (64,282) | (520,890) | (2,588,307) |
| Interest received | 2,234,805 | 64,278 | 555,786 | 2,854,869 |
| **Net Cash Provided by (Used In) Investing Activities** | 231,670 | (4) | 34,896 | 266,562 |
| **Net Increase (Decrease) in Cash and Cash Equivalents** | (5,272,259) | (1,498,714) | 1,364,052 | (5,406,921) |
| **Cash and Cash Equivalents** - Beginning | 22,704,884 | 14,419,346 | 6,766,866 | 43,891,096 |
| **Cash and Cash Equivalents** - Ending | $ 17,432,625 | $ 12,920,632 | $ 8,130,918 | $ 38,484,175 |

(Continued)

***The notes to the financial statements are an integral part of this statement.***

# TOWN OF JUPITER, FLORIDA

## STATEMENT OF CASH FLOWS - ENTERPRISE FUND (CONTINUED)

## FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

| | Major Enterprise Funds | | | |
|---|---|---|---|---|
| | Water System Fund | Stormwater Fund | Building Fund | Total Enterprise Funds |
| **Noncash Financing and Investing Activities** | | | | |
| Capital contributions | $ 278,953 | $ -- | $ -- | $ 278,953 |
| Change in fair value of investments | $ 990,196 | $ 5,872 | $ 5,293 | $ 1,001,361 |
| Subscription (right-of-use asset) initiation | $ 58,779 | $ -- | $ 58,779 | $ 117,558 |
| Amortization of deferred charge on refunding | $ (15,478) | $ -- | $ -- | $ (15,478) |
| **Reconciliation of Operating Income to Net Cash Provided By Operating Activities** | | | | |
| Operating income | $ 6,826,693 | $ 982,450 | $ 1,927,940 | $ 9,737,083 |
| Adjustments to reconcile operating income to net cash provided by operating activities operating activities | | | | |
| Depreciation/amortization | 6,834,704 | 1,050,007 | 88,199 | 7,972,910 |
| Provision for doubtful accounts | (26,445) | 304 | -- | (26,141) |
| Miscellaneous revenues | 177 | -- | -- | 177 |
| Changes in operating assets, liabilities and deferred inflows and outflows | | | | |
| (Increase) decrease in: | | | | |
| Accounts receivable | (8,514) | (203,291) | -- | (211,805) |
| Interest receivable | 17,074 | -- | (3,531) | 13,543 |
| Inventory | (136,166) | -- | -- | (136,166) |
| Prepaid expenses | 3,279 | -- | (234) | 3,045 |
| Deferred outflows related to OPEB | (8,831) | (1,251) | (3,804) | (13,886) |
| Deferred outflows related to pensions | 156,015 | 42,844 | 140,441 | 339,300 |
| Increase (decrease) in: | | | | |
| Accounts payable | (230,239) | 387,233 | (1,578) | 155,416 |
| Accrued expenses | 19,561 | 6,160 | 19,271 | 44,992 |
| Compensated absences | 77,751 | 11,301 | 28,234 | 117,286 |
| Deposits | (108,430) | -- | (90,526) | (198,956) |
| Unearned revenue | 100,004 | -- | -- | 100,004 |
| Total OPEB liability | 12,363 | 1,672 | 4,224 | 18,259 |
| Net pension liability | (985,733) | (231,996) | (765,280) | (1,983,009) |
| Deferred inflows related to OPEB | (44,617) | (6,490) | (21,560) | (72,667) |
| Deferred inflows related to pensions | 303,123 | 27,207 | 96,148 | 426,478 |
| **Net Cash Provided By Operating Activities** | $ 12,801,769 | $ 2,066,150 | $ 1,417,944 | $ 16,285,863 |

***The notes to the financial statements are an integral part of this statement.***

# TOWN OF JUPITER, FLORIDA

## STATEMENT OF FIDUCIARY NET POSITION - PENSION TRUST FUND

## SEPTEMBER 30, 2025

| | Municipal Police Officers' Retirement Trust Fund |
|---|---|
| **Assets** | |
| Cash and cash equivalents | $ 7,283 |
| Investments | |
| Money market mutual funds | 2,998,962 |
| Certificates of deposit | 1,514,472 |
| U.S. Government securities | 7,140,920 |
| U.S. Government Agency securities | 15,628,612 |
| Corporate obligations | 8,647,345 |
| Asset-backed bonds | 1,589,511 |
| Equity securities | 12,320,553 |
| Equity mutual funds | 42,802,342 |
| Real estate investment trust index funds | 3,231,344 |
| Private credit funds | 3,732,532 |
| Commingled real estate funds | 1,625,808 |
| International equity mutual funds | 19,209,545 |
| **Total Investments** | 120,441,946 |
| Receivables | |
| Accrued investment income | 300,727 |
| Pending trades receivable | 640,384 |
| **Total Receivables** | 941,111 |
| Prepaid expenses | 11,185 |
| **Total Assets** | 121,401,525 |
| **Liabilities** | |
| Accounts payable and accrued expenses | 34,999 |
| Pending trades payable | 24,973 |
| **Total Liabilities** | 59,972 |
| **Net Position** | |
| Restricted for pension benefits | $ 121,341,553 |

***The notes to the financial statements are an integral part of this statement.***

# TOWN OF JUPITER, FLORIDA

## STATEMENT OF CHANGES IN FIDUCIARY NET POSITION - PENSION TRUST FUND

## FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

| | Municipal Police Officers' Retirement Trust Fund |
|---|---|
| **Additions** | |
| **Contributions** | |
| Town | $ 3,084,324 |
| State | 1,139,336 |
| Employee | 1,282,308 |
| **Total Contributions** | 5,505,968 |
| **Investment Earnings** | |
| Net appreciation in fair value of investments | 7,707,320 |
| Interest and dividends | 3,815,074 |
| **Total Investment Earnings** | 11,522,394 |
| Less Investment Expenses | (591,116) |
| **Net Investment Earnings** | 10,931,278 |
| Other income | 616 |
| **Total Additions** | 16,437,862 |
| **Deductions** | |
| Pension benefits | 4,357,936 |
| DROP distributions | 4,457,981 |
| Share distributions | 125,511 |
| Refund of contributions | 62,677 |
| Administrative expenses | 168,636 |
| **Total Deductions** | 9,172,741 |
| **Change in Net Position** | 7,265,121 |
| **Net Position Restricted for Pension Benefits** - Beginning | 114,076,432 |
| **Net Position Restricted for Pension Benefits** - Ending | $ 121,341,553 |

***The notes to the financial statements are an integral part of this statement.***

# NOTES TO FINANCIAL STATEMENTS

## NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES

### *REPORTING ENTITY*

The Town of Jupiter, Florida (the "Town"), is a political subdivision of the State of Florida incorporated on February 9, 1925, under the authority of Chapter 165, Florida Statutes, and was established by House Bill 698, Laws of Florida, 1925. The Town is governed by five Councilors elected by residents of the Town. The accompanying financial statements present the Town and its blended component unit, a legally separate entity for which the Town is considered financially accountable.

The financial statements of the Town have been prepared in accordance with United States of America generally accepted accounting principles ("GAAP") as applied to governmental units in accordance with the Government Accounting Standards Board ("GASB") pronouncements. As defined by GAAP, the financial reporting entity consists of (a) the primary government, (b) organizations for which the primary government is financially accountable, and (c) other organizations for which the primary government is not accountable, but for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. Component units are legally separate organizations for which the elected officials of the primary government are financially accountable.

### *BLENDED COMPONENT UNIT*

The Jupiter Community Redevelopment Agency (the "CRA") is a dependent special district established by the Town of Jupiter, Florida, under authority granted by Florida Statute 163, Section III. The CRA is included in the Town's financial reporting entity as a blended component unit reported as a governmental (special revenue) fund, the Community Redevelopment Fund. The purpose of the CRA is to promote and guide the physical and economic development of approximately 400 acres along the Intracoastal Waterway in the Town of Jupiter. The CRA is a legally separate entity established by Ordinance number 60-01 of the Jupiter Town Council in December 2001. The governing body of the CRA consists of the Town Council and the Town handles the management and administration of the CRA's financial matters. Separate audited financial statements are prepared for the CRA and can be obtained from the Town.

## NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### *RELATED ORGANIZATION*

The Northern Riverwalk Community Development District (the "NRCDD") was created on May 19, 2009 by Ordinance 1-09 of the Town of Jupiter, Florida, pursuant to the Florida Uniform Community Development District Act of 1980. The NRCDD was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for development within the NRCDD. The NRCDD is governed by a Board of Supervisors (the "Board"), which is composed of five members elected by the owners of the property within the NRCDD. The Town does not approve budgets, retain any financial interest or have any obligation for debt and cannot impose its will on the NRCDD. Accordingly, the NRCDD is not included in the Town's financial reporting entity.

**Government-wide Financial Statements**: The government-wide financial statements consist of the Statement of Net Position and the Statement of Activities and report information on all non-fiduciary activities of the Town and its component unit. These financial statements include separate columns for the *governmental activities*, which are normally supported by taxes and intergovernmental revenue, and *business-type activities*, which rely primarily on fees and charges for support. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the Town's enterprise funds operations and various other functions of the Town. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned. All internal balances in the Statement of Net Position have been eliminated, except those representing balances between the governmental activities and business-type activities, which are presented as internal balances and eliminated in the Total Column. In the Statement of Activities, all interfund transactions have been eliminated, except for charges between the Town's governmental activities and business-type activities.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or identifiable activity is offset by program revenue. Direct expenses are those that are clearly identifiable with a specific function or identifiable activity. Program revenue includes three categories of transactions: (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; (2) operating grants and contributions; and, (3) capital grants and contributions. Taxes and other items not meeting the definition of program revenue are reported as general revenue. The Town does not allocate indirect costs, however, an administrative service fee is charged by the General Fund to recover the direct costs of General Fund services provided (such as finance, legal, human resources, information systems, etc.).

## NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### *FUND FINANCIAL STATEMENTS*

The underlying accounting system of the Town is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund equity, revenues and expenditures or expenses, as appropriate.

Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The funds used by the Town are classified into three categories: governmental, proprietary and fiduciary. Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. The Town's major governmental funds and enterprise funds are reported as separate columns in the fund financial statements.

- **Governmental Fund Financial Statements** – Governmental Fund Financial Statements include a Balance Sheet and a Statement of Revenues, Expenditures and Changes in Fund Balances for all major governmental funds and nonmajor funds in the aggregate. An accompanying schedule is presented to reconcile and explain the differences in fund balances and changes in fund balances as presented in these statements, to the net position and changes in net position presented in the government-wide financial statements. The Town reports the following major governmental funds:

  The *General Fund* is the Town's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

  The *Community Redevelopment Fund* accounts for the economic development activities of the Jupiter Community Redevelopment Agency, whose primary restricted revenue source is from tax increment revenue.

  The *American Rescue Plan Fund* accounts for the restricted revenues and expenditures associated with the Coronavirus State and Local Fiscal Recovery Funds established by the American Rescue Plan Act ("ARPA").

  The *Capital Improvements Fund* accounts for the purchase and construction of major capital facilities and projects included in the Town's adopted five year Community Investment Program which is funded primarily by ad valorem property tax revenue.

## NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### *FUND FINANCIAL STATEMENTS (CONTINUED)*

- **Proprietary Fund Financial Statements** – Proprietary Fund Financial Statements include a Statement of Net Position, a Statement of Revenues, Expenses and Changes in Net Position, and a Statement of Cash Flows. The Town reports the following major proprietary funds:

  The *Water System Fund* accounts for operations of the Town's water utility system.

  The *Stormwater Fund* accounts for operations of the Town's stormwater collection, treatment and disposal system.

  The *Building Fund* accounts for operations of the Town's building department.

- **Fiduciary Fund Financial Statements** – Fiduciary Fund Financial Statements include a Statement of Fiduciary Net Position and a Statement of Changes in Fiduciary Net Position. The Town's only Fiduciary Fund is a pension trust fund. Since by definition these assets are being held for the benefit of third parties (pension participants) and cannot be used to finance activities or obligations of the government, these funds are not included in the government-wide financial statements. The only Fiduciary Fund of the Town is as follows:

  The *Municipal Police Officers' Retirement Trust Fund* ("MPORT") is used to account for assets held in a trustee capacity for the retirement pensions of all permanent, full-time Town police officers.

### *MEASUREMENT FOCUS AND BASIS OF ACCOUNTING*

Financial reporting is based upon all pronouncements of GASB. The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and fiduciary fund financial statements. Revenue is recognized when earned and expenses are recognized when incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all-purpose restrictions imposed by the provider have been met.

## NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### *MEASUREMENT FOCUS AND BASIS OF ACCOUNTING (CONTINUED)*

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Under the modified accrual basis of accounting, revenue is recognized in the period in which it becomes both measurable and available. Revenue is considered to be available when it is collectible within the current period or soon enough thereafter to pay liabilities of the current period. The Town considers revenue to be available if it is collected within 60 days of the end of the current fiscal year. Property taxes are recognized as revenue in the year for which they are levied. Expenditures are generally recognized in the accounting period in which the fund liability is incurred, except for principal and interest on general long-term debt, which is recognized when due. Intergovernmental revenue, franchise fees, charges for services and investment income are all considered susceptible to accrual and so have been recognized when due as revenue in the current fiscal year. All other revenue items are considered to be measurable and available only when received in cash by the Town.

Proprietary fund financial statements distinguish operating revenue and expenses from nonoperating items. Operating revenue and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the proprietary funds are charges to customers for sales and services. The proprietary funds also recognize as operating revenue the portion of connection fees intended to recover the cost of connecting new customers to the water system. Operating expenses for the proprietary funds include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

For purposes of measuring the net pension liability, deferred inflows/outflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Town's defined benefit pension plan and Florida Retirement System and the additions to/deductions from the fiduciary net position have been determined on the same basis as they are reported by the Town's defined benefit pension plan and the Florida Retirement System. Pension benefit payments (including refunds of employee contributions) and other postemployment benefits ("OPEB") benefit payments for the Town's OPEB plan are recognized when due and payable in accordance with the benefit terms.

## NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### *PROPERTY TAXES*

Ad valorem property taxes are assessed on property valuations as of January 1st and levied the following October 1st. Taxes are due by March 31st and become delinquent on April 1st, when liens are filed against the subject property. Ad valorem taxes are assessed by the Palm Beach County Property Appraiser and collected by the Palm Beach County Tax Collector, which remits the taxes to the Town. Revenue is recognized at the time the taxes are received from Palm Beach County. Pursuant to Florida law, the Palm Beach County Tax Collector advertises and sells tax certificates on all real property for which there are unpaid, delinquent taxes. Accordingly, the Town has no property taxes receivable at September 30, 2025.

Tax revenues are generated by a millage rate set annually by the Town Council with a legal limit of 10 mills ($10.00 per $1,000 of taxable property value). The Town contracts fire rescue services to Palm Beach County Fire Rescue MSTU (municipal services taxing unit), which levies a separate tax on Town property owners of 1.6488 mills. The Palm Beach County Fire Rescue MSTU millage rate is deducted from the Town's legal millage rate cap of 10 mills, thereby reducing the Town's millage rate cap to 8.3512.

During 2007, the Florida Legislature passed property tax reform legislation limiting the property tax levies of local governments in the State of Florida. Local governments that adopt a property tax levy in excess of the limit under State law will lose their Half-Cent Sales Tax distribution from the State for the succeeding twelve months. The State law allows local governments to adopt a millage rate based on the following approval of the governing body: (1) a majority vote to adopt a rate equal to the adjusted current year rolled-back millage rate plus an adjustment for growth in per capita Florida personal income; (2) a two-thirds vote to adopt a rate equal to the adjusted current year roll back millage rate plus 10%; or (3) any millage rate approved by unanimous vote or referendum. For the fiscal year ended September 30, 2025, the Town maintained a millage rate of 2.3894, which was less than the maximum tax rate permitted. This millage rate resulted in a total tax levy, including the CRA, of $41,251,299 for 2025, representing a 9.08% increase over the property tax levy for 2024. Future property tax growth is limited to the annual growth rate of per capita personal income plus the value of new construction.

### *CASH AND CASH EQUIVALENTS*

Cash and cash equivalents consist of petty cash, deposits with financial institutions in interest and non-interest bearing checking accounts and money market accounts and money market mutual funds. The Town considers all highly liquid investments with original maturities of ninety days or less to be cash equivalents. Money market mutual funds held by MPORT are considered part of the long-term investment portfolio.

## NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### *INVESTMENTS*

The Town's investments consist of intergovernmental investment pools, certificate of deposits, equity mutual funds and the Florida PRIME fund. Intergovernmental investment pools and equity mutual funds are reported at fair value. Investments in Florida PRIME, money market mutual funds and certificates of deposit are reported at amortized cost. Negotiable certificates of deposit in the Pension Fund, U.S. Government and Agency securities, asset-backed bonds, domestic and foreign equity and debt securities, equity mutual funds, REIT index funds and commingled real estate funds reported at fair value. Florida Cooperative Liquid Assets Securities System ("FLCLASS"), Florida Local Government Investment Trust ("FLTRUST"), and Florida Public Assets for Liquidity Management ("FLPALM") (2a7-like external investment pools) are measured at net asset value. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Investments are measured at fair value on a recurring basis.

### *ACCOUNTS RECEIVABLE*

General government accounts receivable includes State shared revenues and charges for miscellaneous services. Accounts receivable reported in the Proprietary Funds represent amounts due for water and stormwater services from utility customers and building related fees due from developers and individuals, generally all of whom are local businesses and residents. Noncurrent receivables in the Water System Fund include amounts due from developers for connection fees and guaranteed revenues that are payable when connections are made to the utility system. Utility customers pay a cash deposit to the Town as collateral for future charges for services. The Town does not require collateral for other accounts receivable. Accounts receivable are reported net of an allowance for uncollectible accounts determined based on the age of the individual receivable, with age categories ranging from 21 days past due to several years past due. Generally, the allowance includes accounts over 120 days past due. Accounts receivable are written off on an individual basis in the year the Town deems them uncollectible.

### *INTERNAL BALANCES*

Amounts reported in the fund financial statements as interfund receivables and payables are eliminated in the government-wide governmental and business-type activities columns of the statement of net position, except for any residual amount, which is presented as internal balances.

## NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### *INVENTORY*

Inventory recorded in the General Fund represents fuel and oil and inventory in the Water System Fund represent parts, materials and supplies in storage at year end. Inventory is valued at cost (first-in/first-out) and is recorded under the consumption method which records inventory as expenditures when used. Reported amounts in governmental funds are equally offset by nonspendable fund balance in the fund financial statements, which indicates that these amounts do not constitute "available spendable resources" even though they are a component of current assets.

### *PREPAID ITEMS/EXPENSES*

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items/expenses under the consumption method. Reported amounts in governmental funds are equally offset by nonspendable fund balance in the fund financial statements, which indicates that these amounts do not constitute "available spendable resources" even though they are a component of current assets.

### *RESTRICTED ASSETS*

Certain cash equivalents and investments of the General Fund are restricted for land acquisition and economic development. Restricted resources are used first to fund expenditures incurred for restricted purposes.

### *CAPITAL ASSETS*

The Town reports all capital assets, including infrastructure assets (roads, sidewalks and similar items), in the government-wide statement of net position. Capital assets are defined by the Town as assets with an estimated useful life in excess of one year and an initial, individual cost of more than $5,000, or software with an individual cost of more than $25,000. Capital assets are recorded at cost or, if donated, at acquisition value at the date of donation. Expenses which materially extend the useful life of existing assets are capitalized. Costs for professional services associated with the acquisition and construction of enterprise fund capital assets are capitalized. Interest cost was capitalized on enterprise fund capital assets during the construction period prior to the adoption of GASB Statement No. 89 in fiscal year 2018. The cost of capital assets sold or retired is removed from the accounts and any resulting gain or loss is included in the change in net position. Depreciation is computed using the

## NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### *CAPITAL ASSETS (CONTINUED)*

straight-line method over the estimated useful lives of all reported capital assets, except land. Estimated useful lives assigned to categories of assets are as follows:

| | |
|---|---|
| Buildings and plant | 5-70 years |
| Improvements | 15-70 years |
| Equipment and vehicles | 5-20 years |
| Infrastructure | 7-25 years |

### *SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS*

The Town has entered into contracts that convey control of the right to use information technology software and has recorded subscription-based information technology arrangements ("SBITA") assets, in accordance with GASB Statement No. 96. The SBITA assets are initially measured at an amount equal to the initial measurement of the related SBITA liability plus any SBITA payments made prior to the subscription term, less SBITA incentives, plus any ancillary charges necessary to place the SBITA into service. Subsequently, the SBITA liability is reduced by the principal portion of payments made. The SBITA assets are amortized on a straight-line basis over the life of the related contract.

The cost of normal maintenance and repairs that do not add to the value of the assets or material extend the asset lives are not capitalized and are expensed as incurred. The Town monitors changes in circumstances that would require a remeasurement of its SBITA's and will do so if certain changes occur that would be expected to significantly affect the amount of the lease liability.

SBITA assets are reported with other capital assets and SBITA liabilities are reported with long-term debt on the statement of net position of the government-wide financial statements and in the proprietary fund financial statements.

### *UNEARNED/UNAVAILABLE REVENUES*

Unearned revenue in the governmental activities and unavailable revenues (a deferred inflow of resources) in the governmental funds include amounts received in advance of the related services being provided by the Town and earned interest income that is not currently due. Unearned revenue in the business-type activities and enterprise funds includes utility payments from customers and other amounts received in advance of the related services being provided by the Town.

## NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### *COMPENSATED ABSENCES*

The Town records accumulated, unpaid vacation, sick and compensatory pay in the enterprise funds as a fund liability. The liability for compensated absences attributable to the Town's governmental funds is recorded only in the government-wide financial statements. The liability for compensated absences of both the governmental and enterprise funds includes related payroll taxes and benefits. Employees may accumulate up to forty days' vacation leave. Employees accrue sick leave at the rate of eight hours per month until retirement or termination, at which time they are paid for up to 50% of their unused sick leave, based on their length of service with the Town. Accordingly, the Town accrues up to 50% of eligible, unused sick leave and related payroll taxes and benefits in the year earned. The Town records compensatory time and related payroll taxes and benefits in the year earned.

### *NONCURRENT OBLIGATIONS*

In the government-wide financial statements and enterprise fund financial statements, long-term debt and other noncurrent obligations are reported as liabilities in the applicable governmental activities, business-type activities, or enterprise fund statement of net position. Long-term debt is reported net of applicable premium or discount. Debt discount and premium in the government-wide financial statements and enterprise funds are amortized using the straight-line method, which approximates the effective interest method, and are charged against operations over the term of the debt issues.

Unamortized debt discount and premium is presented as a reduction of or addition to long-term debt payable. There was no unamortized debt discounts or premiums as of fiscal year ended September 30, 2025. Issuance costs of debt are reported as current period expenses.

In the fund financial statements, governmental fund types recognize debt premiums and discounts, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs are reported as debt service expenditures.

## NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### *DEFERRED OUTFLOWS/INFLOWS OF RESOURCES*

In addition to assets and liabilities, the government-wide Statement of Net Position and the governmental funds Balance Sheet report a separate section for deferred outflows or deferred inflows of resources. The separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The Town reports deferred charges on refundings as deferred outflows of resources on the government-wide and enterprise funds Statement of Net Position. The deferred charges on refundings were losses resulting from the difference in the carrying value of refunded debt and its reacquisition price. The amounts are deferred and amortized over the shorter of the life of the refunded or refunding debt. A deferred outflow of resources related to OPEB and pensions results from differences between expected and actual experience and investment earnings, changes in assumptions, Town pension contributions after the pension plan measurement date but prior to the Town's year end or other inputs. The amounts are deferred and amortized to OPEB and pension expense in a systematic and rational manner over a period equal to the average expected remaining service lives of employees that are provided with benefits through the OPEB and pension plans, including inactive employees.

The separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenues) until that time. The Town's deferred inflows reported on the government-wide and enterprise funds Statement of Net Position are related to its pension and OPEB liabilities. The deferred inflow of resources related to pensions and OPEB results from differences between expected and actual experience and investment earnings, changes in assumptions, changes in proportion and differences between Town contributions and proportionate share of contributions or other inputs. These amounts are deferred and amortized to pension and OPEB expense in the same manner as deferred outflows related to pensions and OPEB, respectively. The Town also has one item, unavailable revenue, which arises only under the modified accrual basis of accounting and is reported as a deferred inflow of resources on the governmental funds Balance Sheet. The unavailable revenue result from amounts received in advance for business licenses and earned interest income that is not currently due in the General Fund and a note receivable in the Community Redevelopment Fund that will be earned in future years as services are provided. These amounts are deferred and recognized as an inflow of resources in the year that the amounts become available.

## NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### *NET POSITION/FUND BALANCE*

The government-wide and enterprise fund financial statements utilize a net position presentation. Net position is categorized as follows:

***Net Investment in Capital Assets***
This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balance of any bonds, mortgages, notes or other borrowings and deferred inflows/outflows that are attributable to the acquisition, construction, or improvement of those assets and retainage payable. If there are significant unspent related debt proceeds at year end, the portion of the debt attributable to the unspent proceeds is not included in the calculation of *Net Investment in Capital Assets.* Rather, that portion of the debt is included in the same net position component as the unspent proceeds.

***Restricted***
This component of net position consists of constraints placed on the use of net position by external restrictions imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.

***Unrestricted***
This component of net position consists of net position that does not meet the definition of Net Investment in Capital Assets or Restricted Net Position.

***Fund Balance***
In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the Town is legally bound to honor the specific purposes for which amounts in fund balance may be spent. The fund balance classifications are summarized as follows:

***Nonspendable***
Nonspendable fund balances include amounts that cannot be spent because they are either (1) not in spendable form; or (2) legally or contractually required to be maintained intact.

***Restricted***
Restricted fund balances include amounts that are restricted to specific purposes either by (1) constraints placed on the use of resources by creditors, grantors, contributors, or laws or regulations of other governments; or (2) imposed by law through constitutional provisions or enabling legislation.

## NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### *NET POSITION/FUND BALANCE (CONTINUED)*

***Committed***

Committed fund balances include amounts that can only be used for specific purposes pursuant to constraints imposed by the Town Council through an ordinance or resolution, which have equal authority and are the highest level of decision making authority. The Town had no committed fund balances.

***Assigned***

Assigned fund balances include amounts that are constrained by the Town's intent to be used for specific purposes but are neither restricted nor committed. Assignments of fund balance are made by the Town Manager or Finance Director based upon authority provided in a Resolution adopted by the Town Council or in the Town's annual budget.

***Unassigned***

Unassigned fund balance includes General Fund amounts that have not been restricted, committed, or assigned to specific purposes. The General Fund is the only fund that reports a positive unassigned fund balance amount.

The Town considers restricted fund balance to be spent when an expenditure is incurred for the restricted purpose. The Town considers committed, assigned or unassigned fund balance to be spent when an expenditure is incurred for purposes for which amounts in any of those fund balance classifications could be used.

***Minimum Fund Balance Policy***

The Town Council has not adopted a formal minimum fund balance policy. Generally, the Town strives to maintain sufficient unassigned General Fund balance to provide liquidity in the event of a budget shortfall or natural disaster.

### *ON-BEHALF PAYMENTS*

In accordance with U.S. generally accepted accounting principles, on-behalf payments of $1,139,336 received by the Town from the State of Florida for the benefit of the MPORT for the fiscal year ended September 30, 2025, have been recognized as intergovernmental revenue in the General Fund. The expenditure for the MPORT pension was recorded in the General Fund as Police Department personal services.

## NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### *INTERFUND TRANSACTIONS*

Transactions between funds during the year consist of loans, services provided, reimbursements or transfers. Loans are reported as Advances from Other Funds and Advances to Other Funds and are subject to elimination in the government-wide financial statements. Services, deemed to be reasonably equivalent in value, are treated as revenue and expenditures/expenses. Reimbursements are when one fund incurs a cost, charges the appropriate benefiting fund and reduces its related cost as a reimbursement. All other interfund transactions are presented as transfers. Transfers between the governmental and business-type activities are eliminated in the government-wide financial statements.

### *IMPLEMENTATION OF NEW GASB STATEMENTS*

The Town considered the new accounting standards which effective dates are applicable for the fiscal year ended September 30, 2025.

The implementation of GASB Statement No. 101, *Compensated Absences*, did not have a significant impact on the Town's financial statements.

The implementation of GASB Statement No. 102, *Certain Risk Disclosures*, did not have a significant impact on the Town's financial statements.

### *GRANTS*

Amounts received or receivable from grantor agencies are subject to audit and adjustment by those agencies. Any disallowed claims, including amounts already received in prior years, may constitute a liability of the Town for the return of those funds.

### *USE OF ESTIMATES*

Management uses estimates and assumptions in preparing financial statements in accordance with U.S. generally accepted accounting principles. Those estimates and assumptions affect the reported amounts of assets, liabilities, and deferred inflows/outflows, the disclosure of contingent assets and liabilities, and the reported revenues and expenditures. Actual results could vary from the estimates that were used.

## NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS

At September 30, 2025, the Town's cash and cash equivalents included petty cash of $10,838 and deposits in demand deposit accounts of $101,389,843. The demand deposit accounts of $101,389,843 are held by financial institutions that comply with the requirements of Florida Statutes and have been designated as a qualified public depository by the State Treasurer of Florida. Qualified public depositories are required to pledge collateral to the State Treasurer with a fair value equal to a percentage of the average daily balance of all government deposits in excess of any federal deposit insurance. In the event of a default by a qualified public depository, all claims for government deposits would be satisfied by the State Treasurer from the proceeds of federal deposit insurance, pledged collateral of the public depository in default and, if necessary, a pro rata assessment to the other qualified public depositories in the collateral pool. Accordingly, all deposits with qualified public depositories are considered fully insured or collateralized in accordance with the provisions of GASB Statements.

The MPORT's money market mutual fund of $2,998,962, was held by the counterparty (securities brokers) in the name of the Town or MPORT, as applicable, but were not otherwise collateralized or secured. The money market mutual funds are reported at amortized cost.

Investments: Town ordinances authorize the Town to invest in the Florida PRIME external investment pool administered by the State Board of Administration ("SBA"); governmental investment pools authorized under Florida Statutes Section 163; direct obligations of or obligations unconditionally guaranteed by the U.S. Government; obligations of U.S. Government Agencies and Instrumentalities; interest bearing time deposits or savings accounts in State qualified public depositories; obligations of the Federal Farm Credit Banks, Federal Home Loan Mortgage Corporation, Federal Home Loan Bank, or obligations guaranteed by the Government National Mortgage Association; obligations of Fannie Mae; the Florida Municipal Investment Trust; state and local tax-exempt debt securities; floating rate securities, money market mutual funds and repurchase agreements invested exclusively in obligations of the U.S. Government and its Agencies and Instrumentalities; and, investments specifically authorized by Town ordinance or resolution. The Town's investment policy prohibits investing in equity securities, derivative investments and cash accounts not held by a qualified public depository.

The MPORT is authorized to invest in the same investments as the Town, bonds issued by the State of Israel and bonds, stocks or other evidence of equity or indebtedness issued or guaranteed by a corporation organized under the laws of the United States or organized territory of the United States, or the District of Columbia, provided that the corporation is listed on any one or more of the recognized national stock exchanges and, in the case of bonds only, holds an investment grade rating by a major rating service at the time of purchase. Additionally, the MPORT Board of Trustees may not invest more than twenty-five percent of MPORT assets in foreign securities, nor more than five percent of its assets in the common stock or capital stock of any one issuing company, nor shall the aggregate investment in any one issuing company exceed five percent of the outstanding capital stock of that company, nor shall the aggregate of these investments exceed seventy percent of the fund's assets.

## NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

The investments of the Town and MPORT September 30, 2025, are summarized as follows:

| | Town | Fiduciary Fund Pension Trust | Total |
|---|---|---|---|
| Florida PRIME | $ 49,494,883 | $ -- | $ 49,494,883 |
| Certificates of deposit ($1,000,000 pledged - Note 13) | 1,000,000 | 1,514,472 | 2,514,472 |
| Money market mutual funds | -- | 2,998,962 | 2,998,962 |
| Florida intergovernmental investment pool | | | |
| (FLCLASS) | 12,797,381 | -- | 12,797,381 |
| (FLTRUST) | 23,767,322 | -- | 23,767,322 |
| (FLPALM) | 31,985,682 | -- | 31,985,682 |
| U.S. Government securities | 29,754,383 | 7,140,920 | 36,895,303 |
| U.S. Government Agency securities | -- | 15,628,612 | 15,628,612 |
| Municipal obligations | -- | -- | -- |
| Corporate obligations | 798,339 | 8,647,345 | 9,445,684 |
| Asset-backed bonds | -- | 1,589,511 | 1,589,511 |
| Equity securities | -- | 12,320,553 | 12,320,553 |
| Equity mutual funds | 11,256,065 | 42,802,342 | 54,058,407 |
| REIT index funds | -- | 3,231,344 | 3,231,344 |
| Private credit funds | -- | 3,732,532 | 3,732,532 |
| Commingled real estate funds | -- | 1,625,808 | 1,625,808 |
| International equity mutual funds | -- | 19,209,545 | 19,209,545 |
| **Total Investments** | $ 160,854,054 | $ 120,441,946 | $ 281,296,000 |

The total cash and cash equivalents and investments of the Town and MPORT are reported as follows:

| | Town | Pension Trust | Total |
|---|---|---|---|
| **Reported in the financial statements as:** | | | |
| Cash and cash equivalents | $ 101,059,112 | $ 7,283 | $101,066,395 |
| Restricted cash and cash equivalents | 341,569 | -- | 341,569 |
| **Total cash and cash equivalents** | 101,400,681 | 7,283 | 101,407,964 |
| Investments | 159,854,054 | 120,441,946 | 280,296,000 |
| Restricted investments | 1,000,000 | -- | 1,000,000 |
| **Total Investments** | 160,854,054 | 120,441,946 | 281,296,000 |
| **Total Cash, Cash Equivalents and Investments** | $ 262,254,735 | $ 120,449,229 | $382,703,964 |

## NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

The Town's investment securities are held by the counterparty (securities broker) in the Town's name but are not otherwise collateralized or insured. The MPORT investment securities are held in custodial safekeeping accounts.

Florida PRIME consists of equity in an external investment pool administered by the State of Florida pursuant to statutory requirements and operated in a manner consistent with SEC Rule 2a7 of the Investment Company Act of 1940. Rule 2a7 allows SEC registered mutual funds to use amortized cost, rather than fair value, to report net position used to compute share prices if certain conditions are met.

Those conditions include restrictions on the types of investments held, restrictions on the term-to-maturity of individual investments and the dollar-weighted average of the portfolio, requirements for portfolio diversification, and requirements for divestiture considerations in the event of security downgrades and defaults, and required actions if the fair value of the portfolio deviates from amortized cost by a specified amount. The fair value of the position in the pool is considered to be the same as the Town's account balance (amortized cost) in the pool. The Town may withdraw funds from Florida PRIME on an overnight basis, generally without limitation or imposition of fees.

The Florida intergovernmental investment pool consists of FLCLASS, FLTRUST and FLPALM. FLCLASS, FLTRUST and FLPALM are organized under Florida Statutes Section 163, the Florida Interlocal Cooperation Act, by Florida public agencies for the purpose of operating an independent investment pool for local governments in Florida and is administered by a Board of Trustees elected by the participants in the pool. FLCLASS, FLTRUST and FLPALM are operated in a manner consistent with SEC Rule 2a7 of the Investment Company Act of 1940. FLCLASS, FLTRUST and FLPALM are measured at net asset value. The Town may withdraw funds from FLCLASS, FLTRUST and FLPALM on an overnight basis, generally without limitation or imposition of fees.

### *FAIR VALUE OF INVESTMENTS*

The Town follows the provisions of GASB Statement No. 72, *Fair Value Measurement and Application*, which establishes a framework for measuring the fair value of investments in a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives highest priority to unadjusted quoted prices in active markets for identical assets (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy under GASB Statement No. 72 are described below:

## NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

### *FAIR VALUE OF INVESTMENTS (CONTINUED)*

***Level 1***
Inputs to the valuation methodology are unadjusted quoted prices for identical assets in active markets that the Town has the ability to access at the measurement date.

***Level 2***
Inputs to the valuation methodology include the following:

- Quoted prices for similar assets in active markets.
- Quoted prices for identical or similar assets in inactive markets.
- Inputs other than quoted prices that are observable for the assets.
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

If the asset has a specified contractual term, the Level 2 input must be observable for substantially the full term of the asset.

***Level 3***
Inputs to the valuation methodology are unobservable and significant to the fair value measurement. These unobservable inputs reflect the Town's own estimates for assumptions that market participants would use in pricing the asset or liability. Valuation techniques would typically include discounted cash flow models and similar techniques but may also include the use of market prices of assets that are not directly comparable to the subject asset. The Town does not have any investments categorized as Level 3.

The fair value measurement of an asset within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs. The categorization of an investment within the fair value hierarchy is based upon the pricing transparency of the investment and does not necessarily correspond to the Town's perceived risk of that investment.

## NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

### *FAIR VALUE OF INVESTMENTS (CONTINUED)*

***Valuation Methodologies***

The following valuation methods and assumptions were used by the Town and MPORT in estimating the fair value of financial instruments that are measured at fair value on a recurring basis under GASB Statement No. 72:

*Equity securities and REIT index funds:* Valued at the closing price reported on the active exchange on which the individual securities are traded.

*Equity mutual funds:* Valued at the net asset value reported on the active exchange on which the funds are traded.

*U.S. Government and U.S. Government Agency securities, negotiable certificates of deposit, tax-exempt state and local debt securities, corporate obligations, and asset-backed bonds*: Valued at the closing price reported on the national exchange on which the individual securities are actively traded. Securities that are not actively traded are valued by the investment custodian using a matrix pricing technique based on the securities' relationship to quoted benchmark prices.

*Investments measured at net asset value ("NAV"):* Certain investments are valued at the unadjusted NAV per share, calculated at September 30, 2025 in a manner consistent with the Financial Accounting Standard Board's measurement principles for investment companies based on the fair value of the underlying fund investments, as determined by the fund manager. Real estate values may be based upon independent appraisals performed for assets held by the fund or may be estimated by the fund manager. The fair value of real estate is the price that would be received if the asset was sold to a market participant assuming the highest and best use of each asset at September 30, 2025.

The methods and assumptions described above may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, while the Town and MPORT believe their valuation methodologies are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date. There were no changes in the methods and assumptions used for the fiscal year ended September 30, 2025.

## NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

### *FAIR VALUE OF INVESTMENTS (CONTINUED)*

### *Fair Value of Investments*

The financial assets measured at fair value on a recurring basis include the Town's investments. There were no liabilities measured at fair value on a recurring basis at September 30, 2025. The Town's and MPORT's investments at September 30, 2025 are summarized as follows:

| | | Fair Value Measurements Using | | |
|---|---|---|---|---|
| | Reported Value | (Level 1 Inputs) | (Level 2 Inputs) | (Level 3 Inputs) |
| **Debt Investments** | | | | |
| U.S. Government securities | $ 36,895,303 | $ 36,895,303 | $ -- | $ -- |
| U.S. Government agencies | 15,628,612 | -- | 15,628,612 | -- |
| Negotiable certificates of deposit | 1,514,472 | 1,514,472 | -- | -- |
| Corporate obligations | 9,445,684 | -- | 9,445,684 | -- |
| Asset-backed bonds | 1,589,511 | -- | 1,589,511 | -- |
| **Total Debt Securities** | 65,073,582 | 38,409,775 | 26,663,807 | -- |
| **Equity Investments** | | | | |
| Equity securities | 12,320,553 | 12,320,553 | -- | -- |
| Equity mutual funds | 54,058,407 | 54,058,407 | -- | -- |
| REIT index funds | 3,231,344 | 3,231,344 | -- | -- |
| International equity mutual funds | 19,209,545 | 19,209,545 | -- | -- |
| **Total Equity Securities** | 88,819,849 | 88,819,849 | -- | -- |
| **Total Investments by Fair Value Level** | 153,893,431 | $ 127,229,624 | $ 26,663,807 | $ -- |
| **Investment Measured at NAV** | | | | |
| Commingled real estate funds | 1,625,808 | | | |
| Private credit funds | 3,732,532 | | | |
| Florida intergovernmental investment pools | | | | |
| FLTRUST | 23,767,322 | | | |
| FLCLASS | 12,797,381 | | | |
| FLPALM | 31,985,682 | | | |
| **Investments measured at amortized cost** | | | | |
| Florida PRIME | 49,494,882 | | | |
| Certificates of deposit | 1,000,000 | | | |
| Money market mutual funds | 2,998,962 | | | |
| **Total Investments** | $ 281,296,000 | | | |

## NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

### *FAIR VALUE OF INVESTMENTS (CONTINUED)*

The following table summarized investments for which fair value is measured using the net asset value per share practical expedient, including their related unfunded commitments and redemption restrictions:

| | Fair Value | Unfunded Commitments | Redemption Frequency | Redemption Notice Period |
|---|---|---|---|---|
| Real estate fund (1) | $ 1,625,808 | $ -- | Quarterly | 10 days |
| Private credit fund (2) | 1,844,729 | 1,275,159 | N/A | N/A |
| Private credit fund (2) | 1,887,803 | 1,112,197 | N/A | N/A |
| FLTRUST (3) | 23,767,322 | -- | Daily | Same day |
| FLCLASS (4) | 12,797,381 | -- | Daily | Same day |
| FLPALM (5) | 31,985,682 | -- | Daily | Same day |
| Total | $ 73,908,725 | $ 2,387,356 | | |

(1) Real estate fund: The fund is an open-end diversified core real estate commingled fund that invests primarily in core institutional office, retail, industrial, and multi-family properties located throughout the United States. The investment is valued at NAV and its redemptions must be received by the fund 10 days prior to quarter end.

(2) Private credit fund: These funds seek to provide a consistent stream of income and capital protection. These funds invest in securitized bonds and real estate collateralized loan obligations. The investments are valued at NAV.

(3) FLTRUST: The fund is designed to invest in short-to-intermediate securities and have returns generally greater that the national average for money market instruments.

(4) FLCLASS: The fund invests in high-quality short-to-medium securities chosen to provide safety and liquidity while prioritizing investment earnings.

(5) FLPALM: The fund invests in high-quality money market instruments to earn the highest income consistent with preserving principal and maintaining liquidity.

### *CUSTODIAL CREDIT RISK*

Custodial credit risk is defined as the risk that the Town may not recover cash and investments held by another party in the event of a financial failure. The Town's investment policy requires investments to be held in third party custodial safekeeping accounts in the name of the Town. At September 30, 2025, all Town investments were held in custodial safekeeping accounts in the name of the Town or MPORT.

## NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

### *FOREIGN CURRENCY RISK*

Foreign currency risk is the risk that changes in exchange rates will adversely affect the fair value of an investment. MPORT had $19,209,545 invested in U.S. dollar denominated international equity mutual funds and $1,276,465 in foreign bonds at September 30, 2025. All investments are denominated in U.S. dollars, therefore no foreign currency risk exists.

### *INTEREST RATE RISK*

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment in debt securities. Generally, the longer the time to maturity, the greater the exposure to interest rate risk. Town policy requires at least 30% of the investment portfolio to mature within one year; no more than 10% may mature in more than five years; and, no investment may have a maturity of more than 15 years. The MPORT investment policy does not limit investment maturities. At September 30, 2025, Florida PRIME had a weighted average maturity of 47 days, FLCLASS had a weighted average maturity of 85 days, FLTRUST has a weighted average maturity of 2.1 years, FLPALM has a weighted average maturity of 43 days and the money market mutual funds had a weighted average maturity of less than 90 days. The following table summarizes the scheduled maturities of debt securities of the Town and MPORT at September 30, 2025.

| | Fair Value of Investment Maturities | | | | |
|---|---|---|---|---|---|
| | Less Than One Year | One to Five Years | Six to Ten Years | More Than Ten Years | Total |
| **Debt Securities** | | | | | |
| U.S. Government securities | $10,161,904 | $22,108,299 | $ 1,642,496 | $ 2,982,604 | $ 36,895,303 |
| U.S. Government Agency securities | -- | 658,797 | 3,809,503 | 11,160,312 | 15,628,612 |
| Certificates of deposit | -- | 1,514,472 | -- | -- | 1,514,472 |
| Municipal obligations | -- | -- | -- | -- | - |
| Corporate obligations | -- | 2,576,816 | 2,708,301 | 2,884,102 | 8,169,219 |
| Foreign Bonds | -- | 438,671 | 701,303 | 136,491 | 1,276,465 |
| Asset-backed bonds | 37,698 | 918,956 | 216,240 | 416,617 | 1,589,511 |
| **Total** | $10,199,602 | $28,216,011 | $ 9,077,843 | $17,580,126 | $ 65,073,582 |

## NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

### *CREDIT RISK*

Credit risk is the risk that a debt issuer will not fulfill its obligations. The Town's investment policy requires that investments in debt securities, Florida PRIME and money market mutual funds be rated in one of the top two investment grades by a Nationally Recognized Statistical Rating Organization ("NRSRO") and the MPORT requires an investment grade rating (BBB or higher) by an NRSRO when purchased. The MPORT utilizes ratings from Standard and Poor's and Moody's Investor Services for investments.

Florida PRIME, FLCLASS, FLTRUST and the money market mutual funds owned by the Town and MPORT are rated AAAm. The NRSRO ratings for the investment securities of the Town and MPORT at September 30, 2025, are summarized as follows:

| Investment Type | NRSRO Rating | Fair Value |
|---|---|---|
| U.S. Government securities | AA+ | $ 36,895,303 |
| U.S. Government Agency securities | AA+ | 15,628,612 |
| Negotiable certificates of deposit | AA+ | 1,514,472 |
| Corporate obligations | AAA - BBB | 8,169,219 |
| Foreign Bonds | AAA - BBB | 1,276,465 |
| Asset-backed bonds | AAA | 1,589,511 |
| **Total** | | $ 65,073,582 |

### *CONCENTRATION OF CREDIT RISK*

Concentration of credit risk is defined as the risk of loss attributed to the magnitude of an investment in a single issuer. The Town's investment policy limits investments held by any single financial institution to a maximum of 50% of the total cost of the investment portfolio, excluding securities held under a third party safekeeping agreement. In the MPORT, securities of a single issuer are limited to no more than 5% of the net position of the pension fund invested in common stocks and debt securities. Investments in mutual funds and money market accounts are excluded from the concentration of credit risk disclosure requirement. At September 30, 2025, the MPORT had investments in the following mutual funds that represented more than 5% of the Plan's total investments: Fidelity Mid Cap Index Fund (12.8%), American Euro Pacific Growth Fund (6.1%), SPDR Bloomberg Convertible Fund (5.5%), Fidelity Large Cap Value Index Fund (5.9%) and Fidelity Large Cap Growth Index Fund (11.0%) and Fidelity International Index Fund (9.8%).

## NOTE 2 – CASH, CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

### *RISKS AND UNCERTAINTIES*

The investments of the Town and MPORT include securities, mutual funds and other investments which are exposed to various risks. Due to the level of risk associated with certain investments, it is at least reasonably possible that changes in the values of investments will occur in the near term and that such changes could materially affect the amounts reported in the accompanying financial statements. The value, liquidity, and related income of certain securities with contractual cash flows, such as asset-backed securities, collateralized mortgage obligations, commercial mortgage-backed securities and real estate funds or pooled funds investing in these securities or entities, are particularly sensitive to changes in economic conditions, including real estate value, delinquencies or defaults, or both, and may be adversely affected by shifts in the market's perception of the issuers and changes in interest rates.

## NOTE 3 - ACCOUNTS RECEIVABLE

Accounts receivable and allowance for uncollectible accounts at September 30, 2025, consist of the following:

| | Gross Accounts Receivable | Allowance For Doubtful Accounts | Net Receivable |
|---|---|---|---|
| **Governmental Activities / Funds** | | | |
| General Fund - Accounts | $ 2,274,168 | $ (5,400) | $ 2,268,768 |
| Nonmajor Governmental Funds | 4,164 | -- | 4,164 |
| **Total Governmental Activities / Funds** | 2,278,332 | (5,400) | 2,272,932 |
| **Business-type Activities / Enterprise Funds** | | | |
| Water System Fund - Utility accounts | 1,565,217 | (13,537) | 1,551,680 |
| Stormwater Fund - Utility accounts | 396,854 | (1,636) | 395,218 |
| **Total Business-type Activities / Enterprise Funds** | 1,962,071 | (15,173) | 1,946,898 |
| **Total Reported in the Statement of Net Position** | $ 4,240,403 | $ (20,573) | $ 4,219,830 |

Noncurrent receivables in the Proprietary Funds of $3,285,666 have no allowance for uncollectible accounts at September 30, 2025.

## NOTE 4 – NOTES RECEIVABLE

### *LAND SALE*

The Town has a note receivable from the Community Redevelopment Fund related to a parcel of land. During 2013, the Town closed on the sale of a parcel of land to a private owner and received a note receivable for a portion of the sales price. The note is non-interest bearing and is due in 177 monthly installments of $800 until fully paid. In lieu of cash payments on the note, the Town and the private owner agreed that the owner shall pay all ongoing costs associated with the operation and maintenance of a public restroom facility located on the property sold by the Town and the owner will receive a monthly credit of $800 against the promissory note. The note receivable balance was $26,087 at September 30, 2025.

## NOTE 5 – ADVANCES FROM/TO OTHER FUNDS

### *ADVANCES DUE FROM CRA*

The Town's General Fund and Capital Improvements Fund have advanced funds to the CRA for the purchase of property, construction of public improvements and redevelopment activities within the boundaries of the CRA. The Town and the CRA have entered into an interlocal agreement for the repayment of these advances to the General Fund and Capital Improvements Fund by the CRA, with interest at 3.0%, through the fiscal year ending September 30, 2027. The repayment of the advances ranges from approximately $1.1 million in 2026 to a final payment of $524,000 in 2027. The outstanding advances payable to the General Fund and Capital Improvements Fund totaled $1,308,899 and $255,815, respectively, at September 30, 2025 and are considered to be noncurrent because the repayments are not expected to be available under the modified accrual basis of accounting.

### *ADVANCE DUE FROM STORMWATER FUND*

In 2020, the Town's Water System Fund advanced funds in the amount of $5.7 million to the Stormwater Fund to be used for various capital improvement projects. The interfund loan agreement provides for the repayment of these advances to the Water System Fund by the Stormwater Fund, with interest at 2.3%, through the fiscal year ending September 30, 2034. Repayment of the advance will be made in annual payments of approximately $454,000, including principal and interest. The outstanding advance payable to the Water System Fund was $3,650,120 at September 30, 2025.

## NOTE 6 – CAPITAL ASSETS

The Town's capital asset activity for the year ended September 30, 2025, is summarized as follows:

| | Beginning Balances | Additions | Deletions | Reclassifications | Ending Balances |
|---|---|---|---|---|---|
| **Governmental Activities** | | | | | |
| Capital Assets Not Being Depreciated: | | | | | |
| Land | $ 48,362,544 | $ 2,104,325 | $ -- | $ 23,300 | $ 50,490,169 |
| Construction in progress | 2,550,596 | 3,951,898 | -- | (223,492) | 6,279,002 |
| Capital Assets Not Being Depreciated | 50,913,140 | 6,056,223 | -- | -- | 56,769,171 |
| Capital Assets Being Depreciated/Amortized: | | | | | |
| Buildings | 61,675,983 | 871,358 | -- | 40,625 | 62,587,966 |
| Improvements | 58,342,038 | 1,446,650 | -- | (423,771) | 59,364,917 |
| Machinery and equipment | 13,417,440 | 2,577,830 | (649,047) | -- | 15,346,223 |
| Infrastructure | 57,794,581 | 5,144,937 | -- | 583,338 | 63,522,856 |
| Subscription-based assets (Right-to-use-assets) | 3,490,151 | 58,779 | (67,838) | -- | 3,481,092 |
| Total Capital Assets Being Depreciated/Amortized | 194,720,193 | 10,099,554 | (716,885) | 200,192 | 204,303,054 |
| Less: Accumulated Depreciation/Amortization for: | | | | | |
| Buildings | (17,892,994) | (1,881,689) | -- | -- | (19,774,683) |
| Improvements | (31,320,588) | (1,670,490) | -- | 8,475 | (32,982,603) |
| Machinery and equipment | (8,668,830) | (1,220,729) | 616,418 | -- | (9,273,141) |
| Infrastructure | (31,542,864) | (1,888,207) | -- | (8,475) | (33,439,546) |
| Subscription-based assets (Right-to-use-assets) | (934,338) | (484,322) | 67,838 | -- | (1,350,822) |
| Total Accumulated Depreciation and Amortization | (90,359,614) | (7,145,437) | 684,256 | -- | (96,820,795) |
| Depreciable capital assets, net of accumulated depreciation/amortization | 104,360,579 | 2,954,117 | (32,629) | 200,192 | 107,482,259 |
| **Total Capital Assets, Net** | $ 155,273,719 | $ 9,010,340 | $ (32,629) | $ 200,192 | $ 164,251,430 |

## NOTE 6 – CAPITAL ASSETS (CONTINUED)

| | Beginning Balances | Additions | Deletions | Reclassifications | Ending Balances |
|---|---|---|---|---|---|
| **Business-type Activities** | | | | | |
| Capital Assets Not Being Depreciated: | | | | | |
| Land | $ 569,123 | $ -- | $ -- | $ -- | $ 569,123 |
| Construction in progress | 26,235,046 | 13,563,749 | -- | (12,707,274) | 27,091,521 |
| Total Capital Assets Not Being Depreciated | 26,804,169 | 13,563,749 | -- | (12,707,274) | 27,660,644 |
| Capital Assets Being Depreciated/Amortized: | | | | | |
| Building and plant | 110,576,485 | 1,066,543 | -- | 255,207 | 111,898,235 |
| Improvements | 255,788,577 | 7,910,235 | -- | 12,452,067 | 276,150,879 |
| Machinery and equipment | 35,997,734 | 1,053,300 | (417,433) | -- | 36,633,601 |
| Subscription-based assets (Right-to-use-assets) | 227,635 | 117,558 | (71,660) | -- | 273,533 |
| Total Capital Assets Being Depreciated/Amortized | 402,590,431 | 10,147,636 | (489,093) | 12,707,274 | 424,956,248 |
| Less: Accumulated Depreciation and Amortization for: | | | | | |
| Buildings and plant | (54,425,436) | (2,832,262) | -- | -- | (57,257,698) |
| Improvements | (110,149,818) | (3,689,728) | -- | -- | (113,839,546) |
| Machinery and equipment | (26,525,026) | (1,365,748) | 417,706 | -- | (27,473,068) |
| Subscription-based assets (Right-to-use-assets) | (156,724) | (86,172) | 71,660 | -- | (171,236) |
| Total Accumulated Depreciation and Amortization | (191,257,004) | (7,973,910) | 489,366 | -- | (198,741,548) |
| Depreciable capital assets, net of accumulated depreciation/amortization | 211,333,427 | 2,173,726 | 273 | 12,707,274 | 226,214,700 |
| **Total Capital Assets, Net** | $ 238,137,596 | $ 15,737,475 | $ 273 | $ -- | $ 253,875,344 |

## NOTE 6 – CAPITAL ASSETS (CONTINUED)

Depreciation and amortization expense was charged to functions/programs as follows:

| | |
|---|---|
| **Governmental Activities** | |
| General government | $3,827,695 |
| Public safety | 805,534 |
| Engineering and public works | 1,322,054 |
| Culture and recreation | 1,190,154 |
| **Total Governmental Activities Depreciation and Amortization Expense** | $7,145,437 |
| **Business-type Activities** | |
| Water system | $6,834,704 |
| Stormwater | 1,050,007 |
| Building | 89,199 |
| **Total Business-type Activities Depreciation and Amortization Expense** | $7,973,910 |

## NOTE 7 – NONCURRENT LIABILITIES

### *GOVERNMENTAL ACTIVITIES*

Changes in governmental activities noncurrent liabilities for the year September 30, 2025, are summarized as follows:

| | Beginning Balances | Additions | Deletions | Ending Balances | Due Within One Year |
|---|---|---|---|---|---|
| Governmental Obligation Bonds | | | | | |
| Series 2021 (Refunding Bonds) | $ 1,132,628 | $ -- | $ 1,132,628 | $ -- | $ -- |
| Series 2021 (Land Acquisition Debt) | 849,686 | -- | 849,686 | -- | -- |
| Note Payable | -- | 2,000,000 | -- | 2,000,000 | 2,000,000 |
| Subscription liability | 2,531,927 | 58,779 | 453,092 | 2,137,614 | 302,973 |
| Compensated absences | 4,250,045 | 494,702 | 331,894 | 4,412,853 | 310,120 |
| **Total Long-Term Debt** | 8,764,286 | $ 2,553,481 | $ 2,767,300 | 8,550,467 | $ 2,613,093 |
| Current maturities | (2,695,607) | | | (2,613,093) | |
| **Totals** | $ 6,068,679 | | | $ 5,937,374 | |

## NOTE 7 – NONCURRENT LIABILITIES (CONTINUED)

### *GOVERNMENTAL ACTIVITIES (CONTINUED)*

The debt service for the General Obligation Bonds is payable from ad valorem taxes. Compensated absences, pension liabilities and other postemployment benefits liabilities are generally liquidated by the General Fund from available non-ad valorem revenues. The tax increment incentive is payable by the CRA from taxes.

### *GENERAL OBLIGATION BONDS (REFUNDING BONDS) - SERIES 2021*

In September 2021, the Town issued $4,505,858 in General Obligation Bonds (Refunding Bonds), Series 2021 to advance refund the Series 2005 General Obligation Bonds. The proceeds of the Series 2021 Bonds were placed in irrevocable trust to purchase U.S. Government securities which were used, along with all interest earnings, for the sole purpose of paying future debt service on the refunded bonds. The Series 2021 General Obligation Refunding Bonds have an interest rate of 0.73%. The bonds require semiannual payments of interest starting January 1, 2022 and four annual payments of principal and interest commencing July 1, 2022 through maturity on July 1, 2025. The net cash flow savings was $169,761. The final payment was made during the fiscal year 2025.

### *GENERAL OBLIGATION BONDS (LAND ACQUISITION BONDS) - SERIES 2021*

In September 2021, the Town issued $3,380,000 in General Obligation Bonds (Land Acquisition Bonds), Series 2021 for the reimbursement for the purchase of land at 500 N. Delaware. The Land Acquisition Bonds have an interest rate of 0.74%. The bonds require semiannual payments of interest starting January 1, 2022 and four annual payments of principal and interest commencing July 1, 2022 through maturity on July 1, 2025. The final payment was made during the fiscal year 2025.

### *BOND RATINGS*

Standard & Poor's Rating Services rates the Town's outstanding general obligation bonds as AAA. Moody's Investor Service rates the Town's outstanding general obligation bonds as AAA. The bonds matured during the fiscal year.

## NOTE 7 – NONCURRENT LIABILITIES (CONTINUED)

### *NOTE PAYABLE*

The Town has entered into a short-term financing agreement with the Florida Local Government Finance Commission to issue commercial paper notes for the purpose of financing the cost of acquiring, constructing and equipping capital improvements related to the Jupiter Fire department. The amount of borrowing may not exceed $20,000,000. The note is collateralized by a pledge of non-ad valorem revenues. Interest is at a variable rate based on the Bank's loan rate (currently 2.7% at September 30, 2025). As of September 30, 2025, the amount borrowed by the Town was $2,000,000. See Note 14 – Other Matters.

### *SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS*

The Town has entered into various subscription-based information technology agreements for software programs. The agreements require annual payments varying from $10,682 to $334,389 over two to ten years with an interest rate of 2.31% to 3.31% and final payments due September 30, 2032. During the year ended September 30, 2025, principal and interest paid were $453,094 and $69,966 respectively. Future principal and interest payments as of September 30, 2025, are as follows:

| Fiscal Year Ending September 30 | Principal | Interest | Total |
|---|---|---|---|
| 2026 | $ 302,974 | $ 70,504 | $ 373,478 |
| 2027 | 298,022 | 60,571 | 358,593 |
| 2028 | 287,647 | 50,847 | 338,494 |
| 2029 | 297,165 | 41,328 | 338,493 |
| 2030 | 306,998 | 31,495 | 338,493 |
| 2031-2032 | 644,808 | 32,179 | 676,987 |
| **Total** | $ 2,137,614 | $ 286,924 | $ 2,424,538 |

Amounts of subscription assets by major classes of underlying assets were as follows as of the fiscal year ended September 30, 2025:

| Asset Class | Asset Value | Accumulated Amortization | Carrying Value |
|---|---|---|---|
| Software | $3,481,092 | $1,350,822 | $2,130,270 |

## NOTE 7 – NONCURRENT LIABILITIES (CONTINUED)

### *BUSINESS-TYPE ACTIVITIES*

Changes in business-type activities noncurrent liabilities for the fiscal year ended September 30, 2025, are summarized as follows:

| | Balance at Beginning of Year | Additions | Retirements | Balance at End of Year | Amounts Due Within One Year |
|---|---|---|---|---|---|
| Water revenue Bonds / Note Series 2013 | $ 7,910,500 | $ -- | $ 1,657,500 | $ 6,253,000 | $ -- |
| Subscription liability | 51,976 | 117,558 | 92,176 | 77,358 | 38,181 |
| Compensated absences | 991,160 | 136,235 | 18,950 | 1,108,445 | 144,900 |
| Total Long-Term Debt | 8,953,636 | $ 253,793 | $ 1,768,626 | 7,438,803 | $ 183,081 |
| Current maturities | (196,875) | | | (183,081) | |
| **Net Long-Term Debt** | $ 8,756,761 | | | $ 7,255,722 | |

### *WATER REVENUE REFUNDING BONDS - SERIES 2013*

On August 9, 2013, the Town issued $28,130,000 Water Revenue Refunding Bonds - Series 2013 (the "Series 2013 Bonds") to a financial institution to currently refund the outstanding principal balance of $6,155,000 on the Water Revenue Refunding Bonds - Series 2002 and $21,930,000 Water Revenue Refunding Bonds – Series 2003. The refunding resulted in an economic gain of $2,245,124 and reduced the total debt service payments by $8,481,910. The Series 2013 Bonds are payable from and collateralized by the proceeds from pledged net revenues of the water system (as defined in the note agreement) and connection charges. Interest on the Series 2013 Bonds is payable at 2.336% on each April 1 and October 1 and principal payments are due each October 1 through maturity on October 1, 2029. Upon occurrence of an event of default, the bank may declare the entire debt then remaining unpaid immediately due and payable and obligate the Town to cover all costs of collection and enforcement. During the period of default, the note shall bear interest at a rate of the lesser of 18% or the maximum rate permitted by law. Additionally, any acceleration of the note obligates the Town to a prepayment fee as determined by the bank.

**NOTE 7 – NONCURRENT LIABILITIES (CONTINUED)**

***WATER REVENUE REFUNDING BONDS - SERIES 2013 (CONTINUED)***

The debt service requirements of the Series 2013 Bonds are as follows:

| Fiscal Year Ending September 30 | Principal | Interest | Total |
|---|---|---|---|
| 2026 (*) | $ -- | $ 165,413 | $ 165,413 |
| 2027 | 1,617,000 | 127,171 | 1,744,171 |
| 2028 | 1,633,500 | 89,209 | 1,722,709 |
| 2029 | 1,644,500 | 50,926 | 1,695,426 |
| 2030 | 1,358,000 | 15,860 | 1,373,860 |
| **Total** | $ 6,253,000 | $ 448,579 | $ 6,701,579 |

(*) Payment made in September 2025 for principal and interest due on October 1, 2025.

***PLEDGED UTILITY REVENUE***

The Town has pledged the future net revenues (as defined in the bond resolutions and loan agreement, but generally customer revenues and connection charges, net of specified operating expenses) of the water utility system (the "System") to repay the outstanding revenue bonds and note issued to finance improvements to the System. The water revenue bonds and note are payable solely from the net revenues of the System through 2030. Annual principal and interest payments on the bonds and note are expected to require less than 30 percent of the System net revenues. Total principal and interest remaining to be paid on the water revenue bonds is $6,701,579 at September 30, 2025. Principal and interest paid on the water revenue bonds and net revenues of the System for 2025 were $1,842,271 and $17,161,675, respectively.

## NOTE 7 – NONCURRENT LIABILITIES (CONTINUED)

### *SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS*

The Town has entered into various subscription-based information technology agreements for software programs. The agreements require annual payments varying from $40,401 to $53,598 over two to three years with an interest rate ranging from 2.61% to 3.12%. and final payments due September 30, 2025. During the year ended September 30, 2025, principal and interest paid were $92,176 and $2,632 respectively. Future principal and interest payments as of September 30, 2024, are as follows:

| Fiscal Year Ending September 30, | Principal | Interest | Total |
|---|---|---|---|
| 2026 | $ 38,181 | $ 2,019 | $ 40,200 |
| 2027 | 39,177 | 1,023 | 40,200 |
| **Total** | $ 77,358 | $ 3,042 | $ 80,400 |

Amounts of subscription assets by major classes of underlying assets were as follows as of the fiscal year ended September 30, 2025:

| Asset Class | Asset Value | Accumulated Amortization | Carrying Value |
|---|---|---|---|
| Software | $ 273,533 | $ 171,236 | $ 102,297 |

### *DEFEASED BONDS*

The Town defeased certain general obligation bonds and revenue bonds by placing the proceeds of the new bonds in irrevocable trust accounts to provide for all future debt service payments on the defeased bonds. Accordingly, the trust account assets and the liability for the defeased bonds are not included in the Town's financial statements. At September 30, 2025, the outstanding principal of the defeased bonds considered extinguished under these funding arrangements is as follows:

| | |
|---|---|
| Water Revenue Bonds, Series 2003 | $ 10,930,000 |
| **Total Defeased Bonds** | $ 10,930,000 |

## NOTE 7 – NONCURRENT LIABILITIES (CONTINUED)

### *ANNUAL MATURITIES*

The aggregate maturities for all long-term debt of the Town at September 30, 2025 are as follows:

| Fiscal Year Ending September 30 | Principal | Interest | Total |
|---|---|---|---|
| 2026 (*) | $ -- | $ 165,413 | $ 165,413 |
| 2027 | 1,617,000 | 127,171 | 1,744,171 |
| 2028 | 1,633,500 | 89,209 | 1,722,709 |
| 2029 | 1,644,500 | 50,926 | 1,695,426 |
| 2030 | 1,358,000 | 15,860 | 1,373,860 |
| **Total** | $ 6,253,000 | $ 448,579 | $ 6,701,579 |

(*) Payment made in September 2025 for principal and interest due on October 1, 2025.

### *EVENTS OF DEFAULT*

The Town's failure to pay the principal or interest on debt when due or failure to observe and perform any covenant, condition, agreement or provision in any indenture applicable to the Town's various debt obligations, constitutes an event of default for the Town. In the event of a default, bondholders may sue to enforce their rights. In certain cases, in the event of a default, the interest rate may be increased.

## NOTE 8 – RESTRICTED ASSETS

Cash and investments held by the Town that are subject to externally imposed restrictions on their withdrawal and use for other than current operations are reported as restricted assets. Net position is restricted to the extent that restricted assets exceed the respective liabilities payable from restricted assets and any unspent bond proceeds.

## NOTE 8 – RESTRICTED ASSETS (CONTINUED)

Restricted investments and the related liabilities and restricted net position/fund balance of the governmental activities and governmental funds at September 30, 2025 are summarized as follows:

| | Restricted Investments, Cash and Cash Equivalents | Liabilities Payable From Restricted Assets | Unspent Debt Proceeds | Restricted Net Position/ Fund Balance |
|---|---|---|---|---|
| **Governmental Activities/Funds** | | | | |
| Restricted for: | | | | |
| Environmental land acquisition | $ 341,569 | $ -- | $ -- | $ 341,569 |
| Law enforcement | 1,000,000 | -- | -- | 1,000,000 |
| **Total** | $ 1,341,569 | $ -- | $ -- | $ 1,341,569 |

## NOTE 9 – INTERFUND TRANSACTIONS

Advances to/from other funds at September 30, 2025 are summarized as follows:

| Receivable Fund | Payable Fund | Amount |
|---|---|---|
| General Fund | Community Redevelopment Fund | $ 1,308,899 |
| Capital Improvements Fund | Community Redevelopment Fund | 255,815 |
| Water System Fund | Stormwater Fund | 3,650,120 |
| **Total** | | $ 5,214,834 |

The outstanding balances between funds generally result from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made. The amount payable by the Community Redevelopment Fund is for initial working capital and property received from the General Fund and approximately $1,056,000 of the balance is scheduled to be collected in the subsequent year. The amount payable by the Stormwater Fund is a loan from the Water System Fund for capital improvements and approximately $361,000 of the balance is scheduled to be collected in the subsequent year.

## NOTE 9 – INTERFUND TRANSACTIONS (CONTINUED)

Interfund transfer activity for the fiscal year ended September 30, 2025, is summarized as follows:

| Transfer To | Transfer From | Amount |
|---|---|---|
| General Fund | Nonmajor Governmental Funds | $ 2,044,258 |
| Capital Improvements Fund | General Fund | 3,035,459 |
| Capital Improvements Fund | Nonmajor Governmental Funds | 7,722,285 |
| Nonmajor Governmental Funds | General Fund | 2,958,512 |
| Water System Fund | American Rescue Plan Fund | 1,674,611 |
| Water System Fund | Capital Improvements Fund | 53,550 |
| Water System Fund | Stormwater Fund | 22,950 |
| Stormwater Fund | American Rescue Plan Fund | 386,046 |
| **Total** | | $17,897,671 |

Transfers were used to: (1) move revenue from the fund that is required to collect it to the fund that is required or allowed to expend it; and, (2) use excess revenue collected in certain funds to finance various programs and projects accounted for in other funds in accordance with budgetary authorizations.

## NOTE 10 – EMPLOYEE RETIREMENT PLANS

The Town of Jupiter administers one single-employer, defined benefit pension plan, the Municipal Police Officers' Retirement Trust ("MPORT"), which covers all sworn police officers. The Town also participates in the Florida Retirement System ("FRS") Pension Plan and the Retiree Health Insurance Subsidy ("HIS") Trust Fund, both of which are multiple-employer, cost-sharing, defined benefit public employee retirement plans administered by the State of Florida. FRS and HIS cover all Town employees, excluding sworn police officers covered by MPORT. The net pension liability/asset, deferred outflows/inflows of resources related to pensions and pension expense related to these retirement plans are summarized as follows at September 30, 2025:

| | MPORT | FRS | HIS | Total |
|---|---|---|---|---|
| **Net Pension Liability** | $ 7,778,443 | $ 13,778,569 | $ 6,253,834 | $ 27,810,846 |
| **Deferred Outflows/Inflows** | | | | |
| Deferred outflows of resources | $ 8,503,896 | $ 4,060,852 | $ 536,695 | $ 13,101,443 |
| Deferred inflows of resources | $ 11,281,752 | $ 2,425,705 | $ 1,694,740 | $ 15,402,197 |
| **Pension Expense** | $ 4,043,696 | $ 1,419,724 | $ 100,221 | $ 5,563,641 |

## NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)

### *MUNICIPAL POLICE OFFICERS' RETIREMENT TRUST ("MPORT")*

The Municipal Police Officers' Retirement Trust ("MPORT") is a single-employer, defined benefit pension plan. The plan is administered by the MPORT pension board consisting of five members, two of which are Town residents appointed by the Town Council; two of which are police officers elected by members of the MPORT; and, one person selected by a majority of the other four members and appointed by the Town Council. The Board has the ability to make recommendations on establishing and amending pension plan provisions which can only be authorized by the Town Council. When the Town Council adopted Ordinance 9-95 on March 21, 1995, participation in the plan became mandatory for all full-time police officers entering employment on or after April 1, 1995.

The MPORT issues a publicly available, stand-alone financial report. The MPORT financial report may be obtained by writing to the Finance Department, Town of Jupiter, 210 Military Trail, Jupiter, Florida 33458 or by calling (561) 746-5134. Membership in the MPORT was comprised of the following at October 1, 2025, the date of the latest actuarial valuation:

| | |
|---|---|
| Active employees | 93 |
| Retirees and beneficiaries receiving benefits | 87 |
| DROP participants | 23 |
| Inactive employees | 1 |
| **Total Members** | 204 |

The Town is required to contribute an actuarially determined amount necessary to pay the annual normal cost of the plan plus the additional amount needed to amortize any unfunded accrued liability. Members hired prior to March 6, 2012, are referred to as "Tier One" employees and members hired on or after March 6, 2012, are referred to as "Tier Two" employees. Contributions by Plan members and the Town are established and may be amended by Town ordinance. Tier one employees, are required to contribute 8.78% of salary effective October 1, 2012; 9.25% of salary effective October 1, 2014; and, 10.00% of salary effective October 1, 2015. Tier Two employees are required to contribute 10.00% of salary. Pursuant to Florida Statutes, Chapter 185, the State collects a tax on insurance premiums for property and casualty coverage and annually remits a contribution to the MPORT. Administrative costs of the MPORT are financed through investment earnings.

## NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)

### *RETIREMENT AND OTHER BENEFITS*

The MPORT provides retirement, death, and disability benefits for its members. Tier One employees may retire with normal benefits after the earlier of: (1) age 60; (2) age 55 with 10 years of credited service; or (3) when the total of the member's age, computed in terms of full months, plus the member's credited service, computed in terms of full months, equals 780 months. Tier Two employees may retire with normal benefits after the earlier of: (1) age 55 with 10 years of credited service; or (2) when the total of the member's age, computed in terms of full months, plus the member's credited service, computed in terms of full months, equals 840 months and the member has 25 years of credited service.

Normal retirement benefits are 3.0% (2.75% for Tier Two employees) of the member's average monthly salary multiplied by years of credited service at the normal retirement date (limited to 25 years for Tier Two employees). Average monthly salary for purposes of calculating benefits is the average of covered salary over the highest three years out of the last ten years of credited service. Reduced early retirement benefits are available once a member reaches age 50 and accumulates 10 years of credited service.

The early retirement benefit for Tier One employees is equal to the accrued benefit reduced by 3.0%, multiplied by the number of years by which the starting date of the benefit precedes age 55. For Tier Two employees, the early retirement benefit is equal to the accrued benefit reduced by 3.0% for every 24 months by which the starting date of the benefit precedes 840 months. The accrued benefit is that portion of a member’s normal retirement benefit earned at any point in time. A supplemental benefit of $100 per month is available for members, plus for members who retire on or after October 1, 2001, a monthly benefit equal to the lesser of (1) $150 or (2) the greater of (a) $30 and (b) $5 multiplied by credited service. The supplemental benefit is reduced for early retirement. Members in DROP are not eligible to receive supplemental benefits until their DROP participation ends.

Eligibility for disability benefits begins from the member's date of hire. The amount of the monthly benefit due to a total and permanent disability is: (1) the greater of (a) 60% of the covered salary at the time of the member's disability or (b) the monthly income payable for ten years certain that can be provided by the single sum value of the member’s accrued benefit; plus (2) the supplemental benefit. This benefit is payable until the member's death or recovery. Effective March 6, 2012, members with a disability not incurred in the line of duty are eligible for Disability Retirement benefits after completion of 10 years of service.

## NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)

### *DEFERRED RETIREMENT OPTION PLAN ("DROP")*

Tier One Members are eligible to enter DROP at the Tier One Normal Retirement Date. Tier Two Members are eligible to enter DROP the first of the month coincident with or next following the earlier of: (1) the Tier Two Normal Retirement Date, or, (2) 22 years of Credited Service regardless of age with no reduction in the Tier Two Accrued Benefit for DROP entry prior to the Tier Two Normal Retirement Date.

The Accrued Benefit is frozen at DROP entry and accumulates in DROP. Participants in DROP are not eligible for death or disability benefits. The Supplemental Benefit is not payable while a Member is in DROP. The maximum DROP participation duration was extended from 5 years to 8 years effective March 6, 2012. Members in the DROP on March 6, 2012 were allowed to elect the 8 year DROP by agreeing to pay contributions at the employee contribution rate in effect at DROP entry for the remainder of the initial 5 years of DROP participation with 1/3 of these contributions credited to the members' DROP account. None of the members in DROP on March 6, 2012 exercised this option.

For Tier One members who enter DROP after March 6, 2012, employee contributions continue at the rate in effect on the date of entry into DROP for the first four years of DROP participation with 1/3 of these contributions credited to the members' DROP account. For Tier Two DROP entrants, employee contributions continue for all years of DROP participation with 1/4 of these contributions credited to the members' DROP account. Tier Two maximum DROP participation is based on creditable years of service.

The balance of amounts held under DROP was $10,055,754 at September 30, 2025.

## NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)

### *SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES*

The financial statements of the MPORT are prepared using the economic resources measurement focus and the accrual basis of accounting. Employee and employer contributions are recognized in the period in which employee services are performed. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. Other expenses are recognized when the corresponding liabilities are incurred. Investment income is recognized as revenue when earned. Investments are reported at fair value, except for money market mutual funds which are reported at amortized cost, and are classified as investments in the financial statements. Investment securities are valued at the closing price reported on the national exchange on which the individual securities are actively traded. Securities that are not actively traded are valued using a matrix pricing technique based on the securities' relationship to quoted benchmark prices. Net asset values of commingled real estate funds are determined by the fund managers using the fair values of the underlying investments of the fund. Net appreciation or depreciation in the fair value of investments includes the difference between the fair value and cost of the investments held, as well as the net realized and unrealized gains and losses for securities sold during the period. Interest and dividend income are recognized on the accrual basis when earned. Purchases and sales of investments are recorded on a trade date basis. Investment earnings are reduced for investment related expenses, such as management fees, portfolio evaluation and custodial services. Benefit payments, including refunds of employee contributions, are recognized when due and payable in accordance with the benefit terms.

### *INVESTMENT POLICY*

The policy in regard to the allocation of invested assets is established and may be amended by a majority vote of the Board of the MPORT. It is the policy of the MPORT Board to pursue an investment strategy that reduces risk through the prudent diversification of the investment portfolio across a broad selection of distinct asset classes. The investment policy of the MPORT discourages the use of cash equivalents, except for liquidity purposes, and aims to refrain from dramatically shifting asset class allocations over short time spans. There were no changes in the investment policy of the MPORT for the fiscal year ended September 30, 2025.

## NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)

### *INVESTMENT POLICY (CONTINUED)*

The asset allocation policy adopted by the MPORT Board at September 30, 2025 was as follows:

| Asset Class | |
|---|---|
| Domestic equity | 37% |
| International equity | 15% |
| Convertible equity | 5% |
| Fixed income | 24% |
| Private real estate | 5% |
| Alternatives | 10% |
| Real estate investment trusts (REITs) | 3% |
| Cash | 1% |
| **Total** | 100% |

### *RATE OF RETURN*

For the year ended September 30, 2025, the annual money-weighted rate of return on MPORT's investments, net of investment expenses, was 10.1%. The money-weighted rate of return expresses investment performance, net of investment expenses, adjusted for the changing amounts actually invested.

## NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)

### *NET PENSION LIABILITY*

The components of the net pension liability for MPORT for the most recent actuarial valuation as of October 1, 2025, as reported by the actuary in the September 30, 2025 Supplement, were as follows:

| | |
|---|---|
| Total pension liability | $ 129,119,996 |
| Less plan fiduciary net position | (121,341,553) |
| **Net Pension Liability** | $ 7,778,443 |
| **Plan Fiduciary Net Position as a Percentage of the Total Pension Liability** | 94.0% |

### *ACTUARIAL ASSUMPTIONS*

The net pension liability of the MPORT was determined by an actuarial valuation as of October 1, 2025, as reported by the actuary in the September 30, 2025 Supplement, using the following significant actuarial assumptions:

| | |
|---|---|
| Actuarial cost method | Entry Age Normal |
| Amortization method | Level dollar |
| Amortization period | 20 years |
| Asset valuation method | 5 year smoothed fair value |
| Investment rate of return (net of expenses, with inflation) | 7.0% |
| Payroll growth | 0.0% |
| Projected salary increases attributable to: | |
| Salary increases, including inflation | 5.00% - 12.27% |
| Inflation | 2.00% |
| Cost of living adjustments | 3.0% |
| Mortality rates | Florida Retirement System Special Risk Employees' tables |

## NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)

### *CHANGES IN ACTUARIAL ASSUMPTIONS*

There were no changes in the actuarial assumptions used in the October 1, 2025 actuarial valuation of the Plan from the prior actuarial valuation.

### *LONG-TERM EXPECTED RATE OF RETURN*

The long-term expected rate of return on investments of the MPORT was determined using a building block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce a long-term expected rate of return of 7.0% by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plans' target allocation as of September 30, 2025 (see the discussion of the pension plan's investment policy) are summarized in the following table:

| Asset Class | |
|---|---|
| Domestic equity | 7.8% |
| International equity | 3.8% |
| Convertible equities | 6.3% |
| Alternatives | 5.0% |
| Fixed Income | 1.8% |
| Real estate investment trusts (REITs) | 7.0% |
| Private real estate | 5.4% |
| Cash | 0.0% |

### *DISCOUNT RATE*

The discount rate used to measure the total pension liability was 7.0% and was based on the expected rate of return on investments of the plan. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rates and that Town contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the MPORT's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members.

## NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)

### *DISCOUNT RATE (CONTINUED)*

Therefore, the long-term expected rate of return on investments of the pension plan was applied to all periods of projected benefit payments to determine the projected total pension liability.

### *CHANGES IN THE NET PENSION LIABILITY*

The changes in the MPORT net pension liability were as follows for the year ended September 30, 2025:

| | Increase (Decrease) | | |
|---|---|---|---|
| | Total Pension Liability | Plan Fiduciary Net Position | Net Pension Liability |
| **Balances at October 1, 2024** | $ 122,539,900 | $ 114,076,432 | $ 8,463,468 |
| Changes for the current year: | | | |
| Service cost | 3,040,499 | -- | 3,040,499 |
| Interest | 8,475,484 | -- | 8,475,484 |
| Benefit change | 528,091 | -- | 528,091 |
| Difference between expected and actual experience | 1,077,155 | -- | 1,077,155 |
| Change of assumptions | 2,462,972 | -- | 2,462,972 |
| Contributions - Town | -- | 3,084,324 | (3,084,324) |
| Contributions - State of Florida | | 1,139,336 | (1,139,336) |
| Contributions - employee | -- | 1,282,308 | (1,282,308) |
| Net investment income | -- | 10,931,894 | (10,931,894) |
| Benefit payments, including refunds of member contributions | (9,004,105) | (9,004,105) | -- |
| Administration expenses | -- | (168,636) | 168,636 |
| **Net Changes** | 6,580,096 | 7,265,121 | (685,025) |
| **Balances at September 30, 2025** | $ 129,119,996 | $ 121,341,553 | $ 7,778,443 |

## NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)

### *SENSITIVITY OF THE NET PENSION LIABILITY TO CHANGES IN THE DISCOUNT RATE*

Sensitivity of the Net Pension Liability to Changes in the Discount Rate: The following table presents the net pension liability of the MPORT, calculated using the discount rate of 7.0%, as well as what the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.0%) or one percentage point higher (8.0%) than the current rate:

| | 1.0% Decrease (6.00%) | Current Discount Rate (7.0%) | 1.0% Increase (8.0%) |
|---|---|---|---|
| Net pension liability (asset) | $21,786,833 | $ 7,778,443 | $ (3,825,255) |

### *PENSION EXPENSE AND DEFERRED INFLOWS/OUTFLOWS OF RESOURCES RELATED TO PENSIONS*

For the fiscal year ended September 30, 2025, the Town recognized pension expense of $4,043,696 for the MPORT. At September 30, 2025, the Town reported deferred inflows/outflows of resources related to the MPORT pensions from the following sources:

| Police Officers Pension Plan | Deferred Outflows | Deferred Inflows |
|---|---|---|
| Differences between expected and actual experience | $ 1,101,851 | $ 9,102 |
| Net difference between projected and actual investment earnings on pension plans | 5,554,816 | 11,272,650 |
| Change of assumptions | 1,847,229 | -- |
| **Balances at September 30, 2025** | $ 8,503,896 | $11,281,752 |

## NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)

### *PENSION EXPENSE AND DEFERRED INFLOWS/OUTFLOWS OF RESOURCES RELATED TO PENSIONS (CONTINUED)*

Amounts reported as deferred inflows/outflows of resources related to pensions will be recognized in pension expense as follows:

| Fiscal Year Ending September 30 | Amount |
|---|---|
| 2025 | $ 3,055,464 |
| 2026 | (2,793,338) |
| 2027 | (2,417,032) |
| 2028 | (622,950) |
| **Total** | $ (2,777,856) |

### *STATE OF FLORIDA PENSION PLANS*

All regular, full-time employees of the Town, except police officers, are required to participate in the Florida Retirement System (FRS) Pension Plan and the Retiree Health Insurance Subsidy (HIS) Trust Fund administered by the Florida Department of Management Services, Division of Retirement. FRS and HIS are cost-sharing, multiple-employer defined benefit pension plans with approximately 1,000 participating employers. FRS and HIS were established and are administered in accordance with Chapter 121 and Section 112.363, Florida Statutes, respectively.

FRS includes a DROP available for eligible employees. Retirees receive a lifetime pension benefit with joint and survivor payment options. FRS membership is compulsory for employees filling regularly established positions in a state agency, county agency, state university, state community college, or district school board, unless restricted from FRS membership under sections 121.053 and 121.122, Florida Statutes, or allowed to participate in a defined contribution plan in lieu of FRS membership. Participation is optional for cities, municipalities, special districts, charter schools and metropolitan planning organizations.

## NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)

### *STATE OF FLORIDA PENSION PLANS (CONTINUED)*

HIS membership is optional and available to all retirees under the state-administered retirement system, provided the retiree provides proof of health insurance coverage, which can include Medicare.

Participation is compulsory for cities, municipalities, special districts, charter schools and metropolitan planning organizations that participate in FRS.

### *BENEFITS PROVIDED*

FRS provides retirement, survivor and disability benefits to plan members and beneficiaries. Pension benefits of FRS are established by Florida Statutes, Chapter 121, and may be amended by the Florida Legislature. Retirement benefits are computed on the basis of age and/or years of service, average final compensation and service credit. Members initially enrolled on or after July 1, 2001 through June 30, 2011, vest after six years of creditable service. Members initially enrolled on or after July 1, 2011, vest after eight years of creditable service. HIS provides retirees and beneficiaries a monthly benefit equal to the number of years of creditable service completed at the time of retirement multiplied by $5. The monthly benefit payment is established by Section 112.363, Florida Statutes and is at least $30, but not more than $150.

### *TOWN CONTRIBUTIONS*

FRS members are required to contribute 3.0% of their annual covered payroll and no contribution is required for HIS members. Participating governments, including the Town, contribute to FRS at actuarially determined rates for various classes of employees, which are presently 12.03% of annual covered payroll for employees covered in the regular class, 31.24% for senior management class, 33.19% for special risk class, 52.57% for elected officials and 20.02% for employees covered in the FRS DROP program. Participating governments, including the Town, also contribute to HIS based on a percentage of gross compensation for all active FRS members, which is presently 2.00%. The Town's contributions to FRS and HIS for the fiscal year ended September 30, 2025 were $3,191,457, which was equal to 100% of the required contributions for the year.

## NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)

### *FUNDING POLICY*

FRS funding policy provides for monthly employer contributions at actuarially determined rates that, expressed as percentages of annual covered payroll, are adequate to accumulate sufficient assets to pay benefits when due based upon plan assumptions. HIS uses a pay-as-you-go funding policy based on monthly employer contributions at a flat percentage of gross compensation for all active FRS members. Employer and employee contribution rates are established by State law as a level percentage of payroll. Employer contribution rates are determined using the entry-age actuarial cost method. The consulting actuary recommends rates based on the annual valuation, but actual contribution rates are established by the Florida Legislature.

### *PUBLICLY AVAILABLE FINANCIAL REPORT*

The State of Florida issues a publicly available financial report for FRS and HIS that includes financial statements and required supplementary information. The complete financial report is available on the Publications page of the Division of Retirement's website at www.frs.myflorida.com or by writing to the Research and Education Section at P.O. Box 9000, Tallahassee, Florida, 32315-9000 or by calling toll free 877-377-1737 or 850-488-5706.

### *SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES*

The financial statements of FRS and HIS are prepared using the economic resources measurement focus and the accrual basis of accounting. Employee contributions are recognized in the period of time for which the contributions are assessed. Employer contributions are recognized in the period in which employee services are performed. Benefit payments, including refunds of employee contributions, are recognized when due and payable in accordance with the terms of FRS and HIS. Other expenses are recognized when the corresponding liabilities are incurred. Investment income is recognized as revenue when earned. Investments are reported at fair value and are managed by external investment managers. The independent investment custodian for FRS and HIS determines the fair value of securities using various third party pricing sources. For private market investments, where no readily ascertainable market value exists, fair values are based on net asset value (capital account balance) provided by investment managers at the closest available reporting period

## NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)

### *SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)*

and adjusted for subsequent contributions and distributions. The net appreciation (depreciation) in fair value of investments is recorded as an increase (decrease) to investment income based on the valuation of investments. Investment earnings are net of investment related expenses, such as management fees, portfolio evaluation and custodial services. For purposes of measuring the net pension liability, deferred inflows/outflows of resources related to pensions, and pension expense, information about the fiduciary net position of FRS and HIS and the additions to/deductions from the fiduciary net position have been determined on the same basis as they are reported by FRS and HIS.

### *PAYABLES TO FRS AND HIS*

There were no amounts payable to FRS or HIS by the Town at September 30, 2025.

### *PENSION LIABILITIES, PENSION EXPENSE, AND DEFERRED INFLOWS/OUTFLOWS OF RESOURCES RELATED TO FRS AND HIS PENSIONS*

At September 30, September 30, 2025, the Town reported a liability of $13,778,569 and $6,253,834 for its proportionate share of the net pension liability of FRS and HIS, respectively. The net pension liability of each plan was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability of the FRS plan was determined by an actuarial valuation as of July 1, 2025 and the net pension liability of the HIS plan was determined by an actuarial valuation as of July 1, 2024. The Town's proportion of the net pension liability was based on a projection of the Town's long-term share of contributions to the pension plan relative to the projected contributions of all participating governments, as actuarially determined. At June 30, 2025, the Town's FRS proportion was 0.044396682 percent, which was an decrease of 0.000608446 percent from its proportion measured as of June 30, 2024 and the HIS proportion was 0.048791587 percent, which was an increase of 0.002167246 percent from its proportion measured as of June 30, 2024.

## NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)

### *PENSION LIABILITIES, PENSION EXPENSE, AND DEFERRED INFLOWS/OUTFLOWS OF RESOURCES RELATED TO FRS AND HIS PENSIONS (CONTINUED)*

For the year ended September 30, 2025, the Town recognized pension expense of $1,519,945 for FRS and HIS. At September 30, 2025, the Town reported deferred outflows and inflows of resources related to FRS pensions from the following sources:

| | Deferred Outflows | Deferred Inflows |
|---|---|---|
| Differences between expected and actual experience | $ 1,471,696 | $ -- |
| Changes in assumptions | 1,600,050 | -- |
| Net difference between projected and actual investment earnings on pension plan investments | -- | 2,300,471 |
| Changes in proportion and differences between employer contributions and proportional share of contributions | 217,091 | 125,234 |
| Town contributions subsequent to the measurement date | 772,015 | -- |
| **Total** | $ 4,060,852 | $ 2,425,705 |

At September 30, 2025, the Town reported deferred outflows and inflows of resources related to HIS pensions from the following sources:

| | Deferred Outflows | Deferred Inflows |
|---|---|---|
| Differences between expected and actual experience | $ 37,331 | $ 9,920 |
| Changes in assumptions | 55,353 | 1,512,642 |
| Net difference between projected and actual investment earnings on pension plan investments | -- | 5,205 |
| Changes in proportion and differences between employer contributions and proportional share of contributions | 320,229 | 166,973 |
| Town contributions subsequent to the measurement date | 123,782 | -- |
| **Total** | $ 536,695 | $ 1,694,740 |

**NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)**

***PENSION LIABILITIES, PENSION EXPENSE, AND DEFERRED INFLOWS/OUTFLOWS OF RESOURCES RELATED TO FRS AND HIS PENSIONS (CONTINUED)***

Deferred outflows of resources related to FRS and HIS pensions of $895,797 resulting from Town contributions subsequent to the measurement date of June 30, 2025, but prior to September 30, 2025, will be recognized as a reduction of the net pension liability in the subsequent year. Other amounts reported as deferred inflows/outflows of resources related to pensions will be recognized in pension expense as follows:

| Fiscal Year Ending September 30 | FRS Amount | HIS Amount |
|---|---|---|
| 2026 | $ 2,248,198 | $ (291,038) |
| 2027 | (381,415) | (353,483) |
| 2028 | (578,403) | (293,571) |
| 2029 | (455,866) | (230,193) |
| 2030 | 15,310 | (139,086) |
| Thereafter | 15,308 | 25,544 |
| **Total** | $ 863,132 | $ (1,281,827) |

## NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)

### *ACTUARIAL ASSUMPTIONS*

The total pension liability for FRS and HIS was determined using the following actuarial assumptions, applied to all periods included in the measurement:

| | FRS | HIS |
|---|---|---|
| Valuation date | July 1, 2025 | July 1, 2024 |
| Measurement date | June 30, 2025 | June 30, 2025 |
| Actuarial cost method | Individual Entry Age | Individual Entry Age |
| Amortization method | Level percent of pay, closed | Level percent of pay, closed |
| Amortization period | 18/30 years | 23/30 years |
| Asset valuation method | 5 year smoothed | Fair value |
| Discount rate | 6.70% | 5.20% |
| Inflation | 2.40% | 2.40% |
| Salary increases, including inflation | 3.50% | 3.50% |
| Long-term expected rate of return, net of investment expenses | 6.70% | N/A |
| Municipal bond rate | N/A | 5.20% |
| Cost of living adjustments | 3% pre-July 2011, 0% thereafter | N/A |
| Mortality rates | PUB-2010 base table with Scale MP-2021 | PUB-2010 base table with Scale MP-2021 |

The actuarial assumptions that determined the total pension liability as of June 30, 2025, were based on the results of an actuarial experience study for the period July 1, 2018 to June 30, 2023.

Changes in Actuarial Assumptions: The municipal bond rate for HIS was increased from 3.93% for 2024 to 5.20% for 2025.

## NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)

### *LONG-TERM EXPECTED RATE OF RETURN*

The long-term expected rate of return on FRS investments was determined using a building block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return of 6.7% by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class are as follows:

| Asset Class | Long-Term Real Rate of Return |
|---|---|
| Cash | 3.2% |
| Fixed income | 5.5% |
| Global equity | 8.5% |
| Real estate | 8.4% |
| Private equity | 12.4% |
| Strategic investments | 6.5% |

### *DISCOUNT RATE*

The discount rate used to measure the total pension liability of FRS at June 30, 2025 was 6.70% for FRS and 5.20% for HIS. The FRS discount rate was based on the expected rate of return on FRS investments. The HIS discount rate was based on the municipal bond rate which was 5.20%, based on an index rate for 20-year tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rates and that member contributions will be made at rates equal to the difference between actuarially determined contribution rates and the employee rate. Based on those assumptions, the fiduciary net position of FRS was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on investments of FRS was applied to all periods of projected benefit payments to determine the projected total pension liability. Because HIS uses a pay-as-you-go funding structure, a municipal bond rate of 5.20% was used to determine the total pension liability.

## NOTE 10 – EMPLOYEE RETIREMENT PLANS (CONTINUED)

### *DISCOUNT RATE (CONTINUED)*

Sensitivity of the Town's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate: The following table presents the Town's proportionate share of the net pension liability of FRS and HIS at June 30, 2025, calculated using the current discount rate, as well as what the Town's proportionate share of the net pension liability/asset would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

| FRS | | | HIS | | |
|---|---|---|---|---|---|
| 1% Decrease (5.70%) | Current Discount Rate (6.70%) | 1.0% Increase (7.70%) | 1% Decrease (4.20%) | Current Discount Rate (5.20%) | 1.0% Increase (6.20%) |
| $ 27,040,228 | $ 13,778,569 | $ 2,660,185 | $ 7,052,205 | $ 6,253,834 | $ 5,584,255 |

### *PENSION PLAN FIDUCIARY NET POSITION*

Detailed information about the fiduciary net position of FRS is available in the separately issued FRS financial report, which is available on the Publications page of the Division of Retirement's website at www.frs.myflorida.com.

## NOTE 11 – POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB)

### *DESCRIPTION OF THE PLAN*

The Town administers a single-employer defined benefit health care plan (the "Plan") that provides health care benefits to eligible retired employees and their beneficiaries. The Town Council has the authority to establish and amend the premiums for and the benefit provisions of the Plan. The Plan is financed on a "pay-as-you-go" basis and is not administered as a formal qualifying trust. The Plan does not issue a publicly available financial report.

## NOTE 11 – POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)

### *DESCRIPTION OF THE PLAN (CONTINUED)*

The Town is required by Florida Statute 112.0801 to allow retirees to buy healthcare coverage at the same group insurance rates that current employees are charged, resulting in an implicit healthcare benefit. The State of Florida prohibits the Plan from separately rating retirees and active employees. The Plan therefore charges both groups an equal, blended rate premium. Although both groups are charged the same blended rate premium, GAAP requires the actuarial figures to be calculated using age adjusted premiums approximating claim costs for retirees separate from active employees. The use of age adjusted premiums results in the addition of the implicit rate subsidy into the actuarial accrued liability. Plan members receiving benefits contribute 100% of the monthly premium ranging from a minimum of $1,060 for single coverage to a maximum of $3,213 for family coverage.

### *PLAN MEMBERSHIP*

Membership in the Plan was comprised of the following at September 30, 2025, the date of the most recent actuarial valuation:

| | |
|---|---|
| Active employees | 403 |
| Retirees and beneficiaries receiving benefits | 19 |
| Inactive employees | -- |
| **Total Members** | 422 |

### *TOTAL OPEB LIABILITY*

The Town's total OPEB liability of $1,341,025 was measured as of September 30, 2025, and was determined by an actuarial valuation dated October 1, 2025.

## NOTE 11 – POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)

### *ACTUARIAL METHODS AND SIGNIFICANT ASSUMPTIONS*

The actuarial methods and significant assumptions used to determine the Town's total OPEB liability for the current year are summarized as follows:

| | |
|---|---|
| Valuation date | October 1, 2025 |
| Actuarial cost method | Entry Age Normal |
| Port-retirement benefit increases | None |
| Healthcare cost trend rates | 6.2% per year initially, reduced annually by an ultimate rate of 4.1% |
| Amortization method | Level Percent of Projected Salary - Closed |
| Remaining amortization period | 6.1 years |
| Asset valuation method | N/A[1] |
| Actuarial assumptions: | |
| Discounted rate | 4.50%[2] |
| Projected salary increases | 3.50% |
| Mortality rates | PUB - 2010 mortality table with generational scale MP - 2021 |

(1) The plan is funded on a pay-as-you-go basis and is not administered as a formal qualifying trust. There were no plan assets as of September 30, 2025, the date of the most recent actuarial valuation.

(2) Since there are currently no invested plan assets held in trust to finance the OPEB obligation, the discount rate is the long-term expected rate of return on tax-exempt, high quality municipal bonds based on the *Bond Buyer 20-Bond GO Index* .

## NOTE 11 – POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)

### *CHANGES IN THE TOTAL OPEB LIABILITY*

The changes in the total OPEB liability were as follows for the year ended September 30, 2025:

| | |
|---|---|
| **Total OPEB Liability at October 1, 2024** | $ 1,189,477 |
| **Changes for the Current Year** | |
| Service cost | 68,959 |
| Interest | 49,472 |
| Difference between expected and actual experience | 66,848 |
| Change in assumptions or other inputs | 46,919 |
| Benefit payments | (80,650) |
| **Net Changes** | 151,548 |
| **Total OPEB Liability at September 30, 2025** | $ 1,341,025 |

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate: The following table presents the total OPEB liability of the Town calculated using the current discount rate of 4.50%, as well as what the total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (3.50%) or one percentage point higher (5.50%) than the current rate:

| 1% Decrease (3.50%) | Current Discount Rate (4.50%) | 1.0% Increase (5.50%) |
|---|---|---|
| $ 1,450,206 | $ 1,341,025 | $ 1,241,858 |

## NOTE 11 – POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)

### *CHANGES IN THE TOTAL OPEB LIABILITY*

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rate: The following table presents the total OPEB liability of the Town calculated using the current healthcare cost trend rate of 6.0% decreasing to 4.5%, as well as what the total OPEB liability would be if it were calculated using a healthcare cost trend rate that is one percentage point lower (5.0% decreasing to 3.5%) or one percentage point higher (7.0% decreasing to 5.5%) than the current rate:

| 1% Decrease (5.0% decreasing to 3.5%) | Current Trend Rate (6.0% decreasing to 4.5%) | 1.0% Increase (7.0% decreasing to 5.5%) |
|---|---|---|
| $ 1,211,945 | $ 1,341,025 | $ 1,492,409 |

### *OPEB EXPENSE AND DEFERRED INFLOWS/OUTFLOWS OF RESOURCES RELATED TO OPEB*

For the fiscal year ended September 30, 2025, the Town recognized OPEB expense of $111,066. At September 30, 2025, the Town reported deferred inflows/outflows of resources related to OPEB from the following sources:

| | Deferred Outflows | Deferred Inflows |
|---|---|---|
| Differences between expected and actual experience | $ 72,215 | $ 1,000,808 |
| Changes in assumptions or other inputs | 137,369 | 161,979 |
| **Total** | $ 209,584 | $ 1,162,787 |

## NOTE 11 – POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)

### *OPEB EXPENSE AND DEFERRED INFLOWS/OUTFLOWS OF RESOURCES RELATED TO OPEB (CONTINUED)*

Amounts reported as deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

| Fiscal Year Ending September 30 | Amount |
|---|---|
| 2025 | $ (229,497) |
| 2026 | (229,497) |
| 2027 | (223,442) |
| 2028 | (195,392) |
| 2029 | (96,063) |
| Thereafter | 20,688 |
| **Total** | $ (953,203) |

## NOTE 12 – RISK MANAGEMENT

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Town is also subject to risk of loss arising in the ordinary course of business, including, but not limited to, claims for damages for personal injuries, employment-related claims, and breach of contract. Commercial insurance is purchased for certain specialized insurance coverages, including, but not limited to property, equipment, general liability, automobile, professional liability, and workers compensation. The Town uses the General Fund to account for all commercial insurance and retained risks of loss.

**NOTE 12 – RISK MANAGEMENT (CONTINUED)**

On January 1, 2015, the Town entered into a partially self-insured health plan with a third-party administrator. The Town is partially self-insured up to a stop loss of $200,000 per claim and has purchased excess insurance for claims exceeding the stop loss for individual and aggregate claims from Blue Cross and Blue Shield of Florida.

The Town has recorded a claims liability of $271,345 (all current) at September 30, 2025. This claims liability reflects claims development for group health insurance. The liability falls within the actuarially determined range, from a valuation for all claims based upon the date the loss was incurred and includes a provision for claims incurred but not yet reported (IBNR).

The result of the process to estimate the claims liability is not an exact amount as it depends on many complex factors, such as inflation, changes in legal doctrines, and damage awards. Accordingly, claims are reevaluated annually to consider the effects of inflation, recent claim settlement trends (including frequency and amount of payouts), and other economic and social factors. The estimate of the claims liability also includes amounts for incremental claim adjustment expenses related to specific claims and other claim adjustment expenses regardless of whether allocated to specific claims. Estimated recoveries, such as those from subrogation, are also considered in the claims liability estimate. The following summarizes the claims liability activity for 2025:

| Fiscal Year Ended September 30, | Beginning | Claims Expense | Claims Paid | Ending |
|---|---|---|---|---|
| 2024 | $ 235,719 | $ 4,752,516 | $ (4,760,344) | $ 227,891 |
| 2025 | 227,891 | 4,643,612 | (4,600,158) | 271,345 |

For each of the past three years, there have been no settlements that have exceeded the Town's insurance coverage. The claims liability at September 30, 2025 was all current.

## NOTE 12 – RISK MANAGEMENT (CONTINUED)

As a political subdivision of the State of Florida, the Town has sovereign immunity under the Florida Constitution for tort actions. Therefore, in accordance with Chapter 768.28 Laws of Florida, the Town is not liable to pay a claim or judgment, or any portions thereof, which when totaled with all other claims or judgments paid by the State or its agencies or subdivisions arising out of the same incident or occurrence, exceeds the aggregate sum of $300,000. Chapter 768.28 also provides that judgments may be claimed or rendered in excess of these limits; however, these amounts must be reported to and approved by the Florida Legislature.

## NOTE 13 – COMMITMENTS AND CONTINGENCIES

### *CONTRACT COMMITMENTS*

The Town has uncompleted construction contracts for the Town's municipal complex, improvements to the water system, infrastructure and other improvements. The water system construction is funded primarily from capital contributions. General revenues and impact fees fund the municipal complex, infrastructure and other improvements. At September 30, 2025, the remaining commitments on all uncompleted contracts were $35,157,810. The outstanding contract commitments at September 30, 2025, are summarized as follows:

| | Contract Amounts | Payments | Retainage Payable | Remaining Contract Commitments |
|---|---|---|---|---|
| Capital Improvements Fund | $ 29,257,814 | $ 7,112,421 | $ 333,985 | $ 21,811,408 |
| Water System Fund | 30,786,491 | 17,847,139 | 928,786 | 12,010,566 |
| Stormwater Fund | 4,432,471 | 2,939,009 | 157,626 | 1,335,836 |
| | $ 64,476,776 | $ 27,898,569 | $ 1,420,397 | $ 35,157,810 |

## NOTE 13 – COMMITMENTS AND CONTINGENCIES (CONTINUED)

### *COST SHARING AGREEMENT*

The Town entered into an agreement with the Town of Palm Beach Gardens, Florida, ("PBG") and the Town of Juno Beach, Florida, to share costs related to public safety dispatch services. The initial agreement was for a five-year period ending September 30, 2021. The agreement has been extended for an additional five-year period through September 30, 2026. The Dispatch Services are provided by PBG which operates the dispatch center. Each municipality's share of the operating costs are based upon the percentage of each municipality's population as compared to the total population of all the contracting municipalities being served. The Town's costs related to the agreement were approximately $2,472,000 for the fiscal year ended September 30, 2025.

### *ECONOMIC DEVELOPMENT LOAN GUARANTEES*

In 2006, the Town established a $3 million economic development initiative to assist biotechnology businesses in relocating to or expanding in northern Palm Beach County and generating jobs for north county residents. The Town's program provides direct loans and loan guarantees to qualifying companies. Generally, the companies negotiate financing for their proposed project with a participating local financial institution and the Town provides a loan guarantee in the form of a certificate of deposit pledged by the Town to the financial institution. The lender has the right to immediately draw against the pledged certificate of deposit in the event of a default by the borrower with the covenants and obligations of the loan. At September 30, 2025, the outstanding loan guarantees expired and the balance of the remaining pledged certificates of deposit matured and the funds were released to the Town.

### *INFRASTRUCTURE EQUITY*

Beginning in 2012, the Town entered into agreements with various homeowner associations (HOA) for the maintenance of certain rights of way including streets, sidewalks and storm drainage infrastructure items within the HOA developments. The HOAs transferred title of these infrastructure right of way assets to the Town, which were recognized as contributed capital and capital assets. The HOAs agreed to make payments to the Town annually over a period of 4 to 10 years, in amounts ranging from $2,465 to $33,025 to compensate the Town for the cost of maintaining the right of way assets.

## NOTE 13 – COMMITMENTS AND CONTINGENCIES (CONTINUED)

### *LITIGATION*

The Town is a defendant in lawsuits arising in the ordinary course of normal operations. Although the ultimate outcome of these lawsuits cannot be determined at the present time, it is the opinion of management based upon consultation with legal counsel, that the outcome of these actions will not materially affect the financial position of the Town.

## NOTE 14 – OTHER MATTERS

The Town has an interlocal agreement with Palm Beach County ("PBC") for the delivery of fire and EMS services within Town boundaries. The interlocal agreement ended on September 30, 2023. A revised interlocal agreement was reached between the Town and Palm Beach County Fire Rescue ("PBCFR") in April 2023 for a three-year extension of interlocal agreement through September 30, 2026.

In August 2023, the Town Council voted to start its own fire department. The Town exercised the 36-month termination clause option that was in the interlocal agreement with PBCFR. In January 2024, the Town hired a fire chief to create the Town's fire department. The Town has developed a funding plan for the new fire department that involves a combination of funding sources including use of the Town's reserves, some financed debt, and ad valorem taxes and a non-ad valorem assessment when the fire department goes into operations. Town management believes that the amount of ad valorem taxes and non-ad valorem assessment dollars required to start-up and operate the Town's fire department will be less than the amount of ad valorem taxes being levied by PBC currently and in future years.

In October 2023, the Town funded and ordered the required fire apparatus and ambulances needed by the new department by October 1, 2026. These costs were funded through the Town's reserves.

**NOTE 14 – OTHER MATTERS (CONTINUED)**

In August 2024, the Town Council awarded a construction contract to Kaufman Lynn Construction to construct two fire stations for the new fire rescue department. To fund the initial cost of construction, the Town entered into an interim financing agreement in an amount not to exceed $20,000,000 through the Florida Local Government Finance Commission's ("FLGFC") Pooled Commercial Paper Loan Program ("CP Program"). Once the fire stations are completed, the Town will secure a longer-term borrowing option. Since interest rates are anticipated to decline over the next 18-24 months, the use of the CP Program as a bridge financing option over that time period will position the Town to take advantage of lower, long-term interest rates. The combined use of the CP program in the short-term and a bank loan longer-term is anticipated to save the Town approximately $770,000 based on the present value of costs over the life of the loan. As of September 30, 2025, the Town has borrowed $2,000,000 under this loan program.

# REQUIRED SUPPLEMENTARY INFORMATION

# TOWN OF JUPITER, FLORIDA

## BUDGETARY COMPARISON SCHEDULE
## GENERAL FUND - GAAP BASIS

## FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

| | Budgeted Amounts | | Actual | Variance with Final Budget Positive |
|---|---|---|---|---|
| | Original | Final | Amounts | (Negative) |
| Taxes | $ 42,779,157 | $ 42,779,157 | $ 43,476,706 | $ 697,549 |
| Franchise fees | 6,527,661 | 6,527,661 | 6,142,437 | (385,224) |
| Licenses and permits | 75,000 | 75,000 | 164,735 | 89,735 |
| Intergovernmental revenue | 9,552,078 | 10,080,169 | 10,156,368 | 76,199 |
| Charges for services | 9,684,964 | 9,693,231 | 10,104,254 | 411,023 |
| Cost allocation | 3,460,731 | 3,460,731 | 3,460,731 | -- |
| Fines and forfeitures | 214,500 | 214,500 | 221,767 | 7,267 |
| Investment earnings | 3,930,267 | 3,930,267 | 5,454,333 | 1,524,066 |
| Donations | 18,000 | 20,000 | 35,900 | 15,900 |
| Miscellaneous | 150,000 | 169,349 | 965,466 | 796,117 |
| **Total Revenues** | 76,392,358 | 76,950,065 | 80,182,697 | 3,232,632 |
| **Other Financing Sources** | | | | |
| Designated fund balance | -- | -- | -- | -- |
| Insurance recoveries | -- | -- | -- | -- |
| Sale of capital assets | -- | 12,910 | 96,210 | 83,300 |
| Proceeds for the issuance of debt | -- | -- | -- | -- |
| Subscription based financing arrangements | -- | -- | 58,779 | 58,779 |
| Appropriated fund balance | -- | 3,983,817 | -- | (3,983,817) |
| Transfers In | 700,000 | 700,000 | 2,044,258 | 1,344,258 |
| **Total Other Financing Sources** | 700,000 | 4,696,727 | 2,199,247 | (2,497,480) |
| **Total Revenues and Other Financing Sources** | $ 77,092,358 | $ 81,646,792 | $ 82,381,944 | $ 735,152 |

(Continued)

***See notes to budgetary comparison schedule.***

# TOWN OF JUPITER, FLORIDA

## BUDGETARY COMPARISON SCHEDULE
## GENERAL FUND - GAAP BASIS (CONTINUED)

## FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

| | Budgeted Amounts | | Actual | Variance with Final Budget Positive |
|---|---|---|---|---|
| | Original | Final | Amounts | (Negative) |
| **General Government** | | | | |
| **Town Council** | | | | |
| Personal services | $ 69,232 | $ 69,232 | $ 59,551 | $ 9,681 |
| Operating expenditures | 173,959 | 173,959 | 168,604 | 5,355 |
| Donations | 50,000 | 50,000 | 50,000 | -- |
| | 293,191 | 293,191 | 278,155 | 15,036 |
| **Town Manager** | | | | |
| Personal services | 910,498 | 986,666 | 986,663 | 3 |
| Operating expenditures | 39,770 | 32,044 | 28,528 | 3,516 |
| | 950,268 | 1,018,710 | 1,015,191 | 3,519 |
| **Town Clerk** | | | | |
| Personal services | 567,335 | 567,335 | 513,263 | 54,072 |
| Operating expenditures | 254,180 | 415,740 | 227,995 | 187,745 |
| | 821,515 | 983,075 | 741,258 | 241,817 |
| **Neighborhood** | | | | |
| Personal services | 292,635 | 292,635 | 275,143 | 17,492 |
| Operating expenditures | 94,200 | 94,200 | 64,375 | 29,825 |
| | 386,835 | 386,835 | 339,518 | 47,317 |
| **External Affairs** | | | | |
| Personal services | 603,739 | 603,739 | 593,586 | 10,153 |
| Operating expenditures | 302,955 | 305,455 | 250,830 | 54,625 |
| Capital outlay | 10,000 | 7,500 | 7,304 | 196 |
| | 916,694 | 916,694 | 851,720 | 64,974 |
| **Finance** | | | | |
| Personal services | 1,313,790 | 1,313,790 | 1,290,703 | 23,087 |
| Operating expenditures | 76,774 | 65,284 | 31,812 | 33,472 |
| Capital outlay | -- | 11,490 | 11,490 | -- |
| | 1,390,564 | 1,390,564 | 1,334,005 | 56,559 |
| **Town Attorney** | | | | |
| Operating expenditures | 450,000 | 450,000 | 337,246 | 112,754 |

(Continued)

***See notes to budgetary comparison schedule.***

# TOWN OF JUPITER, FLORIDA

## BUDGETARY COMPARISON SCHEDULE
## GENERAL FUND - GAAP BASIS (CONTINUED)

## FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

| | Budgeted Amounts | | Actual | Variance with Final Budget Positive |
|---|---|---|---|---|
| | Original | Final | Amounts | (Negative) |
| **Information Systems** | | | | |
| Personal services | $ 1,821,022 | $ 1,823,642 | $ 1,747,640 | $ 76,002 |
| Operating expenditures | 2,237,705 | 2,235,085 | 1,885,607 | 349,478 |
| Capital outlay | -- | -- | 58,779 | (58,779) |
| Debt service | -- | -- | 186,827 | (186,827) |
| | 4,058,727 | 4,058,727 | 3,878,853 | 179,874 |
| **Human Resources** | | | | |
| Personal services | 873,946 | 873,946 | 850,328 | 23,618 |
| Operating expenditures | 298,710 | 298,710 | 212,636 | 86,074 |
| | 1,172,656 | 1,172,656 | 1,062,964 | 109,692 |
| **Planning and Zoning** | | | | |
| Personal services | 2,073,403 | 2,123,403 | 1,837,717 | 285,686 |
| Operating expenditures | 566,558 | 531,457 | 274,646 | 256,811 |
| | 2,639,961 | 2,654,860 | 2,112,363 | 542,497 |
| **Other General Government** | | | | |
| Personal services | 10,000 | 10,000 | -- | 10,000 |
| Operating expenditures | 14,561,345 | 14,625,874 | 11,446,035 | 3,179,839 |
| Capital outlay | 20,450 | 20,450 | -- | 20,450 |
| | 14,591,795 | 14,656,324 | 11,446,035 | 3,210,289 |
| **Total General Government** | 27,672,206 | 27,981,636 | 23,397,308 | 4,584,328 |
| **Public Safety** | | | | |
| **Code Compliance** | | | | |
| Personal services | 806,520 | 806,520 | 792,161 | 14,359 |
| Operating expenditures | 123,753 | 123,753 | 70,192 | 53,561 |
| | 930,273 | 930,273 | 862,353 | 67,920 |
| **Police** | | | | |
| Personal services | 24,513,771 | 25,041,817 | 24,607,612 | 434,205 |
| Operating expenditures | 5,603,027 | 5,613,404 | 4,764,123 | 849,281 |
| Capital Outlay | 152,000 | 510,899 | 272,252 | 238,647 |
| Debt service | -- | -- | 349,827 | (349,827) |
| | 30,268,798 | 31,166,120 | 29,993,814 | 1,172,306 |
| **Total Public Safety** | 31,199,071 | 32,096,393 | 30,856,167 | 1,240,226 |

(Continued)

***See notes to budgetary comparison schedule.***

# TOWN OF JUPITER, FLORIDA

## BUDGETARY COMPARISON SCHEDULE
## GENERAL FUND - GAAP BASIS (CONTINUED)

## FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

| | Budgeted Amounts | | Actual | Variance with Final Budget Positive |
|---|---|---|---|---|
| | Original | Final | Amounts | (Negative) |
| **Engineering and Public Works** | | | | |
| **Engineering** | | | | |
| Personal services | $ 1,610,880 | $ 1,610,880 | $ 1,613,569 | $ (2,689) |
| Operating expenditures | 238,136 | 238,136 | 148,987 | 89,149 |
| Capital outlay | -- | -- | -- | -- |
| | 1,849,016 | 1,849,016 | 1,762,556 | 86,460 |
| **Public Works** | | | | |
| Personal services | 4,884,652 | 4,884,652 | 4,569,818 | 314,834 |
| Operating expenditures | 3,835,722 | 3,910,427 | 3,289,329 | 621,098 |
| Capital outlay | 434,639 | 672,157 | 659,458 | 12,699 |
| | 9,155,013 | 9,467,236 | 8,518,605 | 948,631 |
| **Total Engineering and Public Works** | 11,004,029 | 11,316,252 | 10,281,161 | 1,035,091 |
| **Culture and Recreation** | | | | |
| **Parks and Recreation** | | | | |
| Personal services | 2,570,897 | 2,570,897 | 2,559,026 | 11,871 |
| Operating expenditures | 1,687,643 | 1,687,643 | 1,561,158 | 126,485 |
| Capital outlay | -- | -- | -- | -- |
| **Total Culture and Recreation** | 4,258,540 | 4,258,540 | 4,120,184 | 138,356 |
| **Total Expenditures** | 74,133,846 | 75,652,821 | 68,654,820 | 6,998,001 |
| **Other Financing Uses** | | | | |
| Transfers Out | 2,958,512 | 5,993,971 | 5,993,971 | -- |
| | 2,958,512 | 5,993,971 | 5,993,971 | -- |
| **Total Expenditures and Other Financing Uses** | 77,092,358 | 81,646,792 | 74,648,791 | 6,998,001 |
| **Net Change in Fund Balance** | $ -- | $ -- | $ 7,733,153 | $ 7,733,153 |
| **Reconciliation to GAAP Basis Statements** | | | | |
| Insurance reimbursements over expenditures | | | 78,515 | |
| **Net Change in Fund Balance - GAAP Basis** | | | $ 7,811,668 | |

***See notes to budgetary comparison schedules.***

# TOWN OF JUPITER, FLORIDA

## BUDGETARY COMPARISON SCHEDULE
## COMMUNITY REDEVELOPMENT FUND - GAAP BASIS

## FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

| | Budgeted Amounts | | Actual | Variance with Final Budget Positive |
|---|---|---|---|---|
| | Original | Final | Amounts | (Negative) |
| Taxes | $ 3,372,721 | $ 3,372,721 | $ 3,370,346 | $ (2,375) |
| Charges for services | 108,159 | 108,159 | 110,312 | 2,153 |
| Investment earnings | 50,000 | 50,000 | 27,688 | (22,312) |
| **Total Revenues** | 3,530,880 | 3,530,880 | 3,508,346 | (22,534) |
| **Expenditures** | | | | |
| **General government** | | | | |
| Operating expenditures | 2,195,613 | 3,018,353 | 1,351,113 | 1,667,240 |
| Capital outlay | 375,000 | 3,181,593 | 2,067,020 | 1,114,573 |
| Interest and fiscal charges | 67,718 | 67,718 | 67,718 | -- |
| **Total Expenditures** | 2,638,331 | 6,267,664 | 3,485,851 | 2,781,813 |
| **Excess of Revenues Over (Under) Expenditures** | 892,549 | (2,736,784) | 22,495 | 2,759,279 |
| **Other Financing Sources (Uses)** | | | | |
| Transfers out | (892,549) | (892,549) | -- | 892,549 |
| Appropriated fund balance | -- | 3,629,333 | -- | (3,629,333) |
| **Total Other Financing Sources (Uses)** | (892,549) | 2,736,784 | -- | (2,736,784) |
| **Net Change in Fund Balance** | $ -- | $ -- | $ 22,495 | $ 22,495 |

***See notes to budgetary comparison schedules.***

## NOTE 1 – BUDGETARY ACCOUNTING

Annual budgets are adopted on the modified accrual basis of accounting consistent with U.S. generally accepted accounting principles for the General Fund, Community Redevelopment Fund, all debt service funds and the Capital Improvements Fund. The budgets represent departmental appropriations as authorized by Town ordinance. Expenditures may not legally exceed budgeted appropriations at the department level. The Town Manager has the authority to approve all budget transfers within a department. Budget transfers between departments and transfers involving appropriation of additional revenues require the approval of the Town Council. Accordingly, the Town's legal level of budgetary control is at the department level.

For the fiscal year ended September 30, 2025, supplemental budget appropriations of expenditures of $1,518,975 for the General Fund and $3,629,333 for the Community Redevelopment Fund were approved by the Town Council during the year. In addition, the General Fund had a supplemental budget appropriation of other financing uses of $3,035,459. Total expenditures may not legally exceed total fund appropriations including any budgeted fund balance from prior years. All annual appropriations lapse at year end. The budget amounts presented reflect the original budget and the amended budget based on legally authorized revisions to the original budget during the year.

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriations, is employed as an extension of formal budgetary control in the General Fund. Encumbrances lapse at year end and become obligations of the subsequent year's budget. At September 30, 2025, the Town had commitments related to unperformed contracts, which have been re-appropriated in the 2026 annual budget. These amounts are not included in the current year's expenditures as reported in the budgetary comparison schedules.

## NOTE 2 – BUDGET AND ACTUAL COMPARISONS

The budgetary comparison schedule for the General Fund is prepared under the GAAP basis of accounting used in preparing the appropriated budget, except that the Town's self-insurance operations accounted for in the GAAP basis General Fund financial statements are not budgeted in the General Fund. As a result, the expenditures reported in the General Fund budgetary comparison schedule differ from that reported on the GAAP basis by the amount that insurance expenditures exceeded related insurance reimbursements.

**NOTE 2 – BUDGET AND ACTUAL COMPARISONS (CONTINUED)**

The budgetary comparison schedule for the Community Redevelopment Fund is prepared under the GAAP basis of accounting used in preparing the appropriated budget. As a result, the revenue and expenditures reported in the budgetary comparison schedule for the Community Redevelopment Fund agree with that reported on the GAAP basis.

# TOWN OF JUPITER, FLORIDA

## SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS
## MUNICIPAL OFFICERS' RETIREMENT TRUST

### LAST TEN FISCAL YEARS

| | Measurement Date September 30, | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 |
| **Total Pension Liability** | | | | | | | | | | |
| Service cost | $ 3,040,499 | $ 2,867,365 | $ 2,658,201 | $ 2,524,866 | $ 2,651,840 | $ 2,557,724 | $ 2,406,524 | $ 2,521,070 | $ 2,582,297 | $ 2,364,103 |
| Interest | 8,475,484 | 8,111,659 | 7,620,572 | 7,224,193 | 6,940,564 | 6,654,336 | 6,173,634 | 5,878,440 | 5,599,862 | 5,122,104 |
| Changes of benefit terms | 528,091 | 452,286 | 385,313 | 224,239 | 176,391 | 194,383 | 175,084 | 132,470 | 20,996 | 119,360 |
| Differences between expected and actual experience | 1,077,155 | (18,204) | 1,273,929 | 823,152 | (111,593) | (136,862) | 1,019,990 | (986,328) | (1,242,300) | 1,544,666 |
| Changes of assumptions | 2,462,972 | -- | -- | -- | 1,971,172 | (430,685) | 885,877 | 850,361 | 44,485 | -- |
| Benefit payments, including refunds | (9,004,105) | (4,856,857) | (5,406,127) | (4,956,534) | (4,433,605) | (2,976,321) | (3,159,357) | (3,251,402) | (3,201,705) | (2,712,827) |
| **Net Change in Total Pension Liability** | 6,580,096 | 6,556,249 | 6,531,888 | 5,839,916 | 7,194,769 | 5,862,575 | 7,501,752 | 5,144,611 | 3,803,635 | 6,437,406 |
| **Total Pension Liability - Beginning of Fiscal Year** | 122,539,900 | 115,983,651 | 109,451,763 | 103,611,847 | 96,417,078 | 90,554,503 | 83,052,751 | 77,908,140 | 74,104,505 | 67,667,099 |
| **Total Pension Liability - End of Fiscal Year (a)** | $ 129,119,996 | $ 122,539,900 | $ 115,983,651 | $ 109,451,763 | $ 103,611,847 | $ 96,417,078 | $ 90,554,503 | $ 83,052,751 | $ 77,908,140 | $ 74,104,505 |
| **Plan Fiduciary Net Position** | | | | | | | | | | |
| Contributions | | | | | | | | | | |
| Employer | $ 3,084,324 | $ 2,545,418 | $ 2,271,218 | $ 2,597,168 | $ 2,661,412 | $ 2,308,308 | $ 2,346,166 | $ 2,476,765 | $ 2,211,161 | $ 2,251,726 |
| State of Florida | 1,139,336 | 1,063,531 | 996,558 | 835,484 | 787,636 | 805,628 | 786,329 | 743,715 | 632,241 | 730,605 |
| Plan members | 1,282,308 | 1,243,242 | 1,224,971 | 1,057,854 | 1,050,767 | 1,086,504 | 1,043,638 | 991,404 | 975,895 | 903,805 |
| Net investment income (loss) | 10,931,894 | 19,952,752 | 7,907,463 | (20,244,276) | 18,039,655 | 8,387,386 | 4,629,836 | 4,933,798 | 6,163,642 | 4,860,116 |
| Benefit payments, including refunds | (9,004,105) | (4,856,857) | (5,406,127) | (4,956,534) | (4,433,605) | (2,976,321) | (3,159,357) | (3,251,402) | (3,201,705) | (2,712,827) |
| Administration expense | (168,636) | (159,756) | (141,817) | (146,502) | (139,996) | (148,946) | (139,405) | (142,815) | (133,665) | (143,660) |
| **Net Change in Plan Fiduciary Net Position** | 7,265,121 | 19,788,330 | 6,852,266 | (20,856,806) | 17,965,869 | 9,462,559 | 5,507,207 | 5,751,465 | 6,647,569 | 5,889,765 |
| **Plan Fiduciary Net Position - Beginning of Fiscal Year** | 114,076,432 | 94,288,102 | 87,435,836 | 108,292,642 | 90,326,773 | 80,864,214 | 75,357,007 | 69,605,542 | 62,957,973 | 57,068,208 |
| **Plan Fiduciary Net Position - End of Fiscal Year (b)** | $ 121,341,553 | $ 114,076,432 | $ 94,288,102 | $ 87,435,836 | $ 108,292,642 | $ 90,326,773 | $ 80,864,214 | $ 75,357,007 | $ 69,605,542 | $ 62,957,973 |
| **Net Pension Liability (Asset) - End of Fiscal Year [(a)-(b)]** | $ 7,778,443 | $ 8,463,468 | $ 21,695,549 | $ 22,015,927 | $ (4,680,795) | $ 6,090,305 | $ 9,690,289 | $ 7,695,744 | $ 8,302,598 | $ 11,146,532 |
| **Plan Fiduciary Net Position as a Percentage of Total Pension Liability** | 94.0% | 93.1% | 81.3% | 79.9% | 104.5% | 93.7% | 89.3% | 90.7% | 89.3% | 85.0% |
| **Covered Payroll** | $ 12,823,064 | $ 12,432,415 | $ 11,702,410 | $ 10,578,535 | $ 10,507,659 | $ 10,865,023 | $ 10,407,005 | $ 9,612,905 | $ 9,725,993 | $ 9,049,623 |
| **Net Pension Liability (Asset) as a Percentage of Covered Payroll** | 60.7% | 68.1% | 185.4% | 208.1% | -44.5% | 56.1% | 93.1% | 80.1% | 85.4% | 123.2% |

**Notes to Schedule:**

Effective with the October 1, 2015 actuarial valuation, the mortality table was revised to the mortality assumption used for special risk employees of the Florida Retirement System (FRS). FRS updated its mortality table in 2020 and MPORT revised its mortality assumption accordingly effective with its October 1, 2020 actuarial valuation.

Payroll growth rate changed from 1.8% to 1.4% effective with the October 1, 2017 actuarial valuation and to zero with the October 1, 2018 actuarial valuation.

The investment rate of return changed from 7.5% to 7.4% effective with the October 1, 2018 actuarial valuation and was reduced to 7.3% with the October 1, 2019 actuarial valuation and reduced again to 7.2% with the October 1, 2020 actuarial valuation and reduced to 7.0% with the Ocober 1, 2021 actuarial valuation.

# TOWN OF JUPITER, FLORIDA

## SCHEDULE OF TOWN CONTRIBUTIONS - MUNICIPAL POLICE OFFICERS' RETIREMENT TRUST

## LAST TEN FISCAL YEARS

| | Fiscal Year Ended September 30, | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 |
| Actuarially determined contribution | $ 3,084,324 | $ 2,545,418 | $ 2,271,218 | $ 2,597,168 | $ 2,661,412 | $ 2,308,308 | $ 2,346,166 | $ 2,476,765 | $ 2,159,386 | $ 2,168,424 |
| Contributions in relation to actuarially determined contribution | 3,084,324 | 2,545,418 | 2,271,218 | 2,597,168 | 2,661,412 | 2,308,308 | 2,346,166 | 2,476,765 | 2,211,161 | 2,251,726 |
| Contribution deficiency (excess) | $ -- | $ -- | $ -- | $ -- | $ -- | $ -- | $ -- | $ -- | $ (51,775) | $ (83,302) |
| Covered payroll | $ 12,823,064 | $ 12,432,415 | $ 11,702,410 | $ 10,578,535 | $ 10,507,659 | $ 10,865,023 | $ 10,407,005 | $ 9,612,905 | $ 9,725,993 | $ 9,049,623 |
| Contributions as a percentage of covered payroll | 24.1% | 20.5% | 19.4% | 24.6% | 25.3% | 21.2% | 22.5% | 25.8% | 22.7% | 24.9% |

**Notes to Schedule:**

**Actuarial valuation date:** 10/1/2023

Actuarially determined contribution rates are calculated at October 1st, two years prior to the end of the fiscal year in which the contributions are paid.

**Significant methods and assumptions used to determine contribution rates:**

| | |
|---|---|
| Actuarial cost method | Entry Age Normal |
| Amortization method | Level Dollar |
| Amortization period: | |
| Gains and losses | 20 years |
| Assumption, method and plan changes | 20 years |
| Asset valuation method | 5 Year Smoothed |
| Inflation, per year | 2.00% |
| Salary increases (with inflation), per year | 5% - 12.27% |
| Investment rate of return (net of expenses, with inflation), per year | 7.0% |
| Payroll growth | 0.0% |
| Cost of living adjustments | 3.0% |
| Retirement age - Tier One unisex rates | |
| Each year member is eligible for early retirement | 5% |
| Year in which member attains normal retirement | 80% |
| Each of the four years following normal retirement date | 40% |
| Fifth year following normal retirement date | 100% |

Retirement age - Tier Two members are assumed to retire at a rate of 100% upon reaching unreduced benefit eligibility (the earlier of (1) age 55 with 10 years of service, (2) rule of 70, but not earlier than age 50, or (3) at 22 years of service for DROP entry.

# TOWN OF JUPITER, FLORIDA

## SCHEDULE OF MONEY-WEIGHTED RATE OF RETURN
## MUNICIPAL POLICE OFFICERS' RETIREMENT FUND

### LAST TEN FISCAL YEARS

| Fiscal Year Ended September 30, | Money-Weighted Rate of Return |
|---|---|
| 2025 | 10.1% |
| 2024 | 21.6% |
| 2023 | 9.5% |
| 2022 | -18.7% |
| 2021 | 20.5% |
| 2020 | 10.7% |
| 2019 | 6.3% |
| 2018 | 7.5% |
| 2017 | 10.2% |
| 2016 | 8.9 % |

**Notes to Schedule:**

The money-weighted rate of return considers the changing amounts estimated as invested during a period and weights the amount of pension plan investments by the proportion of time they are available to earn a return during that period. Cash flows are estimated on a monthly basis and are assumed to occur at the beginning of each month. Cash inflows are netted with cash outflows, resulting in a net cash flow in each month. The money-weighted rate of return is calculated net of investment expenses.

## TOWN OF JUPITER, FLORIDA

### SCHEDULE OF THE TOWN'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
### FLORIDA RETIREMENT SYSTEM (FRS) PENSION PLAN

### LAST TEN FISCAL YEARS

| | Measurement Date June 30, | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 |
| Town's proportion of the net pension liability | 0.044396682% | 0.043788236% | 0.043902725% | 0.043464885% | 0.044834791% | 0.044583895% | 0.044715658% | 0.045472054% | 0.045483477% | 0.042422942% |
| Town's proportionate share of the net pension liability | $ 13,778,569 | $ 16,939,349 | $ 17,493,847 | $ 16,172,430 | $ 3,386,759 | $ 19,323,317 | $ 15,399,450 | $ 13,696,418 | $ 13,453,707 | $ 10,711,826 |
| Town covered payroll | $ 21,814,067 | $ 19,752,416 | $ 18,407,117 | $ 17,339,619 | $ 17,237,437 | $ 17,553,761 | $ 17,045,381 | $ 16,833,609 | $ 16,715,630 | $ 15,116,119 |
| Town's proportionate share of the net pension liability as a percentage of Town covered payroll | 63.16% | 85.76% | 95.04% | 93.27% | 19.65% | 110.08% | 90.34% | 81.36% | 80.49% | 70.86% |
| Plan fiduciary net position as a percentage of the total pension liability | 87.30% | 83.70% | 82.38% | 82.69% | 96.40% | 78.80% | 82.60% | 84.26% | 83.90% | 84.90% |

**Notes to Schedule:**

| | |
|---|---|
| **Actuarial valuation date** | 7/1/2025 |
| **Actuarial measurement date** | 6/30/2025 |
| **Significant actuarial methods and assumptions used to determine contribution rates:** | |
| Actuarial cost method | Individual Entry Age |
| Amortization method | Level Percent of Payroll, Closed |
| Amortization period: | |
| Gains and losses | 24/30 years |
| Assumption, method and plan changes | 24/30 years |
| Asset valuation method | Fair Value 5-year smoothed |
| Inflation, per year | 2.40% |
| Salary increases (with inflation), per year | 3.50% |
| Investment rate of return (net of expenses, with inflation), per year | 6.70% |
| Cost of living adjustments | 3.0% pre-July 2011<br>0% thereafter |
| Retirement age | Varies by tier and member class |
| Mortality | |
| 2024 | PUB-2010 base table with Scale MP-2021 |
| 2019-2023 | PUB-2010 base table with Scale MP-2018 |
| 2014 through 2018 | RP-2000 Mortality Table Projection Scale BB |

# TOWN OF JUPITER, FLORIDA

## SCHEDULE OF TOWN'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
## FLORIDA RETIREE HEALTH INSURANCE SUBSIDY (HIS) TRUST FUND

## LAST TEN FISCAL YEARS

| | Measurement Date June 30, | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 |
| Town's proportion of the net pension liability | 0.048791587% | 0.046624341% | 0.046394777% | 0.047524777% | 0.048460192% | 0.050585147% | 0.050960206% | 0.051527758% | 0.052350980% | 0.048949110% |
| Town's proportionate share of the net pension liability | $ 6,253,834 | $ 6,994,107 | $ 7,368,109 | $ 5,033,633 | $ 5,944,371 | $ 6,176,364 | $ 5,701,937 | $ 5,453,756 | $ 5,597,608 | $ 5,704,816 |
| Town covered payroll | $ 21,814,067 | $ 19,752,416 | $ 18,407,117 | $ 17,339,619 | $ 17,237,437 | $ 17,553,761 | $ 17,045,381 | $ 16,833,609 | $ 16,715,630 | $ 15,116,119 |
| Town's proportionate share of the net pension liability as a percentage of Town covered payroll | 28.67% | 35.41% | 40.03% | 29.03% | 34.49% | 35.19% | 33.45% | 32.40% | 33.49% | 37.74% |
| Plan fiduciary net position as a percentage of the total pension liability | 6.40% | 4.80% | 4.12% | 4.81% | 3.56% | 3.00% | 2.60% | 2.15% | 1.60% | 1.00% |

**Notes to Schedule:**

| | |
|---|---|
| **Actuarial valuation date** | 7/1/2024 |
| **Actuarial measurement date** | 6/30/2025 |
| **Significant actuarial methods and assumptions used to determine contribution rates:** | |
| Actuarial cost method | Individual Entry Age |
| Amortization method | Level Percent of Payroll, Closed |
| Amortization period: | |
| Gains and losses | 24/30 years |
| Assumption, method and plan changes | 24/30 years |
| Asset valuation method | Fair Value |
| Inflation, per year | 2.40% |
| Salary increases (with inflation), per year | 3.50% |
| Investment rate of return (net of expenses, with inflation), per year | 5.20% |
| Payroll growth | N/A |
| Cost of living adjustments | N/A |
| Retirement age | N/A |
| Mortality | PUB-2010 base table with Scale MP-2021 |

# TOWN OF JUPITER, FLORIDA

## SCHEDULE OF TOWN CONTRIBUTIONS
## FLORIDA RETIREMENT SYSTEM FRS AND HIS PLANS

## LAST TEN FISCAL YEARS

| | Fiscal Year Ended September 30, | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 |
| **Florida Retirement System (FRS)** | | | | | | | | | | |
| Contractually required Town contribution | $ 2,742,021 | $ 2,518,169 | $ 2,214,751 | $ 1,968,159 | $ 1,741,284 | $ 1,539,089 | $ 1,406,460 | $ 1,319,143 | $ 1,160,342 | $ 1,082,756 |
| Contributions in relation to the contractually required Town contribution | 2,742,021 | 2,518,169 | 2,214,751 | 1,968,159 | 1,741,284 | 1,539,089 | 1,406,460 | 1,319,143 | 1,160,342 | 1,082,756 |
| Contribution deficiency (excess) | $ -- | $ -- | $ -- | $ -- | $ -- | $ -- | $ -- | $ -- | $ -- | $ -- |
| Town covered payroll | $ 22,565,343 | $ 20,155,143 | $ 18,781,269 | $ 18,113,117 | $ 17,237,456 | $ 17,537,332 | $ 17,135,908 | $ 16,861,444 | $ 16,392,069 | $ 15,373,489 |
| Contributions as a percentage of Town covered payroll | 12.15% | 12.49% | 11.79% | 10.87% | 10.10% | 8.78% | 8.21% | 7.82% | 7.08% | 7.04% |
| **Florida Retiree Health Insurance Subsidy (HIS)** | | | | | | | | | | |
| Contractually required Town contribution | $ 449,436 | $ 403,895 | $ 328,287 | $ 300,131 | $ 284,928 | $ 291,177 | $ 284,545 | $ 279,839 | $ 271,789 | $ 255,186 |
| Contributions in relation to the contractually required Town contribution | 449,436 | 403,895 | 328,287 | 300,131 | 284,928 | 291,177 | 284,545 | 279,839 | 271,789 | 255,186 |
| Contribution deficiency (excess) | $ -- | $ -- | $ -- | $ -- | $ -- | $ -- | $ -- | $ -- | $ -- | $ -- |
| Town covered payroll | $ 22,565,343 | $ 20,155,143 | $ 18,781,269 | $ 18,113,117 | $ 17,237,456 | $ 17,537,332 | $ 17,135,908 | $ 16,861,444 | $ 16,392,069 | $ 15,373,489 |
| Contributions as a percentage of Town covered payroll | 1.99% | 2.00% | 1.75% | 1.66% | 1.65% | 1.66% | 1.66% | 1.66% | 1.66% | 1.66% |

**TOWN OF JUPITER, FLORIDA**

**SCHEDULE OF CHANGES IN THE TOTAL OPEB LIABILITY AND RELATED RATIOS**

**LAST EIGHT FISCAL YEARS**

| | Measurement Date September 30, | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 |
| **Total OPEB Liability** | | | | | | | | |
| Service cost | $ 68,959 | $ 57,137 | $ 53,407 | $ 79,415 | $ 78,290 | $ 64,501 | $ 174,529 | $ 167,430 |
| Interest | 49,472 | 53,543 | 50,515 | 29,866 | 28,387 | 140,341 | 135,725 | 118,110 |
| Differences between expected and actual experience | 66,848 | -- | (12,273) | 32,702 | (57,763) | (2,247,613) | -- | -- |
| Changes in assumptions and other inputs | 46,919 | 74,396 | 14,308 | (212,334) | (5,382) | 78,844 | -- | (209,355) |
| Benefit payments | (80,650) | (74,927) | (63,725) | (83,926) | (116,035) | (35,227) | (147,509) | (124,180) |
| **Net Change in Total OPEB Liability** | 151,548 | 110,149 | 42,232 | (154,277) | (72,503) | (1,999,154) | 162,745 | (47,995) |
| **Total OPEB liability - Beginning of Fiscal Year** | 1,189,477 | 1,079,328 | 1,037,096 | 1,191,373 | 1,263,876 | 3,263,030 | 3,100,285 | 3,148,280 |
| **Total OPEB liability - End of Fiscal Year** | $ 1,341,025 | $ 1,189,477 | $ 1,079,328 | $ 1,037,096 | $ 1,191,373 | $ 1,263,876 | $ 3,263,030 | $ 3,100,285 |
| **Town Covered Employee Payroll** | $ 37,266,302 | $ 31,724,551 | $ 29,329,050 | $ 27,563,802 | $ 27,745,096 | $ 29,850,528 | $ 28,776,378 | $ 27,676,807 |
| **Total OPEB Liability as a Percentage of Town Covered Employee Payroll** | 3.60% | 3.70% | 3.70% | 3.80% | 4.30% | 4.20% | 11.30% | 11.20% |

**Notes to Schedule:**

Information prior to adoption of GASB Statement No. 75 in fiscal year 2018 is not available.

The plan is funded on a pay-as-you-go basis and is not administered as a formal qualifying trust. There were no plan assets as of the date of the most recent valuation. Since there are currently no invested plan assets held in trust to finance the OPEB obligation, the discount rate is the long-term expected rate of return on tax-exempt, high quality municipal bonds based on the Bond Buyer 20-Bond GO Index.

**Changes in actuarial assumptions:**

Changes of assumptions and other inputs reflect the effects of changes in the discount rate each year. The following are the discount rates used for each fiscal year:

| | |
|---|---|
| 2025 | 4.50% |
| 2024 | 4.06% |
| 2023 | 4.87% |
| 2022 | 4.77% |
| 2021 | 2.43% |
| 2020 | 2.21% |
| 2019 | 4.24% |
| 2018 | 4.24% |

# COMBINING FUND FINANCIAL STATEMENTS AND INDIVIDUAL FUND BUDGETARYCOMPARISON SCHEDULES

## NONMAJOR GOVERNMENTAL FUND

**Special Revenue Funds** - Special Revenue Funds are used to account for the proceeds of specific revenue sources (other than major capital projects) requiring separate accounting because of legal or regulatory provisions or administrative action.

*Road Impact Fee Fund* – This fund accounts for all road impact fees collected, investment earnings and the expenditure of these funds, which are used solely for the purpose of constructing or improving roads, streets, highways and bridges in the Jupiter road network system.

*Recreation Impact Fee Fund* – This fund accounts for recreation impact fees collected, investment earnings and the expenditure of these funds, which are used solely for capital facility costs for parks and recreation facilities to serve new development.

*Police Impact Fee Fund* – This fund accounts for police impact fees collected, investment earnings and the expenditure of these funds, which are used solely for new police related capital improvement costs that add capacity to serve new development.

*Law Enforcement Fund* – This fund accounts for revenue received from confiscated and forfeited properties from cases involving the Town's police department. Expenditures from this fund are generally for police education and training programs and equipment.

*Infrastructure Surtax Fund* – This fund accounts for the distributions received from the State of Florida for the Local Infrastructure Sales Surtax that are to be used for infrastructure capital improvement projects.

*Workforce Housing Trust Fund* – This fund accounts for fees and expenditures relating to the Town's workforce housing program.

*Fire Rescue Department Fund* – This fund accounts for costs associated with establishing the Jupiter Fire Rescue Department.

*Canal Trimming Fund* – This fund accounts for the levy and collection of a non-ad valorem assessment for biennial vegetative trimming of the privately-owned canals in and around Jupiter River Estates. These funds are collected by special assessment of benefitting property owners. Proceeds are received from the Palm Beach County Tax Collector via the annual property tax collection process.

**Debt Service Funds** - Debt Service Funds are used to account for assets held for the repayment of principal and interest on debt reported in the governmental fund financial statements.

*Debt Service Fund* – This fund accounts for dedicated property tax revenues and the related interest earnings that are used for payments of principal, interest and related fiscal charges on the $3,380,000 General Obligation Bonds, (Land Acquisition Bonds), Series 2021 and $4,505,858 General Obligation Bonds, (Refunding Bonds), Series 2021.

*JFRD Debt Service Fund* – This fund accounts for payments of principal, interest and related fiscal charges on the Florida Local Government Finance Commission Pooled Commercial Paper Loan Program. The financing will be used to acquire, construct and equip the Jupiter Fire Rescue department.

## TOWN OF JUPITER, FLORIDA

### COMBINING BALANCE SHEET - NONMAJOR GOVERNMENTAL FUNDS

### SEPTEMBER 30, 2025

| | Special Revenue | | | | | | | | Debt Service | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Road Impact Fee Fund | Recreation Impact Fee Fund | Police Impact Fee Fund | Law Enforcement Fund | Infrastructure Surtax Fund | Workforce Housing Trust Fund | Fire Rescue Department Fund | Canal Trimming Fund | Debt Service Fund | JFRD Debt Service Fund | Total Nonmajor Governmental Funds |
| **Assets** | | | | | | | | | | | |
| Cash and cash equivalents | $ 1,512,125 | $ 18,443 | $ 52,141 | $ 111,360 | $ 7,787,772 | $ 2,502,738 | $ 5,918,810 | $ 116,354 | $ -- | $ 326,800 | $ 18,346,543 |
| Investments | 927,534 | 217,006 | 18,864 | -- | -- | -- | -- | -- | -- | -- | 1,163,404 |
| Accounts receivable | -- | -- | -- | 4,164 | -- | -- | -- | -- | -- | -- | 4,164 |
| Prepaid items | -- | -- | -- | -- | -- | -- | 1,538 | -- | -- | 8,483 | 10,021 |
| **Total Assets** | $ 2,439,659 | $ 235,449 | $ 71,005 | $ 115,524 | $ 7,787,772 | $ 2,502,738 | $ 5,920,348 | $ 116,354 | $ -- | $ 335,283 | $ 19,524,132 |
| **Liabilities and Fund Balances** | | | | | | | | | | | |
| **Liabilities** | | | | | | | | | | | |
| Accounts payable | $ -- | $ -- | $ -- | $ -- | $ -- | $ -- | 44,603 | $ -- | $ -- | $ -- | $ 44,603 |
| Unearned revenue | -- | -- | -- | -- | -- | -- | 47,117 | 116,354 | -- | -- | 163,471 |
| Deposits | -- | -- | -- | -- | -- | -- | 97,931 | -- | -- | -- | 97,931 |
| **Total Liabilities** | -- | -- | -- | -- | -- | -- | 189,651 | 116,354 | -- | -- | 306,005 |
| **Fund Balances** | | | | | | | | | | | |
| Nonspendable: | | | | | | | | | | | |
| Prepaid items | -- | -- | -- | -- | -- | -- | 1,538 | -- | -- | 8,483 | 10,021 |
| Restricted for: | | | | | | | | | | | |
| Debt service | -- | -- | -- | -- | -- | -- | -- | -- | -- | 326,800 | 326,800 |
| Capital projects | 2,439,659 | 235,449 | -- | -- | 7,787,772 | 2,502,738 | 5,729,159 | -- | -- | -- | 18,694,777 |
| Law enforcement | -- | -- | 71,005 | 115,524 | -- | -- | -- | -- | -- | -- | 186,529 |
| **Total Fund Balances** | 2,439,659 | 235,449 | 71,005 | 115,524 | 7,787,772 | 2,502,738 | 5,730,697 | -- | -- | 335,283 | 19,218,127 |
| **Total Liabilities and Fund Balances** | $ 2,439,659 | $ 235,449 | $ 71,005 | $ 115,524 | $ 7,787,772 | $ 2,502,738 | $ 5,920,348 | $ 116,354 | $ -- | $ 335,283 | $ 19,524,132 |

# TOWN OF JUPITER, FLORIDA

## COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - NONMAJOR GOVERNMENTAL FUNDS

## FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

| | Special Revenue | | | | | | | | Debt Service | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Road Impact Fee Fund | Recreation Impact Fee Fund | Police Impact Fee Fund | Law Enforcement Fund | Infrastructure Surtax Fund | Workforce Housing Trust Fund | Fire Rescue Department Fund | Canal Trimming Fund | Debt Service Fund | JFRD Debt Service Fund | Total Nonmajor Governmental Funds |
| **Revenues** | | | | | | | | | | | |
| Taxes | $ -- | $ -- | $ -- | $ -- | $ -- | $ -- | $ -- | $ -- | $ 1,420,597 | $ -- | $ 1,420,597 |
| Impact fees | 214,242 | 42,484 | 11,825 | -- | -- | -- | -- | -- | -- | -- | 268,551 |
| Intergovernmental | -- | -- | -- | -- | 6,276,911 | -- | -- | -- | -- | -- | 6,276,911 |
| Investment earnings | 41,444 | 9,695 | 843 | -- | -- | -- | 40,452 | 48 | -- | -- | 92,482 |
| Miscellaneous | -- | -- | -- | 4,164 | -- | -- | 2,750 | 1,093 | -- | -- | 8,007 |
| **Total Revenues** | 255,686 | 52,179 | 12,668 | 4,164 | 6,276,911 | -- | 43,202 | 1,141 | 1,420,597 | -- | 8,066,548 |
| **Expenditures** | | | | | | | | | | | |
| Current | | | | | | | | | | | |
| General government | -- | -- | -- | -- | -- | -- | -- | 364 | -- | -- | 364 |
| Public safety | -- | -- | -- | 25,551 | -- | -- | 2,539,834 | -- | -- | -- | 2,565,385 |
| Capital outlay | -- | -- | -- | -- | -- | -- | 1,274,243 | -- | -- | -- | 1,274,243 |
| Debt service | | | | | | | | | | | |
| Principal | -- | -- | -- | -- | -- | -- | -- | -- | 1,982,315 | -- | 1,982,315 |
| Interest and fiscal charges | -- | -- | -- | -- | -- | -- | -- | -- | 14,556 | 18,877 | 33,433 |
| **Total Expenditures** | -- | -- | -- | 25,551 | -- | -- | 3,814,077 | 364 | 1,996,871 | 18,877 | 5,855,740 |
| **Revenues Over (Under) Expenditures** | 255,686 | 52,179 | 12,668 | (21,387) | 6,276,911 | -- | (3,770,875) | 777 | (576,274) | (18,877) | 2,210,808 |
| **Other Financing Sources (Uses)** | | | | | | | | | | | |
| Transfers in | -- | -- | -- | -- | -- | -- | 2,604,352 | -- | -- | 354,160 | 2,958,512 |
| Refunding debt issued | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Proceeds from the issuance of debt | -- | -- | -- | -- | -- | -- | -- | -- | -- | 2,000,000 | 2,000,000 |
| Transfers out | (49,455) | (600,000) | -- | -- | (7,072,830) | -- | -- | -- | (44,258) | (2,000,000) | (9,766,543) |
| **Total Other Financing Sources (Uses)** | (49,455) | (600,000) | -- | -- | (7,072,830) | -- | 2,604,352 | -- | (44,258) | 354,160 | (4,808,031) |
| **Net Change in Fund Balances** | 206,231 | (547,821) | 12,668 | (21,387) | (795,919) | -- | (1,166,523) | 777 | (620,532) | 335,283 | (2,597,223) |
| **Fund Balances** - Beginning of Year | 2,233,428 | 783,270 | 58,337 | 136,911 | 8,583,691 | 2,502,738 | 6,897,220 | (777) | 620,532 | -- | 21,815,350 |
| **Fund Balances** - Ending of Year | $ 2,439,659 | $ 235,449 | $ 71,005 | $ 115,524 | $ 7,787,772 | $ 2,502,738 | $ 5,730,697 | $ -- | $ -- | $ 335,283 | $ 19,218,127 |

# BUDGETARY COMPARISON SCHEDULES

# TOWN OF JUPITER, FLORIDA

## BUDGETARY COMPARISON SCHEDULE - DEBT SERVICE FUND

## FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

| | Budgeted Amounts | | Actual | Variance with Final Budget Positive |
|---|---|---|---|---|
| | Original | Final | Amounts | (Negative) |
| **Revenue** | | | | |
| Taxes | $ 1,401,271 | $ 1,401,271 | $ 1,420,597 | $ 19,326 |
| **Total Revenue** | 1,401,271 | 1,401,271 | 1,420,597 | 19,326 |
| **Expenditures** | | | | |
| Principal retirement | 1,982,314 | 1,982,315 | 1,982,315 | -- |
| Interest and fiscal charges | 14,557 | 14,556 | 14,556 | -- |
| **Total Expenditures** | 1,996,871 | 1,996,871 | 1,996,871 | -- |
| **Excess of Revenues (Under) Expenditures** | (595,600) | (595,600) | (576,274) | 19,326 |
| **Other Financing Sources (Uses)** | | | | |
| Transfers out | -- | -- | (44,258) | (44,258) |
| Appropriated fund balance | 595,600 | 595,600 | -- | (595,600) |
| **Total Other Financing Sources (Uses)** | 595,600 | 595,600 | (44,258) | (639,858) |
| **Net Change in Fund Balance** | $ -- | $ -- | $ (620,532) | $ (620,532) |

# TOWN OF JUPITER, FLORIDA

## BUDGETARY COMPARISON SCHEDULE - JFRD DEBT SERVICE FUND

## FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

| | Budgeted Amounts | | Actual | Variance with Final Budget Positive |
|---|---|---|---|---|
| | Original | Final | Amounts | (Negative) |
| **Revenue** | | | | |
| Taxes | $ -- | $ -- | $ -- | $ -- |
| **Total Revenue** | -- | -- | -- | -- |
| **Expenditures** | | | | |
| Principal retirement | -- | -- | -- | -- |
| Interest and fiscal charges | 354,160 | 354,160 | 18,877 | 335,283 |
| **Total Expenditures** | 354,160 | 354,160 | 18,877 | 335,283 |
| **Excess of Revenues (Under) Expenditures** | (354,160) | (354,160) | (18,877) | (335,283) |
| **Other Financing Sources (Uses)** | | | | |
| Transfers in | 354,160 | 354,160 | 354,160 | -- |
| Proceeds from the issuance of debt | -- | 20,000,000 | 2,000,000 | -- |
| Transfers out | -- | (20,000,000) | (2,000,000) | 18,000,000 |
| **Total Other Financing Sources (Uses)** | 354,160 | 354,160 | 354,160 | 18,000,000 |
| **Net Change in Fund Balance** | $ -- | $ -- | $ 335,283 | $ 335,283 |

# TOWN OF JUPITER, FLORIDA

## BUDGETARY COMPARISON SCHEDULE - CAPITAL IMPROVEMENTS FUND

## FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

| | Budgeted Amounts | | Actual | Variance with Final Budget Positive |
|---|---|---|---|---|
| | Original | Final | Amounts | (Negative) |
| **Revenues** | | | | |
| Taxes | $ 5,702,850 | $ 5,702,850 | $ 5,961,994 | $ 259,144 |
| Intergovernmental | 2,698,367 | 4,187,438 | 252,593 | (3,934,845) |
| Investment earnings | -- | -- | 956,719 | 956,719 |
| Donations | -- | 1,070,000 | 144,339 | (925,661) |
| Miscellaneous | 878,908 | 25,731,641 | 1,230,068 | (24,501,573) |
| **Total Revenues** | 9,280,125 | 36,691,929 | 8,545,713 | (28,146,216) |
| **Expenditures** | | | | |
| **General Government** | | | | |
| Operating expenditures | 741,564 | 3,589,362 | 994,453 | 2,594,909 |
| Capital outlay | 2,075,000 | 5,149,694 | 3,764,580 | 1,385,114 |
| | 2,816,564 | 8,739,056 | 4,759,033 | 3,980,023 |
| **Public Safety** | | | | |
| Operating expenditures | -- | -- | 2,556,514 | (2,556,514) |
| **Engineering and Public Works** | | | | |
| Operating expenditures | 3,010,516 | 8,692,184 | 5,528,324 | 3,163,860 |
| Capital outlay | 4,013,187 | 13,745,313 | 298,966 | 13,446,347 |
| | 7,023,703 | 22,437,497 | 5,827,290 | 16,610,207 |
| **Culture and Recreation** | | | | |
| Operating expenditures | 1,457,500 | 6,691,266 | 3,631,280 | 3,059,986 |
| Capital outlay | 1,187,358 | 31,728,139 | 7,741,685 | 23,986,454 |
| | 2,644,858 | 38,419,405 | 11,372,965 | 27,046,440 |
| **Total Expenditures** | 12,485,125 | 69,595,958 | 21,959,288 | 47,636,670 |
| **Excess of Revenues (Under) Expenditures** | (3,205,000) | (32,904,029) | (13,413,575) | 19,490,454 |
| **Other Financing Sources (Uses)** | | | | |
| Transfers in | 3,205,000 | 32,957,579 | 10,757,745 | (22,199,834) |
| Transfers out | -- | (53,550) | (53,550) | -- |
| **Total Other Financing Sources (Uses)** | 3,205,000 | 32,904,029 | 10,704,195 | (22,199,834) |
| **Net Change in Fund Balance** | $ -- | $ -- | $ (2,709,380) | $ (2,709,380) |

# STATISTICAL SECTION

# STATISTICAL SECTION

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This part of the Towns' annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Towns' overall financial health.

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*These schedules contain trend information to help the reader understand how the Town's financial performance and well-being have changed over time.*

Revenue Capacity ..... 121-124

*These schedules contain information to help the reader assess the Town's most significant local revenue source, the property tax.*

Debt Capacity..... 125-128

*These schedules present information to help the reader assess the affordability of the Town's current levels of outstanding debt and the Town's ability to issue additional debt in the future.*

Demographic and Economic Information..... 129-130

*These schedules offer demographic and economic indicators to help the reader understand the environment within which the Town's financial activities take place.*

Operating Information ..... 131-135

*These schedules contain service and infrastructure data to help the reader understand how the information in the Town's financial report relates to the services the Town of Jupiter provides and the activities it performs.*


Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

# TOWN OF JUPITER, FLORIDA

## NET POSITION BY COMPONENT

## LAST TEN FISCAL YEARS
## ACCRUAL BASIS OF ACCOUNTING

| | Fiscal Year | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
| **Governmental Activities** | | | | | | | | | | |
| Net investment in capital assets | $ 91,245,314 | $ 94,709,390 | $ 98,251,923 | $106,249,231 | $122,991,581 | $ 122,756,875 | $122,900,255 | $143,364,492 | $150,689,912 | $159,779,831 |
| Restricted | 6,386,483 | 11,095,413 | 16,120,792 | 12,163,652 | 11,681,972 | 21,410,565 | 15,290,419 | 17,882,038 | 25,303,217 | 22,697,822 |
| Unrestricted | 29,702,275 | 26,363,894 | 27,480,540 | 43,428,914 | 39,146,657 | 46,198,725 | 74,664,125 | 66,595,883 | 71,453,374 | 77,375,642 |
| **Total Governmental Activities Net Position** | 127,334,072 | 132,168,697 | 141,853,255 | 161,841,797 | 173,820,210 | 190,366,165 | 212,854,799 | 227,842,413 | 247,446,503 | 259,853,295 |
| **Business-Type Activities** | | | | | | | | | | |
| Net investment in capital assets | 191,909,758 | 194,047,350 | 197,010,656 | 201,690,198 | 201,924,395 | 204,119,930 | 206,789,023 | 215,024,872 | 229,529,165 | 246,516,797 |
| Restricted | 8,025,089 | 6,894,379 | 4,167,642 | 4,539,226 | -- | -- | -- | -- | -- | -- |
| Unrestricted | 74,453,424 | 82,802,676 | 94,176,869 | 95,266,944 | 106,162,128 | 115,545,576 | 112,031,712 | 115,284,460 | 116,412,600 | 116,273,529 |
| **Total Business-Type Activities Net Position** | 274,388,271 | 283,744,405 | 295,355,167 | 301,496,368 | 308,086,523 | 319,665,506 | 318,820,735 | 330,309,332 | 345,941,765 | 362,790,326 |
| **Primary Government** | | | | | | | | | | |
| Net investment in capital assets | 283,155,072 | 288,756,740 | 295,262,579 | 307,939,429 | 324,915,976 | 326,876,805 | 329,689,278 | 358,389,364 | 380,219,077 | 406,296,628 |
| Restricted | 14,411,572 | 17,989,792 | 20,288,434 | 16,702,878 | 11,681,972 | 21,410,565 | 15,290,419 | 17,882,038 | 25,303,217 | 22,697,822 |
| Unrestricted | 104,155,699 | 109,166,570 | 121,657,409 | 138,695,858 | 145,308,785 | 161,744,301 | 186,695,837 | 181,880,343 | 187,865,974 | 193,649,171 |
| **Total Primary Government Net Position** | $ 401,722,343 | $415,913,102 | $437,208,422 | $463,338,165 | $481,906,733 | $ 510,031,671 | $531,675,534 | $558,151,745 | $593,388,268 | $622,643,621 |

## TOWN OF JUPITER, FLORIDA

### CHANGES IN NET POSITION

### LAST TEN FISCAL YEARS
### ACCRUAL BASIS OF ACCOUNTING

| | Fiscal Year | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
| **Expenses** | | | | | | | | | | |
| Governmental activities: | | | | | | | | | | |
| General government | $ 18,477,434 | $ 19,564,860 | $ 19,391,006 | $ 19,486,317 | $ 20,602,900 | $ 20,812,119 | $ 23,425,637 | $ 25,139,966 | $ 29,253,570 | $ 29,289,386 |
| Public safety | 21,699,238 | 22,658,014 | 23,181,411 | 24,691,487 | 23,956,385 | 20,268,334 | 27,094,984 | 32,343,528 | 30,668,581 | 32,997,585 |
| Engineering and public works | 7,956,044 | 9,117,025 | 9,478,260 | 9,981,890 | 9,601,528 | 9,528,337 | 9,497,695 | 10,224,598 | 12,656,215 | 16,436,558 |
| Culture and recreation | 3,450,245 | 4,257,500 | 4,041,480 | 4,401,313 | 3,800,581 | 4,211,506 | 4,395,043 | 5,811,526 | 5,117,516 | 8,928,334 |
| Interest on long-term debt | 901,567 | 860,839 | 761,846 | 652,880 | 533,471 | 450,368 | 187,776 | 247,538 | 296,489 | 254,681 |
| **Total Governmental Activities Expenses** | 52,484,528 | 56,458,238 | 56,854,003 | 59,213,887 | 58,494,865 | 55,270,664 | 64,601,135 | 73,767,156 | 77,992,371 | 87,906,544 |
| Business-type activities: | | | | | | | | | | |
| Water system | 19,967,372 | 21,635,338 | 22,048,888 | 22,595,973 | 23,356,881 | 22,947,236 | 24,806,245 | 25,898,766 | 26,375,845 | 27,455,332 |
| Stormwater | 2,195,891 | 2,398,659 | 2,370,650 | 2,846,895 | 2,943,687 | 2,969,055 | 3,080,707 | 3,216,382 | 3,959,253 | 3,400,816 |
| Building | 3,447,445 | 3,458,772 | 3,751,616 | 4,108,850 | 4,544,896 | 3,464,327 | 4,041,573 | 4,883,816 | 4,479,865 | 4,118,035 |
| **Total Business-Type activities Expenses** | 25,610,708 | 27,492,769 | 28,171,154 | 29,551,718 | 30,845,464 | 29,380,618 | 31,928,525 | 33,998,964 | 34,814,963 | 34,974,183 |
| **Total Primary Government Expenses** | 78,095,236 | 83,951,007 | 85,025,157 | 88,765,605 | 89,340,329 | 84,651,282 | 96,529,660 | 107,766,120 | 112,807,334 | 122,880,727 |
| **Program Revenues** | | | | | | | | | | |
| Governmental activities: | | | | | | | | | | |
| Charges for services: | | | | | | | | | | |
| General government | 2,115,287 | 2,280,076 | 2,610,230 | 2,462,897 | 3,319,433 | 3,637,331 | 9,997,249 | 11,164,519 | 12,691,483 | 13,478,510 |
| Public safety | 439,092 | 660,870 | 541,365 | 876,948 | 672,072 | 265,262 | 346,277 | 384,394 | 408,891 | 712,616 |
| Engineering and public works | 4,373,961 | 4,613,018 | 4,796,872 | 5,089,779 | 5,033,024 | 5,610,775 | 397,390 | 431,663 | 454,085 | 378,307 |
| Culture and recreation | 1,144,715 | 1,181,827 | 1,265,177 | 1,342,961 | 327,977 | 601,476 | 593,996 | 822,162 | 982,207 | 1,148,977 |
| Operating contributions and grants: | | | | | | | | | | |
| General government | 2,613,490 | 648,254 | 1,194,767 | 517,950 | 411,956 | 1,784,967 | 914,861 | 808,217 | 607,279 | 1,113,165 |
| Public safety | 786,588 | 712,653 | 818,723 | 949,002 | 1,094,531 | 80,609 | 861,422 | 1,138,857 | 1,226,422 | 1,255,183 |
| Engineering and public works | 216,381 | 599,375 | 233,032 | 745,204 | 1,849,171 | 853,569 | 85,910 | 200,570 | 216,037 | 67,874 |
| Culture and recreation | -- | -- | 4,943 | -- | -- | -- | -- | -- | -- | -- |
| Capital contributions and grants: | | | | | | | | | | |
| General government | 1,903,824 | 541,618 | 2,916,987 | 3,693,575 | 90,966 | 204,325 | 2,833,280 | 2,677,624 | 931,004 | 2,269,857 |
| Public safety | 28,897 | 44,671 | 23,783 | 29,227 | 894,252 | 140,785 | -- | -- | -- | -- |
| Engineering and public works | 459,745 | 405,721 | 313,648 | 397,096 | 161,675 | 22,517 | 378,585 | -- | -- | -- |
| Culture and recreation | 234,716 | 199,466 | 132,179 | 222,852 | 58,264 | 104,222 | -- | -- | -- | -- |
| **Total Governmental Activities Program Revenues** | 14,316,696 | 11,887,549 | 14,851,706 | 16,327,491 | 13,913,321 | 13,305,838 | 16,408,970 | 17,628,006 | 17,517,408 | 20,424,489 |
| Business-type activities: | | | | | | | | | | |
| Charges for services: | | | | | | | | | | |
| Water system | 25,136,478 | 26,589,627 | 26,359,138 | 27,626,343 | 27,027,704 | 28,253,897 | 27,634,393 | 30,229,903 | 33,121,312 | 34,080,516 |
| Stormwater | 2,678,185 | 2,613,792 | 2,940,150 | 3,178,624 | 3,216,793 | 3,714,856 | 3,503,150 | 3,760,686 | 4,920,160 | 4,290,854 |
| Building | 3,921,256 | 4,017,180 | 5,329,430 | 5,349,574 | 4,306,407 | 5,714,786 | 6,437,980 | 5,227,186 | 6,359,938 | 6,045,034 |
| Operating contributions and grants: | | | | | | | | | | |
| Water system | -- | 435,240 | 49,823 | 18,734 | 288,703 | 33,832 | 347,297 | 20,466 | 11,248 | 225,351 |
| Stormwater | -- | -- | 197,383 | 21,566 | 32,144 | -- | -- | 248,169 | -- | 286,555 |
| Building | -- | -- | -- | -- | 4,890 | -- | -- | -- | -- | -- |
| Capital contributions and grants: | | | | | | | | | | |
| Water system | 2,458,583 | 2,421,140 | 2,142,384 | 1,434,266 | 1,373,557 | 2,404,493 | 1,384,853 | 1,324,063 | 1,461,472 | 871,269 |
| Stormwater | 1,538,772 | 273,840 | 2,202,305 | 1,434,280 | 17,000 | 388,321 | -- | -- | 14,267 | - |
| **Total Business-Type activities Program Revenues** | 35,733,274 | 36,350,819 | 39,220,613 | 39,063,387 | 36,267,198 | 40,510,185 | 39,307,673 | 40,810,473 | 45,888,397 | 45,799,579 |
| **Total Primary Government Program Revenues** | $ 50,049,970 | $ 48,238,368 | $ 54,072,319 | $ 55,390,878 | $ 50,180,519 | $ 53,816,023 | $ 55,716,643 | $ 58,438,479 | $ 63,405,805 | $ 66,224,068 |

# TOWN OF JUPITER, FLORIDA

## CHANGES IN NET POSITION (CONTINUED)

## LAST TEN FISCAL YEARS
## ACCRUAL BASIS OF ACCOUNTING

| | Fiscal Year | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
| **Net (Expense)/Revenue** | | | | | | | | | | |
| Governmental activities | $ (38,167,832) | $ (44,570,689) | $ (42,002,297) | $ (42,886,396) | $ (44,581,544) | $ (41,964,826) | $ (48,192,165) | $ (56,139,150) | $ (60,474,963) | $ (67,482,055) |
| Business-type activities | 10,122,569 | 8,858,050 | 11,049,459 | 9,511,669 | 5,421,734 | 11,129,567 | 7,379,148 | 6,811,509 | 11,073,434 | 10,825,396 |
| **Total Primary Government Net Expense** | (28,045,263) | (35,712,639) | (30,952,838) | (33,374,727) | (39,159,810) | (30,835,259) | (40,813,017) | (49,327,641) | (49,401,529) | (56,656,659) |
| **General Revenues and Other Changes in Net Assets** | | | | | | | | | | |
| Governmental activities: | | | | | | | | | | |
| Taxes: | | | | | | | | | | |
| Property taxes | 24,582,705 | 26,376,117 | 27,999,283 | 29,327,134 | 30,708,041 | 31,944,223 | 33,179,247 | 37,305,224 | 40,545,054 | 43,369,687 |
| Franchise fees | 4,666,753 | 4,555,475 | 4,780,075 | 4,796,053 | 4,685,329 | 4,833,111 | 5,538,675 | 6,291,831 | 6,151,510 | 6,142,437 |
| Public service taxes | 4,717,433 | 4,872,381 | 4,963,194 | 5,082,420 | 5,070,326 | 5,187,400 | 5,356,468 | 5,990,871 | 6,128,342 | 6,430,914 |
| Communications services taxes | 2,610,258 | 2,527,223 | 2,627,795 | 2,604,323 | 2,627,216 | 2,509,229 | 2,619,349 | 2,723,315 | 2,885,962 | 3,017,933 |
| Sales taxes | 4,521,600 | 6,965,372 | 9,231,139 | 9,475,646 | 8,986,318 | 10,267,047 | 12,321,307 | 12,306,233 | 12,234,731 | 12,266,568 |
| Gas taxes | 1,325,773 | 1,394,012 | 1,385,729 | 1,402,154 | 1,251,589 | 1,297,878 | 1,368,417 | 1,382,329 | 1,410,021 | 1,411,109 |
| Intergovernmental, unrestricted | 1,729,267 | 1,861,678 | 1,963,607 | 2,051,360 | 1,864,802 | 2,224,124 | 2,803,330 | 2,884,214 | 2,766,618 | 2,769,602 |
| Impact fees | -- | -- | -- | -- | -- | 189,170 | 193,269 | 25,931 | 188,759 | -- |
| Investment earnings (losses) | 742,188 | 853,056 | 1,028,793 | 2,901,309 | 1,353,660 | 266,966 | (22,157) | 4,203,076 | 7,555,340 | 6,531,222 |
| Other | -- | -- | -- | -- | 33,926 | (88,877) | (138,363) | 33,476 | 218,495 | 63,581 |
| Transfers | (4,426) | -- | 157,168 | 5,234,539 | (21,250) | (119,500) | 7,461,257 | (2,019,736) | (5,779) | (2,114,206) |
| **Total Governmental Activities** | 44,891,551 | 49,405,314 | 54,136,783 | 62,874,938 | 56,559,957 | 58,510,771 | 70,680,799 | 71,126,764 | 80,079,053 | 79,888,847 |
| Business-type activities: | | | | | | | | | | |
| Investment earnings | 589,855 | 498,084 | 964,703 | 1,859,551 | 1,143,045 | 329,916 | (793,675) | 2,636,193 | 4,587,586 | 3,850,936 |
| Gain/(Loss) on disposal of capital assets | 4,067 | -- | 4,120 | 4,120 | 4,126 | -- | 31,013 | 21,159 | (34,366) | 58,023 |
| Transfers | 4,426 | -- | (157,168) | (5,234,539) | 21,250 | (119,500) | (7,461,257) | 2,019,736 | 5,779 | 2,114,206 |
| **Total Business-Type Activities** | 598,348 | 498,084 | 811,655 | (3,370,868) | 1,168,421 | 210,416 | (8,223,919) | 4,677,088 | 4,558,999 | 6,023,165 |
| **Total Primary Government** | 45,489,899 | 49,903,398 | 54,948,438 | 59,504,070 | 57,728,378 | 58,721,187 | 62,456,880 | 75,803,852 | 84,638,052 | 85,912,012 |
| **Changes in Net Assets** | | | | | | | | | | |
| Governmental activities | 6,723,719 | 4,834,625 | 12,134,486 | 19,988,542 | 11,978,413 | 16,545,955 | 22,488,634 | 14,987,614 | 19,604,090 | 12,406,792 |
| Business-type activities | 10,720,917 | 9,356,134 | 11,861,114 | 6,141,201 | 6,590,155 | 11,578,983 | (844,771) | 11,488,597 | 15,632,433 | 16,848,561 |
| **Total Primary Government** | $ 17,444,636 | $ 14,190,759 | $ 23,995,600 | $ 26,129,743 | $ 18,568,568 | $ 28,124,938 | $ 21,643,863 | $ 26,476,211 | $ 35,236,523 | $ 29,255,353 |

# TOWN OF JUPITER, FLORIDA

## GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE

### LAST TEN FISCAL YEARS
### ACCRUAL BASIS OF ACCOUNTING

| Fiscal Year | Property Taxes | Franchise Fees | Public Service Taxes | Communications Services Taxes | Sales Taxes | Gas Taxes | Total |
|---|---|---|---|---|---|---|---|
| 2016 | $ 24,582,705 | $ 4,666,753 | $4,717,433 | $ 2,610,258 | $ 4,521,600 | $ 1,325,773 | $ 42,424,522 |
| 2017 | 26,376,117 | 4,555,475 | 4,872,381 | 2,527,223 | 6,965,372 | 1,394,012 | 46,690,580 |
| 2018 | 27,999,283 | 4,780,075 | 4,963,194 | 2,627,795 | 9,231,139 | 1,385,729 | 50,987,215 |
| 2019 | 29,327,134 | 4,796,053 | 5,082,420 | 2,604,323 | 9,475,646 | 1,402,154 | 52,687,730 |
| 2020 | 30,708,041 | 4,685,329 | 5,070,326 | 2,627,216 | 8,986,318 | 1,251,589 | 53,328,819 |
| 2021 | 31,944,223 | 4,833,111 | 5,187,400 | 2,509,229 | 10,267,047 | 1,297,878 | 56,038,888 |
| 2022 | 33,179,247 | 5,538,675 | 5,356,468 | 2,619,349 | 12,321,307 | 1,368,417 | 60,383,463 |
| 2023 | 37,305,224 | 6,291,831 | 5,990,871 | 2,723,315 | 12,306,233 | 1,382,329 | 65,999,803 |
| 2024 | 40,545,054 | 6,151,510 | 6,128,342 | 2,885,962 | 12,234,731 | 1,410,021 | 69,355,620 |
| 2025 | 43,369,687 | 6,142,437 | 6,430,914 | 3,017,933 | 12,266,568 | 1,411,109 | 72,638,648 |

# TOWN OF JUPITER, FLORIDA

## FUND BALANCES OF GOVERNMENTAL FUNDS

## LAST TEN FISCAL YEARS
## MODIFIED ACCRUAL BASIS OF ACCOUNTING

| | Fiscal Year | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
| **General Fund** | | | | | | | | | | |
| Nonspendable: | | | | | | | | | | |
| Inventory | $ 66,005 | $ 83,445 | $ 29,760 | $ 20,970 | $ 19,181 | $ 14,003 | $ 26,742 | $ 21,002 | $ 32,428 | $ 10,910 |
| Prepaid items | 10,997 | 22,948 | 13,991 | 18,025 | 224,859 | 3,722 | 11,652 | 8,042 | 9,603 | 190,675 |
| Advances from other funds | 5,957,885 | 5,901,436 | 5,009,196 | 4,908,899 | 4,108,899 | 3,608,899 | 3,108,899 | 2,608,899 | 2,008,899 | 1,308,899 |
| Note receivable | 171,173 | 111,173 | 111,173 | 111,173 | 111,173 | 111,173 | -- | -- | -- | -- |
| Restricted for: | | | | | | | | | | |
| Public safety | -- | -- | -- | -- | -- | -- | -- | -- | -- | 1,000,000 |
| Law enforcement | 509,748 | 823,659 | 471,525 | 475,935 | 67,733 | 97,800 | 128,982 | 241,911 | 245,449 | 120,837 |
| Economic development | 1,163,147 | 1,520,195 | 1,039,623 | 1,800,720 | 1,825,675 | 1,848,970 | 1,872,147 | 1,176,366 | 447,617 | -- |
| Assigned to: | | | | | | | | | | |
| Subsequent year's budget | -- | -- | 228,823 | -- | -- | -- | -- | -- | -- | -- |
| Health insurance | -- | -- | -- | -- | -- | -- | -- | 8,807,477 | 10,287,436 | 10,637,296 |
| Unassigned | 31,856,248 | 29,676,802 | 33,412,574 | 39,570,998 | 45,539,373 | 51,333,641 | 48,162,407 | 52,095,593 | 54,922,154 | 62,496,637 |
| **Total General Fund** | 39,735,203 | 38,139,658 | 40,316,665 | 46,906,720 | 51,896,893 | 57,018,208 | 53,310,829 | 64,959,290 | 67,953,586 | 75,765,254 |
| **All Other Governmental Funds** | | | | | | | | | | |
| Nonspendable: | | | | | | | | | | |
| Prepaid items | -- | -- | -- | 2,966 | -- | 395 | 495 | -- | 450 | 10,524 |
| Advances from other funds | -- | -- | -- | -- | 1,164,088 | 993,011 | 816,801 | -- | -- | 255,815 |
| Note receivable | -- | -- | -- | 74,087 | 74,087 | -- | -- | -- | -- | -- |
| Restricted for: | | | | | | | | | | |
| Public safety | -- | -- | -- | -- | -- | -- | -- | 156,036 | -- | -- |
| Debt service | 1,523,685 | 1,565,663 | 2,002,353 | 2,029,608 | 500,199 | 549,434 | 575,012 | 595,600 | 620,532 | 326,800 |
| Capital projects | 3,939,363 | 7,708,287 | 12,962,802 | 8,148,311 | 9,117,100 | 14,038,683 | 12,517,144 | 14,992,313 | 21,789,053 | 19,036,346 |
| Law enforcement | 247,577 | 259,512 | 145,212 | 209,801 | 171,265 | 194,883 | 197,134 | 183,035 | 195,248 | 186,529 |
| Economic Development | -- | -- | -- | -- | -- | -- | -- | 536,777 | 2,005,318 | 2,027,310 |
| Assigned to: | | | | | | | | | | |
| Capital projects | 13,859,274 | 14,157,056 | 16,307,489 | 28,998,901 | 18,946,806 | 20,558,128 | 48,466,137 | 32,973,274 | 35,316,607 | 32,799,776 |
| Unassigned Special Revenue Funds (deficit) | (4,354,660) | (4,115,803) | (4,720,286) | (4,696,887) | (3,894,193) | (2,986,968) | (1,144,992) | -- | -- | -- |
| **Total All Other Governmental Funds** | $ 15,215,239 | $ 19,574,715 | $ 26,697,570 | $ 34,766,787 | $ 26,079,352 | $ 33,347,566 | $ 61,427,731 | $ 49,437,035 | $ 59,927,208 | $ 54,643,100 |

# TOWN OF JUPITER, FLORIDA

## CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS

## LAST TEN FISCAL YEARS
## MODIFIED ACCRUAL BASIS OF ACCOUNTING

| | Fiscal Year | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
| **Revenues** | | | | | | | | | | |
| Taxes | $ 33,236,169 | $ 35,169,733 | $ 36,976,001 | $ 38,416,031 | $ 39,657,172 | $ 40,938,730 | $ 42,523,481 | $ 47,401,739 | $ 50,969,379 | $ 54,229,643 |
| Franchise fees | 4,666,753 | 4,555,475 | 4,780,075 | 4,796,053 | 4,685,329 | 4,833,111 | 5,538,675 | 6,291,831 | 6,151,510 | 6,142,437 |
| Licenses and permits | 1,066,601 | 1,171,336 | 1,180,932 | 979,343 | 707,491 | 762,304 | 279,374 | 120,036 | 315,752 | 433,286 |
| Intergovernmental | 9,510,011 | 9,773,878 | 12,309,014 | 12,830,540 | 14,340,018 | 13,736,370 | 19,411,528 | 19,322,212 | 17,462,849 | 18,746,529 |
| Charges for services | 7,417,420 | 7,617,007 | 8,098,492 | 8,968,660 | 8,614,311 | 8,922,017 | 10,424,324 | 12,161,668 | 12,980,384 | 13,675,297 |
| Fines and forfeitures | 275,109 | 492,517 | 317,617 | 217,147 | 188,464 | 452,487 | 247,665 | 296,391 | 295,416 | 221,767 |
| Investment earnings | 742,188 | 853,056 | 1,028,793 | 2,901,309 | 1,353,660 | 266,966 | (21,358) | 4,203,076 | 7,555,340 | 6,531,222 |
| Donations | 131,426 | 94,048 | 108,014 | 164,855 | 71,940 | 1,344,936 | 420,849 | 214,594 | 213,269 | 180,239 |
| Miscellaneous | 407,932 | 1,072,829 | 1,179,402 | 1,063,509 | 805,401 | 768,075 | 942,337 | 729,483 | 1,439,846 | 2,203,541 |
| **Total Revenues** | 57,453,609 | 60,799,879 | 65,978,340 | 70,337,447 | 70,423,786 | 72,024,996 | 79,766,875 | 90,741,030 | 97,383,745 | 102,363,961 |
| **Expenditures** | | | | | | | | | | |
| General government | 15,764,985 | 17,212,029 | 16,923,247 | 16,495,149 | 16,581,794 | 17,996,107 | 20,216,947 | 22,233,492 | 24,764,200 | 25,463,920 |
| Public safety | 20,166,583 | 21,149,280 | 22,278,196 | 22,533,970 | 24,198,507 | 23,747,051 | 24,888,071 | 26,158,644 | 29,270,108 | 32,750,794 |
| Engineering and public works | 6,822,473 | 7,941,816 | 8,371,545 | 8,732,062 | 8,157,359 | 8,566,185 | 8,373,703 | 8,790,089 | 11,509,272 | 15,139,035 |
| Culture and recreation | 2,533,217 | 3,272,414 | 3,017,915 | 3,370,928 | 2,707,088 | 3,220,765 | 3,355,609 | 4,674,805 | 3,985,080 | 7,747,538 |
| Capital outlay | 4,766,872 | 5,125,886 | 2,952,087 | 6,466,306 | 19,225,974 | 7,095,842 | 3,944,786 | 28,081,705 | 11,925,008 | 16,155,777 |
| Debt service | | | | | | | | | | |
| Principal | 2,386,459 | 2,479,478 | 2,562,727 | 2,666,210 | 2,764,931 | 6,320,000 | 1,960,641 | 2,483,322 | 2,412,804 | 2,435,406 |
| Interest | 912,340 | 873,015 | 774,820 | 667,431 | 548,680 | 481,371 | 180,126 | 155,977 | 217,001 | 184,714 |
| **Total Expenditures** | 53,352,929 | 58,053,918 | 56,880,537 | 60,932,056 | 74,184,333 | 67,427,321 | 62,919,883 | 92,578,034 | 84,083,473 | 99,877,184 |
| **Revenues Over (Under) Expenditures** | 4,100,680 | 2,745,961 | 9,097,803 | 9,405,391 | (3,760,547) | 4,597,675 | 16,846,992 | (1,837,004) | 13,300,272 | 2,486,777 |
| **Other Financing Sources (Uses)** | | | | | | | | | | |
| Issuance of refunding debt | -- | -- | -- | -- | -- | 7,885,858 | -- | -- | -- | -- |
| Subscription based financing arrangement | | | | | | | | 3,444,097 | 41,054 | 2,000,000 |
| Proceeds from sale of assets | 53,868 | 17,970 | 44,891 | 19,342 | 84,535 | 73,497 | 64,537 | 70,408 | 148,922 | 96,210 |
| Insurance recoveries | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Other debt service costs | -- | -- | -- | -- | -- | (48,001) | -- | -- | -- | 58,779 |
| Transfers in | 3,875,995 | 5,838,077 | 4,375,651 | 20,149,856 | 11,148,454 | 2,544,796 | 29,334,242 | 5,872,810 | 19,394,868 | 15,760,515 |
| Transfers out | (3,877,421) | (5,838,077) | (4,218,483) | (14,915,317) | (11,169,704) | (2,664,296) | (21,872,985) | (7,892,546) | (19,400,647) | (17,874,721) |
| **Total Other Financing Sources (Uses)** | 52,442 | 17,970 | 202,059 | 5,253,881 | 63,285 | 7,791,854 | 7,525,794 | 1,494,769 | 184,197 | 40,783 |
| **Net Change in Fund Balances** | $ 4,153,122 | $ 2,763,931 | $ 9,299,862 | $ 14,659,272 | $ (3,697,262) | $ 12,389,529 | $ 24,372,786 | $ (342,235) | $ 13,484,469 | $ 2,527,560 |
| **Debt Service as a Percentage of Non-Capital Expenditures** | 6.79% | 6.33% | 6.19% | 6.12% | 6.03% | 11.27% | 3.63% | 4.09% | 3.64% | 3.13% |

# TOWN OF JUPITER, FLORIDA

## GENERAL GOVERNMENTAL TAX REVENUES BY SOURCE

## LAST TEN FISCAL YEARS
## MODIFIED ACCRUAL BASIS OF ACCOUNTING

| Fiscal Year | Property Taxes (1) | Public Service Taxes | Communications Services Taxes | Gas Taxes | Total Taxes | Franchise Fees | Total |
|---|---|---|---|---|---|---|---|
| 2016 | $24,582,705 | $ 4,717,433 | $ 2,610,258 | $ 1,325,773 | $ 33,236,169 | $4,666,753 | $37,902,922 |
| 2017 | 26,376,117 | 4,872,381 | 2,527,223 | 1,394,012 | 35,169,733 | 4,555,475 | 39,725,208 |
| 2018 | 27,999,283 | 4,963,194 | 2,627,795 | 1,385,729 | 36,976,001 | 4,780,075 | 41,756,076 |
| 2019 | 29,327,134 | 5,082,420 | 2,604,323 | 1,402,154 | 38,416,031 | 4,796,053 | 43,212,084 |
| 2020 | 30,708,041 | 5,070,326 | 2,627,216 | 1,251,589 | 39,657,172 | 4,685,329 | 44,342,501 |
| 2021 | 31,944,223 | 5,187,400 | 2,509,229 | 1,297,878 | 40,938,730 | 4,833,111 | 45,771,841 |
| 2022 | 33,179,247 | 5,356,468 | 2,619,349 | 1,368,417 | 42,523,481 | 5,538,675 | 48,062,156 |
| 2023 | 37,305,224 | 5,990,871 | 2,723,315 | 1,382,329 | 47,401,739 | 6,291,831 | 53,693,570 |
| 2024 | 40,545,054 | 6,128,342 | 2,885,962 | 1,410,021 | 50,969,379 | 6,151,510 | 57,120,889 |
| 2025 | 43,369,687 | 6,430,914 | 3,017,933 | 1,411,109 | 54,229,643 | 6,142,437 | 60,372,080 |

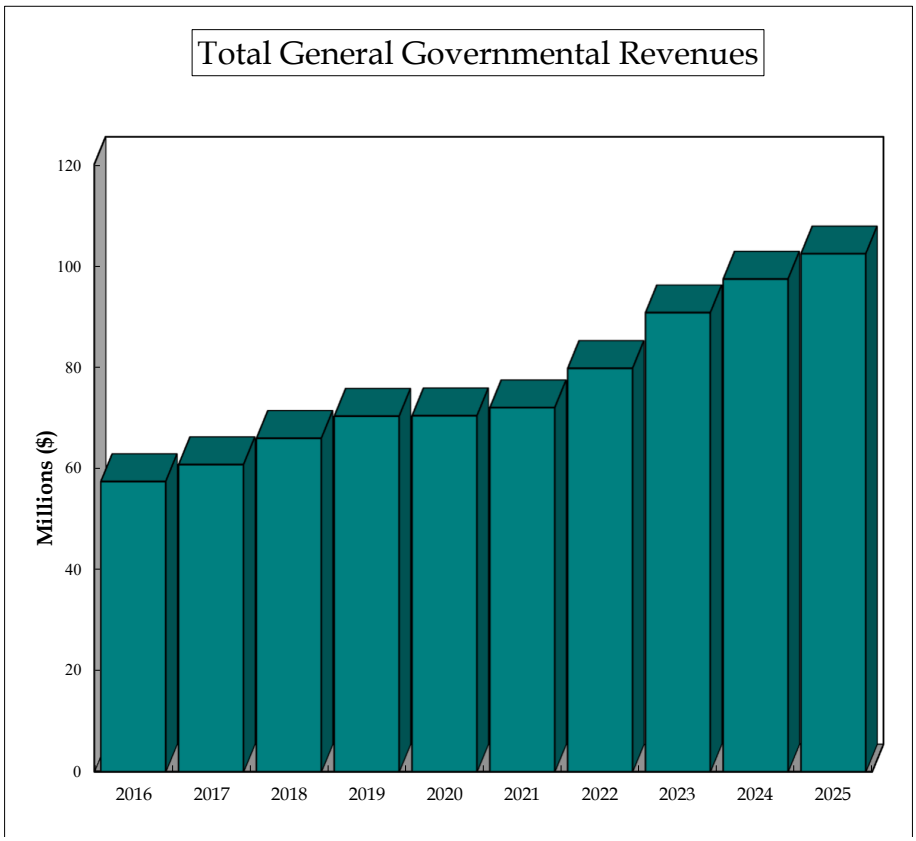
(1) Includes CRA tax increment revenues from the Town and Palm Beach County.

**TOWN OF JUPITER, FLORIDA**

**TOTAL GENERAL GOVERNMENTAL REVENUES BY SOURCE**

**LAST TEN FISCAL YEARS**
**MODIFIED ACCRUAL BASIS OF ACCOUNTING**

| Fiscal Year | Taxes and Franchise Fees | Licenses and Permits | Intergovernmental | Charges for Services | Fines and Forfeitures | Investment Earnings | Special Assessments | Miscellaneous | Total |
|---|---|---|---|---|---|---|---|---|---|
| 2016 | $37,902,922 | $ 1,066,601 | $ 9,510,011 | $ 7,417,420 | $ 275,109 | $ 742,188 | $ -- | $ 539,358 | $ 57,453,609 |
| 2017 | 39,725,208 | 1,171,336 | 9,773,878 | 7,617,007 | 492,517 | 853,056 | -- | 1,166,877 | 60,799,879 |
| 2018 | 41,756,076 | 1,180,932 | 12,309,014 | 8,098,492 | 317,617 | 1,028,793 | -- | 1,287,416 | 65,978,340 |
| 2019 | 43,212,084 | 979,343 | 12,830,540 | 8,968,660 | 217,147 | 2,901,309 | -- | 1,228,364 | 70,337,447 |
| 2020 | 44,342,501 | 707,491 | 14,340,018 | 8,614,311 | 188,464 | 1,353,660 | -- | 877,341 | 70,423,786 |
| 2021 | 45,771,841 | 762,304 | 13,736,370 | 8,922,017 | 452,487 | 266,966 | -- | 2,113,011 | 72,024,996 |
| 2022 | 48,062,156 | 279,374 | 19,411,528 | 10,424,324 | 247,665 | (21,358) | -- | 1,363,186 | 79,766,875 |
| 2023 | 53,693,570 | 120,036 | 19,322,212 | 12,161,668 | 296,391 | 4,203,076 | -- | 944,077 | 90,741,030 |
| 2024 | 57,120,889 | 315,752 | 17,462,849 | 12,980,384 | 295,416 | 7,555,340 | -- | 1,653,115 | 97,383,745 |
| 2025 | 60,372,080 | 433,286 | 18,746,529 | 13,675,297 | 221,767 | 6,531,222 | -- | 2,383,780 | 102,363,961 |

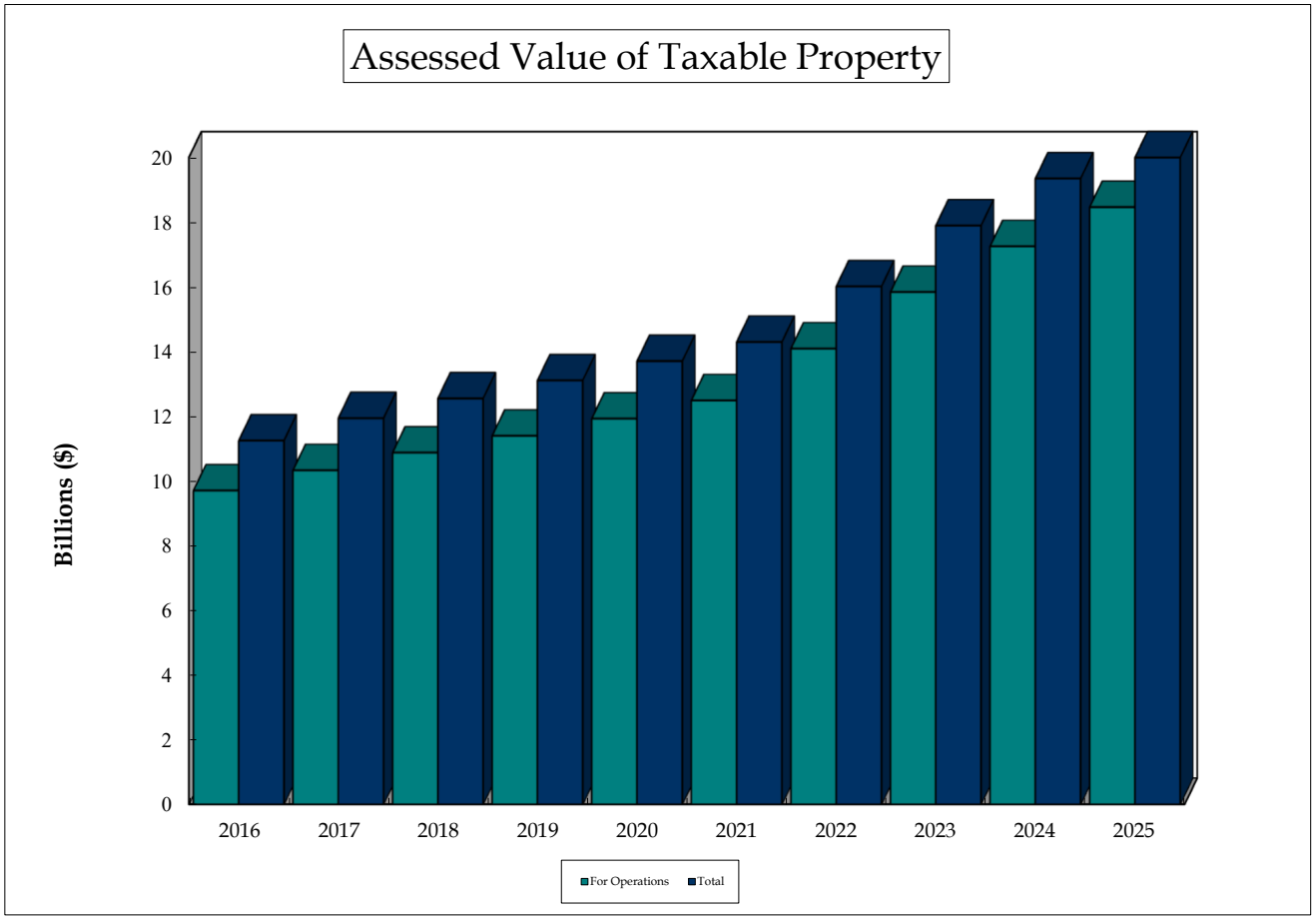


## TOWN OF JUPITER, FLORIDA

### ASSESSED VALUE OF TAXABLE PROPERTY

### LAST TEN FISCAL YEARS

| Year | Real Property | Personal Property | Centrally Assessed Property | Exemptions | Assessed Value for Operations | Total Town Tax Rate | Total Taxable Value (1) |
|---|---|---|---|---|---|---|---|
| 2016 | $10,845,565,535 | $ 395,066,652 | $ 1,928,796 | $ 1,544,975,723 | $ 9,697,585,260 | 2.7364 | $11,242,560,983 |
| 2017 | 11,583,806,982 | 348,811,183 | 2,026,948 | 1,609,024,923 | 10,325,620,190 | 2.6963 | 11,934,645,113 |
| 2018 | 12,175,877,382 | 367,909,293 | 2,033,088 | 1,676,169,844 | 10,869,649,919 | 2.6815 | 12,545,819,763 |
| 2019 | 12,756,217,115 | 345,974,844 | 2,033,243 | 1,714,368,700 | 11,389,856,502 | 2.6611 | 13,104,225,202 |
| 2020 | 13,341,314,232 | 358,916,726 | 2,029,787 | 1,780,635,673 | 11,921,625,072 | 2.6524 | 13,702,260,745 |
| 2021 | 13,929,871,921 | 363,343,424 | 2,082,535 | 1,808,832,565 | 12,486,465,315 | 2.6524 | 14,295,297,880 |
| 2022 | 15,608,191,232 | 401,636,595 | 2,276,838 | 1,922,579,247 | 14,089,525,418 | 2.6326 | 16,012,104,665 |
| 2023 | 17,435,693,444 | 457,260,755 | 2,408,662 | 2,054,962,716 | 15,840,400,145 | 2.6134 | 17,895,362,861 |
| 2024 | 18,877,688,812 | 468,791,824 | 4,942,227 | 2,095,581,644 | 17,255,841,219 | 2.5224 | 19,351,422,863 |
| 2025 | 20,124,396,524 | 470,506,449 | 4,948,659 | 2,133,019,865 | 18,466,831,767 | 2.4748 | 20,599,851,632 |




(1) Florida state law requires all property to be assessed at current fair market value.

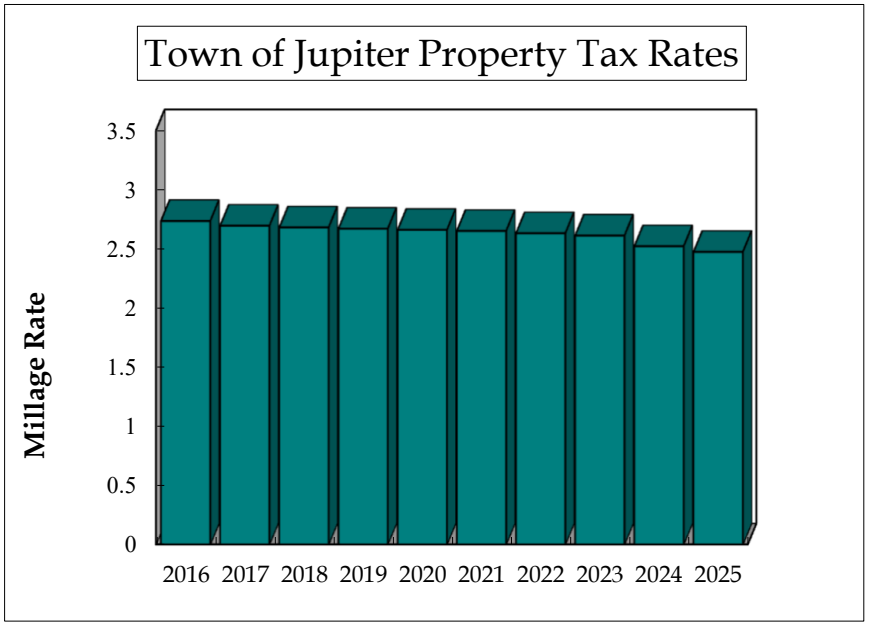
Source: Palm Beach County Property Appraiser

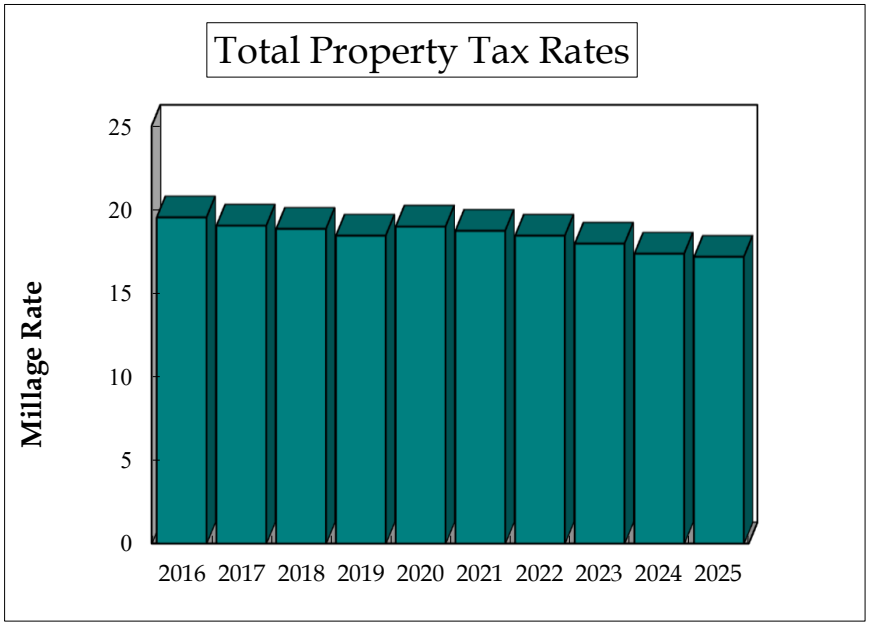
# TOWN OF JUPITER, FLORIDA

## PROPERTY TAX RATES - DIRECT AND OVERLAPPING GOVERNMENTS

## LAST TEN FISCAL YEARS
## RATE PER $1,000 OF ASSESSED VALUE

| | Town of Jupiter Property Tax Rates | | | Overlapping Property Tax Rates - Palm Beach County | | | Overlapping Property Tax Rates - Palm Beach County School District | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Fiscal Year | Operating Millage | General Obligation Debt Service | Total Town Millage | Operating Millage | General Obligation Debt Service | Total County Millage | Operating Millage | General Obligation Debt Service | Total School Millage | Palm Beach County Special Districts | Total |
| 2016 | 2.4834 | 0.2530 | 2.7364 | 4.7815 | 0.1327 | 4.9142 | 7.070 | -- | 7.070 | 4.7998 | 19.5204 |
| 2017 | 2.4633 | 0.2330 | 2.6963 | 4.7815 | 0.1208 | 4.9023 | 6.769 | -- | 6.769 | 4.6566 | 19.0242 |
| 2018 | 2.4633 | 0.2182 | 2.6815 | 4.7815 | 0.1208 | 4.9023 | 6.769 | -- | 6.769 | 4.4836 | 18.8364 |
| 2019 | 2.4633 | 0.2079 | 2.6712 | 4.7815 | 0.1165 | 4.8980 | 6.572 | -- | 6.572 | 4.2889 | 18.4301 |
| 2020 | 2.4633 | 0.1978 | 2.6611 | 4.7815 | 0.0765 | 4.8580 | 7.164 | -- | 7.164 | 4.2838 | 18.9669 |
| 2021 | 2.4633 | 0.1891 | 2.6524 | 4.7815 | 0.0309 | 4.8124 | 7.010 | -- | 7.010 | 4.2461 | 18.7209 |
| 2022 | 2.4633 | 0.1693 | 2.6326 | 4.7815 | 0.0334 | 4.8149 | 6.875 | -- | 6.875 | 4.1011 | 18.4236 |
| 2023 | 2.4633 | 0.1501 | 2.6134 | 4.7150 | 0.0289 | 4.7439 | 6.519 | -- | 6.519 | 4.0702 | 17.9465 |
| 2024 | 2.3894 | 0.1330 | 2.5224 | 4.5000 | 0.0188 | 4.5188 | 6.457 | -- | 6.457 | 3.8465 | 17.3447 |
| 2025 | 2.3894 | 0.0854 | 2.4748 | 4.5000 | 0.0396 | 4.5396 | 6.314 | -- | 6.314 | 3.8248 | 17.1532 |



# TOWN OF JUPITER, FLORIDA

## PRINCIPAL PROPERTY TAXPAYERS

## CURRENT YEAR AND NINE YEARS AGO

| | 2025 | | |
|---|---|---|---|
| | Taxable Assessed Valuation | Rank | Percentage of Assessed Value for Operations |
| Florida Power & Light Co | $ 166,718,493 | 1 | 0.81% |
| BVF V Sophia LLC | 123,949,098 | 2 | 0.60% |
| Northland Floresta LLC | 100,303,234 | 3 | 0.49% |
| AA Propco 2022 LLC | 98,871,454 | 4 | 0.48% |
| Northland Barcelona LLC | 94,328,510 | 5 | 0.46% |
| Harbourside Place LLC | 64,100,000 | 6 | 0.31% |
| Club at Admirals Cove, Inc. | 61,370,119 | 7 | 0.30% |
| Jupiter Resort LLC | 49,324,655 | 8 | 0.24% |
| PRCP Abacoa Investment LLC | 47,203,655 | 9 | 0.23% |
| Jupiter Rehab Realty Holdings, LLC | 42,592,000 | 10 | 0.21% |
| Totals | $ 848,761,218 | | 4.12% |

(Continued)

**Source:** Palm Beach County Property Appraiser.

# TOWN OF JUPITER, FLORIDA

## PRINCIPAL PROPERTY TAXPAYERS (CONTINUED)

## CURRENT YEAR AND NINE YEARS AGO

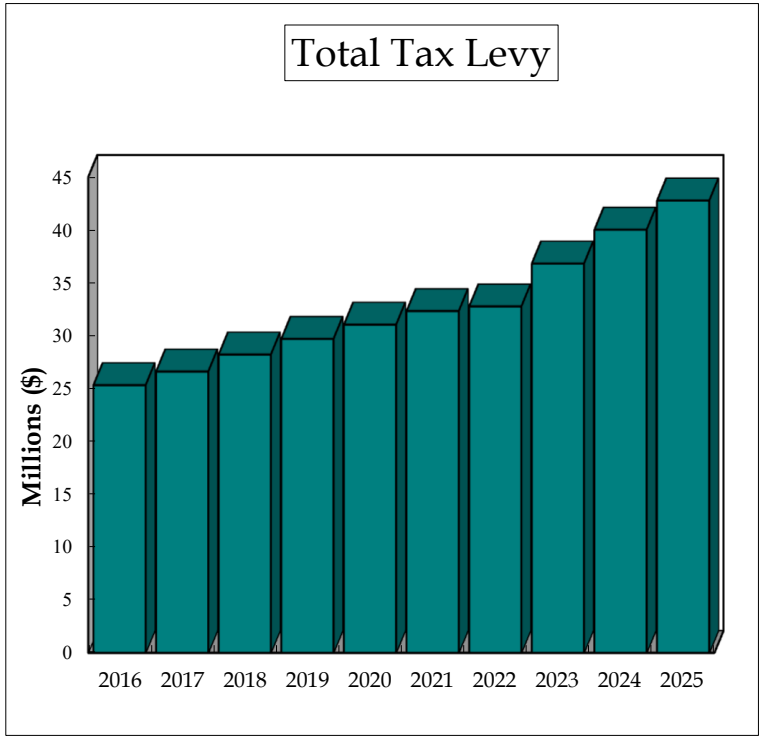
| | 2015 | | |
|---|---|---|---|
| | Taxable Assessed Valuation | Rank | Percentage of Assessed Value for Operations |
| Florida Power & Light Co | $ 89,605,929 | 1 | 0.92% |
| Harbourside Place LLC | 74,000,000 | 2 | 0.36% |
| Heart Abacoa LLC | 70,939,114 | 3 | 0.73% |
| Northland Floresta LLC | 63,293,013 | 4 | 0.65% |
| 207 Florida Reallty Associates LLC | 62,167,655 | 5 | 0.64% |
| KMF X Jupiter LLC | 55,056,609 | 6 | 0.57% |
| Divosta Homes, LP | 36,650,210 | 7 | 0.38% |
| PRCP Abacoa Investment LLC | 33,428,045 | 8 | 0.34% |
| Orion Venture XI Jupiter LLC | 32,254,945 | 9 | 0.33% |
| Jupiter CC LLC | 25,597,532 | 10 | 0.26% |
| | $ 542,993,052 | | 5.20% |

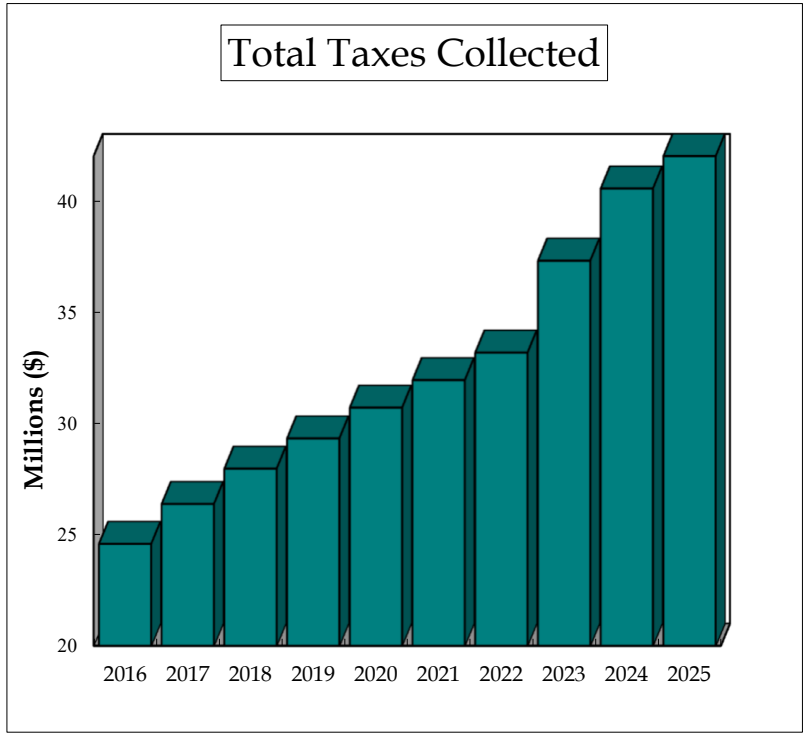
# TOWN OF JUPITER, FLORIDA

## PROPERTY TAX LEVIES AND COLLECTIONS

## LAST TEN FISCAL YEARS

| Fiscal Year | | Total Tax Levy | Amount of Current Taxes Collected (1) | Percent of Total Tax Levy Collected | Amount of Delinquent Taxes Collected | Total Collected for the Year | Ratio of Total Taxes Collected to Current Levy | Accumulated Delinquent Taxes | Ratio of Delinquent Taxes to Current Levy |
|---|---|---|---|---|---|---|---|---|---|
| 2016 | | $ 25,355,767 | $ 24,459,033 | 96.5 | $ 123,672 | $ 24,582,705.00 | 97.0 | N/A | N/A |
| 2017 | | 26,641,448 | 26,338,234 | 98.9 | 37,883 | 26,376,117 | 99.0 | N/A | N/A |
| 2018 | | 28,247,551 | 27,964,200 | 99.0 | -- | 27,964,200 | 99.0 | N/A | N/A |
| 2019 | | 29,722,342 | 29,321,830 | 98.7 | 5,304 | 29,327,134 | 98.7 | N/A | N/A |
| 2020 | | 31,071,637 | 30,689,530 | 98.8 | 18,511 | 30,708,041 | 98.8 | N/A | N/A |
| 2021 | | 32,349,608 | 31,934,486 | 98.7 | 9,738 | 31,944,224 | 98.7 | N/A | N/A |
| 2022 | | 32,790,681 | 33,169,660 | 101.2 | 9,587 | 33,179,247 | 101.2 | N/A | N/A |
| 2023 | | 36,839,038 | 37,187,744 | 100.9 | 117,480 | 37,305,224 | 101.3 | N/A | N/A |
| 2024 | | 40,036,524 | 40,514,126 | 101.2 | 30,928 | 40,545,054 | 101.3 | N/A | N/A |
| 2025 | (1) | 42,792,991 | 43,368,972 | 101.3 | 715 | 43,369,687 | 101.3 | N/A | N/A |




(1) Includes discount taken for early payment of property taxes.

## TOWN OF JUPITER, FLORIDA

### RATIOS OF GENERAL BONDED DEBT OUTSTANDING AND OUTSTANDING DEBT BY TYPE

### LAST TEN FISCAL YEARS
### (DOLLARS IN THOUSANDS, EXCEPT PER CAPITA)

| | Governmental Activities | | | | | | | Business-type Activities | | | | Primary Government | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | General Bonded Debt | | | | | | | | | | | | | | |
| Fiscal Year | General Obligation Bonds, Net [1] | Percentage of Total Taxable Value [2] of Property | Per Capita [3] | Sales Tax Revenue Bonds | Note Payable | Subscription Liability | Total Governmental Activities | Water Revenue Bonds | Stormwater Loan | Subscription Liability | Total Business-type Activities | Total Primary Government | Percentage of Total Taxable Value [2] of Property | Percentage of Personal Income [3] | Per Capita [3] |
| 2016 | $ 12,947 | 11.5% | 214 | $ 4,675 | $ -- | $ -- | $ 17,622 | $ 26,400 | $ 54 | $ -- | $ 26,454 | $ 44,076 | 0.39 | 42.43 | 727 |
| 2017 | 11,390 | 9.5% | 186 | 2,869 | -- | -- | 14,259 | 23,710 | -- | -- | 23,710 | 37,969 | 0.32 | 34.53 | 619 |
| 2018 | 9,767 | 7.8% | 157 | 1,936 | -- | -- | 11,703 | 20,885 | -- | -- | 20,885 | 32,588 | 0.26 | 27.50 | 525 |
| 2019 | 8,064 | 6.2% | 129 | 980 | -- | -- | 9,044 | 18,573 | -- | -- | 18,573 | 27,617 | 0.21 | 22.16 | 442 |
| 2020 | 6,286 | 4.6% | 99 | -- | -- | -- | 6,286 | 16,406 | -- | -- | 16,406 | 22,692 | 0.17 | 17.21 | 359 |
| 2021 | 7,886 | 5.5% | 129 | -- | -- | -- | 7,886 | 14,137 | -- | -- | 14,137 | 22,023 | 0.15 | N/A | 360 |
| 2022 | 5,925 | 3.7% | 97 | -- | -- | -- | 5,925 | 11,843 | -- | -- | 11,843 | 17,768 | 0.11 | N/A | 290 |
| 2023 | 3,957 | 2.2% | 65 | -- | -- | 2,929 | 6,886 | 9,538 | -- | 138 | 9,676 | 16,562 | 0.09 | N/A | 270 |
| 2024 | 1,982 | 1.0% | 65 | -- | -- | 2,532 | 4,514 | 7,911 | -- | 52 | 7,963 | 12,477 | 0.06 | N/A | 204 |
| 2025 | -- | 0.0% | -- | -- | 2,000 | 2,138 | 4,138 | 6,253 | -- | 77 | 6,330 | 10,468 | 0.05 | N/A | 171 |

Note: Details about the Town's outstanding debt can be found in the notes to the financial statements.

[1] Debt is net of unamortized bond discount.

[2] See Table at page 120 for property value data.

[3] See Table at page 129 for personal income and population data.

N/A - Personal income information not available.

# TOWN OF JUPITER, FLORIDA

## DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT

## AS OF SEPTEMBER 30, 2025

| | Debt Outstanding | Estimated [1] Percentage Applicable to Town of Jupiter | Estimated [1] Share of Direct and Overlapping Debt |
|---|---|---|---|
| **Direct Debt:** | | | |
| Town of Jupiter | $ 1,996,871 | 100.00% | $ 1,996,871 |
| **Overlapping Debt:** | | | |
| **Debt repaid with property taxes** | | | |
| Palm Beach County | 95,565,000 | 6.18% | 5,902,151 |
| **Other Debt** | | | |
| Palm Beach County [2] | 811,992,374 | 6.18% | 50,149,131 |
| Palm Beach County School Board[3] | 1,278,696,000 | 6.18% | 78,973,023 |
| **Total Overlapping Debt** | | | 135,024,305 |
| **Total Direct and Overlapping Debt** | | | $ 137,021,176 |
| **Estimated Population** | | | 61,246 |
| **Total Direct and Overlapping Debt per Capita** | | | $ 2,237 |

[1] Estimates based on ratio of assessed taxable values.

[2] Includes Non Ad Valorem Revenue Bonds ($678,416,533) and Other Notes and Loans ($169,994,355).

[3] Includes Capital Outlay Bonds ($3.314,000) and Certificates of Participation ($1,369,955,000).

**Source:** Finance Department, Town of Jupiter, Florida
Palm Beach County Finance Department
School Board of Palm Beach County ACFR

# TOWN OF JUPITER, FLORIDA

## LEGAL DEBT MARGIN INFORMATION

## LAST TEN FISCAL YEARS
## (AMOUNTS IN THOUSANDS)

| Fiscal Year | Assessed Value for Legal Debt Margin | | | Legal Debt Margin | | | Total Net Debt Applicable to the Limit as a Percentage of Debt Limit |
|---|---|---|---|---|---|---|---|
| | Assessed Value for Operations | Exempt Real Property | Total Assessed Value | Debt Limit [1] | Net Debt Applicable to Limit | Legal Debt Margin | |
| 2016 | $ 9,697,585 | $ 1,544,976 | $ 11,242,561 | $ 1,686,384 | $ 12,947 | $ 1,673,437 | 0.77% |
| 2017 | 10,325,620 | 1,609,025 | 11,934,645 | 1,790,197 | 11,390 | 1,778,807 | 0.64% |
| 2018 | 10,869,650 | 1,676,170 | 12,545,820 | 1,881,873 | 9,767 | 1,872,106 | 0.52% |
| 2019 | 11,389,857 | 1,714,369 | 13,104,226 | 1,965,634 | 8,064 | 1,957,570 | 0.41% |
| 2020 | 11,921,625 | 1,780,636 | 13,702,261 | 2,055,339 | 6,286 | 2,049,053 | 0.31% |
| 2021 | 12,486,465 | 1,808,833 | 14,295,298 | 2,144,295 | 7,886 | 2,136,409 | 0.10% |
| 2022 | 14,089,525 | 1,922,579 | 16,012,104 | 2,401,816 | 5,925 | 2,395,891 | 0.08% |
| 2023 | 15,840,400 | 2,054,963 | 17,895,363 | 2,684,304 | 3,957 | 2,680,347 | 0.07% |
| 2024 | 17,255,841 | 2,095,582 | 19,351,423 | 2,902,713 | 1,982 | 2,900,731 | 0.07% |
| 2025 | 18,466,832 | 2,133,020 | 20,599,852 | 3,089,978 | -- | 3,089,978 | 0.00% |

[1] Debt limit is 15% of total assessed values based on Town ordinance.

# TOWN OF JUPITER, FLORIDA

## PLEDGED REVENUE COVERAGE

## LAST TEN FISCAL YEARS

| | Sales Tax Revenue Bonds | | | Water Revenue Bonds | | | | |
|---|---|---|---|---|---|---|---|---|
| Fiscal Year | Sales Tax Revenue | Debt Service [3] | Coverage [4] | Gross Revenue [1] | Operating Expenses [2] | Net Revenue Available for Debt Service | Debt Service [3] | Coverage [4] |
| 2016 | $ 4,521,600 | $ 987,030 | 4.58 | $ 25,544,277 | $ 13,260,368 | $ 12,283,909 | $ 3,233,251 | 3.80 |
| 2017 | 4,657,676 | 991,249 | 4.70 | 27,578,625 | 14,794,859 | 12,783,766 | 3,296,838 | 3.88 |
| 2018 | 4,898,846 | 992,760 | 4.93 | 27,329,670 | 14,992,883 | 12,336,787 | 3,400,428 | 3.63 |
| 2019 | 4,979,248 | 996,539 | 5.00 | 28,989,206 | 15,513,104 | 13,476,102 | 2,825,882 | 4.77 |
| 2020 | 4,686,687 | 998,447 | 4.69 | 28,204,402 | 16,018,428 | 12,185,974 | 2,621,662 | 4.65 |
| 2021 | -- | -- | -- | 28,696,292 | 15,907,890 | 12,788,402 | 2,667,699 | 4.79 |
| 2022 | -- | -- | -- | 28,490,610 | 17,783,204 | 10,707,406 | 2,635,211 | 4.06 |
| 2023 | -- | -- | -- | 31,710,337 | 18,836,109 | 12,874,228 | 2,307,499 | 5.58 |
| 2024 | -- | -- | -- | 35,251,882 | 19,277,760 | 15,974,122 | 1,630,910 | 9.79 |
| 2025 | -- | -- | -- | 36,540,671 | 20,418,942 | 16,121,729 | 1,659,045 | 9.72 |

**(1)** Revenue excludes change in fair value of investments and gain on sale of capital assets.

**(2)** Expenses exclude depreciation.

**(3)** Includes principal and interest of revenue bonds only. It does not include debt defeasance transactions.

**(4)** Required coverage is 1.10.

# TOWN OF JUPITER, FLORIDA

## DEMOGRAPHIC AND ECONOMIC STATISTICS

## LAST TEN FISCAL YEARS

| Fiscal Year | Population[1] | Personal Income[2] (in millions) | Per Capita Personal Income[2] | Unemploy-ment Rate[3] | School Enrollment[4] |
|---|---|---|---|---|---|
| 2016 | 60,615 | $ 103,876 | $ 71,946 | 3.6% | 9,819 |
| 2017 | 61,388 | 109,974 | 74,754 | 3.8% | 10,106 |
| 2018 | 62,100 | 118,519 | 79,760 | 3.1% | 10,187 |
| 2019 | 62,497 | 124,632 | 83,268 | 3.1% | 10,306 |
| 2020 | 63,188 | 131,881 | 87,478 | 6.1% | 9,576 |
| 2021 | 61,121 | N/A | 100,792 | 3.7% | 9,519 |
| 2022 | 61,341 | N/A | 108,679 | 1.9% | 9,379 |
| 2023 | 61,333 | N/A | 117,322 | 3.1% | 9,335 |
| 2024 | 61,215 | N/A | N/A | N/A | 9,245 [5] |
| 2025 | 61,246 | N/A | N/A | N/A | 8,968 [5] |

Data Sources:

[1] Source: University of Florida, Bureau of Economic and Business Research.

[2] For Palm Beach County - U.S. Department of Commerce, Bureau of Economic Analysis

[3] For Palm Beach County - U.S. Department of Labor, Bureau of Labor Statistics (As of the month of October)

[4] For the 8 Jupiter area schools (5 Elementary, 2 Middle & 1 High) - The School District of Palm Beach County

[5] Based on October FTE Enrollment Report

N/A - Not available

# TOWN OF JUPITER, FLORIDA

## PRINCIPAL EMPLOYERS

## CURRENT YEAR AND NINE YEARS AGO

| | 2025[1] | | | 2016[1] | | |
|---|---|---|---|---|---|---|
| Employer | Employees | Rank | Percentage of Total County Employment | Employees | Rank | Percentage of Total County Employment |
| Palm Beach County School District | 22,801 | 1 | 35% | 21,656 | 1 | 42% |
| Baptist Health South Florida | 6,773 | 2 | 10% | -- | -- | -- |
| Florida Atlantic University | 6,335 | 3 | 10% | 2,529 | 7 | 5% |
| NextEra Energy, Inc. (Headquarters) | 6,139 | 4 | 10% | 4,005 | 4 | 8% |
| Palm Beach County | 6,130 | 5 | 9% | 5,930 | 2 | 11% |
| Tenet Healthcare Corp. | 5,734 | 6 | 9% | 4,595 | 3 | 9% |
| Veterans Health Administration | 2,948 | 7 | 5% | 2,700 | 6 | 5% |
| HCA Florida Healthcare | 2,850 | 8 | 4% | -- | -- | -- |
| Jupiter Medical Center | 2,495 | 9 | 4% | 2,195 | 9 | 4% |
| The Breakers | 2,400 | 10 | 4% | -- | -- | -- |
| Hospital Corporation of America | -- | -- | -- | 3,476 | 5 | 7% |
| Bethesda Health, Inc. | -- | -- | -- | 2,150 | 10 | 4% |
| Boca Raton Regional Hospital | -- | -- | -- | 2,500 | 8 | 5% |
| Totals | 64,605 | | 100.00% | 51,736 | | 100.00% |

[1] Source: Business Development Board of Palm Beach County. Data is for Palm Beach County.

* Updated figures unavailable at date of publication

# TOWN OF JUPITER, FLORIDA

## FULL-TIME EQUIVALENT TOWN EMPLOYEES BY FUNCTION / PROGRAM

## LAST TEN FISCAL YEARS

| | Fiscal Year | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
| **General Government** | | | | | | | | | | |
| Town Manager | 4 | 4 | 4 | 4 | 2 | 2 | 3 | 5 | 5 | 3 |
| Town Clerk | 5 | 5 | 5 | 5 | 5 | 4 | 4 | 4 | 4 | 4 |
| Finance | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 9 | 10 | 9 |
| Human Resources | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 6 | 7 |
| Information Systems | 11 | 11 | 12 | 12 | 13 | 13 | 13 | 13 | 13 | 13 |
| Neighborhoods | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 2 |
| External Affairs | 5 | 6 | 6 | 6 | 6 | 6 | 6 | 5 | 5 | 5 |
| **Public Safety** | | | | | | | | | | |
| Police Officers | 116 | 116 | 118 | 118 | 118 | 118 | 118 | 118 | 121 | 121 |
| Civilian Police | 22 | 24 | 25 | 25 | 24 | 24 | 24 | 25 | 25 | 25 |
| **Engineering/Public Works** | | | | | | | | | | |
| Engineering | 10 | 10 | 11 | 11 | 11 | 11 | 11 | 10 | 10 | 10 |
| Public Works | 20 | 20 | 19 | 18 | 19 | 19 | 19 | 26 | 28 | 30 |
| Parks Maintenance | 19 | 21 | 22 | 25 | 25 | 25 | 25 | 19 | 19 | 19 |
| **Culture and Recreation** | | | | | | | | | | |
| Parks and Recreation | 18 | 19 | 19 | 20 | 20 | 20 | 20 | 21 | 21 | 22 |
| **Water System** | | | | | | | | | | |
| Plant | 28 | 29 | 29 | 30 | 30 | 30 | 30 | 30 | 31 | 32 |
| Field | 17 | 17 | 17 | 17 | 18 | 18 | 18 | 18 | 20 | 19 |
| Administration | 17 | 18 | 18 | 18 | 17 | 17 | 17 | 17 | 17 | 17 |
| **Building Department** | | | | | | | | | | |
| Building | 24 | 25 | 27 | 28 | 28 | 28 | 28 | 29 | 29 | 28 |
| Planning | 15 | 15 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 |
| Business Registration | 4 | 3 | 3 | 3 | 1 | 1 | 1 | 0 | 0 | 0 |
| Code Enforcement | 7 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 |
| **Stormwater System** | | | | | | | | | | |
| Field | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 6 |
| Administration | 3 | 4 | 4 | 4 | 4 | 4 | 4 | 6 | 6 | 5 |
| **Total** | 366 | 376 | 384 | 389 | 386 | 385 | 386 | 391 | 401 | 401 |

# TOWN OF JUPITER, FLORIDA

## OPERATING INDICATORS BY FUNCTION / PROGRAM

## LAST TEN FISCAL YEARS

| Function | Fiscal Year 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Public Safety** | | | | | | | | | | |
| **Police** | | | | | | | | | | |
| Physical arrests | 1,483 | 1,535 | 1,659 | 1,582 | 1,571 | 1,168 | 1,254 | 1,452 | 1,331 | 1,083 |
| Parking violations | 1,164 | 1,409 | 1,041 | 762 | 640 | 473 | 1,136 | 884 | 760 | 520 |
| Traffic violations | 6,171 | 5,698 | 7,984 | 8,042 | 7,346 | 9,366 | 5,572 | 6,299 | 5,229 | 4,136 |
| **Code Compliance** | | | | | | | | | | |
| Code violations | 2,352 | 3,316 | 3,257 | 2,293 | 1,947 | 1,956 | 1,303 | 1,405 | 1,742 | 1,792 |
| **Public Works** | | | | | | | | | | |
| Street resurfacing (lane miles) | 9 | 1 | 9 | 11 | 3 | 4 | 0 | 0 | 16 | 7 |
| Pot holes repaired | 52 | 58 | 73 | 37 | 40 | 49 | 48 | 27 | 45 | 42 |
| **Culture and Recreation** | | | | | | | | | | |
| **Parks and Recreation** | | | | | | | | | | |
| Recreation programs offered | 519 | 520 | 525 | 530 | 259 | 352 | 599 | 867 | 1,944 | 1,800 |
| Recreation program participants | 71,073 | 71,849 | 79,034 | 85,525 | 30,442 | 44,191 | 39,626 | 46,653 | 58,103 | 68,367 |
| Youth athletic participants (JTAA) | 6,161 | 6,446 | 6,423 | 6,670 | 5,202 | 5,723 | 6,072 | 6,534 | 6,628 | 6,783 |
| Camp program participants | 1,876 | 2,032 | 2,203 | 2,807 | 723 | 509 | 751 | 1,263 | 1,428 | 1,532 |
| Athletic camp participants | 960 | 995 | 1,120 | 1,129 | -- | -- | 783 | 840 | 756 | 770 |
| Skate park participants | 22,922 | 21,803 | 22,675 | 6,617 | 7,731 | 16,184 | 9,387 | 7,688 | 7,361 | 6,807 |
| **Water System** | | | | | | | | | | |
| Water customers | 29,484 | 29,778 | 30,087 | 30,260 | 30,377 | 30,455 | 30,624 | 30,790 | 30,846 | 30,907 |
| Permitted Capacity per day (million gallons) | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 |
| Average daily water consumption (million gallons) | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 |
| **Building Department** | | | | | | | | | | |
| Building permits issued | 6,297 | 7,646 | 8,898 | 8,743 | 9,332 | 10,364 | 9,433 | 8,309 | 7,931 | 7,875 |
| Value of permits (in thousands) | $ 208,708 | $ 175,709 | $ 261,372 | $ 272,649 | $ 198,639 | $ 272,204 | $ 306,525 | $ 236,404 | $ 313,857 | $ 320,012 |
| **Stormwater System** | | | | | | | | | | |
| Stormwater customers | 22,820 | 22,993 | 23,155 | 23,261 | 23,308 | 23,376 | 23,413 | 23,434 | 23,439 | 23,454 |

**Sources:** Town departments.

# TOWN OF JUPITER, FLORIDA

## CAPITAL ASSET STATISTICS BY FUNCTION / PROGRAM

## LAST TEN FISCAL YEARS

| Function/Program | Fiscal Year 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Public Safety** | | | | | | | | | | |
| **Police** | | | | | | | | | | |
| Stations | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Patrol units | 148 | 148 | 147 | 141 | 142 | 145 | 140 | 143 | 141 | 133 |
| **Code Compliance** | | | | | | | | | | |
| Vehicles | 8 | 9 | 9 | 8 | 8 | 8 | 8 | 8 | 8 | 8 |
| **Engineering and Public Works** | | | | | | | | | | |
| Centerline road miles | 139.21 | 138.93 | 142.79 | 146.69 | 148.28 | 149.08 | 151.03 | 151.20 | 151.26 | 151.48 |
| **Culture and Recreation** | | | | | | | | | | |
| **Parks and Recreation** | | | | | | | | | | |
| Community Center | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Civic Center | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Ballfields - lighted | 26 | 26 | 26 | 26 | 26 | 26 | 26 | 26 | 26 | 26 |
| Basketball courts | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 |
| Multi-purpose fields | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 |
| Tennis courts | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 11 | 11 |
| Pickleball courts | -- | -- | -- | -- | -- | -- | -- | -- | 13 | 13 |
| Parks | 17 | 17 | 18 | 19 | 19 | 19 | 19 | 19 | 19 | 19 |
| Parks (acres) | 265 | 265 | 278 | -- | -- | -- | -- | -- | -- | -- |
| Park properties (acres) | -- | -- | -- | 217 | 217 | 217 | 217 | 217 | 217 | 217 |
| Open space properties (acres) | -- | -- | -- | 109 | 110 | 110 | 121 | 121 | 121 | 121 |
| **Water System** | | | | | | | | | | |
| Water mains (miles) | 468 | 470 | 474 | 476 | 476 | 477 | 478 | 479 | 480 | 480 |
| Plants | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Fire hydrants | 3,646 | 3,717 | 3,711 | 3,758 | 3,780 | 3,802 | 3,853 | 3,863 | 3,872 | 3,875 |
| **Building Department** | | | | | | | | | | |
| Vehicles | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 10 |
| **Stormwater System** | | | | | | | | | | |
| Stormwater sewers (miles) | 93.8 | 93.8 | 92.7 | 93.9 | 94.4 | 94.9 | 96.7 | 97.0 | 97.3 | 98.5 |

**Source:** Town departments.

N/A: Not available.

# TOWN OF JUPITER, FLORIDA

## SCHEDULE OF INSURANCE IN FORCE

## AS OF SEPTEMBER 30, 2025

| Type of Coverage | Coverage Amount | |
|---|---|---|
| Property | 205,214,330 | (1, 10) |
| Equipment Breakdown | 100,000,000 | (1, 10) |
| Inland Marine | 4,321,655 | (1, 10) |
| Ocean Marine | 265,432 | (13, 17) |
| Crime/Employee Dishonesty | 250,000 | (1, 9) |
| Deadly Weapon Protection | 1,000,000 | (1) |
| General Liability | 2,000,000 per claim/no aggregate | (1, 6, 9) |
| Cyber Liability | 2,000,000 per claim/no aggregate | (1) |
| Law Enforcement Liability | 1,000,000/1,000,000 | (1, 2, 7, 9) |
| Automobile Liability | 1,000,000 | (1) |
| Automobile Physical Damage | ACV or repair | (1, 15) |
| Public Officials & Employment Practices Liability | 1,000,000 | (1) |
| Workers' Compensation | Statutory | (1) |
| Employers' Liability Limit for Workers Compensation | 1,000,000 | (1, 18) |
| Environmental Insurance (Pollution) | 1,000,000/1,000,000 | (7, 12) |
| Railroad Protective Liability | 2,000,000/6,000,000 | (8, 14) |
| Police - Statutory Accidental Death and Dismemberment | 225,000 | (5, 11) |
| | 75,000 | (5, 11) |
| | 75,000 | (5, 11) |
| CRA (Director & Officers including Employment Practices) | 1,000,000 Aggregate | (7, 16) |
| Life Insurance | 200,000 | (3, 19) |
| AD&D Insurance | 200,000 | (3, 19) |
| Medical - HMO | Unlimited | (4, 20) |
| Medical - HSA | Unlimited | (4, 20) |
| Additional Insured Policy (Locations/Special Events) | | |
| General Liability (Additional Insured Locations/Events) | 1,000,000/2,000,000 | (21, 22) |
| General Liability Excess Policy | 2,000,000/2,000,000 | (21, 23) |
| Drone/Aircraft Liability | 1,000,000 per occurrence | (24, 25) |

(1) Coverage is through Preferred Governmental Insurance Trust.
(2) Coverage is per person/per occurrence.
(3) Coverage is based on Class of eligible employee and salary to a maximum of $200,000.
(4) Lifetime maximum per individual.
(5) Coverage is mandated by FL Statute & adjusted for cost of living based upon a formula updated annually for Accidental Death & Dismemberment Benefits (Line of Duty Damage or Employee benefits liability.
(6) Coverage applicable to claims $2,000,000 per occurrence. Note: No aggregate on Bodily Injury, Property Damage or Employee benefits liability.
(7) Coverage applicable to claims $1,000,000 per occurrence, $1,000,000 aggregate.
(8) Coverage applicable to claims $2,000,000 per occurrence, $6,000,000 aggregate for annual maintenance and upkeep of land in right of way of railroad.
(9) Coverage is per occurrence.
(10) Coverage is based upon property schedule.
(11) Coverage is through Ace American Insurance Company.
(12) Coverage is through Indian Harbor Insurance Company.
(13) Coverage is through Great American Insurance Company.
(14) Coverage is through Hudson Insurance Company.
(15) Actual Cash Value at the time of loss minus deductible.
(16) Coverage is through Indian Harbor Insurance Company.
(17) Coverage based on Ocean Marine Application.
(18) Coverage applicable to Bodily Injury by accident $1,000,000; Bodily Injury by Disease Agreement Limit $1,000,000; and Bodily Injury by Disease each employee $1,000,000.
(19) Coverage through USAble.
(20) Coverage is through Nautilus Insurance Company.
(21) Coverage applicable to claims $1,000,000 per occurrence, $2,000,000 aggregate.
(22) Coverage applicable to claims $1,000,000 per occurrence, $2,000,000 aggregate.
(23) Coverage applicable to claims $2,000,000 per occurrence, $2,000,000 aggregate.
(24) Coverage is through Global Aerospace
(25) Coverage applicable to claims Aircraft Liability $1,000,000 per occurrence; Personal Injury Limit $1,000,000

**Sources:** Town departments

## SALARIES OF PRINCIPAL OFFICIALS

## FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

| Official | Annual Salary | |
|---|---|---|
| Mayor | $ 22,200 | |
| Council (4 members) | 18,600 | (per member) |
| Town Manager | 300,000 | |
| Police Chief | 211,014 | |
| Utilities Director | 193,199 | |
| Engineering and Public Works Director | 185,000 | |
| Finance Director | 182,326 | |
| Assistant Town Manager | 229,125 | |
| Planning and Zoning Director | 184,598 | |
| Construction Services Director | 214,143 | |
| Town Clerk | 117,427 | |
| Information Systems Director | 150,952 | |
| Parks and Recreation Director | 157,286 | |
| Fire Chief | 200,655 | |

# REPORTING SECTION

CBIZ CPAs P.C.

2255 Glades Road
Suite #321A
Boca Raton, FL 33431

P: 561.994.5050

# Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Honorable Mayor, Members of the Town Council,
Audit Committee and Town Manager
**Town of Jupiter, Florida**

We have audited, in accordance with the auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States ("*Government Auditing Standards*"), the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the Town of Jupiter, Florida (the "Town") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements, and have issued our report thereon dated March 31, 2026. Our report includes a reference to another auditor who audited the financial statements of the Municipal Police Officers' Retirement Trust Fund, the fiduciary fund of the Town, as described in our report on the Town's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

***Report on Internal Control Over Financial Reporting***

In planning and performing our audit of the financial statements, we considered the Town's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Town's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

***Report on Compliance and Other Matters***

As part of obtaining reasonable assurance about whether the Town's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

***Purpose of This Report***

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CBIZ CPAs P.C.

Boca Raton, Florida
March 31, 2026

CBIZ CPAs P.C.

2255 Glades Road
Suite #321A
Boca Raton, FL 33431

P: 561.994.5050

# Independent Auditors' Report on Compliance for the Major Federal Program and Report on Internal Control Over Compliance Required by the Uniform Guidance

To the Honorable Mayor, Members of the Town Council,
Audit Committee and Town Manager
**Town of Jupiter, Florida**

## Report on Compliance for the Major Federal Program

### *Opinion on the Major Federal Program*

We have audited Town of Jupiter, Florida (the "Town") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on the Town's major federal program for the fical year ended September 30, 2025. The Town's major federal program is identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Town complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal program for the fiscal year ended September 30, 2025.

### *Basis for Opinion on the Major Federal Program*

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America ("GAAS"); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States ("*Government Auditing Standards"*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the major federal program. Our audit does not provide a legal determination of the Town's compliance with the compliance requirements referred to above.

***Responsibilities of Management for Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Town's federal programs.

***Auditors' Responsibilities for the Audit of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Town's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Town's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Town's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- Obtain an understanding of the Town's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

**Report on Internal Control Over Compliance**

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

CBIZ CPAs P.C.

Boca Raton, Florida
March 31, 2026

# TOWN OF JUPITER, FLORIDA

## SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

## FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

| Federal Agency, Pass-through Grantor Program of Cluster Title | Assistance Listing Number | Grant Number/ Pass-through Entity Identifying Number | Federal Expenditures |
|---|---|---|---|
| **United States Department of Housing and Urban Development** | | | |
| Direct Programs: | | | |
| Community Development Block Grants/Entitlement Grants | 14.218 | B-19-MC-12-0059 | $ 110,321 |
| Community Development Block Grants/Entitlement Grants | 14.218 | B-20-MC-12-0059 | 2,120 |
| Community Development Block Grants/Entitlement Grants | 14.218 | B-22-MC-12-0059 | 42,087 |
| COVID-19 Community Development Block Grant | 14.218 | B-24-MC-12-0059 | 54,672 |
| Total CDBG-Entitlement/Special Purpose Grants Cluster | | | 209,200 |
| **Total United States Department of Housing and Urban Development** | | | **209,200** |
| **United States Department of Justice** | | | |
| Direct Programs: | | | |
| Bulletproof Vest Partnership Program | 16.607 | 2023BUBX23033830 | 8,392 |
| Bulletproof Vest Partnership Program | 16.607 | 2024BUBX24039806 | 5,729 |
| Total Bulletproof Vest Partnership Programs | | | 14,121 |
| Equitable Sharing Program | 16.922 | N/A | 153,607 |
| Total Equitable Sharing Programs | | | 153,607 |
| **Total United States Department of Justice** | | | **167,728** |
| **United States Department of Transportation** | | | |
| Direct Program: | | | |
| State and Community Highway Safety Program | 20.600 | G3492 | 24,014 |
| Total Highway Safety Cluster | | | 24,014 |
| **Total United States Department of Transportation** | | | **24,014** |
| **United States Department of Treasury** | | | |
| Direct Program: | | | |
| Coronavirus State and Local Fiscal Recovery Funds | 21.027 | 1505-0271 | 2,060,657 |
| **Total United States Department of Treasury** | | | **2,060,657** |
| **United States Department of Homeland Security** | | | |
| Direct Program: | | | |
| Hazard Mitigation Grant Program | 97.039 | FEMA-DR-4468-FL | 225,351 |
| **Total United States Department of Homeland Security** | | | **225,351** |
| **Total Expenditures of Federal Awards** | | | **$ 2,686,950** |

***See accompanying notes to schedule of expenditures of federal awards.***

# TOWN OF JUPITER, FLORIDA

## NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

## FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

### NOTE 1 – BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the "Schedule") presents the expenditure activity of all federal awards of the Town of Jupiter, Florida (the "Town") for the fiscal year ended September 30, 2025. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations, Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the schedule presents only a selected portion of the operations of the Town, it is not intended to and does not present the financial position, changes in net position/fund balance or cash flows of the Town. Expenditures of State financial assistance for the fiscal year ended September 30, 2025 did not exceed the $750,000 threshold for a Florida Single Audit.

### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Certain pass-through entity identifying numbers were not available for pass-through awards listed in the Schedule for the fiscal year ended September 30, 2025.

### NOTE 3 – INDIRECT COST RATE

The Town has elected not to use the de minimis indirect cost rate allowed under the Uniform Guidance.

### NOTE 4 – SUBRECIPIENTS

The Town made no payments to subrecipients from Federal awards for the fiscal year ended September 30, 2025.

# TOWN OF JUPITER, FLORIDA

## SCHEDULE OF FINDINGS AND QUESTIONED COSTS

## FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

### SECTION I – SUMMARY OF AUDITORS' RESULTS

***Financial Statements***

| | |
|---|---|
| Type of auditors' report issued on whether the financial statements audited were prepared in accordance with GAAP: | *Unmodified Opinion* |
| Internal control over financial reporting: | |
| Material weakness(es) identified? | ____ Yes __X__ No |
| Significant deficiency(ies) identified? | ____ Yes __X__ None reported |
| Non-compliance material to financial statements noted? | ____ Yes __X__ No |

***Federal Awards***

| | |
|---|---|
| Internal control over the major programs: | |
| Material weakness(es) identified? | ____ Yes __X__ No |
| Significant deficiency(ies) identified? | ____ Yes __X__ None reported |
| Type of auditors' report issued on compliance for the Major federal programs: | *Unmodified Opinion* |
| Any audit findings disclosed that are required to be reported in accordance with 2 CFR Section 200.516(a)? | ____Yes __X__ No |

**Identification of the Major Federal Program:**

| Name of Federal Program | Assistance Listing No. |
|---|---|
| Coronavirus State and Local Fiscal Recovery Funds | 21.027 |

| | |
|---|---|
| Dollar threshold used to distinguish between Type A and Type B federal programs: | $ 1,000,000 |
| Auditee qualified as low-risk auditee pursuant to the Uniform Guidance? | __X__ Yes ____ No |

# TOWN OF JUPITER, FLORIDA

## SCHEDULE OF FINDINGS AND QUESTIONED COSTS

## FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

### SECTION II – FINANCIAL STATEMENT FINDINGS

None.

### SECTION III – FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

None.

# TOWN OF JUPITER, FLORIDA

## SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

## FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

### SECTION I – PRIOR YEAR AUDIT FINDINGS

None

### SECTION II – PRIOR YEAR FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

None

CBIZ CPAs P.C.

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**Management Letter in Accordance with the**
**Rules of the Auditor General for the State of Florida**

To the Honorable Mayor, Members of the Town Council,
Audit Committee and Town Manager
**Town of Jupiter, Florida**

***Report on the Financial Statements***

We have audited the financial statements of the Town of Jupiter, Florida (the "Town"), as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 13, 2026. We did not audit the financial statements of the Municipal Police Officers' Retirement Trust Fund, as described in our report on the Town's financial statements. This management letter does not include any matters reported on separately by those other auditors in their management letter, if any.

***Auditors' Responsibility***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance); and Chapter 10.550, Rules of the Auditor General.

***Other Reporting Requirements***

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; Independent Auditors' Report on Compliance for the Major Federal Program and on Internal Control over Compliance Required by the Uniform Guidance; Schedule of Findings and Questioned Costs; Summary Schedule of Prior Audit Findings; and Independent Accountants' Report on examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedules, which are dated March 13, 2026, should be considered in conjunction with this management letter.

***Prior Audit Findings***

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no audit findings made in the preceding financial audit report.

***Official Title and Legal Authority***

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information is disclosed in Note 1 to the financial statements. Also, as discussed in Note 1, the Town included the Jupiter Community Redevelopment Agency (the "CRA") as a component unit of the Town.

***Financial Condition and Management***

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the Town met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the Town did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the Town. It is management's responsibility to monitor the Town's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same. Our assessment was done as of the fiscal year end.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

***Property Assessed Clean Energy (PACE) Program***

As required by Section 10.554(1)(i)6.a, Rules of the Auditor General, requires a statement to whether a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did/did not operate within the Town's geographical boundaries during the fiscal year under audit. During the fiscal year ended September 30, 2025, the PACE program did not operate within the Town's geographical boundaries.

***Special District Component Unit***

Section 10.554(1)(i)5.c., Rules of the Auditor General, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component unit that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

***Additional Matters***

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

***Purpose of this Letter***

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Honorable Mayor, Town Council, Audit Committee and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

CBIZ CPAs P.C.

Boca Raton, Florida
March 31, 2026

CBIZ CPAs P.C.

2255 Glades Road
Suite #321A
Boca Raton, FL 33431

P: 561.994.5050

**Independent Accountants' Report on Compliance**
**Pursuant to Section 218.415, Florida Statutes**

To the Honorable Mayor, Members of the Town Council,
Audit Committee and Town Manager
**Town of Jupiter, Florida**

We have examined the Town of Jupiter, Florida (the "Town") compliance with Section 218.415, Florida Statutes, Local Government Investment Policies, for the fiscal year ended September 30, 2025. Management of the Town is responsible for the Town's compliance with the specified requirements. Our responsibility is to express an opinion on the Town's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Town complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Town complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

Our examination does not provide a legal determination on the Town's compliance with the specified requirements.

In our opinion, the Town complied, in all material respects, with Section 218.415, Florida Statutes, for the fiscal year ended September 30, 2025.

This report is intended solely to describe our testing of compliance with Section 218.415, Florida Statutes, and it is not suitable for any other purpose.

CBIZ CPAs P.C.

Boca Raton, Florida
March 31, 2026

BEFORE ME, the undersigned authority, personally appeared Scott Reynolds, who being duly sworn, deposes and says on oath that:

1. I am the Finance Director of the Town of Jupiter which is a local governmental entity of the State of Florida.

2. The Town of Jupiter adopted the following Ordinances implementing impact fees:

   1) Recreation Impact fees: (Ord 35-93, passed 5-4-1993)
   2) Police Impact fees: (Ord 48-95, passed 12-5-1995)
   3) Road Impact fees: (Ord 14-04, passed 4-20-2004)

3. The Town of Jupiter has complied and, as of the date of this Affidavit, remains in compliance with Section 163.31801, Florida Statutes.

FURTHER AFFIANT SAYETH NAUGHT

Scott Reynolds

Notary Public

STATE OF FLORIDA
COUNTY OF PALM BEACH

Subscribed and sworn to before me by means of physical presence this 4th day of November, 2025, by Scott Reynolds as Finance Director of the Town of Jupiter, who is personally know to me.

Print Name: Stacey Rivera

My Commission Expires: 04/07/2028

Notary Signature: Stacey Rivera

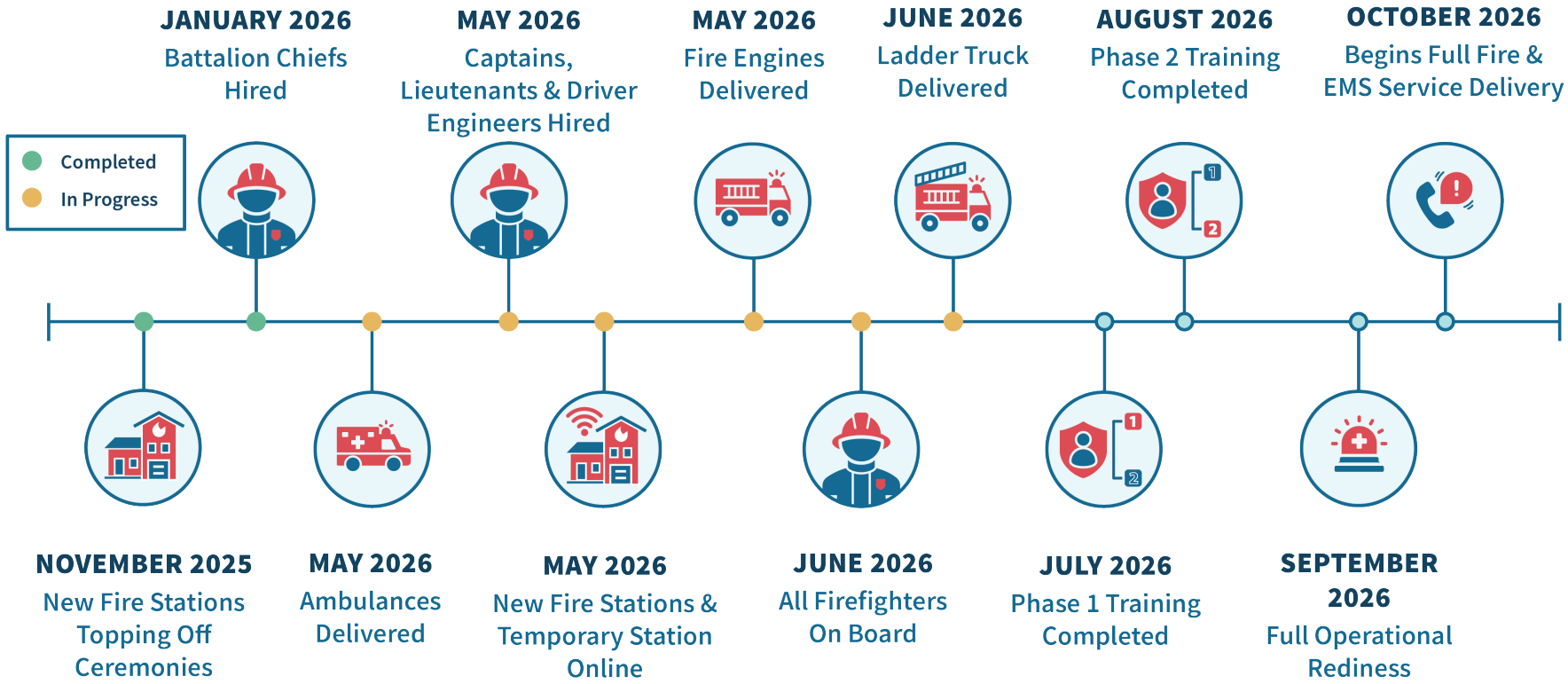
Seal:

STACEY RIVERA
Notary Public - State of Florida
Commission # HH 510106
My Comm. Expires Apr 7, 2028
Bonded through National Notary Assn.

JUPITER FIRE RESCUE DEPARTMENT

# JFRD Update

# JFRD Final Year Timeline



# Fire Operations Fully Staffed

- Tonight's update will focus on the hiring of our operational personnel.
  - Start advertisement in December 2025.
  - 1559 applications received.
  - Interviews completed March 2026.
  - All conditional offers completed by the first week of April 2026.

# Experience and Quality Matter

- 36 Frontline Leaders:
  - 12 Captains with a combined total of over 275 years of fire service experience.
  - 12 Lieutenants with a combined total of over 184 years of fire service experience.
  - 12 Driver Engineers with a combined total of over 193 years of fire service experience.
- 54 Firefighter Paramedics and Firefighter EMTs with over a hundred years of fire service experience.

# JFRD New Hire Snapshot

- 55% have a college degree.
- 97% have specialized training and experience.
- 32% are bilingual or multilingual.
- 14 are military veterans.
  - representing the Air Force, Army, Coast Guard, Marines, and Navy.
- 29 have deep connections to the Town of Jupiter.

# Next Steps

- May 11-29: Our 36 frontline leaders begin orientation and training.
- June 1-5:  Our 54 firefighters will join our 36 frontline leaders to begin orientation and training.
- June 6: Our 93 operational personnel, including our battalion chiefs, will begin an intensive four-month training program.

# The Jupiter Fire Rescue Department remains **ON SCHEDULE AND ON BUDGET.**

**FINAL MINUTES AND AGENDA**
**TOWN OF JUPITER**
**TOWN COUNCIL MEETING**
**TOWN COUNCIL CHAMBERS**
**TUESDAY, APRIL 7, 2026**

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

**Roll Call:** Mayor Jim Kuretski; Vice-Mayor Ron Delaney; Councilor Phyllis Choy; Councilor Dan Guisinger; Councilor Malise Sundstrom; Acting Town Manager Kate Moretto; Town Attorney Thomas J. Baird and Town Clerk Merriane Lahmeur.

## MINUTES

**1.** March 17, 2026, Town Council Meeting Minutes.

Councilor Choy moved to approve the March 17, 2026, Town Council Meeting Minutes; seconded by Councilor Sundstrom; motion passed.

| Kuretski | Delaney | Choy | Guisinger | Sundstrom |
|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes |

## CONSENT AGENDA

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

Vice-Mayor Delaney moved to approve the Consent Agenda; seconded by Councilor Guisinger; motion passed.

| Kuretski | Delaney | Choy | Guisinger | Sundstrom |
|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes |

## PUBLIC BUSINESS

**2.** Approving the Town's Charitable Donations for 2026.

**3.** Approving Work Order 6 to Kirchman Construction Co. (Contract EPW2025-34A) for the Indian Creek Park Restroom project in the amount of $434,921.

**4.** Approving the Purchase of Four (4) EPOC Blood Analysis Systems and Accessories from Siemens at $64,243.

**5.** Approving a Billing Services Agreement with EMS Management & Consultants in the Annual Amount of $73,000.

6. **Resolution 48-26**, Approving the Palm Beach County 5-year Emergency Medical Services (EMS) Grant Agreement.

## REGULAR AGENDA

## PUBLIC HEARING

7. **Beacon Park** — Applications for 57.7± acres of property, generally located south of Jupiter Community Park, west of Limestone Creek Road, north of Indiantown Road, and east of the I-95 interchange for the following:

Mr. Zach Ciciera, with Cotleur & Hearing, representing the Applicant, provided a brief recap of the actions at the previous meetings. He explained that the presentation in the agenda packet was slightly different than what he was presenting, because he had omitted the east side in the current presentation, since they were requesting that no action be taken on that Item. He then provided an overview of the west side parcel request, which included amending the land use to Medium Density Residential (RMD) and the zoning to Residential, Limited Multifamily (R-3). Mr. Ciciera explained that the site had remained vacant and that they had consulted with a market analyst, who stated it would be difficult to attract Class-A industrial users due to the large supply of suitable industrial land in Palm Beach County. He also mentioned that the applicant had requested the RMD and R-3 designations as a mechanism to achieve the twelve percent workforce housing (WFH) requirement. He next provided an overview of how the project met the code criteria, and the expected traffic reductions resulting from the proposed changes.

Mr. Garrett Watson, Assistant Planning and Zoning Director, explained that no action was needed on Ordinance 7-26. He noted that, as it related to the west side, there were two items Council had asked Staff to provide additional information on, one of which was the traffic impacts of a hybrid approach and the other was the WFH impact of a hybrid approach. For context, he explained that a hybrid approach consisted of residential development on the east side and industrial use on the west side. He then provided an explanation of traffic impacts with a hybrid approach, including providing a correction to the a.m. peak hour trip calculations that Staff had provided. He also discussed the WFH component, explaining that the current proposal included 99 units, of which twelve would qualify as workforce housing. Mr. Watson provided examples of the impact on the number of WFH units and WFH Fund contributions depending on the various possible approaches.

Councilor Guisinger asked with tonight's approval, if the applicant planned to modify the west side portion of the application to a Planned Unit Development (PUD) before second reading. Mr. Ciciera confirmed that a PUD would be requested for both the east and west sides. Councilor Guisinger also asked if there was an update on the pending transactions to acquire the three industrial properties on the west side. Mr. Ciciera stated that no new information was available.

Councilor Sundstrom mentioned including a trip cap like previously discussed.

Vice Mayor Delaney asked the applicant whether there were any additional requests that would be made with the PUD. Mr. Ciciera stated that there were none at this time, but that an analysis was still being conducted and that they planned to submit the proposal on Monday.

Councilor Choy asked for confirmation that the WFH section still consisted of twelve units, and Mr. Ciciera confirmed that it did.

Mayor Kuretski noted that ideally, the Town would like to see the triangle parcel issue resolved and inquired if Mr. Ciciera thought that might happen before the project was approved. Mr. Ciciera responded that the property owners remain in discussion, and at this time no additional property is proposed to be added to the project.

Mayor Kuretski opened the Agenda Item up for public comment:

Ms. Sheila Wilikinson, resident of Umbrella Place, expressed her appreciation to Council and discussed her support for the proposed project.

Mayor Kuretski asked staff whether the intent was that, upon site plan approval, the current development agreement would cease to exist. Mr. Watson confirmed that the applicant had submitted a request to abandon it, and that Staff planned to bring the item back to Council. Mayor Kuretski explained the importance of taking action to abandon the agreement.

Mayor Kuretski then asked the applicant for their preference regarding the trip cap on the west side. Mr. Ciciera stated that they preferred the trip cap be included in the motion at second reading, so that Council would have the ability to review the site plan and the development agreement abandonment together. Mayor Kuretski next inquired if there was a recommendation regarding the trip cap from Staff. Mr. John Sickler, Planning and Zoning Director, noted that Staff did not cite a trip count number at this point, but referenced the first paragraph on page 3 of the Staff Report. He explained that the west side was being proposed for 43 units and based on an estimate of ten daily trips per unit, the current estimated calculation would be 430 trips. He noted that Staff typically includes a buffer to allow for flexibility, and that a trip cap could be updated at second reading with the PUD.

Mr. Peter Hofheinz, with Cotleur & Hearing, explained that they were actively collaborating with Staff, and the 163 units represented the maximum at the land use level. He proposed using that number for the trip cap at this reading, with the expectation that it would be updated at the second reading. Mayor Kuretski noted that a trip count had not been added for the east side parcel during first reading, and to keep it consistent, requested that one not be added at this time to the west side, since there was not a recommendation contained in the Staff Report.

**A. East Side of Island Way**

**Ordinance 7-26, Reconsideration of First Reading,** Zoning Map amendment from I-4, Industrial, High Technology and Employment Center District to R-1, Residential Single-Family District, on 34.3± acres located on the east side of Island Way;

At the request of the Applicant no action was taken.

**B. West Side of Island Way**

**Ordinance 3-26, First Reading,** Consideration of a Future Land Use Map amendment from General Industrial with Bioscience Research Protection Overlay to Medium Density Residential, on 23.4± acres located on the west side of Island Way; and,

Title for Ordinance 3-26 was read by Mr. Baird.

Vice-Mayor Delaney moved to approve Ordinance 3-26, First Reading; seconded by Councilor Guisinger; motion passed.

| Kuretski | Delaney | Choy | Guisinger | Sundstrom |
|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes |

**Ordinance 8-26, First Reading,** Consideration of a Zoning Map amendment from I-4, Industrial, High Technology and Employment Center District to R-3, Residential, Limited Multi-Family District, on 23.4± acres located on the west side of Island Way. (2nd Reading TBD)

Title for Ordinance 8-26 was read by Mr. Baird.

Councilor Guisinger moved to approve Ordinance 8-26, First Reading; seconded by Councilor Choy; motion passed.

| Kuretski | Delaney | Choy | Guisinger | Sundstrom |
|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes |

8. **Ordinance 27-26, First Reading,** Establishing Procedures for Authorization of a Fire Special Assessment on Properties within the Town of Jupiter.

   Mr. Scott Reynolds, Director of Finance, presented an overview of the proposed Ordinance. He emphasized that the current Ordinance does not impose an assessment or establish assessment rates but instead establishes the legal framework and process for a potential future fire assessment, if later approved by Council. Mr. Reynolds explained that the framework ensures compliance with statutory notice requirements, provides transparency for property owners, and allows the Town to adjust the annual assessment rates. He outlined the next steps, including a second reading of the Ordinance, adoption of a Resolution for the initial rate hearing, public hearings, and the final adoption of the non-ad valorem assessment rates for the next fiscal year in June, if the Council chooses to do so.

Councilor Choy inquired whether the Ordinance included a 15% rate. Mr. Reynolds responded that no rate is being set at this time, and that a rate will be proposed later through a Resolution and fifteen percent would be the proposed rate then.

Vice-Mayor Delaney asked for confirmation that the current item pertains solely to establishing the framework, and Mr. Reynolds confirmed.

Councilor Sundstrom inquired about potential impacts on the General Fund based on the proposed rules for hardships, noting the fire assessment was to help pay for the debt for fire rescue. Mr. Reynolds confirmed that the assessment revenue would partially fund Fire Department debt. He further noted that the Ordinance included hardships but did not establish a hardship program. He explained that the Council would need to make a policy decision to establish a program to assist residents who are unable to pay the assessment, and if a hardship was determined, an alternative funding source would need to be identified. There was discussion about determinations for hardships, possible processes, the Town Manager's role, and future policy decisions.

Councilor Sundstrom then asked when a policy would be presented. Mr. Reynolds stated Staff would aim to present a policy prior to issuing the rates to residents, which would occur at the end of the budget cycle.

Mayor Kuretski expressed appreciation to Staff for their work. He explained that the Council had just learned a few weeks ago what the proposed rate approach was going to be, and that he had started to research what the effect would be on a resident. He expressed discomfort with the use of floor area as a basis for calculation, noting others had used a per residential unit basis fee. Mayor Kuretski cited inconsistencies between single-family homes and condominiums, as well as concerns with the amplification formula for increased square footage. He also noted discomfort with implementing multiple significant changes simultaneously.

Mayor Kuretski shared results from a personal analysis of thirteen residential units that he had personally chosen and noted that based on a 100% non-ad valorem assessment rate, some residents under the proposed rate structure could pay more than they are currently paying. He expressed concern regarding how projected savings are being communicated and stated that he is not supportive of the proposal in its current form, because there isn't an opportunity to change the proposed rate mechanism.

Councilor Sundstrom asked the Mayor to clarify which residents would be paying more under the proposal. Mayor Kuretski provided an example using his own home, noting that while he had expected savings of $89.00 on his home, his bill would instead increase by approximately $250 per year. He provided information on homesteaded properties versus non-homesteaded properties.

Councilor Sundstrom asked Mayor Kuretski if he was implying that non-homesteaded properties would receive a greater benefit, and he confirmed they could benefit

significantly more. Councilor Sundstrom emphasized that the full 100% rate would not be proposed and it was intended for a15% rate to be used, which would benefit all and be less than what they are currently paying for County. She emphasized the importance of continued evaluation.

Vice-Mayor Delaney stated that his understanding was that the 15% allocation was designated for debt service and could be adjusted up or down, but that he was locked in at 15%.

Mayor Kuretski clarified that the report included 18 tiers ranging from $3 to $1,190, and that it was based on tier classifications rather than square footage. He expressed discomfort with proceeding even at the 15% level, noting that it would set the tier structure. While he acknowledged that the rate structure could be modified, he was still not comfortable moving forward with it at this time.

Councilor Sundstrom noted that it would not be easy to change the rate structure, and it would need approval. She stated that the proposed process was transparent and that the framework provides flexibility for future decisions. Mr. Reynolds stated that the process was outlined in the procedural Ordinance and explained that it would return to Council each year for consideration of any changes. He noted that, if changes were desired, the process would begin again with direct notices to residents and Resolutions. Vice-Mayor Delaney and Councilor Sundstrom discussed the possibility of changes and notifications to residents in future years.

Councilor Choy asked about differences in square footage calculations for single-family versus condominiums. Mr. Reynolds explained that condominium assessments are based on interior living space square footage. Mayor Kuretski reiterated concerns about inconsistency in this methodology.

It was noted among the Council Members that more discussion and research was warranted, but that the Ordinance should proceed forward to second reading. Mr. Reynolds indicated that additional clarification could be provided.

Mr. Reynolds noted increased public engagement, and that questions that had been received regarding the proposal had been added to the Town’s website. He wanted to ensure everyone knew where they could locate the information.

Mayor Kuretski provided an additional example, noting that using the 15% rate a 1,199 square foot home would pay $15, while a 3,100 square foot home would pay $93, even if both units each housed two people. He reiterated that he would not support the proposal, expressed concerns about how the Town’s website presented the information, and suggested that the wording be revised.

Councilor Sunstrom noted that the anticipated significant savings might be getting lost with examples that deviate from the proposed assumptions, and that the Council should not lose sight of the significant savings. Councilor Sundstrom and Vice-Mayor Delaney stated they would never support a 100% non-ad valorem assessment.

Vice-Mayor Delaney inquired whether Mayor Kuretski would support a flat fee. Mayor Kuretski indicated he would support a flat fee; however, he noted that the structure could not be changed at this point.

Title for Ordinance 27-26 was read by Mr. Baird.

Vice-Mayor Delaney moved to approve Ordinance 27-26, First Reading; seconded by Councilor Sundstrom; motion passed.

| Kuretski | Delaney | Choy | Guisinger | Sundstrom |
|---|---|---|---|---|
| No | Yes | Yes | Yes | Yes |

**PUBLIC BUSINESS**

**9.** Selecting the Town of Jupiter Vice-Mayor 2026-2027.

Vice-Mayor Delaney moved to select Councilor Choy as Town of Jupiter Vice-Mayor for 2026-2027; seconded by Councilor Sundstrom; motion passed.

| Kuretski | Delaney | Choy | Guisinger | Sundstrom |
|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes |

**10.** Approving the 2026 Appointments to the Town's Boards, Committees, and Countywide Organizations.

Councilor Guisinger moved to approve the following appointments and reappointments to the Art Committee:

**Art Committee**
Brenda Nickolaus
Elizabeth Dashiell
Dylan Priday
Peter Richardson
Cherie Blickenstaff

**Art Committee Alternates**
Bianca Rosa
Elizabeth Palace
Nicole Underwood

Seconded by Councilor Sundstrom; motion passed.

| Kuretski | Choy | Delaney | Guisinger | Sundstrom |
|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes |

Councilor Guisinger moved to approve the following reappointments to the Audit Committee:

**Audit Committee (1-year term)**
Michael Webber
Susan Present

Phillip Ameen
Michael Villella
Sam Ulan

Seconded by Councilor Delaney; motion passed.

| Kuretski | Choy | Delaney | Guisinger | Sundstrom |
|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes |

Councilor Guisinger moved to approve the following appointments and reappointments to the Beach Committee:

**Beach Committee (serves at the pleasure of Council)**
Gail Whipple – Appointed by Councilor Delaney
Julie Whitten – Appointed by Councilor Guisinger

**Beach Committee At Large (2-year term)**
David Uhfelder

**Beach Committee Alternates (2-year term)**
John Pugsley

Seconded by Councilor Sundstrom; motion passed

| Kuretski | Choy | Delaney | Guisinger | Sundstrom |
|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes |

Councilor Delaney moved to approve the following appointments and reappointments to the Construction Board of Adjustments and Appeals:

**Construction Board of Adjustments and Appeals (3-year term)**
Chris Embick
Herb Kahlert

Seconded by Councilor Sundstrom; motion passed.

| Kuretski | Choy | Delaney | Guisinger | Sundstrom |
|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes |

Councilor Guisinger moved to approve the following appointments and reappointments to the Environmental Task Force:

**Environmental Task Force**
Christina Akly– Appointed by Mayor Kuretski
Willie Puz– Appointed by Vice-Mayor Choy
Rebecca Lourido – Appointed by Councilor Delaney
Emily O'Mahoney – Appointed by Councilor Guisinger
Christa Cherry– Appointed by Councilor Sundstrom

Seconded by Vice-Mayor Choy, motion passed.

| Kuretski | Choy | Delaney | Guisinger | Sundstrom |
|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes |

Councilor Delaney moved to approve the following appointments and reappointments to the Historic Resources Board:

**Historic Resources Board (serves at the pleasure of Council)**
Debi Murray - Appointed by Councilor Delaney
Brad Mayo – Appointed by Councilor Guisinger

**Historic Resources Board Alternates (1-year term)**
Sara Misselhorn (First Alternate)
Chris Yerkes (Second Alternate)

Seconded by Vice- Mayor Choy; motion passed.

| Kuretski | Choy | Delaney | Guisinger | Sundstrom |
|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes |

Councilor Delaney moved to approve the following appointments and reappointments to the Planning and Zoning Commission.

**Planning and Zoning Commission (serves at the pleasure of Council)**
David Thompson - Appointed by Councilor Delaney
Robert Grabowski– Appointed by Councilor Guisinger

**Planning and Zoning Commission At Large (1-year term)**
Paul Keenan
Marty Rogol

**Planning and Zoning Commission Alternates (1-year term)**
Edward Sterling
Cynthia Blum

Seconded by Vice- Mayor Choy; motion passed.

| Kuretski | Choy | Delaney | Guisinger | Sundstrom |
|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes |

**Countywide Organizations**

**Issues Forum**
Mayor Kuretski

**Loxahatchee River Coordinating Council**
Councilor Delaney
Councilor Guisinger (Alternate)

**Palm Beach County League of Cities**
Councilor Sundstrom (Voting Delegate)
Vice-Mayor Choy (Alternate)

Councilor Delaney (Alternate)

**Palm Beach North Chamber Government Affairs Committee**
Vice-Mayor Choy

**School Board District Liaison**
Councilor Guisinger
Councilor Sundstrom (Alternate)

**Palm Beach Metropolitan Planning Organization**
Mayor Kuretski
Councilor Delaney (Alternate)

**Legislative Liaison**
Councilor Sundstrom

## REPORTS

**TOWN ATTORNEY –**

- 9-Acre Parcel Update – Mr. Baird reported that during the due diligence groundwork for the sale of the Town property, it was determined that the Town parcel is part of the Lakewood Commercial Association (Association). He noted that the Association was formed by Pulte Homes and consisted of three parcels, and the Directors, who were Pulte representatives, had resigned from the Association. Mr. Baird stated that he had been in communication with the General Counsel for the CVS parcel and is actively reaching out to the other parcel owner. The Association will have to be reestablished prior to closing, so that MESO can appoint a Director when they take over as the property owner.

  Mr. Baird requested Council to make a motion to appoint Town Manager, Frank Kitzerow, as the Director of the Lakewood Commercial Association.

  Councilor Guisinger moved to appoint Frank Kitzerow as the Director of the Lakewood Commercial Association; seconded by Counselor Delaney; motion passed.

| Kuretski | Choy | Delaney | Guisinger | Sundstrom |
|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes |

  Mayor Kuretski inquired if there were common expenses associated with the Association and questioned why the Association still existed. Mr. Baird explained that the Town was exempt from paying Association costs, but the two other parcels have failed to pay their portion and are now being sued. He stated that he was working with CVS to alleviate the situation, and one of the items that would need to be modified are the recorded Declarations of Covenants.

**ASSISTANT TOWN MANAGER –**

- Jupiter Police Department – Ms. Moretto congratulated Officer Christian Wyatt for being recognized by the Tequesta American Legion Rood Wiliams Post #271 as Officer of the Year for 2025. She also congratulated Detective Diana Zeitz for being

nominated for Officer of the Year by the Palm Beach County Victim Services, a distinguished recognition based on exemplary service, a commitment to upholding justice, supporting victims and ensuring the safety of the community.

- Operation Barnacle Busters – Ms. Moretto reported the Police Department Marine Unit has cited several vessels this year and has one vessel under a derelict vessel investigation. She noted that the Unit's quarterly report has been updated and could be found on the Police Department website.
- Temporary Fire Station - Ms. Moretto reported that the Temporary Station had been relocated to Abacoa Community Park, and that the next steps have started, which include renovating the living space, connecting utilities, and installing landscaping.
- Employee Service Anniversaries - Ms. Moretto recognized the following employees for their years of service:
    - Sergeant Telly Tyson, Police Department – 20 years.
    - Steven Meberg, Building Department – 20 years
    - Farah Merzacco, Police Department – 15 years
    - Sergeant John Matoni, Police Department – 10 years
    - Officer Branden Zesut, Police Department – 10 years
    -

**TOWN COUNCIL – LIAISON REPORTS AND COMMENTS –**

**COUNCILOR GUISINGER:**

- Jupiter Police Department - Councilor Guisinger recognized Nicole Lunsford, Celines Kelley, Angela Dean and Stephanie Urso, for being honored during National Property and Evidence Appreciation Week and expressed gratitude for the vital role they play in protecting evidence.
- Art Gallery Exhibition - Councilor Guisinger reminded Council that the Town would be hosting an Art Gallery Exhibition, with the theme "Stories We Keep," starting Friday, April 10 through Wednesday, April 22 at the Community Center. He noted that the opening reception would be Friday, April 10, from 6:00 p.m. to 8:00 p.m.

**COUNCILOR SUNDSTROM:**

- Legislative Session Report - Councilor Sundstrom reminded the Council that the lobbyist was requesting feedback on the report. She had shared with them that the report was fantastic. Noting that it was very reasonable, very readable and very specific to the Town needs, but the lobbyist would still like input from Council to make the report better in the future.
- Vice-Mayor Selection - Councilor Sundstrom expressed appreciation for the tradition in the Town, which is to alternate between districts, and that everyone gets an opportunity to have that perspective. She was pleased to see District 1 have the opportunity again.
- Town Audit - Councilor Sundstrom noted that the Audit Committee would soon be scheduling a public meeting to receive the Town audit presentation.

**MAYOR KURETSKI:**

- Operation Barnacle Busters - Mayor Kuretski noted how creative and proactive the program was in response to a Council strategic initiative. He expressed his gratitude for the continued operation.
- Temporary Fire Station - Mayor Kuretski shared as a grandparent who sometimes uses the shared parking lot for school pickup that he thought the transition was smooth and there appeared to have been good communication. He appreciated how well it went.
- Legislative Session Report - Mayor Kuretski stated that, historically, he had never received such a customized report as the one they had received this year from the Town lobbyist, and that it is clear that they are lobbying for the Town. He noted how helpful it was to have a lobbyist that understands local and can help champion that on behalf of the Town. He expressed his appreciation and was looking forward to what is to come, especially with additional sessions being scheduled.

**COUNCILOR DELANEY:**

- Operation Barnacle Busters – Councilor Delaney expressed how great the program is.
- Jupiter Police Department - Councilor Delaney congratulated Detective Diana Zeitz and noted how hard she works and all the events that she always attends.
- JFRD - Councilor Delaney congratulated the Fire Chief on the hiring of all the personnel.

**VICE-MAYOR CHOY:**

- Boards and Committees - Vice-Mayor Choy expressed her appreciation for the materials provided for the appointment process. She expressed gratitude to those that commit to serving on the Boards and Committees and is hopeful of seeing more applicants next year.
- Employee Service Anniversaries - Vice-Mayor Choy congratulated Staff for their anniversaries and longevity, noting that it is representative of the Town culture and core values.
- Legislative Session Report – Vice-Mayor Choy expressed appreciation for the legislative appropriation requests, and the lobbyist's request for feedback on the report.

**ADJOURNMENT –** 8:39 P.M.

_____

Merriane Lahmeur, Town Clerk

**TOWN OF JUPITER**
**Skydio Drone Purchase**

| | |
|---|---|
| **DATE** | April 21, 2026 |
| **TO** | Honorable Mayor and Members of Town Council |
| **THRU** | Frank Kitzerow, Town Manager |
| **FROM** | Donald Hennessy, Chief of Police |
| **SUBJECT** | Approving the Purchase of Two Skydio Drones and Software from Axon Enterprises, Inc. in the amount of $52,154 using the FDLE Drone Replacement Program. |

## EXECUTIVE SUMMARY

Staff is seeking Town Council's authorization to purchase two additional Skydio drones for the Jupiter Police Department's drone fleet to enhance operational capabilities and standardize software usage within the Axon Air ecosystem. The Skydio R10 is priced at $23,365, and the Skydio X10 is priced at $28,789, for a combined total of $52,154. The cost includes required software and integration until the end of the department's current drone software agreement with Axon, which ends in December 2027. The Jupiter Police Department has been approved and awarded grant funding through the FDLE Drone Replacement Program, which will reimburse the majority of this purchase up to $25,000 per drone ($50,000 total).

## ANALYSIS

The Skydio R10 is a tactical drone designed for use in critical incidents where subjects are in confined spaces, such as barricaded subjects and other law enforcement-related interior operations. This purchase will allow tactical drones to operate on the same streaming and software system as the department's current drone fleet. Presently, the department's tactical drones use a different platform that requires additional credentials and do not efficiently store video from flights on department evidence software (Axon's evidence.com). This adds additional steps to download evidence and is a burden on town staff. Having all drones use the Axon Air Ecosystem is more efficient and manageable.

The Skydio X10 is a patrol drone that is used by the Jupiter Police Department's Drone Team. The Drone Team currently has three X10s shared between nine pilots. At times there are technology or hardware issues that occur that require a drone to go out of operation for maintenance. Acquiring a fourth drone will provide an additional resource for drones to be flown simultaneously during large events, missing persons, and other law enforcement-related incidents.

In accordance to the Town of Jupiter's Procurement Policy, a Notice of Intent to award Sole Source was posted for a period of 15 business days. The Sole Source was not contested and subsequently awarded to Axon. The department is requesting authorization to purchase two Skydio drones at a cost of $52,154 with reimbursement of $50,000 through the FDLE Drone Replacement Program.

## STRATEGIC PRIORITY

● Safety
● Organizational Excellence

**ATTACHMENTS**

1. Quote for Skydio R10 and Skydio X10
2. Single Source Approval Request
3. Notice of Sole Source
4. Single Source Skydio Drones
5. Procurement Review Memo

**FUNDING SOURCE**

| | | |
|---|---|---|
| Amount of this Request | $52,154 | |
| Amount Approved in Budget | $52,154 | Sources: Initially taken from JPD FY2026 operating budget and reimbursed through FDLE Drone Replacement Program |

For more information or to request attachments, please contact Captain Jason Alexandre 1114@jupiter.fl.us and/or 561-741-2219.

Axon Enterprise, Inc.
17800 N 85th St
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic:(800) 978-2737
International: +1.800.978.2737

**Q-739117-46113JB**

Issued: 04/01/2026

Quote Expiration: 04/30/2026

Estimated Contract Start Date: 08/01/2026

Account Number: 112799

Payment Terms: N30

Mode of Delivery: AUTO-GND

Credit/Debit Amount: $0.00

| SHIP TO | BILL TO |
|---|---|
| Jupiter Police Dept - FL<br>196 Military Trl<br>Jupiter,<br>FL<br>33458-5788<br>USA | Jupiter Police Dept - FL<br>210 MILITARY TRL<br>JUPITER<br>FL<br>33458-5786<br>USA<br>Email: |

| SALES REPRESENTATIVE | PRIMARY CONTACT |
|---|---|
| Brendan Rome<br>Phone:<br>Email: brome@axon.com<br>Fax: | Jason Alexandre<br>Phone:<br>Email: 1114@jupiter.fl.us<br>Fax: |

## Quote Summary

| | |
|---|---|
| Program Length | 28 Months |
| **TOTAL COST** | $52,153.17 |
| **ESTIMATED TOTAL W/ TAX** | $52,153.17 |

## Discount Summary

| | |
|---|---|
| Average Savings Per Year | $1,108.28 |
| **TOTAL SAVINGS** | $2,585.99 |

## Payment Summary

| Date | Subtotal | Tax | Total |
|---|---|---|---|
| Jul 2026 | $49,999.99 | $0.00 | $49,999.99 |
| Jul 2027 | $1,076.59 | $0.00 | $1,076.59 |
| Jul 2028 | $1,076.59 | $0.00 | $1,076.59 |
| **Total** | **$52,153.17** | **$0.00** | **$52,153.17** |

| | |
|---|---|
| **Quote Unbundled Price:** | **$54,739.16** |
| **Quote List Price:** | **$54,739.16** |
| **Quote Subtotal:** | **$52,153.17** |

## Pricing

***All deliverables are detailed in Delivery Schedules section lower in proposal***

| Item | Description | Qty | Term | Unbundled | List Price | Net Price | Subtotal | Tax | Total |
|---|---|---|---|---|---|---|---|---|---|
| **A la Carte Hardware** | | | | | | | | | |
| 102465 | AXON AIR - SKYDIO R10 TEAM HW KIT | 1 | | | $9,995.00 | $9,995.00 | $9,995.00 | $0.00 | $9,995.00 |
| 101738 | AXON AIR - SKYDIO X10 PATROL HW KIT | 1 | | | $20,231.00 | $20,231.00 | $20,231.00 | $0.00 | $20,231.00 |
| **A la Carte Software** | | | | | | | | | |
| 101168 | AXON AIR - SKYDIO FLEET MANAGER FOR X10 | 1 | 28 | | $10.00 | $10.00 | $280.00 | $0.00 | $280.00 |
| 101974 | AXON AIR - SKYDIO X10 CONNECT - WPS DATA PLAN | 1 | 28 | | $111.24 | $111.24 | $3,114.72 | $0.00 | $3,114.72 |
| 102468 | AXON AIR - SKYDIO CONNECT DATA PLAN FOR R10 | 1 | 28 | | $169.43 | $169.43 | $4,744.04 | $0.00 | $4,744.04 |
| 102467 | AXON AIR - SKYDIO R10 SUBSCRIPTION PLAN | 1 | 28 | | $308.05 | $308.05 | $8,625.40 | $0.00 | $8,625.40 |
| **A la Carte Services** | | | | | | | | | |
| 12021 | AXON AIR - PROFESSIONAL IMPLEMENTATION | 1 | | | $2,500.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| **A la Carte Warranties** | | | | | | | | | |
| 101508 | AXON AIR - SKYDIO - CARE FOR X10 CELLULAR 5G + VT300-Z 3YR | 1 | | | $5,249.00 | $5,163.01 | $5,163.01 | $0.00 | $5,163.01 |
| **Total** | | | | | | | **$52,153.17** | **$0.00** | **$52,153.17** |

## Delivery Schedule

### Hardware

| Bundle | Item | Description | QTY | Shipping Location | Estimated Delivery Date |
|---|---|---|---|---|---|
| A la Carte | 101738 | AXON AIR - SKYDIO X10 PATROL HW KIT | 1 | 1 | 07/01/2026 |
| A la Carte | 102465 | AXON AIR - SKYDIO R10 TEAM HW KIT | 1 | 1 | 07/01/2026 |

### Software

| Bundle | Item | Description | QTY | Estimated Start Date | Estimated End Date |
|---|---|---|---|---|---|
| A la Carte | 101168 | AXON AIR - SKYDIO FLEET MANAGER FOR X10 | 1 | 08/01/2026 | 11/30/2028 |
| A la Carte | 101974 | AXON AIR - SKYDIO X10 CONNECT - WPS DATA PLAN | 1 | 08/01/2026 | 11/30/2028 |
| A la Carte | 102467 | AXON AIR - SKYDIO R10 SUBSCRIPTION PLAN | 1 | 08/01/2026 | 11/30/2028 |
| A la Carte | 102468 | AXON AIR - SKYDIO CONNECT DATA PLAN FOR R10 | 1 | 08/01/2026 | 11/30/2028 |

### Services

| Bundle | Item | Description | QTY |
|---|---|---|---|
| A la Carte | 12021 | AXON AIR - PROFESSIONAL IMPLEMENTATION | 1 |

## Warranties

| Bundle | Item | Description | QTY | Estimated Start Date | Estimated End Date |
|---|---|---|---|---|---|
| A la Carte | 101508 | AXON AIR - SKYDIO - CARE FOR X10 CELLULAR 5G + VT300-Z 3YR | 1 | | |

## Shipping Locations

| Location Number | Street | City | State | Zip | Country |
|---|---|---|---|---|---|
| 1 | 196 Military Trl | Jupiter | FL | 33458-5788 | USA |

## Payment Details

### Jul 2026

| Invoice Plan | Item | Description | Qty | Subtotal | Tax | Total |
|---|---|---|---|---|---|---|
| Year 1 | 101168 | AXON AIR - SKYDIO FLEET MANAGER FOR X10 | 1 | $268.44 | $0.00 | $268.44 |
| Year 1 | 101508 | AXON AIR - SKYDIO - CARE FOR X10 CELLULAR 5G + VT300-Z 3YR | 1 | $4,949.85 | $0.00 | $4,949.85 |
| Year 1 | 101738 | AXON AIR - SKYDIO X10 PATROL HW KIT | 1 | $19,395.75 | $0.00 | $19,395.75 |
| Year 1 | 101974 | AXON AIR - SKYDIO X10 CONNECT - WPS DATA PLAN | 1 | $2,986.13 | $0.00 | $2,986.13 |
| Year 1 | 102465 | AXON AIR - SKYDIO R10 TEAM HW KIT | 1 | $9,582.35 | $0.00 | $9,582.35 |
| Year 1 | 102467 | AXON AIR - SKYDIO R10 SUBSCRIPTION PLAN | 1 | $8,269.29 | $0.00 | $8,269.29 |
| Year 1 | 102468 | AXON AIR - SKYDIO CONNECT DATA PLAN FOR R10 | 1 | $4,548.18 | $0.00 | $4,548.18 |
| Year 1 | 12021 | AXON AIR - PROFESSIONAL IMPLEMENTATION | 1 | $0.00 | $0.00 | $0.00 |
| **Total** | | | | **$49,999.99** | **$0.00** | **$49,999.99** |

### Jul 2027

| Invoice Plan | Item | Description | Qty | Subtotal | Tax | Total |
|---|---|---|---|---|---|---|
| Year 2 | 101168 | AXON AIR - SKYDIO FLEET MANAGER FOR X10 | 1 | $5.78 | $0.00 | $5.78 |
| Year 2 | 101508 | AXON AIR - SKYDIO - CARE FOR X10 CELLULAR 5G + VT300-Z 3YR | 1 | $106.58 | $0.00 | $106.58 |
| Year 2 | 101738 | AXON AIR - SKYDIO X10 PATROL HW KIT | 1 | $417.62 | $0.00 | $417.62 |
| Year 2 | 101974 | AXON AIR - SKYDIO X10 CONNECT - WPS DATA PLAN | 1 | $64.30 | $0.00 | $64.30 |
| Year 2 | 102465 | AXON AIR - SKYDIO R10 TEAM HW KIT | 1 | $206.33 | $0.00 | $206.33 |
| Year 2 | 102467 | AXON AIR - SKYDIO R10 SUBSCRIPTION PLAN | 1 | $178.05 | $0.00 | $178.05 |
| Year 2 | 102468 | AXON AIR - SKYDIO CONNECT DATA PLAN FOR R10 | 1 | $97.93 | $0.00 | $97.93 |
| Year 2 | 12021 | AXON AIR - PROFESSIONAL IMPLEMENTATION | 1 | $0.00 | $0.00 | $0.00 |
| **Total** | | | | **$1,076.59** | **$0.00** | **$1,076.59** |

### Jul 2028

| Invoice Plan | Item | Description | Qty | Subtotal | Tax | Total |
|---|---|---|---|---|---|---|
| Year 3 | 101168 | AXON AIR - SKYDIO FLEET MANAGER FOR X10 | 1 | $5.78 | $0.00 | $5.78 |
| Year 3 | 101508 | AXON AIR - SKYDIO - CARE FOR X10 CELLULAR 5G + VT300-Z 3YR | 1 | $106.58 | $0.00 | $106.58 |
| Year 3 | 101738 | AXON AIR - SKYDIO X10 PATROL HW KIT | 1 | $417.62 | $0.00 | $417.62 |
| Year 3 | 101974 | AXON AIR - SKYDIO X10 CONNECT - WPS DATA PLAN | 1 | $64.30 | $0.00 | $64.30 |
| Year 3 | 102465 | AXON AIR - SKYDIO R10 TEAM HW KIT | 1 | $206.33 | $0.00 | $206.33 |
| Year 3 | 102467 | AXON AIR - SKYDIO R10 SUBSCRIPTION PLAN | 1 | $178.05 | $0.00 | $178.05 |
| Year 3 | 102468 | AXON AIR - SKYDIO CONNECT DATA PLAN FOR R10 | 1 | $97.93 | $0.00 | $97.93 |
| Year 3 | 12021 | AXON AIR - PROFESSIONAL IMPLEMENTATION | 1 | $0.00 | $0.00 | $0.00 |
| **Total** | | | | **$1,076.59** | **$0.00** | **$1,076.59** |

**Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.**

## Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at https://www.axon.com/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Signature

Date Signed

4/1/2026

# TOWN OF JUPITER

## SINGLE or SOLE SOURCE APPROVAL REQUEST

**This form must be completed when requesting an exception to the Town's competitive procurement policy where only one vendor has a product that will meet the Town's needs or product specifications, or only one vendor can do the work requested. Completing this form does not guarantee that the proposed vendor will be selected. It is the requestor's responsibility to provide all required information and documentation as indicated in this form. A single or sole source procurement involving contracts or purchase of materials for the construction, modification, alteration, or repair of any publicly owned facility shall be governed by Section 287.057 Florida Statutes.**

| | |
|---|---|
| **Type of Source:** ____ Sole Source _X_ Single Source **Purchase Request #** _____ | |
| **Sole Source:** The **ONLY** known supplier for unique products and services where no other options are available.<br>**Single Source:** Though there may be alternate sources for the product or service requested, circumstances dictate the use of the proposed vendor (i.e. Availability, Timeliness, Location, etc.) | |
| **Part 1: Department Information** | |
| Department Name:<br>Police | Division Name: Road Patrol, Small Unmanned Aircraft Systems (sUAS) Team |
| Requestor's Name: Sergeant Jason Alexandre | |
| Requestor's Phone: 561-741-2219 | |
| Requestor's Email: 1114@jupiter.fl.us | |
| Initial Contract Term/Purchase Amount: 3 years/$54,407.46 | |
| Funding Source: FDLE Drone Replacement Program, Award 3X269: Reimbursed at $25,000 per drone up to $50,000 after initial purchase through JPD Operating Budget. Balance of $4,407.46 to come from JPD Operating Budget. | |
| **Part 2: Vendor Information** | |
| Vendor Name: Taser International dba Axon Enterprise Inc. | Vendor Contact Name: Brendan Rome |
| Vendor Address: 17800 N 85th Street, Scottsdale, AZ 85255 | Vendor Munis ID number: V-6021 |
| Vendor Phone: 800-978-2737 | Vendor Email: brome@axon.com |
| **Part III: Description, Requirements and Justification** | |
| Please list a description, all mandatory requirements or specifications that must be met by the vendor/commodity/service, and a detailed justification to explain how and why the single or sole source is in the best interest of the Town.<br><br>The Department's sUAS program utilizes drone technology to support Road Patrol personnel in the location of missing persons, fleeing criminals, tactical deployment, disaster recovery, scene documentation, evidence collection, or in response to other life safety situations. The Department's current fleet of drones includes three Skydio X10s. This purchase is for one additional Skydio X10 and one new Skydio R10, which can be used inside buildings and other structures. All drones purchased in the State of Florida must be NDAA-compliant (National Defense Authorization Act), which prohibits the use of products manufactured in banned countries to include China, Russia, Iran, and North Korea, and CJIS-compliant, which calls for secure hardware | |

and software systems using encryption and secure cloud platforms. They must be manufactured in the United States.

JPD's fleet of drones can be live-streamed through a portal on its Evidence.com database. The data recorded during flight can then be downloaded through the cloud as evidence into Evidence.com. This download occurs once the drone is plugged into a power source. There is no need for the SD card to be removed or any adjustments to be made to the hardware for this to be completed. The platform required to complete these tasks as described is part of the Axon Air ecosystem. Axon Air syncs with Fusus, which allows for all department members to view the livestream on a configured platform. Skydio drones are the only ones currently compatible with the Axon Air ecosystem.

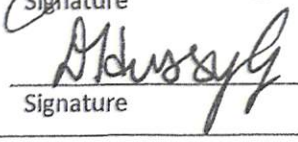
JPD currently has multiple contracts with Axon including Body-Worn Cameras, TASER, Evidence.com, Interview Room Software, and Fleet 3 dash cameras. All utilize the Axon Cloud system. Any purchase other than Skydio drones would be incompatible with the above platforms already in use and would require additional subscriptions. They would also make downloading and livestreaming difficult.

**Part 4: Required Documentation**

The following documentation must be attached to all single or single source requests:

- ☐ A signed letter from the vendor on company letterhead attesting to the fact that they are a single or sole source. The letter must be dated within the past 12 months.
- ☐ Written itemized Quote/SOW from vendor with all fees clearly identified.
- ☐ Written Notification of Intent to be Published on the Town's e-procurement platform for 15 days. Notification must be in Word format to allow for revisions.

**Part 6: Department**

| | | |
|---|---|---|
| Sgt Jason Alexander<br>Requestor | <br>Signature | 1/28/26<br>Date |
| Director |  <br>Signature | 1/29/26<br>Date |

**Part 7: Finance**

| | | |
|---|---|---|
| Procurement Manager<br>Billie Sue Hancock | Billie Hancock<br>Signature | 2/10/2026<br>Date |
| Scott Reynolds<br>Finance Director | <br>Signature | 04-13-2026<br>Date |

- ☐ Scott Reynolds, Director
- ☐ Dawn Clark, Assistant Director

| Part 7: Town Manager | | |
|---|---|---|
| Town Manager<br>Frank Kitzerow | Signature | Date<br>01/13/2026 |

# NOTICE OF INTENDED DECISION TO PROCEED WITH SOLE SOURCE PURCHASE

## NOTICE No. PD-2026-002

This notice of intended decision to enter into a sole source contract is posted in accordance with Section 287.057(5)(c), Florida Statutes and will be posted for a period of 15 days (business days).

**Project Scope/Scope of Work**: The Town of Jupiter, FL has reason to believe that only a sole source meets the project scope for providing drones for the Town. The Town wishes to purchase two additional drones, one outdoor long-range drone and one smaller, indoor drone, which will meet the needs of the police department. These drones can be live streamed through a portal on our evidence.com database. The data recorded during flight can then be downloaded through a cloud as evidence into our evidence.com database. This download occurs once the drone is plugged into a power source. There is no need for the SD card to be removed, or any adjustments made to the hardware at all for this to be completed.

The platform required to complete these tasks as described is part of the Axon Air ecosystem. Axon Air syncs with Fusus which allows for all department members to view the livestream on a configured platform. and help ensure compliance with federal, state, county and local laws.

All drones purchased in the State of Florida due to the Department of Management Services must be the following:
NDAA Compliant
CJIS Compliant
U.S. Manufactured

Skydio drones are the only ones currently compatible with Axon Air ecosystem.
The purchase of these drones will be reimbursed by FDLE though the Drone Replacement Program Financial Assistance Agreement. All drones must be delivered by 06/30/2026.

**How/When to Respond:** Any vendor who believes it can meet or exceed the above-referenced project scope is requested to provide information regarding the vendor's ability to perform the work. Please provide a written statement via email to the Town of Jupiter's Procurement Manager, Billie Hancock at billieh@jupiter.fl.us referencing the Notice Number for the specific procurement and containing convincing technical data or experience sufficient to support that belief. Responses must be received no later than 2**:00 P.M. E.S.T. on Wednesday, March 31, 2026.**

Be Advised: Failure to file a protest within the time prescribed in section 120.57(3), Florida Statutes, or failure to post the bond or other security required by law within the time allowed for filing a bond shall constitute a waiver of proceedings under chapter 120, Florida Statutes.

# JUPITER POLICE DEPARTMENT

**INTER-OFFICE MEMORANDUM**

**DATE:** 01/15/2026

**TO:** Chief Donald Hennessy

**FROM:** Sergeant Jason Alexandre

**SUBJECT:** Single Source Skydio Drones/Axon Air

---

Our current fleet of drones includes 3 Skydio X10's. These drones can be live streamed through a portal on our evidence.com database. The data recorded during flight can then be downloaded through a cloud as evidence into our evidence.com database. This download occurs once the drone is plugged into a power source. There is no need for the SD card to be removed, or any adjustments made to the hardware at all for this to be completed.

The platform required to complete these tasks as described is part of the Axon Air ecosystem. Axon Air syncs with Fusus which allows for all department members to view the livestream on a configured platform.

All drones purchased in the State of Florida due to the Department of Management Services must be the following:
NDAA Compliant
CJIS Compliant
U.S. Manufactured

Skydio drones are the only ones currently compatible with Axon Air ecosystem.

The Jupiter Police Department currently has multiple contracts with Axon to include: Body Worn Cameras, TASER, Evidence.com, Interview Room Software, and Fleet 3 dash cameras. All utilize the Axon Cloud system.

Any purchase other than Skydio drones would be incompatible with the above platforms we use, and would require other subscriptions and make downloading and livestreaming difficult.

This purchase is for an additional Skydio X10 and a new Skydio R10. This purchase will also be reimbursed up to $25,000 per drone by FDLE as part of the Drone Buyback Program.

Due to the restrictions of the FDLE Program, this purchase must be made in FY26.

West Palm Beach Police Department, Port St. Lucie Police Department, Boca Raton Police Department all use Skydio drones with Axon Air ecosystem.

Respectfully Submitted,

Sgt J Alex

Sergeant Jason Alexandre

RECEIVED AM 1/16/26

Fwd to Finance for Notice to Bid Procedures

17800 N 85TH STREET
SCOTTSDALE, ARIZONA 85255

AXON.COM

November 14, 2025

**To: United States state, local, and municipal public safety agencies**

**Re: Sole Source Letter for Axon Enterprise, Inc.'s Axon brand products and Axon Evidence (Evidence.com) Data Management Solutions[1] and Skydio Drones**

A sole source justification exists because the following goods and services required to satisfy the agency's needs are only available by Axon Enterprise's Axon Air application and the Skydio drones, and are only available for purchase through the authorized distributor listed below.

## Axon Digital Evidence Solution Description

**Axon Air System**

- Purpose-built solution for law enforcement UAV programs
- Supported applications on iOS and Android
- Automated tracking of pilot, aircraft, and flight logs
- Unlimited storage of UAV data in Axon Evidence (Evidence.com)
- Automated ingestion of data in Axon Evidence (Evidence.com)
- Fusus integration for live streaming and situational awareness
- Compatible with most drones used in public safety
- High-bandwidth wireless data transfer
- Axon takes control of the streaming information after it starts
- Criminal Justice Information Services (CJIS) data compliance
- Axon Air live stream is viewed through Fusus operations platform
- Any smart device can be used to view live streaming via

**Axon Evidence Data Management System**

- Software as a Service (SaaS) delivery model that allows agencies to manage and share digital evidence without local storage infrastructure or software needed
- SaaS model reduces security and administration by local IT staff: no local installation required
- Automatic, timely security upgrades and enhancements deployed to application without the need for any local IT staff involvement
- Securely share digital evidence with other agencies or prosecutors without creating copies or requiring the data to leave your agency's domain of control
- Controlled access to evidence based on pre-defined roles and permissions and pre-defined individuals
- Password authentication includes customizable security parameters: customizable password complexity, IP-based access restrictions, and multi-factor authentication support
- Automated category-based evidence retention policies assists with efficient database management
- Deleted files are sent to a deletion queue for 7 days, to help prevent unintentional deletion
- Stores and supports all major digital file types: .mpeg, .doc, .pdf, .jpeg, etc.

[1] Axon is also the sole developer and offeror of the Evidence.com data management services. Evidence.com is both a division of Axon and a data management product solution offered by Axon. Evidence.com is not a separate corporate entity.

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SCOTTSDALE, ARIZONA 85255

AXON.COM

- Requires NO proprietary file formats
- Ability to upload files directly from the computer to Axon Evidence via an Internet browser or a Skydio drone dock
- Data Security: Robust Transport Layer Security (TLS) implementation for data in transit and 256-bit AES encryption for data in storage
- Security Testing: Independent security firms perform in-depth security and penetration testing
- Reliability: Fault- and disaster-tolerant infrastructure in at least 4 redundant data centers in both the East and West regions of the United States
- Chain-of-Custody: Audit logs automatically track all system and user activity. These logs cannot be edited or deleted, even by account administrators and IT staff
- Protection: With no on-site application, critical evidence stored in Axon Evidence is protected from local malware that may penetrate agency infrastructure
- Stability: Axon Enterprise is a publicly traded company with stable finances and funding, reducing concerns of loss of application support or commercial viability
- Application and data protected by a CJIS and ISO 27001 compliant information security program
- Dedicated information security department that protects Axon Evidence and data with security monitoring, centralized event log analysis and correlation, advanced threat and intrusion protection, and incident response capabilities
- Easily redact videos utilizing Redaction Studio within the system. With the optional Redaction Assistant add-on, leverage additional features that includes automated assistants of heads, license plates, and screens

**Skydio X10 Drone**

- Part of the Axon Air system
- NDAA and CJIS compliance, U.S. made
- Long endurance, dock-ready outdoor drone for wide-area coverageAI-powered autonomy with modular payloads: Spotlight, Speaker, Parachute
- Skydio Connect 5G communications technology
- Skydio X10 seamlessly syncs with Axon ecosystem including Fusus, Evidence, and Prepared91, providing real time crime center capabilities
- Skydio Dock available with the Axon Air DFR Dock and DFR Dock Pro bundles, automatically uploads video to Axon Evidence
- Skydio DFR Command enabling remote operations with fleet management, mission planning, and data storage available with the Axon Air DFR Patrol, DFR Dock, and DFR Dock Pro bundles
- Skydio NightSense with IR Attachment
- Drone repair and maintenance programs
- Continuous educational access to Skydio Academy Online available,
- Skydio Assured Future Equipment (SAFE) Refresh available for X10 and dock-based systems
- Skydio waiver and regulatory services provided
- Skydio X10 in-person training available with the DFR Patrol package
- Skydio Dock Commissioning for site surveys, installation & deployment training available with the Axon Air DFR Dock and DFR Dock Pro bundles
- Skydio install services available with the Axon Air DFR Dock and DFR Dock Pro

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SCOTTSDALE, ARIZONA 85255

AXON.COM

packages
- Dedrone Beyond with long-range radar available with the Axon Air DFR Dock Pro package
- DedroneTracker.AI available with the Axon Air DFR Dock Pro package
- Dedrone install services available with the Axon Air DFR Dock Pro package
- Unlimited Axon Evidence License provides secured drone data storage.
- Axon Professional Implementation for setup and integrations available with DFR Patrol, DFR Dock, and DFR Dock Pro bundles

**Skydio R10 Drone**
- Part of the Axon Air ecosystem, with the same seamless integrations as X10
- NDAA compliance, U.S. made
- CJIS-compliant, Patrol-led aerial reconnaissance and optimized for indoor use
- 5G connectivity and WiFi 6 support
- DFR Command operating system enabling remote flight capabilities fleet management, mission planning, and data storage.
- Crash replacement package included
- Three spare batteries available with the R10 Patrol Kit. Four spare batteries available with the R10 Team Kit
- Streaming supported into Axon Fusus
- Deployment support from Axon
- Unlimited Axon Evidence License provides secured drone data storage.

| SOLE AUTHORIZED DISTRIBUTOR FOR AXON BRAND PRODUCTS | SOLE AUTHORIZED REPAIR FACILITY FOR AXON BRAND PRODUCTS |
|---|---|
| **Axon Enterprise, Inc.**<br>**17800 N. 85th Street, Scottsdale, AZ 85255**<br>**Phone: 480-905-2000 or 800-978-2737**<br>**Fax: 480-991-0791** | **Axon Enterprise, Inc.**<br>**17800 N. 85th Street, Scottsdale, AZ 85255**<br>**Phone: 480-905-2000 or 800-978-2737**<br>**Fax: 480-991-0791** |

Please contact your local Axon sales representative or call us at 1-800-978-2737 with any questions.

Sincerely,

Josh Isner
President
Axon Enterprise, Inc.

Non-Axon trademarks are property of their respective owners.

AXON, Axon, Axon Air, Axon Evidence, Axon Aware, Axon Fusus, Axon Respond, Axon View, and Redaction Assistant are trademarks of Axon Enterprise, Inc., some of which are registered in the US and other countries. For more information, visit www.axon.com/legal. All rights reserved. © 2025 Axon Enterprise, Inc.

# MEMORANDUM FROM THE FINANCE DEPARTMENT

To: Scott Reynolds, Finance Director

From: Billie Hancock, Procurement Manager *Billie S. Hancock*

Date: April 10, 2026

Re: Procurement Review Memo– Single Source Purchase Order to Axon Enterprises

(2) Skydio Drones

---

After reviewing the documents associated with the request to issue a Single Source Purchase Order for two (2) Skydio Drones to Axon Enterprises in the amount of $52154.00, I have found that the request meets all procurement requirements of Section 287.057(3)c, F. S.

This single source procurement complies with all Town of Jupiter Procurement Policies, Palm Beach County Ordinances and Florida State Statutes.

**TOWN OF JUPITER**

**Managed Detection & Response Cybersecurity Platform Licensing**

| | |
|---|---|
| **DATE** | April 21, 2026 |
| **TO** | Honorable Mayor and Members of Town Council |
| **THRU** | Frank Kitzerow, Town Manager |
| **FROM** | Karl Craig, Information Systems Director |
| **SUBJECT** | Approving a Purchase Order to Flagler Technologies in the amount of $119,502 for Managed Detection and Response Licensing. |

## EXECUTIVE SUMMARY

Town Staff is requesting approval to award a purchase order to Flagler Technologies INC. in the amount of $119,502 for the annual renewal of Arctic Wolf's Managed Detection & Response (MDR) Cybersecurity platform licensing.

Over the past 5 years, the Arctic Wolf MDR platform has proved invaluable in providing modern Security Operations Center (SOC) functions, ultimately delivering cyberattack disruption and containment. Town staff have come to rely on the MDR services that provide:

- 24 x 7 Monitoring of Servers, Workstations, Firewalls, and Network Traffic
- Vulnerability Scanning and Threat Hunting
- Incident Response and Managed Containment
- Reporting and Risk Posture Review
- On-call Dedicated Concierge Team

## ANALYSIS

This year, we are increasing the number of sensors deployed throughout the environment to accommodate the additional infrastructure requirements of JFRD. While monitoring trends in the ever-changing technology landscape, the Town has concluded that Arctic Wolf's Managed Detection & Response platform remains the best overall solution for our needs.

Beneficial pricing has been obtained through the NCPA cooperative contract 01-169 which is effective 12/14/23 to 12/31/26. Funding for this purchase was appropriated in the FY2026 operating budget.

Staff requests Town Council's approval to issue a purchase order to Flagler Technologies in the amount of $119,502. Approval of this item will allow for the continued use of Arctic Wolf's MDR licenses, equipment, sensors, monitoring, detection, and managed services currently integrated in the Town's computer infrastructure reducing the risk of cyberattack, cyber crime, and data exfiltration.

## STRATEGIC PRIORITY

● Organizational Excellence

**ATTACHMENTS**

1. Flagler Quote #013355 v2
2. NCPA Cooperative Contract 01-169
3. Procurement Review Memo Flagler Tech

**FUNDING SOURCE**

| | | |
|---|---|---|
| Amount of this Request | $119,502 | |
| Amount Approved in Budget | $94,153 | Sources: 00125213-554000 Information Systems |
| Amount Approved in Budget | $14,002 | Sources: 40050033-554000 Utilities |
| Amount Approved in Budget | $8,450 | Sources: 45040024-554000 Building |
| Amount Approved in Budget | $2,897 | Sources: 04534022-554000 Fire |

For more information or copies of the attachments, please contact Karl Craig at KarlC@jupiter.fl.us 561-741-2221

FLAGLER TECHNOLOGIES

## 14101_Town of Jupiter Arctic Wolf Renewal April

**Quote #013355 v2**

Prepared For:

**Town Of Jupiter INFORMATION SYSTEMS**
Daniel Baird
210 Military Trail
Jupiter, FL 33458

**P:** (000) 000-0000
**E:** danbaird@jupiter.fl.us

Prepared by:

**Flagler Technologies, LLC**
Shana Clark
5295 Town Center Rd
Suite 201
Boca Raton, FL 33486

**P:** (561) 207-1047
**E:** shana.clark@flagler.io

Date Issued:
**04.03.2026**
Expires:
**04.30.2026**

### Hardware

| Qty | Manufacturer Part Number | Product Description | Price | Ext. Price |
|---|---|---|---|---|
| | | | | |
| Any dispute arising from this purchase shall be governed by the laws of the State of Florida, with venue in Palm Beach County, Florida | | | | |

### Arctic Wolf

| Qty | Manufacturer Part Number | Product Description | Price | Ext. Price |
|---|---|---|---|---|
| 1 | NCPA | NCPA contract # 01-169 | $0.00 | $0.00 |
| | | | | |
| 450 | AW-PLUS-USER-GOLD | Arctic Wolf Plus User License - Gold (MDR, MR) 4/1/2026-3/31/2027 NTE $314.58 | $163.34 | $73,503.00 |
| 150 | AW-PLUS-SERVER-GOLD | Arctic Wolf Plus Server License - Gold (MDR, MR) 4/1/2026-3/31/2027 NTE $314.58 | $163.52 | $24,528.00 |
| 600 | AW-MDR-1YR | Arctic Wolf MDR Log Retention - 1 year 4/1/2026-3/31/2027 NTE $14.11 | $5.93 | $3,558.00 |
| 4 | AW-MDR-1XX-S | Arctic Wolf 100 Series Sensor 4/1/2026-3/31/2027 NTE $1,470.00 | $1,320.47 | $5,281.88 |
| 4 | AW-MDR-2XX-S | Arctic Wolf 200 Series Sensor 4/1/2026-3/31/2027 NTE $2,940.00 | $1,411.69 | $5,646.76 |
| 450 | AW-MDR-O365 | Arctic Wolf MDR Office 365 user license 4/1/2026-3/31/2027 NTE $22.05 | $15.52 | $6,984.00 |
| 1 | AW-WARRANTY-500 | Arctic Wolf Security Operations Warranty - $500k (Enrollment Required) 4/1/2026-3/31/2027 | $0.00 | $0.00 |
| 1 | AW-PLATFORM-BASE | Arctic Wolf Aurora Platform 4/1/2026-3/31/2027 NTE $14,700.00 | $0.00 | $0.00 |
| | | | Subtotal: | **$119,501.64** |

| Quote Summary | Amount |
|---|---|
| Arctic Wolf | $119,501.64 |
| Total: | **$119,501.64** |

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

**Region XIV Education Service Center**

1850 Highway 351
Abilene, TX 79601-4750
325-675-8600
FAX 325-675-8659

Thursday, December 14th, 2023

Promark Technology, Inc.
ATTN: Stephen T. Hartung
10900 Pump House Road, Suite B
Annapolis Junction, MD 20701

Dear Stephen:

Region XIV Education Service Center is happy to announce that Promark Technology, Inc. has been awarded an annual contract for Advanced Technology Solutions Aggregator based on the proposal submitted to Region XIV ESC.

The contract is effective immediately and will expire on December 31st, 2026. The contract can then be renewed annually for an additional two years, if mutually agreed on by Region XIV ESC and Promark Technology, Inc.

We look forward to a long and successful partnership underneath this contract.

If you have any questions or concerns, feel free to contact me at 325-675-8600.

Sincerely,

DocuSigned by:
Shane Fields
8998FD6E64EE4E7...

Shane Fields
Region XIV, Executive Director

Promark
an Ingram Micro company

10900 Pump House Road, Suite B
Annapolis Junction, MD 20701
800.634.0255
301.725.7869 Fax
www.promarktech.com

November 14, 2023

Region 14 Education Service Center
1850 Highway 351
Abilene, Texas 79601

**RE: SOLICITATION # 14-23 REQUEST FOR PROPOSAL (RFP) FOR ADVANCED TECHNOLOGY SOLUTIONS AGGREGATOR**

To whom it may concern:

Promark Technology, Inc., a wholly owned Ingram Micro company, is pleased to submit the attached response to Region 14 Education Service Centers Solicitation Number 14-23 – Request for Proposal (RFP) for Advanced Technology Solutions Aggregator. Promark, along with our parent company, Ingram Micro, Original Equipment Manufacturers (OEM) and reseller partners, are uniquely positioned to support this contract for Region 14 Education Service Center (Region 14) and the National Cooperative Purchasing Alliance (NCPA) customers throughout the United States.

As you will find outlined throughout our proposal and has been demonstrated with our current NCPA Advanced Technology Solutions Aggregator contract, we have the past performance, experience, size, and financial resources to support the expected sales level of the contract; the geographic coverage to support the customers; the ability to bring manufacturers to the contract to support the technology solutions requested, and the experience to manage the contract and its reporting requirements.

Promark, if awarded a contract, will continue to use the NCPA Contract as a centerpiece of our SLED Contract Program. We will work with Region 14 and NCPA to promote the contract's use to our Public Sector Resellers and bring our vast depth and breadth of manufacturers as participants on an awarded contract.

We look forward to the opportunity to discuss our proposal with you in more detail. Please feel free to contact me directly with any questions or clarification you may have with our response. I can be reached at 800.634.0255 or via email at toddh@promarktech.com.

Sincerely,

Stephen T. Hartung
Director

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# TAB 1 - MASTER AGREEMENT - GENERAL TERMS AND CONDITIONS

- **Customer Support**

The vendor shall provide timely and accurate technical advice and sales support. The vendor shall respond to such requests within one (1) working day after receipt of the request.

*Acknowledged and affirmed.*

- **Disclosures**

Respondent affirms that he/she has not given, offered to give, nor intends to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor or service to a public servant in connection with this contract.

The respondent affirms that, to the best of his/her knowledge, the offer has been arrived at independently, and is submitted without collusion with anyone to obtain information or gain any favoritism that would in any way limit competition or give an unfair advantage over other vendors in the award of this contract.

*Acknowledged and affirmed.*

- **Renewal of Contract**

Unless otherwise stated, all contracts are for a period of three (3) years with an option to renew for up to two (2) additional one-year terms or any combination of time equally not more than 2 years if agreed to by Region 14 ESC and the vendor.

*Acknowledged and affirmed.*

- **Funding Out Clause**

Any/all contracts exceeding one (1) year shall include a standard “funding out” clause. A contract for the acquisition, including lease, of real or personal property is a commitment of the entity’s current revenue only, provided the contract contains either or both of the following provisions:

Retains to the entity the continuing right to terminate the contract at the expiration of each budget period during the term of the contract and is conditioned on a best efforts attempt by the entity to obtain appropriate funds for payment of the contract.

*Requested Exception in Appendix 2.*

- **Shipments (if applicable)**

The awarded vendor shall ship ordered products within seven (7) working days for goods available and within four (4) to six (6) weeks for specialty items after the receipt of the order unless modified. If a product cannot be shipped within that time, the awarded vendor shall notify the entity placing the order as to why the product has not shipped and shall provide an estimated shipping date. At this point the participating entity may cancel the order if estimated

shipping time is not acceptable.

*Requested Exception in Appendix 2.*

- **Tax Exempt Status**

Since this is a national contract, knowing the tax laws in each state is the sole responsibility of the vendor.

*Acknowledged and affirmed.*

- **Payments**

The entity using the contract will make payments directly to the awarded vendor or their affiliates (distributors/business partners/resellers) as long as written request and approval by NCPA is provided to the awarded vendor.

*Acknowledged and affirmed. Promark requests the ability for our authorized reseller partners submitted to Region 14 and NCPA to be able to receive payment from the purchasing entity.*

- **Adding Authorized Distributors/Dealers**

Awarded vendors may submit a list of distributors/partners/resellers to sell under their contract throughout the life of the contract. Vendor must receive written approval from NCPA before such distributors/partners/resellers considered authorized.

*Acknowledged and affirmed.*

Purchase orders and payment can only be made to awarded vendor or distributors/ business partners/resellers previously approved by NCPA.

*Acknowledged and affirmed.*

Pricing provided to members by added distributors or dealers must also be less than or equal to the pricing offered by the awarded contract holder.

*Acknowledged and affirmed.*

All distributors/partners/resellers are required to abide by the Terms and Conditions of the vendor's agreement with NCPA.

*Acknowledged and affirmed.*

- **Pricing**

All pricing submitted shall include the administrative fee to be remitted to NCPA by the awarded vendor. It is the awarded vendor's responsibility to keep all pricing up to date and on file with NCPA.

*Acknowledged and affirmed.*

All deliveries shall be freight prepaid, F.O.B. destination and shall be included in all pricing offered unless otherwise clearly stated in writing.

*Requested Exception in Appendix 2.*

- **Warranty**

Proposal should address the following warranty information:

  - Applicable warranty and/or guarantees of equipment and installations including any conditions and response time for repair and/or replacement of any components during the warranty period.
  - Availability of replacement parts
  - Life expectancy of equipment under normal use
  - Detailed information as to proposed return policy on all equipment

Products: Vendor shall provide equipment, materials and products that are new unless otherwise specified, of good quality and free of defects

Construction: Vendor shall perform services in a good and workmanlike manner and in accordance with industry standards for the service provided.

*Details of manufacturers' warranties and other answers to the above are included with the proposed equipment descriptions. Return policies are determined by the product manufacturers.*

- **Safety**

Vendors performing services shall comply with occupational safety and health rules and regulations. Also all vendors and subcontractors shall be held responsible for the safety of their employees and any conditions that may cause injury or damage to persons or property.

*Acknowledged and affirmed.*

- **Permits**

Since this is a national contract, knowing the permit laws in each state is the sole responsibility of the vendor.

*Acknowledged and affirmed.*

- **Indemnity**

The awarded vendor shall protect, indemnify, and hold harmless Region 14 ESC and its participants, administrators, employees and agents against all claims, damages, losses and expenses arising out of or resulting from the actions of the vendor, vendor employees or vendor subcontractors in the preparation of the solicitation and the later execution of the contract.

*Requested Exception in Appendix 2.*

- **Franchise Tax**

The respondent hereby certifies that he/she is not currently delinquent in the payment of any franchise taxes.

*Acknowledged and affirmed.*

- **Supplemental Agreements**

The entity participating in this contract and awarded vendor may enter into a separate supplemental agreement to further define the level of service requirements over and above the minimum defined in this contract i.e. invoice requirements, ordering requirements, specialized delivery, etc. Any supplemental agreement developed as a result of this contract is exclusively between the participating entity and awarded vendor.

*Acknowledged and affirmed.*

- **Additional Agreements**

If an awarded vendor requires additional agreements, i.e., master service agreement, end user licensing agreement, etc. a copy of the proposed agreement must be included with the proposal. Any additional agreements provided by the vendor are complementary to the terms and conditions stated herein or for the use of participating entities and shall not replace the entirety of the Master Agreement.

*Acknowledged and affirmed. Additional Agreements located in Appendix 6 - Promark/Ingram and Manufacturer Warranty and License Agreements*

- **Certificates of Insurance**

Certificates of insurance shall be delivered to the Public Agency prior to commencement of work. The insurance company shall be licensed in the applicable state in which work is being conducted. The awarded vendor shall give the participating entity a minimum of ten (10) days

notice prior to any modifications or cancellation of policies. The awarded vendor shall require all subcontractors performing any work to maintain coverage as specified.

*Acknowledged and affirmed.*

- **Legal Obligations**

It is the Respondent's responsibility to be aware of and comply with all local, state, and federal laws governing the sale of products/services identified in this RFP and any awarded contract and shall comply with all while fulfilling the RFP. Applicable laws and regulation must be followed even if not specifically identified herein.

*Acknowledged and affirmed.*

- **Protest**

A protest of an award or proposed award must be filed in writing within ten (10) days from the date of the official award notification and must be received by 5:00 pm CST. Protests shall be filed with Region 14 ESC and shall include the following:

  - Name, address and telephone number of protester
  - Original signature of protester or its representative
  - Identification of the solicitation by RFP number
  - Detailed statement of legal and factual grounds including copies of relevant documents and the form of relief requested

Any protest review and action shall be considered final with no further formalities being considered.

*Acknowledged and affirmed.*

- **Force Majeure**

If by reason of Force Majeure, either party hereto shall be rendered unable wholly or in part to carry out its obligations under this Agreement then such party shall give notice and full particulars of Force Majeure in writing to the other party within a reasonable time after occurrence of the event or cause relied upon, and the obligation of the party giving such notice,so far as it is affected by such Force Majeure, shall be suspended during the continuance of the inability then claimed, except as hereinafter provided, but for no longer period, and such party shall endeavor to remove or overcome such inability with all reasonable dispatch.

The term Force Majeure as employed herein, shall mean acts of God, strikes, lockouts, or otherindustrial disturbances, act of public enemy, orders and regulation of any kind of government ofthe United States or any civil or military authority; insurrections; riots; epidemics; pandemic; landslides; lighting; earthquake; fires; hurricanes; storms; floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions, breakage or accidents to machinery, pipelines or canals, or other causes not reasonably within the

control of the party claiming such inability. It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of the party having the difficulty, and that the above requirement that any Force Majeure shall be remedied with all reasonable dispatch shall not require the settlement of strikes and lockouts by acceding to the demands of the opposing partyor parties when such settlement is unfavorable in the judgment of the party having the difficulty.

*Acknowledged and affirmed*

- **Prevailing Wage**

It shall be the responsibility of the Vendor to comply, when applicable, with the prevailing wage legislation in effect in the jurisdiction of the purchaser. It shall further be the responsibility of the Vendor to monitor the prevailing wage rates as established by the appropriate department of labor for any increase in rates during the term of this contract and adjust wage rates accordingly.

*Acknowledged and affirmed.*

- **Termination**

Either party may cancel this contract in whole or in part by providing written notice. The cancellation will take effect 30 business days after the other party receives the notice of cancellation. After the 30th business day all work will cease following completion of final purchase order.

*Acknowledged and affirmed.*

- **Open Records Policy**

Because Region 14 ESC is a governmental entity responses submitted are subject to release as public information after contracts are executed. If a vendor believes that its response, or parts of its response, may be exempted from disclosure, the vendor must specify page-by-page and line-by-line the parts of the response, which it believes, are exempt. In addition, the respondent must specify which exception(s) are applicable and provide detailed reasons to substantiate the exception(s).

*Acknowledged and affirmed.*

The determination of whether information is confidential and not subject to disclosure is the duty of the Office of Attorney General (OAG). Region 14 ESC must provide the OAG sufficient information to render an opinion and therefore, vague and general claims to confidentiality by the respondent are not acceptable. Region 14 ESC must comply with the opinions of the OAG. Region14 ESC assumes no responsibility for asserting legal arguments on behalf of any vendor. Respondent are advised to consult with their legal counsel concerning disclosure issues resulting from this procurement process and to take precautions to safeguard trade secrets and other proprietary information.

*Acknowledged and affirmed.*

## PROCESS

Region 14 ESC will evaluate proposals in accordance with, and subject to, the relevant statutes,ordinances, rules, and regulations that govern its procurement practices. NCPA will assist Region 14 ESC in evaluating proposals. Award(s) will be made to the prospective vendor whose response is determined to be the most advantageous to Region 14 ESC, NCPA, and its participating agencies. To qualify for evaluation, response must have been submitted on time, and satisfy all mandatory requirements identified in this document.

- **Contract Administration**

The contract will be administered by Region 14 ESC. The National Program will be administered by NCPA on behalf of Region 14 ESC.

- **Contract Term**

The contract term will be for three (3) year starting from the date of the award. The contract maybe renewed for up to two (2) additional one-year terms or any combination of time equally not more than 2 years.

It should be noted that maintenance/service agreements may be issued for up to (5) years under this contract even if the contract only lasts for the initial term of the contract. NCPA will monitor any maintenance agreements for the term of the agreement provided they are signed prior to the termination or expiration of this contract.

- **Contract Waiver**

Any waiver of any provision of this contract shall be in writing and shall be signed by the duly authorized agent of Region 14 ESC. The waiver by either party of any term or condition of this contract shall not be deemed to constitute waiver thereof nor a waiver of any further or additional right that such party may hold under this contract.

- **Price Increases**

Should it become necessary, price increase requests may be submitted at any point during the term of the contract by written amendment. Included with the request must be documentation and/or formal cost justification for these changes. Requests will be formally reviewed, and if justified, the amendment will be approved.

- **Products and Services Additions**

New Products and/or Services may be added to the resulting contract at any time during the term by written amendment, to the extent that those products and/or services are within the scope of this RFP.

- **Competitive Range**

It may be necessary for Region 14 ESC to establish a competitive range. Responses not in the competitive range are unacceptable and do not receive further award consideration.

- **Deviations and Exceptions**

Deviations or exceptions stipulated in response may result in disqualification. It is the intent of Region 14 ESC to award a vendor's complete line of products and/or services, when possible.

- **Estimated Quantities**

While no minimum volume is guaranteed, the estimated (but not limited to) annual volume for Products and Services purchased under the proposed Master Agreement is 250 million dollars annually. This estimate is based on the anticipated volume of Region 14 ESC and current sales within the NCPA program.

- **Evaluation**

Region 14 ESC will review and evaluate all responses in accordance with, and subject to, the relevant statutes, ordinances, rules and regulations that govern its procurement practices. NCPA will assist the lead agency in evaluating proposals. Recommendations for contract awards will be based on multiple factors, each factor being assigned a point value based on its importance.

- **Formation of Contract**

A response to this solicitation is an offer to contract with Region 14 ESC based upon the terms, conditions, scope of work, and specifications contained in this request. A solicitation does not become a contract until it is accepted by Region 14 ESC. The prospective vendor must submit a signed Signature Form with the response thus, eliminating the need for a formal signing process. Contract award letter issued by Region 14 ESC is the counter-signature document establishing acceptance of the contract.

- **NCPA Administrative Agreement**

The vendor will be required to enter and execute the National Cooperative Purchasing Alliance Administration Agreement with NCPA upon award with Region 14 ESC. The agreement establishes the requirements of the vendor with respect to a nationwide contract effort.

- **Clarifications/Discussions**

Region 14 ESC may request additional information or clarification from any of the respondents after review of the proposals received for the sole purpose of elimination minor irregularities, informalities, or apparent clerical mistakes in the proposal. Clarification does not give respondent an opportunity to revise or modify its proposal, except to the extent that correction of apparent clerical mistakes results in a revision. After the initial receipt of proposals, Region 14 ESC reserves the right to conduct discussions with those respondent's whose proposals are determined to be reasonably susceptible of being selected for award. Discussions occur when oral or written communications between Region 14 ESC and respondent's are conducted for the purpose clarifications involving information essential for determining the acceptability of a proposal or that provides respondent an opportunity to revise or modify its proposal. Region 14 ESC will not assist respondent bring its proposal up to the level of other proposals through discussions. Region 14 ESC will not indicate to respondent a cost or price that it must meet to neither obtain further consideration nor will it provide any information about other respondents' proposals or prices.

- **Multiple Awards**

Multiple Contracts may be awarded as a result of the solicitation. Multiple Awards will ensure that any ensuing contracts fulfill current and future requirements of the diverse and large number of participating public agencies.

- **Past Performance**

Past performance is relevant information regarding a vendor's actions under previously awarded contracts; including the administrative aspects of performance; the vendor's history of reasonable and cooperative behavior and commitment to customer satisfaction; and generally, the vendor's businesslike concern for the interests of the customer.

Promark acknowledges the NCPA proposal evaluation process and proposal and contract terms.

## EVALUATION CRITERIA

- **Pricing (40 points)**

Electronic Price Lists

  - Products, Services, Warranties, etc. price list
  - Prices listed will be used to establish both the extent of a vendor's product lines, services, warranties, etc. available from a particular bidder and the pricing per item.

- **Ability to Provide and Perform the Required Services for the Contract (25 points)**
  - Product Delivery within participating entities specified parameters
  - Number of line items delivered complete within the normal delivery time as a percentage of line items ordered.
  - Vendor's ability to perform towards above requirements and desired specifications.
  - Past Cooperative Program Performance. Quantity of line items available that are commonly purchased by the entity.
  - Quantity of line items available that are commonly purchased by the entity.
  - Quality of line items available compared to normal participating entity standards.

- **References and Experience (20 points)**
  - A minimum of ten (10) customer references for product and/or services of similar scope dating within past 3 years
  - Respondent Reputation in marketplace
  - Past Experience working with public sector.
  - Exhibited understanding of cooperative purchasing

- **Value Added Products/Services Description, (8 points)**
  - Additional Products/Services related to the scope of RFP
  - Marketing and Training
  - Programs and practices that may be advantageous to Public Agencies
  - Customer Service

- **Technology for Supporting the Program (7 points)**
  - Electronic on-line catalog, order entry use by and suitability for the entity's needs
  - Quality of vendor's on-line resources for NCPA members.
  - Specifications and features offered by respondent's products and/or services

Promark acknowledges the NCPA proposal evaluation criteria as outlined above.

## SIGNATURE FORM

The undersigned hereby proposes and agrees to furnish goods and/or services in strict compliance with the terms, specifications and conditions at the prices proposed within response unless noted in writing. The undersigned further certifies that he/she is an officer of the company and has authority to negotiate and bind the company named below and has not prepared this bid in collusion with any other Respondent and that the contents of this proposal as to prices, terms or conditions of said bid have not been communicated by the undersigned nor by any employee or agent to any person engaged in this type of business prior to the official opening of this proposal.

Prices are guaranteed: **120 days**

Promark Technology, Inc.
Company Name

10900 Pump House Road, Suite B
Address

Annapolis Junction, MD 20701
City State Zip

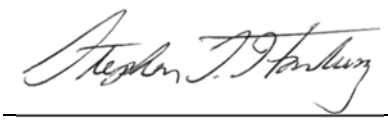
800.634.0255
Telephone Number

301.725.7869
Fax Number

toddh@promarktech.com
Email Address

Stephen T. Hartung
Printed Name

Director
Position


Authorized Signature

# MEMORANDUM FROM THE FINANCE DEPARTMENT

To: Scott Reynolds, Finance Director

From: Billie Hancock, Procurement Manager *Billie S. Hancock*

Date: March 30, 2026

Re: Procurement Review Memo – Purchase Order for Arctic Wolf's Managed Detection & Response (MDR) Cybersecurity platform licensing

---

After reviewing the documents associated with the request to issue a Purchase Order Arctic Wolf's Managed Detection & Response (MDR) Cybersecurity platform licensing to Flagler Technologies Inc. in the amount of $119,502 from the NCPA Cooperative Contract (01-169) I have found that the request meets all procurement requirements of F.S. 287.056.

This cooperative purchase complies with all Town of Jupiter Procurement Policies, Palm Beach County Ordinances and Florida State Statutes.

**TOWN OF JUPITER**
**Revised Funding for Generator Maintenance Services Contract**

| | |
|---|---|
| **DATE** | April 21, 2026 |
| **TO** | Honorable Mayor and Members of Town Council |
| **THRU** | Frank Kitzerow, Town Manager |
| **FROM** | Amanda Barnes, Utilities Director |
| **SUBJECT** | Amending the funding schedule for the Utilities Generator Maintenance Services contract (W2537) with OnsiteGenPros LLC. |

**EXECUTIVE SUMMARY**
Staff requests approval of a revised funding schedule for the Utilities Generator Maintenance Services contract (W2537) with OnsiteGenPros increasing the annual allowance for unanticipated repairs by $100,000.

On August 7, 2025, through Resolution 79-25, the Town Council approved an award of a two-year, renewable contract with OnsiteGenPros LLC of Stuart, Florida, for Generator Maintenance Services (W2537) for a value of $180,680, based on contract unit pricing for annual inspection and routine maintenance services, and non-routine and unanticipated repairs. The current approved Contract allows for contract unit price adjustment at the time of biennial renewal only and is based on the Consumer Price Index for All Urban Consumers (CPI-U) or 5%, whichever is less. The Town's Utility has eighteen emergency generators that serve as backup power for critical infrastructure at the water treatment plant, high-service pumping stations, raw water production wells and stormwater pump stations. Emergency power for critical infrastructure is required by regulations for the public's health and safety. Reliable operation of emergency generators is necessary if utility power is interrupted for any reason. Under the contract with OnsiteGenPros, the Utilities' emergency generators are tested, inspected and serviced annually. Additionally, the contract provides hourly rates for service calls and repairs outside of routine annual maintenance, as may be required. In the first year of the initial 2-year term of the contract, routine maintenance and inspection services led to typical repairs on most generators. However, two of the generators required substantial repairs, including new radiators, with repair costs totaling $114,360, to restore the generators to service.

Attachment 2 provides a revised funding table for the contract, increasing the allowance for unanticipated repairs by $100,000 annually to enable timely completion of substantial repairs, should the need arise, while continuing with routine inspection and maintenance services ensuring reliability of operations during power outages. Funds for emergency generator testing, inspections, maintenance and repairs are budgeted annually in the Water and Stormwater Utility fiscal year operating budgets. Funds for fiscal year (FY) 2026 are appropriated and available in the Water Plant and Stormwater Repair and Maintenance accounts. Funds for subsequent fiscal years will be budgeted and subject to fiscal appropriation by the Town Council.

**ANALYSIS**

Adjustments to the funding table for the Utilities Generator Maintenance Services contract (W2537), awarded by Resolution 79-25, are requested to allow generator maintenance and repairs to occur as needed to ensure reliability of operations in the event of power outages. Current spending limits of the contract are not sufficient to cover substantial repairs that may be needed from time to time. Attachment 2 illustrates the requested spending limit adjustments, which equate to $100,000 per year.

**STRATEGIC PRIORITY**

- Fiscal Responsibility
- Safety

**ATTACHMENTS**

1. Resolution 79-25
2. Revised Funding Table
3. Procurement Review Memo

**FUNDING SOURCE**

| | | |
|---|---|---|
| Amount of this Request | $100,000 | For the remainder of FY2026 and $100,000 annually thereafter |
| Amount Approved in Budget | $634,386<br>$442,305 | Sources*:<br>40050133-546000 - FY2026 Ops Budget WTP R&M<br>41050238-546000 - FY2026 Ops Budget SW R&M |

* Funding for subsequent years will be budgeted in the Water and Stormwater fiscal year operating budget and subject to appropriation by the Jupiter Town Council.

For more information or copies of the attachments, please contact Haley Johnson at HaleyJ@jupiter.fl.us and/or 561-741-2469.

# RESOLUTION NO. 79-25

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE A CONTRACT FOR GENERATOR MAINTENANCE SERVICES (W2537) WITH ONSITEGENPROS LLC.**

**WHEREAS,** the Town of Jupiter (Town) is a municipality with those powers and responsibilities enumerated by Chapter 166, Florida Statues and the Florida Constitution; and

**WHEREAS**, the Town is empowered to enter into contractual arrangements with public agencies, private corporations, or other persons, pursuant to Florida Statutes; and

**WHEREAS**, the Town of Jupiter has prepared and competitively bid a contract which sets forth the scope of work and responsibilities of a contract for Generator Maintenance Services (W2537); and

**WHEREAS,** the lowest responsive price proposal received by the Town for the Generator Maintenance Services (W2537) contract was submitted by OnsiteGenPros LLC of Stuart, Florida on July 8, 2025 for a total price of $90,340 per year for the initial 2-year term or $180,680; and

**WHEREAS**, the contract with OnsiteGenPros LLC contains provisions for renewal for one additional 2-year term and one subsequent 1-year term, at the Town's sole discretion, with consideration for price adjustment based on the U.S. Department of Labor's Consumer Price Index for All Urban Consumers (CPI-U) or 5%, whichever is less; and

**WHEREAS**, funding for the initial 2-year term of the contract is available in the appropriated fiscal year (FY) 2025 Water and Stormwater Utility Operating Budgets and

funding for subsequent years will be budgeted and subject to Town Council appropriation.

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

**Section 1.** The contract between the Town of Jupiter and OnsiteGenPros LLC is hereby accepted.

**Section 2.** The Mayor is authorized and directed to execute said contract on behalf of the Town.

**Section 3.** Upon the acceptance and execution of the contract, OnsiteGenPros LLC shall be responsible for carrying out all responsibilities which have been established therein.

**Section 4.** This Resolution shall take effect immediately upon its execution.

8/7/2025

The foregoing Resolution was offered this 7th day of August, 2025 by Vice-Mayor Ron Delaney who moved its adoption. The motion was seconded by Councilor Dan Guisinger and upon being put to a roll call vote, the vote was as follows:

| | AYE | NAY |
|---|---|---|
| MAYOR JIM KURETSKI | X | |
| VICE-MAYOR RON DELANEY | X | |
| COUNCILOR PHYLLIS CHOY | X | |
| COUNCILOR DAN GUISINGER | X | |
| COUNCILOR MALISE SUNDSTROM | X | |

The Mayor thereupon executed Resolution 79-25 on this 8 day of AUG., 2025.

TOWN OF JUPITER, FLORIDA

ATTEST:

BY: _____
JIM KURETSKI
MAYOR

_____
MERRIANE LAHMEUR,
TOWN CLERK

_____
THOMAS J. BAIRD, ESQ.
Approved as to form and
legal sufficiency

(TOWN SEAL)

**Anticipated Estimated Annual Funding**
**Town of Jupiter Utilities**
**Generator Maintenance Services Contract (W2537)**

| Year | Description of Services | Current Spending Limits | Revised Spending Limits |
|---|---|---|---|
| **Initial Term** | | | |
| FY2026 | Generator Maintenance Services | $90,340.00 | $90,340.00 |
| | Unanticipated Generator Repairs | | $100,000.00 |
| FY2027 | Generator Maintenance Services | $90,340.00 | $90,340.00 |
| | Unanticipated Generator Repairs | | $100,000.00 |
| | **Total 2-Year Initial Term Estimated Value** | **$180,680.00** | **$380,680.00** |
| **1st Renewal Term** | | | |
| FY2028 | Generator Maintenance Services | $94,857.00 | $94,857.00 |
| | Unanticipated Generator Repairs | | $100,000.00 |
| FY2029 | Generator Maintenance Services | $94,857.00 | $94,857.00 |
| | Unanticipated Generator Repairs | | $100,000.00 |
| | **Total 2-Year 1st Renewal Term Estimated Value** | **$189,714.00** | **$389,714.00** |
| **Final Renewal Term** | | | |
| FY2030 | Generator Maintenance Services | $99,599.85 | $99,599.85 |
| | Unanticipated Generator Repairs | | $100,000.00 |
| | **Total 1-Year Final Renewal Term Estimated Value** | **$99,599.85** | **$199,599.85** |
| | **Estimated 5-Year Total** | **$469,993.85** | **$969,993.85** |

# MEMORANDUM FROM THE FINANCE DEPARTMENT

To: Scott Reynolds, Finance Director

From: Billie Hancock, Procurement Manager *Billie S. Hancock*

Date: April 6, 2026

Re: Procurement Review – Funding Schedule Amendment for Utilities Generator Maintenance Services Contract W2537

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After reviewing the Amendment Request revision to the funding schedule for the Utilities Generator Maintenance Services Contract W2537 with OnsiteGenPros LLC, I have found that the agreement meets the Terms and Conditions of the original approved contract. No other revisions have been requested.

**TOWN OF JUPITER**
**Playground Equipment Purchase and Installation**

| | |
|---|---|
| **DATE** | April 21, 2026 |
| **TO** | Honorable Mayor and Members of Town Council |
| **THRU** | Frank Kitzerow, Town Manager |
| **FROM** | Mike Hoffmann, Senior Director, Community Services |
| **SUBJECT** | Approval of Agreement with Rep Services, Inc. for Playground Equipment Purchase and Installation at Heights of Jupiter Park, Abacoa Community Park, and Jupiter Community Center in the Amount of $1,871,982 |

## EXECUTIVE SUMMARY

Approval is requested for an agreement with Rep Services, Inc., using the Manatee County School District Contract No. 26-0041-MR, a competitively procured contract, for the purchase and installation of playground equipment at Heights of Jupiter Park, Abacoa Community Park, and the Jupiter Community Center.

The Manatee County School District contract includes multiple qualified vendors for playground equipment and installation services. Staff reviewed proposals from pre-qualified vendors and selected Rep Services, Inc. based on best value, including total project cost, quality of equipment and amenities, compatibility with each park location, and the ability to meet project timelines.

The proposed awards are as follows:

- Heights of Jupiter Park – Rep Services, Inc., in the amount of $600,590, Proposal 22510.01
- Abacoa Community Park – Rep Services, Inc., in the amount of $621,392, Proposal 21220.07
- Community Center Playground – Rep Services, Inc., in the amount of $650,000, Proposal 22515.01

The total project cost for all three playgrounds is $1,871,982.

Sufficient funding is available within the FY26 Community Investment Program (CIP) under the Playground Restoration Program (Project No. R2202), which includes a total available budget of $2,549,724.

The selected contractor has verified their Experience Modification Rate (EMR) for the preceding three (3) years of 1.00.

Approval of this item will authorize staff to initiate procurement of playground materials

(estimated 8-week duration) and finalize the construction schedule. Construction is anticipated to begin in Summer 2026, with completion in Fall 2026.

**ANALYSIS**

The Playground Restoration CIP supports the replacement of aging playground infrastructure to enhance accessibility, functionality, and level of service across the Town's park system. Many of the Town's existing playgrounds are approaching or exceeding their useful life and require reinvestment to incorporate modern amenities and meet community expectations. The competitively-bid Manatee County School District Contract No. 26-0041-MR includes competitive pricing through pre-established manufacturer discounts.

Proposal Nos. 22510.01, 21220.07, and 22515.01 from Rep Services, Inc., totaling $1,871,982, includes the removal of existing playground equipment and the purchase and installation of new playground equipment, surfacing, and shade structures at Heights of Jupiter Park, Abacoa Community Park, and the Jupiter Community Center.

**STRATEGIC PRIORITY**

- Unique, Small Town Feel
- Fiscal Responsibility

**ATTACHMENTS**

1. Proposal 22510.01
2. Proposal 21220.07
3. Proposal 22515.01
4. Manatee County School District Contract No. 26-0041-MR
5. Procurement Review Memo

**FUNDING SOURCE**

| | | |
|---|---|---|
| Amount of this Request | $1,871,982 | |
| Amount Approved in Budget | $2,549,724 | Sources: 31032572-546005-R2202<br>Playground Restoration CIP |
| Additional Funding Requested | $ | Sources: |

For more information or copies of the attachments, please contact Mike Hoffmann at MikeH@jupiter.fl.us or 561-741-2471.

REP SERVICES, INC.
Experts at Play & Outdoor Spaces
Site Amenities ■ Playground Equipment ■ Safety Surfacing ■ Shade
Phone: 407.831.9658 Fax: 866.232.8532 E-mail: sales@repservices.com

**E-mail POs and contracts to:**
contracts@repservices.com

**Please mail checks to:**
Rep Services, Inc.
165 W. Jessup Ave.
Longwood, FL 32750-4146



**Proposed To:** Town of Jupiter
210 Military Trail
Jupiter, FL 33458

**Attn:** Mike Hoffmann

**Ship To:** TBD at a later date

**Attn:**

**Bill To:** Town of Jupiter
210 Military Trail
Jupiter, FL 33458

**Attn:** Mike Hoffmann

**Project No:** 22510
**Proposal No:** 22510.01
**Proposal Date:** 3/20/2026

**Project Name:** Town of Jupiter - Heights of Jupiter Park
**Proposal Name:** Heights of Jupiter Park Playground
**Proposal Expires:** 5/30/2026

**Project Contact:** Mike Hoffmann
**Project Location:** 15215 East Revelle Circle
Jupiter, FL 33458
Project County: Palm Beach

**For Questions Contact:** Val Vergara ☎ 407-853-3571 ✉ val@repservices.com
**Consultant:** Paul Bravo ☎ 561-448-0369 ✉ paul@repservices.com

**Opt/Rev:** A/0 3/20/26 - VV

**Vendor:** Landscape Structures **Proj Drawings:** 22510-1-1 2026.1 610316

| Class | Part No | Qty | Description | Unit Price | Ext Price |
|---|---|---|---|---|---|
| **PlayBooster 2-5** | | | | | |
| Climbers | PB135344A-001 | 1 EA | Block Climber Perm Handholds - Ground-deck 32"d DB | 3,160.00 | 3,160.00 |
| | PB143199B-001 | 1 EA | Conical Climber 40"dk DB | 4,760.00 | 4,760.00 |
| Decks | PB111228A-001 | 3 EA | Square Tenderdeck | 1,445.00 | 4,335.00 |
| | PB121948A-001 | 2 EA | Kick Plate 8"rise | 160.00 | 320.00 |
| | PB184354A-001 | 1 EA | Curved Transfer Module - Right 2-5yrs 32"dk DB | 3,825.00 | 3,825.00 |
| Enclosures | PB116244B-001 | 1 EA | Pipe Barrier W/wheel - Above Deck | 1,150.00 | 1,150.00 |
| | PB345276A-001 | 1 EA | Storefront Panel | 875.00 | 875.00 |
| | PB345282A-001 | 1 EA | Bubble Panel Above Deck | 1,190.00 | 1,190.00 |
| Posts | PB111404D-001 | 3 EA | 124"alum Post DB | 500.00 | 1,500.00 |
| | PB111404E-001 | 2 EA | 116"alum Post DB | 435.00 | 870.00 |
| | PB111404F-001 | 2 EA | 108"alum Post DB | 415.00 | 830.00 |
| Signs | IP182503A-001 | 1 EA | Welcome Sign (Isi Provided) - Ages 2-5 Years Direct Bury | 0.00 | 0.00 |
| Slides & Gliders | PB123331B-001 | 1 EA | Double Slide 40"dk DB | 2,900.00 | 2,900.00 |
| | PB130798A-001 | 1 EA | Double Swirl Slide - 48"dk DB | 3,175.00 | 3,175.00 |
| Swings | IP176038G-001 | 1 EA | Full Bucket Seat - Proguard Chains For Toddler Swing | 485.00 | 485.00 |
| | IP177337A-001 | 1 EA | Toddler Swing Add-on Beam | 705.00 | 705.00 |
| | IP218671C-001 | 1 EA | Molded Bucket Seat (2-5 Yrs) W/harness - Proguard Chains For 8' Beam Height | 1,195.00 | 1,195.00 |
| **PlayBooster 5-12** | | | | | |
| Bridges/Ramps | PB114373A-001 | 1 EA | Belt Bridge (42") | 3,255.00 | 3,255.00 |
| Climbers | PB152907C-001 | 1 EA | Deck Link W/barriers - Steel End Panels 3 Steps | 3,755.00 | 3,755.00 |
| | PB345313B-004 | 1 EA | Pod Climber W/handloop 32"dk DB Left Handhold | 2,030.00 | 2,030.00 |
| | PB345324A-001 | 1 EA | Crest Climber W/permalene Handholds | 7,815.00 | 7,815.00 |
| | PB345329A-001 | 1 EA | Shockwave Climber 96" Deck DB | 4,245.00 | 4,245.00 |
| Custom | CP047487A-001 | 2 EA | Dtr 196" Steel Deck Post For 104" Deck 50" Bury | 740.00 | 1,480.00 |
| Decks | PB111228A-001 | 5 EA | Square Tenderdeck | 1,445.00 | 7,225.00 |
| | PB121948A-001 | 3 EA | Kick Plate 8"rise | 160.00 | 480.00 |
| | PB121949A-001 | 1 EA | Tri-deck Kick Plate 8"rise | 235.00 | 235.00 |
| | PB122197A-001 | 2 EA | 90* Triangular Tenderdeck | 1,215.00 | 2,430.00 |
| | PB152911A-004 | 1 EA | Curved Transfer Module - Left 32"dk DB | 3,335.00 | 3,335.00 |
| Enclosures | PB111240B-001 | 1 EA | Balcony Deck W/wheel | 2,095.00 | 2,095.00 |
| | PB116244A-001 | 3 EA | Pipe Barrier Above Deck | 875.00 | 2,625.00 |
| | PB345273B-001 | 2 EA | Handhold Panel | 235.00 | 470.00 |
| | PB345286A-001 | 1 EA | Chimes Panel Above Deck | 2,080.00 | 2,080.00 |
| | PB345289A-001 | 1 EA | Periscope Panel Above Deck | 2,285.00 | 2,285.00 |
| Kids In Motion | IP155077A-001 | 1 EA | Stand-up Spinner DB Only | 2,450.00 | 2,450.00 |
| | IP186490A-001 | 1 EA | We-saw DB Only | 14,895.00 | 14,895.00 |
| | IP194663B-004 | 1 EA | Zipkrooz 50' W/aluminum Posts - DB | 19,865.00 | 19,865.00 |

| | | | | | |
|---|---|---|---|---|---|
| | IP196213B-004 | 1 EA | Zipkrooz Assisted Additional Bay 50' W/aluminum Posts - DB | 17,150.00 | 17,150.00 |
| | IP295694A-001 | 1 EA | Reviwhirl Spinner DB Only | 6,340.00 | 6,340.00 |
| | PB201545A-001 | 1 EA | Blender Spinner DB | 3,505.00 | 3,505.00 |
| | PB362348A-001 | 1 EA | Homebase Square Belt | 2,165.00 | 2,165.00 |
| Overhead Items | PB126203A-001 | 1 EA | Ring-a-ling DB | 3,575.00 | 3,575.00 |
| Posts | PB111404A-001 | 1 EA | 148"alum Post DB | 555.00 | 555.00 |
| | PB111404C-001 | 2 EA | 132"alum Post DB | 520.00 | 1,040.00 |
| | PB111404D-001 | 2 EA | 124"alum Post DB | 500.00 | 1,000.00 |
| | PB111404E-001 | 2 EA | 116"alum Post DB | 435.00 | 870.00 |
| | PB111404F-001 | 2 EA | 108"alum Post DB | 415.00 | 830.00 |
| | PB111404K-001 | 1 EA | 156"alum Post DB | 620.00 | 620.00 |
| | PB111404N-001 | 1 EA | 140"steel Post DB 42" Bury | 435.00 | 435.00 |
| | PB111404O-001 | 1 EA | 132"steel Post DB 42" Bury | 415.00 | 415.00 |
| | PB111404W-001 | 1 EA | 156"steel Post DB | 585.00 | 585.00 |
| | PB111404X-001 | 1 EA | 164"steel Post DB | 605.00 | 605.00 |
| | PB111404Z-001 | 2 EA | 182"steel Post DB 44" Bury | 650.00 | 1,300.00 |
| Signs | IP182503C-001 | 1 EA | Welcome Sign (lsi Provided) - Ages 5-12 Years Direct Bury | 0.00 | 0.00 |
| | IP355992A-001 | 1 EA | Symbol Communication Sign English-english W/2 Post DB | 2,300.00 | 2,300.00 |
| Slides & Gliders | PB122033A-001 | 1 EA | Spyroslide - 72"dk DB | 8,780.00 | 8,780.00 |
| | PB368212H-007 | 1 EA | Flowwinder Slide 96" Dk 104" Slide Height 3 Left 1 Short DB Only | 9,740.00 | 9,740.00 |
| Swings | IP174018A-001 | 2 EA | Belt Seat - Proguard Chains For 8' Beam Height | 175.00 | 350.00 |
| | IP177351A-001 | 1 EA | Molded Bucket Seat (5-12 Yrs) W/harness - Proguard Chains For 8' Beam Height | 1,195.00 | 1,195.00 |
| | IP221292A-001 | 1 EA | 5" Arch Swing Frame - 8' Beam Height Only DB Only | 3,850.00 | 3,850.00 |
| | IP221293A-001 | 1 EA | 5" Arch Swing Frame - Additional Bay 8' Beam Height Only DB Only | 2,340.00 | 2,340.00 |
| | | | Product Subtotal: | | $183,870.00 |
| | | | Discount per the School District of Manatee Co. #26-0041-MR | 3% | ($5,516.10) |
| | | | Discounted Product Total: | | $178,353.90 |
| | | | Signed & Sealed Engineering: | | $4,000.00 |
| | | | Freight: Prepaid Ship Method: Best Way FOB: Destination Weight: 9,187 lbs Freight Charge: | | $15,120.00 |
| | | | **Landscape Structures Total:** | | $197,473.90 |

**Vendor:** LSI SkyWays **Proj Drawings:** 22510-1-1 2026.1 610317

| Class | Part No | Qty | Description | Unit Price | Ext Price |
|---|---|---|---|---|---|
| **PlayBooster 2-5** | | | | | |
| Custom | CP037294 | 1 EA | Skyways Single Post Pyramid - 1 Columns + 1 Hdpe Top / 16' X 16' - 15' Entry / 12" Surfacing / Rapid Release Included / Max 115 Mph - 10 Psf | 10,090.00 | 10,090.00 |
| **PlayBooster 5-12** | | | | | |
| Shade | IP216042H-001 | 1 EA | Skyways Cantilever 20'x36' Shade - 14' Entry Height W/rapid Release | 23,605.00 | 23,605.00 |
| | | | Product Subtotal: | | $33,695.00 |
| | | | Discount per the School District of Manatee Co. #26-0041-MR | 3% | ($1,010.85) |
| | | | Discounted Product Total: | | $32,684.15 |
| | | | Signed & Sealed Engineering: | | $5,200.00 |
| | | | Freight: Prepaid Ship Method: Best Way FOB: Destination Weight: 4,176 lbs Freight Charge: | | $5,049.00 |
| | | | **LSI SkyWays Total:** | | $42,933.15 |

**Vendor:** DuMor **Proj Drawings:** DUM 610337

| Class | Part No | Qty | Description | Unit Price | Ext Price |
|---|---|---|---|---|---|
| Benches | 11 ARMREST | 3 EA | Optional End/Center Armrest | 130.00 | 390.00 |
| | 11-60PL | 3 EA | 6' Bench, Poly Lumber | 1,090.00 | 3,270.00 |
| Receptacles | 41-32PL | 3 EA | 32-Gallon Receptacle, Poly Lumber | 1,030.00 | 3,090.00 |
| | | | Product Subtotal: | | $6,750.00 |
| | | | Discount per the School District of Manatee Co. #26-0041-MR | 3% | ($202.50) |
| | | | Discounted Product Total: | | $6,547.50 |
| | | | Freight: Prepaid Ship Method: Best Way FOB: Destination Weight: 1,059 lbs Freight Charge: | | $1,620.00 |
| | | | **DuMor Total:** | | $8,167.50 |

**Vendor:** RSI Surfacing Vendor **Proj Drawings:** 22510-1-1 2026.1 610341

| Class | Part No | Qty | Description | Unit Price | Ext Price |
|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| Surfacing | SYNTHETIC TURF | 1 LT | 7,040 SF of Synthetic Turf; Artificial Green turf. Includes delivery, installation of sub-base, padding, turf and supplies.<br>• 4,750 Blue<br>• 2,290 Yellow<br>**Per Manufacturer filter fabric is not needed under turf.*<br>*Filter fabric can be added upon request for an additional $17,600** | 184,473.54 | 184,473.54 |
| | | | | Product Subtotal: | $184,473.54 |
| | | | | Discount per the School District of Manatee Co. #26-0041-MR 3% | ($5,534.21) |
| | | | | Discounted Product Total: | $178,939.33 |
| | | | | **RSI Surfacing Vendor Total:** | $178,939.33 |

**Installation By RSI Installer: The scope includes the following, as required:** 610342

| Item | Qty | Description |
|---|---|---|
| INS-LSI | 1 LT | Equipment Installation - Landscape Structures 22510-1-1 2026.1 |
| INS-SKY | 1 LT | Equipment Installation - LSI SkyWays 22510-1-1 2026.1 |
| INS-CON FT | 2 EA | Install concrete footing(s) for shade |
| INS-DUM | 1 LT | Equipment Installation - DuMor<br>• (3) Bench<br>• (3) Receptacles |
| TRASH REMOVAL | 1 LT | Trash removal from jobsite |
| OFFLOADING | 1 LT | Offloading Equipment & Mobilization |
| DEMO | 1 LT | Demolition of playground and site furnishings |
| OTHER | 1 LT | 600 LF Construction fence |
| OTHER | 1 LT | Tree protection |
| UTILITY LOCATES | 1 LT | Utility Locates |
| PERMIT FILING | 1 EA | Charge for document preparation for building permit. |
| PERMIT FEE | 1 EA | Permit Fees charged by Building Department for the building permit and by the Clerk of Circuit Court for the Notice of Commencement. |
| | | **RSI Installer Total:** $155,195.00 |

**Vendor:** Surety **Proj Drawings:** 610389

| Class | Part No | Qty | Description | Unit Price | Ext Price |
|---|---|---|---|---|---|
| Miscellaneous | BOND | 1 EA | Payment and Performance Bonds | 17,881.00 | 17,881.00 |
| | | | | **Surety Total:** | $17,881.00 |

## General Terms of Sale and Proposal Summary

50% Deposit on product, Net 30

| | |
|---|---|
| **Product:** | $423,605.88 |
| **Installation:** | $155,195.00 |
| **Freight:** | $21,789.00 |
| **Proposal Total:** | $600,589.88 |

## Notes

DuMor pricing pricing is per the School District of Manatee County Contract #26-0041-MR. Installation is limited to 85% of product price, before freight. (Installation does not include site prep, slabs, footings or engineering).

Safe 4 Play pricing is per the School District of Manatee County Contract #26-0041-MR Installation is by quote only.

Landscape Structures' SkyWays pricing is per the School District of Manatee County Contract #26-0041-MR. Installation is limited to 85% of product price, before freight. (Installation does not include site prep, slabs, footings or engineering).

Landscape Structures pricing is per the School District of Manatee County Contract #26-0041-MR. Installation is limited to 85% of product price, before freight. (Installation does not include site prep, slabs, footings or engineering).

**Basis of Proposal:**
Our proposal is based on Rep Services, Inc. design 22510-1-1 2026.1-Not-Const interpreted from Construction Plans for Heights Park Prepared for Town of Jupiter dated August 2025. All site work and grading is to be done by others before installation can begin. Curb and sprinkler location to be modified prior to finalizing the design.
Removal and/or relocation of tree(s) and root ball(s), and tree trimming is by others.
**Pricing is contingent upon no interference or complications arising from existing tree roots.

Our Proposal Includes:
- Offloading, assembly, and installation of playground and shade
- Supply and installation of synthetic turf
- Supply and installation of DuMor site furnishing

Our Proposal Excludes:
- Site work
- Supply and installation of chain link fence
- Removal of rxisting water fountain and concrete pad
- Filter fabric under turf
- Concrete curb
- Sidewalks
- Landscape restoration
- Tree/ root ball removal
- Tree trimming
- Tree relocation
- Tree ring

Project Management Includes:
- 1 Physical visit for kickoff of project
- 1 Physical visit for punch list at end of project
- Virtual MS Team meetings

*Any additional physical meetings on this project will incur additional expense*

If a owner controlled insurance program (OCIP) is required, add 2% to the proposal total.

Also, please be aware that we generate separate invoices for product at the time of delivery, then we invoice for installation upon completion. This is the customary approach in construction and eliminates sales tax on installation services. If your project should include products from multiple manufacturers, be advised that the products will be invoiced separately.

**Estimated project completion schedule**
*(This schedule starts when all needed information to direct engineering has been gathered.)*
8 Weeks: Engineering
6 Weeks: Permitting/Submittal Approval
14 Weeks Longest manufacturing lead time. (Typical for scheduling.)
1 Week Shipping
12 Weeks Installation
41 Weeks TOTAL

**General notes:**
It is Rep Services' understanding that a Geotech report has not been performed. Rep Services, Inc. assumes that the soil bearing capacity is 2,000 psf. Owner, General contractor and/or site contractor to verify soil conditions meet or exceed design assumptions prior to installation of foundations.

Owner to provide all survey information. Signed and sealed survey may be required for permitting. Exact permitting requirements required for authority having jurisdiction will be confirmed after a purchase order is issued and during engineering services. Rep Services, Inc. will request AutoCAD drawings of survey file from owner's survey company.

Structural calculations not provided as part of basic services and typically not required for playground permitting. If calculations are required, a change order for additional will be required.

All rezoning and variance applications are excluded as part of our base scope of work. If rezoning or a variance is required for the project, a change order for additional services will be required.

Once contractor (RSI) has received a Notice to Proceed and the agreed-upon schedule is changed, storage and remobilization fees may be assessed.

If the project is cancelled prior to completion, the project will be billed per the percent of completion. Rep Services, Inc. will provide the percent of completion.

*Note that RSI is committed to do all it can to meet the needs of your project.*

**Landscape Structures:**
Color selection to be made at time of color submittal approval

**SkyWays Shade by LSI:**
SkyWays units are designed to meet 2023 Florida Building Code 8th Edition and ASCE 7-22.

Note that the fabric is to be removed by the owner should winds exceed 75MPH. Fabric should be removed in the event of a hurricane.

The high-density polyethylene fabric is flame retardant conforming to NFPA 701 and ASTM E84 per FBC 3105.3.1.
Color selection to be made at time of color submittal approval.

**DuMor Site Furnishings:**
**Color Selection:** to be made at time of color submittal approval.
**Support Option:** to be made at time of support submittal approval.
**NOTES:** Please be aware of the following
- Some products require assembly.
- Shipments are via Semi Trailer If you require a lift gate and pallet jack delivery, additional fees will be assessed.

**Safe4Play Shaw Play 50 Synthetic Turf:**
· Rough grade to be established by others.
· Product –Play 50 Grass and all associated and required items (such as seaming tape, glue, etc).
· Installation – 100% plastic EPS nailer board perimeter, 4 inch compacted stone base, Brock Play Pad, and silica infill achieving a 9' CFH
Our scope does not include:

- Davis Bacon Wage Rates
- Certified Payroll
- Enrollment of Owner Controlled Insurance Plan
- Sod & Landscape Restoration
- Dumpster at the site for trash and waste material
- Soils testing
- Site security
- Water
- NOTE: Installation scopes do not include fall height testing.

**Installation:**
Unless otherwise noted, the following items are to be *PROVIDED BY CUSTOMER* prior to installation:

- Signed & sealed site plan or survey
- Access for machines and labor crew to equipment installation location
- Staging area
- Geotechnical Report
- Tree survey and barriers
- Private underground utilities located and marked
- All site work and grading

Our scope does not include:

- Davis Bacon Wage Rates
- Certified Payroll Rates
- Enrollment of Owner Controlled Insurance Plan
- Sod & Landscape Restoration
- Dumpster at the site for trash and waste material
- Soils testing
- Site security
- Water
- Dewatering and drainage considerations
- Concrete testing
- Chain link fence & gate(s)
- Concrete curb
- Sidewalk(s)
- Landscape restoration
- Filter fabric under turf

Installation Charges on this proposal are based on NO UNFORESEEN conditions in the area, above or below the surface. If unforeseen conditions arise, the installation charges will change to reflect additional costs associated with dealing with those circumstances. Examples of this include but are not limited to: site not ready upon installer's arrival, underground utilities, or difficulties with footers due to coral rock or ground water in the holes.

**Time Limitations Holding Prices Firm:**
Orders are shipped within our manufacturer's standard lead times. Requests for delayed shipping may result in additional costs due to increases in freight, material costs or other factors. To secure the prices on this proposal, the offer must be accepted prior to the expiration date noted.

If, during the performance of this contract, the price of a product increases 3% or more as documented by factory quotes, invoices or receipts to contractor (Rep Services, Inc.) from the date of the contract signing the price of shall be equitably adjusted by an amount reasonably necessary to cover such price increases. Where the delivery of *a* product is delayed, through no fault of contractor (RSI) as a result of the shortage or unavailability of a product, contractor (RSI) shall not be liable for any additional costs or damages associated with such delay(s).

The undersigned warrants that he/she is an authorized representative of Town of Jupiter noted and has the requisite authority to bind Town of Jupiter and/or principal.

Accepted By:

| Town of Jupiter | | | |
|---|---|---|---|
| Company Name | Authorized By | Printed Name | Date |

As Its: _____ (Title)

landscape structures
Heights Park
REP SERVICES, INC.
Experts at Play & Outdoor Spaces
165 W. Jessup Avenue, Longwood, FL 32750
22510-1-1 3D ONLY • 3.17.2026
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Communication Board
Welcome
landscape structures
Heights Park
REP SERVICES, INC.
Experts at Play & Outdoor Spaces
165 W. Jessup Avenue, Longwood, FL 32750
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landscape structures
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REP SERVICES, INC.
Experts at Play & Outdoor Spaces
165 W. Jessup Avenue, Longwood, FL 32750
22510-1-1 3D ONLY • 3.17.2026
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landscape structures
Heights Park
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Communication Board
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DRAWN BY: KFA

# PG-1

## PLAY EQUIPMENT PLAN

**TOTAL AREA:** 7,040 SF

**FALL HEIGHT:** 9'

**BORDER:** NOT IN SCOPE

**USER CAPACITY:** 90

**SURFACING:** 4750 SF TURF COLOR 1

2290 SF TURF COLOR 2

**SUBGRADE ELEV.:** -7.375" BFF

| ADA SCHEDULE FBC 240.2.1.2 | | TOTAL PLAY ACTIVITIES 2-5: 8<br>TOTAL PLAY ACTIVITIES 5-12: 20 | | |
|---|---|---|---|---|
| | | ACCESSIBLE ELEVATED ACTIVITIES | ACCESSIBLE GROUND-LEVEL ACTIVITIES | ACCESSIBLE GROUND-LEVEL PLAY TYPES |
| 2-5 | REQ | 3 | 2 | 2 |
| | PROV | 5 | 3 | 2 |
| 5-12 | REQ | 5 | 3 | 6 |
| | PROV | 9 | 11 | 6 |

*SHADE FOOTERS ARE ESTIMATED BASED ON RECENT PRECEDENT*

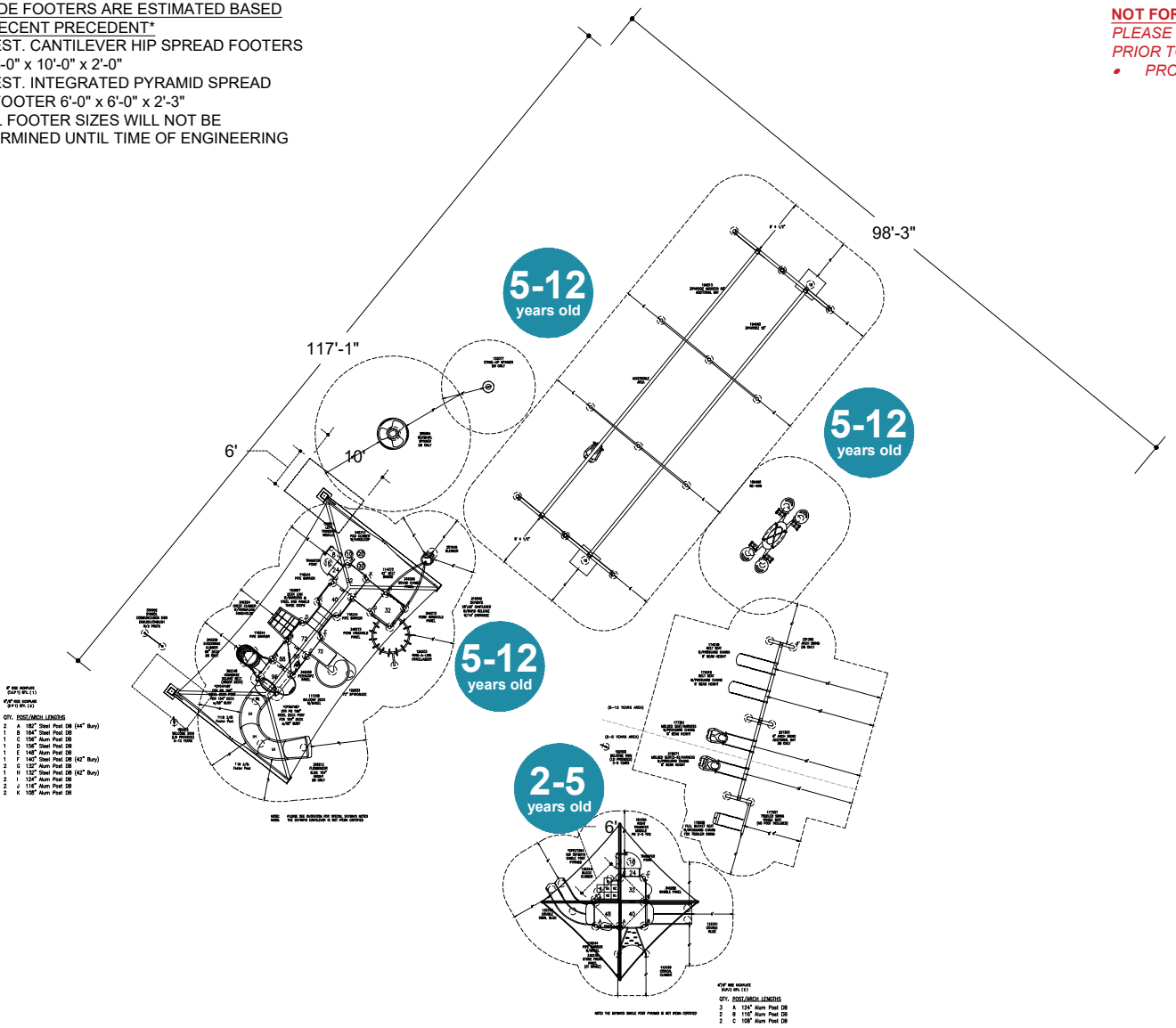
- EST. CANTILEVER HIP SPREAD FOOTERS 6-0" x 10'-0" x 2'-0"
- EST. INTEGRATED PYRAMID SPREAD FOOTER 6'-0" x 6'-0" x 2'-3"

FINAL FOOTER SIZES WILL NOT BE DETERMINED UNTIL TIME OF ENGINEERING

**NOT FOR CONSTRUCTION**

*PLEASE VERIFY THE FOLLOWING PRIOR TO SALE:*

- *PROPOSED SITE LAYOUT*




**WELCOME SIGN**

TO BE LOCATED IN CONSULTATION WITH OWNER

**Δ WARNING**

INSTALLATION OVER A HARD SURFACE SUCH AS CONCRETE, ASPHALT, OR PACKED EARTH MAY RESULT IN SERIOUS INJURY OR DEATH FROM FALLS.

**Δ WARNING**

SURFACING AND PLAYSURFACES MAY BECOME **HOT** AND CAUSE BURNS. CHECK FOR HOT SURFACES PRIOR TO PLAYING ON THE PLAYGROUND.

**GENERAL NOTES:**

1. EQUIPMENT LOCATION TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION
2. ACCESSIBLE ROUTE OF TRAVEL TO THE PLAYGROUND TO BE PROVIDED BY OTHERS, UNLESS OTHERWISE NOTED
3. BASE MUST EXHIBIT POSITIVE DRAINAGE IN ALL AREAS

# Heights Park

JUPITER, FL

PROJECT: 22510-1-1 2026.1

NOT FOR CONSTRUCTION

This design DOES NOT include scope of work in detailing drainage/stormwater/sewer/or related infrastructure. All drainage and site utility designs shall be provided by others. Rep Services Inc. responsibility is limited to this drawing and detail, as pertinent to all work listed on Proposal documentation.

SCALE: 1/16" = 1'

0 8.0 16 32

REP SERVICES, INC.

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landscape structures

DRAWN BY: KFA

# PG-2

INSTALL PLAN

| | |
|---|---|
| **TOTAL AREA:** | 7,040 SF |
| **FALL HEIGHT:** | 9' |
| **BORDER:** | NOT IN SCOPE |
| **USER CAPACITY:** | 90 |
| **SURFACING:** | 4750 SF TURF COLOR 1 |
| | 2290 SF TURF COLOR 2 |
| **SUBGRADE ELEV.:** | -7.375" BFF |

*OVERHEAD OBSTRUCTIONS WITHIN USE ZONES OF PLAY EQUIPMENT THAT ARE NOT PART OF THE PLAY STRUCTURE (FOR EXAMPLE, TREE LIMBS) SHALL BE AT LEAST 84 IN. ABOVE EACH DESIGNATED PLAY SURFACE OR 84 IN. ABOVE THE PIVOT POINT OF SWINGS.

**NOT FOR CONSTRUCTION**

*PLEASE VERIFY THE FOLLOWING PRIOR TO SALE:*

- *PROPOSED SITE LAYOUT*

**WELCOME SIGN**

TO BE LOCATED IN CONSULTATION WITH OWNER

**Δ WARNING**

INSTALLATION OVER A HARD SURFACE SUCH AS CONCRETE, ASPHALT, OR PACKED EARTH MAY RESULT IN SERIOUS INJURY OR DEATH FROM FALLS.

**Δ WARNING**

SURFACING AND PLAYSURFACES MAY BECOME **HOT** AND CAUSE BURNS. CHECK FOR HOT SURFACES PRIOR TO PLAYING ON THE PLAYGROUND.

**GENERAL NOTES:**

1. EQUIPMENT LOCATION TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION
2. ACCESSIBLE ROUTE OF TRAVEL TO THE PLAYGROUND TO BE PROVIDED BY OTHERS, UNLESS OTHERWISE NOTED
3. BASE MUST EXHIBIT POSITIVE DRAINAGE IN ALL AREAS

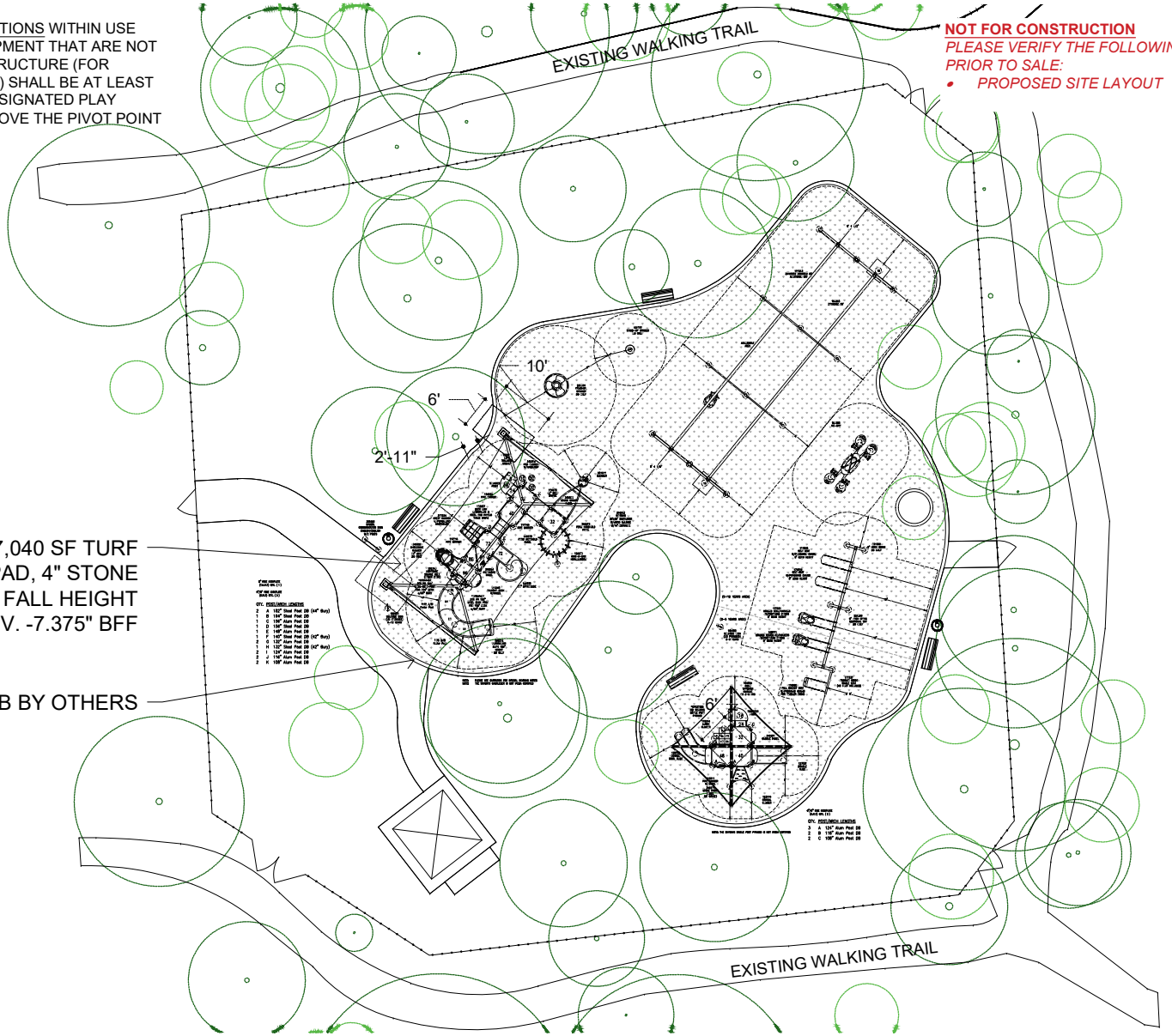
**SURFACING NOTES:**

1. ALL UNITARY SURFACING SHOWN, IS BASED ON 2 COLOR TURF.
2. ANY ADDITIONAL COLORS, DESIGN/ARTWORK, SUBJECT TO PROPOSAL ADJUSTMENTS OR CHANGE ORDER; DUE TO INCREASED COSTS.
3. SURFACING THICKNESS BASED ON SHAWGRASS TURF FALL HEIGHT CHARTS.

*SHADE FOOTERS ARE ESTIMATED BASED ON RECENT PRECEDENT*

- EST. CANTILEVER HIP SPREAD FOOTERS 6-0" x 10'-0" x 2'-0"
- EST. INTEGRATED PYRAMID SPREAD FOOTER 6'-0" x 6'-0" x 2'-3"

FINAL FOOTER SIZES WILL NOT BE DETERMINED UNTIL TIME OF ENGINEERING




# Heights Park

JUPITER, FL
PROJECT:22510-1-1 2026.1
NOT FOR CONSTRUCTION

This design DOES NOT include scope of work in detailing drainage/stormwater/sewer/or related infrastructure. All drainage and site utility designs shall be provided by others. Rep Services Inc. responsibility is limited to this drawing and detail, as pertinent to all work listed on Proposal documentation.

SCALE: 1" = 20'
0 10.0 20 40

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Experts at Play & Outdoor Spaces

landscape structures

DRAWN BY: KFA

# PG-3
## DEMOLITION PLAN

| |
|---|
| **TOTAL AREA:** 7,040 SF |
| **FALL HEIGHT:** 9' |
| **BORDER:** NOT IN SCOPE |
| **USER CAPACITY:** 90 |
| **SURFACING:** 4750 SF TURF COLOR 1 |
| 2290 SF TURF COLOR 2 |
| **SUBGRADE ELEV.:** -7.375" BFF |

LIMITS OF DEMOLITION

EXISTING IRRIGATION CONTROLS TO REMAIN AND BE PROTECTED

EXISTING TRASH RECEPTACLES TO BE REMOVED

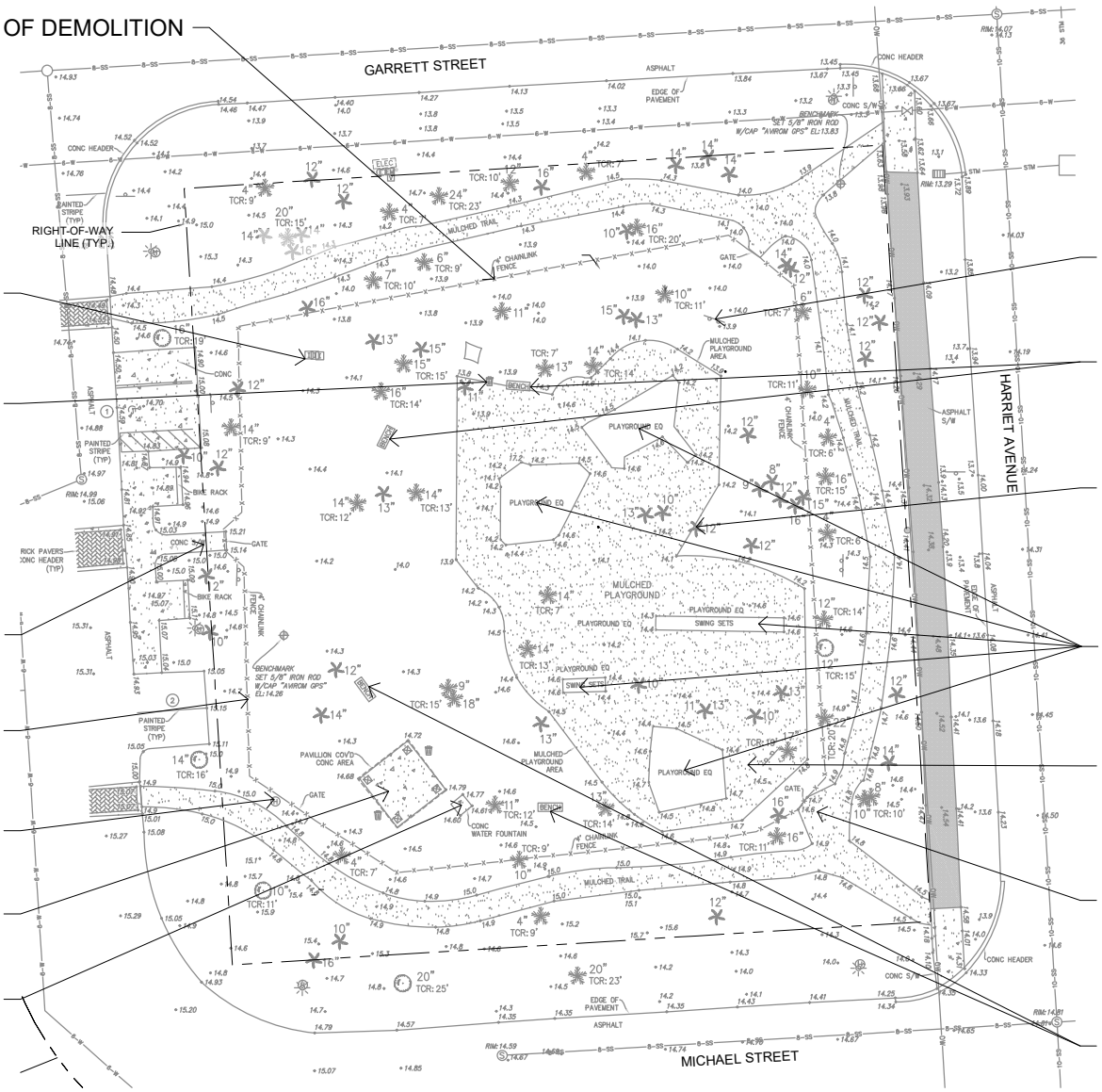
EXISTING CONCRETE SIDEWALK TO REMAIN

EXISTING CHAIN-LINK FENCE AND GATES TO BE REMOVED

EXISTING HANDHOLD TO REMAIN AND BE PROTECTED

EXISTING PAVILION AND CONCRETE PAD TO REMAIN AND BE PROTECTED

REMOVAL OF EXISTING WATER FOUNTAIN AND CONCRETE PAD BY OTHERS, ***NOT IN SCOPE***




**NOT FOR CONSTRUCTION**
*PLEASE VERIFY THE FOLLOWING PRIOR TO SALE:*
- *PROPOSED SITE LAYOUT*

EXISTING PARK SIGN TO BE REMOVED

EXISTING BENCHES TO BE REMOVED

REMOVAL/RELOCATION OF TREES WITHIN NEW PLAYGROUND BOUNDARY BY OTHERS, ***NOT IN SCOPE***

EXISTING PLAYGROUND EQUIPMENT AND FOOTERS TO BE REMOVED

EXISTING PLAYGROUND MULCH TO BE REMOVED

EXISTING MULCH TRAIL TO REMAIN

EXISTING BENCHES TO BE REMOVED

# Heights Park

JUPITER, FL
PROJECT: 22510-1-1 2026.1
NOT FOR CONSTRUCTION

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SCALE: 1" = 30'
0 15.0 30 60

REP SERVICES, INC.
*Experts at Play & Outdoor Spaces*

landscape structures

DRAWN BY: KFA

# PG-4

SURFACING PLAN

| |
|---|
| **TOTAL AREA:** 7,040 SF |
| **FALL HEIGHT:** 9' |
| **BORDER:** NOT IN SCOPE |
| **USER CAPACITY:** 90 |
| **SURFACING:** 4750 SF TURF COLOR 1 |
| 2290 SF TURF COLOR 2 |
| **SUBGRADE ELEV.:** -7.375" BFF |

**WELCOME SIGN**
TO BE LOCATED IN CONSULTATION WITH OWNER

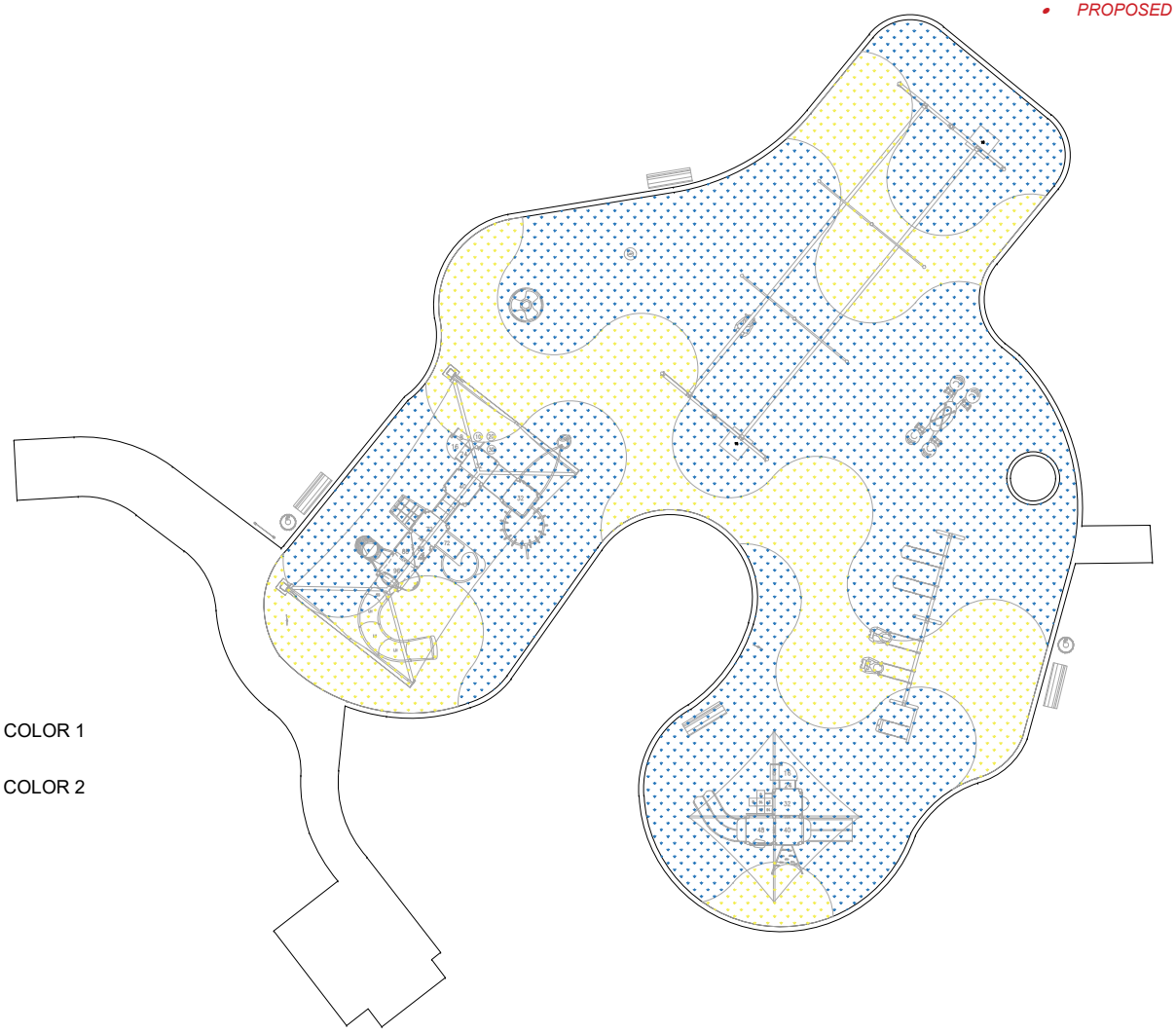
**Δ WARNING**
INSTALLATION OVER A HARD SURFACE SUCH AS CONCRETE, ASPHALT, OR PACKED EARTH MAY RESULT IN SERIOUS INJURY OR DEATH FROM FALLS.

**Δ WARNING**
SURFACING AND PLAYSURFACES MAY BECOME **HOT** AND CAUSE BURNS. CHECK FOR HOT SURFACES PRIOR TO PLAYING ON THE PLAYGROUND.

**GENERAL NOTES:**
1. EQUIPMENT LOCATION TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION
2. ACCESSIBLE ROUTE OF TRAVEL TO THE PLAYGROUND TO BE PROVIDED BY OTHERS, UNLESS OTHERWISE NOTED
3. BASE MUST EXHIBIT POSITIVE DRAINAGE IN ALL AREAS

**SURFACING NOTES:**
1. ALL UNITARY SURFACING SHOWN, IS BASED ON 2 COLOR TURF.
2. ANY ADDITIONAL COLORS, DESIGN/ARTWORK, SUBJECT TO PROPOSAL ADJUSTMENTS OR CHANGE ORDER; DUE TO INCREASED COSTS.
3. SURFACING THICKNESS BASED ON SHAWGRASS TURF FALL HEIGHT CHARTS.

**NOT FOR CONSTRUCTION**
*PLEASE VERIFY THE FOLLOWING PRIOR TO SALE:*
- *PROPOSED SITE LAYOUT*



4,750 SF TURF COLOR 1

2,290 SF TURF COLOR 2

# Heights Park

JUPITER, FL
PROJECT: 22510-1-1 2026.1
NOT FOR CONSTRUCTION

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SCALE: 1/16" = 1'
0 8.0 16 32

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Experts at Play & Outdoor Spaces

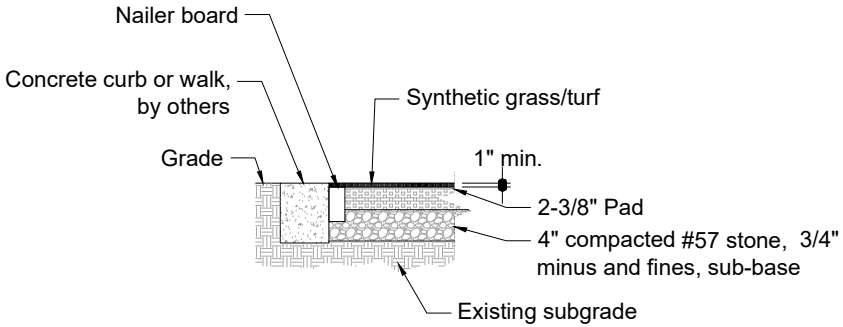
landscape structures

| DRAWN BY: KFA | PG-5<br>DETAILS |
|---|---|
| **TOTAL AREA:** 7,040 SF | |
| **FALL HEIGHT:** 9' | |
| **BORDER:** NOT IN SCOPE | |
| **USER CAPACITY:** 90 | |
| **SURFACING:** 4750 SF TURF COLOR 1 | |
| 2290 SF TURF COLOR 2 | |
| **SUBGRADE ELEV.:** -7.375" BFF | |

**NOT FOR CONSTRUCTION**

*PLEASE VERIFY THE FOLLOWING PRIOR TO SALE:*

- *PROPOSED SITE LAYOUT*




Synthetic grass/turf with Perimeter Concrete Curb, 9' fall height, 7.375" cut

# Heights Park

JUPITER, FL
PROJECT: 22510-1-1 2026.1
NOT FOR CONSTRUCTION

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Experts at Play & Outdoor Spaces

landscape structures

DRAWN BY: KFA

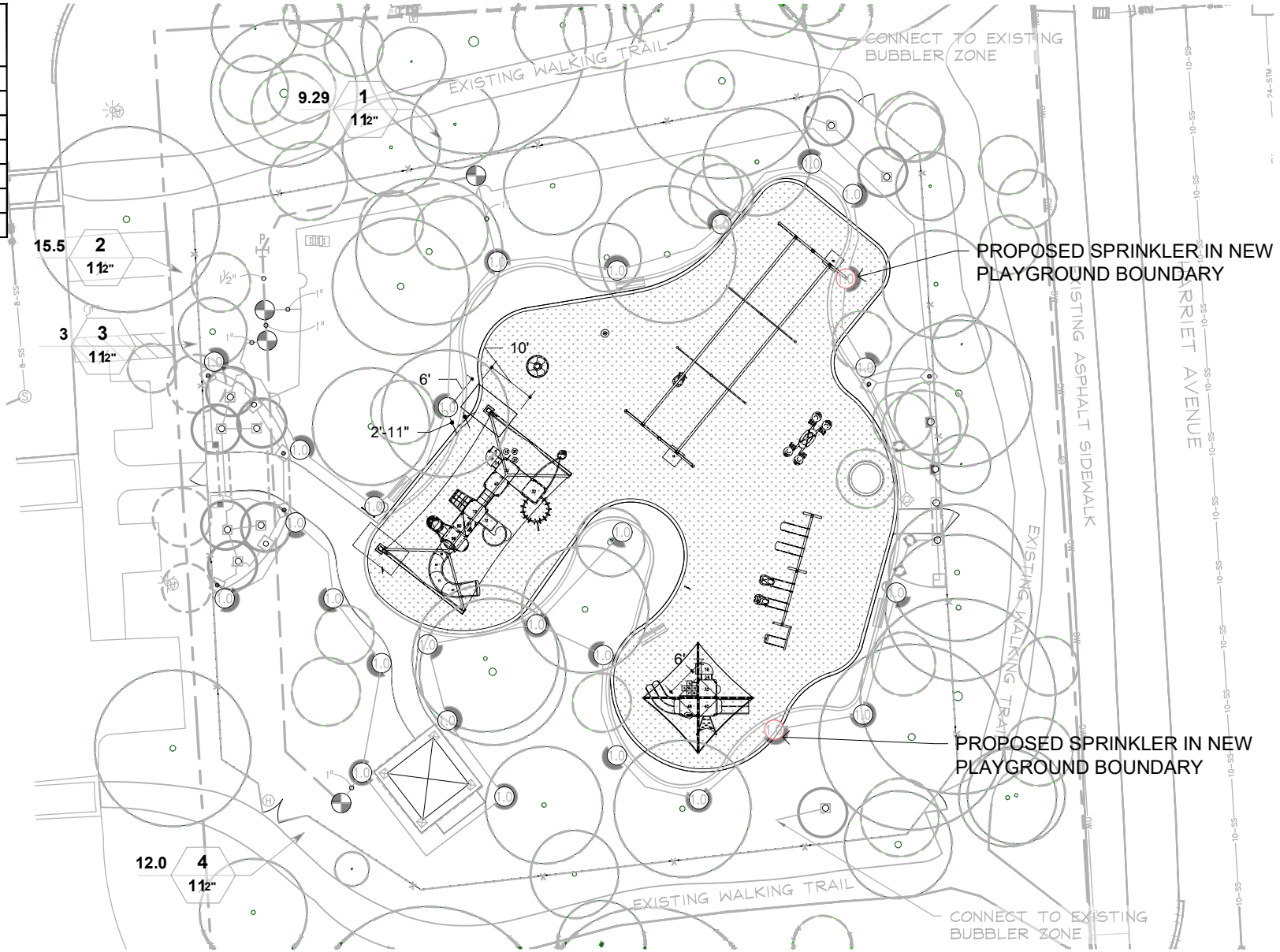
# PG-6
CONFLICTS

| |
|---|
| **TOTAL AREA:** 7,040 SF |
| **FALL HEIGHT:** 9' |
| **BORDER:** NOT IN SCOPE |
| **USER CAPACITY:** 90 |
| **SURFACING:** 4750 SF TURF COLOR 1 |
| 2290 SF TURF COLOR 2 |
| **SUBGRADE ELEV.:** -7.375" BFF |

**NOT FOR CONSTRUCTION**

*PLEASE VERIFY THE FOLLOWING PRIOR TO SALE:*

- *PROPOSED SITE LAYOUT*
- *IMPACT ON CRZ*




# Heights Park

JUPITER, FL
PROJECT: 22510-1-1 2026.1
NOT FOR CONSTRUCTION

This design DOES NOT include scope of work in detailing drainage/stormwater/sewer/or related infrastructure. All drainage and site utility designs shall be provided by others. Rep Services Inc. responsibility is limited to this drawing and detail, as pertinent to all work listed on Proposal documentation.

SCALE: 1" = 20'
0 10.0 20 40

REP SERVICES, INC.
Experts at Play & Outdoor Spaces

landscape structures

REP SERVICES, INC.
Experts at Play & Outdoor Spaces
Site Amenities ■ Playground Equipment ■ Safety Surfacing ■ Shade
Phone: 407.831.9658 Fax: 866.232.8532 E-mail: sales@repservices.com



**E-mail POs and contracts to:**
contracts@repservices.com

**Please mail checks to:**
Rep Services, Inc.
165 W. Jessup Ave.
Longwood, FL 32750-4146

| | | |
|---|---|---|
| **Proposed To:** Town of Jupiter<br>210 Military Trail<br>Jupiter, FL 33458<br>**Attn:** Mike Hoffmann | **Ship To:** TBD at a later date<br>**Attn:** | **Bill To:** Town of Jupiter<br>210 Military Trail<br>Jupiter, FL 33458<br>**Attn:** Mike Hoffmann |

**Project No:** 21220
**Proposal No:** 21220.07
**Proposal Date:** 3/23/2026
**Project Name:** Town of Jupiter - Abacoa Community Pa
**Proposal Name:** Abacoa Community Park
**Proposal Expires:** 4/22/2026
**Project Contact:** Mike Hoffmann
**Project Location:** 1501 Frederick Small Rd
Jupiter, FL 33458
Project County: Palm Beach

**For Questions Contact:** Val Vergara ☎ 407-853-3571 ✉ val@repservices.com
**Consultant:** Paul Bravo ☎ 561-448-0369 ✉ paul@repservices.com
**Opt/Rev:** A/4 3/23/26 - VV

**Vendor:** Landscape Structures **Proj Drawings:** 1196276-01-03 609368

| Class | Part No | Qty | Description | Unit Price | Ext Price |
|---|---|---|---|---|---|
| **Play equipment** | | | | | |
| Climbers | IP120711A-001 | 2 EA | Pod Climber 16" DB | 395.00 | 790.00 |
| | IP120712A-001 | 1 EA | Pod Climber 24" DB | 410.00 | 410.00 |
| | IP158997A-001 | 1 EA | Pod Climber 10" DB | 390.00 | 390.00 |
| | PB122533B-003 | 1 EA | Spiral Climber 48"dk Right Handhold | 1,810.00 | 1,810.00 |
| | PB150975A-001 | 1 EA | Cascade Climber 48"dk DB Only | 3,260.00 | 3,260.00 |
| | PS111327B-001 | 1 EA | Step Ladder 40"dk DB | 2,660.00 | 2,660.00 |
| | PS111364A-001 | 1 EA | Loop Ladder 40"dk DB | 1,305.00 | 1,305.00 |
| | PS139262A-005 | 1 EA | Loop Arch 48"dk DB | 1,860.00 | 1,860.00 |
| | PS181114B-001 | 1 EA | Wiggle Ladder 40"dk DB | 1,000.00 | 1,000.00 |
| Custom | CP001964 | 2 EA | Dtr Lily Pad Wobble Pod | 4,142.00 | 8,284.00 |
| | CP007346 | 1 EA | Rope Pull Climber For 4' Elevation Change | 2,840.00 | 2,840.00 |
| | CP035200 | 1 EA | 48" Pod Climber (34" Bury) | 672.00 | 672.00 |
| | CP035201 | 1 EA | 40" Pod Climber (34" Bury) | 667.00 | 667.00 |
| Decks | PB152911C-004 | 1 EA | Curved Transfer Module Left 48"dk DB | 4,095.00 | 4,095.00 |
| | PS111237A-001 | 1 EA | Square Tenderdeck | 1,095.00 | 1,095.00 |
| | PS117495A-001 | 2 EA | 90° Triangular Tenderdeck | 880.00 | 1,760.00 |
| | PS179362A-001 | 1 EA | Tri-deck Kick Plate 8"rise | 235.00 | 235.00 |
| Enclosures | PB115242A-001 | 1 EA | Slant Entrance Panel DB | 1,605.00 | 1,605.00 |
| | PB117146A-001 | 1 EA | Gear Panel Above Deck | 2,715.00 | 2,715.00 |
| | PB120314A-001 | 4 EA | Wire Barrier Above Deck | 960.00 | 3,840.00 |
| | PB123483A-003 | 1 EA | Space Travel Panel Ground Level Under 48"dk | 2,135.00 | 2,135.00 |
| | PB173563A-001 | 1 EA | Fun Mirror Panel Ground Level | 3,440.00 | 3,440.00 |
| | PB345280A-001 | 1 EA | Driver Panel Above Deck | 1,220.00 | 1,220.00 |
| | PB345282A-001 | 2 EA | Bubble Panel Above Deck | 1,190.00 | 2,380.00 |
| | PB345287B-001 | 1 EA | Tic-tac-toe Panel At Grade | 2,295.00 | 2,295.00 |
| | PB345291A-001 | 1 EA | Bongo Panel Above Deck | 1,390.00 | 1,390.00 |
| | PB345292A-001 | 1 EA | Ring-a-bell Panel Above Deck | 2,030.00 | 2,030.00 |
| | PS127684A-002 | 1 EA | Match 4 Panel Ground Level | 1,305.00 | 1,305.00 |
| Kids In Motion | PB166809A-001 | 2 EA | E-pod Seat | 435.00 | 870.00 |
| Mainstructures | PB185296A-001 | 1 EA | 10' Playodyssey Tower | 38,570.00 | 38,570.00 |
| | PB185346A-001 | 1 EA | 10' Tower Slidewinder2 | 7,795.00 | 7,795.00 |
| | PB185354A-001 | 1 EA | 10' Tower Gemini Slidewinder2 | 15,975.00 | 15,975.00 |
| Posts | PB111404G-001 | 1 EA | 100"alum Post DB | 410.00 | 410.00 |
| | PB111404P-001 | 1 EA | 124"steel Post DB | 410.00 | 410.00 |
| | PS111396C-001 | 4 EA | Ps Roof Post DB | 435.00 | 1,740.00 |
| | PS111397A-001 | 2 EA | Ps Deck Post DB | 500.00 | 1,000.00 |
| | PS111397B-001 | 1 EA | Ps Deck Post DB | 415.00 | 415.00 |

| | | | | | |
|---|---|---|---|---|---|
| | PS111397C-001 | 1 EA | Ps Deck Post DB | 410.00 | 410.00 |
| | PS111397H-001 | 2 EA | Ps Deck Post DB | 355.00 | 710.00 |
| Roofs | PS179225A-001 | 1 EA | Square Poly Roof Standard Logo Panels | 1,810.00 | 1,810.00 |
| Signs | IP182503A-001 | 1 EA | Welcome Sign (lsi Provided) Ages 2-5 Years Direct Bury | 0.00 | 0.00 |
| | IP182503C-001 | 1 EA | Welcome Sign (lsi Provided) Ages 5-12 Years Direct Bury | 0.00 | 0.00 |
| | IP355992A-001 | 1 EA | Symbol Communication Sign W/2 DB Posts English/english | 2,300.00 | 2,300.00 |
| Slides & Gliders | PB123336A-001 | 1 EA | Double Wave Slide 48"dk DB | 3,800.00 | 3,800.00 |
| | PS132117C-004 | 1 EA | Slidewinder2 48"dk DB 2 Right | 3,660.00 | 3,660.00 |
| | PS132155B-001 | 1 EA | Double Slide 40"dk DB | 2,900.00 | 2,900.00 |
| Swings | IP174018A-001 | 2 EA | Belt Seat Proguard Chains For 8' Beam Height | 175.00 | 350.00 |
| | IP176038A-001 | 2 EA | Full Bucket Seat Proguard Chains For 8' Beam Height | 490.00 | 980.00 |
| | IP177345A-001 | 2 EA | Single Post Swing Frame 52" Bury Additional Bay 8' Height | 1,355.00 | 2,710.00 |
| | IP237296A-001 | 1 EA | Friendship Swing W/single Post Frame 52" Bury Proguard Chn | 4,535.00 | 4,535.00 |
| Tunnels | PS128953A-002 | 1 EA | 28" Crawl Tunnel 28" W/1 View Above Deck | 2,715.00 | 2,715.00 |
| | | | Product Subtotal: | | $151,553.00 |
| | | | Discount per the School District of Manatee Co. #26-0041-MR | 3% | ($4,546.59) |
| | | | Discounted Product Total: | | $147,006.41 |
| | | | Electronic of Signed & Sealed Engineering: | | $5,550.00 |
| | | | Freight: Prepaid Ship Method: Best Way FOB: Destination Weight: 8,721 lbs Freight Charge | | $14,310.00 |
| | | | **Landscape Structures Total:** | | $166,866.41 |

**Vendor:** LSI SkyWays **Proj Drawings:** 1196276-01-03 609369

| Class | Part No | Qty | Description | Unit Price | Ext Price |
|---|---|---|---|---|---|
| Custom | CP045056 | 1 EA | Skyways Joined Hypar Sails 2098 Sqft 6 Col 2 Top Ap100-2025-190 1196276-01-02 - Skyways Joined Hypar Sails 2098 Sqft 6 Col 2 Top Ap100-2025-190 1196276-01-0 | 66,822.00 | 66,822.00 |
| | | | Product Subtotal: | | $66,822.00 |
| | | | Discount per the School District of Manatee Co. #26-0041-MR | 3% | ($2,004.66) |
| | | | Discounted Product Total: | | $64,817.34 |
| | | | Electronic of Signed & Sealed Engineering: | | $2,880.00 |
| | | | Freight: Prepaid Ship Method: Best Way FOB: Destination Weight: 7,800 lbs Freight Charge | | $6,588.00 |
| | | | **LSI SkyWays Total:** | | $74,285.34 |

**Vendor:** RSI Surfacing Vendor **Proj Drawings:** 609446

| Class | Part No | Qty | Description | Unit Price | Ext Price |
|---|---|---|---|---|---|
| Custom | MOUND | 1 EA | Building of stone based mound, turf covered | 19,878.16 | 19,878.16 |
| Surfacing | SYNTHETIC TURF | 1 EA | Synthetic Turf; 3,940 SqFT Perfect Turf. Includes delivery, installation of sub-base, padding, turf and supplies. Inclues inlays<br>Big lillypad (4)<br>Small lillypad (3)<br>Alligator (2)<br>Alligator with Dots (1) | 122,668.16 | 122,668.16 |
| | | | Product Subtotal: | | $142,546.32 |
| | | | Discount per the School District of Manatee Co. #26-0041-MR | 3% | ($4,276.38) |
| | | | Discounted Product Total: | | $138,269.94 |
| | | | Freight: Prepaid Ship Method: Best Way FOB: Destination Freight Charge: | | Included |
| | | | **RSI Surfacing Vendor Total:** | | $138,269.94 |

**Installation By RSI Installer: The scope includes the following, as required:** 610437

| Item | Qty | Description |
|---|---|---|
| DEMO | 1 LT | Demolition of existing play equipment and fence |
| OTHER | 1 LT | 400 LF construction fence with tree protection |
| OFFLOADING | 1 LT | Offloading Equipment & Mobilization |
| INS-LSI | 1 LT | Equipment Installation - Landscape Structures 1196276-01-03 |
| INS-SKY | 1 LT | Equipment Installation - LSI SkyWays 1196276-01-03 |
| INS-CON FT | 1 LT | Install concrete footings for shade (6) foundations for SKY shade |
| INS-SURFACING SUBBASE | 1 LT | 1,650 SF subbase for Engineered Wood Fiber surfacing in Playground |
| OTHER | 1 LT | Provide and install 1,650 SF of filter fabric |
| OTHER | 1 LT | Provide and install 85 CY of engineered wood fiber |

| | | |
|---|---|---|
| TRASH REMOVAL | 1 LT | Trash removal from jobsite |
| PERMIT FILING | 1 EA | Charge for document preparation for building permit. |
| PERMIT FEE | 1 EA | Permit Fees charged by Building Department for the building permit and by the Clerk of Circuit Court for the Notice of Commencement. |

**RSI Installer Total:** $167,029.17

**Vendor:** Rep Services Equip **Proj Drawings:** 610438

| Class | Part No | Qty | Description | Unit Price | Ext Price |
|---|---|---|---|---|---|
| Custom | CONTINGENCY | 1 EA | Rep Services Contingency Fee | 56,445.00 | 56,445.00 |

**Rep Services Equip Total:** $56,445.00

**Vendor:** Surety **Proj Drawings:** 610440

| Class | Part No | Qty | Description | Unit Price | Ext Price |
|---|---|---|---|---|---|
| Miscellaneous | BOND | 1 EA | Payment and Performance Bonds | 18,496.00 | 18,496.00 |

**Surety Total:** $18,496.00

## General Terms of Sale and Proposal Summary

50% Deposit on product, Net 30

| | |
|---|---|
| **Product:** | $433,464.69 |
| **Installation:** | $167,029.17 |
| **Freight:** | $20,898.00 |
| **Proposal Total:** | $621,391.86 |

## Notes

Safe 4 Play pricing is per the School District of Manatee County Contract #26-0041-MR Installation is by quote only.

Landscape Structures' SkyWays pricing is per the School District of Manatee County Contract #26-0041-MR. Installation is limited to 85% of product price, before freight. (Installation does not include site prep, slabs, footings or engineering).

Landscape Structures pricing is per the School District of Manatee County Contract #26-0041-MR. Installation is limited to 85% of product price, before freight. (Installation does not include site prep, slabs, footings or engineering).

**Basis of Proposal:**
This proposal is based on Rep Services, Inc. Design 1196276-01-03. All site work and grading is to be done by others before installation can begin.
Removal and/or relocation of tree(s) and root ball(s), and tree trimming is by others.
**Pricing is contingent upon no interference or complications arising from existing tree roots.

Our Proposal Includes:
- Offloading, assembly, and installation of playground and shade
- Supply and installation of synthetic turf

Our Proposal Excludes:
- Site work
- Supply and installation of chain link fence and gates
- Concrete curb
- Sidewalks
- Landscape restoration
- Tree/root ball removal
- Tree trimming
- Tree relocation

Project Management Includes:
- 1- physical visit for kickoff of project
- 1- physical visit for punch list at end of project
- Virtual MS Team meetings

Any additional physical meetings on this project will incur additional expense.

If a owner controlled insurance program (OCIP) is required, add 2% to the proposal total.

Also, please be aware that we generate separate invoices for product at the time of delivery, then we invoice for installation upon completion. This is the customary approach in construction and eliminates sales tax on installation services. If your project should include products from multiple manufacturers, be advised that the products will be invoiced separately.

**Estimated project completion schedule**
*(This schedule starts when all needed information to direct engineering has been gathered.)*
8 Weeks: Engineering
4 Weeks: Permitting/Submittal Approval
12 Weeks Longest manufacturing lead time. (Typical for scheduling.)

1 Week Shipping
12 Weeks Installation
37 Weeks TOTAL
*Note that RSI is committed to do all it can to meet the needs of your project.*

**Landscape Structures:**
Color selection to be made at time of color submittal approval

**SkyWays Shade by LSI:**
SkyWays units are designed to meet 2023 Florida Building Code 8th Edition and ASCE 7-22.

Note that the fabric is to be removed by the owner should winds exceed 75MPH. Fabric should be removed in the event of a hurricane.

The high-density polyethylene fabric is flame retardant conforming to NFPA 701 and ASTM E84 per FBC 3105.3.1.
Color selection to be made at time of color submittal approval.

**Safe4Play Shaw Play 50 Synthetic Turf:**
· Rough grade to be established by others.
· Product –Play 50 Grass and all associated and required items (such as seaming tape, glue, etc).
· Installation – 100% plastic EPS nailer board perimeter, 4 inch compacted stone base, Brock Play Pad, and silica infill achieving a 10' CFH
Our scope does not include:

- Davis Bacon Wage Rates
- Certified Payroll
- Enrollment of Owner Controlled Insurance Plan
- Sod & Landscape Restoration
- Dumpster at the site for trash and waste material
- Soils testing
- Site security
- Water
- NOTE: Installation scopes do not include fall height testing.

**Installation:**
Unless otherwise noted, the following items are to be *PROVIDED BY CUSTOMER* prior to installation:

- Signed & sealed site plan or survey
- Access for machines and labor crew to equipment installation location
- Staging area
- Geotechnical Report
- Tree survey and barriers
- Private underground utilities located and marked
- All site work and grading

Our scope does not include:

- Davis Bacon Wage Rates
- Certified Payroll Rates
- Enrollment of Owner Controlled Insurance Plan
- Soils testing
- Site security
- Water
- Dewatering and drainage considerations
- Concrete testing
- Chain link fence & gate(s)
- Concrete curb
- Sidewalk(s)
- Landscape restoration

Installation Charges on this proposal are based on NO UNFORESEEN conditions in the area, above or below the surface. If unforeseen conditions arise, the installation charges will change to reflect additional costs associated with dealing with those circumstances. Examples of this include but are not limited to: site not ready upon installer's arrival, underground utilities, or difficulties with footers due to coral rock or ground water in the holes.

**Time Limitations Holding Prices Firm:**
Orders are shipped within our manufacturer's standard lead times. Requests for delayed shipping may result in additional costs due to increases in freight, material costs or other factors. To secure the prices on this proposal, the offer must be accepted prior to the expiration date noted.

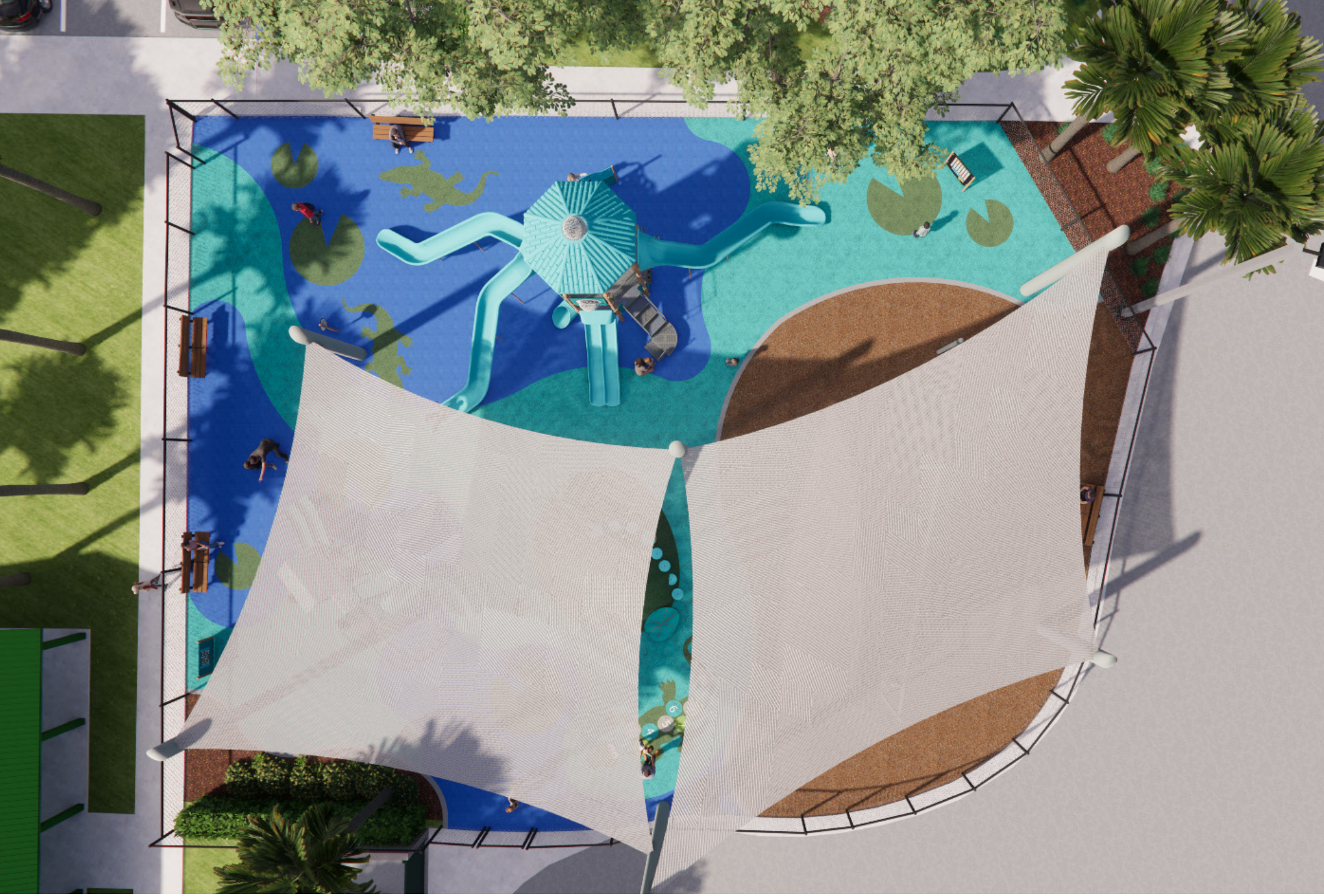
If, during the performance of this contract, the price of a product increases 3% or more as documented by factory quotes, invoices or receipts to contractor (Rep Services, Inc.) from the date of the contract signing the price of shall be equitably adjusted by an amount reasonably necessary to cover such price increases. Where the delivery of *a* product is delayed, through no fault of contractor (RSI) as a result of the shortage or unavailability of a product, contractor (RSI) shall not be liable for any additional costs or damages associated with such delay(s).

The undersigned warrants that he/she is an authorized representative of Town of Jupiter noted and has the requisite authority to bind Town of Jupiter and/or principal.

Accepted By:

| Town of Jupiter | | | |
|---|---|---|---|
| Company Name | Authorized By | Printed Name | Date |

As Its: _____ (Title)



landscape structures®

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Communication Board

landscape structures®

WGI™

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WGI™

DRAWN BY: KCM

# PG-1

EQUIPMENT LAYOUT

**TOTAL AREA:** 5970 SF

**FALL HEIGHT:** 10'

**BORDER:** 151 LF CURB

**USER CAPACITY:** 90

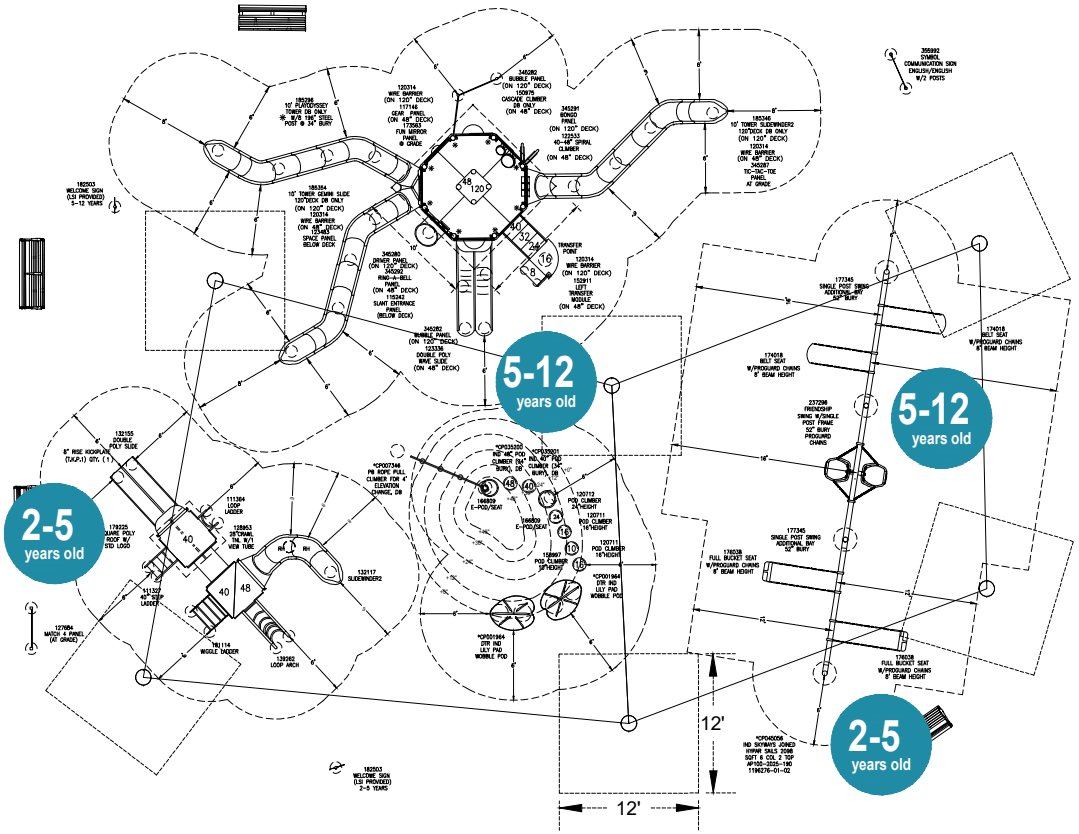
**SURFACING:** 3940 SF TURF

200 SF TURF MOUND, 1650 SF EWF

**SUBGRADE ELEV.:** -12" BFF

| ADA SCHEDULE FBC 240.2.1.2 | | TOTAL PLAY ACTIVITIES 2-5: 9<br>TOTAL PLAY ACTIVITIES 5-12: 19 | | |
|---|---|---|---|---|
| | | ACCESSIBLE ELEVATED ACTIVITIES | ACCESSIBLE GROUND-LEVEL ACTIVITIES | ACCESSIBLE GROUND-LEVEL PLAY TYPES |
| 2-5 | REQ | 4 | 2 | 2 |
| | PROV | 7 | 2 | 2 |
| 5-12 | REQ | 5 | 3 | 7 |
| | PROV | 5 | 9 | 7 |

*SHADE FOOTERS ARE ESTIMATED BASED ON RECENT PRECEDENT*
FINAL FOOTER SIZES WILL NOT BE DETERMINED UNTIL TIME OF ENGINEERING




**WELCOME SIGN**
TO BE LOCATED IN CONSULTATION WITH OWNER

**Δ WARNING**
INSTALLATION OVER A HARD SURFACE SUCH AS CONCRETE, ASPHALT, OR PACKED EARTH MAY RESULT IN SERIOUS INJURY OR DEATH FROM FALLS.

**Δ WARNING**
SURFACING AND PLAYSURFACES MAY BECOME **HOT** AND CAUSE BURNS. CHECK FOR HOT SURFACES PRIOR TO PLAYING ON THE PLAYGROUND.

**GENERAL NOTES:**
1. EQUIPMENT LOCATION TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION
2. ACCESSIBLE ROUTE OF TRAVEL TO THE PLAYGROUND TO BE PROVIDED BY OTHERS, UNLESS OTHERWISE NOTED
3. BASE MUST EXHIBIT POSITIVE DRAINAGE IN ALL AREAS

**SURFACING NOTES:**
1. ALL UNITARY SURFACING SHOWN, IS BASED ON SINGLE COLOR TURF OR PIP 50% STD COLOR / 50% BLACK BLENDS.
2. ANY ADDITIONAL COLORS, DESIGN/ARTWORK, OR PIP BLENDS, SUBJECT TO PROPOSAL ADJUSTMENTS OR CHANGE ORDER; DUE TO INCREASED COSTS.
3. SURFACING THICKNESS BASED ON ROBERTSON RECREATION SURFACING PIP, & FOREVERLAWN TURF FALL HEIGHT CHARTS.

# Abacoa Community Park

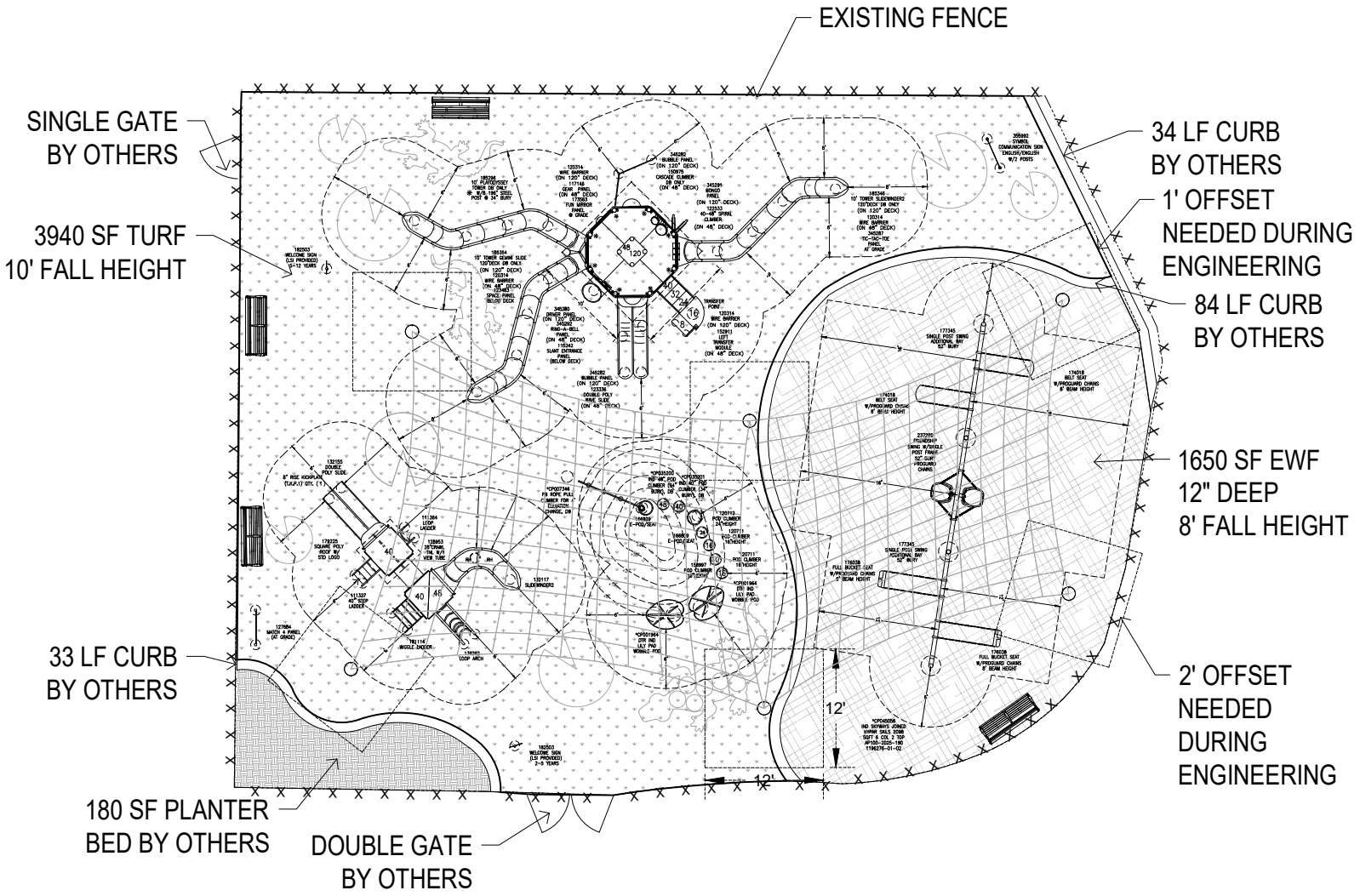
Jupiter, FL
PROJECT: 1196276-01-03-RSI
NOT FOR CONSTRUCTION

SCALE: 3/32" = 1'
0 5 11 21

REP SERVICES, INC.
Experts at Play & Outdoor Spaces

landscape structures
3/23/2026 2:52:26 PM

| DRAWN BY: KCM | PG-2 INSTALL PLAN |
|---|---|
| **TOTAL AREA:** 5970 SF | |
| **FALL HEIGHT:** 10' | |
| **BORDER:** 151 LF CURB | |
| **USER CAPACITY:** 90 | |
| **SURFACING:** 3940 SF TURF | |
| 200 SF TURF MOUND, 1650 SF EWF | |
| **SUBGRADE ELEV.:** -12" BFF | |




# Abacoa Community Park

Jupiter, FL
PROJECT: 1196276-01-03-RSI
NOT FOR CONSTRUCTION

SCALE: 3/32" = 1'
0 5 11 21

REP SERVICES, INC.
Experts at Play & Outdoor Spaces

landscape structures

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DRAWN BY: KCM

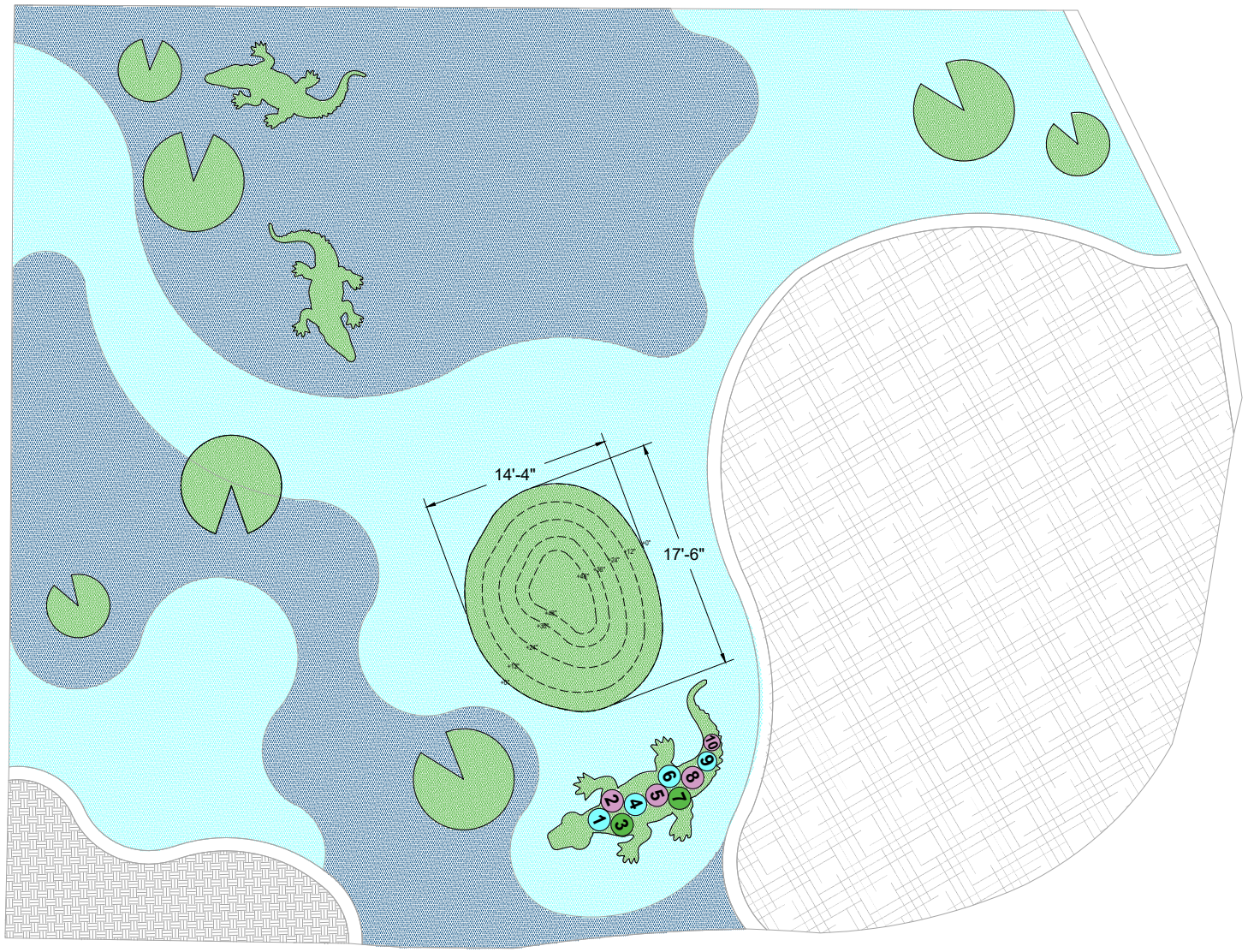
# PG-3

SURFACING LAYOUT

| |
|---|
| **TOTAL AREA:** 5970 SF |
| **FALL HEIGHT:** 10' |
| **BORDER:** 151 LF CURB |
| **USER CAPACITY:** 90 |
| **SURFACING:** 3940 SF TURF |
| 200 SF TURF MOUND, 1650 SF EWF |
| **SUBGRADE ELEV.:** -12" BFF |

## COLOR BREAKDOWN

| | |
|---|---|
| PINK: | 8 SF |
| BLUE: | 1852 SF |
| GREEN: | 515 SF |
| TURQUOISE: | 1761 SF |
| LIME GREEN: | 4 SF |




# Abacoa Community Park

Jupiter, FL
PROJECT: 1196276-01-03-RSI
NOT FOR CONSTRUCTION

SCALE: 1/8" = 1'
0 4 8 16

REP SERVICES, INC.
Experts at Play & Outdoor Spaces

landscape structures
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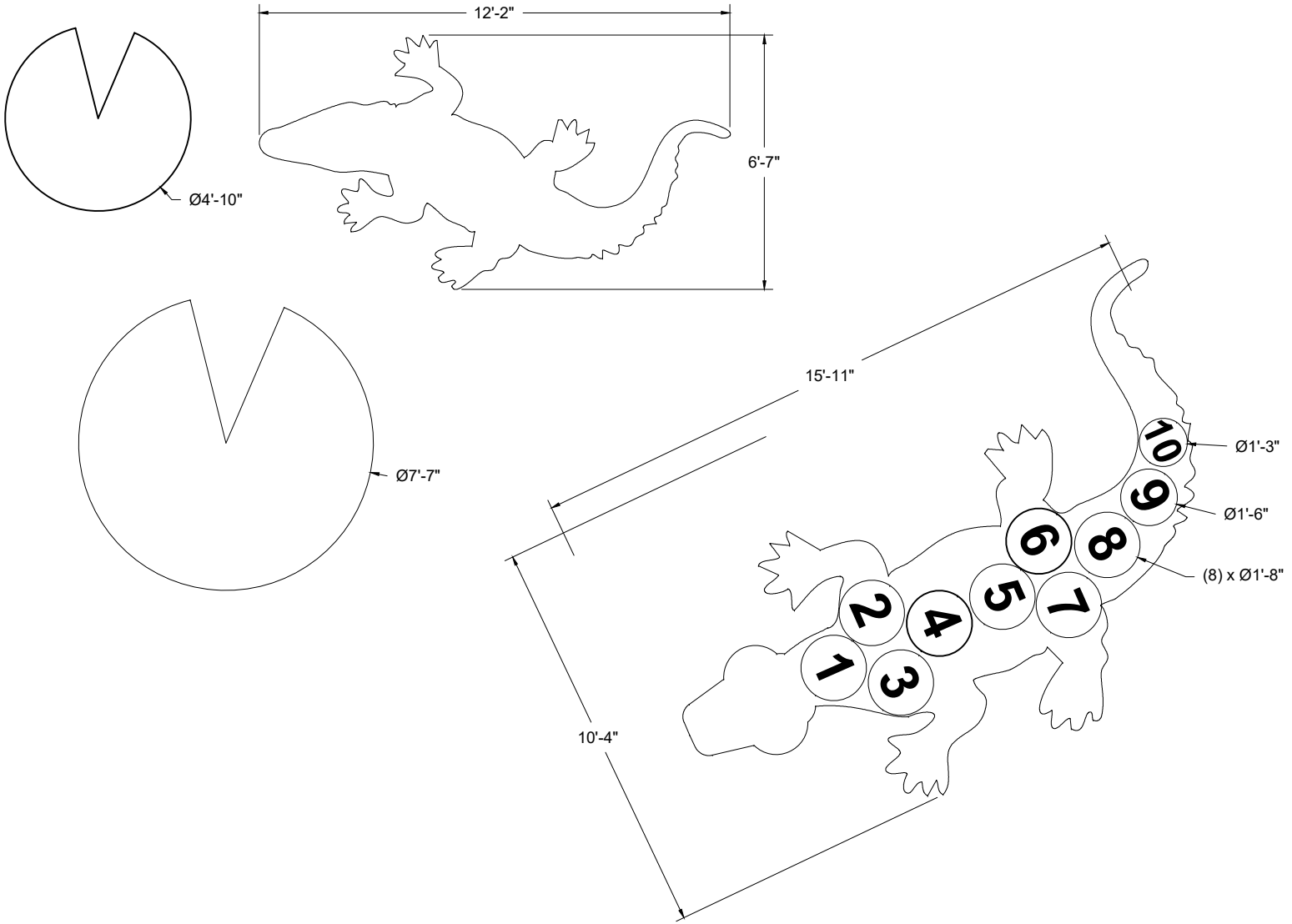
DRAWN BY: KCM

# PG-4

SURFACING DETAILS

| |
|---|
| **TOTAL AREA:** 5970 SF |
| **FALL HEIGHT:** 10' |
| **BORDER:** 151 LF CURB |
| **USER CAPACITY:** 90 |
| **SURFACING:** 3940 SF TURF |
| 200 SF TURF MOUND, 1650 SF EWF |
| **SUBGRADE ELEV.:** -12" BFF |




## Abacoa Community Park

Jupiter, FL
PROJECT: 1196276-01-03-RSI
NOT FOR CONSTRUCTION

SCALE: 3/8" = 1'
0 1 3 5

REP SERVICES, INC.
Experts at Play & Outdoor Spaces

landscape structures
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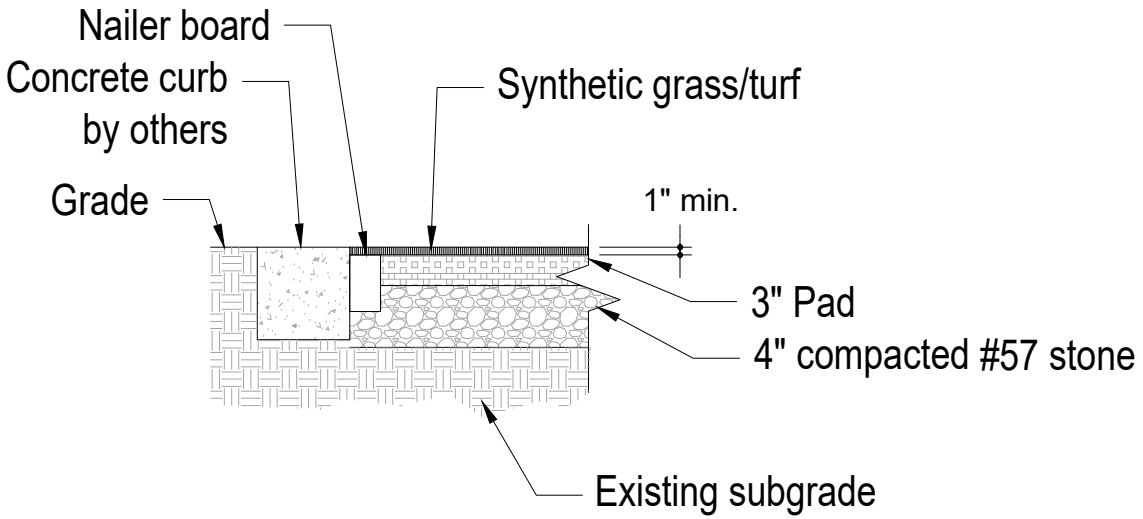
| DRAWN BY: KCM | PG-5<br>DETAILS |
|---|---|
| **TOTAL AREA:** 5970 SF | |
| **FALL HEIGHT:** 10' | |
| **BORDER:** 151 LF CURB | |
| **USER CAPACITY:** 90 | |
| **SURFACING:** 3940 SF TURF | |
| 200 SF TURF MOUND, 1650 SF EWF | |
| **SUBGRADE ELEV.:** -12" BFF | |




Synthetic grass/turf with Perimeter
Concrete Curb, 10' fall height, 8" cut

## Abacoa Community Park

Jupiter, FL
PROJECT: 1196276-01-03-RSI
NOT FOR CONSTRUCTION

REP SERVICES, INC.
Experts at Play & Outdoor Spaces

landscape structures
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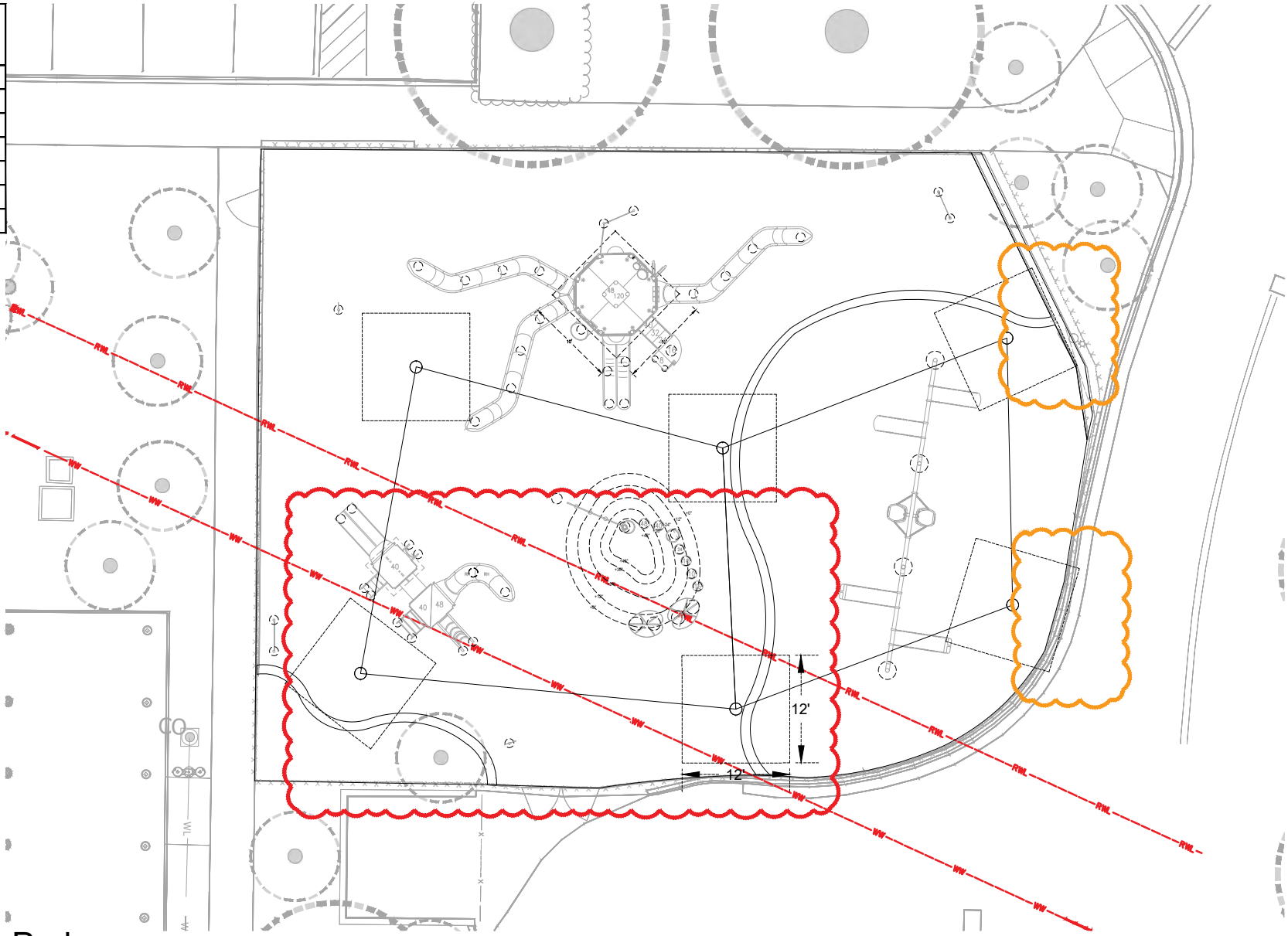
DRAWN BY: KCM

# PG-6

SITE CONFLICTS

| |
|---|
| **TOTAL AREA:** 5970 SF |
| **FALL HEIGHT:** 10' |
| **BORDER:** 151 LF CURB |
| **USER CAPACITY:** 90 |
| **SURFACING:** 3940 SF TURF |
| 200 SF TURF MOUND, 1650 SF EWF |
| **SUBGRADE ELEV.:** -12" BFF |




# Abacoa Community Park

Jupiter, FL
PROJECT: 1196276-01-03-RSI
NOT FOR CONSTRUCTION

SCALE: 3/32" = 1'
0 5 11 21

REP SERVICES, INC.
Experts at Play & Outdoor Spaces

landscape structures
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REP SERVICES, INC.
Experts at Play & Outdoor Spaces
Site Amenities ■ Playground Equipment ■ Safety Surfacing ■ Shade
Phone: 407.831.9658 Fax: 866.232.8532 E-mail: sales@repservices.com

**E-mail POs and contracts to:**
contracts@repservices.com

**Please mail checks to:**
Rep Services, Inc.
165 W. Jessup Ave.
Longwood, FL 32750-4146



**Proposed To:** Town of Jupiter
210 Military Trail
Jupiter, FL 33458
**Attn:** Mike Hoffmann

**Ship To:** TBD at a later date
**Attn:**

**Bill To:** Town of Jupiter
210 Military Trail
Jupiter, FL 33458
**Attn:** Mike Hoffmann

**Project No:** 22515
**Proposal No:** 22515.01
**Proposal Date:** 3/20/2026

**Project Name:** Town of Jupiter - Community Park
**Proposal Name:** Community Park Playground
**Proposal Expires:** 5/30/2026

**Project Contact:** Mike Hoffmann
**Project Location:** 200 Military Trl
Jupiter, FL 33458-5786
Project County: Palm Beach

**For Questions Contact:** Val Vergara ☎ 407-853-3571 ✉ val@repservices.com
**Consultant:** Paul Bravo ☎ 561-448-0369 ✉ paul@repservices.com
**Opt/Rev:** A/0 3/20/26 - VV

**Vendor:** Landscape Structures **Proj Drawings:** 22515-2-1 2026.1 610276

| Class | Part No | Qty | Description | Unit Price | Ext Price |
|---|---|---|---|---|---|
| **PlayBooster 5-12** | | | | | |
| Bridges/Ramps | PB120325A-002 | 1 EA | Ramp Berm Exit Plate - Concrete Wall | 580.00 | 580.00 |
| | PB156232A-001 | 1 EA | Ramp W/guardrails W/curbs - Meets Astm | 5,915.00 | 5,915.00 |
| Climbers | IP120710A-001 | 2 EA | Pod Climber 8" DB | 390.00 | 780.00 |
| | IP120711A-001 | 2 EA | Pod Climber 16" DB | 395.00 | 790.00 |
| | IP120712A-001 | 1 EA | Pod Climber 24" DB | 410.00 | 410.00 |
| | IP120713A-001 | 1 EA | Pod Climber 30" DB | 415.00 | 415.00 |
| | IP158426B-001 | 1 EA | Starburst Climber DB Only - W/two Climbing Arm | 4,740.00 | 4,740.00 |
| | PB122913A-001 | 1 EA | Snake Climber 48"dk DB | 2,580.00 | 2,580.00 |
| | PB145624A-001 | 1 EA | Vertical Ascent 48"dk | 1,695.00 | 1,695.00 |
| | PB145624A-001 | 1 EA | Vertical Ascent 48"dk | 1,695.00 | 1,695.00 |
| | PB152907B-001 | 1 EA | Deck Link W/barriers - Steel End Panels 2 Steps | 2,880.00 | 2,880.00 |
| | PB345309B-003 | 1 EA | Lollipop Climber 72"dk DB | 2,070.00 | 2,070.00 |
| | PB360412A-003 | 1 EA | Crux Climber 72" Deck DB Only | 9,295.00 | 9,295.00 |
| | PB360412B-001 | 1 EA | Crux Climber 48" Deck DB | 6,250.00 | 6,250.00 |
| | PB363602F-001 | 1 EA | Corkscrew W/perm Handholds 72"dk DB | 1,810.00 | 1,810.00 |
| | PB363635B-001 | 1 EA | Beltswoop Climber W/permalene Handholds W/cable Surrounds | 12,995.00 | 12,995.00 |
| | PB373009B-001 | 1 EA | Abacus Climber W/permalene Handholds 32" Deck | 1,640.00 | 1,640.00 |
| Custom | CP000368A-001 | 2 EA | Dtr Pb Steelx Balcony Deck | 2,445.00 | 4,890.00 |
| | CP020815 | 1 EA | 10' Playodyssey Tower With No Posts - Use Only With Skyways-integrated Shade Cp022707 Or Cp001183 Or Similar, Skyways To Provide All 12 Posts. | 18,380.00 | 18,380.00 |
| | CP035201 | 2 EA | 40" Pod Climber (34" Bury) DB - | 635.00 | 1,270.00 |
| | CP035979 | 1 EA | Double Arc Net Climber Max Fall 96" DB - Uses Two Hemisphere Arcs With Swiggleknots. | 29,315.00 | 29,315.00 |
| Decks | PB111228A-001 | 1 EA | Square Tenderdeck | 1,445.00 | 1,445.00 |
| | PB111231A-001 | 2 EA | Triangular Tenderdeck | 1,115.00 | 2,230.00 |
| | PB111231A-001 | 1 EA | Triangular Tenderdeck | 1,115.00 | 1,115.00 |
| | PB119646A-001 | 3 EA | Tri-deck Extension | 1,080.00 | 3,240.00 |
| | PB121948A-001 | 2 EA | Kick Plate 8"rise | 160.00 | 320.00 |
| | PB121948A-001 | 2 EA | Kick Plate 8"rise | 160.00 | 320.00 |
| | PB152911B-001 | 1 EA | Curved Transfer Module - Right 40"dk DB | 3,880.00 | 3,880.00 |
| | PB154752A-002 | 1 EA | Hex Deck W/one Extension | 6,420.00 | 6,420.00 |
| | PB178710A-001 | 1 EA | Hexagon Tenderdeck | 4,120.00 | 4,120.00 |
| Enclosures | PB115230A-001 | 1 EA | Tracing Panel Above Deck | 1,015.00 | 1,015.00 |
| | PB140244B-001 | 2 EA | Pipe Barrier Powdercoated - Above Deck | 960.00 | 1,920.00 |
| | PB140244B-001 | 6 EA | Pipe Barrier Powdercoated - Above Deck | 960.00 | 5,760.00 |
| | PB173565A-001 | 1 EA | Xylofun Panel Above Deck | 3,530.00 | 3,530.00 |
| | PB173566A-001 | 1 EA | Kaleidospin Panel Ground Level | 4,715.00 | 4,715.00 |

| | | | | | |
|---|---|---|---|---|---|
| | PB191031A-001 | 1 EA | Accessible Panel Curb | 150.00 | 150.00 |
| | PB345273A-001 | 1 EA | Handhold Panel Set | 390.00 | 390.00 |
| | PB345276A-001 | 1 EA | Storefront Panel | 875.00 | 875.00 |
| | PB345281A-001 | 1 EA | Marble Panel Above Deck | 3,290.00 | 3,290.00 |
| | PB345283A-001 | 1 EA | Color Splash Panel Above Deck | 4,150.00 | 4,150.00 |
| | PB345284A-001 | 1 EA | Optigear Panel Above Deck | 4,715.00 | 4,715.00 |
| | PB345287A-001 | 1 EA | Tic-tac-toe Panel Above Deck | 2,050.00 | 2,050.00 |
| | PB345290A-001 | 1 EA | Pilot Panel Above Deck | 1,575.00 | 1,575.00 |
| | PB345291A-001 | 1 EA | Bongo Panel Above Deck | 1,390.00 | 1,390.00 |
| | PB345296B-001 | 1 EA | Bongo Reach Panel At Grade | 1,255.00 | 1,255.00 |
| | PB345297A-001 | 1 EA | Ring-a-bell Reach Panel Above Deck | 1,375.00 | 1,375.00 |
| Kids In Motion | IP247189A-001 | 1 EA | Chill Spinner DB | 2,875.00 | 2,875.00 |
| | PB120818A-001 | 1 EA | Playstructure Seat | 535.00 | 535.00 |
| | PB166809A-001 | 1 EA | E-pod Seat | 435.00 | 435.00 |
| | PB166809A-001 | 1 EA | E-pod Seat | 435.00 | 435.00 |
| Mainstructures | PB185338B-001 | 1 EA | 10' Tower Turbotwister W/1 View | 9,875.00 | 9,875.00 |
| | PB222709A-001 | 1 EA | 10' Tower Whooshwinder Slide | 8,980.00 | 8,980.00 |
| Posts | PB111404A-001 | 6 EA | 148"alum Post DB | 555.00 | 3,330.00 |
| | PB111404C-001 | 2 EA | 132"alum Post DB | 520.00 | 1,040.00 |
| | PB111404D-001 | 2 EA | 124"alum Post DB | 500.00 | 1,000.00 |
| | PB111404E-001 | 1 EA | 116"alum Post DB | 435.00 | 435.00 |
| | PB111404H-001 | 3 EA | 92"alum Post DB | 390.00 | 1,170.00 |
| | PB111404I-001 | 6 EA | 84"alum Post DB | 380.00 | 2,280.00 |
| | PB111404J-001 | 2 EA | 76"alum Post DB | 360.00 | 720.00 |
| | PB111404K-001 | 1 EA | 156"alum Post DB | 620.00 | 620.00 |
| Signs | IP182503C-001 | 1 EA | Welcome Sign (lsi Provided) - Ages 5-12 Years Direct Bury | 0.00 | 0.00 |
| | IP182504C-001 | 1 EA | Welcome Sign Ages 5-12 Years - Direct Bury | 500.00 | 500.00 |
| | IP355992B-001 | 1 EA | Symbol Communication Sign English-spanish W/2 Post DB | 2,300.00 | 2,300.00 |
| Slides & Gliders | PB130390A-003 | 1 EA | Double Swoosh Slide - 72"dk DB | 3,315.00 | 3,315.00 |
| | PB222708A-001 | 1 EA | Whooshwinder Slide - 72"dk DB | 7,100.00 | 7,100.00 |
| | | | Product Subtotal: | | $218,585.00 |
| | | | Discount per the School District of Manatee Co. #26-0041-MR | 4% | ($7,650.29) |
| | | | Discounted Product Total: | | $210,934.71 |
| | | | Signed & Sealed Engineering: | | $4,500.00 |
| | | | Freight: Prepaid Ship Method: Best Way FOB: Destination Weight: 9,174 lbs Freight Charge: | | $16,785.00 |
| | | | **Landscape Structures Total:** | | $232,219.71 |

**Vendor:** LSI SkyWays **Proj Drawings:** 22515-2-1 2026.1 610277

| Class | Part No | Qty | Description | Unit Price | Ext Price |
|---|---|---|---|---|---|
| **PlayBooster 5-12** | | | | | |
| Custom | CP001139 | 4 EA | Skyways Rapid Release - Internal Rapid Release System Framed Unit Style | 1,230.00 | 4,920.00 |
| | CP001183 | 1 EA | Skyways Integrated Shade: Playodyssey 10' Tower Custom - Skyways 8 Outer Columns + 2 Center Column Weldments + 8 Hdpe Tops 40 Diameter. 4" Sm, May Be Used With Cp020815 | 55,075.00 | 55,075.00 |
| | CP037294 | 1 EA | Skyways Single Post Pyramid - 1 Columns + 1 Hdpe Top / 16' X 16' - 15' Entry / 12" Surfacing / Rapid Release Included / Max 115 Mph - 10 Psf | 10,090.00 | 10,090.00 |
| Shade | CP037292 | 1 EA | Skyways Single Post Pyramid - 1 Columns + 1 Hdpe Top / 12' X 12' - 15' Entry / 12" Surfacing / Rapid Release Included / Max 115 Mph - 10 Psf | 8,340.00 | 8,340.00 |
| | | | Product Subtotal: | | $78,425.00 |
| | | | Discount per the School District of Manatee Co. #26-0041-MR | 4% | ($2,744.87) |
| | | | Discounted Product Total: | | $75,680.13 |
| | | | Signed & Sealed Engineering: | | $10,400.00 |
| | | | Freight: Prepaid Ship Method: Best Way FOB: Destination Freight Charge: | | $5,688.00 |
| | | | **LSI SkyWays Total:** | | $91,768.13 |

**Vendor:** RSI Surfacing Vendor **Proj Drawings:** 22515-1-1 2026.1 610282

| Class | Part No | Qty | Description | Unit Price | Ext Price |
|---|---|---|---|---|---|
| Surfacing | SYNTHETIC TURF | 1 EA | 3,700 SF Synthetic Turf; Artificial Green turf. Includes delivery, installation of sub-base, padding, turf and supplies. | 114,766.93 | 114,766.93 |

| | | | | | |
|---|---|---|---|---|---|
| | | | • Includes buffing and turf over (2) mounds<br>**Per Manufacturer filter fabric is not needed under turf. Filter fabric can be added upon request for an additional $9,250.00**| | |
| | | | | Product Subtotal: | $114,766.93 |
| | | | | Discount per the School District of Manatee Co. #26-0041-MR | 3% ($3,443.01) |
| | | | | Discounted Product Total: | $111,323.92 |
| | | | | **RSI Surfacing Vendor Total:** | $111,323.92 |

**Vendor:** DuMor **Proj Drawings:** DUM 610279

| Class | Part No | Qty | Description | Unit Price | Ext Price |
|---|---|---|---|---|---|
| Benches | 11 ARMREST | 1 EA | Optional End/Center Armrest | 130.00 | 130.00 |
| | 11-60PL | 1 EA | 6' Bench, Poly Lumber | 1,090.00 | 1,090.00 |
| Receptacles | 41-32PL | 1 EA | 32-Gallon Receptacle, Poly Lumber | 1,030.00 | 1,030.00 |
| | | | | Product Subtotal: | $2,250.00 |
| | | | | Discount per the School District of Manatee Co. #26-0041-MR | 3% ($67.50) |
| | | | | Discounted Product Total: | $2,182.50 |
| | | | Freight: Prepaid Ship Method: Best Way FOB: Destination Weight: 353 lbs | Freight Charge: | $803.60 |
| | | | | **DuMor Total:** | $2,986.10 |

**Installation By RSI Installer: The scope includes the following, as required:** 610278

| Item | Qty | Description |
|---|---|---|
| INS-LSI | 1 LT | Equipment Installation - Landscape Structures 22515-1-1 2026.1<br>**Includes hand digging foundations to protect utilities* |
| OTHER | 1 LT | Installation of relocated of existing musical equipment |
| INS-SKY | 1 LT | Equipment Installation - LSI SkyWays 22515-1-1 2026.1 |
| INS-CON FT | 1 EA | Install concrete footing(s) for shade |
| INS-DUM | 1 LT | Equipment Installation - DuMor<br>• (1) Bench<br>• (1) Receptacle |
| TRASH REMOVAL | 1 LT | Trash removal from jobsite |
| OFFLOADING | 1 LT | Offloading Equipment & Mobilization |
| DEMO | 1 LT | Demolition of play equipment, fence, and concrete sidewalk |
| OTHER | 1 LT | 400 LF of construction fence |
| OTHER | 1 EA | Tree protection |
| UTILITY LOCATES | 1 LT | Utility Locates |
| OTHER | 1 EA | Building and shaping of (2) mounds |
| PERMIT FILING | 1 EA | Charge for document preparation for building permit. |
| PERMIT FEE | 1 EA | Permit Fees charged by Building Department for the building permit and by the Clerk of Circuit Court for the Notice of Commencement. |
| | | **RSI Installer Total:** $192,361.12 |

**Vendor:** Surety **Proj Drawings:** Forms 610347

| Class | Part No | Qty | Description | Unit Price | Ext Price |
|---|---|---|---|---|---|
| Miscellaneous | BOND | 1 EA | Payment and Performance Bonds | 19,341.02 | 19,341.02 |
| | | | | **Surety Total:** | $19,341.02 |

## General Terms of Sale and Proposal Summary

50% Deposit on product, Net 30

| | |
|---|---|
| **Product:** | $434,362.28 |
| **Installation:** | $192,361.12 |
| **Freight:** | $23,276.60 |
| **Proposal Total:** | $650,000.00 |

## Notes

DuMor pricing pricing is per the School District of Manatee County Contract #26-0041-MR. Installation is limited to 85% of product price, before freight. (Installation does not include site prep, slabs, footings or engineering).

Safe 4 Play pricing is per the School District of Manatee County Contract #26-0041-MR Installation is by quote only.

Landscape Structures' SkyWays pricing is per the School District of Manatee County Contract #26-0041-MR. Installation is limited to 85% of product price, before freight. (Installation does not include site prep, slabs, footings or engineering).

Landscape Structures pricing is per the School District of Manatee County Contract #26-0041-MR. Installation is limited to 85% of product price, before freight. (Installation does not include site prep, slabs, footings or engineering).

**Basis of Proposal:**
Our proposal is based on Rep Services, Inc. design 22515-2-1 2026.1 interpreted from Construction Plans for Community Center Park Prepared for Towns of Jupiter dated August 2025. All site work and grading is to be done by others before installation can begin.
Removal and/or relocation of tree(s) and root ball(s), and tree trimming is by others.
**Pricing is contingent upon no interference or complications arising from existing tree roots.

Our Proposal Includes:
- Offload, assemble, and install of playground and shade
- Supply and installation of synthetic turf
- Supply and installation of DuMor site furnishing

Our Proposal Excludes:
- Site work
- Supply and installation of chain link fence and gates
- Concrete curb
- Sidewalks
- Landscape restoration
- Tree/ root ball removal
- Tree trimming
- Tree relocation

Project Management Includes:
- 1 Physical visit for kickoff of project
- 1 Physical visit for punch list at end of project
- Virtual MS Team meetings

**Any additional physical meetings on this project will incur additional expense**

If a owner controlled insurance program (OCIP) is required, add 2% to the proposal total.

Also, please be aware that we generate separate invoices for product at the time of delivery, then we invoice for installation upon completion. This is the customary approach in construction and eliminates sales tax on installation services. If your project should include products from multiple manufacturers, be advised that the products will be invoiced separately.

**Estimated project completion schedule**
*(This schedule starts when all needed information to direct engineering has been gathered.)*
8 Weeks: Engineering
6 Weeks: Permitting/Submittal Approval
14 Weeks Longest manufacturing lead time. (Typical for scheduling.)
1 Week Shipping
15 Weeks Installation
44 Weeks TOTAL

**General notes:**
It is Rep Services' understanding that a Geotech report has not been performed. Rep Services, Inc. assumes that the soil bearing capacity is 2,000 psf. Owner, General contractor and/or site contractor to verify soil conditions meet or exceed design assumptions prior to installation of foundations.

Owner to provide all survey information. Signed and sealed survey may be required for permitting. Exact permitting requirements required for authority having jurisdiction will be confirmed after a purchase order is issued and during engineering services. Rep Services, Inc. will request AutoCAD drawings of survey file from owner's survey company.

Structural calculations not provided as part of basic services and typically not required for playground permitting. If calculations are required, a change order for additional will be required.

All rezoning and variance applications are excluded as part of our base scope of work. If rezoning or a variance is required for the project, a change order for additional services will be required.

Once contractor (RSI) has received a Notice to Proceed and the agreed-upon schedule is changed, storage and remobilization fees may be assessed.

If the project is cancelled prior to completion, the project will be billed per the percent of completion. Rep Services, Inc. will provide the percent of completion.

*Note that RSI is committed to do all it can to meet the needs of your project.*

**Landscape Structures:**
Color selection to be made at time of color submittal approval

**SkyWays Shade by LSI:**
SkyWays units are designed to meet 2023 Florida Building Code 8th Edition and ASCE 7-22.

Note that the fabric is to be removed by the owner should winds exceed 75MPH. Fabric should be removed in the event of a hurricane.

The high-density polyethylene fabric is flame retardant conforming to NFPA 701 and ASTM E84 per FBC 3105.3.1.
Color selection to be made at time of color submittal approval.

**DuMor Site Furnishings:**
**Color Selection:** to be made at time of color submittal approval.
**Support Option:** to be made at time of support submittal approval.
**NOTES:** Please be aware of the following

- Some products require assembly.
- Shipments are via Semi Trailer If you require a lift gate and pallet jack delivery, additional fees will be assessed.

**Safe4Play Shaw Play 50 Synthetic Turf:**
· Rough grade to be established by others.
· Product –Play 50 Grass and all associated and required items (such as seaming tape, glue, etc).
· Installation – 100% plastic EPS nailer board perimeter, 4 inch compacted stone base, Brock Play Pad, and silica infill achieving a 10' CFH
Our scope does not include:

- Davis Bacon Wage Rates
- Certified Payroll
- Enrollment of Owner Controlled Insurance Plan
- Sod & Landscape Restoration
- Dumpster at the site for trash and waste material
- Soils testing
- Site security
- Water
- NOTE: Installation scopes do not include fall height testing.

**Installation:**
Unless otherwise noted, the following items are to be *PROVIDED BY CUSTOMER* prior to installation:

- Signed & sealed site plan or survey
- Access for machines and labor crew to equipment installation location
- Staging area
- Geotechnical Report
- Tree survey and barriers
- Private underground utilities located and marked
- All site work and grading

Our scope does not include:

- Davis Bacon Wage Rates
- Certified Payroll Rates
- Enrollment of Owner Controlled Insurance Plan
- Sod & Landscape Restoration
- Dumpster at the site for trash and waste material
- Soils testing
- Site security
- Water
- Dewatering and drainage considerations
- Concrete testing
- Chain link fence & gate(s)
- Concrete curb
- Sidewalk(s)
- Landscape restoration

Installation Charges on this proposal are based on NO UNFORESEEN conditions in the area, above or below the surface. If unforeseen conditions arise, the installation charges will change to reflect additional costs associated with dealing with those circumstances. Examples of this include but are not limited to: site not ready upon installer's arrival, underground utilities, or difficulties with footers due to coral rock or ground water in the holes.

**Time Limitations Holding Prices Firm:**
Orders are shipped within our manufacturer's standard lead times. Requests for delayed shipping may result in additional costs due to increases in freight, material costs or other factors. To secure the prices on this proposal, the offer must be accepted prior to the expiration date noted.

If, during the performance of this contract, the price of a product increases 3% or more as documented by factory quotes, invoices or receipts to contractor (Rep Services, Inc.) from the date of the contract signing the price of shall be equitably adjusted by an amount reasonably necessary to cover such price increases. Where the delivery of *a* product is delayed, through no fault of contractor (RSI) as a result of the shortage or unavailability of a product, contractor (RSI) shall not be liable for any additional costs or damages associated with such delay(s).

The undersigned warrants that he/she is an authorized representative of Town of Jupiter noted and has the requisite authority to bind Town of Jupiter and/or principal.

Accepted By:

| Town of Jupiter | | | |
|---|---|---|---|
| Company Name | Authorized By | Printed Name | Date |

As Its: _____ (Title)

landscape structures

# Town of Jupiter - Community Park 22515

1205909-01-01-03 • 03.23.2026

REP SERVICES, INC.
*Experts at Play & Outdoor Spaces*
165 W. Jessup Avenue, Longwood, FL 32750

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# Town of Jupiter - Community Park 22515

1205909-01-01-01 · 03.23.2026

REP SERVICES, INC.
*Experts at Play & Outdoor Spaces*
165 W. Jessup Avenue, Longwood, FL 32750

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# Town of Jupiter - Community Park 22515

1205909-01-01-02 · 03.23.2026

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# Town of Jupiter - Community Park 22515

1205909-01-01-05 • 03.23.2026

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# Town of Jupiter - Community Park 22515

1205909-01-01-06 • 03.23.2026

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# Town of Jupiter - Community Park 22515

1205909-01-01-07 · 03.23.2026

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# Town of Jupiter - Community Park 22515

1205909-01-01-09 · 03.23.2026

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# Town of Jupiter - Community Park 22515

1205909-01-01-10 • 03.23.2026

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# Town of Jupiter - Community Park 22515

1205909-01-01-11 · 03.23.2026

REP SERVICES, INC.
*Experts at Play & Outdoor Spaces*
165 W. Jessup Avenue, Longwood, FL 32750

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DRAWN BY: KCM

# PG-1

PRELIMINARY DESIGN

**TOTAL AREA:** 4030 SF

**FALL HEIGHT:** 10'

**BORDER:** 242 LF FENCE

**USER CAPACITY:** 100+

**SURFACING:** 3700 SF TURF

340 SF MOUNDS

**SUBGRADE ELEV.:** -8" BFF

ADA SCHEDULE FBC 240.2.1.2

TOTAL PLAY ACTIVITIES 2-5:

TOTAL PLAY ACTIVITIES 5-12: 33

| | | ACCESSIBLE ELEVATED ACTIVITIES | ACCESSIBLE GROUND-LEVEL ACTIVITIES | ACCESSIBLE GROUND-LEVEL PLAY TYPES |
|---|---|---|---|---|
| 2-5 | REQ | N/A | N/A | N/A |
| | PROV | N/A | N/A | N/A |
| 5-12 | REQ | 11 | 7 | 11 |
| | PROV | 21 | 12 | 11 |

**WELCOME SIGN**

TO BE LOCATED IN CONSULTATION WITH OWNER

**Δ WARNING**

INSTALLATION OVER A HARD SURFACE SUCH AS CONCRETE, ASPHALT, OR PACKED EARTH MAY RESULT IN SERIOUS INJURY OR DEATH FROM FALLS.

**Δ WARNING**

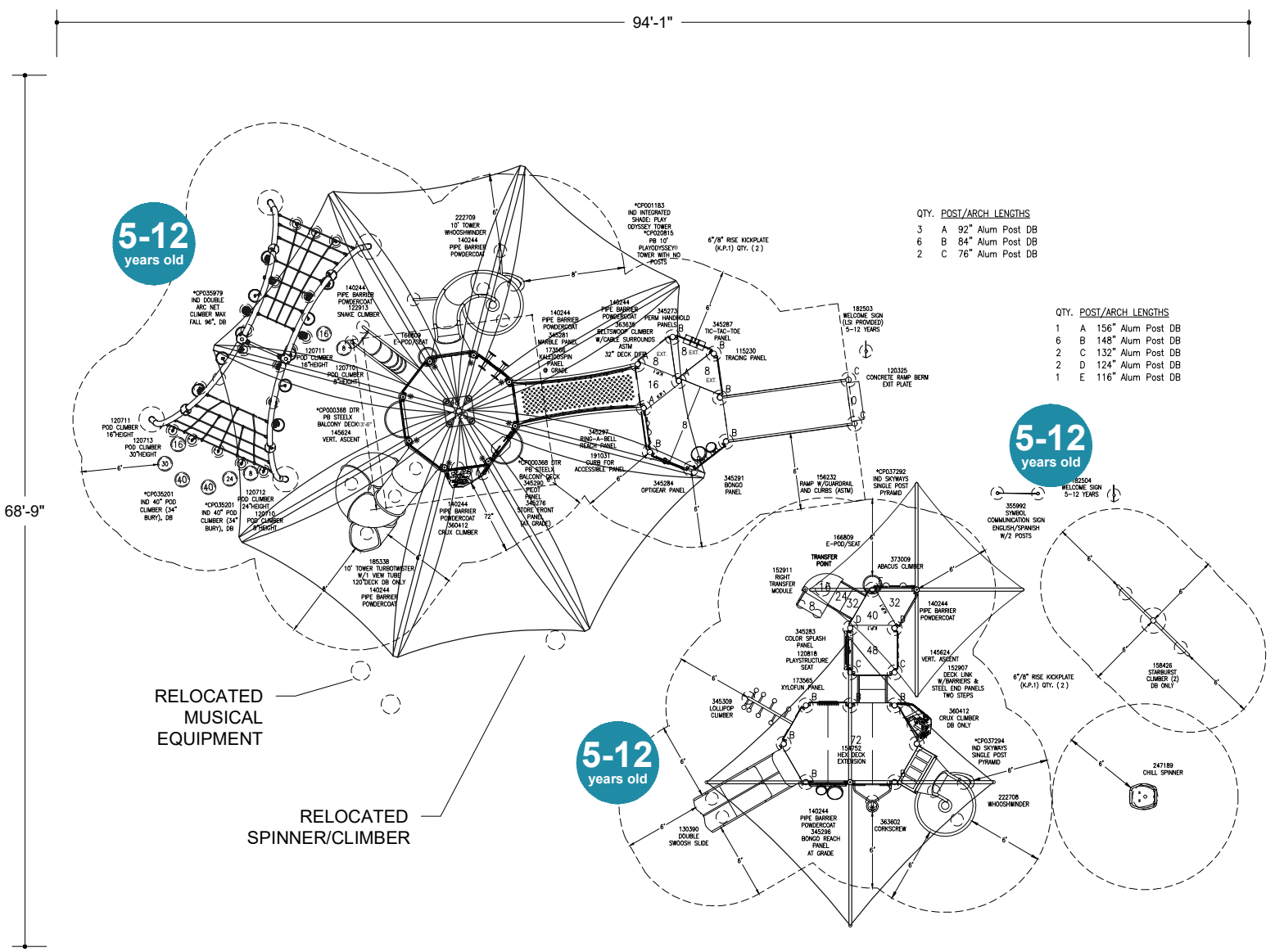
SURFACING AND PLAYSURFACES MAY BECOME **HOT** AND CAUSE BURNS. CHECK FOR HOT SURFACES PRIOR TO PLAYING ON THE PLAYGROUND.

**GENERAL NOTES:**

1. EQUIPMENT LOCATION TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION
2. ACCESSIBLE ROUTE OF TRAVEL TO THE PLAYGROUND TO BE PROVIDED BY OTHERS, UNLESS OTHERWISE NOTED
3. BASE MUST EXHIBIT POSITIVE DRAINAGE IN ALL AREAS

*SHADE FOOTERS ARE ESTIMATED BASED ON RECENT PRECEDENT*

FINAL FOOTER SIZES WILL NOT BE DETERMINED UNTIL TIME OF ENGINEERING




# Community Park

Jupiter, FL

PROJECT:22515-2-1 2026.1

NOT FOR CONSTRUCTION

This design DOES NOT include scope of work in detailing drainage/stormwater/sewer/or related infrastructure. All drainage and site utility designs shall be provided by others. Rep Services Inc. responsibility is limited to this drawing and detail, as pertinent to all work listed on Proposal documentation.

NORTH

SCALE: 1/8" = 1'

0 4.0 8 16

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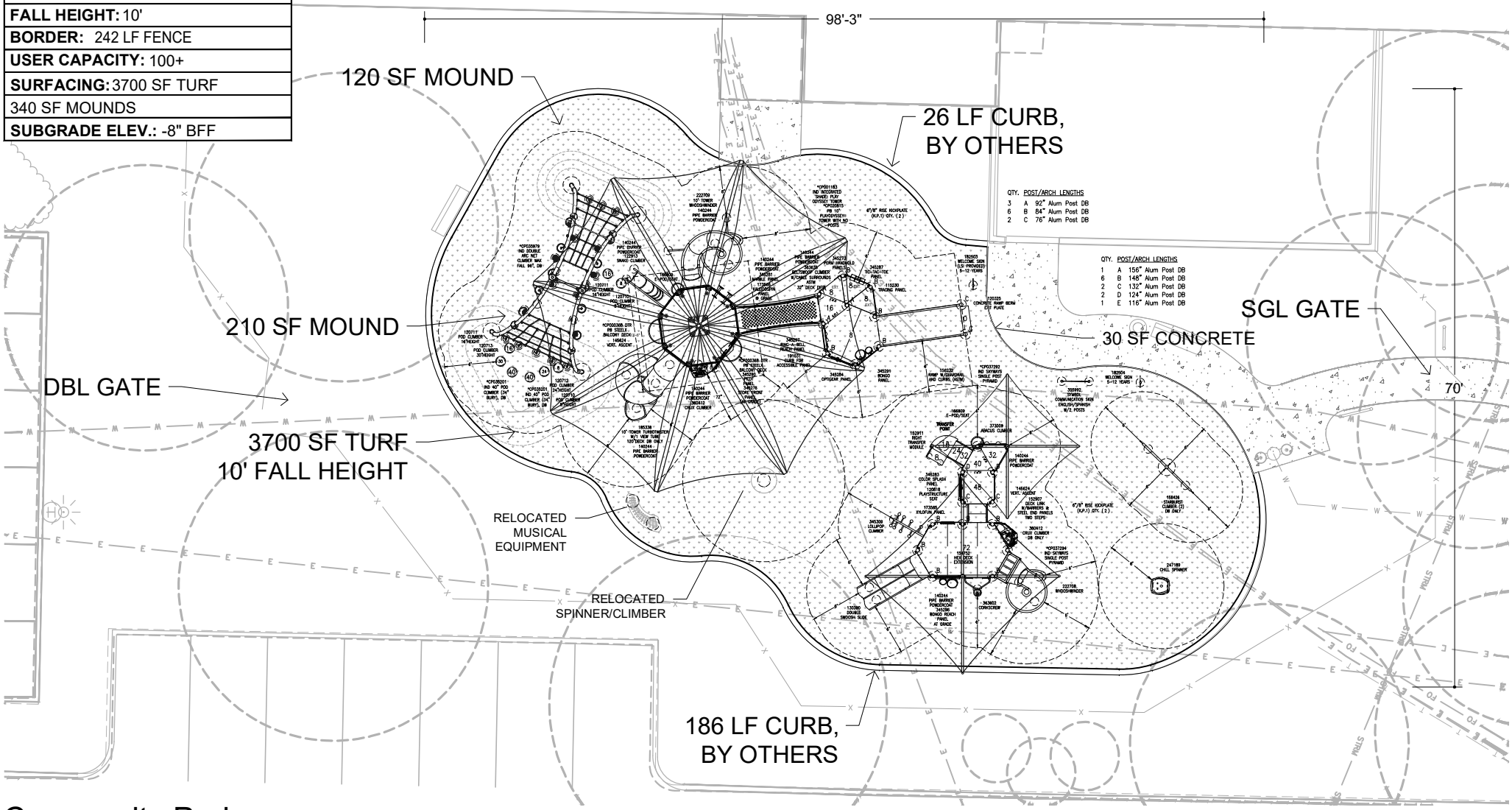
Experts at Play & Outdoor Spaces

landscape structures

3/18/2026 4:15:22 PM

| DRAWN BY: KCM | PG-2 INSTALL PLAN |
|---|---|
| **TOTAL AREA:** 4030 SF | |
| **FALL HEIGHT:** 10' | |
| **BORDER:** 242 LF FENCE | |
| **USER CAPACITY:** 100+ | |
| **SURFACING:** 3700 SF TURF | |
| 340 SF MOUNDS | |
| **SUBGRADE ELEV.:** -8" BFF | |




# Community Park

Jupiter, FL
PROJECT:22515-2-1 2026.1
NOT FOR CONSTRUCTION

This design DOES NOT include scope of work in detailing drainage/stormwater/sewer/or related infrastructure. All drainage and site utility designs shall be provided by others. Rep Services Inc. responsibility is limited to this drawing and detail, as pertinent to all work listed on Proposal documentation.

SCALE: 3/32" = 1'
0 5.3 11 21

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Experts at Play & Outdoor Spaces

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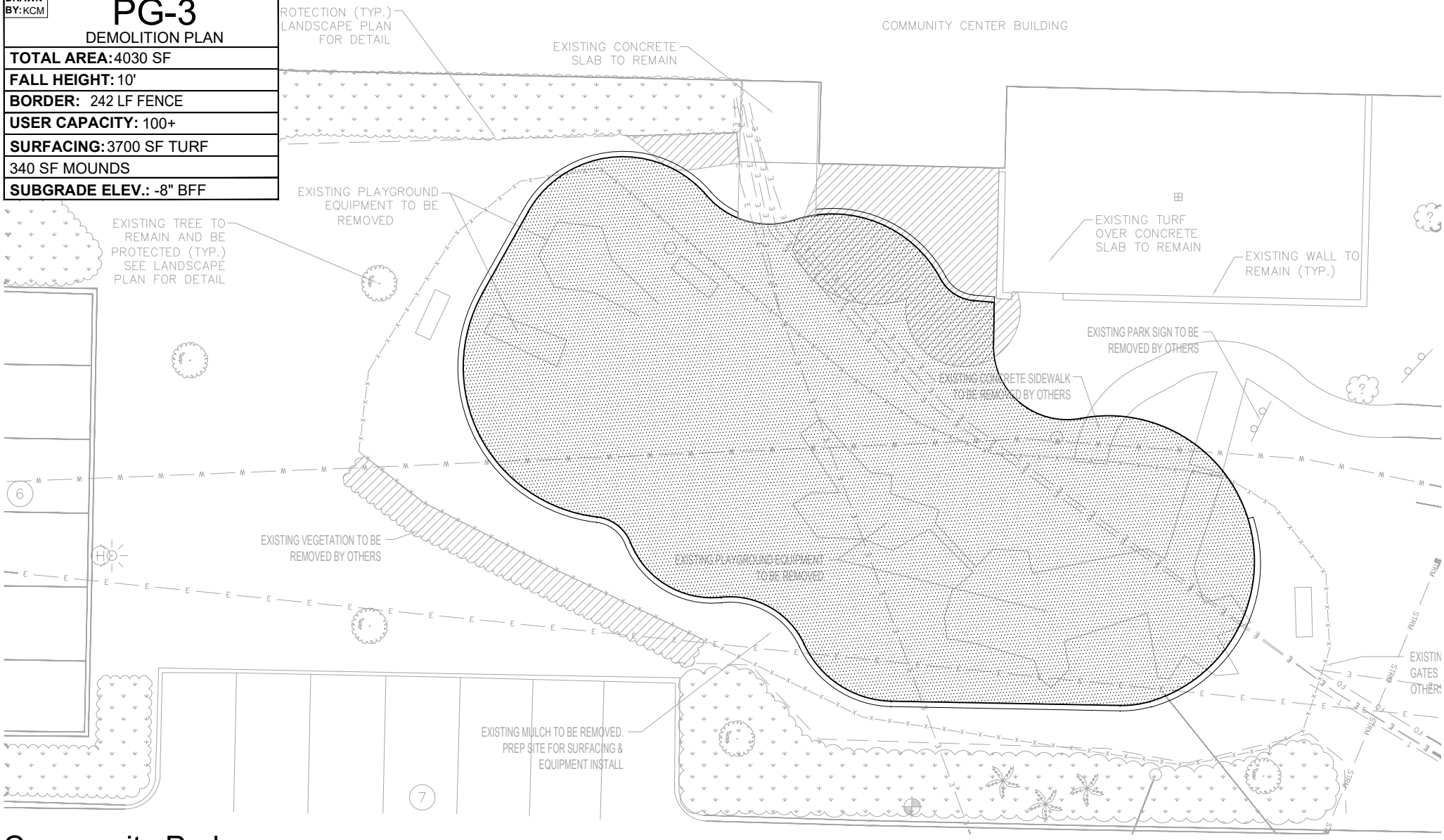
3/18/2026 4:15:24 PM

DRAWN BY: KCM

# PG-3
DEMOLITION PLAN

| |
|---|
| **TOTAL AREA:** 4030 SF |
| **FALL HEIGHT:** 10' |
| **BORDER:** 242 LF FENCE |
| **USER CAPACITY:** 100+ |
| **SURFACING:** 3700 SF TURF |
| 340 SF MOUNDS |
| **SUBGRADE ELEV.:** -8" BFF |




# Community Park

Jupiter, FL
PROJECT:22515-2-1 2026.1
NOT FOR CONSTRUCTION

This design DOES NOT include scope of work in detailing drainage/stormwater/sewer/or related infrastructure. All drainage and site utility designs shall be provided by others. Rep Services Inc. responsibility is limited to this drawing and detail, as pertinent to all work listed on Proposal documentation.

SCALE: 3/32" = 1'
0 5.3 11 21

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Experts at Play & Outdoor Spaces

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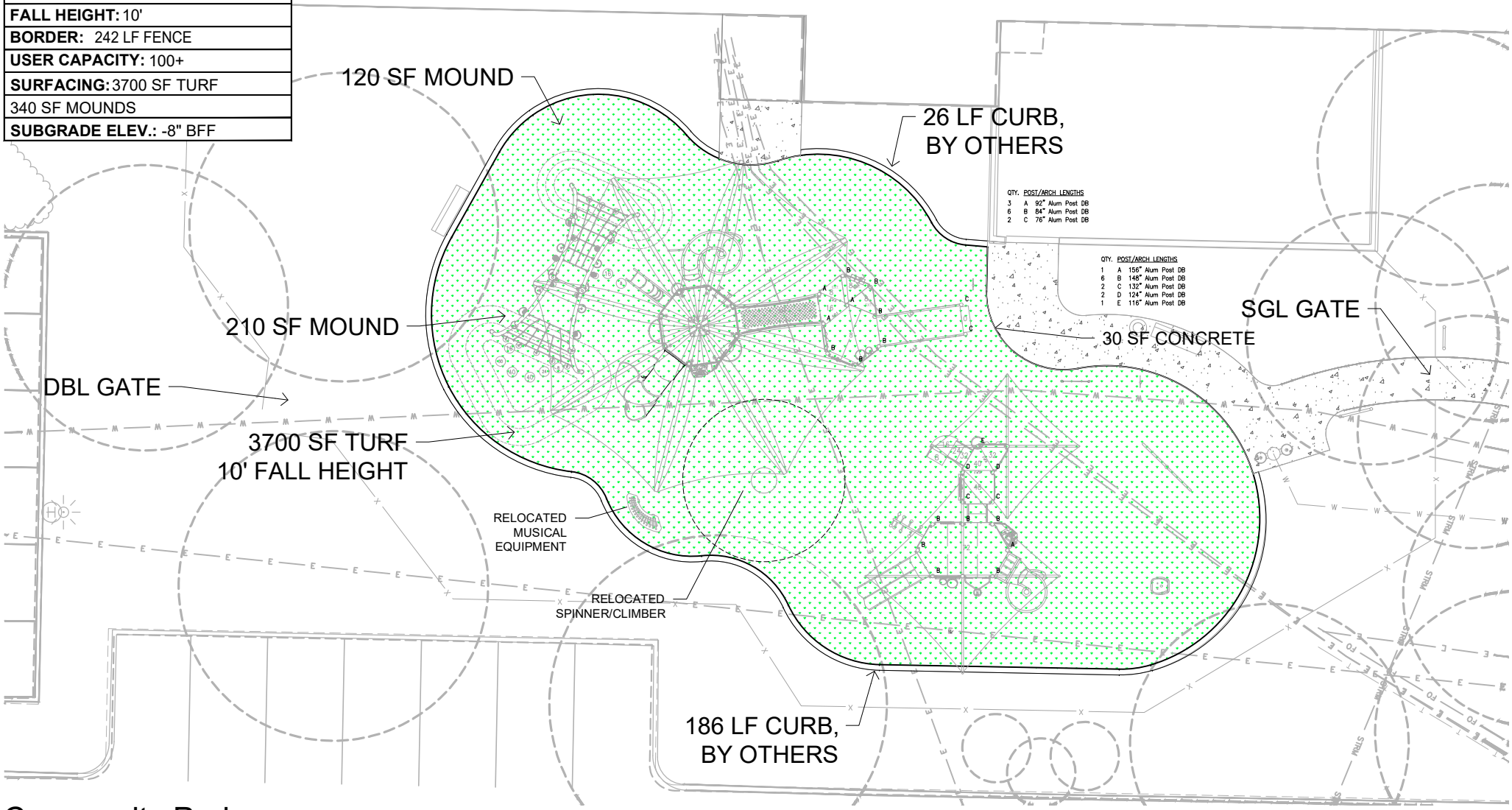
3/18/2026 4:15:27 PM

DRAWN BY: KCM

# PG-4

SURFACING PLAN

| |
|---|
| **TOTAL AREA:** 4030 SF |
| **FALL HEIGHT:** 10' |
| **BORDER:** 242 LF FENCE |
| **USER CAPACITY:** 100+ |
| **SURFACING:** 3700 SF TURF |
| 340 SF MOUNDS |
| **SUBGRADE ELEV.:** -8" BFF |




## Community Park

Jupiter, FL
PROJECT:22515-2-1 2026.1
NOT FOR CONSTRUCTION

This design DOES NOT include scope of work in detailing drainage/stormwater/sewer/or related infrastructure. All drainage and site utility designs shall be provided by others. Rep Services Inc. responsibility is limited to this drawing and detail, as pertinent to all work listed on Proposal documentation.

SCALE: 3/32" = 1'
0 5.3 11 21

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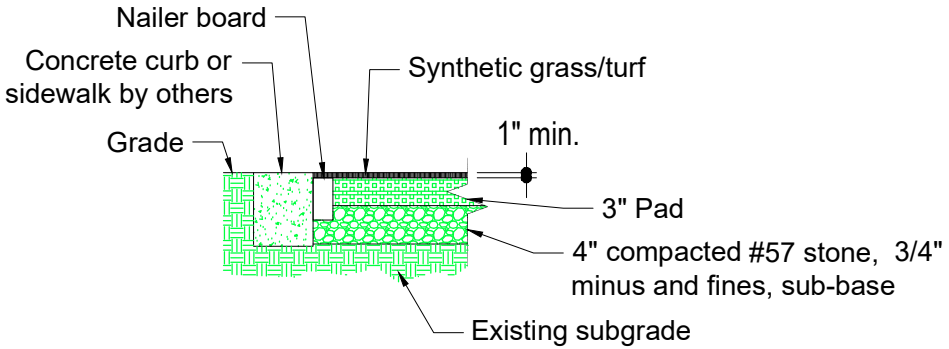
3/18/2026 4:15:28 PM

| DRAWN BY: KCM | PG-5<br>DETAILS |
|---|---|
| **TOTAL AREA:** 4030 SF | |
| **FALL HEIGHT:** 10' | |
| **BORDER:** 242 LF FENCE | |
| **USER CAPACITY:** 100+ | |
| **SURFACING:** 3700 SF TURF | |
| 340 SF MOUNDS | |
| **SUBGRADE ELEV.:** -8" BFF | |




## Synthetic grass/turf with Perimeter Concrete Curb, 10' fall height, 8" cut

# Community Park

Jupiter, FL
PROJECT:22515-2-1 2026.1
NOT FOR CONSTRUCTION

This design DOES NOT include scope of work in detailing drainage/stormwater/sewer/or related infrastructure. All drainage and site utility designs shall be provided by others. Rep Services Inc. responsibility is limited to this drawing and detail, as pertinent to all work listed on Proposal documentation.

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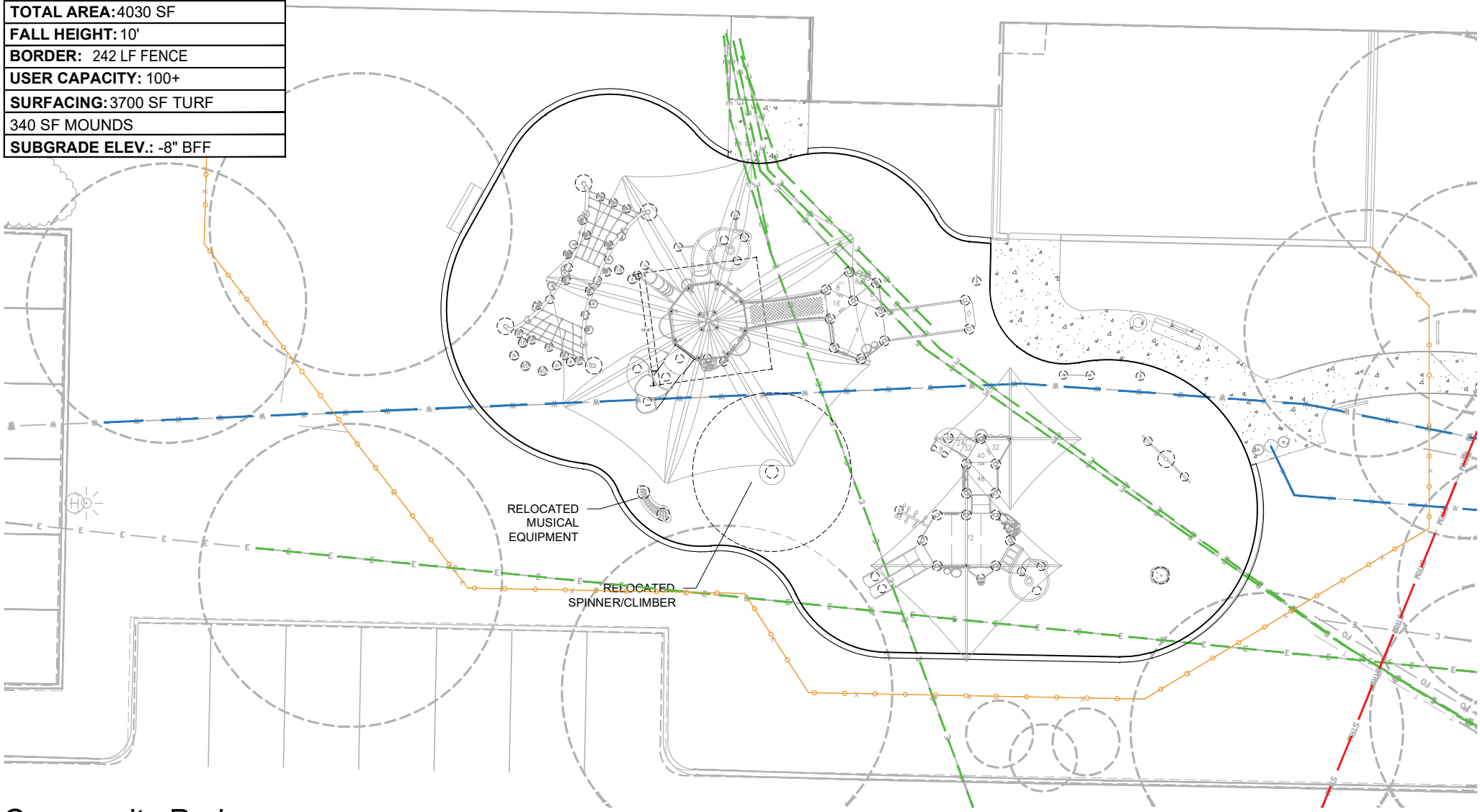
3/18/2026 4:15:30 PM

DRAWN BY: KCM

# PG-6

SITE COONFLICTS PLAN

| |
|---|
| **TOTAL AREA:** 4030 SF |
| **FALL HEIGHT:** 10' |
| **BORDER:** 242 LF FENCE |
| **USER CAPACITY:** 100+ |
| **SURFACING:** 3700 SF TURF |
| 340 SF MOUNDS |
| **SUBGRADE ELEV.:** -8" BFF |




## Community Park

Jupiter, FL
PROJECT:22515-2-1 2026.1
NOT FOR CONSTRUCTION

This design DOES NOT include scope of work in detailing drainage/stormwater/sewer/or related infrastructure. All drainage and site utility designs shall be provided by others. Rep Services Inc. responsibility is limited to this drawing and detail, as pertinent to all work listed on Proposal documentation.

SCALE: 3/32" = 1'
0 5.3 11 21

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Experts at Play & Outdoor Spaces

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3/18/2026 4:15:31 PM

## SECTION 1. SCOPE

The purpose of this solicitation is to establish a pre-qualified list of providers for the supply and installation of various park and playground equipment, including but not limited to: swing sets, shade structures, park, site furnishings (park benches, outdoor trash receptacles, outdoor picnic tables, etc.) and surfacing materials.

This bid applies to materials offered at a fixed discount from the manufacturer's and/or bidder's current catalog price list(s) and installation services based on a firm, fixed percentage markup of the equipment cost. While price lists may change, the discount percentage shall remain unchanged for the contract duration.

Minor repairs shall be invoiced at an hourly repair rate, plus a fixed percentage markup for materials.

**Contract Value: Contract Value:** No guarantee is given or implied as to the total dollar value of this bid.

Specifications and the quality standards of service set forth in this bid.

## SECTION 2. SPECIAL CONDITIONS

1. **Term:** The intent of this Contract is to establish a Contract for a period of five (5) year(s) from the date of award, during which time the successful Bidder(s) shall guarantee fixed Pricing on items awarded, as specified in this Solicitation. Contract period commences on **September 1, 2025 through August 31, 2030**.
2. **Contract Renewals:** The School District of Manatee County reserves the right to renew any or all prices, terms, conditions, and specifications of this Contract, for up to two (2) additional one-year period(s), upon mutual agreement by both the School District of Manatee County and the Awarded Bidder. Renewals must be evidenced, in writing, with the Signature of the Awarded Bidder's authorized representative and the School District of Manatee County.
3. **Contract Extension**: In addition to any renewal options contained herein, the School District of Manatee County has the right to extend the Contract for the period of time necessary for the School District of Manatee County to release, award, and implement a replacement ITB for the commodities and/or contractual services provided through this Contract. Such extension shall be based upon the same prices, terms, and conditions as the existing ITB.
4. **Additional Vendors:** The School District of Manatee County reserves the right to increase the pool of companies to provide the services included in the ITB, if deemed necessary by the School District of Manatee County, subject to approval, additional providers will be added to the pool of awarded companies. Regardless as to the year a company is added to the pool of awarded companies, all awards will be terminated at the end of this ITB.
5. **E-Verify:** The School District of Manatee County and all parties the district contracts with must provide contractors E-Verify number in accordance with Florida Statute 448.95.
6. **Insurance:** Indemnification shall be in accordance with section 725.06, 725.08 Florida Statute "as applicable". The successful proposer shall furnish the School District of Manatee County with proof of:

# SECTION 6. GENERAL TERMS AND CONDITIONS

ASSIGNMENT:
Neither party may assign any of its rights or obligations hereunder, whether by operation of law or otherwise, without the prior written consent of the other party (not to be unreasonably withheld.) If this matter pertains to a school that becomes a Charter School, this contract may be cancelled by the School District upon thirty days written notice and the School Board will be released of any and all obligations under this contract.

GENERAL BIDDER'S INFORMATION: Interested vendors are advised that the School District of Manatee County (District) will not consider bids which contain an escalation clause for the initial contract period. It is understood that normal bid processing time will be 30 - 60 days after opening date of bid and that prices reflected by this bid will be firm through bid processing time and the delivery of items awarded.

No price escalations (increases) will be permitted during the initial term of this contract. Price de-escalation (decrease) is permissible at any time during the contract term. The District reserves the right to require a decrease based on industry pricing indicators (PPI and CPI) Contractors may request a price increase at renewal, if any. Price increase requests must be based on the Producer Price Index (PPI) Table Containing PPI-U All Items Indexes and Annual Percent Changes, http://data.bls.gov index for related commodity, final demand, seasonally adjusted, and may not exceed 4 percent.

The price increase request must be submitted 30 days before the expiration of the Contract, to the Contract Administrator, in writing and substantiated by a copy of the appropriate (meaning specific to that Contractor's commodity code) PPI index.

PURCHASE TERMS AND CONDITIONS: This bid, and the corresponding contract of award agreement and purchase orders will constitute the complete agreement. The School District of Manatee County will not accept proposed terms and conditions that are different than those contained in this Invitation for Bid, including pre-printed text contained on catalogs, price lists, other descriptive information submitted or any other materials. By virtue of submitting a bid, vendor agrees to not submit to any School District of Manatee County employee, for signature, any document that contains terms and conditions that are different than those contained herein and that in the event any document containing any term or condition that differs from those contained herein is executed, said document shall not be binding on the School District of Manatee County.

MINOR IRREGULARITIES/RIGHT TO REJECT: The District reserves the right to accept or reject any and all bids, or separable portions thereof, and to waive any minor irregularity, technicality, or omission if the District determines that doing so shall serve the Districts' best interests. The District may reject any response not submitted in the manner specified by the solicitation documents.

CLARIFICATIONS OR REVISIONS: The District reserves the right to seek clarifications or request any information deemed necessary for proper evaluation of submissions from all respondents deemed eligible for Contract award. Failure to provide requested information may result in rejection of the response.

EX PARTE COMMUNICATION: To assure proper and fair evaluation of submissions, after submissions are received the District prohibits ex parte communication initiated by the submitter to Board members and discourages ex parte communication initiated by the submitter to any District official or employee evaluating or considering the submissions prior to the time a decision has been made. Communication between a submitter and the District will be initiated by the appropriate District official, employee or designated consultant in order to obtain information or clarification needed to develop a proper and accurate evaluation of the submission. Ex parte communication may be grounds for disqualifying the offending submitter from consideration or award of the contract then in evaluation or any future contract.

PURCHASES BY OTHER PUBLIC AGENCIES: With the consent and agreement of the successful bidder(s), purchases may be made under this bid by other governmental agencies within the State of Florida. Such purchases shall be governed by the same terms and conditions as stated herein.

CANCELLATION: Notwithstanding any other provision of this invitation, any agreement resulting from this invitation may be unilaterally canceled by the School District of Manatee County via either of these two methods at the District's sole discretion:

1. In the event any of the provisions of the awarded bid are violated by the vendor, the School District of Manatee County may give written notice to the vendor stating the violations or deficiencies and demanding their cure. If those violations or deficiencies are not cured to the School District's reasonable satisfaction within five (5) days of the vendor's receipt of the notice, the agreement may immediately thereafter be canceled by written notification to the vendor; or

completion of the administrative hearing process and appellate court proceedings, the District prevails, it shall recover all costs and charges which shall be included in the final order or judgment, including charges made by the Division of Administrative Hearings, but excluding attorney's fees. Upon payment of such costs and charges by the protester, the remainder, if any, of the protest security shall be returned. If the protester prevails, protester shall recover from the district all costs and charges which are included in the final order of judgment, excluding attorney's fees.

Failure to file a notice of intent to protest, or failure to file a formal written protest within the time prescribed in Florida Statute 120.57(3), shall constitute a waiver of proceedings under Chapter 120, Florida Statutes.

COMPLIANCE WITH REGULATIONS: Federal, state, county, and local laws, ordinances, rules, and regulations that in any manner affect the items covered herein apply. Lack of knowledge by the bidder will in no way be a cause for relief from responsibility. The bidder **shall have in their possession and must provide** all applicable insurance, permits, licenses, etc., which may be required by federal, state, or county law to furnish services under the scope of this contract. The successful bidder(s) must not be in violation of any zoning or other ordinances in the performance of this contract.

VENUE: The laws of the State of Florida shall govern this contract. Venue shall be in Manatee County, Florida and the sole and exclusive jurisdiction to resolve any disputes arising under the contract shall be in the county or circuit court for Manatee County, Florida.

INDEMNITY: Indemnifications as specified in section 725.06, 725.08 Florida Statute "as applicable", the bidder agrees to indemnify and hold the School Board of Manatee County harmless from all third party claims and all costs, including attorney's fees incurred by the School Board in defending same to the extend such claims are based on a defect in a product or part thereof, supplied hereunder, or failure of such product or part thereof to conform.

CANCELLATION OR CHANGES IN SPECIFICATIONS: The Board reserves the right to cancel an awarded bid without penalty or negotiate changes to specifications as required by changes to local, State or U. S. Government regulations concerning the contents of products desired.

UNAUTHORIZED ALIENS: The School District of Manatee County considers the employment of unauthorized aliens by the vendor/bidder, or any of its sub-contractors, a violation of the Immigration and Naturalization Act. Vendor/Bidder shall screen those working on the project site to insure no unauthorized aliens are present at any time. If it is determined that an unauthorized alien is working on the Project, the Vendor/Bidder shall immediately take all steps necessary to remove such unauthorized alien from the property and the project.

PUBLIC ENTITY CRIMES CERTIFICATE: A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to public entity, may not be awarded or perform work as a contractor, supplier, sub-contractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in section 287.017, Florida Statute, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

NONCOMPLIANCE WITH CONTRACT: It is expected that the delivery and/or completion dates as annotated on this bid will be firm dates. Any deviation from the contracted completion date must be approved in writing by the Purchasing Office of the School District of Manatee County. Failure to complete the contract within the time agreement or cancellation of any item(s) awarded may result in your company being barred from doing business with the School District of Manatee County, in accordance with School District Policies and Procedures. Other assessments as outlined elsewhere in this document may also apply. Termination for cause includes terminations under 287.135, F.S.

PURCHASE ORDER NUMBER: The School District of Manatee County's purchase order number must appear on all packages, labels, cartons, packing slips, bills of lading, invoices and all correspondence referring to all orders. Orders received without the purchase order number prominently displayed shall be subject to refusal and return at the vendor's expense.

TAX EXEMPTIONS: When purchasing directly from a supplier the School District of Manatee County, Florida is exempt from Federal Excise, State Sales and Use Taxes. Tax exemption certificates and numbers will be furnished on request.

INVOICES: The Contractor agrees that bills and invoices for fees or other compensation services or expenses shall cite the purchase order number, work order number, date of service, location of job, and name of person requesting the work. The invoice shall be submitted to the Accounts Payable Department within ten (10) working days upon completion of the job. The invoice shall be in detail sufficient for a proper pre-audit and post audit thereof. Each bill or invoice must properly identify the services, portion of services, and

# MEMORANDUM FROM THE FINANCE DEPARTMENT

To: Scott Reynolds, Finance Director

From: Billie Hancock, Procurement Manager *Billie S. Hancock*

Date: April 10, 2026

Re: Procurement Review Memo – Purchase Order to Rep Services, Inc. for Playground Equipment and Installation

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After reviewing the documents associated with the request to issue three Purchase Orders to Rep Services, Inc. from the Manatee County School District contract 26-0041-MR as a piggyback procurement for Playground Equipment and Installation, I have found that the request meets all procurement requirements of F.S. 287.056.

The following Purchase Orders have been requested:

- Heights of Jupiter Park in the amount of $600,590 from Proposal 22510.01
- Abacoa Community Park in the amount of $621,392 from Proposal 21220.07
- Community Center Playground in the amount of $650,000 from Proposal 22515.01

This purchase complies with all Town of Jupiter Procurement Policies, Palm Beach County Ordinances and Florida State Statutes.

**TOWN OF JUPITER**
**Approval of EPW 2026-11, Sea Grape Trimming and Exotic Removal**

| | |
|---|---|
| **DATE** | April 21, 2026 |
| **TO** | Honorable Mayor and Members of Town Council |
| **THRU** | Frank Kitzerow, Town Manager |
| **FROM** | George Dzama, Engineering Director |
| **SUBJECT** | **Resolution 42-26,** approval for the award of EPW 2026-11, Sea Grape Trimming and Exotic Removal to K&S Services of South Florida, Inc. in the amount of $375,150. |

## EXECUTIVE SUMMARY

Town staff is presenting Resolution 42-26 for Town Council consideration to approve the award of Contract EPW 2026-11, Sea Grape Trimming and Exotic Removal, to K&S Services of South Florida, Inc. in the amount of $375,150 which includes the base bid and alternate bid prices.

The contract includes sea grape trimming and exotic vegetation removal within designated areas along County Road A1A, in accordance with the Town's Sea Grape Trimming Plan and applicable Florida Department of Environmental Protection (FDEP) permit requirements. For Council's information, this work is performed semi-annually, typically commencing in early May and November. The May trimming cycle must be completed no later than June 15 of each year. Funding for this work is included in the adopted FY2026 Operating Budget.

On March 31, 2026, four (4) bids were received and publicly opened for this project (see attached Bid Analysis). Following review, Town staff determined that K&S Services of South Florida, Inc. is the lowest responsive and responsible bidder, with a total bid of $375,150. The apparent low bidder, Terracon Services, was deemed non-responsive due to failure to meet minimum qualification requirements and inconsistencies regarding subcontractor usage. The next lowest bidder, Sherlock Tree Company, did not meet the required horticultural qualifications and was also deemed non-responsive.

Staff contacted references for K&S Services of South Florida, Inc. and received positive feedback regarding quality of work and timely project completion. The firm's current Experience Modification Rate (EMR) is 0.99.

The contract has been reviewed by the Town Attorney for form and legal sufficiency.

## ANALYSIS

Town staff reviewed the bids and conducted the solicitation process in accordance with the Town's procurement policy.

The contract is structured as a three (3)-year agreement and includes base bid items for each contract year, consisting of two (2) semi-annual maintenance cycles per year. These maintenance cycles include routine sea grape trimming and exotic vegetation removal in accordance with FDEP requirements. In addition to the base bid, the contract includes an alternate bid item for miscellaneous trimming and stump grinding to be performed on an as-needed basis.

The contract term is anticipated to begin mid-year in FY2026. Accordingly, Town staff anticipates encumbering approximately $58,750 in FY2026, with the remaining funds to be encumbered at the start of FY2027 and FY2028 (October 1 of each fiscal year). Sufficient funds are currently available ($64,629) to cover the anticipated expenditures through the remainder of FY2026 for the cyclical semi-annual maintenance.

The base bid pricing reflects the cost for cyclical semi-annual maintenance (two cycles per year) for trimming and disposal within the Jupiter beach dune system, consistent with the Town's Sea Grape Trimming Plan and FDEP permit requirements. The alternate bid items provide flexibility to address additional trimming and vegetation removal needs outside of the scheduled maintenance cycles.

If approved, Resolution 42-26 will authorize the Mayor to execute the Contract on behalf of the Town.

**STRATEGIC PRIORITY**

● Green, Blue & Open Spaces

**ATTACHMENTS**

1. Resolution 42-26
2. Bid Analysis
3. Contract
4. Procurement Review Memo

**FUNDING SOURCE**

| | | |
|---|---|---|
| Amount of this Request | $375,150 | |
| Amount Approved in Budget | $64,629 | Sources: FY2026 Public Works Landscape Maintenance Account 00132341-546007 |
| Additional Funding Requested | $150,000 FY2027<br>$160,521 FY2028 | Sources: Public Works Landscape Maintenance Account 00132341-546007 Subject to Appropriation |

For more information or copies of the attachments, please contact Michael Schneider at michaelsc@jupiter.fl.us or 561-741-2547.

**RESOLUTION NO. 42-26**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA FOR THE AWARD OF CONTRACT EPW 2026-11, SEA GRAPE TRIMMING AND EXOTIC REMOVAL TO K&S SERVICES OF SOUTH FLORIDA INC. IN THE AMOUNT OF $375,150.00 AND TO AUTHORIZE THE MAYOR TO EXECUTE THE CONTRACT ON ITS BEHALF.**

**WHEREAS**, the Town of Jupiter (Town) is a municipality with those powers and responsibilities enumerated in Chapter 166 Florida Statues and the Florida Constitution; and

**WHEREAS,** the Town is empowered to enter into contractual arrangements with public agencies, private corporations, or other persons; and

**WHEREAS,** the Town's Engineering and Public Works Department solicited bids for EPW 2026-11, Sea Grape Trimming and Exotic Removal; and

**WHEREAS**, the scope of work consists of but is not limited to sea grape trimming and exotic removal in designated areas along County Road A1A and in accordance with the Town's Sea Grape Trimming Plan and FDEP permit; and

**WHEREAS**, based on the review of statements of qualifications and bid packages by Town staff, Town Council has determined that K&S Services of South Florida, Inc. is qualified to provide the services sought by the Town; and

**WHEREAS,** the Town Council has determined that it should award Contract EPW 2026-11 in the amount of $375,150.00 to K&S Services of South Florida, Inc.; and

**WHEREAS**, the Town has sufficient funds in its Public Works Operating budget which are available for the funding of the Project.

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

**Section 1.** The foregoing recitals are incorporated herein.

**Section 2.** The Mayor is hereby authorized to execute the contract with K&S Services of South Florida, Inc., in the amount $375,150.00.

**Section 3.** This Resolution shall take effect immediately upon its execution.

# TOWN OF JUPITER
## EPW2026-11
## SEA GRAPE TRIMMING & EXOTIC REMOVAL
## BID ANALYSIS

| BASE BID | | | | Terracon Services | | Sherlock Tree Company | | K&S Services of South Florida | | Arazoza Brothers Corp | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| ITEM NO. | DESCRIPTION | QTY | UNIT | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL |
| 1 | Year 1 - Complete Sea Grape Trimming and Exotic Removal on County Road A1A (Project Limits Specified in Exhibit C) | 2 | Semi-Annually | $ 46,240.00 | $ 92,480.00 | $ 54,375.00 | $ 108,750.00 | $ 58,750.00 | $ 117,500.00 | $ 70,000.00 | $ 140,000.00 |
| 2 | Year 2 - Complete Sea Grape Trimming and Exotic Removal on County Road A1A (Project Limits Specified in Exhibit C) | 2 | Semi-Annually | $ 47,627.20 | $ 95,254.40 | $ 56,005.00 | $ 112,010.00 | $ 59,000.00 | $ 118,000.00 | $ 72,100.00 | $ 144,200.00 |
| 3 | Year 3 - Complete Sea Grape Trimming and Exotic Removal on County Road A1A (Project Limits Specified in Exhibit C) | 2 | Semi-Annually | $ 49,056.20 | $ 98,112.40 | $ 57,685.00 | $ 115,370.00 | $ 59,950.00 | $ 119,900.00 | $ 74,263.00 | $ 148,526.00 |
| | **TOTAL BASE BID** | | | | **$ 285,846.80** | | **$ 336,130.00** | | **$ 355,400.00** | | **$ 432,726.00** |
| ***ALTERNATE BID*** | | | | | | | | | | | |
| A1 | Additional Reduction / Trimming & Disposal (Beyond Semi-Annaul Maintenance) | 400 | FT | $ 115.60 | $ 46,240.00 | $ 4.50 | $ 1,800.00 | $ 40.00 | $ 16,000.00 | $ 16.50 | $ 6,600.00 |
| A2 | Additional Stump Grinding (Beyond Semi-Annaul Maintenance) | 5 | EA | $ 250.00 | $ 1,250.00 | $ 350.00 | $ 1,750.00 | $ 750.00 | $ 3,750.00 | $ 575.00 | $ 2,875.00 |
| | **TOTAL BID** | | | | **$ 333,336.80** | | **$ 339,680.00** | | **$ 375,150.00** | | **$ 442,201.00** |
| | Responsive & responsible bid? | | | **No** | | **No** | | **Yes** | | **No** | |
| | Reason for rejection of bid: | | | Does not meet minimum qualifications | | Does not meet minimum qualifications | | | | Incomplete bid; Failure to submit all documents | |

Lowest Repsonsivie, responsble bidder for recommendation of award: **K&S Services of South Florida**

# AGREEMENT FOR GOODS AND SERVICES

THIS AGREEMENT FOR THE SEA GRAPE TRIMMING AND EXOTIC REMOVAL PROJECT (Agreement) is made this 21st day of April in the year, 2026, between the Town of Jupiter , a municipal corporation of the state of Florida, (hereinafter TOWN), having an address of 210 Military Trail, Jupiter, FL 33458. And K&S Services of South Florida, Inc., having an address of 154 Temple Drive, Loxahatchee, FL 33470 (hereinafter CONTRACTOR) (individual "party" and collectively (the "parties").

**WHEREAS,** the TOWN has previously determined that it has a need for goods and/or services more specifically outlined in the Invitation to Bids (ITB) and the Scope of Services; and

**WHEREAS,** the TOWN solicited competitive bids for such services pursuant to the Town of Jupiter bid number "EPW2026-11"; and

**WHEREAS,** the TOWN awarded the Bid to the CONTRACTOR; and

**WHEREAS, the** CONTRACTOR has represented that it is able to satisfactorily provide the Services in accordance with the terms and conditions of the ITB, which is incorporated herein by reference; and

**NOW THEREFORE,** in consideration of the above and mutual covenants contained herein, the Parties agree as follows:

1. **Services to be Performed**. The CONTRACTOR hereby agrees to provide the TOWN with goods and services, as more specifically outlined in the Technical Specifications – Scope of Work attached hereto and made a part hereof as **Exhibit A** (Services). The Services shall be performed at the locations(s) and in accordance with the guidelines and permit referenced in **Exhibit B**, which is incorporated herein and made a part hereof.

2. **Time of Service**. Services shall be performed in a timely manner, as specified in the ITB and Bid Form, in accordance with **Exhibit C**, attached hereto and incorporated herein.

3. **Term of Agreement/Option of Renewal**. The term of this Agreement is **three years**. The Agreement may be extended subject to the execution of a written amendment to the Agreement between the TOWN and CONTRACTOR for up to 90 additional days. The extension shall be based upon the same prices, terms and conditions.

4. **Amendment of the Agreement**. This Agreement may be amended only by mutual written agreement signed by the parties. No statement, representations, warranties, either written or oral, from whatever source arising, except as expressly stated in this Agreement, shall have any legal validity between the parties or is binding upon any of them. The parties acknowledge that this Agreement contains the entire understanding and agreement of the parties. No modifications hereof shall be effective unless made in writing and executed by the parties hereto with the same formalities as this Agreement is executed.

5. **Assignment/Subcontracting**. The CONTRACTOR shall perform all services and provide all goods and equipment required by this Agreement. No assignment or subcontracting shall be allowed without the prior written consent of the TOWN. In the event of a corporate acquisition and/or merger, the CONTRACTOR shall provide written notice to the TOWN within thirty (30) days of CONTRACTOR'S notice of such action or upon the occurrence of said action, whichever occurs first. The right to terminate this Agreement, which shall not be unreasonably exercised by the TOWN, shall include, but not be limited to, instances in which a corporate acquisition and/or merger represent a conflict of interest or are contrary to any applicable town, county, state or federal laws. Action by the TOWN awarding a bid to a bidder, which has disclosed its intent to assign or subcontract in its response to the RFB, without exception shall constitute approval for purpose of this Agreement.

6. **Termination**.

6.1 TOWN shall notify CONTRACTOR of any failure to comply with any requirement set forth in the Services and shall notify CONTRACTOR in writing of such failure/default. CONTRACTOR shall correct such failure/default within five (5) working days. TOWN shall have the right to terminate this Agreement if such correction is not made within the time specified above.

6.2 Failure of the CONTRACTOR to comply with any of the provisions of this Agreement shall be considered a material breach of Agreement and shall be cause for immediate termination of the Agreement at the sole discretion of the TOWN.

6.3 TOWN reserves the right to cancel this Agreement, without cause, by giving thirty (30) days prior written notice to the CONTRACTOR of the intention to terminate.

**7. Pricing and Payment**

7.1 All Services under this Agreement shall be priced and/or discounted as stated in CONTRACTOR's Proposal. It is understood that CONTRACTOR's current catalog/supply/product information price list are subject to change throughout the term of this Agreement. However, percent discount shall remain fixed for the entire term of this Agreement including any renewals or extensions thereto.

7.2 Freight must be pre-paid and added to the invoice and the quote. The TOWN will pay actual freight charges.

**8. Compensation.**

8.1 The total compensation for the Services to be performed shall be in accordance with Exhibit "A" which is attached hereto and incorporated herein as Exhibit "A" is **$375,150.00**.

8.2 TOWN shall pay CONTRACTOR upon CONTRACTOR's completion of, and TOWN's acceptance of, the services required herein, in the amounts specified in the Price Schedule attached hereto and made a part hereof as Exhibit C. Price escalations shall be considered at the end of each year based on the Consumer Price Index (CPI-U) published by the U.S. Bureau of Labor Statistics and must be documented with written verifications of industry price increases. TOWN shall pay invoices in accordance with the Local Government Prompt Payment Act.

8.3 Invoices shall be signed by the CONTRACTOR and must include the following information
and items:

1. The Contractor's name, address and phone number, including payment remittance address.
2. The invoice number and date.
3. Reference to the Agreement by its title and number as designated by the TOWN and Purchase Order number.
4. Identify the Services covered by the invoice.
5. The total amount of payment requested, the total amount previously requested, and the total amount paid to date for such Services covered by the invoice.

6. Supporting documentation necessary to satisfy auditing requirements (both preaudits and post-audits), for cost and the completion of the Services.
7. The CONTRACTOR shall provide any additional documents, certificates, or information as needed or requested by the TOWN to support or document the invoice.

**9. Permit/ Licenses**. CONTRACTOR shall secure and maintain any and all permits and licenses required to complete the Services contemplated by this Agreement.

**10. Public Records**.

10.1 CONTRACTOR shall comply with the provisions of Chapter 119, Fla. Stat. (Public Records Law), in connection with this Agreement and shall provide access to public records in accordance with §119.0701, Fla. Stat. and more specifically CONTRACTOR shall:

10.1.1. Keep and maintain public records required by the TOWN to perform the Agreement.

10.1.2. Upon request from the TOWN's custodian of public records, provide the TOWN with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Fla. Stat. or as otherwise provided by law.

10.1.3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the CONTRACTOR does not transfer the records to the TOWN.

10.1.4. Upon completion of the Agreement, transfer, at no cost, to the TOWN all public records in possession of the CONTRACTOR or keep and maintain public records required by the TOWN to perform the Agreement. If the CONTRACTOR transfers all public records to the TOWN upon completion of the Agreement, the CONTRACTOR shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the CONTRACTOR keeps and maintains public records upon completion of the Agreement, the CONTRACTOR shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the TOWN, upon request from the TOWN's custodian of public records, in a format that is compatible with the information technology systems of the TOWN.

10.1.5 All blueprints, schematics and design drawings received by the CONTRACTOR from the TOWN shall not be re-copied or forwarded to another party unless documented permission has been received by TOWN. Documents shall be documented as retained, returned, or destroyed by CONTRACTOR accepting said documents. In accordance with the Florida Public Records Act, these documents are exempt from Public Disclosure as described in 119.071, Fla. Stat., general exemptions from inspection or copying of public records.

**10.2 IF THE CONTRACTOR HAS QUESTIONS REGARDING THE**

**APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 741-2752, townclerk@jupiter.fl.us, 201 MILITARY TRAIL, JUPITER, FL 33458.**

10.3 Failure to comply with the requirements of this Article shall be deemed a default as defined under the terms of this Agreement and constitute grounds for termination.

**11. Minimum Insurance Requirement**. The CONTRACTOR must maintain insurance in at least the amounts required throughout the term of this Agreement or any renewals or extensions. The CONTRACTOR must provide a Certificate of Insurance in accordance with the Insurance Requirements and as set forth herein naming the TOWN as an additional named insured evidencing such coverage prior to issuance of a purchase order or commencement of any work under this Agreement.

11.1 Loss Deductible Clause: The TOWN shall be exempt from, and in no way liable for,any sums of money which may represent a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of the CONTRACTOR and/or subcontractor providing such insurance.

11.2 Worker's Compensation Insurance: The CONTRACTOR shall take out and maintain during the life of this Agreement, Worker's Compensation Insurance for all of its employees connected with the work of this project and, in case any work is sublet, the CONTRACTOR shall require the subcontractor similarly to provide Worker's Compensation Insurance for all of the latter's employees unless such employees are covered by the protection afforded by the CONTRACTOR. Such insurance shall comply fully with the Florida Worker's Compensation Law. In case any class of employees engaged in hazardous work under this contract at the site of the project is not protected under the Worker's Compensation statute, the CONTRACTOR shall provide, and cause each subcontractor to provide adequate insurance, satisfactory to the TOWN for the protection of its employees not otherwise protected. Coverage to include Employers Liability $100,000 each accident, $100,000 each Disease/Employee and $500,000 each Disease/Maximum.

11.3 Commercial Automobile Liability Insurance: The CONTRACTOR shall take out and maintain during the life of this agreement Comprehensive Automobile Liability Insurance for "Any Auto" (owned, hired and non-owned) for a minimum of $1,000,000 Combined Single Limit.

11.4 Commercial General Liability Insurance: The CONTRACTOR shall take out and maintain during the life of this agreement Commercial General Liability Insurance including coverage for bodily injury, property damage, personal/advertising injury and products/completed operations for negligent acts which may arise from operations under this Agreement whether such operations are alone or by anyone directly or indirectly employed by it. The policy should include Contractual Liability to cover the hold harmless and indemnity provision as set forth in this Agreement. A per project limit of liability is required. The amounts of such insurance shall be the minimum limit as follows:

Each Occurrence - $1,000,000

| | |
|---|---|
| Personal/Advertising Injury - | $1,000,000 |
| Products/Completed Operations Aggregate - | $2,000,000 |
| General Aggregate - | $2,000,000 |
| Fire Damage - | $100,000 and 1 fire |
| Medical Expense - | $10,000 any 1 person |

10.5 Commercial Automobile and General Liability Insurance: The CONTRACTOR shall require each of its subcontractors to procure and maintain during the life of this subcontract, insurance of the type specified above or insure the activities of his subcontractors in its policy, as specified above.

10.6 Waiver of Subrogation. The CONTRACTOR hereby waives any and all rights of Subrogation against the TOWN, its officers, employees and agents for each required policy. When required by the insurer, or should a policy condition not permit an insured to enter into a pre-loss agreement to waive subrogation without an endorsement, then the CONTRACTOR shall agree to notify the insurer and request the policy be endorsed with a Waiver of Transfer of rights of Recovery Against Others, or its equivalent.

**12. Indemnification**. CONTRACTOR shall indemnify and hold harmless the TOWN and Federal government from all suits, actions or claims of any character brought on account of any injuries or damages received or sustained by any person, person or property by or from the said CONTRACTOR; or by, or in consequence of any neglect in safeguarding the work; or by the use of unacceptable materials in the construction of improvements; or on account of any act or omission, neglect or misconduct of the said CONTRACTOR; or by, or on account of, any claim or amounts recovered under the "Workers Compensation Law" or of any other laws, by-laws, ordinance, order or decree, except only such injury or damage as shall have been occasioned by the sole negligence of the TOWN. The first ten dollars ($10.00) of compensation received by the CONTRACTOR represents specific consideration for this indemnification obligation.

**13. Governing Law.** The laws of the state of Florida shall govern this Agreement.

**14. Independent Contractor Status and Compliance with the Immigration Reform and Control Act of 1986**. The CONTRACTOR is and shall remain an independent contractor and is neither agent, employee, partner nor joint venture of TOWN. CONTRACTOR acknowledges that it is responsible for complying with the provisions of the Immigration Reform and Control act of 1986 located at 8 U.S.C. 1324, et. Seq., and regulations relating thereto, as either may be amended from time to time. Failure to comply with the above provisions shall be considered a material breach and shall be grounds for immediate termination of the Agreement, at the discretion of TOWN.

**15. Severability**. The terms and conditions of this Agreement shall be deemed to be severable. Consequently, if any clause, term, or condition hereof shall be held to be illegal or void, such determination shall not affect the validity or legality of the remaining terms and conditions, and notwithstanding any such determination, this Agreement shall continue in full force and effect unless the particular clause, term, or condition held to be illegal or void renders the balance of the Agreement to be impossible or performance.

**16. Conflict of Interest**. CONTRACTOR represents that it has no interest and shall acquire no interest(s), which conflict in any manner with the performance of services required

hereunder, as provided for in Chapter 112, Part 111, of the Florida Statutes, CONTRACTOR further represents that no person having any interest shall be employed for said performance. CONTRACTOR shall notify TOWN in writing by certified mail of all potential conflicts of interest for any prospective business association, interest or other circumstance which may influence or appear to influence CONTRACTOR'S judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that CONTRACTOR may undertake and request an opinion from TOWN, the prospective business association, interest or circumstance would not constitute a conflict of interest by CONTRACTOR, TOWN shall so state in the notification and CONTRACTOR shall, at its option, enter into said association, interest or circumstance and it shall be deemed not in conflict with respect to services provided to TOWN by CONTRACTOR under the terms of this Agreement.

**17. Documents Comprising Agreement**. The Agreement documents shall include this Agreement as well as the following documents, which are incorporated herein by reference.

17.1 TOWN's Request for Bid and all of its addenda and attachments which are part of the RFB set forth above.

17.2 Contractor's Certificate of Insurance required in the Request for Bid;

17.3 Contractor's response to the RFB or soliciting document.

**18. Dispute Resolution.**

18.1 As a condition precedent to the filing of any legal proceedings, the parties shall endeavor to resolve claim disputes or other matters in question by mediation. Mediation shall be initiated by any party by serving a written request for same on the other party. The party shall, by mutual agreement, select a mediator within 15 days of the date of the request for mediation. If the parties cannot agree on the selection of a mediator, then the TOWN shall select the mediator, who, if selected solely by the TOWN, shall be a mediator certified by the Supreme Court of Florida. The mediator's fee shall be paid in equal shares by each party to the mediator.

18.2 **Attorney's Fees.** The parties expressly agree that each party will bear its own attorney's fees incurred in connection with this Agreement.

18.3 **Venue.** This Agreement and the terms hereof shall be construed in accordance with the laws of the state of Florida and venue for all actions in a court of competent jurisdiction shall lie in Jupiter, Florida.

18.4 **Non-jury trial.** The parties expressly and specifically hereby waive the right to a jury trial as to any issue in any way connected with this Agreement.

18.5 The parties expressly and specifically hereby waive all tort claims and limit their remedies to breach of contract as to any issue in any way connected with this Agreement.

**19. Confidential Information.**

19.1 Any information such as specifications, drawings, sketches, business information, forecasts, models, samples, data, computer programs and other software, and documentation of one Party (a "Disclosing Party") that is furnished or made available or otherwise disclosed to the other party or to such other party's employees, contractors, or agents (a "Receiving Party") pursuant to this Agreement ("Proprietary Information") shall be deemed the property of the Disclosing Party. Proprietary Information, if written, shall be clearly and conspicuously marked "Proprietary". Such information may be disclosed to those persons who have a need for it in connection with the provision of services required to fulfill this Agreement and shall be used by those persons only for such purposes; and may be used for other purposes only upon such terms and conditions as may be mutually agreed to in advance of such use in writing by the Parties. Notwithstanding the foregoing sentence, TOWN shall be entitled to disclose or provide Proprietary Information as required by any governmental authority or applicable law, including but not limited to Section 119, Fla. Stat. Existence and terms of this Agreement shall constitute a public record and shall be subject to Section 119, Fla. Stat. CONTRACTOR agrees to comply with the requirements of Sec. 119.0701, Fla. Stat.

19.2 If TOWN receives a public records request for public records received from CONTRACTOR, including any public records request for Proprietary Information or for records that may be or may contain Proprietary Information, TOWN shall promptly notify CONTRACTOR. The notice shall inform CONTRACTOR that it must promptly inform TOWN, in writing, whether or not CONTRACTOR claims an exemption to the release of part or all of the requested public record. If CONTRACTOR claims that part or all of a public record is exempt from inspection and copying, that writing shall state the basis of the exemption that it contends is applicable to the record, including the statutory citation to an exemption created or afforded by statute. If CONTRACTOR claims that an exemption applies to part of a requested public record, CONTRACTOR shall, in that writing, identify for redaction the part of that public record to which the exemption is asserted and validly applies, and the remainder of that public record shall be produced for inspection and copying. If CONTRACTOR promptly notifies TOWN of a claim of exemption, TOWN shall review the exemption claimed and decide whether to release the public records. If CONTRACTOR fails to promptly notify TOWN that it claims an exemption to the release of the requested public record, that failure constitutes a waiver of any claim of trade secret or confidentiality, and TOWN shall release the record as requested.

19.3 CONTRACTOR shall indemnify, defend, and hold TOWN, TOWN's elected officials, employees, agents, and attorneys and their successors (each an "Indemnitee") harmless of and from any claim brought or threatened against any Indemnitee by any person or entity on account of or related to any public records request for public records, as that term is defined in Section 119.011, Fla. Stat., that are or may be or may contain Proprietary Information, each of which may be defended, settled or pursued by TOWN with counsel of TOWN's choice but at the expense of CONTRACTOR, including reasonable attorneys' fees and costs, including attorneys' fees and costs in litigation and on appeal incurred by or awarded against any Indemnitee or agreed upon by any Indemnitee as part of any settlement of any claim for attorney's fees and costs for failure to produce requested public records disclosed to an Indemnitee by CONTRACTOR.

19.4 In the event of the expiration or termination of this Agreement for any reason

whatsoever, each party shall return to the other Party Proprietary Information and other documents, work papers and other material (including all copies thereof) obtained from the other party in connection with this Agreement, subject to Chapter 119 and other public records retention requirements set forth in Florida law**.**

**20. E-Verify.** In compliance with Section 448.095, Fla. Stat., the CONTRACTOR and its subcontractors shall register with and use the E-Verify system to verify work authorization status of all employees hired after January 1, 2021.

20.1 If the CONTRACTOR enters into a contract with a subcontractor, the subcontractor must provide the CONTRACTOR with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. CONTRACTOR shall maintain a copy of the subcontractor's affidavit as part of and pursuant to the records retention requirements of this Agreement.

20.2 The TOWN, the CONTRACTOR, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Fla. Stat. or the provisions herein shall terminate the contract with the person or entity.

20.3 The TOWN, upon good faith belief that a subcontractor knowingly violated the provisions of Article 32, but the CONTRACTOR otherwise complied, shall promptly notify the CONTRACTOR and order the CONTRACTOR to immediately terminate the contract with the subcontractor.

20.4 A contract terminated under these provisions is not a breach of contract and may not be considered such.

20.5 Subcontracts. The CONTRACTOR or subcontractor shall insert in any subcontracts the clauses set forth in Article 18 and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The CONTRACTOR shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in Article 18. If there is a conflict between the terms of this

If there is a conflict between the terms of this Agreement and the above referenced documents, then the conflict shall be resolved as follows: the terms of this Agreement shall prevail over the other documents, and the terms of the remaining documents shall be given preference in their above listed order.

IN WITNESS WHEREOF, the TOWN and the CONTACTOR have executed this Agreement as of the last date written below.

**ATTEST**

Merriane Lahmeur
Town Clerk

**TOWN OF JUPITER**

Jim Kuretski
Mayor

**K&S Services of South Florida, Inc.**

Tracey D. Kenny
President

**EXHIBIT A**

**TECHNICAL SPECIFICATIONS – SUMMARY OF WORK**

1.0. GENERAL

1.1. The selected CONTRACTOR shall provide all labor, supervision, equipment, materials, supplies, fuel and incidentals necessary to perform all sea grape trimming and exotic removal services as required by the contract documents. The CONTRACTOR shall perform and complete the work in the manner most consistent with the safety of life and property and to the satisfaction of the Director of Engineering and Public Works or designated contract Project Manager, and in strict accordance with the specifications. The CONTRACTOR shall clean up the work areas and maintain them during the actual performance of the work. The CONTRACTOR shall repair or restore, at their cost, all landscape, irrigation, structures, property or fixtures(s) that may be damaged or disturbed during performance of the work.

1.2. The cost of incidental work described in these specifications, for which there are no specific Bid Items, shall be considered as part of the general cost of doing the work and shall be included in the prices for the various Bid Items. No additional payment shall be made.

1.3 All notices and invoices to the TOWN shall be sent to the following address:

Attention:

Town of Jupiter
Michael Schneider
Special Projects Coordinator
210 Military Trail
Jupiter, FL 33458-5786

2.0. PROJECT KICK-OFF / PREWORK MEETING

2.1. The CONTRACTOR shall familiarize themselves with the sites described by these specifications as a requirement of this contract. A required pre-work meeting will be held shortly after execution of the contract for the project, prior to the start of the maintenance work, and Notice to Proceed.

3.0. LICENSE / CERTIFICATION REQUIREMENTS

3.1. CONTRACTOR shall provide the copies of the following CONTRACTOR / Qualifier licenses and certifications, shall be required prior to execution of the contract:

3.1.1. International Society of Arboriculture (ISA) Certified Arborist
3.1.2. Florida Certified Pesticide/Herbicide Applicators license
3.1.3. Green Industries BMP Program Certification
3.1.4. Horticulture Specialist with one or more of the following: Florida Nursery Growers Landscape Association (FNGLA) Certified, A.S. or B.A. degreed Horticulturist

3.1.5. Florida Department of Transportation (FDOT) Work Site Traffic Control Supervisor10

Contractor shall maintain a certified Horticulture specialist on staff, or shall hire a subcontractor certified in Horticulture with the expertise to diagnose plant related problems and provide recommendations including adjusting watering, pest/weed control application, etc., to ensure proper plant growth. The Horticulture specialist shall attend all progress meetings with the Town, and provide recommendations as required.

The cost associated with these licenses, certifications and permits shall be at CONTRACTOR's expense. Failure to provide the requested documentation may result in rejection of the Firm's bid. All licenses and certifications shall be current at the time of Contract award and shall remain current and up to date throughout the life of the Contract.

4.0. MAINTENANCE SCHEDULE

4.1. No maintenance shall be performed on Saturdays, Sundays, at night, or during holidays without prior notification to, and written approval from the Director of Engineering, Parks, and Public Works or designated contract Project Manager.

4.1.1. CONTRACTOR shall limit work performance that requires lane closures to non-peak traffic hours. The CONTRACTOR may elect to work on **Saturdays** with prior approval from the TOWN. CONTRACTOR shall limit performance of the work to the following:

4.1.1.1. Weekdays – 7 a.m. to 7 p.m.
4.1.1.2. Saturdays – 8 a.m. to 4 p.m.
4.1.1.3. Sundays – not allowed

4.2. CONTRACTOR shall follow the work schedules and maintenance frequencies defined in this Scope of Work for each work item, precisely and shall complete all trimming and exotic removal services as scheduled starting November 1st and May 1st of respective calendar year.

4.3. The CONTRACTOR shall notify the TOWN representative of damaged sea grape materials resulting from vehicle damage, storm damage, vandalism or natural causes that exist prior to the start of work.

4.4. The CONTRACTOR shall protect all sea grape material trusted in his care. Any loss of sea grape material attributed to the CONTRACTOR's negligence and/or non-performance of required trimming and pruning services will be replaced at no additional cost to the TOWN.

5.0. MAINTENANCE OF TRAFFIC

5.1. MAINTENANCE OF TRAFFIC: For the duration of the contract, maintenance of traffic safety procedures shall be implemented during any and all maintenance activities within the travel way and road right-of-way. Maintenance of traffic procedures shall be in accordance with the FDOT FY 2026-27 Standard Plans for Road and Bridge Construction, and the Maintenance of Traffic Provisions of the Palm Beach County

Streetscape Standards (September 2024). The CONTRACTOR shall employ a Worksite Traffic Supervisor to coordinate and supervise maintenance of traffic activities on a daily basis as work is performed and progresses.

5.1.1. CONTRACTOR shall provide documentation that their Worksite Traffic Supervisor is qualified and shall ensure that the Worksite Traffic Supervisor is certified by a Florida Department of Transportation (FDOT) approved training agency, which meets the FDOT's maintenance of traffic requirements for advanced training.

5.1.2. No separate measure or payment will be made for this item. The cost of this work shall be included proportionately in all other bid items.

6.0. SITE LOCATIONS / MAP AREAS

The site location and map area listed can be found in the Attachment Section at the end of this ITB.

6.1. Map Area X – SEA GRAPE TRIMMING ON COUNTY ROAD A1A
Annual cost of sea grape trimming two (2) times during the year:

1) Along the **east side** of the A1A sidewalk between the first two dune crossovers north of the "Jupiter Reef Club", and from the "Jupiter Reef Club" south to the southern property corner of "Ocean Club II";
2) Trimming of sea grapes along the **east side** of A1A from the north end of "Ocean at the Bluffs North" to Marcinski Road, and in front of the "Beachcomber Condominium",
3) Trimming on the **west side** of A1A in the Palm Beach County right-of-way from "Ocean at the Bluffs South", at Dune Crossover #27 (which is located on the east side of A1A), south to Marcinski Road as shown on the attached aerial photographs for Map area X. These trimmings shall be "maintenance trimmings" to maintain the established height levels shown in figures 1 through 7 (TOWN of Jupiter "Sea Grape Trimming Plan"). Work limits shall be as defined in Map Area X and associated aerial exhibits.

6.2 All trimming in May and November, including exotic removal, on County Road A1A shall be under the supervision of a CONTRACTOR supplied Certified Arborist on the locations depicted on the aerial photographs for Map Area X.

7.0. EQUIPMENT

7.1. All safety equipment required by OSHA, Federal, State, or Local guidelines shall be n place and in proper operating condition at all times. OSHA must approve all safety equipment for the purpose for which it is being used. OSHA-approved hard hats and any other OSHA required equipment or clothing must be worn at all times at the work-site.

7.2. All equipment used by the CONTRACTOR to perform services under the Contract shall be maintained and in good operating condition at all times. All gasoline cans or any other equipment/container used to hold fuel shall be OSHA approved.

7.3. Safety ropes, tools, severed limbs, equipment, and aerial lifts shall be handled in such a way as to ensure they do not come into contact with any utility lines.

7.4. The CONTRACTOR shall inspect any climbing ropes in use at the site, from end to end, before the start of each day's work, to ensure that there is no weakening, fraying, stressing, or other damage that constitutes a danger to the climber or workers. Similarly, all other safety equipment will be checked daily to ensure that it is in safe working condition. Any equipment defect shall be rectified immediately.

7.5. All aerial lifts will be insulated, maintained, and tested to ensure the safety of the employee in the bucket or at any other controls should the lift come into contact with any energized utility on the work site.

8.0. SEA GRAPE TRIMMING AND EXOTIC REMOVAL ON COUNTY ROAD A1A

8.1. GENERAL

Proper horticulture trimming techniques shall be followed as outlined in the State of Florida Department of Environmental Protection "Sea Grape Trimming Guidelines" (see attachment) and "Sea Grape Trimming and Sea Turtles" (see attachment). The trimming on the east side of A1A shall be done in accordance with the requirements of the "Florida Department of Environmental Protection Permit (FDEP)" approved on October 30, 2003, and the TOWN of Jupiter "Sea Grape Trimming Plan" dated July 25, 2003 which was incorporated with the FDEP permit (see attachment). The semi-annual sea grape trimming and exotic removal shall commence in early May and November. **The May trimming shall be completed no later than June 15th, and the November trimming shall be completed no later than December 15th of each calendar year.**

8.1.1. Failure to complete the semi-annual trimming and exotic removal by June 15th or December 15th respectively will result in substantial injury to the TOWN. The TOWN shall assess Liquidated Damages as follows:

8.1.1.1. Failure to complete the semi-annual trimming and exotic removal by June 15th or December 15th respectively will result in substantial injury to the TOWN. As damages arising from such failure cannot be calculated with any degree of certainty, it is hereby agreed that if the semi-annual trimmings are not completed with the time fixed or within such further time, if any, as may be authorized in accordance with the CONTRACT documents, the CONTRACTOR shall pay to the TOWN as Liquidated Damages for such delay, and not as a penalty, $250.00 (Two Hundred Fifty Dollars), for each and every calendar day elapsing between the date fixed for completion and the date such completion shall have actually occurred.

8.1.1.2. This provision of Liquidated Damages for delay shall in no manner affect the TOWN's right to terminate the CONTRACT. The TOWN's exercise of the right to terminate shall not release the CONTRACTOR from his obligation to pay Liquidated Damages. It is further agreed that the TOWN may deduct from the balance of the CONTRACT sum held by the TOWN the Liquidated Damages stipulated herein or such portions as said balance will cover.

8.1.2. All work shall be done in accordance with local, state and federal laws.

CONTRACTOR shall provide a Certified Arborist to supervise this work at all times. CONTRACTOR shall also provide a licensed Florida Certified Pesticide/Herbicide Applicator. Proof of these certifications and licenses shall be submitted along with CONTRACTOR's Bid. CONTRACTOR shall submit updated certifications and licenses whenever there is a change in Certified Arborist or licensed Florida Certified Pesticide/Herbicide Applicator staff.

8.1.3. Proper maintenance of traffic procedures shall be implemented in accordance with Section 5.0 and as outlined.

8.1.4. All non-exotic material generated will be chipped and blown into the under story. The chipper shall be kept on the sidewalk, and off the planted areas east of the sidewalk while in use, for close proximity, for the purposes of blowing chipped material into the under story. When not in use, chipper shall be moved off the sidewalk to avoid unnecessary blockage of the sidewalk to pedestrian traffic. If necessary, the chipper may be stored in a vacant parking spot on A1A while not in use.

8.1.5. The CONTRACTOR shall use a laser level for precise measuring to ensure that the proper, uniform heights are attained in accordance with these contract specifications. Alternative methods of measuring will be allowed with prior approval from the TOWN only if the TOWN Representative is satisfied that the alternative method of measuring will achieve the proper, uniform heights.

8.2. SPECIFIC TRIMMING LOCATIONS AND INSTRUCTIONS

Sea grapes shall be trimmed in accordance with the above General requirements in the following locations two (2) times during the year:

1) Along the **east side** of the A1A sidewalk between the first two dune crossovers north of the "Jupiter Reef Club", and from the "Jupiter Reef Club" south to the southern property corner of "Ocean Club II"
2) Along the **east side** of A1A from the north end of "Ocean at the Bluffs North" to Marcinski Road, and in front of the "Beachcomber Condominium"
3) Trimming on the **west side** of A1A in the Palm Beach County right of way from "Ocean at the Bluffs South" at Dune Crossover #27 (located on the east side of A1A) south to Marcinski Road, as shown on the seagrape trimming aerial photographs, (see attachment at the end of the Scope of Work). Both of these trimmings shall be "maintenance trimmings" to maintain the established height levels shown in figures 1 through 7 of the TOWN of Jupiter Sea Grape Trimming Plan (see attachment at the end of the Scope of Work).

8.2.1. TRIMMING ON THE **EAST SIDE** OF A1A

8.2.1.1. Exotic plants, weeds, and vines, located within the trimming boundaries, may be chipped onsite into the back of a truck or trailer, and shall be removed by hauling all debris off site to an approved dump area. The stumps shall be chemically treated with an approved non-glyphosate herbicide to prevent future growth.

No stump shall be left that is over four (4) inches in height.

8.2.1.2. Along each property frontage, no more than 70 percent of the sea grapes shall be "hedged" and no less than 30 percent of the sea grapes shall be limbed up and allowed to grow as trees, with view windows provided underneath the canopy.

8.2.1.3. No "hedged" areas shall be greater than 200 feet in length to allow for significant viewing opportunities without creating a hedge effect for the length of the beach.

8.2.1.4. No "tree" area shall be less than 35 feet in length horizontally, as measured along the sidewalk.

8.2.1.5. "Hedged" areas of sea grapes (identified on the aerial photograph and on the sidewalk by yellow markings) shall be trimmed to a minimum height of 42 inches, and a maximum height of 44 inches, measured from the top of the sidewalk (see attachment – TOWN of Jupiter's Sea Grape Trimming Plan, Figures 1, 3 and 4).

This height shall be continued horizontally to the seaward edge of the dune vegetation.

8.2.1.6. "Tree" areas of Sea grapes (identified on the aerial photos and on the sidewalk by white markings) will be limbed up from the ground to a height of eight feet above the grade of the sidewalk. Sea grapes east of the established sea grape trees (a distance of approximately 30 feet as measured from the eastern edge of the sidewalk, (depending upon the width of the dune) shall be trimmed to a minimum height of 24 inches, and a maximum height of 26", as measured from above the elevation of the sidewalk. Once the height of the sea grapes east of the trees is established, it shall be continued horizontally to the seaward edge of the dune vegetation. This will provide window views of the beaches underneath the canopy of the sea grape trees (see attachment - TOWN of Jupiter's Sea Grape Trimming Plan, Figures 1, 2 and 4).

8.2.1.7. When feasible, based on the distribution and growth pattern of the surrounding sea grapes, dune cross-overs shall be maintained in tree form for a minimum distance of 20 feet in each direction, both north and south of the walkway, in a manner such that a canopy of vegetation is established at the cross-over. To address safety considerations at the dune crossovers, sea grape trees located adjacent to the crossovers shall be aggressively limbed up in tree form to a maximum height of eight feet (based on the overall height of the canopy), to allow views of the crossover from the roadway and the sidewalk. When feasible, a minimum of eight feet of clearance from the elevation of the walkover to the canopy of the Sea grape trees shall be maintained adjacent to all walkovers (see attachment - TOWN of Jupiter's Sea Grape Trimming Plan, Figures 5, 6 and 7). Sea grapes shall be trimmed

to a minimum of three (3) feet away, on each side, from the boardwalk to maintain a clear path. When a crossover is within 200 feet of an adjacent cross-over, one of the cross-overs may be maintained at the 42-inch to 44-inch hedge height.

8.2.1.8. To the extent possible, other native vegetation located on the top of the dune, such as Fiddlewood, Buttonwood shrubs and Necklace Pod shall be maintained at a height of 42 to 44 inches as measured from the grade of the sidewalk. The only exceptions to this will be the landscaping located between the sidewalk and the post and wire fence, south of the Radnor tract, which was installed as part of the A1A beautification project and is maintained under a separate contract.

8.2.1.9. Trimming will occur two (2) times per year. One event will occur in early November, immediately after nesting season ends, and will involve removal of vegetation as required by the conditions approved in the permit from the Florida Department of Environmental Protection and as indicated on figures 2 and 3 (see attachment - TOWN of Jupiter Sea Grape Trimming Plan). The other event will occur in early May, just after the beginning of nesting season and prior to the time of peak hatching.

8.2.1.10. A set of aerial photographs has been marked to delineate the areas that will be trimmed to hedge height and those areas that shall be maintained as trees, with "window" views provided underneath the canopy. To the extent practicable (taking into consideration the limitation of the 200-foot maximum hedge section and a minimum 35-foot tree section), the "tree" sections have typically been established as close as possible to property lines, between buildings. This approach attempts to minimize the changes to established growth patterns while maximizing views by clustering the "tree" sections away from residents' units and consolidating them in front of entry drives, pools, green spaces, etc.

8.2.1.11. The trimming pattern of the sea grapes adjacent to the dune cross-overs is being based both on established growth patterns and upon the feasibility of the adjacent sea grapes to grow tall enough to form a canopy over the walkway and provide shade around the showers and benches.

8.2.2. MAY TRIMMING ON THE **EAST SIDE** OF A1A

8.2.2.1. This trimming shall be performed in accordance with the same trimming heights established for the November trimming on the east side of A1A.

8.2.2.2. Exotic plants, weeds, and vines, located within the trimming boundaries, may be chipped onsite into the back of a truck or trailer, and shall be removed by hauling all debris off site to an

approved dump area. The stumps shall be chemically treated with an approved non-glyphosate herbicide to prevent future growth. No stump shall be left that is over four (4) inches in height.

8.2.3. TRIMMING ON THE **WEST SIDE** OF A1A

8.2.3.1. Trimming shall occur two (2) times per year on the **west side** of the Palm Beach County right-of-way, from "Ocean at the Bluffs South" at Dune Crossover #27 (which is located on the east side of A1A), south to Marcinski Road, and as delineated on the photos in the Scope of Work, and as required by the conditions approved in the permit from the Florida Department of Environmental Protection.

8.2.3.2. Trim a maximum of 25% of the top canopy, defined as the top 25% of the tree as measured from last year's cuts (this will be clarified in the pre-proposal meeting), on all sea grapes. In no case should the trimming bring the sea grape masses lower than six (6) feet above the grade of the centerline of A1A roadway.

8.2.3.3. All exotic plants, located within the trimming boundaries, may be chipped on site into the back of a truck or trailer, and shall be removed by hauling all debris off site to an approved dump area. All stumps shall be chemically treated with an approved non-glyphosate herbicide to prevent future growth.

8.2.3.4. No stump shall be left that is over four (4) inches in height.

8.2.3.5. Trimming will occur two (2) times per year. The trimming events will occur in early November and May, immediately after nesting season ends.

8.2.4. EXOTIC REMOVAL

Work shall consist of removal of Exotic plants, weeds, and vines, including nuisance vines, located within the trimming boundaries. Exotic vegetation to be treated includes, but is not limited to, all exotic plant material labeled Category I by the Florida Exotic Pest Plant Council as identified in the Council's 2019 List of Invasive Plant Species. The CONTRACTORs crews shall perform treatments of single trees, saplings and seedlings. The work crews shall be supervised by a licensed herbicide applicator, and the Supervisor shall be responsible for data collection herbicide application and inventory, and herbicide safety procedures.

8.2.4.1. MATERIAL AND SPECIFICATIONS
The CONTRACTOR shall strictly adhere to all herbicide label application instructions, precautionary and safety statements, and shall be familiar with and adhere to the TOWN's safety requirements. The CONTRACTOR shall also adhere to all federal, state, and local regulations governing the application, transportation, storage, use, and disposal of products utilized in the

performance of this contract. These regulations include, at a minimum, Federal Insecticide Fungicide and Rodenticide Act o, 29 CFR 1910, OSHA General Industry Standards and Chapter 487, Florida Statutes. The CONTRACTOR shall properly dispose of all herbicide and adjuvant containers.

8.2.4.2. TREATMENT PROCEDURE

Exotic vegetation to be treated includes, but is not limited to, all exotic plant material labeled Category I by the Florida Exotic Pest Plant Council as identified in the Council's 2019 List of Invasive Plant Species. The TOWN may supply any local knowledge or other restrictions that may be applicable to the specific project location prior to the commencement of work. Applications must be performed in such a manner as to protect non-target organisms, the environment, and the public. The CONTRACTOR has full responsibility for systematically treating the areas indicated. All control efforts shall have at least a 90% kill rate on treated vegetation. If a 90% kill rate is not achieved in the time prescribed by the product manufacturer, CONTRACTOR shall re-treat at no additional cost to the TOWN until a minimum 90% kill rate on the targeted plants is achieved. The CONTRACTOR shall be responsible, to the satisfaction of the TOWN, for restoration or replacement of a native vegetation and property damaged as a result of any actions by the CONTRACTOR.

8.2.4.2.1. Vitex rotundifolia - Each individual stem shall be completely sliced close to the ground using shears or a pruning saw and the exposed cut sprayed or painted with non-glyphosate herbicide. The cut should angle downward to allow for greater surface area. Cuttings shall be completely removed from the site and shall not be chipped or mulched as seeds and broken shoots will re-germinate and take root.

8.2.4.2.2. Brazilian Pepper, Australian Pine and other woody exotic plants - These trees shall be treated with the basal bark method. The non-glyphosate herbicide is applied in an oil soluble formulation, commonly with a backpack sprayer directly to the bark around the circumference of each stem/tree up to 15 inches above the ground. The band of spray must be at least 12 inches wide.

8.2.4.2.3. Wedelia trilobata (Creeping oxeye) - Small patches may be treated with a 2% solution of Triclopyr. Large more dense populations may require a concentrated solution but label instructions should be followed at all times. Follow-up treatments should be conducted as needed.

8.2.4.2.4 Sansevieria hyacinthoides (Snake Plant) Foliar application with a 5%-10% solution of Garlon 4 in oil or water. Addition of 3% stalker may increase consistency where non-target vegetation will not be endangered. The method listed has been found effective under certain circumstances."

8.2.4.2.5. Grapevine and other nuisance and exotic shrubs and vines - Should be cut near the ground and treated with non-glyphosate herbicide as described above.

8.2.4.3. DATA COLLECTION

The CONTRACTOR's crew Supervisor shall be responsible for collecting the following data: treatment date, weather condition, number of seedlings treated, acres treated, herbicide amount used, number of applicators, hours worked, total hours of operating time, total hours of down time, total hours of adverse weather, lost time, wind measurements as applicable, and any other information as may be required by law. CONTRACTOR shall submit a summary of data collected along with the maintenance report.

8.2.4.4. SUPPLIES AND EQUIPMENT

The CONTRACTOR shall be responsible for providing applicators with all supplies and equipment, including backpack sprayers and blowers, shears, pruning saws, spray bottles, safety equipment, etc.

8.2.4.5. The TOWN reserves the right to require the CONTRACTOR to replace any operating personnel or equipment used in the performance of this Contract if the personnel or equipment are violating, or have violated any state or federal laws; or are unsafe; or for any other valid reason. In this event, the CONTRACTOR shall immediately, upon written or verbal notice (to be later reduced to writing) from the TOWN, provide replacements satisfactory to the TOWN at no additional cost. The CONTRACTOR shall assign a grounds crew supervisor(s) to each project work-order who shall be on site at all times during control operations until project completion.

8.2.5. METHOD OF MEASUREMENT

The quantities to be paid for will be measured in map area, completed and accepted. No separate measurement shall be made for debris removal, chipping, hauling or disposal, associated maintenance of traffic and all other incidentals to complete the work.

8.2.6. BASIS OF PAYMENT

Prices, and payment will be full compensation for furnishing all equipment, materials, labor, and incidentals necessary to complete the work as described in

this section. Payment shall be finalized upon inspection of the work for protection and quality of trimming vegetation to accurate heights, alignment, and straightness

9.0. MAINTENANCE REPORTS

9.1. The CONTRACTOR shall provide a checklist report within forty-eight (48) hours after each service operation. The report must be in an electronic or other TOWN approved format. At a minimum, the report shall include the following: date of service, work locations, map areas, service provided, and shall certify by his/her signature that the work was accomplished on that date. All service operations and the dates they were performed shall be noted, and any repairs or damages shall be described. No progress payment will be made unless all reports are provided.

10.0. MISCELLANEOUS GENERAL REQUIREMENTS

10.1. CONTRACTORis advised that other CONTRACTORs may be present on site. CONTRACTOR shall coordinate work projects with the TOWN so as to avoid conflicts with other CONTRACTORs.

10.2. CONTRACTOR is advised that the TOWN of Jupiter Engineering and Public Works Department shall have full control of access, inspections and payment approval for work performed by the CONTRACTOR described in this contract. The CONTRACTOR's work on these map areas shall be closely monitored by Public Works Landscape Technician. Meetings to discuss progress and deficiencies for these map areas will be held on a weekly basis or as needed.

10.3. CONTRACTOR shall respond to requests by TOWN within 48 hours to correct any work performed that is not in strict accordance with the Contract Scope of Work.

11.0. SITE CLEAN-UP

11.1. At the end of each work day, the CONTRACTOR shall be responsible for cleaning the job site and all grounds that it has occupied, of all debris, downed tree limbs, fronds, and branches. The CONTRACTOR shall restore all areas that are disturbed by its work activities to a condition equal to or better than pre-work conditions. All accumulated trimmings and other debris shall be removed from the site immediately after the maintenance operation, and shall be disposed of properly. No debris will be allowed to remain in or on any roadways at any time.

11.2. Trimmings or other debris shall not be swept or blown onto and left in/on the roadway, roadside gutters, and stormwater drains, sidewalks, parking areas, onto parked or moving vehicles and other structures or equipment.

**TOWN of JUPITER**
**Sea Grape Trimming on A1A**
**Site Location Map**

# Sea Grape Trimming Guidelines

There are a small number of plant species that can endure the extreme conditions encountered along our state's coastline. Dune species such as the Sea grapes thrive in this harsh environment. Sea grape trees and shrubs act as a continuous sand trap. The accumulation of sand by the leaves, limbs and stalks play a major role in the construction of the beach and dune system. Without the stabilizing and accreting effects of Sea grapes and other salt-tolerant plant species, the beach and dune system becomes more vulnerable to erosion. To put it simply, sand stored in the dunes provides protection to homes and other structures from the effects of coastal storms.

The Florida Legislature recognized the importance of coastal plant species. Therefore Florida law states that no person, firm, corporation, or governmental agency shall damage or cause to be damaged sand dunes or the vegetation growing on the dune system (subparagraph 161.053(2)(a), Florida Statutes). Consequently, it is the policy of the Department of Environmental Protection to protect native salt-tolerant vegetation and endangered plant communities. Property owners or their agents proposing to alter the native vegetation seaward of the Department's Coastal Construction Control Line must apply for a permit if the alteration can be expected to damage the plants.

Damage to vegetation refers to the trampling, crushing, breaking, digging up, or excessive cutting of roots, stems or branches of native salt tolerant plants naturally occurring on-site or planted for dune restoration. Excessive cutting means the removal of branches, stems and leaves in excess of the Department trimming guidelines for sea grape or the standards published in ANSI A300 Part 1: Tree, Shrub and other Woody Plant Maintenance - Standard Practices, Pruning. Damage to beach and dune vegetation will be avoided, minimized or mitigated through the permit process.

Vegetation maintenance that does not damage plants as defined above, including trimming, shearing, pruning, dead heading and other accepted horticultural practices is exempt from permit requirements. An exemption from the permitting requirements of the Department of Environmental Protection does not shield the property owner from enforcement action taken by local, state, or federal agencies. Furthermore, proper horticultural practices must be followed to ensure that the plants are not damaged or destroyed. For more information you may contact the Bureau of Beaches and Coastal Systems regulatory program at 850/487-4475.

Persons intending to maintain native vegetation seaward of the Coastal Construction Control Line must consider the impacts to sea turtles. Removal of beachfront vegetation increases the potential for disorientation and subsequent injury or mortality of hatchling sea turtles, which are attracted to light. Pruning or trimming removes vegetation that often prevents lights from shining on the beach and thus protects sea turtle nesting habitat. Vegetation maintenance that increases lighting of the beach must be in compliance with Chapter 370.12, Florida Statutes, "Marine Turtle Protection Act." The property owner must evaluate existing or potential site lighting and take appropriate measures to eliminate the potential for increased light cast on the nesting beach. For information on lighting issues see the attached information on "Sea Grape Trimming and Sea Turtles," or visit the Florida Fish and Wildlife Conservation Commission website. You may also contact the sea turtle conservation program at 850/922-4330.

Sea turtle mortality resulting from increased illumination is a violation of Chapter 370.12, Florida Statutes, and the Federal Endangered Species Act of 1973. Such a violation could subject the responsible party to prosecution by both the Department and the U.S. Fish and Wildlife Service with fines up to $10,000.

(The Sea Grape Trimming and Sea Turtles are located at http://www.floridadep.org/beaches/publications/pdf/turtle.pdf)

SEA GRAPE (COCCOLOBA UVIFERA):

Is a native, salt-tolerant plant, which is an important component of the beach and dune system throughout its range. Fruit of the sea grape is a berry, which grows in grape-like clusters. The fruit is a source of food for a number of native birds and mammals. The leathery, broad leaves of sea grape may grow to be 10 inches wide. Throughout its range, the sea grape is important to owners of oceanfront property. The large round leaves trap windblown sand and thereby help to build dunes that protect upland structures. Furthermore, thick stands of sea grape slow storm induced erosion of dunes.

**Exemption Criteria:** The Department will exempt maintenance of sea grapes seaward of the Coastal Construction Control Line from the permitting requirements of Chapter 161, Florida Statutes, when the maintenance will not damage or destroy the plant. The Department has determined that the maintenance will not destroy the plant when following the guidelines listed below:

**Shrub(s):**
**Less than 72" in height.**

- No more than one third of the leaf mass of each plant may be removed in a single pruning event or in a single year.

**Tree(s): 6' in height, or more.**

- No more than one third reduction in the height of each tree annually,
- Provided there is no more than one third of the leaf mass removed, annually.
- Pruning shall not result in plant being reduced to less than six feet in height.

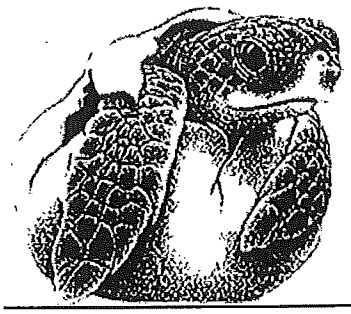
Advisory Notes:

**THIS DOES NOT PRECLUDE LEAF AND STEM TIP SHEARING.**
**REMOVAL OF DEAD, BROKEN AND DISEASED LIMBS IS NOT INCLUDED IN ESTIMATES.**
**CANOPY REDUCTION GRATER THAN 1/3 OF THE HEIGHT OF THE PLANT WILL REQUIRE A PERMIT.**

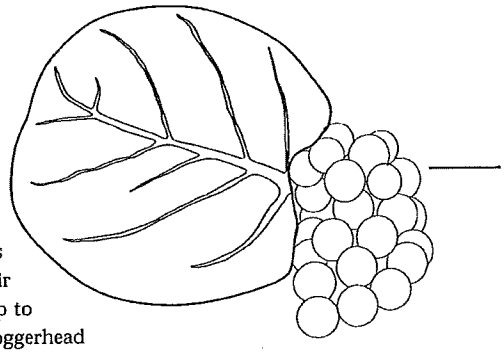
- Maintenance of sea grapes, in accordance with the conditions described above, and not in conflict with the standards published in ANSI A300 Part 1: Tree, Shrub and other Woody Plant Maintenance - Standard Practices, Pruning, are exempt from the permitting requirements of Chapter 161, Florida Statutes, for any number of consecutive years.
- Proposed trimming that will result in reducing the plant to a height of less than 42 inches for shrubs and less than six feet for trees, or completely destroy it, will not be exempt from the permitting process. The Department will consider the site-specific information, including the possible adverse impacts to the beach and dune system from the activity, as part of its determination of whether or not to permit the proposed activity.

In addition, maintenance of sea grapes must be in compliance with Chapter 370.12, Florida Statutes, "Marine Turtle Protection Act" and should not result in additional exposure of salt-sensitive coastal hammock vegetation to increased salt spray.

Revised February, 2004



# Sea Grape Trimming and Sea Turtles



## What are sea grapes and how do I know if I have them?

Sea Grape, *Coccoloba uvifera* is a remarkable native, salt-tolerant species of plant found along many of Florida's beaches. Plants may appear as low spreading bushes or tall continuous hedges along the sand dunes. This plant can be identified by its thick circular leaves 8" to 10" in diameter and its grape-like clusters of fruit. This fruit is consumed by a number of native birds and mammals, while the protective canopy provides habitat for animals including songbirds, lizards, gopher tortoise and beach mice.

In addition to providing habitat, sea grape helps to stabilize sand dunes and to protect upland structures from storm-induced erosion. In fact, this plant has been deemed important enough to protect under Florida Statute.

## Does Florida really have sea turtles?

Yes. In fact, with its miles of warm sandy beaches, Florida is the single most important state for sea turtle nesting. Nesting season occurs from May 1st to October 31st throughout most of the state. From Brevard County to Broward County along the Atlantic coast, the nesting season extends from March 1st through October 31st.

Sea turtles are large air-breathing reptiles with paddle-shaped foreflippers and a number of adaptations that make them perfectly suited for a life at sea. These amazing animals once roamed the world's oceans in the millions with a suprising diversity of species. Today, only seven species remain worldwide. Five of these, the leatherback, green, loggerhead, Kemp's ridley and hawksbill, can be found in Florida's coastal waters. The first three regularly nest on Florida beaches. Sadly, all five species are listed as threatened or endangered.

It has only been in the last few centuries that demand for sea turtle meat, eggs, shell, leather and oil drastically reduced their numbers. Additional declines have continued from drowning in shrimp trawls, captures on long-lines, pollution and non-degradable debris in the ocean. One of the most devastating impacts to marine turtles has come from artificial light pollution onto nesting beaches.

Although they may live their entire life at sea, marine turtles must leave the relative safety of the ocean to nest. Usually, under cover of darkness, a female will drag her body from the ocean across the beach where she will dig a nest and deposit roughly 100 leathery eggs in the warm sand. After about 60 days of incubation, the eggs will hatch and the hatchlings will make their way as a group to the sea. For loggerhead turtles, it may be 15 to 20 years before one of these hatchlings returns to her natal beach to nest for the first time.

## How can trimming my sea grapes affect sea turtles?

In a word, light. Artificial lighting trespassing onto sea turtle nesting beaches affects sea turtles in two ways. First, artificial lighting deters adult females from emerging from the surf to nest. Two studies conducted in Florida clearly demonstrated dramatic reductions in nesting attempts by loggerhead turtles where artificial lighting was introduced. This included effects by lighted piers and roadways close to beaches.

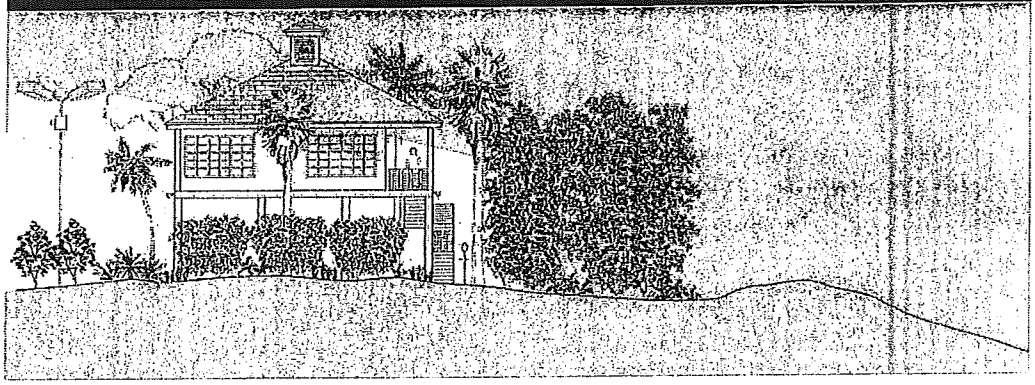
Secondly, hatchling turtles find their way to the ocean by orienting toward the brightest horizon. On a natural beach, this is the horizon over the ocean. The dark dune silhouette behind them keeps them from heading in the wrong direction. Hatchling turtles are highly sensitive to even minute quantities of short-wavelength or white light and will orient toward the brightest direction.

We don't often think of light as pollution. Yet when artificial light is introduced into this critical nesting habitat, the effects can be disastrous. Between 20,000 to 30,000 hatchlings disorient to artificial lights each year. Hatchlings that orient towards a streetlight, condominium light or residential porchlight usually die from exhaustion, dehydration, predation or more direct causes such as being run over by cars. Any steps taken to minimize this light trespass and direct the light only where it is needed will help protect sea turtles and restore nesting beaches.

Throughout the state, stands of sea grape act as a natural vegetative barrier blocking artificial light from nesting beaches and minimizing upland glow. Trimming or removal of this vegetative barrier can increase illumination levels on the beach and deter nesting or disorient hatchlings. This is considered interference with the normal nesting behavior of threatened and endangered species and can expose the property owner to potential fines or imprisonment under the Endangered Species Act (1973) and Florida Statutes 161 and 370.12. The following pages illustrate the best ways to minimize potential light trespass.

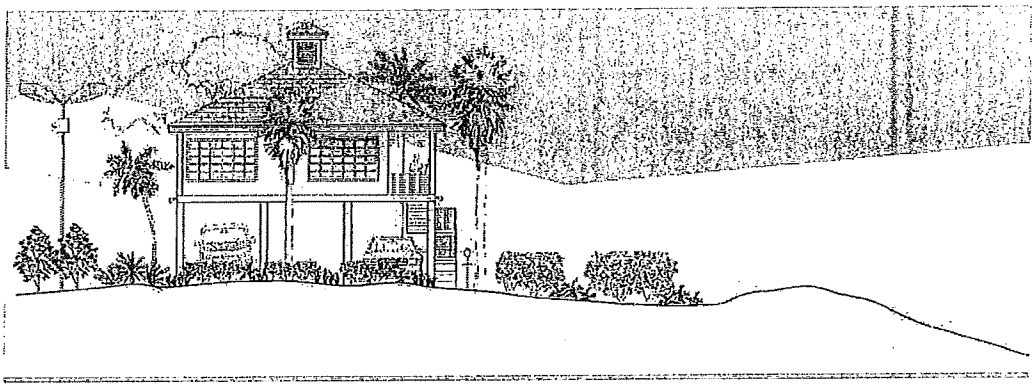
# Sea Grape Trimming Guidelines

## BEFORE Sea Grape Trimming



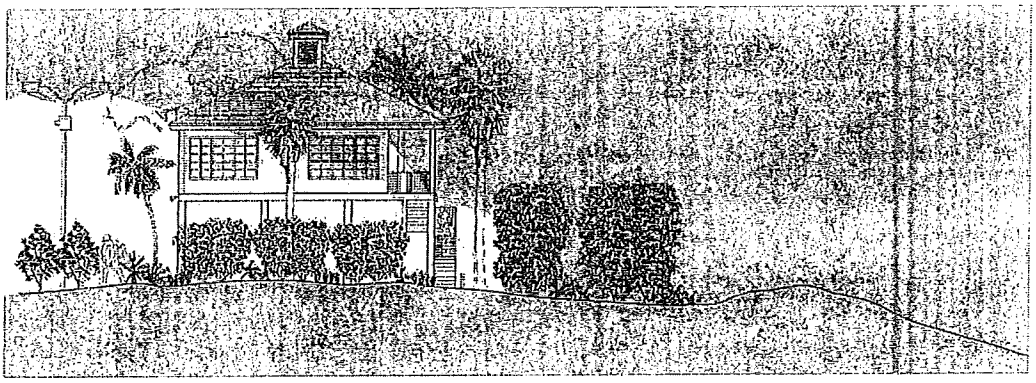
This diagram depicts a beach house with several styles of exterior lighting. These lights are shielded from the beach by a large stand of sea grape, *Coccoloba uvifera*. The homeowner would like to trim this stand of sea grape to improve the view from the balcony but is concerned about light trespass onto a sea turtle nesting beach and potential liability should these lights cause the disorientation and deaths of protected sea turtles.

## BAD Sea Grape Trimming



Here, the homeowner has over trimmed the sea grape stand. Although the homeowner now has a better view of the ocean, light pollution now shines onto the nesting beach disrupting normal sea turtle nesting behavior. Of particular concern are the poor light fixtures, plus car headlights and now the street-light are also visible from the beach. This unpermitted trimming damages the sea grape stand, disrupts sea turtle nesting and exposes the homeowner to potential legal action including substantial fines.

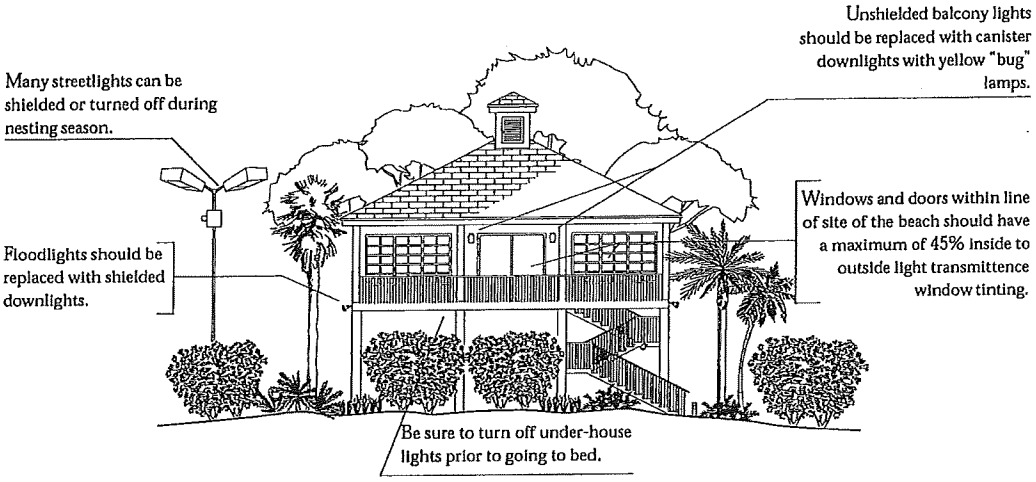
## APPROPRIATE Sea Grape Trimming



The trimmed seagrape stand now allows a view of the ocean from the balcony. Realizing this would make the balcony light visible from the beach, the homeowner has replaced the jelly-jar light with well shielded canister downlight equipped with a 25watt yellow "bug" bulb. The homeowner has also replaced the floodlight on the beachside of the house with another canister downlight and bollard fixture with downcast horizontal louvers to illuminate the stairs for safety. Even after trimming, the homeowner has actually reduced illumination visible to the nesting beach.

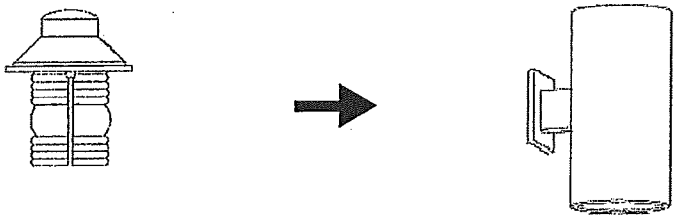
# Replacing Bad Light Fixtures

A Typical Beach House As Seen From the Ocean




This diagram depicts a typical beach house with several styles of exterior light fixtures. These fixtures are inappropriate for use near sea turtle nesting beaches and should be replaced with shielded, downward directed lights. When correcting problem light fixtures, don't forget about your interior lights. Windows within line of site of the beach should be tinted with 45% inside to outside light transmittence film. Try to make it a habit to keep your window blinds closed at night during sea turtle nesting season (May 1st through October 31st) through most of the state and (March 1st through October 31st) from Brevard through Broward County on the Atlantic coast.

Replace Poorly Shielded Lights Prior to Trimming Vegetation



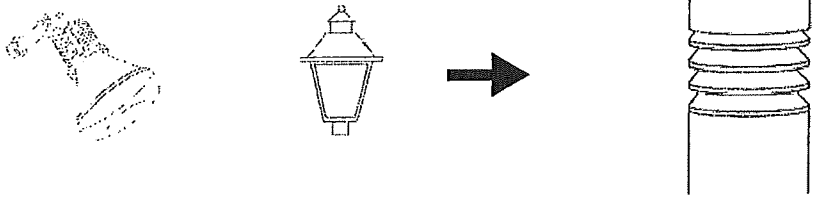
"Jelly-Jar" Balcony Lights

Inexpensive unshielded balcony lights like the one shown above are visible up and down nesting beaches and cause problems for sea turtles every summer. It is not uncommon to see these poorly designed $3 and $4 fixtures on homes costing between $250,000 and $500,000.

Canister Downlights

The best light fixture for beachfront property is the canister downlight using a 25watt to 40watt yellow "bug" lamp. Excellent for human safety minimuim glare, these lights allow almost no light trespass to occur.

Replace Floodlights and Unshielded Fixtures with Walkway and Path Lighting



Floodlights

Carriage Lamps

These unshielded exterior lights are poorly suited for use near sea turtle nesting beaches. These light fixtures contribute to light trespass onto neighbor's property as well as the beach.

Bollard Fixture

This bollard fixture is equipped with horizontal downcast louvers. This is an excellent fixture for illuminating pathways and landscaping. Specified with long wavelength "yellow" lamps, these lights reduce glare and actually improve night vision.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Beaches and Coastal Systems
3900 Commonwealth Blvd - MS 300
Tallahassee, FL 32399-3000
(850) 488-7708

*Permit Number:* -BU-4437 -PB

*No. of Pages Attached:* 23

## FIELD PERMIT PURSUANT TO SECTION 161.053 or 161.052, FLORIDA STATUTES

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:** The request for a permit was considered by the staff designee of the Department of Environmental Protection and found to be in compliance with the requirements of Chapter 62B-33, Florida Administrative Code (F.A.C.). Approval is specifically limited to the activity in the stated location and by the project description, approved plans (if any), attached standard conditions, and any special conditions stated below pursuant to Paragraph 161.053(5), Florida Statutes. This permit may be suspended or revoked in accordance with Section 62-4.100, F.A.C.

**PROJECT LOCATION:** Maison De La Mer south to Marcinski Road Jupiter Fl.

**PROJECT DESCRIPTION:** Update of Town of Jupiter Seagrape Trimming Plan Trim existing sea grape material along the east side of A-1-A in a planned and documented manor as been conducted since Oct. 2003. Remoal of exotic vegetation during trimming activity. All work to be completed as per attached existing trim plan with minor addition as shown in north end.

**SPECIAL PERMIT CONDITIONS:** This permit is valid only after all applicable federal, state, and local permits are obtained and does not authorize contravention of local setback requirements or zoning or building codes. This permit and public notice shall be posted on the site immediately upon issuance and shall remain posted along with local approval until the completion of any activity authorized by this permit. Other special conditions of this permit include:

Special permit conditions 1 through 8 as attached shall still apply

**STANDARD PERMIT CONDITIONS:** The permittee shall comply with the attached standard field permit conditions.

**APPLICANT INFORMATION:** I hereby certify that I am either: (1a) the owner of the subject property or (1b) I have the owner's consent to secure this permit on the owner's behalf; and that (2) I shall obtain any applicable licenses or permits which may be required by federal, state, county, or municipal law prior to commencement of the authorized work, (3) I acknowledge that the authorized work is what I requested; and (4) I accept responsibility for compliance with all permit conditions.

Applicant's Signature Shawn E. Nieman Date 6-25-09 Telephone No. (561) 746-5134

Applicant's Printed Name Shawn E. Nieman Address 210 Military Trail, Jupiter FL

If applicant is an agent: Town of Jupiter / ( ) /
*printed name of property owner* *property owner's address* *property owner's telephone no.*

**DEPARTMENT FINAL ACTION AND FILING AND ACKNOWLEDGMENT:** This field permit is approved on behalf of the Department of Environmental Protection by the undersigned staff designee, and filed on this date, pursuant to section 120.52, F.S., with the undersigned designated Deputy Clerk, receipt of which is hereby acknowledged.

(877) 314-1329

*Staff Designee/Deputy Clerk* / Mark Taynton *Printed Name of Designee/Deputy Clerk* / 6-25-09 *Date*

**PUBLIC NOTICE IS ON THE BACK OF THIS PERMIT.** **EXPIRATION DATE:** 6-26-10

(Emergency permits issued pursuant to Section 62B-33.014, F.A.C., are valid for no more than ninety days and other field permits are valid for no more than 12 months. The staff designee may specify a shorter time limit.)

EMERGENCY PERMIT: ☐ YES ☑ NO Approved plans are attached: ☑ YES ☐ NO

**AND PUBLIC NOTICE CONSPICUOUSLY ON THE SITE**

DEP form 73-122 (Updated 01/06) *White Copy-Tallahassee Office] [Yellow Copy-Applicant] [Pink Copy -Staff Designee]*

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Beaches and Wetland Resources
3900 Commonwealth Blvd. - MS 300
Tallahassee, FL 32399-3000
(850) 487-4475

Permit Number: 017521 - PB

No. of Pages Attached: 22

# FIELD PERMIT PURSUANT TO SECTION 161.053 or 161.052, FLORIDA STATUTES

**FINDINGS OF FACT AND CONCLUSIONS OF LAW:** The request for a permit was considered by the staff designee of the Department of Environmental Protection and found to be in compliance with the requirements of Chapter 62B-33, Florida Administrative Code (F.A.C.). Approval is specifically limited to the activity in the stated location and by the project description, approved plans (if any), attached standard conditions, and any special conditions stated below pursuant to Paragraph 161.053(5), Florida Statutes. This permit may be suspended or revoked in accordance with Section 62-4.100, F.A.C.

**PROJECT LOCATION:** R21 TOO 200' SOUTH OF R-31 JUPITER REEF CLUB SOUTH TO MARCINSKI ROAD JUPITER FLORIDA

**PROJECT DESCRIPTION:** TOWN OF JUPITER SEAGRAPE TRIMMING PLAN TRIM EXISTING SEAGRAPE MATERIAL ALONG THE EAST SIDE OF A-1-A IN A PLANNED AND DOCUMENTED MANOR TO PROVIDE VIEW AND BREEZE FOR AREA RESIDENTS AND THE LOCAL PUBLIC. REMOVAL OF EXOTIC VEGETATION DURING TRIMMING PROCESS ALL WORK TO BE COMPLETED AS PER ATTACHED TRIM PLAN.

**SPECIAL PERMIT CONDITIONS:** This permit is valid only after all applicable federal, state, and local permits are obtained and does not authorize contravention of local setback requirements or zoning or building codes. This permit and public notice shall be posted on the site immediately upon issuance and shall remain posted along with local approval until the completion of any activity authorized by this permit. Other special conditions of this permit include:

SPECIAL PERMIT CONDITIONS 1 THRU 8 AS ATTACHED SHALL APPLY

**STANDARD PERMIT CONDITIONS:** The permittee shall comply with the attached standard field permit conditions.

**APPLICANT INFORMATION:** I hereby certify that I am either: (1a) the owner of the subject property or (1b) I have the owner's consent to secure this permit on the owner's behalf, and that (2) I shall obtain any applicable licenses or permits which may be required by federal, state, county, or municipal law prior to commencement of the authorized work; (3) I acknowledge that the authorized work is what I requested; and (4) I accept responsibility for compliance with all permit conditions.

Applicant's Signature _____ Date 10/31/03 Telephone No. (561) 746-5134

Applicant's Printed Name ANDREW D. LUKASIK For TOWN OF JUPITER Address 210 MILITARY TRAIL

If applicant is an agent: TOWN OF JUPITER / _____ / _____ ( )
*printed name of property owner* / *property owner's address* / *property owner's telephone no.*

**DEPARTMENT FINAL ACTION AND FILING AND ACKNOWLEDGMENT:** This field permit is approved on behalf of the Department of Environmental Protection by the undersigned staff designee, and filed on this date, pursuant to section 120.52, F.S., with the undersigned designated Deputy Clerk, receipt of which is hereby acknowledged.

1-877-314-1329

_____ / MARK TAYLTON / 10-30-03
*Staff Designee/Deputy Clerk* / *Printed Name of Designee/Deputy Clerk* / *Date*

**PUBLIC NOTICE IS ON THE BACK OF THIS PERMIT.** **EXPIRATION DATE:** Oct 15 2004
(Emergency permits issued pursuant to Section 62B-33.014, F.A.C., are valid for no more than ninety days and other field permits are valid for no more than 12 months. The staff designee may specify a shorter time limit.)

EMERGENCY PERMIT: ☐ YES ☒ NO Approved plans are attached: ☒ YES ☐ NO

**POST PERMIT AND PUBLIC NOTICE CONSPICUOUSLY ON THE SITE**

DEP Form 73-122 (Rev. 12/02) *[White Copy-Tallahassee Office] [Yellow Copy-Applicant] [Pink Copy-Staff Designee]*

PUBLIC NOTICE

The foregoing constitutes final agency action. Any person whose substantial interests are affected by any decision of the Department on the application has the right to request an administrative hearing in accordance with the provisions of Sections 120.569 and 120.57 of the Florida Statutes. Should you desire an administrative hearing, your request must comply with the provisions of Rule 28-106.201 of the Florida Administrative Code, as indicated below. Send requests for hearings to the Department of Environmental Protection, Office of General Counsel, 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399. The Department must receive the request within twenty-one days after your receipt of this notice.

When the Department receives an adequate and timely filed request for hearing, the Department will request the assignment of an administrative law judge. Once an administrative law judge is requested, the referring agency will take no further action with respect to the proceeding except as a party litigant, as long as the Division of Administrative Hearings has jurisdiction over the formal proceeding.

Rule 28-106.201(2) of the Florida Administrative Code requires that a petition or request for hearing contain the following information:

(1) The name and address of each agency affected and each agency's file or identification number, if known;

(2) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;

(3) A statement of when and how the petitioner received notice of the Department's action;

(4) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(5) A concise statement of ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the Department's proposed action;

(6) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the Department's proposed action; and

(7) A statement of the relief sought by the petitioner, stating precisely the action petitioner wishes the Department to take with respect to the Department's proposed action.

A person may request an extension of time to petition for an administrative hearing. The person filing the request for extension must do so within the time limits for filing a petition described above and serve all parties with the request. The request must state why an extension is needed. The Department will grant an extension only when good cause is shown.

If a petition or request for extension of time is filed, further order of the Department becomes necessary to effectuate this notice. Accordingly, the Department's final action may be different from the position taken by it in this notice. Actions undertaken by you under this permit, pending the lapse of time allowed for the filing of such a request for hearing, may be subject to modification, removal, or restoration.

Failure to petition within the allowed time frame constitutes waiver of any right that such a person has to request a hearing under Section 120.57 of the Florida Statutes and to participate as a party to the proceeding. If a legally sufficient petition for hearing is not timely received this notice constitutes final agency action. When this order becomes final, any party to the order has the right to seek judicial review under Section 120.57 of the Florida Statutes and Rule 9.030(b)(1) and 9.110 of the Florida Rules of Appellate Procedure by filing a notice of appeal with the Department of Environmental Protection, Office of General Counsel, Department Clerk, 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399, and with the appropriate district court of appeal within thirty days after this final order is filed with the Department Clerk. The notice filed with the district court must be accompanied by the filing fee specified in Subsection 35.22(3) of the Florida Statutes. Any subsequent intervention will only be at the approval of the presiding officer upon motion filed under Rule 28-106.205, Florida Administrative Code.

# TOWN OF JUPITER
## *Department of Community Development*
## INTER-OFFICE MEMORANDUM

Date: July 25, 2003

To: Robert Bartolotta, Manager, Town of Jupiter

Through: Sam Shannon, Director, Department of Community Development

From: Barrett Cruce, Natural Resources Program Supervisor CBC

Subject: Seagrape Trimming Plan

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Concerns have been expressed about the Town's current approach to trimming Seagrapes along the A1A corridor. The current specifications have been an attempt to provide views while maintaining a natural look along A1A. Some areas have been designated to grow as trees while other areas have been trimmed to a height of six feet above the sidewalk.

As a result of the issues that have been raised, several modifications have been made to the current criteria that will more adequately address the concerns of residents, while maintaining the Town's responsibility to protect nesting sea turtles. Recent conversations with representatives of both the State's Department of Environmental Protection (DEP) and Palm Beach County's Environmental Resources Management (ERM) have provided more detailed information regarding the regulation of trimming activities along the coastal dune. The trimming criteria have been revised in an attempt to balance those regulations with the goals of the Town to provide a natural appearance along the beaches while addressing resident's concerns regarding views and safety. A set of standard, objective criteria have been developed that will be applied to each property adjacent to A1A. The proposed criteria are as follows:

1) Along each property frontage, no more than 70 percent of the Seagrapes will be "hedged" and no less than 30 percent of the Seagrapes will be limbed up and allowed to grow as trees, with view windows provided underneath the canopy. This will provide significant viewing opportunities while enabling the seagrapes to mimic a more natural growth pattern, which would result in seagrapes of varying height.

2) No "hedged" areas will be greater than 200 feet in length (allowing significant viewing opportunities without creating a hedge effect for the length of the beach).

3) No "tree" areas will be less than 35 feet in length (determined in the field to be the minimum distance necessary to provide for Seagrape trees).

4) "Hedged" areas of Seagrapes will be trimmed to a minimum height of 42 inches, measured from the top of the sidewalk (Figures 1, 3 and 4). This height will be continued horizontally to the seaward edge of the dune vegetation.

5) Hedge trimming to a 42 inch height in a single event may require a permit from DEP. If a permit is not granted, the height of Seagrapes in the "hedge" areas will be reduced on an incremental basis in accordance with the DEP criteria that no more than 1/3 of the leaf mass is removed in a given year.

6) "Tree" areas of seagrapes will be limbed up from the ground to a height of eight feet above the grade of the sidewalk. Seagrapes east of the established Seagrape trees (a distance of approximately 30 feet as measured from the eastern edge of the sidewalk, depending upon the width of the dune) will be trimmed either to a height of 24 inches as measured from the elevation of the sidewalk. Once the minimum height of the Seagrapes east of the trees is established, it will be continued horizontally to the seaward edge of the dune vegetation. This will provide window views of the beaches underneath the canopy of the Seagrape trees (Figures 1, 2 and 4).

7) When feasible based on the distribution and growth pattern of the surrounding Seagrapes, dune cross-overs shall be maintained in tree form for a minimum distance of 20 feet, both north and south of the walkway, in a manner such that a canopy of vegetation is established at the cross-over. To address safety considerations at the dune crossovers, Seagrape trees located adjacent to the crossovers will be aggressively limbed up in tree form, to allow views of the crossover from the roadway and the sidewalk. A minimum of eight feet of clearance from the elevation of the walkover to the canopy of the Seagrape trees will be maintained adjacent to all walkovers (Figures 5, 6 and 7). Seagrapes will be trimmed to a minimum of three (3) feet away from the boardwalk to maintain a clear path. When a crossover is within 200 feet of an adjacent cross-over, one of the cross-overs may be maintained at the 42-inch hedge height. Currently, five of the cross-overs have achieved the canopy affect, five have the potential to achieve a canopy effect and five are hedged and will be maintained at a height no lower than 42 inches.

8) Other native vegetation located on the top of the dune, such as Fiddlewood, Saw Palmetto, Buttonwood shrubs and Necklace Pod shall be maintained at a height of 42 inches as measured from the grade of the sidewalk. Exotic vegetation will be removed during trimming events.

9) All developments should be in compliance with Section 9.1, Sea Turtle Protection and Sand Preservation, of the Palm Beach County Unified Land Development

Code. Developments that are currently in violation must retrofit or adjust lighting to ensure compliance with the County's lighting ordinance. Trimming will not occur in front of developments with substantial lighting violations, until the problems have been corrected.

10) Trimming will occur two times per year. The first event will be occur in early November, immediately after nesting season ends, and the second event will occur in early May, just after the beginning of nesting season and prior to the time of peak hatching. By scheduling the trimming events outside of nesting season (March 1 – October 31), the Town is attempting to minimize the effects of the trimming on nesting sea turtles and hatchlings.

A set of aerial photographs has been marked to delineate the areas that will be trimmed to hedge height and those areas that will be maintained as trees, with "window" views provided underneath the canopy. To the extent practicable (taking into consideration the limitation of the 200 foot maximum hedge section and a minimum 35 foot tree section), the "tree" sections have typically been established as close as possible to property lines, between buildings. This approach attempts to minimize the changes to established growth patterns while maximizing views by clustering the "tree" sections away from residents' units and consolidating them in front of entry drives, pools, green spaces, etc... In addition to the marked aerial photographs, Table 1 (attached) demonstrates how the new criteria will modify the percentage of hedge areas vs. tree areas in front of each development adjacent to A1A.

The proposed trimming pattern of the Seagrapes adjacent to the dune cross-overs is being based both on established growth patterns and upon the feasibility of the adjacent Seagrapes to grow tall enough to form a canopy over the walkway and provide shade around the showers and benches. Currently, there are very few opportunities for users of the A1A corridor to find shade while walking, bicycling, roller-blading and using the beach. As proposed, there would be ten stations between the Beachcomber development at the south end of the corridor, to Jupiter Ocean Grande at the north end (a distance of 1.9 miles), where users could enjoy the shade. Additionally, the canopy effect makes an aesthetic statement by helping to identify the beach access points and by creating a dramatic entry point as one crosses from the urban environment into the natural environment of the beach.

Please advise as to the acceptability of this plan and how to proceed with its implementation.

H:\2003TrimCriteria.doc -

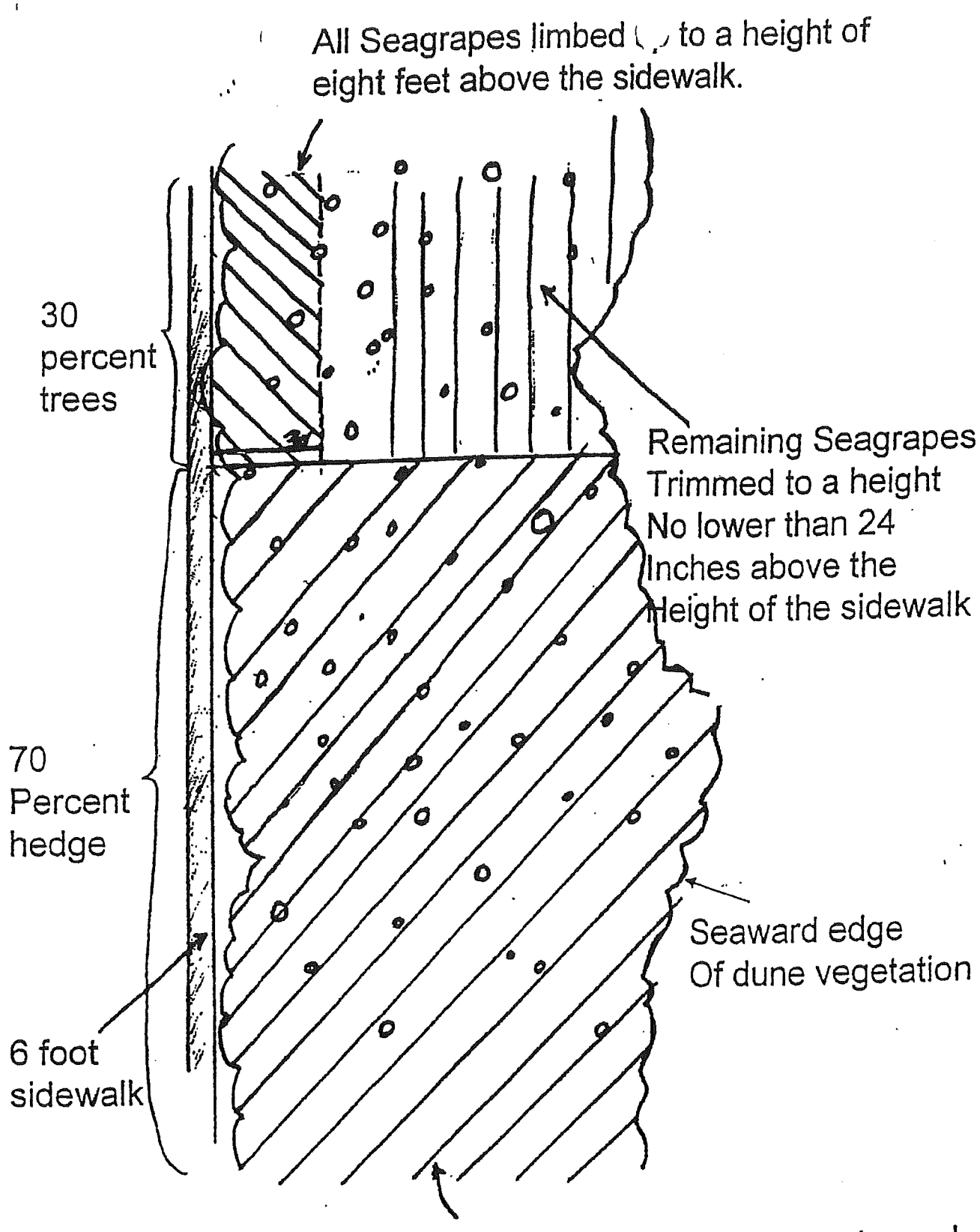



**Figure 1**
Overhead View

**Figures 2 and 3**

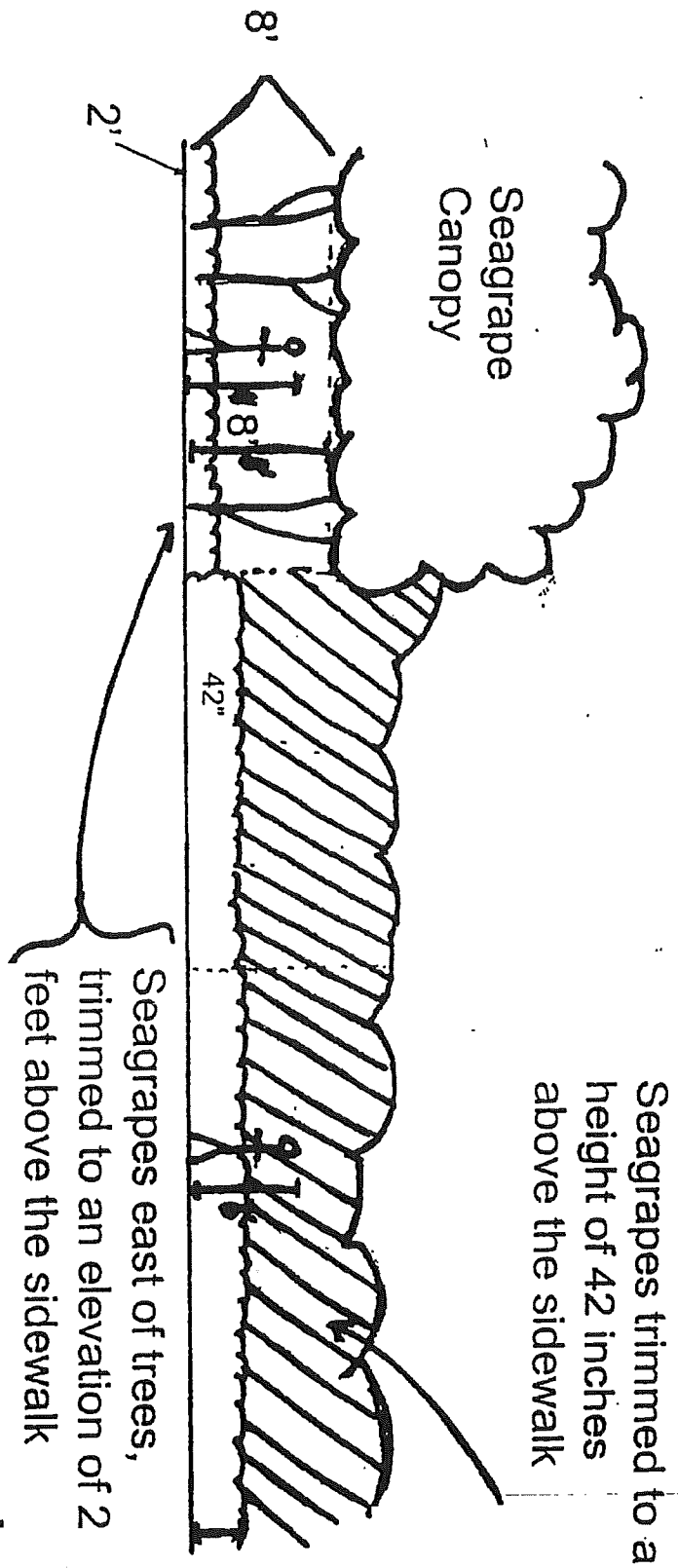

8'
2'
Seagrape
Canopy
8'
42"
Seagrapes east of trees,
trimmed to an elevation of 2
feet above the sidewalk
Seagrapes trimmed to a
height of 42 inches
above the sidewalk

**Figure 4**

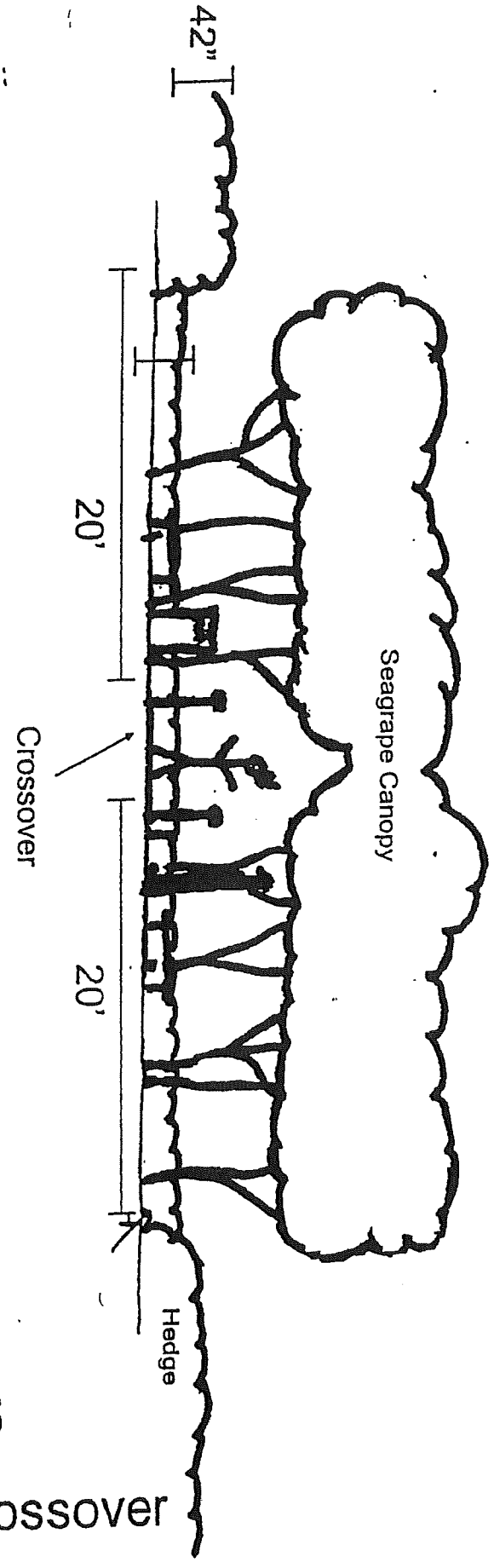



**Figure 5**

Dune Crossover

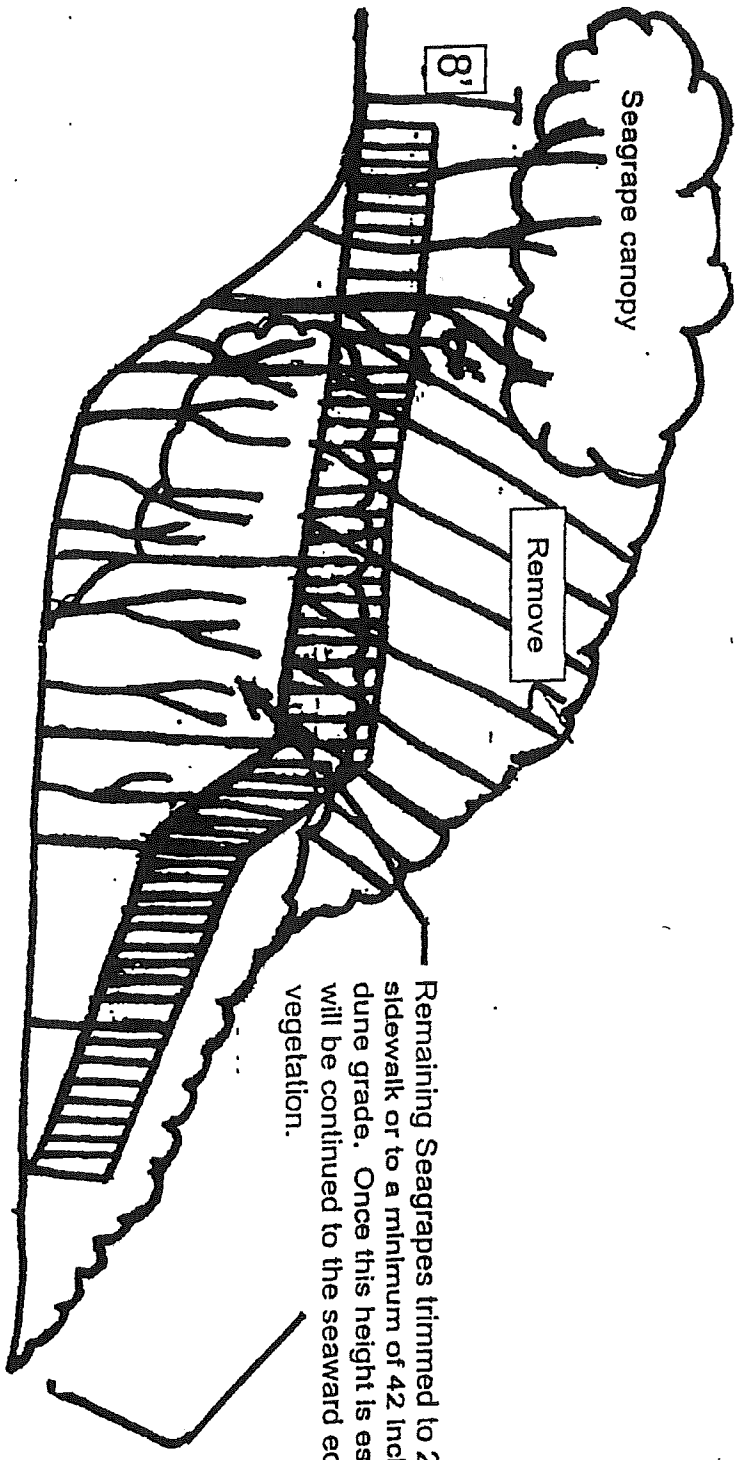



**Figure 6**

Dune Crossover

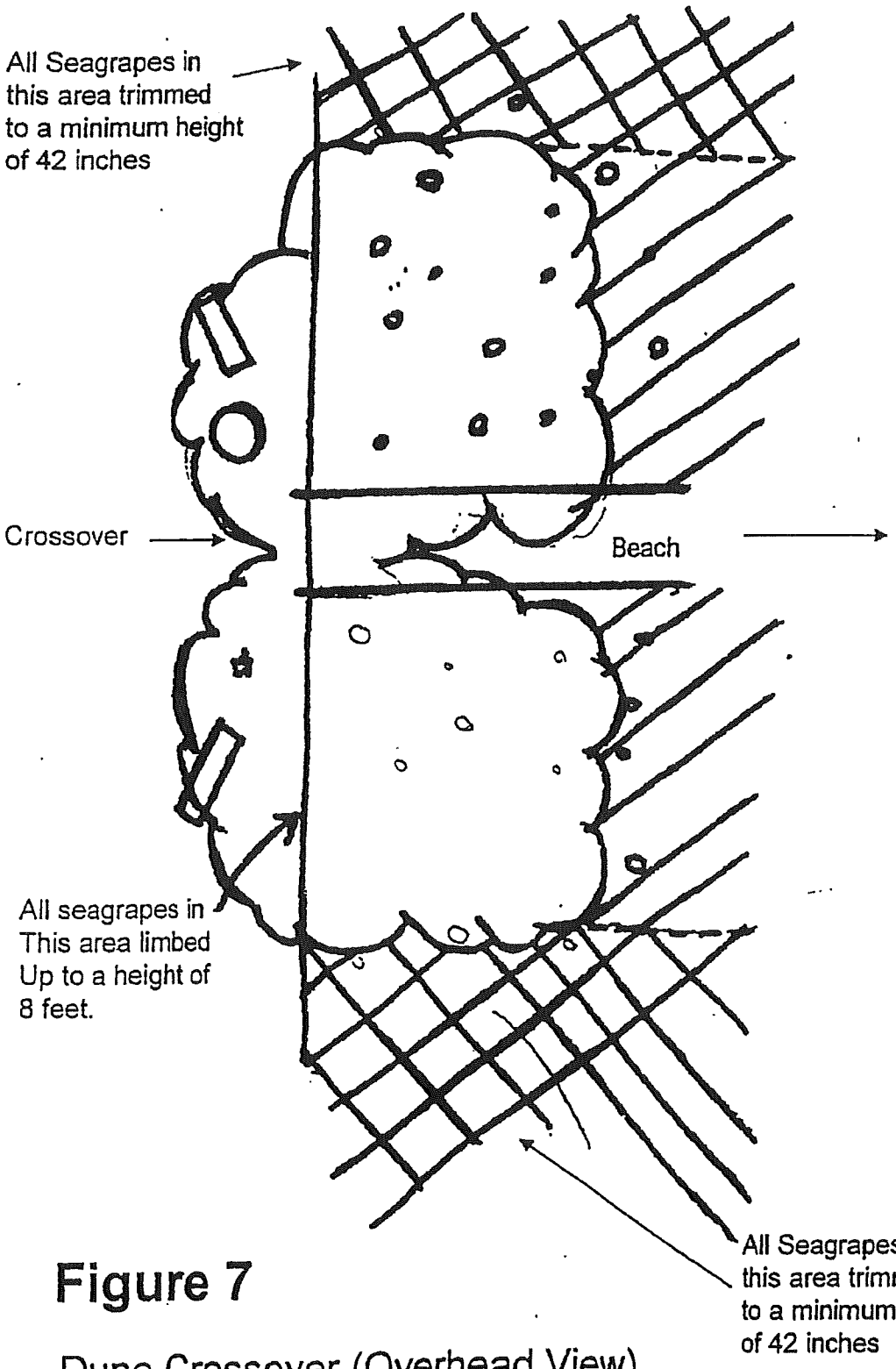



**Figure 7**

Dune Crossover (Overhead View)

## CROWN REDUCTION PRUNING
### Pruning Standard for Class IV Pruning

This standard, revised in 1989, is provided by the National Arborist Association to assist tree service companies, utilities, municipalities, governmental agencies, architects, landscape architects, and others is writing contract specifications for tree pruning. It is not intended to be a ≅how-to≅ guide but to define the limits and criteria for arboricultural work, recognizing that regioanl practices may dictate variations in this standard. It was prepared by the Standard Practices Committee of the National Arborists Association, Inc., a professional trade association founded in 1938.

Crown reduction pruning shall consist of the reduction of tops, sides or individual limbs. The terms Acutting back≅ and Adrop crotch pruning≅ are sometimes used in interchangeably with the term crown reduction pruning. By contrast, the term Atopping≅ is often used to refer to a generally unacceptable arboricultural practice. The correct technique for crown reduction involves the removal of a parent limb or dominant leader at the point of attachment of a lateral branch, as illustrated in Diagram A. This practice is to be undertaken only for the following reasons:

a. In situations where branches interfere with utility lines.
b. When there has been significant crown dieback.
c. When it is necessary to achieve specific topiary training or dwarfing.
d. In cases where due to storm damage or prior incorrect pruning, it is appropriate to prune for safety and aesthetic reasons.

The following are the specifications for Class IV, Crown Reduction Pruning:

a. All branches too large to support with one hand shall be precut to avoid splitting or tearing of the bark (see Diagram B). Where necessary, ropes or other equipment should be used to lower large branches or stubs to the ground.

b. Treatment of cuts and wounds with wound dressing or paints has not been shown to be effective in preventing or reducing decay, and is not generally recommended for that reason. Wound dressing over infected wood may stimulate the decay process. If wounds are painted for cosmetic or other reasons, then materials non-toxic to the cambium layer of meristematic tissue must be used. Care must be taken to apply a thin coating of the material only to the exposed wood.

c. Old injuries are to be inspected. Those not closing properly and where the callus growth is not already completely established should be bark traced if the bark appears loose or damaged. Such tracing shall not penetrate the xylem (sapwood), and margins shall be kept rounded.

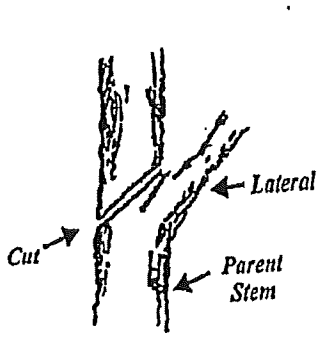



Diagram A

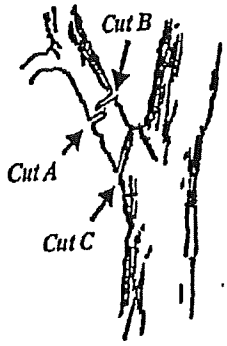



Diagram B

d. Equipment that will damage the bark and cambium layer should not be used on or in the tree. For example, the use of climbing spurs (hooks, irons) is not an acceptable work practice for pruning operations on live trees. Sharp tools shall be used so that clean cuts will be make at all times.

e. All cut limbs shall be removed from the crown upon completion of the pruning.

f. Trees susceptible to serious infectious diseases should not be pruned at the time of year during which the pathogens causing the diseases or the insect vectors are most active. Similarily, if pruning wounds may attract harmful insects, pruning should be timed so as to avoid insect infestation.

g. When removing a parent leader or limb to a lateral branch, the final cut should be made as close to parallel as possible with the branch bark ridge and the lateral limb. The cut should be made as close to the bark ridge as possible without cutting into it. Care should be taken to avoid damaging the lateral limb when the final cut is made.

h. Remove the weaker or less desirable of crossed or rubbing branches. Such removal should not leave large open spaces in the general outline of the tree.

i. Generally in crown reduction pruning, not more than one-third of the total area should be reduced at a single operation. Every effort should be made to cut back to a lateral at least one-third to one-half the diameter of the parent limb or leader that is being removed. Cuts not made to a suitable lateral, sometimes called topping cuts, shall not be permitted.

j. Before a branch is cut back, the ratio of live wood in the branch to leaf surface area in the branch should be considered carefully. The leaves must supply sufficient carbohydrates (food) to maintain the wood in the branch as well as send excess carbohydrates to the trunk and roots for storage and later use. Generally, not more than one-third the total leaf surface area should be removed at any one time.

k. Trees should be pruned to a shape typical of their species.

l. To prevent sunburn on thin barked trees, just enough limbs shall be removed to get the desired effect without admitting too much sunlight to the trunk of the tree or the top of large branches. Care should be taken with the follow species: Linden (Tilia spp.), maple (Acer spp.), beech (Fagus spp.), apple (Malus spp.), oak (Quercus spp.), and other trees susceptible to sunburn. The above damage may be minimized by doing work on susceptible species during the dormant season.

m. When removing the lower branches of trees for crown elevation or underclearance, care should be taken to maintain a symmetrical appearance, and cuts should not be made so large or so numerous that they will prevent normal sap flow.

n. Periodic crown reduction for certain species such as silver maple, the true poplars, and other trees with brittle and soft wood is an established arboricultural practice. This procedure has proven beneficial in maintaining safety over long periods of time. In all cases, it is preferable to make cuts when branches are small so as to avoid developing stem decay, and to begin training these trees when they are young and prune them regularly thereafter so as to avoid removing an excessive amount of leaf surface in one operation.

Town of Jupiter Vegetation Maintenance Conditions, Final Draft.

1. Prior to commencement of construction activity authorized by this permit, the permittee shall submit a plan to the Department of Environmental Protection ("Department") for addressing potential additional light sources described in the August 28, 2003, Meghan Conti Evaluation, Florida Fish and Wildlife Conservation Commission ("Conti Evaluation"). No work shall commence until the Department has approved the lighting plan and the permittee has initiated a schedule of lighting mitigation activities described in the plan. No work shall proceed in areas seaward of lights identified in the Conti Evaluation until corrective actions are taken to mitigate the impact from those light sources. The Town may proceed with trimming activities as authorized by the permit in all other areas.

2. Prior to commencement of construction activity authorized by this permit, a preconstruction conference shall be held at the site among the contractor, the owner or authorized agent, and a staff representative of the Bureau of Beaches and Wetland Resources to establish an understanding among the parties as to the items specified in the special and standard conditions of the permit. Additionally, those areas in which corrective actions to eliminate light sources were implemented will be reviewed for compliance and possible inclusion in the scope of initial construction activities. Please contact Mr. Mark Taynton (toll-free pager number 877/314-1329) to schedule the conference.

3. Reduction or elevation of the crown or canopy or vegetation shall comply with ANSA A300 Part 1: Tree Shrub and other Woody Plant Maintenance – Standard Practices, Pruning, to the greatest extent practicable. No plant shall be reduced to less than 42" in height. Following the initial construction activity (cut/trim), as authorized by this permit, reduction of the crown or canopy of vegetation shall comply with ANSA A300 Part 1 and the Department's guidelines.

4. Invasive nuisance species listed in the Florida Exotic Pest Plant Council's May 2003 List of Invasive Species Category I and II and including but not limited to Australian Pine, Brazilian pepper and Australian scaevola shall be removed from the project site seaward of Highway A1A. Areas disturbed by exotic plant removal or damaged by excessive pruning shall be planted with salt-tolerant native vegetation indigenous to the site or adjacent sites, such as sea oats, railroad vine, cord grass, panic grass, dune sunflower or other native shrub and groundcover species approved by Bureau staff.

5. Permittee shall conduct pre-project and post-project surveys of lights and light sources illuminating the beach. The August 28, 2003 Meghan Conti Evaluation will suffice as a pre-project survey of the lights and light sources, provided that the permittee verifies that the lighting source conditions have not changed at the time of the report submission. Surveys shall document the number, location, color and intensity of all light sources visible from the nesting beach adjacent to the project, and be submitted to the Department a minimum of two weeks prior to the project and by February 15th of 2004. The

permittee shall coordinate surveys with representatives of the Department, Palm Beach County and the Fish and Wildlife Conservation Commission.

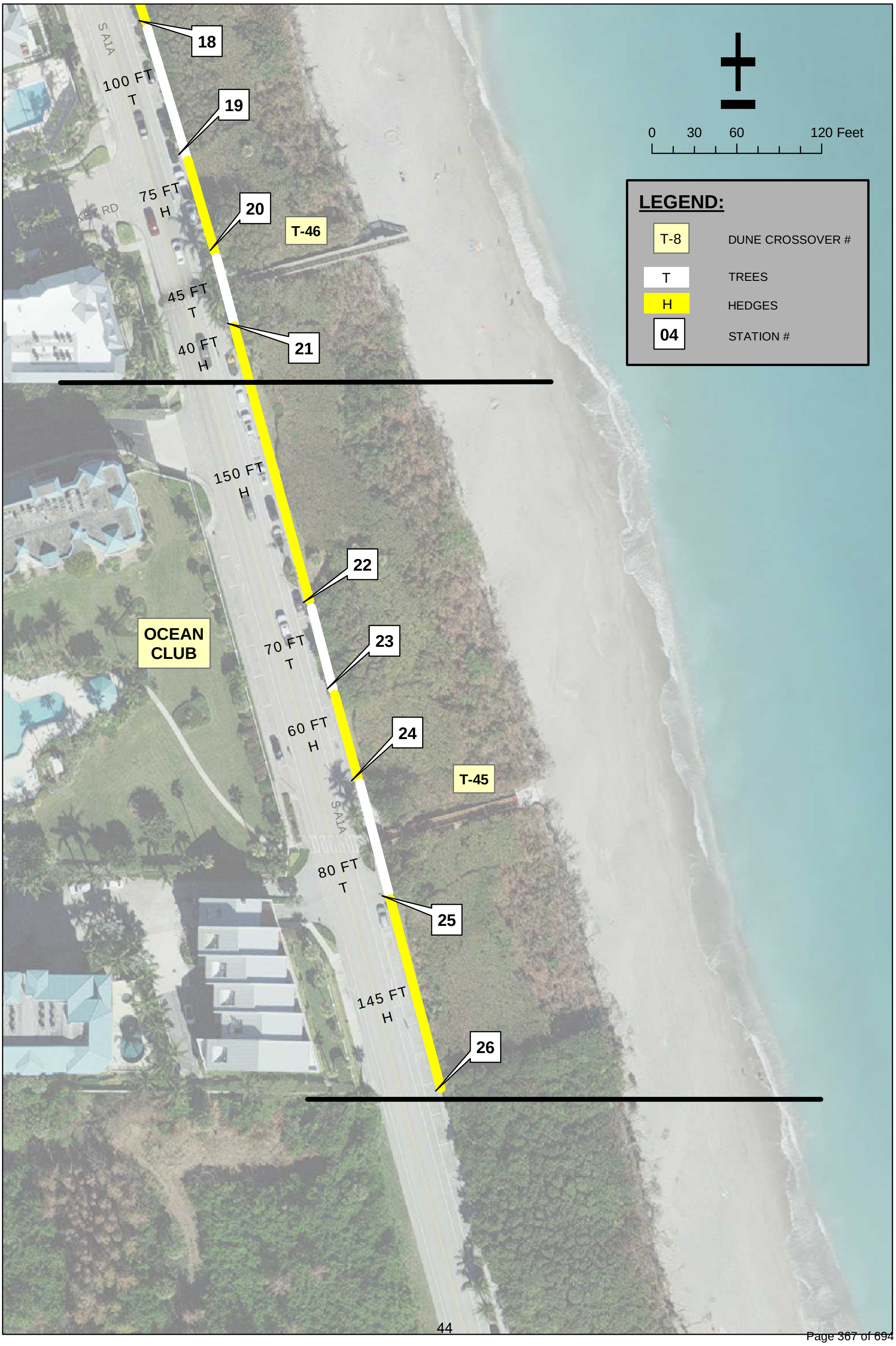
6. By February 15th of 2004, the permittee shall submit to the Department the following information: 1) dimensional drawings of areas and heights of the completed pruning in the project area which are dated and certified by a registered engineer or landscape architect (this information may also be provided through the use of photographs that verify the scale of the photographed subjects, such as the inclusion of a yardstick), 2) a post-project lighting survey (as identified in Condition #5) and 3) a progress report on the lighting plan implementation if the light sources identified in the Conti Evaluation had not been resolved prior to the pre-construction meeting. Should additional light sources illuminate the beach, or satisfaction of permit conditions be found deficient, the Department may suspend or revoke the permit until corrective actions are taken.

7. By October 15th of 2004, the permittee shall submit to the Department the following information: 1) the results of a lighting survey conducted within 30 days prior to submittal, 2) a biological assessment of daily marine turtle nesting and hatchling disorientation data (which may be based upon data collected and analysis conducted as part of the Palm Beach County – Department of Environmental Resource Management's contract with the Marine Life Center), 3) an horticultural assessment of the health, including statements regarding mortality, disease and re-growth, of the reduced vegetation and 4) a progress report on lighting plan implementation if the light sources identified in the Conti Evaluation had not been resolved prior to the pre-construction meeting. Should additional light sources illuminate the beach, horticultural assessment document permanent damage to the vegetation, or satisfaction of permit conditions be found deficient, the Department may not authorize significant levels of vegetation maintenance in the future until corrective actions are taken. The deadline for the submission of the reports identified in this condition may be extended by authorization of the Department, which authorization will not be unreasonably withheld, upon written request from the Town.

8. Any trimming that occurs during the marine turtle nesting season May 1 to October 31, shall be subject to the Department's standard conditions that are applicable during this season.

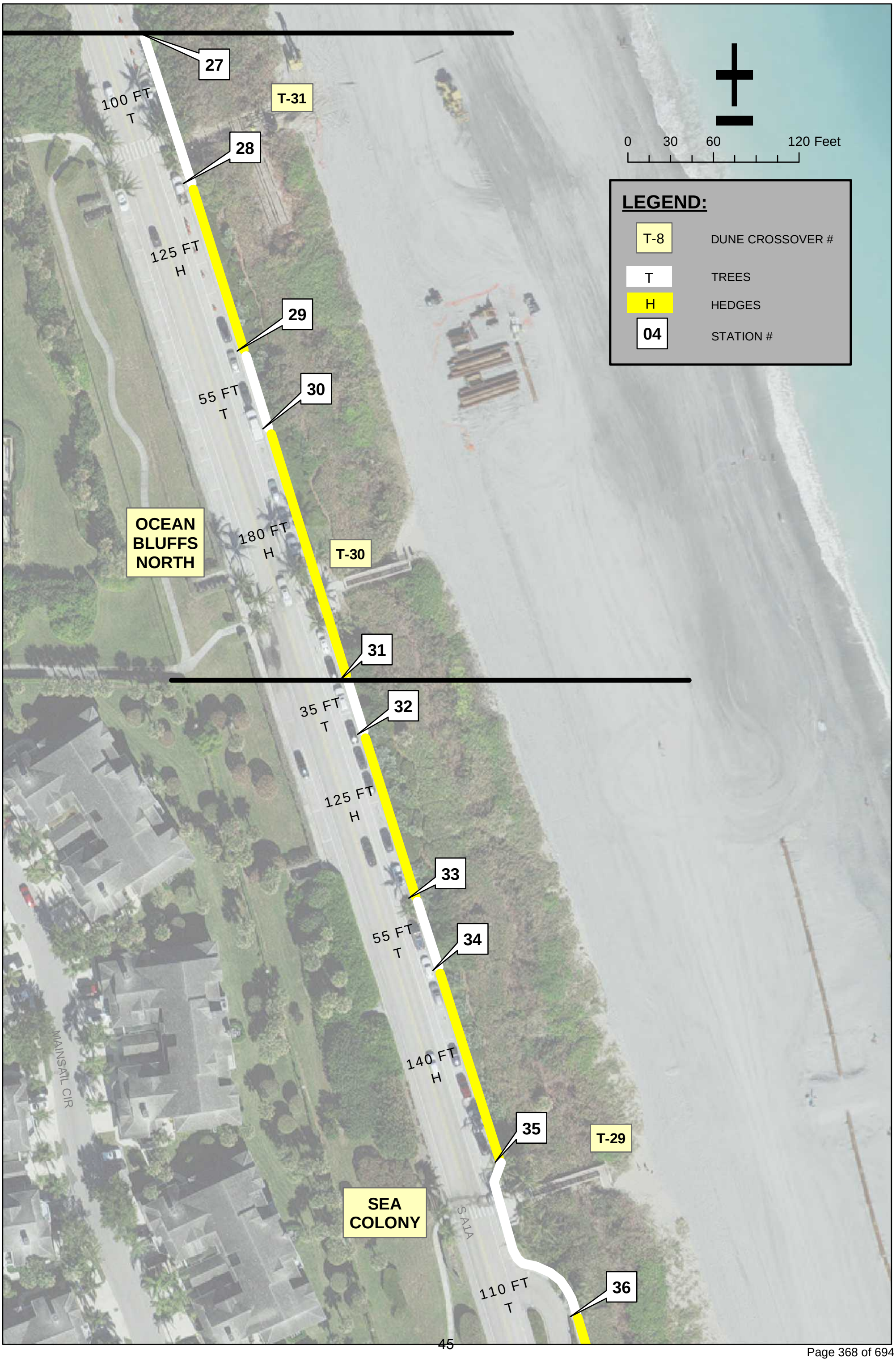
# A1A SEAGRAPE TRIMMING PLAN

**SHEET 3**



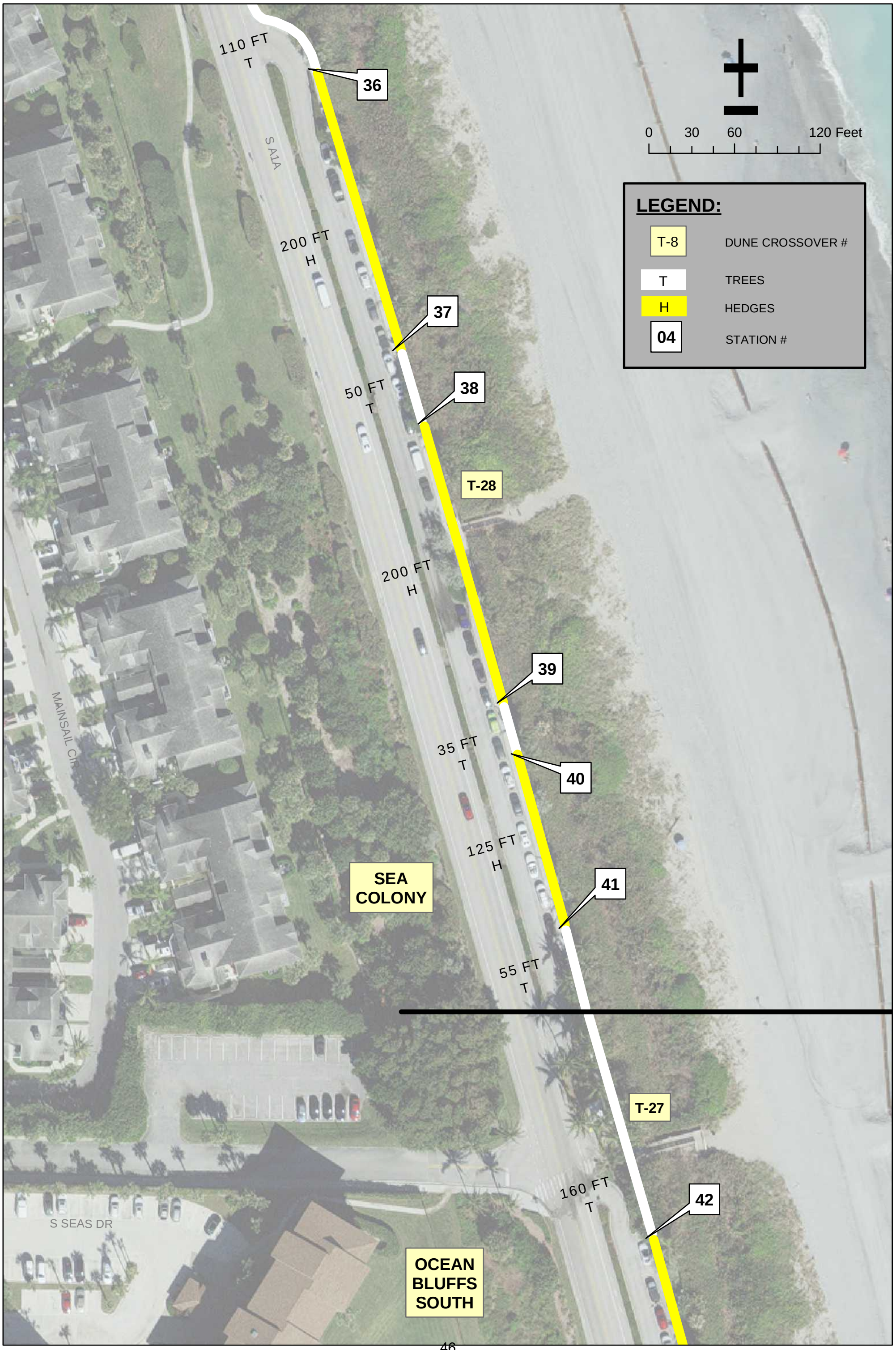
# A1A SEAGRAPE TRIMMING PLAN

**SHEET 4**



# A1A SEAGRAPE TRIMMING PLAN

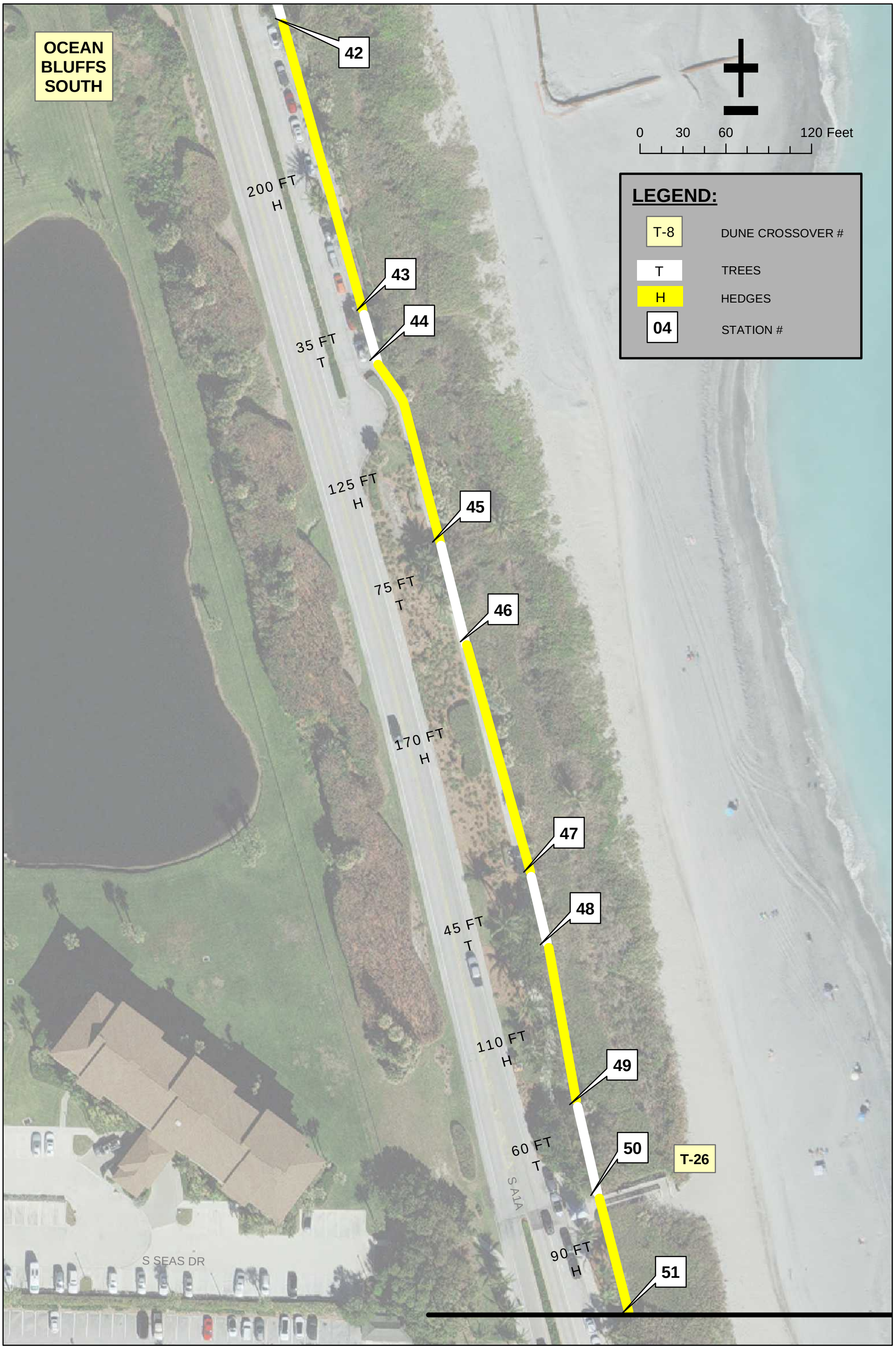
**SHEET 5**



# A1A SEAGRAPE TRIMMING PLAN

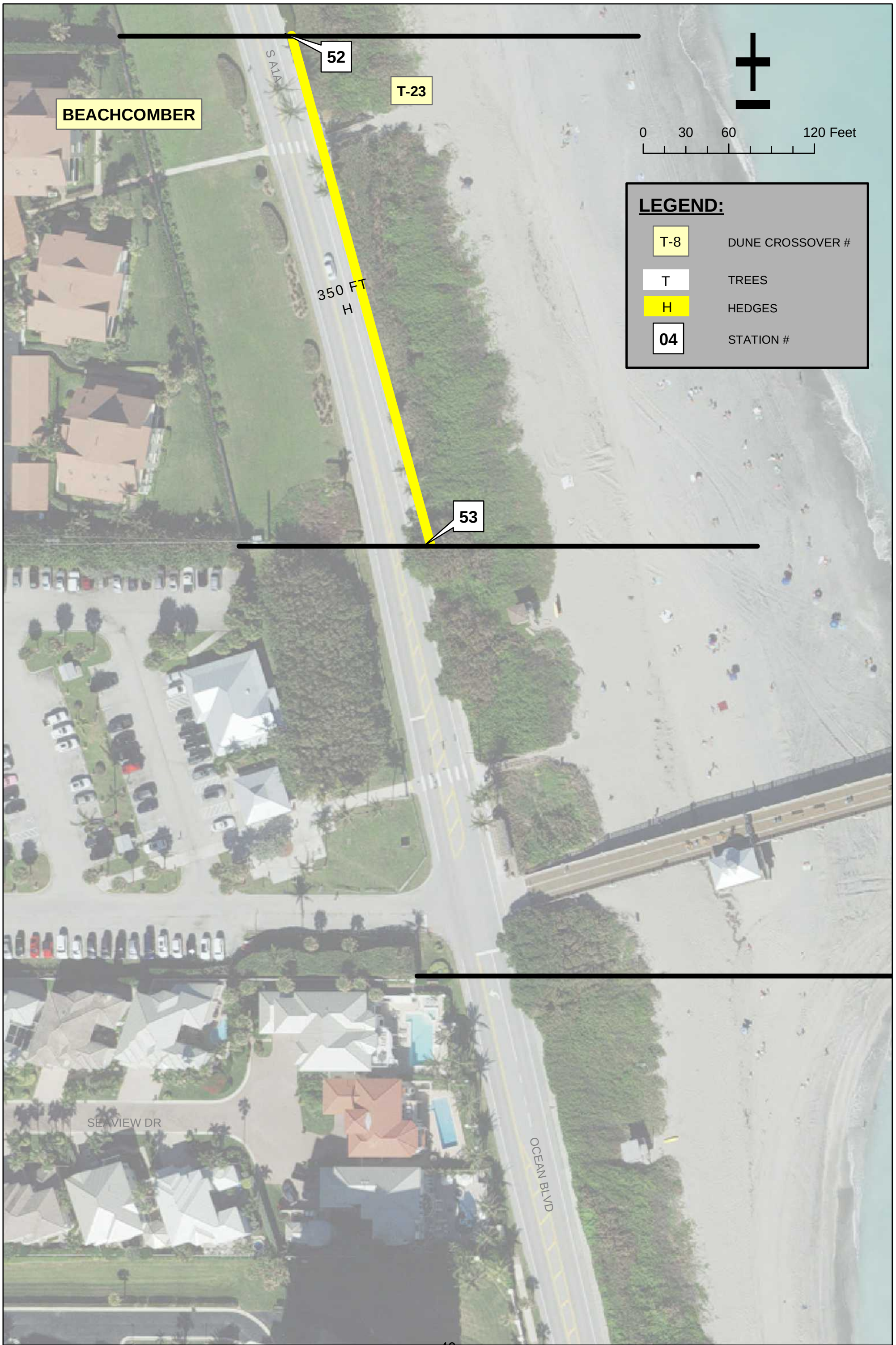


**SHEET 6**



# A1A SEAGRAPE TRIMMING PLAN

**SHEET 7**



# Jupiter Area Beaches

## LEGEND

- Beach Crossovers
- ADA Accessible Beach Crossovers
- # Town of Jupiter (crossover numbers)
- # Palm Beach County (crossover numbers)
- # Private (crossover numbers)
- Life Guard Areas
- P Free Parking (street parking also available along A1A corridor)
- Parks
- Dog Beach Area (crossover 26-57)

**We can all help to keep Jupiter's beaches beautiful and safe by respecting some simple guidelines:**

- Dumping litter or trash is against the law. You may be subject to a $50 fine for littering!
- Lodging (camping, living or staying for a long period of time) is not allowed on the beach or in recreational areas between the hours of 12:00 am and 6:00 am.
- Property or items must not be left or abandoned on the beach or in recreational areas.
- Glass bottles or glass containers are not allowed on the beach or in recreational areas.
- Access to the beach is provided at several Town and County maintained access points along the beach.

## DOG FRIENDLY BEACH

Jupiter's beach, between crossover #26 (south end) and crossover #57 (north end), is designated as "dog-friendly." There are several rules owners must follow when they bring their dogs to the beach:

- Owners are responsible for removing any animal waste on any areas of the beaches, walkways or recreational areas.
- Dogs must not create a nuisance while on the beach or in the recreational corridor. Nuisances are behaviors that disturb or endanger the comfort, peace or safety of others, such as habitual barking, whining, howling, or chasing people or vehicles.
- Dogs must be under control, either on a leash or near a responsible person and obediently under voice command.
- Dogs must have proper tags and licenses worn visibly and securely around the neck, and must show evidence of vaccination for rabies.

EXHIBIT C

# TOWN OF JUPITER

**EPW2026-11**

**SEA GRAPE TRIMMING & EXOTIC REMOVAL**

***This form shall be typewritten. Handwritten forms will not be accepted.***

## *BASE BID*

| ITEM NO. | DESCRIPTION | QTY | UNIT | UNIT PRICE | TOTAL |
|---|---|---|---|---|---|
| 1 | Year 1 - Complete Sea Grape Trimming and Exotic Removal on County Road A1A (Project Limits Specified in Exhibit B) | 2 | Semi-Annually | $ 58,750.00 | $ 117,500.00 |
| 2 | Year 2 - Complete Sea Grape Trimming and Exotic Removal on County Road A1A (Project Limits Specified in Exhibit B) | 2 | Semi-Annually | $ 59,000.00 | $ 118,000.00 |
| 3 | Year 3 - Complete Sea Grape Trimming and Exotic Removal on County Road A1A (Project Limits Specified in Exhibit B) | 2 | Semi-Annually | $ 59,950.00 | $ 119,900.00 |
| | | | | **TOTAL BASE BID** | $ 355,400.00 |

## *ALTERNATE BID*

| | | | | | |
|---|---|---|---|---|---|
| A1 | Additional Reduction / Trimming & Disposal (Beyond Semi-Annaul Maintenance) | 400 | FT | $ 40.00 | $ 16,000.00 |
| A2 | Additional Stump Grinding (Beyond Semi-Annaul Maintenance) | 5 | EA | $ 750.00 | $ 3,750.00 |

**CHECK TOTALS! The TOWN is not responsible for mathematical errors.**

**INSTRUCTIONS**

1. Bids must be received no later than the date and time stated in the Advertisement. Bids received after that time & date will not be considered.
2. Bid Item No. 1 - Semi-Annual maintenance shall include all trimming and pruning to permitted and specified plumbed heights, full exotic removal, trash clean-up, disposal of vegetation and trash, and temporary traffic control/maintenance of traffic.
3. Bid Item Nos. 2 & 3 are for Semi-Annual maintenance in years 2 and 3 respectively within the 3-year contract.
4. Alternate Bid Item Nos. A1 & A2 are for additional work that may be requested outside the semi-annual maintenance periods.

This form must be returned with bid. Bids on any other form will not be accepted.

| | |
|---|---|
| K&S Services of South Florida, Inc. | Tracy D. Kenny |
| Company Name | Name of Authorized Representative (Print) |
| 154 Temple Drive | President |
| Street Address | Title |
| Loxahatchee, FL 33470 | tracykenny@ksservicesofsouthflorida.com |
| City, State, Zip | E-mail Address |
| 561-718-6962 | Tracy D. Kenny |
| Telephone | Authorized Signature |

# BIDDER'S QUALIFICATION STATEMENT

The signatory of the Statement guarantees the truth and accuracy of all statements and of answers to all questions hereinafter made. Failure to complete and return this Statement, or any false statement therein may render a bid non-responsive at the sole discretion of the Town of Jupiter. All portions of the Statement must be completed.

Bid # Sea Grape Trimming & Exotic Removal
Company Name K&S Services of South Florida, Inc.
Address 154 Temple Drive, Loxahatchee, FL 33470
Telephone 561-718-6962
E-mail Address tracykenny@ksservicesofsouthflorida.com

1. If a corporation, please answer the following:
   Date of Incorporation: Man 2018
   In what state: Florida
   President's Name: Tracy D. Kenny, Pres
   Vice President's Name: Tedd A. Kenny, VP/GM
   Secretary's Name:
   Treasurer's Name:

2. If a partnership, please answer the following:
   Date of Organization:
   General or association?
   Name and Address of each general partner

3. If neither a corporation nor partnership, please provide the following information:
   Type of business organization:
   Date of Organization:
   Name and Address of each principal:

4. Name and title of person that will sign contract: Tracy D. Kenny, President

5. Current State of Florida Certified Contractor's License Number Expiration Date
   See attached ISA FL6134A FDACS CM10001
   FNGLA C00326

6. Name of license holder/ qualifying agent exactly as it appears on file with the State of Florida's Construction Industry Licensing Board:

7. Current Town of Jupiter Occupational License Number (if applicable): PBC LTBR 2018110654
   Expiration Date: 9/30/26

8. DUNS #:

9. Federal Employer ID # (FEIN): 830682626

10. Are you a Disadvantage Business Enterprise (DBE) or Woman-Owned Business Enterprise (WBE)? Yes ☐ No ☑ If yes, provide Certificate.

11. Are you a small business as defined by the SBA? Yes ☐ No ☑ If yes, number of employees

12. Number of years in business under this name: 8 years

13. Number of years in business under other names: 0

14. How many years' experience in performing the type of work called for in this bid? 25 years

15. In what other lines of business do you or your organization or any partners thereof have financial interests?

16. Does your firm have any officer, owner, employee or agent who is also an officer, employee or advisory board member of Martin County? Yes ☐ No ☑ If yes, you may not submit a bid (see instructions to bidders).

17. Have you or your organization, or any office or partner thereof, failed to complete a contract? Yes ☐ No ☑

18. Has your organization ever been assessed liquidated damages for failing to complete a Contract within the time specified in the Contract Documents?
Yes ☐ No ☑

19. Has your organization been assessed any penalties for non-compliance violations of the Federal or State Labor laws and/or regulations within the last five (5) years?
Yes ☐ No ☑

20. Does your organization have any outstanding judgments, demands or liens resulting from violating the State Labor laws, the Business and Professions Regulation statutes, Civil or Criminal decisions?
Yes ☐ No ☑

21. Have there been any suits, liens or surety claims against you or your organization over the past five (5) years for non-payment of sums due subcontractors or suppliers for work completed?
Yes ☐ No ☑

22. Has your organization been cited for violations of OSHA standards and requirements within the past 5 years?
Yes ☐ No ☑

23. Is either the Bidder or its principals presently debarred, suspended, proposed for disbarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal department or agency? Yes ☐ No ☒

24. Do you have a minimum of five (5) years' experience working on commercial construction projects in Martin County? Yes ☒ No ☐

**Please explain all questions answered "yes" in questions above on a separate sheet of paper along with this Statement, if necessary.**

Bidder must provide proof of a minimum of five (5) projects **similar to this scope of services** (project assignments) performed within the last five years:

Project Name Town of Jupiter Sea Grape Trimming
Location
Description of Work trimming Sea Grape and Exotic removal
Date of Contract we have had this contract 2019 to 2025
Contract Award Amount
Contact Person
Telephone Number
E-mail Address

Project Name Florida Department of Transportation Pushbutton Landscape Contract BEA25
Location Broward, Palm Beach, Martin, St. Lucie counties
Description of Work Installation of landscape, irrigation, mowing, plant maintenance and exotic removal
Date of Contract
Contract Award Amount 2,000,000
Contact Person Kaylee Kildare
Telephone Number 954-777-4219
E-mail Address kaylee.kildare@dot.state.fl.us

Project Name FDOT Pushbutton Landscape Contract BEG86
Location Broward, Palm Beach, Martin, St Lucie, Indian River Counties
Description of Work installation of landscape, Irrigation, mowing, plant maintenance, exotic removal
Date of Contract
Contract Award Amount $3,000,000
Contact Person Kaylee Kildare
Telephone Number 954-777-4219
E-mail Address kaylee.kildare@dot.state.fl.us

Project Name FDOT District 4
Location St Lucie County
Description of Work Nuisance and Exotic Control contract St Lucie County E4X23-R1
Date of Contract 2024
Contract Award Amount $50,000 per year
Contact Person Josh Chandler
Telephone Number 772-429-4882
E-mail Address joshua.chandler@dot.state.fl.us

Project Name FDOT Turnpike District Turnpike Mitigation Maintenance E8R36
Location Palm Beach, Broward, Dade County
Description of Work maintenance of mitigation areas along FL Turnpike
Date of Contract January 2019 thru Jan 2022
Contract Award Amount $449,500.00 3 year contract
Contact Person Victor Borges
Telephone Number 954-495-6484
E-mail Address victor.borgess@dot.state.fl.us

Tracy D. Kenny
Authorized Signature

Tracy D. Kenny, President
Name & Title

# CONTRACTOR E-VERIFY AFFIDAVIT

I hereby certify that K&S Services of South Florida, Inc. does not employ, contract with, or subcontract with an unauthorized alien, and is otherwise in full compliance with Section 448.095, Florida Statutes.

All employees hired on or after January 1, 2021 have had their work authorization status verified through the E-Verify system.

A true and correct copy of K&S Services of South Florida, Inc. proof of registration in the E-Verify system is attached to this Affidavit.

Tracy D. Kenny

Print Name: Tracy D. Kenny

Date: 3/30/26

STATE OF FLORIDA

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of/physical presence or / online notarization, this 3/30/2026 (date) by Tracy D. Kenny (name of officer or agent, title of officer or agent) of K&S services of south Florida (name of contractor company acknowledging), a — (state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced RL DL (type of identification) as identification.

[Notary Seal]

Notary Public

Rene Daal

Name typed, printed or stamped

My Commission Expires:

Rene Daal
Notary Public - State of Florida
Commission #HH339341
My Comm. Expires Dec 07, 2026
Bonded through National Notary Assn.

1 of 1

# CONTRACTOR SAFETY QUALIFICATION FORM

**SECTION 1: COMPANY INFORMATION**

Company Name: K&S Services of South Florida, Inc.

Address 1: 154 Temple Drive

Address 2:

City, State, Zip: Loxahatchee, FL 33470

Telephone No.: 561-718-6962

Fax No.: email only

**SECTION 2: NAME(S) AND RELATIONSHIPS OF PARENT COMPANY, AFFILIATES, SUBSIDIARIES, PARTNERS**

Company Name:

Address:

City, State, Zip:

Relationship:

Company Name:

Address:

City, State, Zip:

Relationship:

**SECTION 3: INSURANCE COVERAGE**

3.1 Please attach certificates showing the extent of coverage, exclusions and deductibles for the following:

- General Business Liability Insurance
- Professional Liability Insurance
- Contractors Pollution Liability Insurance
- Workman's Compensation Insurance

3.2 How long have you been covered by your current provider of Workman's Compensation Insurance?

1 year

3.3 List the Experience Modification Ratio (EMR) that has been applied to your company's workman's compensation insurance policy for the past five years:

| Year | Intrastate EMR | Interstate EMR | Comments |
|---|---|---|---|
| .99 | | | see attached report |
| | | | |
| | | | |
| | | | |

# CONTRACTOR SAFETY QUALIFICATION FORM (CONTINUED)

3.4 List the contact information for an insurance broker who can verify your EMR's:

Name: Superior Insurance Kim Coombs

Address 1: 1301 International Pkwy, Ste. 320

Address 2:

City, State, Zip: Sunrise, FL 33323

Telephone No.: 561-501-0162

If you do not have an EMR, please explain:

## SECTION 4: INJURY AND FATALITY INFORMATION

4.1 Please transfer the numbers and rates of injuries and illnesses from your firm's OSHA No. 200 Logs to the table below:

| Statistic | Year: 2023 | | Year: 2024 | | Year: 2025 | |
|---|---|---|---|---|---|---|
| | No. | Rate | No. | Rate | No. | Rate |
| Lost Workday Cases | 0 | | 0 | | 0 | .99 |
| Restricted Workday Cases | 0 | | 0 | | 0 | |
| Medical Treatment (not First Aid) Cases | 0 | | 0 | | 1 | |
| Total Illness Cases | 0 | | 0 | | 0 | |
| Total Recordable Cases | 0 | | 0 | | 1 | |
| Fatalities | 0 | | 0 | 0 | 0 | |

4.2 If your company has had fatalities in the past three years include location, cause and corrective actions in the space below:

# CONTRACTOR SAFETY QUALIFICATION FORM (CONTINUED)

## SECTION 5: SAFETY MEETINGS

5.1 Do you require that *documented* safety meetings be held for:

- Field Supervisors? ✓ Yes __ No Frequency: weekly
- Employees? ✓ Yes __ No Frequency: daily/weekly
- New Hires? ✓ Yes __ No Frequency: on boarding
- Subcontractors? ✓ Yes __ No Frequency: daily/weekly

## SECTION 6: SAFETY AUDITS

6.1 Will a representative of your company audit safety practices on this job?

✓ Yes __ No

Name: Tracy Kenny Title: President

How frequently will the representative visit the project site? weekly

## SECTION 7: HEALTH AND SAFETY PROGRAM

7.1 Does the company have a health and safety program? If yes, please give details below. (The contractor is encouraged to attach a copy of the program to satisfy this requirement).

7.2 Please give the name and telephone number of your company's health and safety officer, if any:

Name: Tedd Kenny Title: VP/GM

Telephone No.: 561-718-6962

## SECTION 8: HEALTH AND SAFETY CITATIONS

8.1 Attach a list of any State or Federal Health and Safety citations received during the past three years.

## SECTION 9: SIGNATURE OF COMPANY OFFICER

I certify that to the best of my knowledge, information, and belief formed after reasonable inquiry, the information submitted is true, accurate, and complete.

Name (print): Tracy D. Kenny Title: President

Signature: Tracy D. Kenny Date: 3/30/26

# List of Subcontractors/Suppliers

The Bidder shall list below the name and location of the place of business of each subcontractor who will perform work or labor or render service to the prime contractor in or about the construction of the Work or improvement, or a subcontractor licensed by the State who, under subcontract to the prime contractor, specially fabricates and installs a portion of the Work or improvement according to detailed drawings contained in the plans and specifications, in an amount in excess of two percent (2%) of the prime contractor's total bid. Failure to comply with requirements may render the Bid non-responsive and may cause its rejection. If Prime Contractor will self-perform any of the work listed below is shall be indicated as self-perform under Subcontractor License Number.

| Work to be Performed | Subcontract or License Number | Percent of Total Contract | Subcontractor's Name & Address |
|---|---|---|---|
| NONE | | | |
| | | | |
| | | | |
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Note: Provide licenses, certifications, experience, and qualification forms for those subcontractors listed above. Attach additional pages as needed.

# PUBLIC ENTITY CRIME - SWORN STATEMENT

PURSUANT TO SECTION 287.133(3)(a),FLORIDA STATUES,
ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Town of Jupiter

by Tracy D. Kenny

for K&S Services of South Florida, Inc.

whose business address is 154 Temple Drive, Loxahatchee, FL 33470

and (if applicable) its Federal Employer Identification Number (FEIN) is:

83-0682626

If the entity has no FEIN, include the Social Security Number of the individual signing this sworn Statement: _____

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), **Florida Statutes**, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), **Florida Statutes**, means a finding or guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), **Florida Statutes**, means:

    1. A predecessor or successor of a person convicted of a public entity crime: or

2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term affiliate includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), **Florida Statutes**, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **[indicate which statement applies.]**

☐Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in public interest to place the entity submitting this sworn statement on the convicted vendor list.
**[attach a copy of the final order]**

**I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED, I ALSO**

**UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.**

Tracy D. Kenny

**[signature]**

Sworn to and subscribed before me this 30 day of March, 2026

Personally known _____

OR Produced identification FL DL Notary Public – State of FL

My commission expires _____

_____

(Printed typed or stamped commissioned name notary public)

Rene Daal
Notary Public - State of Florida
Commission #HH339341
My Comm. Expires Dec 07, 2026
Bonded through National Notary Assn.

**ADDENDUM NO. 1**
**Sea Grape Trimming & Removal Services ITB**
**EPW 2026-11**
**March 19, 2026**

By: Michael Schneider, Special Projects Coordinator, Town of Jupiter Engineering & Public Works Department

The following clarifications are being provided for the subject solicitation for the above referenced project:

1. **Question:**
   The bid documents reference the ability to submit bids via e-bidding; however, there is no link available on DemandStar to submit electronically. Is there another platform required for submission?

   **Answer:**
   The Town of Jupiter does not accept electronic bid submissions for this solicitation. All bids must be submitted in accordance with the requirements outlined in the ITB documents.

2. **Clarification:**
   Any reference to e-bidding within the solicitation documents is not applicable to this project. Bids shall be submitted as sealed hard copy in accordance with the ITB submission requirements.

The Bidders shall acknowledge the receipt of Addendum No. 1 in their submittal.

**This is the end of Addendum No. 1**

**ADDENDUM NO. 2**
**Sea Grape Trimming & Removal Services ITB**
**EPW 2026-11**
**March 20, 2026**

By: Michael Schneider, Special Projects Coordinator, Town of Jupiter Engineering & Public Works Department

The following clarifications are being provided for the subject solicitation for the above referenced project:

1. **Question:**
   Would you please clarify whether a bid bond is required for the Town of Jupiter's Sea Grape Trimming & Exotic Removal project (ITB No. EPW2026-11)?
   **Answer:**
   A bid bond is not required for this solicitation.
2. **Clarification:**
   Any reference to a bid bond within the solicitation documents, including the list of required submittals and any associated forms or attachments, is not applicable to this project and shall be disregarded.

The Bidders shall acknowledge the receipt of Addendum No. 2 in their submittal.

**This is the end of Addendum No. 2**

# WORKERS COMPENSATION EXPERIENCE RATING

Risk Name: K&S SERVICES OF SOUTH FLORIDA INC  Risk ID: 093505670

Rating Effective Date: 07/31/2026  Production Date: 02/01/2026  State: FLORIDA

| State | Wt | Exp Excess Losses | Expected Losses | Exp Prim Losses | Act Exc Losses | Ballast | Act Inc Losses | Act Prim Losses | Split Point |
|---|---|---|---|---|---|---|---|---|---|
| FL | .16 | 12,398 | 20,664 | 8,266 | 4,582 | 48,070 | 23,582 | 19,000 | 19,000 |

| (A) Wt | (B) | (C) Exp Excess Losses (D - E) | (D) Expected Losses | (E) Exp Prim Losses | (F) Act Exc Losses (H - I) | (G) Ballast | (H) Act Inc Losses | (I) Act Prim Losses |
|---|---|---|---|---|---|---|---|---|
| .16 | | 12,398 | 20,664 | 8,266 | 1,375 | 48,070 | 7,075 | 5,700 |

| | Primary Losses | Stabilizing Value | Ratable Excess | Totals |
|---|---|---|---|---|
| | (I) | C * (1 - A) + G | (A) * (F) | (J) |
| Actual | 5,700 | 58,484 | 220 | 64,404 |
| | (E) | C * (1 - A) + G | (A) * (C) | (K) |
| Expected | 8,266 | 58,484 | 1,984 | 68,734 |

| | ARAP | FLARAP | SARAP | MAARAP | Exp Mod |
|---|---|---|---|---|---|
| | | | | | (J) / (K) |
| Factors | | 1.00 | | | .99 |

THIS MOD HAS BEEN ADJUSTED ACCORDING TO THE EXPERIENCE
RATING PLAN MANUAL FLORIDA STATE RULE EXCEPTION 2.D.2
RATING REFLECTS A DECREASE OF 70% MEDICAL ONLY PRIMARY AND EXCESS LOSS
DOLLARS WHERE ERA IS APPLIED.
NCCI'S EXPERIENCE RATING WORKSHEET SUMMARY PAGE NOW INCLUDES A COLUMN FOR
THE STATE'S APPROVED PRIMARY/EXCESS LOSS SPLIT POINT,
APPLICABLE TO THE RATING EFFECTIVE DATE.

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# WORKERS COMPENSATION EXPERIENCE RATING

Risk Name: K&S SERVICES OF SOUTH FLORIDA INC  Risk ID: 093505670

Rating Effective Date: 07/31/2026  Production Date: 02/01/2026  State: FLORIDA

09-FLORIDA  Firm ID:  Firm Name: K&S SERVICES OF SOUTH FLORIDA INC

Carrier: 21075  Policy No. 11033  Eff Date: 05/26/2022  Exp Date: 05/26/2023

| Code | ELR | D-Ratio | Payroll | Expected Losses | Exp Prim Losses |
|---|---|---|---|---|---|
| 0042 | 1.905 | .40 | 339,919 | 6,475 | 2,590 |
| 0930 | WAIVER OF SUBROGAT | | | 0 | 0 |
| 9812 | EMPLOYERS LIABILIT | | | 0 | 0 |
| Policy Total: | | | 339,919 | Subject Premium: | 23,514 |

| Claim Data | IJ | OF | Act Inc Losses | Act Prim Losses |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |
| Total Act Inc Losses: | | | 0 | |

09-FLORIDA  Firm ID:  Firm Name: K&S SERVICES OF SOUTH FLORIDA INC

Carrier: 21075  Policy No. 11033  Eff Date: 05/26/2023  Exp Date: 05/26/2024

| Code | ELR | D-Ratio | Payroll | Expected Losses | Exp Prim Losses |
|---|---|---|---|---|---|
| 0042 | 1.905 | .40 | 401,432 | 7,647 | 3,059 |
| 0930 | WAIVER OF SUBROGAT | | | 0 | 0 |
| 9812 | EMPLOYERS LIABILIT | | | 0 | 0 |
| Policy Total: | | | 401,432 | Subject Premium: | 24,199 |

| Claim Data | IJ | OF | Act Inc Losses | Act Prim Losses |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |
| Total Act Inc Losses: | | | 0 | |

09-FLORIDA  Firm ID:  Firm Name: K&S SERVICES OF SOUTH FLORIDA INC

Carrier: 21075  Policy No. 11033  Eff Date: 05/26/2024  Exp Date: 05/26/2025

| Code | ELR | D-Ratio | Payroll | Expected Losses | Exp Prim Losses |
|---|---|---|---|---|---|
| 0042 | 1.905 | .40 | 343,419 | 6,542 | 2,617 |
| 0930 | WAIVER OF SUBROGAT | | | 0 | 0 |
| 9812 | EMPLOYERS LIABILIT | | | 0 | 0 |
| Policy Total: | | | 343,419 | Subject Premium: | 17,079 |

| Claim Data | IJ | OF | Act Inc Losses | Act Prim Losses |
|---|---|---|---|---|
| 9708753 | 06 | F | 23,582 | 19,000 |
| | | | | |
| | | | | |
| Total Act Inc Losses: | | | 23,582 | |

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* Total by Policy Year of all cases $2,000 or less.  D Disease Loss  X Ex-Medical Coverage  U USL&HW

C Catastrophic Loss  E Employers Liability Loss  # Limited Loss

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E-Verify Menu

My Company Account

New

E-Verify+™

Modernize the employment eligibility verification process today!

Learn More

Enable E-Verify+

# My Company Profile

## Company Information

**Company Name**
K&S Services of South Florida Inc

**Doing Business As (DBA) Name**
---

**Company ID**
2333351

**Enrollment Date**
Dec 03, 2023

**Employer Identification Number (EIN)**
830682626

**Unique Entity Identifier (UEI)**

FNGLA®
CERTIFIED PROFESSIONAL
CONTRACTOR

The Florida Nursery, Growers & Landscape Association
*Confers on*

**Tedd Kenny**
**C00326**

*The Title of*
FNGLA Certified Landscape Contractor (FCLC)

Expiration Date: 09/30/2026
Certified Since: 9/6/2019

Eric Smith, FNGLA President

Merry Mott, FNGLA Certification Director

# The International Society of Arboriculture

Hereby Announces That

*Tedd A. Kenny*

Has Earned the Credential

## ISA Certified Arborist ®

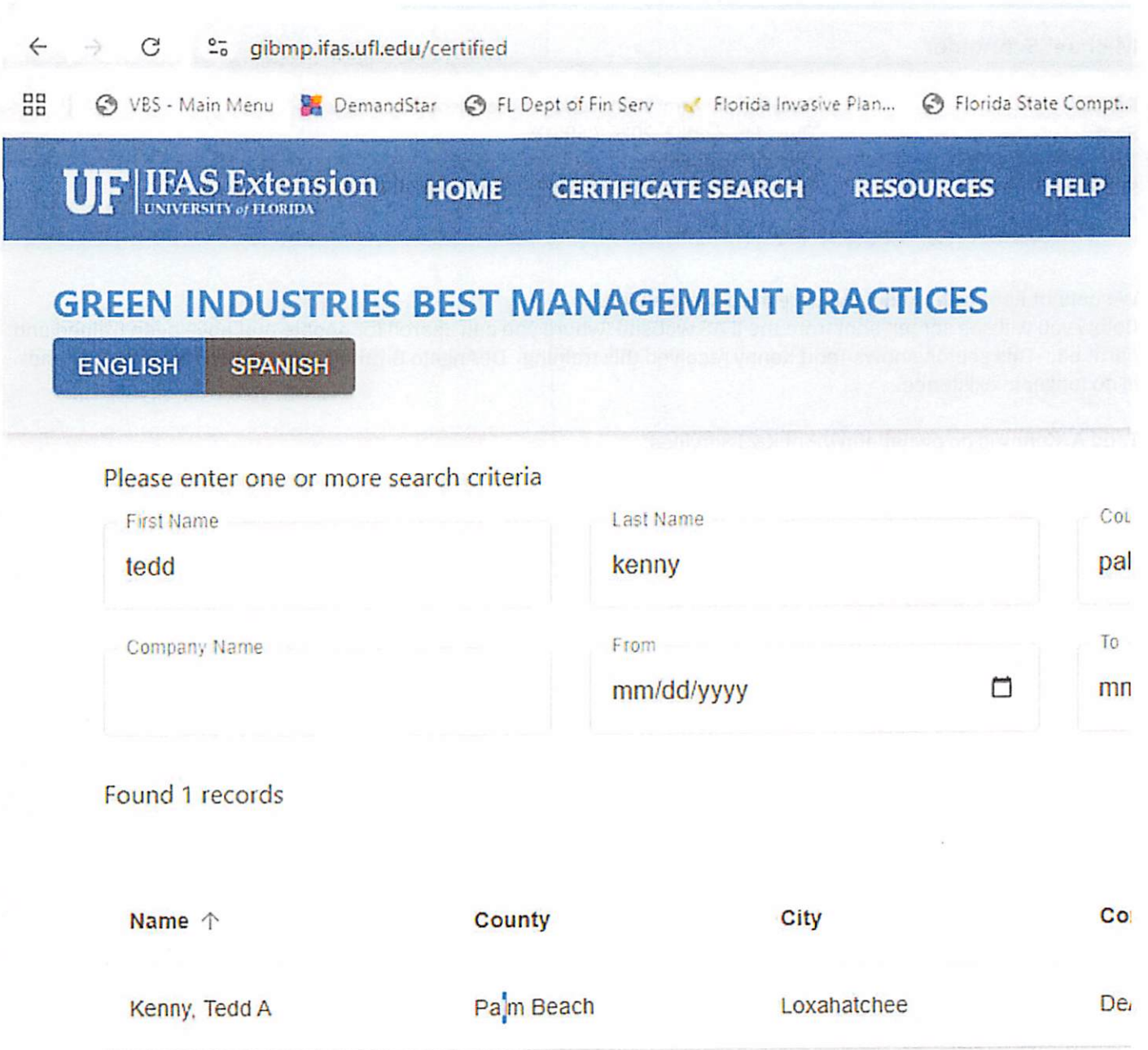
By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

| 14 November 2009 | 31 December 2027 | FL-6134A |
|---|---|---|
| Issue Date | Expiration Date | Certification Number |

ANAB
ANSI National Accreditation Board
ACCREDITED
ISO/IEC 17024
PERSONNEL CERTIFICATION BODY
#0847
ISA Certified Arborist

BMP Certification Verified via UF IFAS Database – Tedd A. Kenny (K&S Services)




**From:** Michael Schneider <MichaelSC@jupiter.fl.us>
**Sent:** Wednesday, April 1, 2026 3:34 PM
**To:** Tracy Kenny <tracykenny@ksservicesofsouthflorida.com>
**Subject:** EPW 2026-11 – Qualification Documentation Request

Good Afternoon,

As part of our review of bids received for EPW 2026-11, please provide documentation confirming Green Industries BMP Program Certification as required under the minimum qualifications.

Please forward at your earliest convenience so we can complete our evaluation.

Thank you,

**Michael Schneider**

**From:** Tracy Kenny <tracykenny@ksservicesofsouthflorida.com>
**Sent:** Thursday, April 2, 2026 7:59 AM
**To:** Michael Schneider
**Subject:** RE: EPW 2026-11 – Qualification Documentation Request

We cannot find the actual certificate from this training.
Below you will see screen shot from the IFAS website (where you can search for people that have been trained and certified. This search shows Tedd Kenny received this training. DeAngelo Brothers was a previous employer and is no longer in existence.

Tedd A. Kenny is co owner and VP of K&S Services.

Florida Department of Agriculture and Consumer Services
Pesticide Certification Office
Commercial Applicator License
License # CM10001

KENNY, TEDD ALLYN
154 TEMPLE DRIVE
LOXAHATCHEE, FL 33470

Categories
6, 21, 5A

Issued: November 15, 2024 Expires: October 31, 2028

Tedd A. Kenny
Signature of Licensee

Nicole Fried
NICOLE "NIKKI" FRIED, COMMISSIONER

The above individual is licensed under the provisions of Chapter 487, F.S. to purchase and apply restricted use pesticides.

## Licensed Pesticide Applicator Detail

Print Close

| Applicator's Name | City, State |
|---|---|
| KENNY, TEDD ALLYN | LOXAHATCHEE,FL |

| License No. | License Status | License Type: |
|---|---|---|
| CM10001 | Normal | Commercial RUP Applicator License |

**License Categories**

Aquatic Pest Control, Right-Of-Way Pest Control, Natural Areas Weed Management

| Original Issue Date | Last Issue Date | Expiration Date |
|---|---|---|
| 9/24/1996 | 11/15/2024 | 10/31/2028 |

**Company Name**

**Agent Count: 0**

ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
*Serving Palm Beach County*
Serving *you.*

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.gov Tel: (561) 355-2264

**LOCATED AT**
154 TEMPLE DR
LOXAHATCHEE, FL 33470

| TYPE OF BUSINESS | OWNER | CERTIFICATION # | RECEIPT #/DATE PAID | AMT PAID | BILL # |
|---|---|---|---|---|---|
| LAWN MAINTENANCE | K AND S SERVICES OF SOUTH FLORIDA INC | | B25.617051 07/05/2025 | $33.00 | B40151689 |

This document is valid only when receipted by the Tax Collector's Office.

K AND S SERVICES OF SOUTH FLORIDA INC
K AND S SERVICES OF SOUTH FLORIDA INC
154 TEMPLE DR
LOXAHATCHEE FL 33470-4822

2 7 - 187

**STATE OF FLORIDA**
**PALM BEACH COUNTY**
**2025 / 2026 LOCAL BUSINESS TAX RECEIPT**
**LBTR Number: 2018110654**
**EXPIRES: 09/30/2026**

This receipt MUST be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.

# TOWN OF LOXAHATCHEE GROVES

155 F Road
Loxahatchee Groves, FL 33470
561-807-6670 Office

## LOCAL BUSINESS TAX RECEIPT LBTR

**Number:22348756-0 Master Process #488662**

**Business Tax Name: K&S Services of South Florida, Inc.**

**LBTR Status: ISSUED**

**LBTR Issued Date: 7/15/2025**

**Application Date: 9/3/2021**

**Business Address:**

**100 Temple Dr**
**Loxahatchee Groves**
**FL 33470**

**Home office**

**EXPIRATION DATE: SEPTEMBER 30, 2026**

FDOT

This Certifies that

**Cody A. Kenny**

**Has Completed a Florida Department of Transportation Approved Maintenance of Traffic (MOT) Advanced**

**Date Expires** 10/06/2027

**Certificate #** 615917

**Instructor** Richard Cabrera

**FDOT Provider #** 37

**ATSSA**

**Phone:** **540-368-1701**

**15 Riverside Parkway Ste.100**

**Fredericksburg, VA, FL**

**www.atssa.com**

**donna.clark@atssa.com**

ATSSA

SAFER ROADS SAVE LIVES

ACORD®

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 3/26/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

**PRODUCER**
Superior Insurance, a Division of Afore Insurance Services, LLC
1301 International Pkwy
Suite 320
Sunrise FL 33323
License#: L121016

CONTACT NAME: Elizabeth Borges
PHONE (A/C, No, Ext): (954) 862-1411 FAX (A/C, No):
E-MAIL ADDRESS: borgese@afore.insure

| INSURER(S) AFFORDING COVERAGE | NAIC # |
|---|---|
| INSURER A : Century Surety Company | 36951 |
| INSURER B : Infinity Assurance Insurance Company | 39497 |
| INSURER C : Nautilus Insurance Company | 17370 |
| INSURER D : Florida Citrus, Business & Industries Fund (31259) | 31259 |
| INSURER E : Progressive Express Insurance Company | 10193 |
| INSURER F : | |

**INSURED**
K & S Services of South Florida, Inc
154 Temple Drive
Loxahatchee FL 33470
K&SSERV-01

**COVERAGES** **CERTIFICATE NUMBER:** 1837576510 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | X COMMERCIAL GENERAL LIABILITY | Y | Y | CCP1316820 | 5/2/2025 | 5/2/2026 | EACH OCCURRENCE | $ 1,000,000 |
| | [ ] CLAIMS-MADE [X] OCCUR | | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) | $ 100,000 |
| | X Blanket AI/PNC | | | | | | MED EXP (Any one person) | $ 5,000 |
| | X Blanket WOS | | | | | | PERSONAL & ADV INJURY | $ 1,000,000 |
| | GEN'L AGGREGATE LIMIT APPLIES PER: | | | | | | GENERAL AGGREGATE | $ 2,000,000 |
| | X POLICY [ ] PRO-JECT [ ] LOC | | | | | | PRODUCTS - COMP/OP AGG | $ 2,000,000 |
| | OTHER: | | | | | | | $ |
| B | AUTOMOBILE LIABILITY | Y | Y | 50007161101 | 5/2/2025 | 5/2/2026 | COMBINED SINGLE LIMIT (Ea accident) | $ 1,000,000 |
| | ANY AUTO | | | | | | BODILY INJURY (Per person) | $ |
| | OWNED AUTOS ONLY / X SCHEDULED AUTOS | | | | | | BODILY INJURY (Per accident) | $ |
| | X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY | | | | | | PROPERTY DAMAGE (Per accident) | $ 1,000,000 |
| | | | | | | | | $ |
| C | UMBRELLA LIAB [X] OCCUR | Y | Y | AN1346811 | 5/2/2025 | 5/2/2026 | EACH OCCURRENCE | $ 3,000,000 |
| | X EXCESS LIAB [ ] CLAIMS-MADE | | | | | | AGGREGATE | $ 3,000,000 |
| | DED [ ] RETENTION $ | | | | | | | $ |
| D | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N | N/A | Y | 10608674701 | 7/31/2025 | 7/31/2026 | X PER STATUTE [ ] OTH-ER | |
| | ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y (Mandatory in NH) | | | | | | E.L. EACH ACCIDENT | $ 1,000,000 |
| | If yes, describe under DESCRIPTION OF OPERATIONS below | | | | | | E.L. DISEASE - EA EMPLOYEE | $ 1,000,000 |
| | | | | | | | E.L. DISEASE - POLICY LIMIT | $ 1,000,000 |
| E | Auto Liability Scheduled/HNOA | | | 868437350 | 1/19/2026 | 1/19/2027 | Combined Single Limit | $1,000,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
* Tracy Kenny is excluded from Workers Compensation.
Project Site: SAMPLE COI

**CERTIFICATE HOLDER**

AUTHORIZED REPRESENTATIVE

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

Michael A. Cassidy

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# MEMORANDUM FROM THE FINANCE DEPARTMENT

To: Scott Reynolds, Finance Director

From: Billie Hancock, Procurement Manager *Billie S. Hancock*

Date: April 6, 2026

Re: Procurement Review – Resolution 42-26 Awarding Contract EPW 2026-11 Sea Grape Trimming and Exotic Removal to K & S Services of South Florida, Inc.

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After reviewing the documents requesting approval of Resolution 42-26 issuing a contract to K & S Services of South Florida, Inc for the Sea Grape Trimming and Exotic Removal not to exceed the amount of $355,400.00, I have found that the request meets all procurement requirements of F.S. 287.057 for contractual services.

The competitive Invitation to Bid EPW 2026-11 was publicly posted on the Town's e-Procurement platform on March 12, 2026 and closed on March 31, 2026 at 2pm. K & S Services of South Florida, Inc is the lowest responsible, responsive bidder meeting specifications.

Contract EPW 2026-11 meets all Town of Jupiter Procurement Policies, Palm Beach County Ordinances and Florida State Statutes.

**TOWN OF JUPITER**
**Renewal of Printing, Binding and/or Mailing Services Contract**

| | |
|---|---|
| **DATE** | April 21, 2026 |
| **TO** | Honorable Mayor and Members of Town Council |
| **THRU** | Frank Kitzerow, Town Manager |
| **FROM** | Shawn Reed, Director of Community Relations |
| **SUBJECT** | Renewal of Printing, Binding and/or Mailing Services Contract |

## EXECUTIVE SUMMARY

Staff seeks approval of Resolution 47-26 for the third renewal of Contract CR 2023-001, Printing, Binding, and/or Mailing Services with Southeastern Printing Co., Inc. This unit price contract is in the amount of $87,568 annually. This contract covers the printing, binding, and mailing for several Town print projects, including: the quarterly Town Times and Recreation Connection newsletters, the Passport to Jupiter booklet, the Hurricane and Flood Guide with the Mayor's letter, the Water Quality Report, the Jupiter Jubilee promotional mailer as well as miscellaneous promotional mailers and pamphlets.

This renewal period is from May 2026 through April 2027. A portion of the renewal is funded in Fiscal Year 2026, with the remaining subject to budget appropriation in Fiscal Year 2027.

## ANALYSIS

On March 9, 2023, Town Council authorized the award of Contract CR 2023-001, Printing, Binding, and/or Mailing Services, a unit price Agreement in the amount of $79,429. The Agreement terms allowed for five (5) additional one (1) year renewals, subject to satisfactory performance and mutual agreement. The Agreement stipulated that an adjustment to price based on changes to the Consumer Price Index for all Urban Consumers (CPI-U) was allowed for each of the individual year renewals.

On April 16, 2024, Town Council approved the first renewal of this agreement, in the amount of $82,877.

On May 6, 2025, Town Council approved the second renewal of this agreement, in the amount of $85,266.

Southeastern Print has indicated its desire to renew the contract based upon the 2025 annual CPI-U adjustment of 2.7%, in an amount of $87,568.

Town Council’s approval will authorize the Mayor to execute the third renewal agreement with Southeastern Printing Co. Inc.

The Town Attorney has reviewed the attached Agreement and finds it acceptable in form.

## STRATEGIC PRIORITY

● Town Communication

**ATTACHMENTS**

1. Resolution 47-26
2. Third Amendment Agreement
3. Procurement Review Memo

**FUNDING SOURCE**

| | | |
|---|---|---|
| Amount of this Request | $87,568 | |
| Amount Approved in Budget | $33,518 | Sources: FY2026 Operating Budget<br>Community Relations 00120112-547000 |
| Additional Funding Requested | $48,763<br>$5,287 | Sources: FY2027 Operating Budget (Subject to Appropriation)<br>Community Relations 00120112-547000<br>Water Fund 40050033-547000 |

For more information or copies of the attachments, please contact Shawn Reed at shawnr@jupiter.fl.us or 561-741-2347.

# RESOLUTION NO. 47-26

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA, AUTHORIZING THE RENEWAL OF CONTRACT CR 2023-001, FOR PRINTING, BINDING AND/OR MAILING SERVICES WITH SOUTHEASTERN PRINTING COMPANY, INC. FOR A ONE YEAR TERM.**

**WHEREAS**, the Town of Jupiter (Town) is a municipality with those powers and responsibilities enumerated in Chapter 166 Florida Statues and the Florida Constitution; and

**WHEREAS,** the Town is empowered to enter into contractual arrangements with public agencies, private corporations or other persons; and

**WHEREAS**, in 2023, Southeastern Printing Co., Inc. (the Contractor) contracted with the Town to provide printing, binding, and/or mailing services (the Contract); and

**WHEREAS**, pursuant to Contract, the Contractor provides printing, binding and/or mailing services for the Town's Town Times newsletter, Recreation Connection newsletter, Water Quality Report, Hurricane Guide, Passport to Jupiter and miscellaneous brochures and rack cards; and

**WHEREAS**, the Contract allows for five one-year renewals of one year each; and

**WHEREAS,** the Town Council has agreed to renew the Contract via Supplemental Agreement No. 3 in the amount of $87,568 with Southeastern Printing; and

**WHEREAS,** there are sufficient funds in the current fiscal year operating budget to fund the Contract through the end of fiscal year 2026, with the remaining portion of the Contract to be funded in fiscal year 2027.

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

**Section 1.** The foregoing recitals are incorporated herein.

**Section 2.** The mayor is hereby authorized to execute the unit price contract with Southeastern Printing Co., Inc.

**Section 3.** This resolution shall take effect immediately upon its execution.

04/21/2026

#7733999 v1 26503-00001

# 3RD AMENDMENT TO THE AGREEMENT WITH SOUTHEASTERN PRINTING COMPANY, INC.

This 3rd Amendment to the Agreement by and between the Town of Jupiter, a municipal corporation of the state of Florida, (Town) and Southeastern Printing Company, Inc. (Southeastern Printing) is made on this 21st day of April, 2026.

**WHEREAS**, the TOWN is a municipality with those powers and responsibilities enumerated by Chapter 166 Florida Statutes and the Florida Constitution; and

**WHEREAS**, the TOWN is empowered to enter into contractual arrangements with public agencies, private corporations or other persons; and

**WHEREAS**, the Town and Southeastern Printing entered into an Agreement for a one year term for Printing, Binding and/or Mail Services (assigned Contract No.: CR 2023-001), dated March 9, 2023; and

**WHEREAS**, the Agreement authorizes Town to enter into up to five additional one-year terms; and

**WHEREAS,** the Town Council has elected to renew the Agreement for a one year term, expiring on May 1, 2027.

**NOW THEREFORE***,* the Town and Southeastern Printing in consideration of the benefits flowing from each to the other do hereby agree to this amendment to the Agreement:

**Section 1.** The recitals set forth hereinabove are incorporated herein.

**Section 2.** The Term of the agreement is hereby amended as follows:

1. The term of the Agreement shall be extended for one year, from May 1, 2026, terminating on May 1, 2027.

2. The quantities shall be paid at the unit prices stated on the sheets, which are attached hereto and incorporated herein.

3. This 3rd amendment shall not alter or change in any manner the contracted for terms contained in Contract No. CR 2023-001 Printing, Binding, and/or Mailing Services (the Contract), except insofar as the same is altered and amended herein.

4. The Town and the Southeastern Printing agree that the time adjustment and the payment of unit prices set forth in the Contract constitute all direct and indirect

costs for equipment, manpower, materials, overhead, profit and delay relating to the issues set forth herein.

| | |
|---|---|
| Original Unit Price Agreement Estimated Amount | $79,429.00 |
| Renewal Adjustment No. 1 Estimated Increase Amount | $ 3,448.00 |
| Renewal Adjustment No. 2 Estimated Increase Amount | $ 2,388.72 |
| Renewal Adjustment No. 3 Estimated Increase Amount | $ 2,302.15 |
| Revised Estimated Contract Amount | $87,567.87 |

IN WITNESS WHEREOF, the parties hereto have made and executed this Amendment to the Agreement on this ____ day of _____, 2026.

ATTESTED BY:

_____
Merriane Lahmeur, Town Clerk

(TOWN SEAL)

APPROVED AS TO FORM AND
LEGAL SUFFICENCY

By: _____
Thomas J. Baird, Town Attorney

TOWN OF JUPITER

_____
Jim Kuretski, Mayor

SOUTHEASTERN PRINTING
COMPANY, INC.

By: _____

Print Name:_____

#7733985 v1 26503-00001

# MEMORANDUM FROM THE FINANCE DEPARTMENT

To: Scott Reynolds, Finance Director

From: Billie Hancock, Procurement Manager *Billie S. Hancock*

Date: April 7, 2026

Re: Procurement Review Memo – Resolution 47-26 Contract CR 2023-001 Renewal, Southeastern Printing Company, Inc.

---

After reviewing the request to pass Resolution 47-26 to approve the renewal of contract CR 2023-001 with Southeastern Printing Company, Inc., for printing, binding, and/or mailing services, in an estimated amount of $87,568.00, I have found that the renewal meets with all terms and conditions of the original agreement, including all previously approved amendments.

**TOWN OF JUPITER**
**Authorizing a Health Insurance Premium Holiday**

| | |
|---|---|
| **DATE** | April 21, 2026 |
| **TO** | Honorable Mayor and Members of Town Council |
| **THRU** | Frank Kitzerow, Town Manager |
| **FROM** | Scott Reynolds, Finance Director |
| **SUBJECT** | **Resolution 49-26,** Authorizing a premium holiday through the Town's insurance fund for employees and the Town for the months of May and June 2026. |

**EXECUTIVE SUMMARY**
Over the past two years, the Town Council has used premium holidays as a strategic tool to return surplus funds to both employees and taxpayers. This practice encourages employees to continue healthy practices, and responsibly lowers reserve levels in the Insurance Fund to Council's desired target of $10 million. Council has also communicated that, should favorable trends continue, additional premium holidays would be considered.

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

**ANALYSIS**
If Council approves Resolution 49-26, staff will implement a two-month premium holiday for May and June 2026. Approximately $1 million in reserves exceeding the Council's $10 million target will be used to cover both the Town's and participating employees' share of premiums for this period.

The proposed premium holiday will provide the following estimated monthly savings:

**Employee Savings:**

- Employee-only coverage: $85.74
- Employee plus one coverage: $172.12
- Family coverage: $253.00

**Taxpayer Savings (per employee):**

- Employee-only coverage: $783.42
- Employee plus one coverage: $1,514.24
- Family coverage: $2,316.40

This action will return surplus funds to employees and taxpayers while maintaining alignment with the Council's established reserve target. Staff will continue to monitor fund performance and evaluate rates as part of the FY2027 budget process, particularly in light of the anticipated addition of approximately 90 new firefighters over the summer.

**STRATEGIC PRIORITY**

- Fiscal Responsibility
- Organizational Excellence

**ATTACHMENTS**

1. Resolution 49-26

**FUNDING SOURCE**

| | | |
|---|---|---|
| Amount of this Request | Approximately $1,000,000 | |
| Additional Funding Requested | Approximately $1,000,000 | FY2026 From Insurance Fund Reserves |

For more information or copies of the attachments, please contact Scott Reynolds at scottr@jupiter.fl.us or 561-741-2327.

**TOWN OF JUPITER, FLORIDA**

**RESOLUTION NO. 49-26**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA, AMENDING RESOLUTION 102-25, THE TOWN'S BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2026; ALLOWING FOR A HEALTH INSURANCE PREMIUM HOLIDAY FOR THE MONTHS OF MAY AND JUNE 2026 THROUGH THE TOWN'S INSURANCE FUND; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** the Town of Jupiter has adopted its Fiscal Year 2025-2026 Budget and Pay Plan pursuant to Resolution 102-25 on September 18, 2025 which contains the Town's insurance fund; and

**WHEREAS,** the Town Council in December of 2014 created through resolution 84-14 a separate insurance fund for the purpose of accounting for and providing funding for insurance programs of the Town; and

**WHEREAS,** the insurance fund receives annual premiums collected from Town employees and the Town to pay claims costs and administrative costs of the Town's insurance program; and

**WHEREAS,** annually as per Florida Statute 112.08 the insurance fund is evaluated by an actuary and its findings reported to the Florida office of Insurance Regulation on the actuarial soundness of the Town's Insurance Plan and the annual financial position of the fund; and

**WHEREAS,** the Town Council though its annual budgetary processes evaluate the plan and sets premiums accordingly to stabilize the insurance fund and create adequate reserve balances to fund the plan; and

**WHEREAS,** the Town Council though its annual review process has established a reserve balance funding goal of $10 million to assure the fund has adequate funding to maintain premium levels and absorb future claims costs; and

**WHEREAS,** the Town Council has expressed that once the fund exceeds its funding goal of $10 million that a premium holiday would be considered to reduce premium costs to participants of the plan; and

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

**SECTION 1**. The Town Council hereby amends Resolution 102-25, the Town's Budget for Fiscal Year 2025-2026 to provide for a health insurance premium holiday for town employees and town tax payers and rate payers.

**SECTION 2.** The Town Council hereby reduces health insurance premiums to the insurance fund for the month's of May and June 2026 through waving of the health insurance premiums charged to town employees and the Town for the PPO and HMO health insurance plans of the Town.

**SECTION 3.** To the extent not amended herein, all other provisions of the Annual Budget for Fiscal Year Ending September 30, 2026 remain in full force and effect.

**SECTION 4.** If any section, subsection, sentence, clause, phrase, or portion of this Resolution is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon execution.

**TOWN OF JUPITER**
**Jupiter Christian School Land Use and Zoning Map Amendments**

| | |
|---|---|
| **DATE** | April 21, 2026 |
| **TO** | Honorable Mayor and Members of Town Council |
| **THRU** | Frank Kitzerow, Town Manager |
| **FROM** | John Sickler, Director of Planning and Zoning |
| **SUBJECT** | **Ordinance 21-26, Ordinance 22-26, Ordinance 23-26 and Ordinance 24-26, Jupiter Christian School** – Future Land Use and Zoning Map amendments to allow for a private school and residential use on a 56.6± acre property generally located east of I-95, 770± feet south of Indiantown Road, and 180± feet west of Capital Street |

**EXECUTIVE SUMMARY**
Staff requests approval on **First Reading** of the following items:

- **Ordinance 21-26** for 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;
- **Ordinance 23-26** for a 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;
- **Ordinance 22-26** for a 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,
- **Ordinance 24-26** for a 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.

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

**ANALYSIS**
Jupiter Christian School has submitted these amendments for the Hawkeye property that would change the designations from industrial to public institutional on the northern 38.6 acres and to multifamily residential on the southern 18 acres. The request is also to remove the Bioscience Research Protection Overlay (BRPO) designation from the properties, which will require support by a minimum of four members of the Town Council. The applicant has submitted concurrent Planned Unit Development (PUD), Special Exception (SE) for a Private School, and Site Plan (SP) applications that are currently under review by staff, which are anticipated to be presented immediately following the subject amendments being presented for 2nd reading later

this summer.

Following the Planning and Zoning Commission meeting, the applicant committed to amendments to their proposals to address the primary inconsistencies related to traffic and environmental (see Attachment L of the staff report – Summary Letter of Applicant Updates). These commitments include traffic trip caps and alternative mitigation to address the environmental preservation requirements as further detailed in the staff report update. Based on a preliminary review of the revised application, the updated submission reflects the commitments they have made, which will be confirmed by staff prior to the PUD and second reading. The staff report update contains further details related to the applicant's commitments. Should the Town Council support the requests, staff can transmit to the State Department of Commerce the future land use amendments.

A trip cap was recommended by the Planning and Zoning Commission and can be relied upon by the Town Council to cap the maximum development intensity to ensure the proposed land uses do not create the potential for additional development intensity greater than the existing industrial designation. The applicant and Town's Traffic Engineer have agreed on a gross trip cap for the overall 56.6 acre site of 3,596 ADT, 511 AM, and 149 PM trips. Further details will be evaluated as part of the PUD, SE, and SP application and in advance of second reading of these ordinances.

**Planning and Zoning Commission Recommendation:**

The Planning and Zoning Commission made a recommendation of approval on all four requests with inclusion of established trip caps connected to South Island Way improvements and Jupiter Park Drive.

**STRATEGIC PRIORITY**

- Manage Growth
- Mobility
- Strong Local Economy

**ATTACHMENTS**

1. Ordinance 21-26
2. Ordinance 23-26
3. Ordinance 22-26
4. Ordinance 24-26
5. Staff Report and Attachments
6. Applicant Presentation
7. Staff Presentation

**FUNDING SOURCE**

*Funding is not necessary for this request.

For more information or copies of the attachments, please contact Martin Schneider at Martins@jupiter.fl.us or 561-741-2290.

**ORDINANCE NO. 21-26**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA, AMENDING ORDINANCE 57-89 WHICH ADOPTED THE TOWN'S COMPREHENSIVE PLAN; PROVIDING FOR AN AMENDMENT TO THE FUTURE LAND USE MAP TO ASSIGN A FUTURE LAND USE DESIGNATION OF HIGH DENSITY RESIDENTIAL TO APPROXIMATELY 18.0+/- ACRES OF PROPERTY GENERALLY LOCATED EAST OF I-95, NORTH OF JUPITER PARK DRIVE, AND 180+/- FEET WEST OF CAPITAL STREET; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council of the Town of Jupiter, Florida (Town), has adopted a Comprehensive Plan in accordance with the "Local Government Comprehensive Planning and Land Development Regulation Act," now known as the "Community Planning Act" (the "Act"); and,

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

**WHEREAS**, Hawkeye Jupiter LLC is the owner (the "Owner") of 18.0+/- acres of land (the "subject property") the legal description of which is attached hereto and incorporated herein as **Exhibit "A";** and,

**WHEREAS,** the subject property is generally located east of I-95, north of Jupiter Park Drive, and 180+/- feet west of the Capital Street; and,

**WHEREAS**, the Owner has petitioned the Town to amend the future land use designation of the subject property from General Industrial to High Density Residential and to remove it as being shown on the Future Land Use Map within the Bioscience Research Protection Overlay (the "Application"); and,

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

**WHEREAS**, the LPA has recommended to the Town Council that it assign a future land use of High Density Residential and to remove the subject property from the Bioscience Research Protection Overlay as shown on the Future Land Use Map; and,

**WHEREAS**, notice was published and the Town Council conducted a public hearing as required by Section 163.3187, Fla. Stat.

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

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

**Section 2.** The Local Planning Agency has recommended to the Town Council that the future land use designation of the subject property be amended to change the future land use from "General Industrial" to "High Density Residential" and that the subject property should be removed from the Bioscience Research Protection Overlay as shown on the Future Land Use Map, and that a trip cap should be assigned.

**Section 3.** The Town Council has determined that a future land use designation of "High Density Residential" should be assigned

to the subject property with a maximum generation of 620 gross daily traffic trips, 37 gross AM peak hour trips, and 47 gross PM peak hour trips. The Town Council hereby amends Ordinance No. 57-89, entitled the "Comprehensive Plan of the Town of Jupiter," to assign the future land use designation of High Density Residential to the subject property and to remove it from the Bioscience Research Protection Overlay as shown on the Future Land Use Map, attached hereto as **Figure "1**", and incorporated herein.

**Section 4.** The effective date of this ordinance shall be 31 days after the adoption of this ordinance by the Town Council, unless it is challenged by an affected party. If challenged, the ordinance amending the comprehensive plan shall not become effective until either the state Land Planning Agency or the Administrative Commission issues a Final Order determining that the plan amendment is in compliance with the Act pursuant to Section 163.3187(3)(c), Fla. Stat.

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

#7566904 v1 26503-00001

# EXHIBIT "A"

## DESCRIPTION:

BEING A PORTION OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE ALONG THE SOUTH LINE OF SAID SECTION 4 S88°59'33"W, A DISTANCE OF 238.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE S88°59'33"W, A DISTANCE OF 1,414.05 FEET; THENCE N13°46'47"W, A DISTANCE OF 193.93 FEET; THENCE N76°13'13"E, A DISTANCE OF 42.46 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF N72°49'02"E, A CHORD DISTANCE (CD) OF 97.47 FEET, AND A RADIAL DISTANCE OF 235.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 23°56'18", A DISTANCE OF 98.18 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N88°59'38"E, A DISTANCE OF 897.66 FEET; THENCE N01°00'23"W, A DISTANCE OF 116.12 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF N06°48'51"E, A CHORD DISTANCE (CD) OF 244.37 FEET, AND A RADIAL DISTANCE OF 885.43 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 15°51'48", A DISTANCE OF 245.15 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF N07°57'59"E, A CHORD DISTANCE (CD) OF 220.04 FEET, AND A RADIAL DISTANCE OF 776.92 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 16°16'56", A DISTANCE OF 220.78 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH, N90°00'00"W, A DISTANCE OF 98.60 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 14.33 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 22.51 FEET; THENCE EAST, N90°00'00"E, A DISTANCE OF 225.90 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 79.33 FEET AND A CENTRAL ANGLE OF 15°38'32"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 21.66 FEET; THENCE S74°21'28"E, A DISTANCE OF 86.68 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 45.67 FEET AND A CENTRAL ANGLE OF 15°38'32"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 12.47 FEET; THENCE EAST, N90°00'00"E, A DISTANCE OF 245.04 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF A 16.50 FEET WIDE ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 888, PAGE 419, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S00°36'35"W, A DISTANCE OF 805.88 FEET; THENCE S88°59'38"W, A DISTANCE OF 25.78 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF N84°00'07"W, A CHORD DISTANCE (CD) OF 107.09 FEET, AND A RADIAL DISTANCE OF 439.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 14°00'41", A DISTANCE OF 107.36 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S07°47'52"W, A CHORD DISTANCE (CD) OF 13.58 FEET, AND A RADIAL DISTANCE OF 70.20 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°05'59", A DISTANCE OF 13.60 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 51.50 FEET AND A CENTRAL ANGLE OF 23°02'43"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 20.71 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S52°39'17"W, A DISTANCE OF 11.73 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 155.50 FEET AND A CENTRAL ANGLE OF 12°07'07"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 32.89 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 322.02 FEET AND A CENTRAL ANGLE OF 09°37'29"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 54.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 782,697 SQUARE FEET OR 17.9682 ACRES, MORE OR LESS.

## CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON FEBRUARY 18, 2026. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

**THIS IS NOT A SURVEY**

**SHEET 1 OF 8**


CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991


**JUPITER CHRISTIAN**
**HIGH DENSITY**
**SKETCH AND DESCRIPTION**

SCOTT R. LANGFORD
PROFESSIONAL SURVEYOR
AND MAPPER
SURVEYOR NO. LS7623
STATE OF FLORIDA
LB 3591

| | |
|---|---|
| DATE | 02/18/2026 |
| DRAWN BY | sl |
| F.B./ PG. | N/A |
| SCALE | NONE |
| JOB NO. | 4 11491-HD |

EXHIBIT "A"

## SURVEYOR'S NOTES:

1. LEGAL DESCRIPTIONS AND SKETCHES OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO LEGAL DESCRIPTIONS AND SKETCHES BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S88°59'33"W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY



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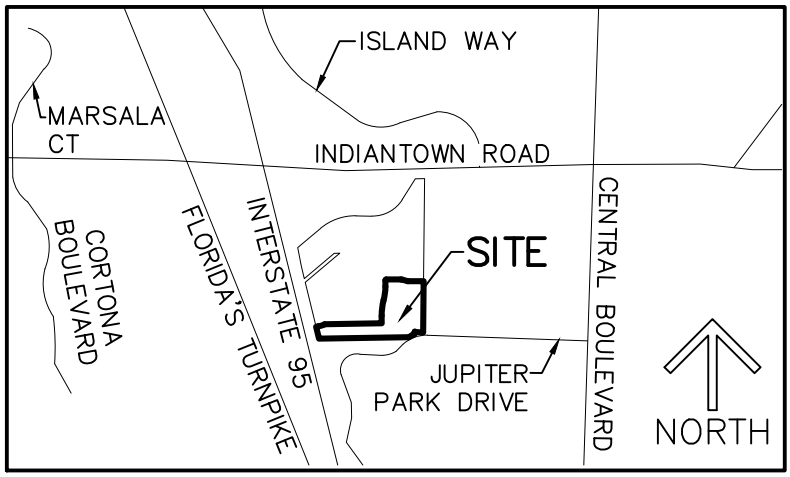
**JUPITER CHRISTIAN**
**HIGH DENSITY**
**SKETCH AND DESCRIPTION**

| | |
|---|---|
| DATE | 02/18/2026 |
| DRAWN BY | sl |
| F.B./ PG. | N/A |
| SCALE | NONE |
| JOB NO. | 5 11491-HD |

EXHIBIT "A"




**LOCATION MAP**
(NOT TO SCALE)

## LEGEND/ABBREVIATIONS:

℄ – CENTERLINE
△ – DELTA (CENTRAL ANGLE)
CB – CHORD BEARING
CD – CHORD DISTANCE
DE – DRAINAGE EASEMENT
DB – DEED BOOK
L – ARC LENGTH
LB – LICENSED BUSINESS
NAD – NORTH AMERICAN DATUM
O.R.B. – OFFICIAL RECORDS BOOK
P.O.B. – POINT OF BEGINNING
PG(S). – PAGE(S)
P.O.C. – POINT OF COMMENCEMENT
PBC – PALM BEACH COUNTY
R – RADIUS
R/W – RIGHT–OF–WAY
UE – UTILITY EASEMENT
4–41–42 – SECTION 4, TOWNSHIP 41 SOUTH, RANGE 42 EAST

THIS IS NOT A SURVEY



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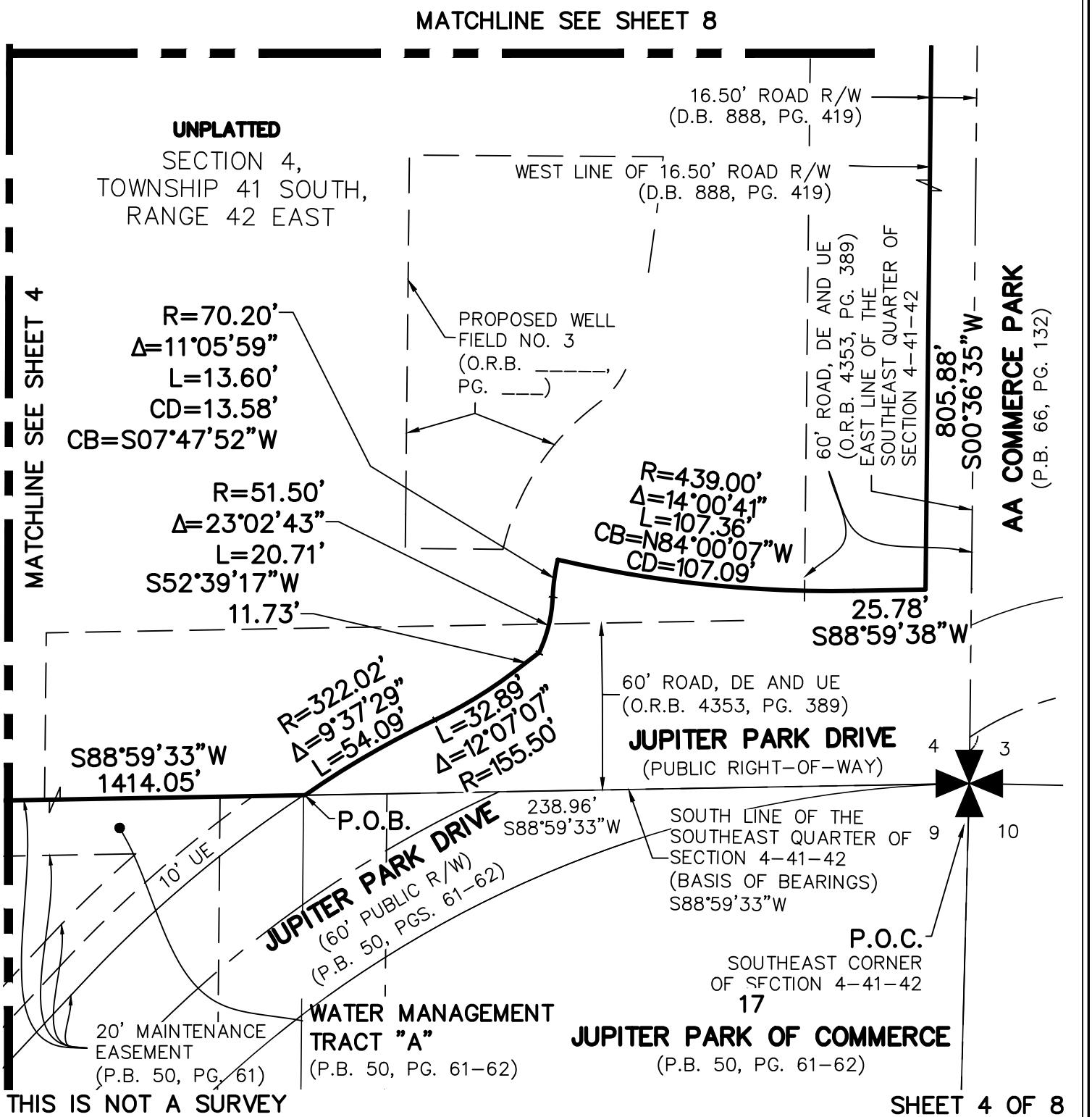
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)–392–1991

**JUPITER CHRISTIAN
HIGH DENSITY
SKETCH AND DESCRIPTION**

| | |
|---|---|
| DATE | 02/18/2026 |
| DRAWN BY | sl |
| F.B./ PG. | N/A |
| SCALE | NONE |
| JOB NO. | 6 11491-HD |

EXHIBIT "A"




THIS IS NOT A SURVEY

SHEET 4 OF 8

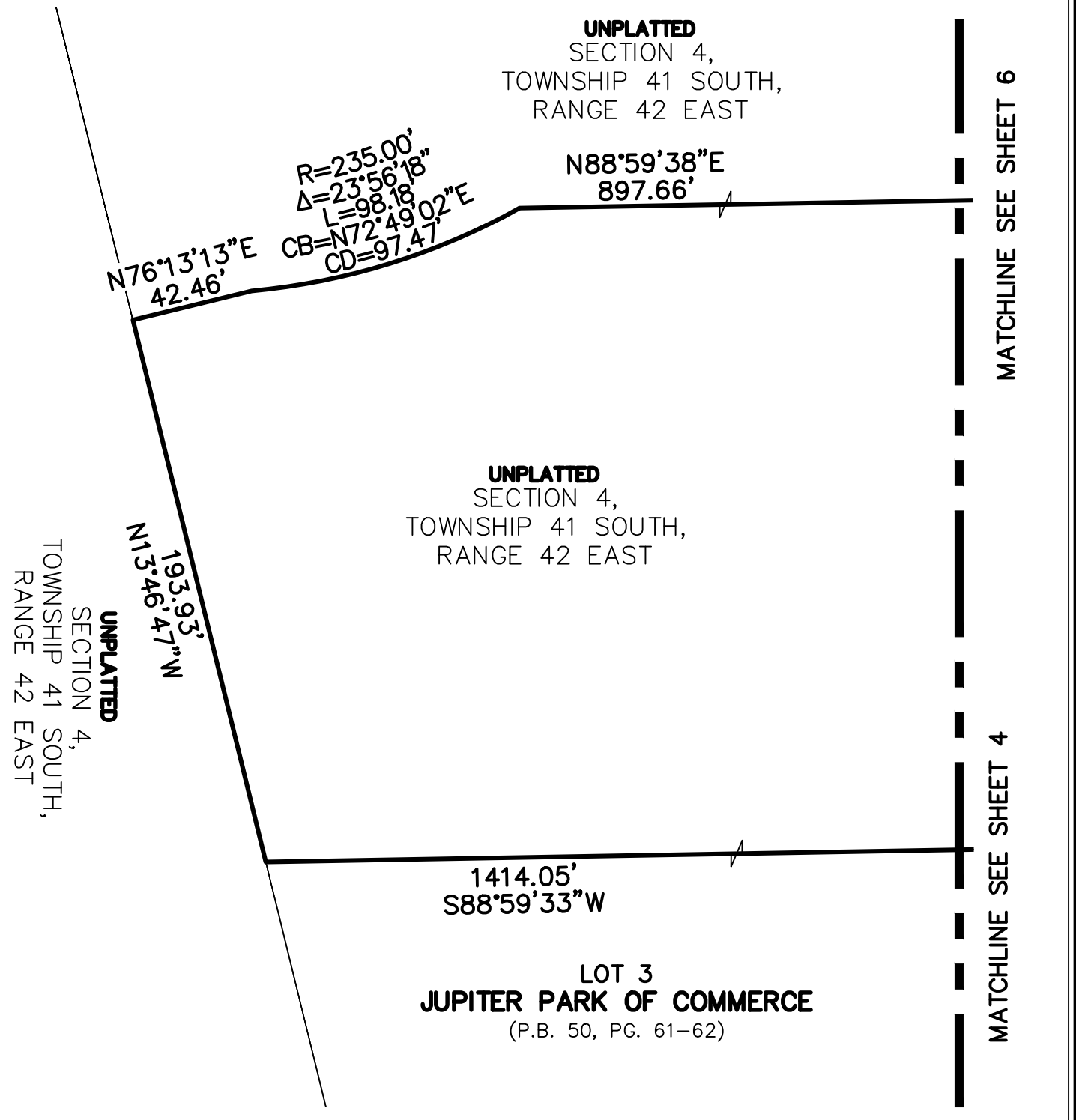

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991


NORTH
0 25' 50'
1 INCH = 50 FEET

| | |
|---|---|
| DATE | 02/18/2026 |
| DRAWN BY | sl |
| F.B./ PG. | N/A |
| SCALE | 1"=50' |
| JOB NO. | 11491-HD |

**JUPITER CHRISTIAN**
**HIGH DENSITY**
**SKETCH AND DESCRIPTION**

EXHIBIT "A"




THIS IS NOT A SURVEY

SHEET 5 OF 8

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)–392–1991

NORTH

0 25' 50'

1 INCH = 50 FEET

| | |
|---|---|
| DATE | 02/18/2026 |
| DRAWN BY | sl |
| F.B./ PG. | N/A |
| SCALE | 1"=50' |
| JOB NO. | 11491-HD |

**JUPITER CHRISTIAN HIGH DENSITY SKETCH AND DESCRIPTION**

EXHIBIT "A"

MATCHLINE SEE SHEET 7

R=885.43'
Δ=15°51'48"
L=245.15'
CB=N06°48'51"E
CD=244.37'

**UNPLATTED**
SECTION 4,
TOWNSHIP 41 SOUTH,
RANGE 42 EAST

**UNPLATTED**
SECTION 4,
TOWNSHIP 41 SOUTH,
RANGE 42 EAST

N01°00'23"W
116.12'

N88°59'38"E
897.66'

MATCHLINE SEE SHEET 5

THIS IS NOT A SURVEY

SHEET 6 OF 8


CAULFIELD & WHEELER, INC.
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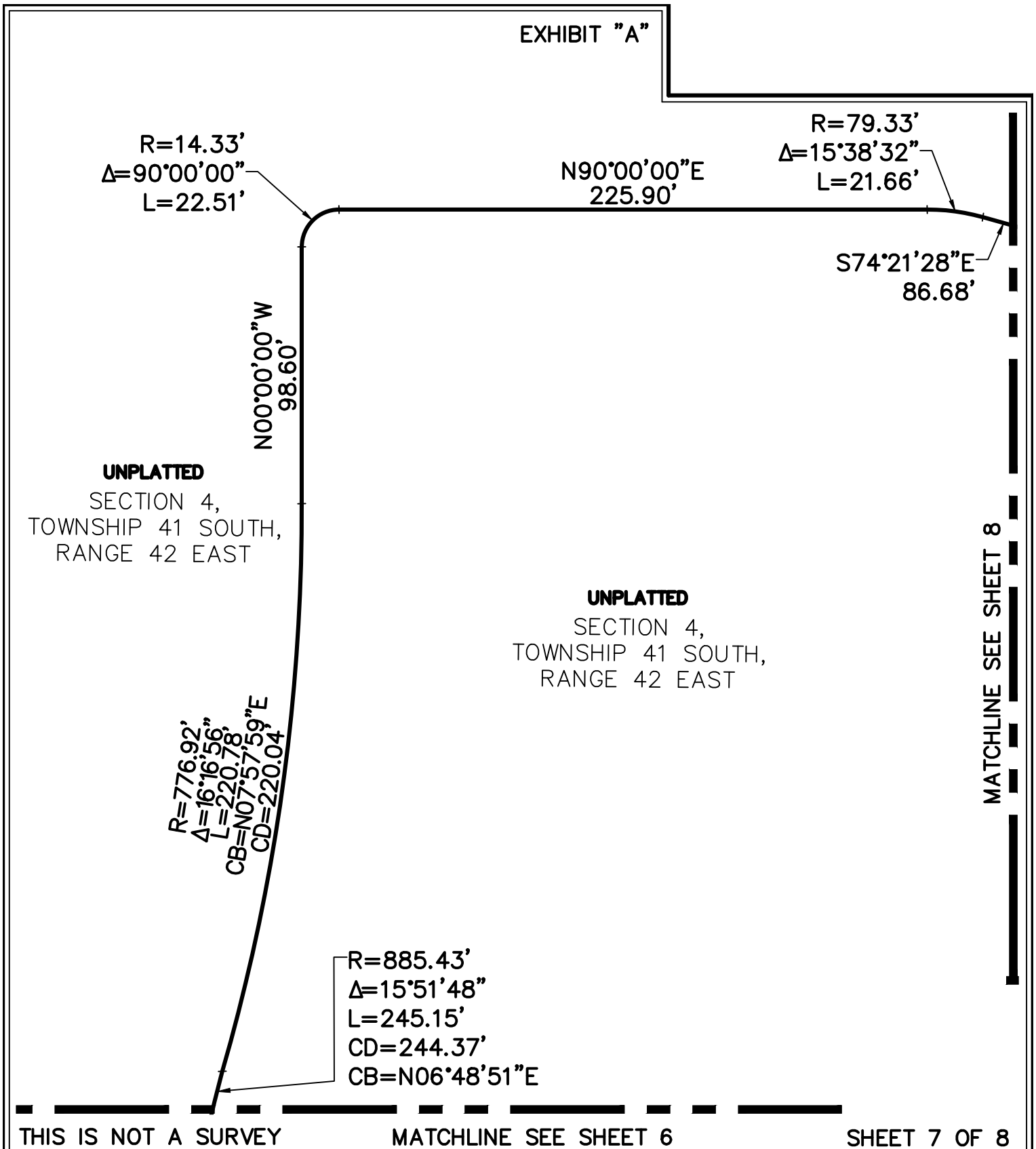
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)–392–1991


NORTH
0 25' 50'
1 INCH = 50 FEET

| | |
|---|---|
| DATE | 02/18/2026 |
| DRAWN BY | sl |
| F.B./ PG. | N/A |
| SCALE | 1"=50' |
| JOB NO. | 11491-HD |

**JUPITER CHRISTIAN**
**HIGH DENSITY**
**SKETCH AND DESCRIPTION**

EXHIBIT "A"




THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 6

SHEET 7 OF 8

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)–392–1991

NORTH

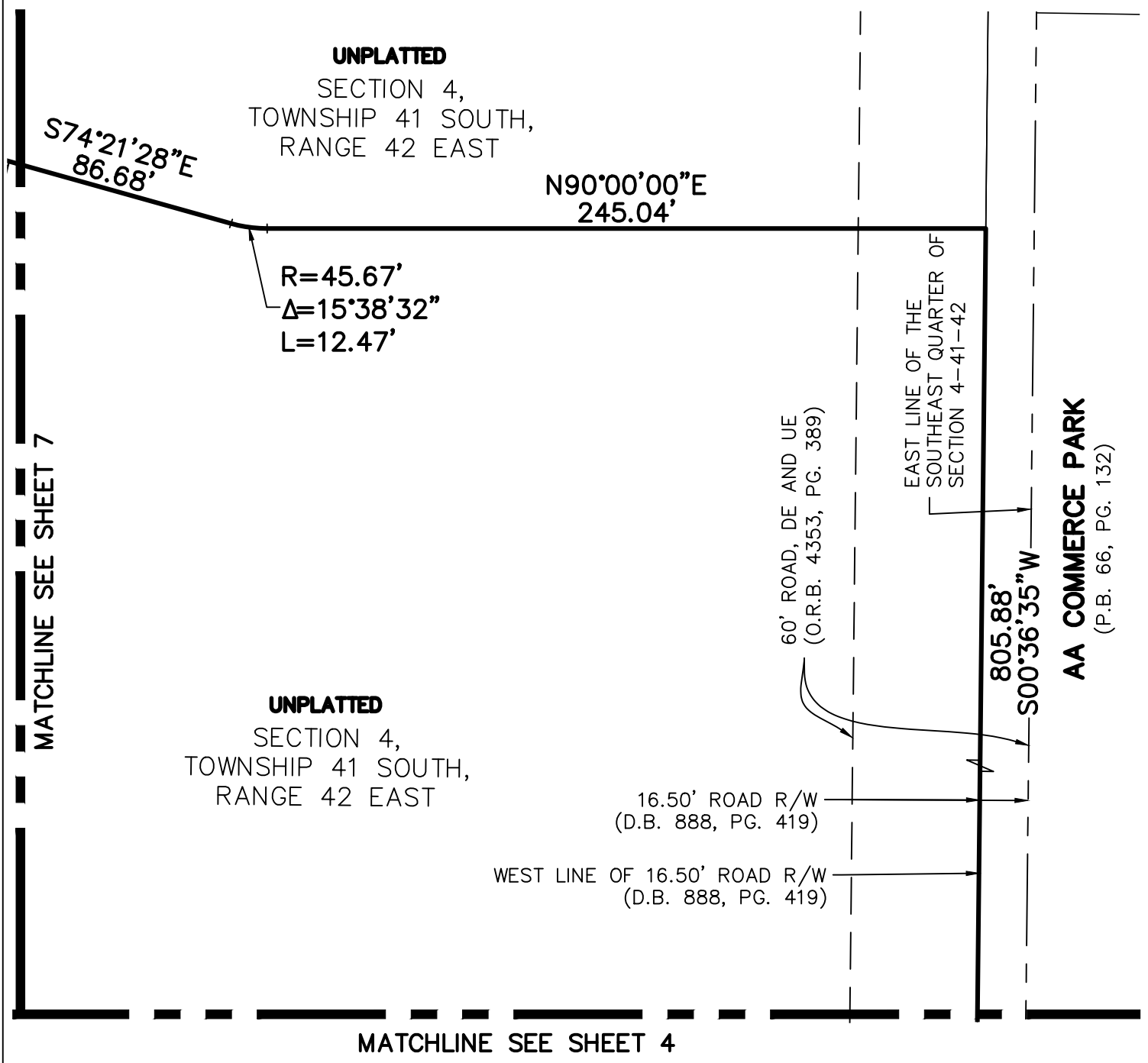
0 25' 50'

1 INCH = 50 FEET

| | |
|---|---|
| DATE | 02/18/2026 |
| DRAWN BY | sl |
| F.B./ PG. | N/A |
| SCALE | 1"=50' |
| JOB NO. | 10 11491-HD |

**JUPITER CHRISTIAN**
**HIGH DENSITY**
**SKETCH AND DESCRIPTION**

EXHIBIT "A"




THIS IS NOT A SURVEY

SHEET 8 OF 8

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991

NORTH
0 25' 50'
1 INCH = 50 FEET

| | |
|---|---|
| DATE | 02/18/2026 |
| DRAWN BY | sl |
| F.B./ PG. | N/A |
| SCALE | 1"=50' |
| JOB NO. | 11491-HD |

**JUPITER CHRISTIAN**
**HIGH DENSITY**
**SKETCH AND DESCRIPTION**

N

W E

S

1 inch equals 1,000 feet

0 500 1,000 Feet

Map Document: "F:\Project Documents\06-1008.05 Hawkeye - Jupiter Christian School Campus\Maps and Graphics\ArcGIS_Projects\Hawkeye_ArcGIS Pro Base" [8/11/2025] ESS

# Aerial Map

## Jupiter Christian School Campus

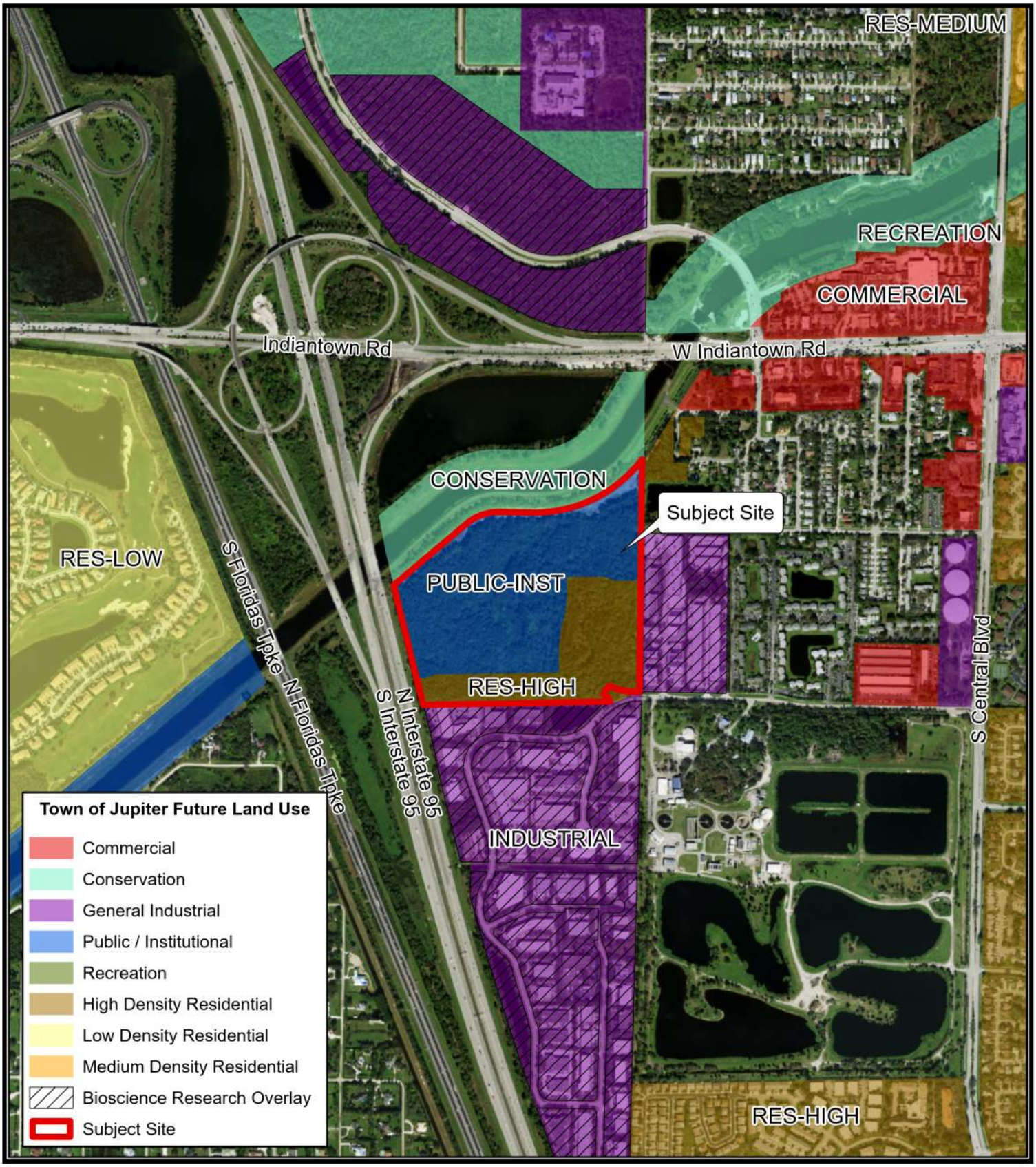
*Jupiter, FL*

Cotleur & Hearing

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

561.747.6336 · 561.747.1377

12




N
W E
S

1 inch equals 1,000 feet

0 500 1,000 Feet

Map Document: "F:\Project Documents\06-1008.05 Hawkeye - Jupiter Christian School Campus\Maps and Graphics\ArcGIS_Projects\Hawkeye_ArcGIS Pro Base"
[10/28/2025] ESS

**Proposed Future Land Use**

Jupiter Christian School Campus

*Jupiter, FL*

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

**ORDINANCE NO. 23-26**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA, AMENDING ORDINANCE 57-89 WHICH ADOPTED THE TOWN'S COMPREHENSIVE PLAN; PROVIDING FOR AN AMENDMENT TO THE FUTURE LAND USE MAP TO ASSIGN A FUTURE LAND USE DESIGNATION OF PUBLIC INSTITUTIONAL TO APPROXIMATELY 38.6+/- ACRES OF PROPERTY GENERALLY LOCATED EAST OF I-95, 770+/- FEET SOUTH OF INDIANTOWN ROAD, AND 180+/- FEET WEST OF THE CAPITAL STREET; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council of the Town of Jupiter, Florida (Town), has adopted a Comprehensive Plan in accordance with the "Local Government Comprehensive Planning and Land Development Regulation Act," now known as the "Community Planning Act" (the "Act"); and,

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

**WHEREAS**, Hawkeye Jupiter LLC is the owner (the "Owner") of 38.6+/- acres of land (the "subject property") the legal description of which is attached hereto and incorporated herein as **Exhibit "A";** and,

**WHEREAS,** the subject property is generally located east of I-95, 770+/- feet south of Indiantown Road, and 180+/- feet west of Capital Street; and,

**WHEREAS**, the Owner has petitioned the Town to amend the future land use designation assigned to the subject property be amended from "General Industrial" to "Public Institutional" and to remove it as being shown on the Future Land Use Map within the Bioscience Research Protection Overlay (the "Application"); and,

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

**WHEREAS**, the LPA has recommended to the Town Council that it assign a future land use of Public Institutional and that the subject property be removed from the Bioscience Research Protection Overlay as shown on the Future Land Use Map; and,

**WHEREAS**, notice was published and a public hearing was conducted by the Town Council as required by Section 163.3187, Fla. Stat.

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

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

**Section 2.** The Local Planning Agency of the Town has recommended that a future land use designation of "Public Institutional" should be assigned to the subject property and that the Future Land Use Map should be amended to remove the Bioscience Research Protection Overlay from the subject property, and that a trip cap should be assigned.

**Section 3.** The Town Council has determined that a future land use designation of "Public Institutional" should be assigned to the subject property with a maximum generation of 2,976 gross

daily traffic trips, 474 gross AM peak hour trips, and 102 gross PM peak hour trips. The Town Council hereby amends Ordinance No. 57-89, entitled the "Comprehensive Plan of the Town of Jupiter," to assign the future land use designation of Public Institutional to the subject property. and to remove the subject property from the Bioscience Research Protection Overlay as shown on the Future Land Use Map, as shown in the attached **Figure "1**", which is incorporated herein.

**Section 4.** The effective date of this ordinance shall be 31 days after the adoption of this ordinance by the Town Council, unless it is challenged by an affected party. If challenged, the ordinance amending the comprehensive plan shall not become effective until either the state Land Planning Agency or the Administrative Commission issues a Final Order determining that the plan amendment is in compliance with the Act pursuant to Section 163.3187(3)(c), Fla. Stat.

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

#7566928 v1 26503-00001

# EXHIBIT "A"

## DESCRIPTION:

BEING A PORTION OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE S01°42'10"W, A DISTANCE OF 865.04 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF 16.50-FOOT WIDE ROAD, AS DESCRIBED IN DEED BOOK 888, PAGE 419 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S00°36'35"W, A DISTANCE OF 927.99 FEET; THENCE WEST, A DISTANCE OF 245.04 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 45.67 FEET AND A CENTRAL ANGLE OF 15°38'32"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 12.47 FEET; THENCE N74°21'28"W, A DISTANCE OF 86.68 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 79.33 FEET AND A CENTRAL ANGLE OF 15°38'32"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 21.66 FEET; THENCE WEST, A DISTANCE OF 225.90 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 14.33 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 22.51 FEET; THENCE SOUTH, A DISTANCE OF 98.60 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S07°57'59"W, A CHORD DISTANCE (CD) OF 220.04 FEET, AND A RADIAL DISTANCE OF 776.92 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 16°16'56", A DISTANCE OF 220.78 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S06°48'51"W, A CHORD DISTANCE (CD) OF 244.37 FEET, AND A RADIAL DISTANCE OF 885.43 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 15°51'48", A DISTANCE OF 245.15 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S01°00'23"E, A DISTANCE OF 116.12 FEET; THENCE S88°59'38"W, A DISTANCE OF 897.66 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S72°49'02"W, A CHORD DISTANCE (CD) OF 97.47 FEET, AND A RADIAL DISTANCE OF 235.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 23°56'18", A DISTANCE OF 98.18 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S76°13'13"W, A DISTANCE OF 42.46 FEET; THENCE N13°46'47"W, A DISTANCE OF 719.92 FEET; THENCE N49°51'14"E, A DISTANCE OF 711.29 FEET; THENCE S89°16'31"W, A DISTANCE OF 7.81 FEET; THENCE N49°51'16"E, A DISTANCE OF 24.50 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 355.00 FEET AND A CENTRAL ANGLE OF 41°09'32"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 255.02 FEET; THENCE S88°59'12"E, A DISTANCE OF 249.28 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 1,045.00 FEET AND A CENTRAL ANGLE OF 26°09'33"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 477.11 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF N51°46'30"E, A CHORD DISTANCE (CD) OF 472.98 FEET, AND A RADIAL DISTANCE OF 1,045.10 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 26°09'26", A DISTANCE OF 477.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,681,597 SQUARE FEET OR 38.6042 ACRES, MORE OR LESS.

## CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON FEBRUARY 18, 2026. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

**THIS IS NOT A SURVEY**

**SHEET 1 OF 5**

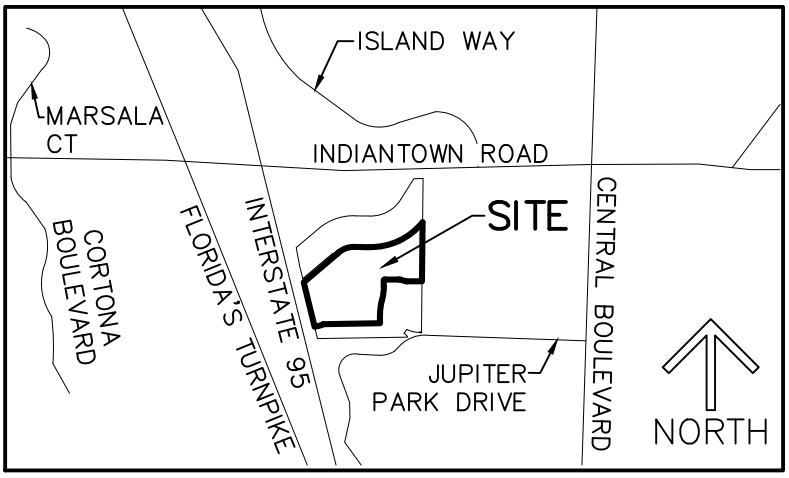

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991


**JUPITER CHRISTIAN**
**PUBLIC/INSTITUTIONAL**
**SKETCH AND DESCRIPTION**

SCOTT R. LANGFORD
PROFESSIONAL SURVEYOR
AND MAPPER
SURVEYOR NO. LS7623
STATE OF FLORIDA
LB 3591

| | |
|---|---|
| DATE | 02/18/2026 |
| DRAWN BY | sl |
| F.B./ PG. | N/A |
| SCALE | NONE |
| JOB NO. | 11491 Pub_Inst |

EXHIBIT "A"




**LOCATION MAP**
(NOT TO SCALE)

## LEGEND/ABBREVIATIONS:

℄ – CENTERLINE
Δ – DELTA (CENTRAL ANGLE)
CB – CHORD BEARING
CD – CHORD DISTANCE
DE – DRAINAGE EASEMENT
DB – DEED BOOK
L – ARC LENGTH
LB – LICENSED BUSINESS
NAD – NORTH AMERICAN DATUM
O.R.B. – OFFICIAL RECORDS BOOK
P.O.B. – POINT OF BEGINNING
PG(S). – PAGE(S)
P.O.C. – POINT OF COMMENCEMENT
PBC – PALM BEACH COUNTY
R – RADIUS
R/W – RIGHT–OF–WAY
UE – UTILITY EASEMENT
4–41–42 – SECTION 4, TOWNSHIP 41 SOUTH, RANGE 42 EAST

## SURVEYOR'S NOTES:

1. LEGAL DESCRIPTIONS AND SKETCHES OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO LEGAL DESCRIPTIONS AND SKETCHES BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS–OF–WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N88°54'19"W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

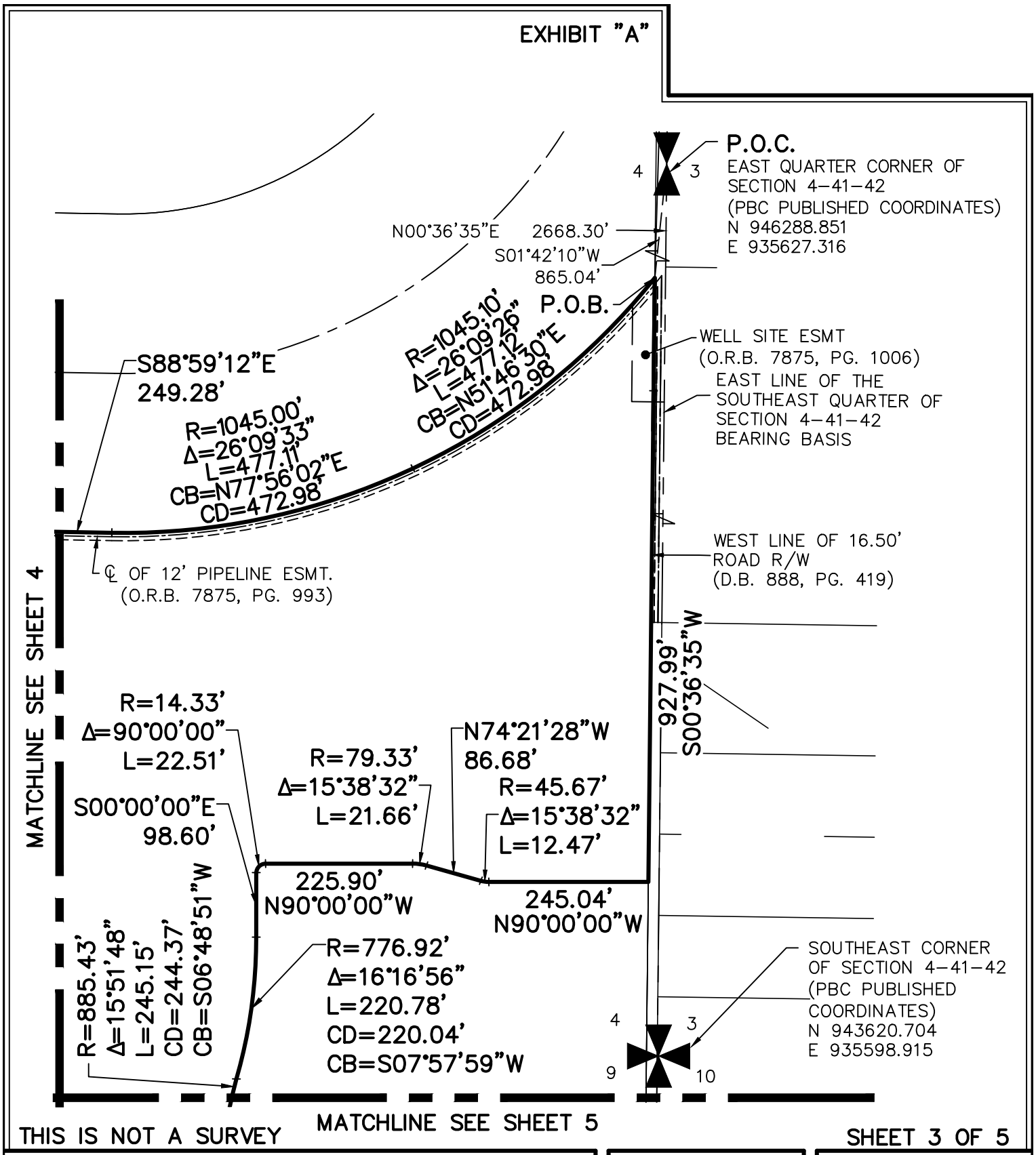
**THIS IS NOT A SURVEY**



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)–392–1991

**JUPITER CHRISTIAN PUBLIC/INSTITUTIONAL SKETCH AND DESCRIPTION**

| | |
|---|---|
| DATE | 02/18/2026 |
| DRAWN BY | sl |
| F.B./ PG. | N/A |
| SCALE | NONE |
| JOB NO. | 11491 Pub_Inst |

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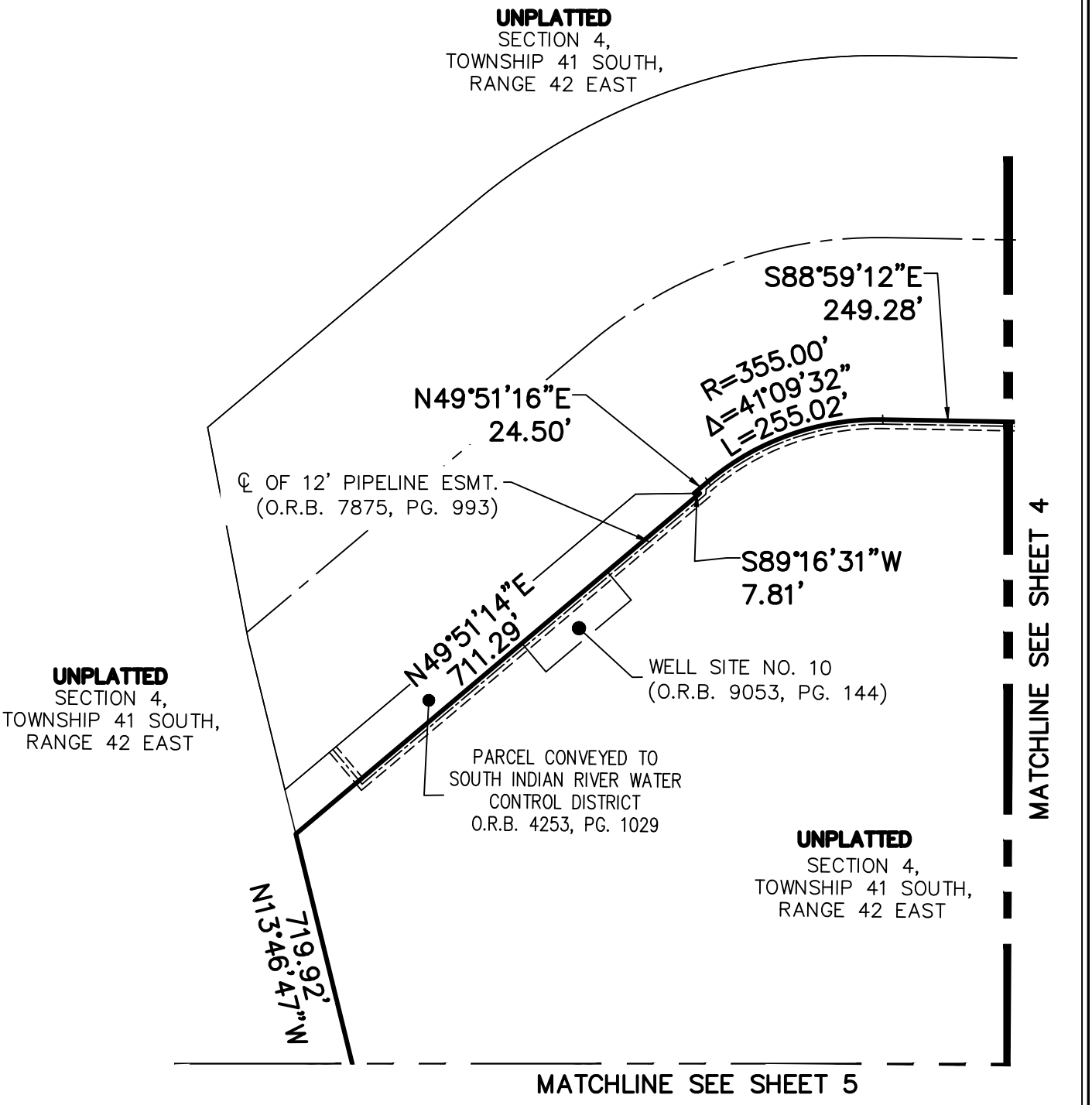
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991

NORTH
0 50' 200'
1 INCH = 200 FEET

| | |
|---|---|
| DATE | 02/18/2026 |
| DRAWN BY | sl |
| F.B./ PG. | N/A |
| SCALE | 1" = 200' |
| JOB NO. | 11491 Pub_Inst |

**JUPITER CHRISTIAN**
**PUBLIC/INSTITUTIONAL**
**SKETCH AND DESCRIPTION**

EXHIBIT "A"




THIS IS NOT A SURVEY

SHEET 3 OF 5

CAULFIELD & WHEELER, INC.
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7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)–392–1991

NORTH

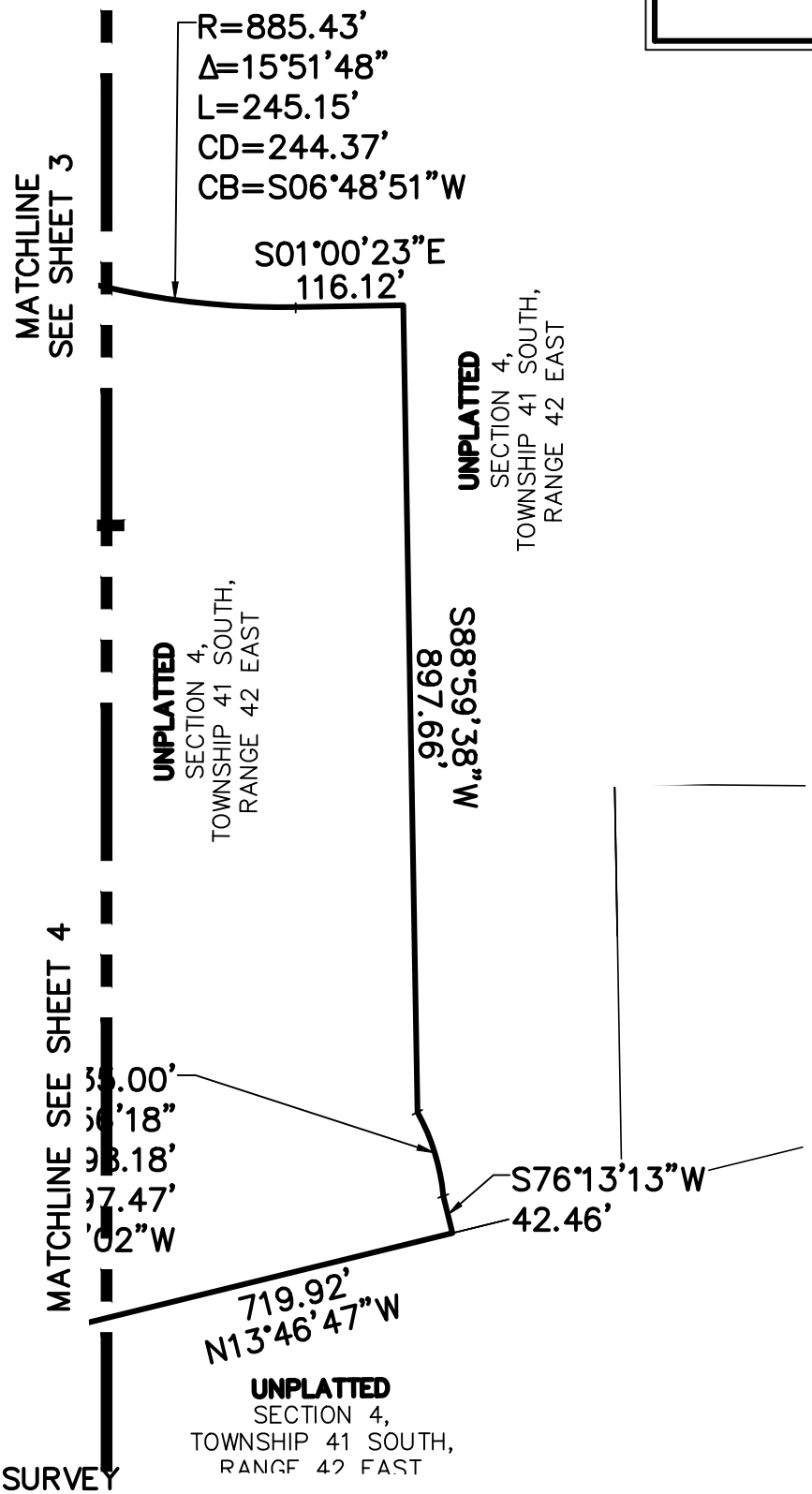
0 50' 200'

1 INCH = 200 FEET

| | |
|---|---|
| DATE | 02/18/2026 |
| DRAWN BY | sl |
| F.B./ PG. | N/A |
| SCALE | 1" = 200' |
| JOB NO. | 11491 Pub_Inst |

**JUPITER CHRISTIAN**
**PUBLIC/INSTITUTIONAL**
**SKETCH AND DESCRIPTION**

EXHIBIT "A"




THIS IS NOT A SURVEY

SHEET 5 OF 5


CAULFIELD & WHEELER, INC.
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7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)–392–1991


NORTH

0 50' 200'

1 INCH = 200 FEET

| | |
|---|---|
| DATE | 02/18/2026 |
| DRAWN BY | sl |
| F.B./ PG. | N/A |
| SCALE | 1" = 200' |
| JOB NO. | 11491 Pub_Inst |

**JUPITER CHRISTIAN**
**PUBLIC/INSTITUTIONAL**
**SKETCH AND DESCRIPTION**

N
W E
S

1 inch equals 1,000 feet

0 500 1,000 Feet

Map Document: "F:\Project Documents\06-1008.05 Hawkeye - Jupiter Christian School Campus\Maps and Graphics\ArcGIS_Projects\Hawkeye_ArcGIS Pro Base" [8/11/2025] ESS

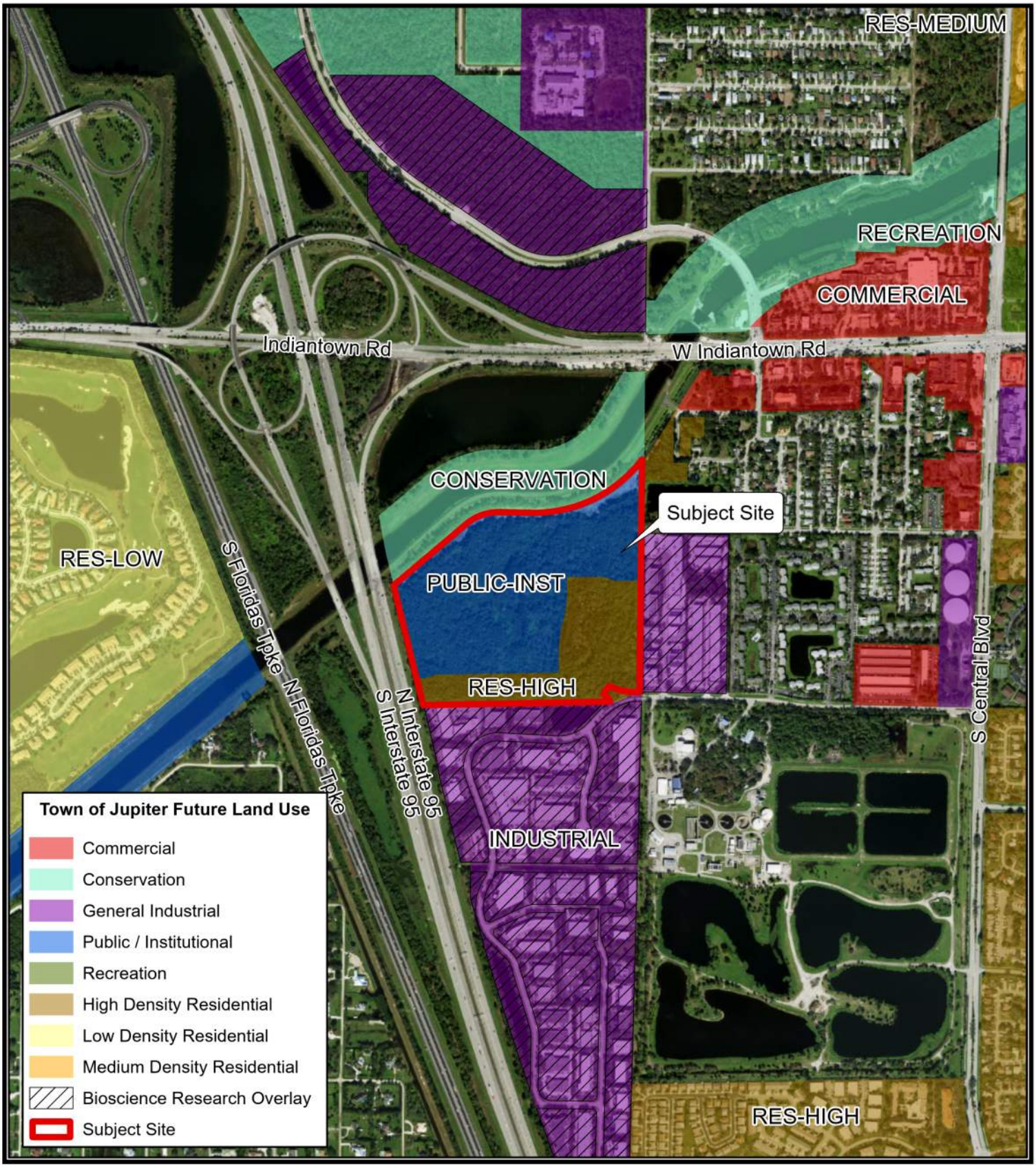
# Aerial Map

## Jupiter Christian School Campus

*Jupiter, FL*

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

9




N
W E
S

1 inch equals 1,000 feet

0 500 1,000 Feet

Map Document: "F:\Project Documents\06-1008.05 Hawkeye - Jupiter Christian School Campus\Maps and Graphics\ArcGIS_Projects\Hawkeye_ArcGIS Pro Base"
[10/28/2025] ESS

**Proposed Future Land Use**

Jupiter Christian School Campus

*Jupiter, FL*

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

10

**ORDINANCE NO. 22-26**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA, AMENDING THE TOWN'S OFFICIAL ZONING MAP WHICH IS INCORPORATED BY REFERENCE IN SECTION 27-473 OF THE TOWN CODE TO ASSIGN THE RESIDENTIAL, LIMITED MULTIFAMILY (R-3) ZONING DISTRICT TO 18.0+/- ACRES OF PROPERTY GENERALLY LOCATED EAST OF I-95, NORTH OF JUPITER PARK DRIVE, AND 180+/- FEET WEST OF CAPITAL STREET; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Hawkeye Jupiter LLC is the owner (the "Owner") of 18.0+/- acres of land (the "subject property") the legal description of which is attached hereto and incorporated herein as **Exhibit "A";** and,

**WHEREAS,** the subject property is generally located east of I-95, north of Jupiter Park Drive, and 180+/- feet west of Capital Street; and,

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

**WHEREAS**, the Owner has petitioned the Town to amend the zoning district assigned to the subject property from Industrial, Park, Light Industry (I-1) to Residential, Limited Multifamily (R-3) (the "Application"); and,

**WHEREAS**, the Town's Planning & Zoning Commission (PZC) has conducted a public hearing and considered the Application; and,

**WHEREAS**, the PZC has recommended to the Town Council that it assign the Residential, Limited Multifamily (R-3) zoning district the subject property.

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

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

**Section 2.** The Town Council hereby assigns the Residential, Limited Multifamily (R-3) zoning district to the subject property as legally described in the attached **Exhibit "A"** which is incorporated herein. The assignment of the Residential, Limited Multifamily (R-3) zoning district to the subject property is as shown in **Figure "1"**, a copy of which is attached hereto and incorporated herein.

**Section 3.** Codification. The Town's Official Zoning Map is hereby amended to reflect the assignment of the Residential, Limited Multifamily (R-3) zoning district to the subject property.

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

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

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

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

# EXHIBIT "A"

## DESCRIPTION:

BEING A PORTION OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE ALONG THE SOUTH LINE OF SAID SECTION 4 S88°59'33"W, A DISTANCE OF 238.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE S88°59'33"W, A DISTANCE OF 1,414.05 FEET; THENCE N13°46'47"W, A DISTANCE OF 193.93 FEET; THENCE N76°13'13"E, A DISTANCE OF 42.46 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF N72°49'02"E, A CHORD DISTANCE (CD) OF 97.47 FEET, AND A RADIAL DISTANCE OF 235.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 23°56'18", A DISTANCE OF 98.18 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N88°59'38"E, A DISTANCE OF 897.66 FEET; THENCE N01°00'23"W, A DISTANCE OF 116.12 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF N06°48'51"E, A CHORD DISTANCE (CD) OF 244.37 FEET, AND A RADIAL DISTANCE OF 885.43 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 15°51'48", A DISTANCE OF 245.15 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF N07°57'59"E, A CHORD DISTANCE (CD) OF 220.04 FEET, AND A RADIAL DISTANCE OF 776.92 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 16°16'56", A DISTANCE OF 220.78 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH, N90°00'00"W, A DISTANCE OF 98.60 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 14.33 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 22.51 FEET; THENCE EAST, N90°00'00"E, A DISTANCE OF 225.90 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 79.33 FEET AND A CENTRAL ANGLE OF 15°38'32"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 21.66 FEET; THENCE S74°21'28"E, A DISTANCE OF 86.68 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 45.67 FEET AND A CENTRAL ANGLE OF 15°38'32"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 12.47 FEET; THENCE EAST, N90°00'00"E, A DISTANCE OF 245.04 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF A 16.50 FEET WIDE ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 888, PAGE 419, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S00°36'35"W, A DISTANCE OF 805.88 FEET; THENCE S88°59'38"W, A DISTANCE OF 25.78 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF N84°00'07"W, A CHORD DISTANCE (CD) OF 107.09 FEET, AND A RADIAL DISTANCE OF 439.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 14°00'41", A DISTANCE OF 107.36 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S07°47'52"W, A CHORD DISTANCE (CD) OF 13.58 FEET, AND A RADIAL DISTANCE OF 70.20 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°05'59", A DISTANCE OF 13.60 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 51.50 FEET AND A CENTRAL ANGLE OF 23°02'43"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 20.71 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S52°39'17"W, A DISTANCE OF 11.73 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 155.50 FEET AND A CENTRAL ANGLE OF 12°07'07"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 32.89 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 322.02 FEET AND A CENTRAL ANGLE OF 09°37'29"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 54.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 782,697 SQUARE FEET OR 17.9682 ACRES, MORE OR LESS.

## CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON FEBRUARY 18, 2026. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

**THIS IS NOT A SURVEY**

**SHEET 1 OF 8**


CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991


**JUPITER CHRISTIAN**
**HIGH DENSITY**
**SKETCH AND DESCRIPTION**

SCOTT R. LANGFORD
PROFESSIONAL SURVEYOR
AND MAPPER
SURVEYOR NO. LS7623
STATE OF FLORIDA
LB 3591

| | |
|---|---|
| DATE | 02/18/2026 |
| DRAWN BY | sl |
| F.B./ PG. | N/A |
| SCALE | NONE |
| JOB NO. | 3 11491-HD |

EXHIBIT "A"

## SURVEYOR'S NOTES:

1. LEGAL DESCRIPTIONS AND SKETCHES OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
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5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
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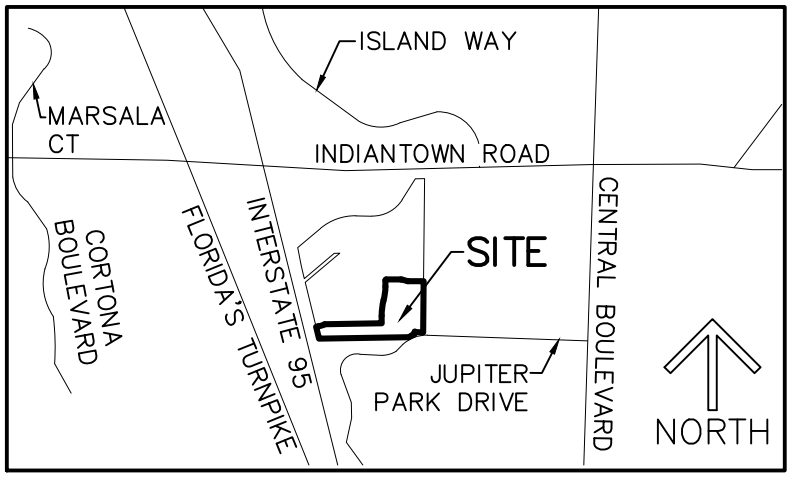
PHONE (561)-392-1991

**JUPITER CHRISTIAN**
**HIGH DENSITY**
**SKETCH AND DESCRIPTION**

| | |
|---|---|
| DATE | 02/18/2026 |
| DRAWN BY | sl |
| F.B./ PG. | N/A |
| SCALE | NONE |
| JOB NO. | 11491-HD |

EXHIBIT "A"




**LOCATION MAP**
(NOT TO SCALE)

## LEGEND/ABBREVIATIONS:

℄ – CENTERLINE
△ – DELTA (CENTRAL ANGLE)
CB – CHORD BEARING
CD – CHORD DISTANCE
DE – DRAINAGE EASEMENT
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L – ARC LENGTH
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P.O.B. – POINT OF BEGINNING
PG(S). – PAGE(S)
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4–41–42 – SECTION 4, TOWNSHIP 41 SOUTH, RANGE 42 EAST

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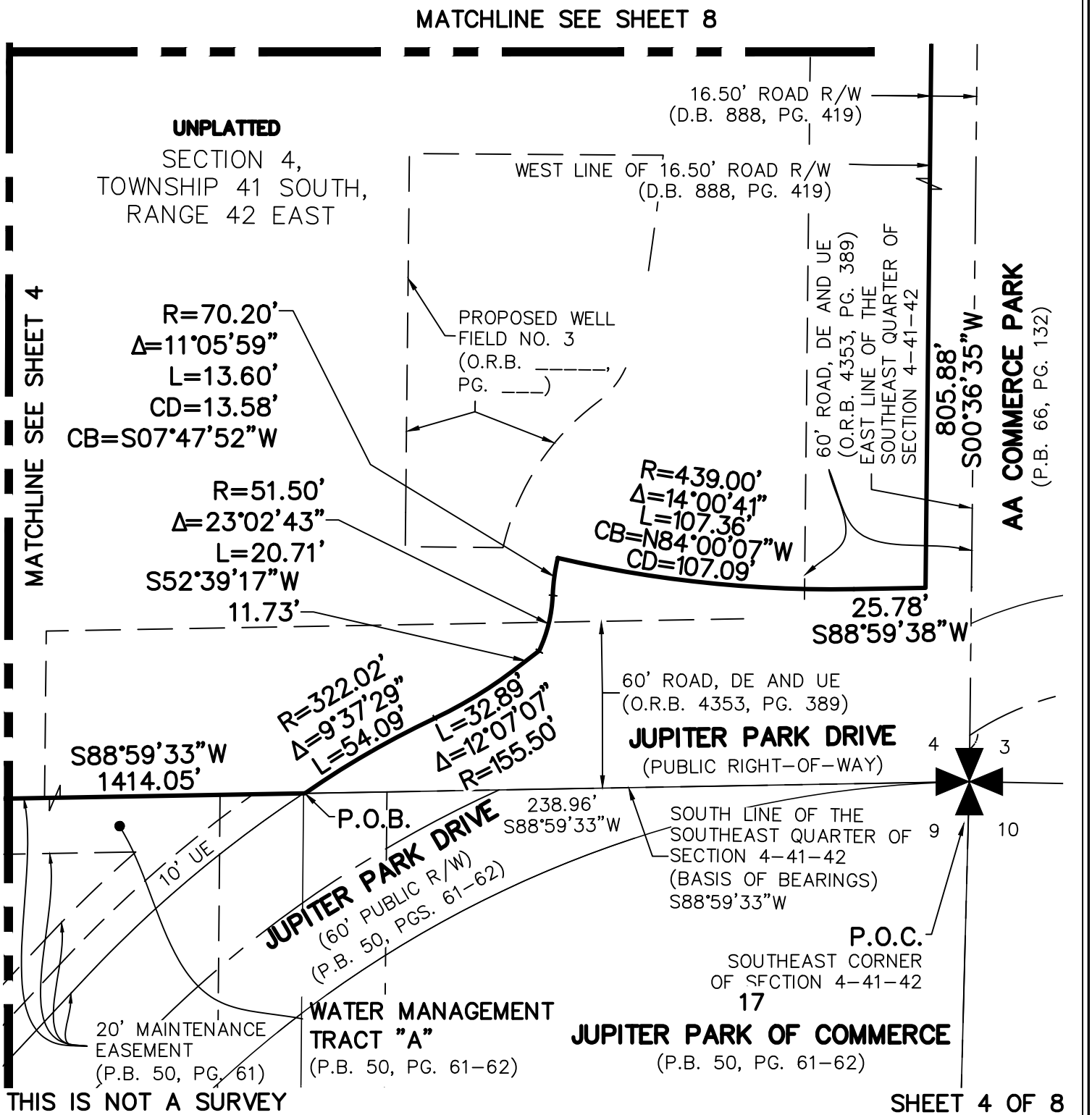
PHONE (561)–392–1991

**JUPITER CHRISTIAN HIGH DENSITY SKETCH AND DESCRIPTION**

| | |
|---|---|
| DATE | 02/18/2026 |
| DRAWN BY | sl |
| F.B./ PG. | N/A |
| SCALE | NONE |
| JOB NO. | 5 11491-HD |

EXHIBIT "A"




THIS IS NOT A SURVEY

SHEET 4 OF 8


CAULFIELD & WHEELER, INC.
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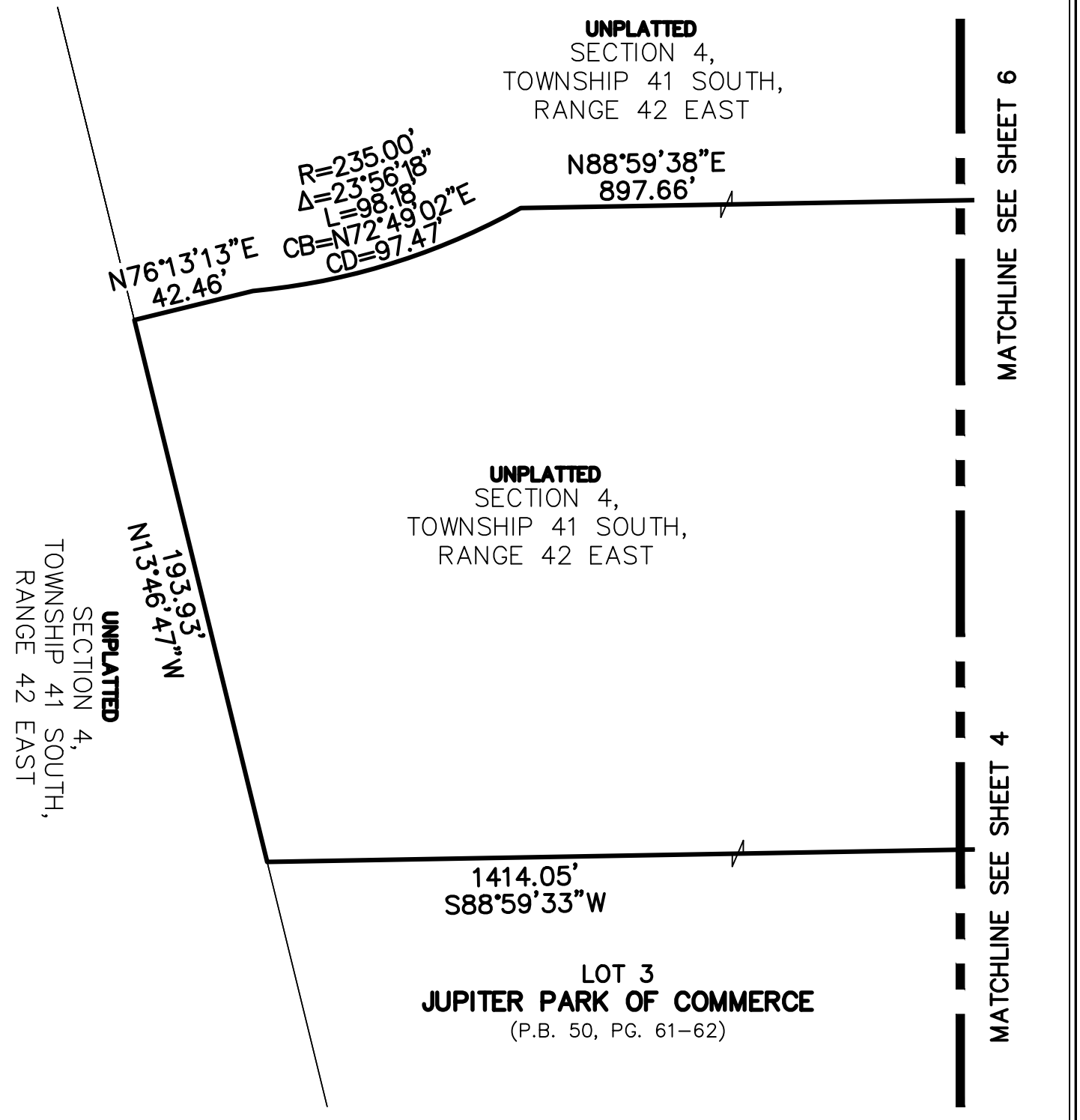
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991


NORTH
0 25' 50'
1 INCH = 50 FEET

| | |
|---|---|
| DATE | 02/18/2026 |
| DRAWN BY | sl |
| F.B./ PG. | N/A |
| SCALE | 1"=50' |
| JOB NO. | 11491-HD |

JUPITER CHRISTIAN
HIGH DENSITY
SKETCH AND DESCRIPTION

EXHIBIT "A"

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SHEET 5 OF 8

CAULFIELD & WHEELER, INC.
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7900 GLADES ROAD – SUITE 100
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NORTH

0 25' 50'

1 INCH = 50 FEET

| | |
|---|---|
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**JUPITER CHRISTIAN**
**HIGH DENSITY**
**SKETCH AND DESCRIPTION**

EXHIBIT "A"

MATCHLINE SEE SHEET 7

R=885.43'
Δ=15°51'48"
L=245.15'
CB=N06°48'51"E
CD=244.37'

**UNPLATTED**
SECTION 4,
TOWNSHIP 41 SOUTH,
RANGE 42 EAST

**UNPLATTED**
SECTION 4,
TOWNSHIP 41 SOUTH,
RANGE 42 EAST

N01°00'23"W
116.12'

N88°59'38"E
897.66'

MATCHLINE SEE SHEET 5

THIS IS NOT A SURVEY

SHEET 6 OF 8


CAULFIELD & WHEELER, INC.
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NORTH
0 25' 50'
1 INCH = 50 FEET

| | |
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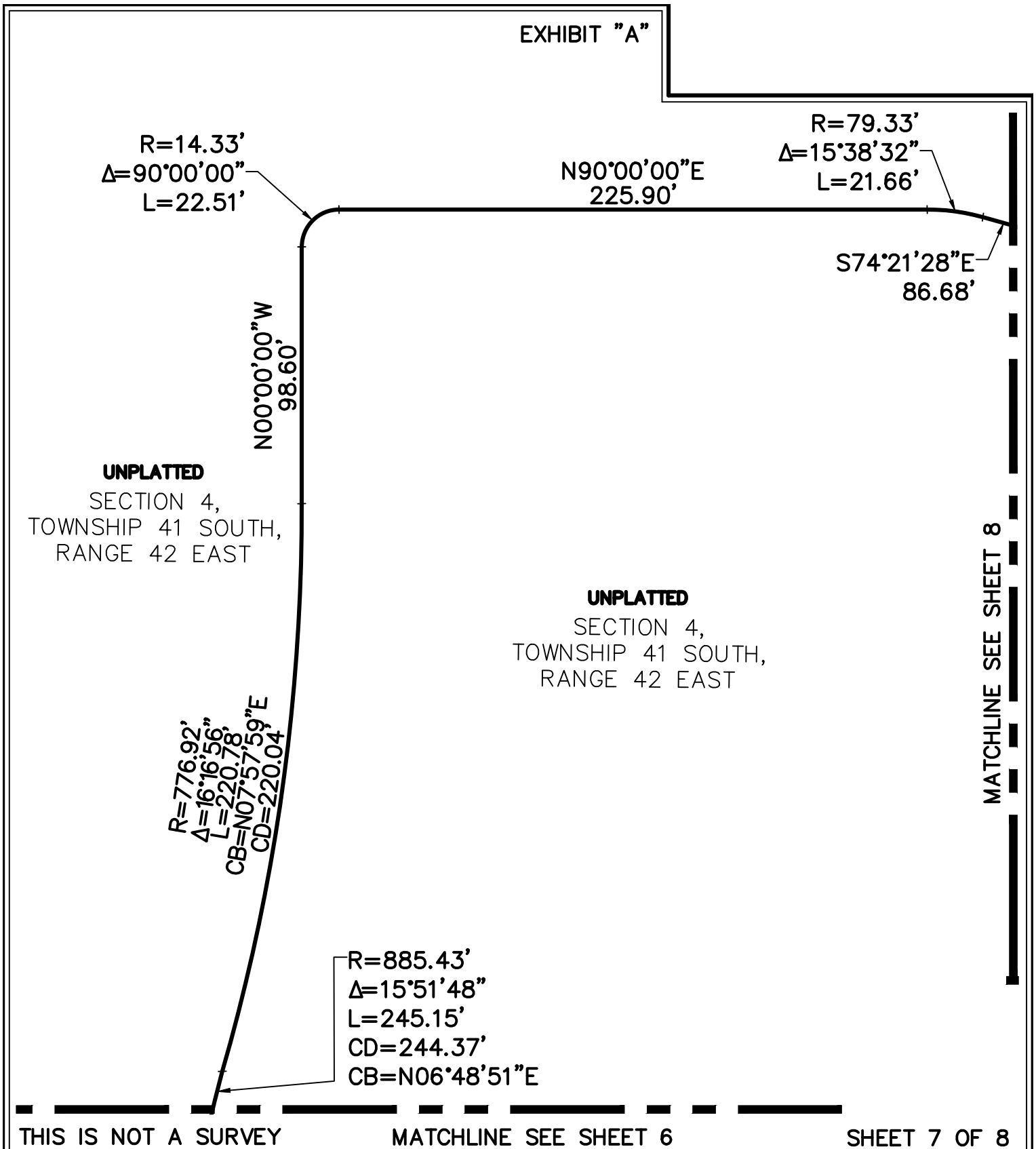
**JUPITER CHRISTIAN**
**HIGH DENSITY**
**SKETCH AND DESCRIPTION**

EXHIBIT "A"




THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 6



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7900 GLADES ROAD – SUITE 100
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NORTH

0 25' 50'

1 INCH = 50 FEET

| | |
|---|---|
| DATE | 02/18/2026 |
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| F.B./ PG. | N/A |
| SCALE | 1"=50' |
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**JUPITER CHRISTIAN**
**HIGH DENSITY**
**SKETCH AND DESCRIPTION**

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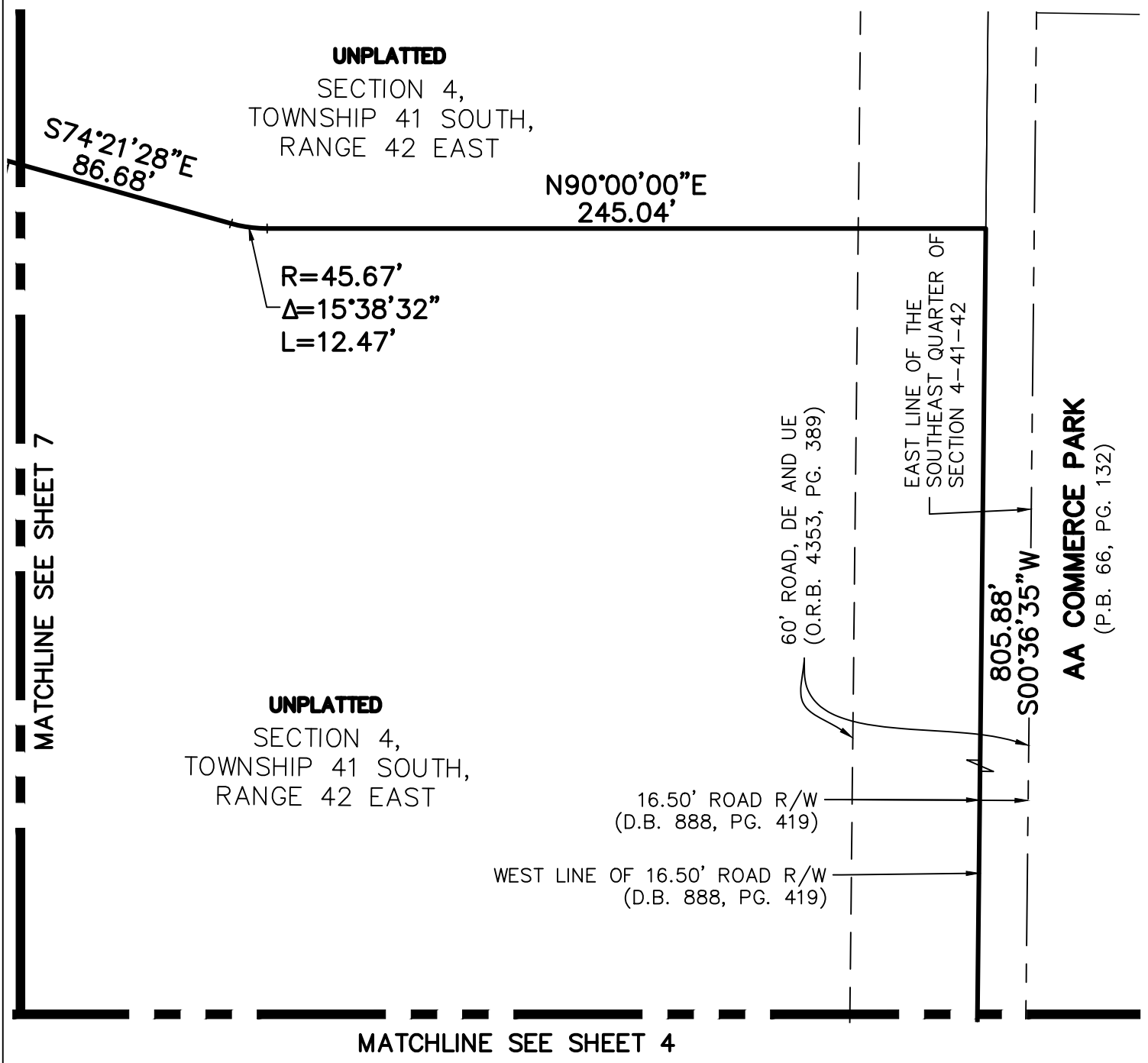


THIS IS NOT A SURVEY

SHEET 8 OF 8

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NORTH
0 25' 50'
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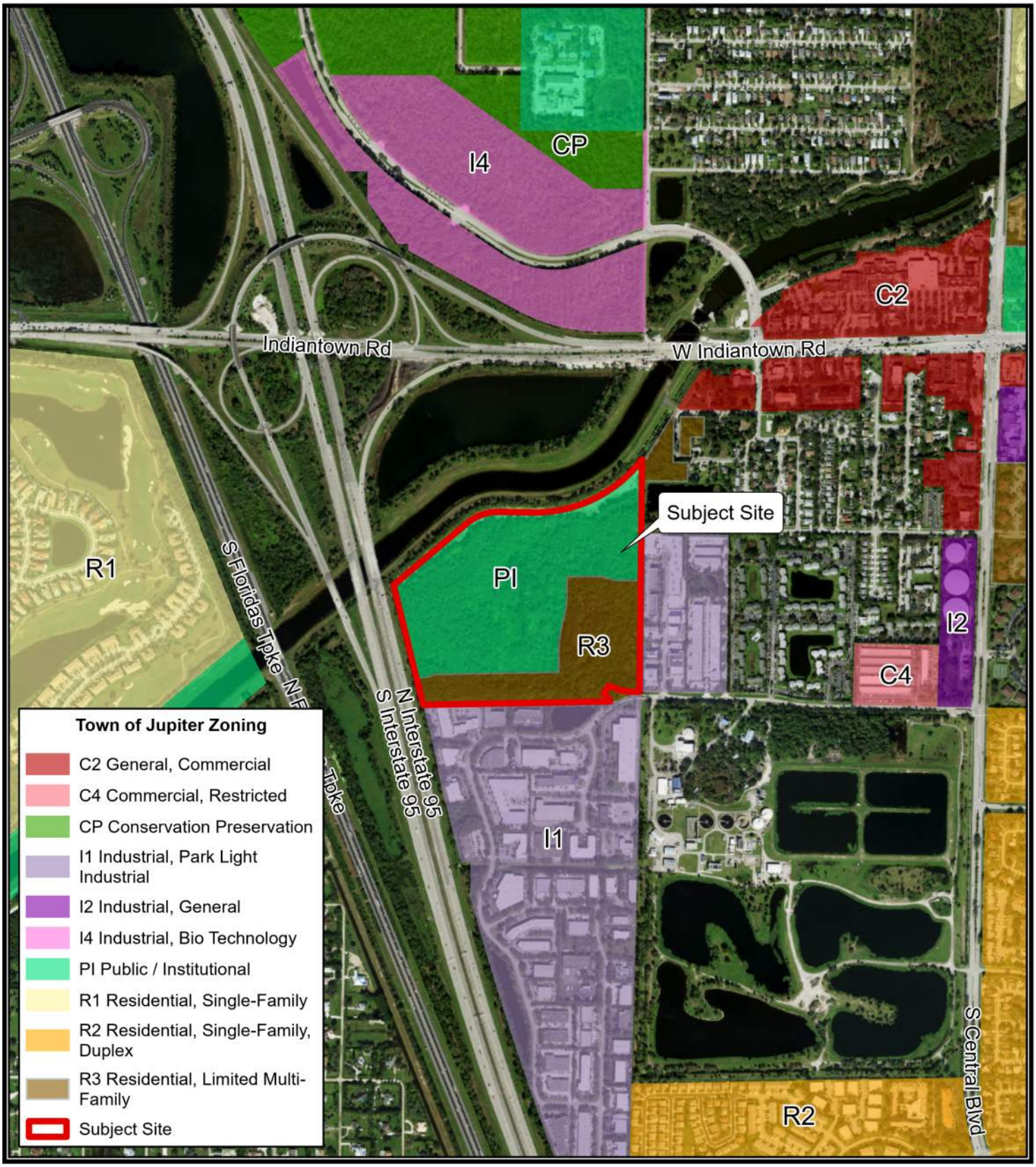
**SKETCH AND DESCRIPTION**




N W E S

1 inch equals 1,000 feet

0 500 1,000 Feet

Map Document: "F:\Project Documents\06-1008.05 Hawkeye - Jupiter Christian School Campus\Maps and Graphics\ArcGIS_Projects\Hawkeye_ArcGIS Pro Base" [10/28/2025] ESS

# Proposed Zoning Map

Jupiter Christian School Campus

*Jupiter, FL*

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

14

**ORDINANCE NO. 24-26**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA, AMENDING THE TOWN'S OFFICIAL ZONING MAP WHICH IS INCORPORATED BY REFERENCE IN SECTION 27-473 OF THE TOWN CODE TO ASSIGN THE PUBLIC/INSTITUTIONAL (P/I) ZONING DISTRICT TO 38.6+/- ACRES OF PROPERTY GENERALLY LOCATED EAST OF I-95, 770+/- FEET SOUTH OF INDIANTOWN ROAD, AND 180+/- FEET WEST OF THE CAPITAL STREET; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Hawkeye Jupiter LLC is the owner (the "Owner") of 38.6+/- acres of land (the "subject property") the legal description of which is attached hereto and incorporated herein as **Exhibit "A";** and,

**WHEREAS,** the subject property is generally located east of I-95, 770+/- feet south of Indiantown Road, and 180+/- feet west of Capital Street; and,

**WHEREAS**, the future land use designation assigned to the subject property is "Public Institutional"; and,

**WHEREAS**, the Owner has petitioned the Town to amend the zoning district assigned to the subject property from Industrial, Park, Light Industry (I-1) to Public/Institutional (P/I) (the "Application"); and,

**WHEREAS**, the Town's Planning & Zoning Commission (PZC) has conducted a public hearing and considered the Application; and,

**WHEREAS**, the PZC has recommended to the Town Council that it assign the Public/Institutional (P/I) zoning district the subject property.

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

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

**Section 2.** The Town Council hereby assigns the Public/Institutional (P/I) zoning district to the subject property as legally described in the attached **Exhibit "A"** which is incorporated herein. The assignment of the Public/Institutional (P/I) zoning district to the subject property is as shown in **Figure "1"**, a copy of which is attached hereto and incorporated herein.

**Section 3.** Codification. The Town's Official Zoning Map is hereby amended to reflect the assignment of the Public/Institutional (P/I) zoning district to the subject property.

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

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

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

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

# EXHIBIT "A"

## DESCRIPTION:

BEING A PORTION OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE S01°42'10"W, A DISTANCE OF 865.04 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF 16.50-FOOT WIDE ROAD, AS DESCRIBED IN DEED BOOK 888, PAGE 419 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S00°36'35"W, A DISTANCE OF 927.99 FEET; THENCE WEST, A DISTANCE OF 245.04 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 45.67 FEET AND A CENTRAL ANGLE OF 15°38'32"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 12.47 FEET; THENCE N74°21'28"W, A DISTANCE OF 86.68 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 79.33 FEET AND A CENTRAL ANGLE OF 15°38'32"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 21.66 FEET; THENCE WEST, A DISTANCE OF 225.90 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 14.33 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 22.51 FEET; THENCE SOUTH, A DISTANCE OF 98.60 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S07°57'59"W, A CHORD DISTANCE (CD) OF 220.04 FEET, AND A RADIAL DISTANCE OF 776.92 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 16°16'56", A DISTANCE OF 220.78 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S06°48'51"W, A CHORD DISTANCE (CD) OF 244.37 FEET, AND A RADIAL DISTANCE OF 885.43 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 15°51'48", A DISTANCE OF 245.15 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S01°00'23"E, A DISTANCE OF 116.12 FEET; THENCE S88°59'38"W, A DISTANCE OF 897.66 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S72°49'02"W, A CHORD DISTANCE (CD) OF 97.47 FEET, AND A RADIAL DISTANCE OF 235.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 23°56'18", A DISTANCE OF 98.18 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S76°13'13"W, A DISTANCE OF 42.46 FEET; THENCE N13°46'47"W, A DISTANCE OF 719.92 FEET; THENCE N49°51'14"E, A DISTANCE OF 711.29 FEET; THENCE S89°16'31"W, A DISTANCE OF 7.81 FEET; THENCE N49°51'16"E, A DISTANCE OF 24.50 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 355.00 FEET AND A CENTRAL ANGLE OF 41°09'32"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 255.02 FEET; THENCE S88°59'12"E, A DISTANCE OF 249.28 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 1,045.00 FEET AND A CENTRAL ANGLE OF 26°09'33"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 477.11 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF N51°46'30"E, A CHORD DISTANCE (CD) OF 472.98 FEET, AND A RADIAL DISTANCE OF 1,045.10 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 26°09'26", A DISTANCE OF 477.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,681,597 SQUARE FEET OR 38.6042 ACRES, MORE OR LESS.

## CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON FEBRUARY 18, 2026. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

**THIS IS NOT A SURVEY**



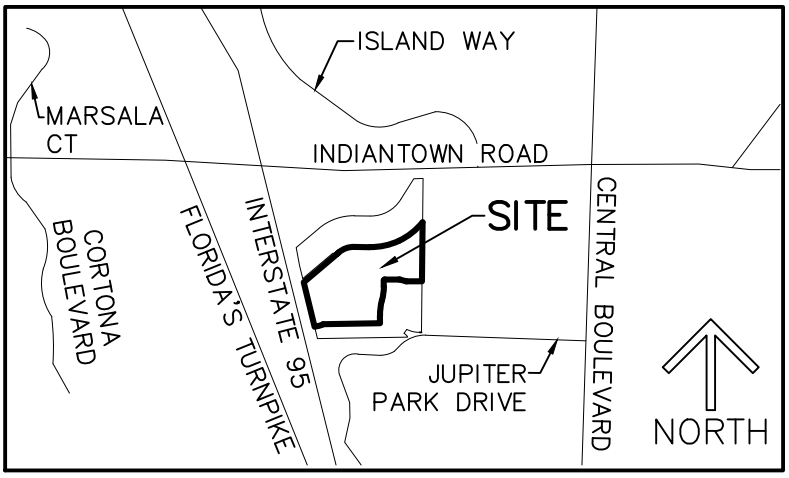
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991

**JUPITER CHRISTIAN**
**PUBLIC/INSTITUTIONAL**
**SKETCH AND DESCRIPTION**

SCOTT R. LANGFORD
PROFESSIONAL SURVEYOR
AND MAPPER
SURVEYOR NO. LS7623
STATE OF FLORIDA
LB 3591

| | |
|---|---|
| DATE | 02/18/2026 |
| DRAWN BY | sl |
| F.B./ PG. | N/A |
| SCALE | NONE |
| JOB NO. | 11491 Pub_Inst |

EXHIBIT "A"




**LOCATION MAP**
(NOT TO SCALE)

## LEGEND/ABBREVIATIONS:

℄ – CENTERLINE
Δ – DELTA (CENTRAL ANGLE)
CB – CHORD BEARING
CD – CHORD DISTANCE
DE – DRAINAGE EASEMENT
DB – DEED BOOK
L – ARC LENGTH
LB – LICENSED BUSINESS
NAD – NORTH AMERICAN DATUM
O.R.B. – OFFICIAL RECORDS BOOK
P.O.B. – POINT OF BEGINNING
PG(S). – PAGE(S)
P.O.C. – POINT OF COMMENCEMENT
PBC – PALM BEACH COUNTY
R – RADIUS
R/W – RIGHT–OF–WAY
UE – UTILITY EASEMENT
4–41–42 – SECTION 4, TOWNSHIP 41 SOUTH, RANGE 42 EAST

## SURVEYOR'S NOTES:

1. LEGAL DESCRIPTIONS AND SKETCHES OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO LEGAL DESCRIPTIONS AND SKETCHES BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS–OF–WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N88°54'19"W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

**THIS IS NOT A SURVEY**



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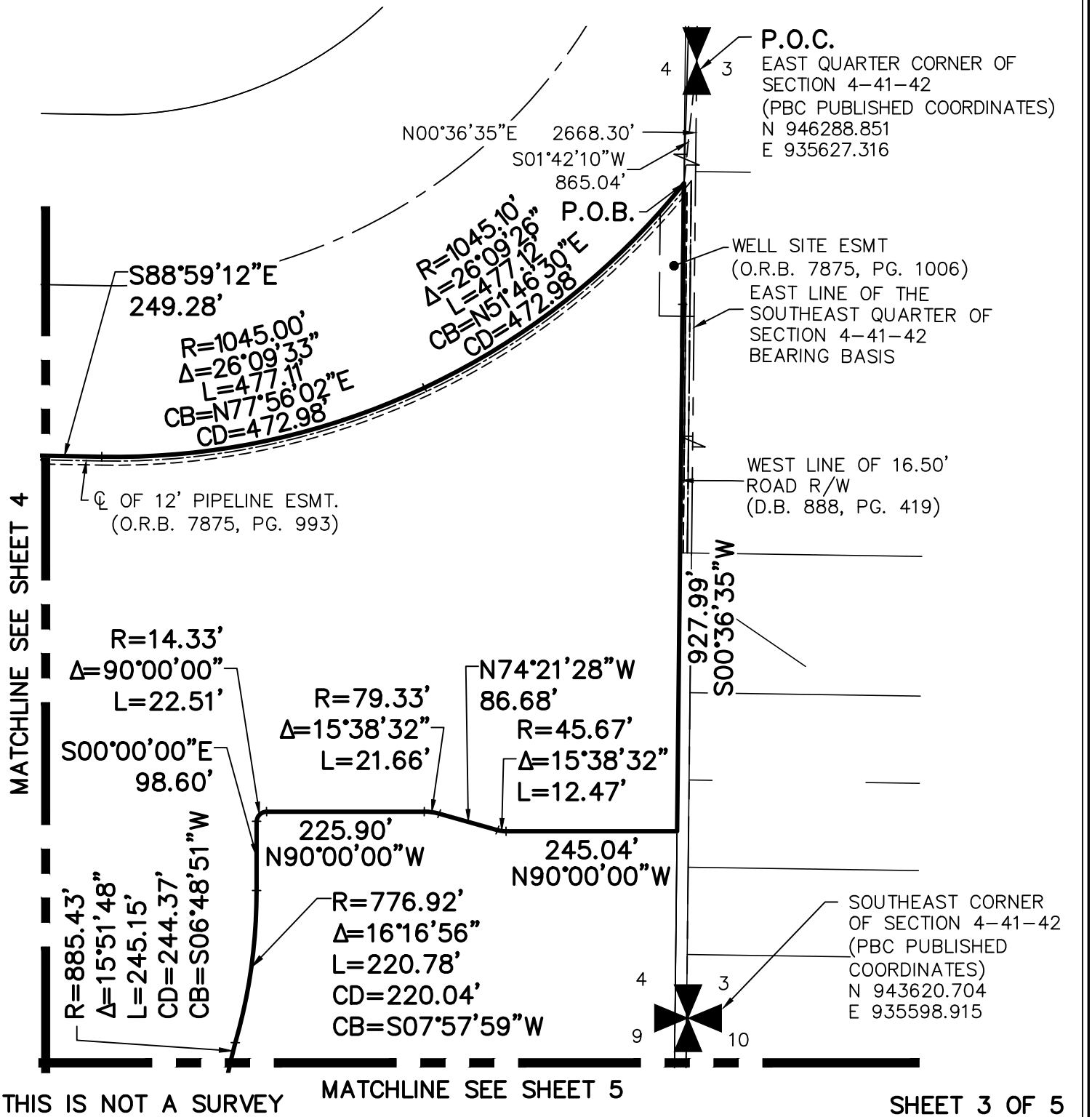
PHONE (561)–392–1991

**JUPITER CHRISTIAN PUBLIC/INSTITUTIONAL SKETCH AND DESCRIPTION**

| | |
|---|---|
| DATE | 02/18/2026 |
| DRAWN BY | sl |
| F.B./ PG. | N/A |
| SCALE | NONE |
| JOB NO. | 11491 Pub_Inst |

EXHIBIT "A"




THIS IS NOT A SURVEY

SHEET 3 OF 5


CAULFIELD & WHEELER, INC.
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BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991

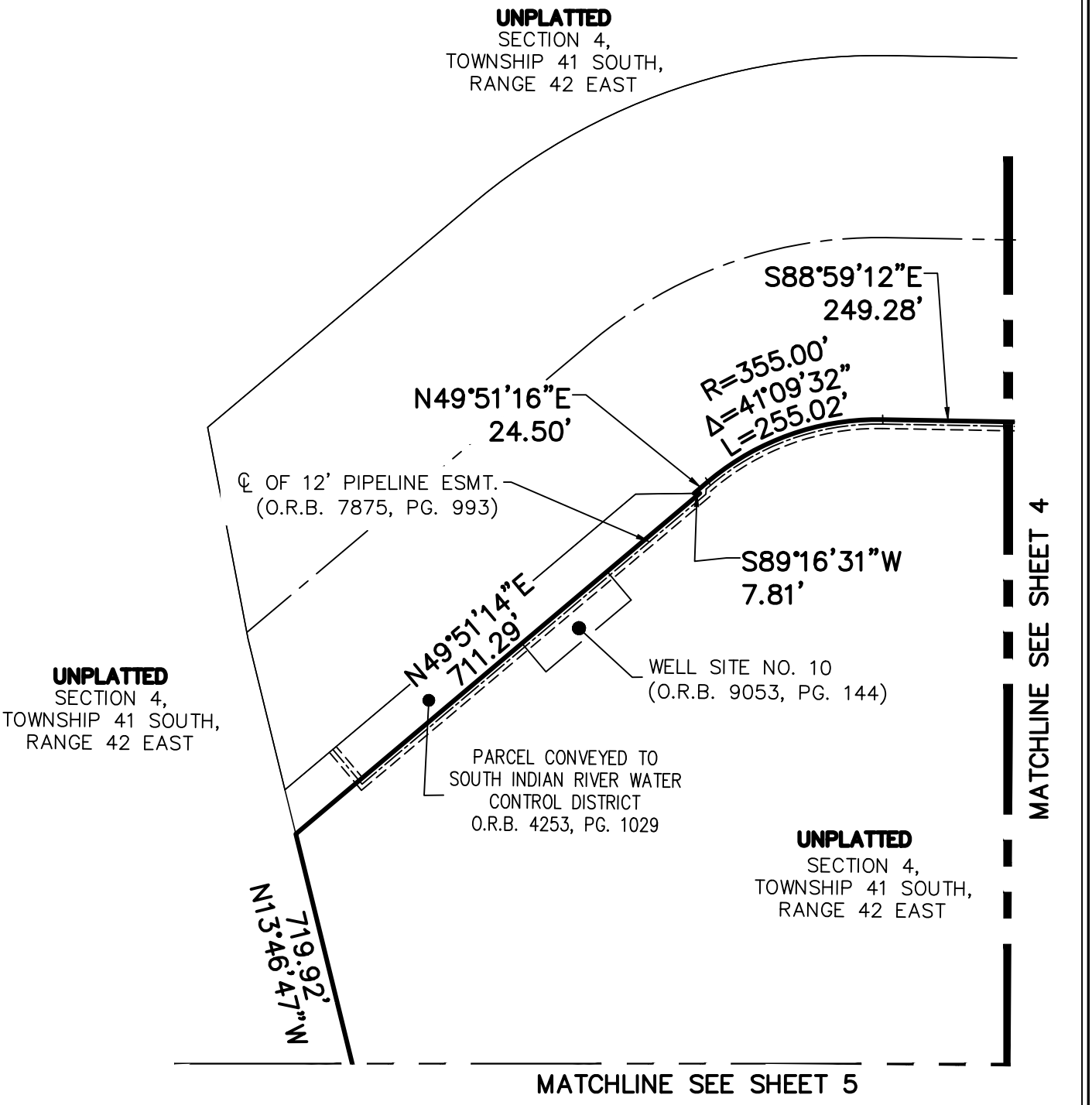

NORTH
0 50' 200'
1 INCH = 200 FEET

| | |
|---|---|
| DATE | 02/18/2026 |
| DRAWN BY | sl |
| F.B./ PG. | N/A |
| SCALE | 1" = 200' |
| JOB NO. | 11491 Pub_Inst |

**JUPITER CHRISTIAN**
**PUBLIC/INSTITUTIONAL**
**SKETCH AND DESCRIPTION**

5

EXHIBIT "A"




THIS IS NOT A SURVEY

SHEET 3 OF 5

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NORTH

0 50' 200'

1 INCH = 200 FEET

| | |
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**SKETCH AND DESCRIPTION**

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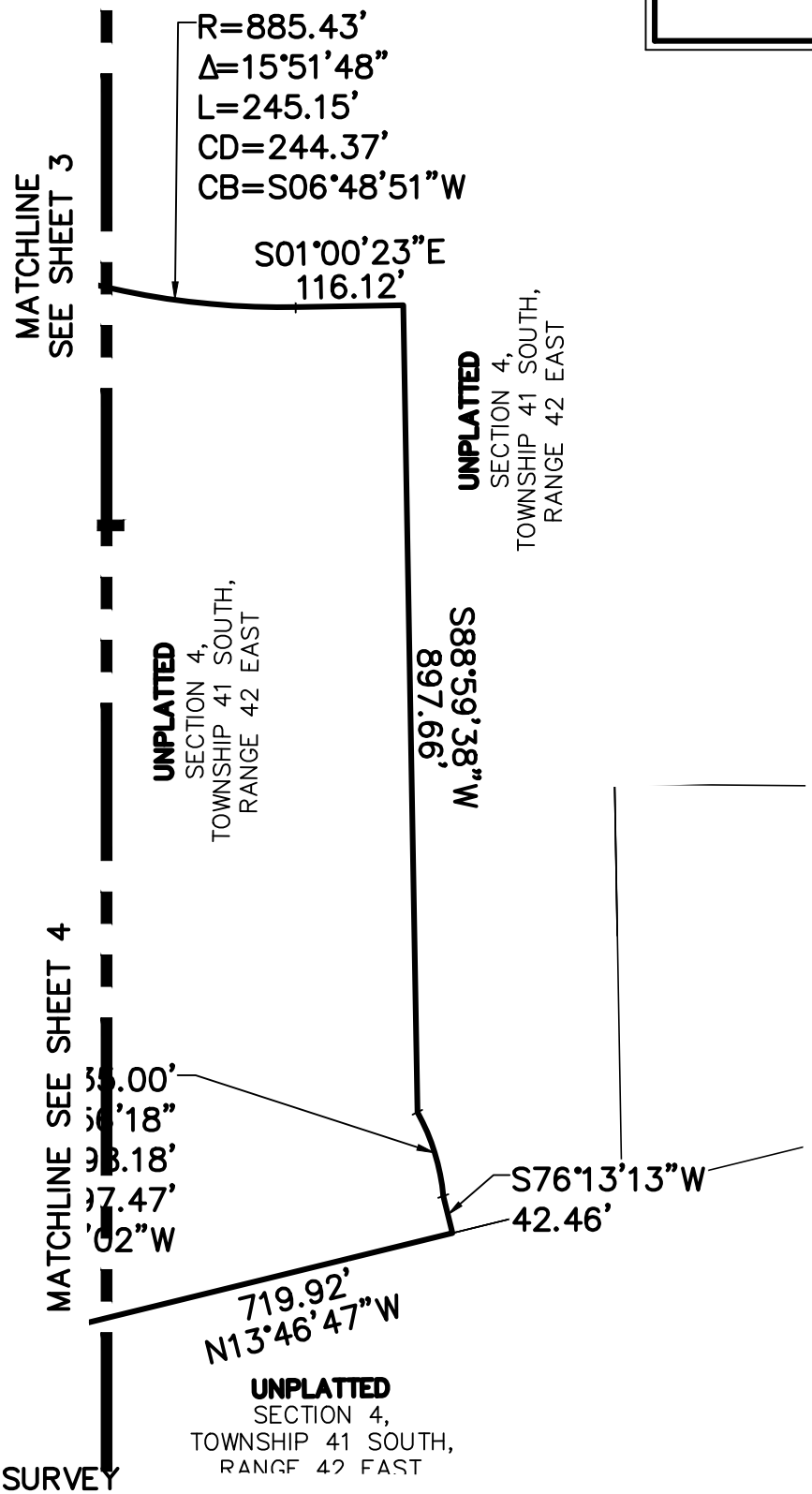


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SHEET 5 OF 5


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0 50' 200'

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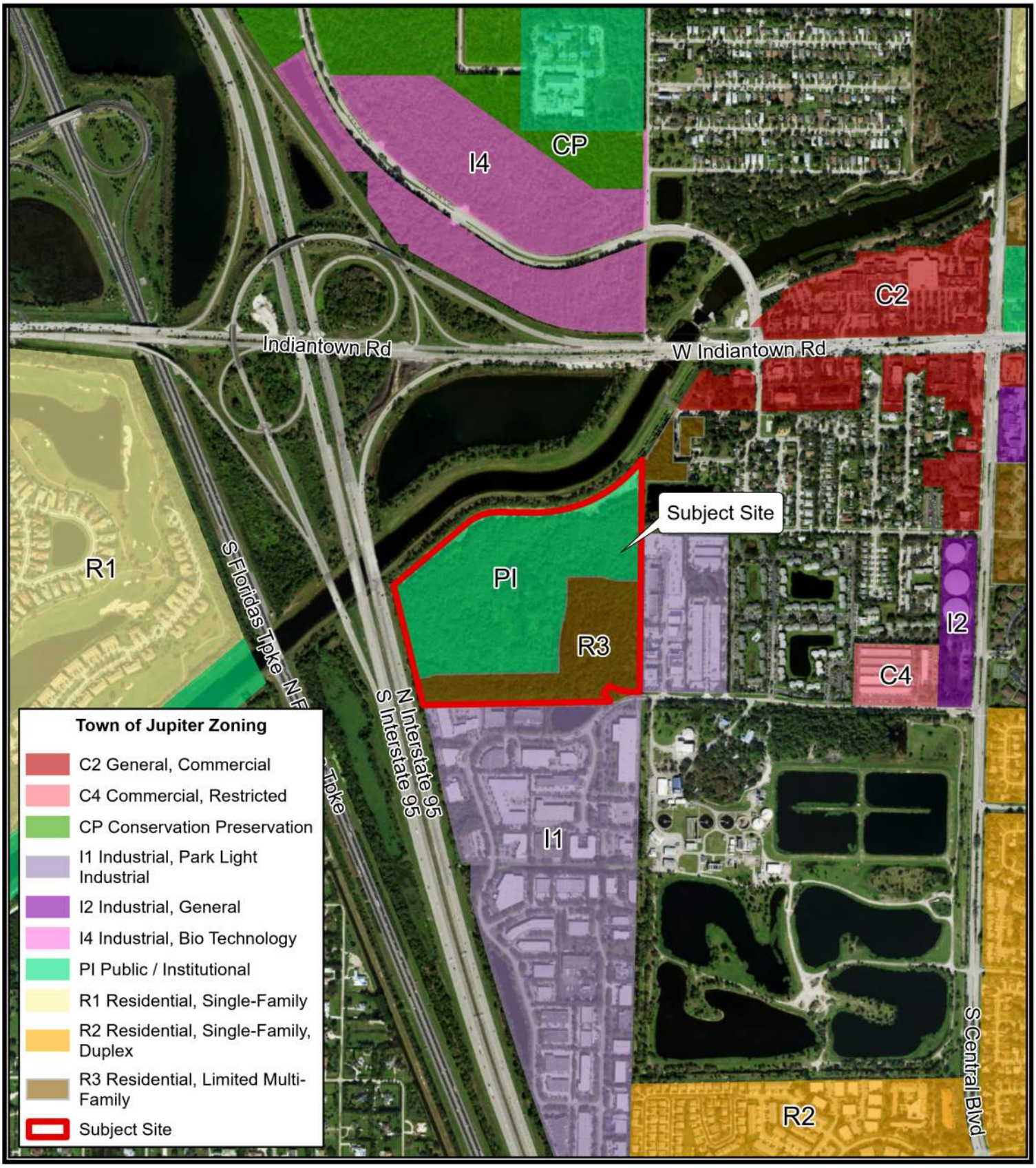


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1 inch equals 1,000 feet

0 500 1,000 Feet

Map Document: "F:\Project Documents\06-1008.05 Hawkeye - Jupiter Christian School Campus\Maps and Graphics\ArcGIS_Projects\Hawkeye_ArcGIS Pro Base"
[10/28/2025] ESS

# Proposed Zoning Map

Jupiter Christian School Campus

*Jupiter, FL*

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

**Jupiter Christian School Future Land Use and Zoning Map Amendments**
**TOWN MANAGER'S OFFICE**

**DATE:** April 14, 2026

**TO:** Honorable Mayor and Members of Town Council

**THRU:** Frank J. Kitzerow, Town Manager

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

**SUBJECT:** **Jupiter Christian School Legacy Campus** –

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;
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 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.

| | | |
|---|---|---|
| Ord #21-26, 22-26, 23-26, 24-26 | P&Z Commission: | 03/10/26 |
| PZ 25-6522, 6523,6527 & 6610, | Town Council: | 04/21/26 – 1st Reading |
| M. Schneider | Town Council: | TBD – 2nd Reading |

## Project Information

| | |
|---|---|
| *Applicant*: | Jupiter Christian School LLC (see Attachment A) |
| *Owner:* | Hawkeye Jupiter LLC (Attachment B) |
| *Agent:* | Zach Ciciera, Cotleur & Hearing |
| *Location*: | Generally located south of Indiantown Road, east of I-95, west of the Jupiter Commerce Center, and north of Jupiter Park Road (see Attachment C – Location Map) |
| *Acreage (Total)*: | 56.6± |
| *PCN Numbers:* | 30-42-41-04-00-000-5060, 30-42-41-04-00-000-5070, 30-42-41-04-00-000-5080 |
| *Existing use of property:* | Vacant |

| | |
|---|---|
| *Existing FLUM designation:* | General Industrial with Bioscience Research Protection Overlay |
| *Proposed FLUM designation:* | |
| *North :* | Public Institutional (38.6± acres) |
| *South:* | High Density Residential (18.0± acres) |
| *Existing Zoning*: | I-1, Industrial, Park, Light Industry District |
| *Proposed Zoning*: | |
| *North :* | PI, Public/Institutional (38.6± acres) |
| *South:* | R-3, Residential, Limited Multi-Family District (18.0± acres) |

## Staff Update

Following the Planning and Zoning Commission meeting, staff met with the applicant's team to discuss the main outstanding issues related to traffic and environmental impacts. On Tuesday, April 7th the applicant provided a substantial revision to their statement of use and traffic analysis committing to address the issues. Due to the limited timeframe, staff was not able to fully review and analyze the updated statement of use (which expanded from 16 to 31 pages) and updated traffic analysis prior to publishing the updated staff report for the Town Council meeting scheduled for April 21st. To simplify the proposed changes, the applicant provided a two-page application update (Attachment L). It is important to note that the analysis section of the staff report was not updated due to time constraints with reviewing the updated commitments made by the Applicant. As a result, the below information contains the key commitments germane to the two FLUM amendments at first reading:

- Reducing the number of students from 2,000 to a maximum of 1,200;
- Agreeing to a gross trip cap of 3,596 ADT, 511 AM Peak, 149 PM Peak for the total site impact estimated for 1,200 students and 92 residential units;
- Outlining a coordinated environmental approach focusing on preservation, restoration, and creation of native habitats subject to the Town Council's acceptance of an alternative mitigation option that may be permitted under Section 26-96 of Town Code; and,
- Committing to designate the proposed preservation and restoration area with a Conservation FLUM designation.

<u>Proposed Trip Caps</u>
The applicant and Town's Traffic Engineer have agreed to a gross trip cap of 3,596 ADT, 511 AM, and 149 PM trips for the entire site. Since the overall property is proposed to be split between 38.6 acres of Public Institutional and 18.0 acres Residential land uses, individual trip caps need to be established in each ordinance. The Town's traffic engineer provided the following gross trip caps for Town Council consideration, which are included in Section 3 of both FLUM ordinances, respectively:

- Ordinance 23-26 for 38.6 acres of Public Institutional to be allocated trip caps of:
  - 2,976 ADT, 474 AM Peak, 102 PM Peak.
- Ordinance 21-26 for 18 acres of Residential to be allocated trip caps of:
  - 620 ADT, 37 AM Peak, 47 PM Peak.

The following table provides a comparison to show how the proposed trip caps compare to the existing maximum intensity under the current land use designation, a realistic intensity for the existing land use, and the intensity used for Jupiter Area Study (JAS).

| Type | Square Feet/ Dwelling Units | Avg. Daily Trips | AM Peak Hour | PM Peak Hour |
|---|---|---|---|---|
| Maximum intensity per existing Future Land Use (General industrial Use)[1] | 1,232,312 sf[2] | 5,401 | 821 | 721 |
| Realistic intensity per existing Future Land Use[3] | 616,156 sf | 2,701 | 411 | 361 |
| 2022 JAS Update to keep LOS on ITR/IW intersection (R&D Use)[4] | 551,000 sf | 5,594 | 515 | 488 |
| Applicant's proposed combined trip cap for High Density Residential (Residential Use) and Public Institutional (School Use)[5] | 92 units (base) 1,200 students (split into two 600 student shifts) | 3,596 | 511 | 149 |

The proposed trip caps would set the uppermost limit for the two properties for the land use amendments. Additional information regarding peaking behavior, monitoring conditions to confirm assumptions between phases, establishment of a developer's agreement to determine timing and responsibilities, and other factors will need to be analyzed and determined as part of the PUD and site plan review anticipated to be considered concurrent with or following the second reading of the subject land use and rezoning requests.

Environmental

The second concern being deferred to the PUD, SE, and SP applications relates to meeting the required preservation of native habitat (upland and wetlands). The site contains environmentally sensitive land and upland habitat that must meet the 25% set aside requirements for each category of habitat. Preservation may be mitigated based on Town Code, if the request meets specific criteria. The code notes that "town staff or town council, as appropriate, shall designate the native upland vegetation or environmentally sensitive land that is to be included as the required preserve". The applicant's latest proposal is a mixture of on-site preservation, environmental restoration, and creation of new upland and wetland areas that does not meet the minimum 25% preservation of each native habitat. However, if it is determined by Town Council that the proposal meets Sec. 26-96, "alternative forms of mitigation" may be considered through creation of a mitigation plan, if the following criteria are met:

- No listed species exist on the subject site;
- Development of the site is not possible due to the location of environmentally sensitive lands or native upland vegetation;
- Preservation would yield a preserve area that is less than the preferred minimum of ten acres, and any potential preserve cannot be located adjacent to preservation land;
- The mitigation is a public benefit; and
- Other factors exist that, in the opinion of the town council, make mitigation more appropriate than preservation.

[1] Based on 1 story and 50% lot coverage, the maximum lot coverage allowed for Industrial in the Comp Plan.
[2] Square footage used in applicant's traffic analysis is 436 less likely due to rounding of the acreage.
[3] Based on a 0.25 Floor Area Ratio (FAR) or 1 story and 25% lot coverage. In order to give a more likely development scenario, staff often refers to the original Jupiter Area Study adopted as Comprehensive Plan Data and Analysis, which aggregated data of development built in the town to establish a typical intensity by use category. This number provides a far more realistic scenario of general industrial development typical in the town, which is half of the maximum established by the future land use designation for General Industrial.
[4] Needs to be recalibrated based on changing conditions.
[5] Based on 6 units/acre after accounting for the 2.93-acre wetland which allows 0.5 units per acre.

The Conservation Element of the Comprehensive Plan, Policy 1.5.8 states that reductions in preservation may be approved in exchange for increased conservation of native plants that are more rare. The expectation of any mitigation plan should result in an increase of total land set aside for environmental conservation. Specifically, it states:

> "Protection of 25% of each native plant community which occurs on-site may be reduced only if the native plant community types are determined not to be rare or endangered. Reduction may be approved only in exchange for increased conservation of native plant types which are rare. In cases where plant types are considered to be rare or endangered increased conservation of these plants may be encouraged by providing an incentive. One unit of rare or endangered plant habitat for two units of common habitat."

Lastly, the applicant has noted they would designate the preserved and restored areas on site with a Conservation future land use designation. Conservation areas should provide functional connectivity to the C-18 Canal which is an existing wildlife corridor in order to provide consistency with Conservation Element Objective 1.9 and Policy 1.9.1, and Section 26-96.

## Planning and Zoning Commission/Local Planning Agency Action

At their March 10, 2025 meeting, the Planning and Zoning Commission (PZC) voted as follows:

- Recommended **approval** of the requested Future Land Use Map amendment from General Industrial with Bioscience Research Protection Overlay to High Density Residential on 18.0± acres including removing the property from the overlay and including a trip cap, by a 7-0 vote;
- Recommended **approval** of the requested Future Land Use Map amendment from General Industrial with Bioscience Research Protection Overlay to Public Institutional on 38.6± acres including removing the property from the overlay and including a trip cap, by a 7-0 vote;
- Recommended **approval** of the requested Zoning Map amendment from I-1, Industrial, Park, Light Industry District to R3, Residential, Limited Multi-Family District on 18.0± acres, by a 6-1 vote with Commissioner Blum dissenting;
- Recommended **approval** of the requested Zoning Map amendment from I-1, Industrial, Park, Light Industry District to Public/Institutional (PI) District on 38.6.0± acres, including a trip cap and to allow for workforce housing, by a 6-1 vote with Commissioner Blum dissenting.

The Planning and Zoning Commission's primary concerns were the need for assurances that roadway improvements be constructed commensurate with impacts of the proposed school and any increases in student counts (link to minutes). The Commission also had significant discussion on inconsistencies with the Town's environmental policies that need to be further worked out during the PUD, SE, and SP applications.

## Staff Compliance Review

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

The implications of a legislative change to the proposed land use, specifically assigning Public Institutional that would allow for a school use with significant AM peak hour traffic, without

definitive commitments to implement traffic solutions, could jeopardize the long-standing efforts to mitigate traffic congestion on Indiantown Road.

The proposed applications (see Attachment D – Statement of Use) discreetly support policies to address the Jupiter Area Traffic Study and mitigation strategies for Indiantown Road, potentially produce workforce housing, and the proposed private school would serve some community residents and it is projected to create 205 jobs per the applicant. However, the applications are not consistent with adopted Comprehensive Plan policies related to the following:

- Exceeding the Transportation LOS beyond the current roadway capacity and the proposed capacity of the Phase 1 South Island Way improvements;
- Reducing potential economic development and the creation of high paying jobs encouraged by the Bioscience overlay if it is removed;
- Creating incompatibilities with residential introduced between existing industrial to the south and the proposed public institutional land use to the north; and,
- Preservation requirements not satisfied to set aside the minimum 25% of each required category of environmentally significant lands that are unique to the Town, connected to the existing C-18 canal conservation land.

These requests require the Town Council to weigh competing policies, as they deliberate on their legislative decisions.

## Background

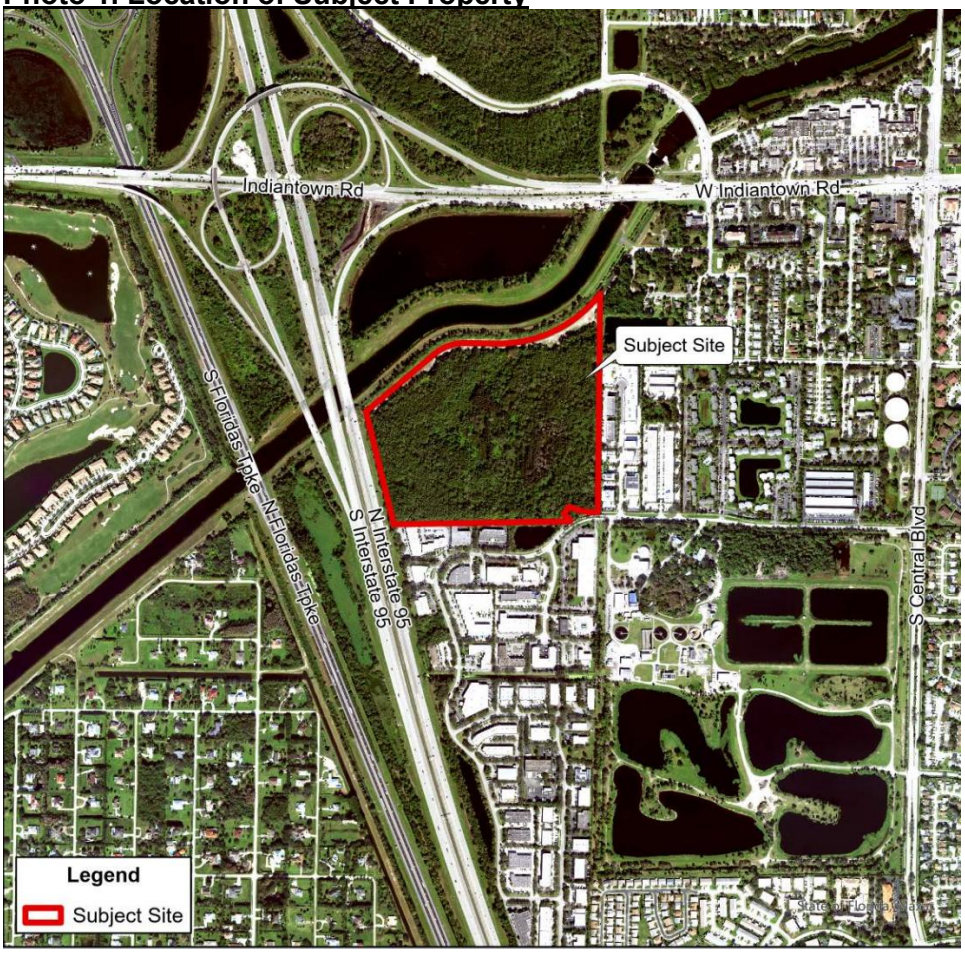
**Table 1. Surrounding land use designations and zoning districts**

| Location | Existing Land Uses | Future Land Use Designations/Zoning Districts |
|---|---|---|
| North | C-18 Canal | Conservation / Not Zoned[6] |
| South | Jupiter Park Drive; Retention pond; industrial uses (Jupiter Park of Commerce) | General Industrial with Bioscience Research Protection Overlay/ I-1 |
| East | Vacant lot; Retention pond; industrial uses (Jupiter Park of Commerce); | High Density Residential/R-3; Unincorporated Palm Beach County (PBC) Residential Medium Density Residential, 5 units/acre (MR-5)/PBC Multifamily Residential (RM); General Industrial with Bioscience Research Protection Overlay/ I-1 |
| West | I-95 | Not Designated / Not Zoned |

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

[6] The C-18 canal was not included in the applicant's request and it will need to be assigned the Conservation Preservation zoning district in the future.

**Photo 1. Location of Subject Property**




## History

Over the years, there have been a number of projects proposed for the subject property. All of which were reviewed by staff at the time submitted, but none of which proceeded as far as a public hearing. Table 2 below provides a brief summary of the various activities related to the subject property since 2008. The property remains vacant and undeveloped.

**Table 2. Summary of actions related to the subject property**

| | |
|---|---|
| 2008 | Hawkeye Jupiter, LLC purchased property |
| 2009 | Town Council Conceptual Plan review of an employment center for professional and corporate office and research and development space with a conference center hotel. |
| 2011 | Submittal of PUD application for business park, (993,000 sf of R&D) |
| 2017 | Submittal of a master site plan for a three lot industrial subdivision (884,000 sf of Industrial), a development agreement, and a site plan for Parcel 1 (southeast corner). |
| 2022 | Site Plan and Special Exception applications from Lincoln Logistics for a 589,910 sf warehouse distribution center |

NOTE: The above applications submitted, in part, did not advance to public hearing because a solution to complete the construction of South Island Way up to Indiantown Road and to accommodate their traffic impacts to meet level of service standards were not resolved.

Bioscience Research Protection Overlay and Interlocal Agreement:

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

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

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

Jupiter Area Study Mitigation Strategies for Indiantown Road:

The Jupiter Area Study update in 2022 assigned a Research and Development use to the subject property for its analysis of potential traffic impacts from the subject property, based on its Industrial land use designation within the Bioscience Research Protection Overlay. The request to amend the land use designation to Public Institutional (PI) and Residential changes the property's potential transportation impacts. The applicant's traffic analysis for the FLUM amendments estimates the potential new impacts based on the request of the applicant to build a 2,000 student private school campus on the 38.6 acres proposed for PI land use and 92 residential units for 18 acres (based on 6 units per acre) proposed for High Density Residential land use. It is noted that the concurrent site plan application proposes 160 dwelling units, subject to the granting of workforce house density bonuses. The analysis identifies the needed roadway improvements to satisfy the Town's Level of Service (LOS) in the Comprehensive Plan.

The construction of South Island Way is a significant traffic mitigation strategy identified in the Jupiter Area Study and as adopted in the Comprehensive Plan (Figure 8 and Table 2 of the Transportation Element). It was established to relieve traffic congestion at the Indiantown Road and Central Boulevard intersection and the links to the south and west. As part of an adopted Strategic Initiative, the Town has completed the roadway design plans for South Island Way (referred to as Phase 1). The design includes a two-lane collector roadway connecting Jupiter Park Drive at the southeast corner of the subject property to Indiantown Road at Island Way with the addition of one northbound left turn lane on the southern approach to the intersection.

Advancing the South Island Way design to construction requires the dedication of right-of-way (ROW) that is owned by various property owners along the planned road. The Town Council previously determined that they would not pursue eminent domain to obtain the right-of-way needed, so it must come in the form of dedications associated with development proposals or other means of cooperative acquisition. These dedications include ROW from the subject property, Palm Beach County, and four other private property owners. Currently, one other property owner along the corridor has submitted a development application that is under review by the Town and one had a pre-application meeting with staff. The Shell gas station and the

vacant property on its south side have not discussed any development plans with staff. Lastly, right-of-way from the South Florida Water Management District is needed on the north side of the intersection to add an additional lane to optimize intersection capacity. It should be noted that the roadway as designed (Phase 1) cannot accommodate the proposed development intensities proposed on each of the properties while maintaining the traffic level of service standards. As a result, each development proposal will need to be limited to ensure the roadways and intersections function as designed. Otherwise, a redesign of the roadway network will be necessary to increase capacity; however, there are significant limitations with ROW, business impacts, costs, conflicts with the Comprehensive Plan, and community standards that would need to be weighed in on before moving forward with a significant redesign (See FLUM Criteria 1 below).

## Analysis

The below analysis is organized into two sections: the broader policy consideration related to the adopted Strategic Plan and Bioscience Research Protection Overlay; and the second section analyzes consistency with the goals, objectives, and policies of the Comprehensive Plan and land development regulations.

### Section 1. Strategic Plan and Bioscience Research Protection Overlay

The proposed amendments require weighing various Town Council Strategic Plan related policies, **strong local economy**, which includes diversity of businesses, bioscience clusters, housing supply and workforce development, as well as the existing **Bioscience Research Protection Overlay** policies in the Town's Comprehensive Plan, and **mobility**, including traffic flow and traffic mitigation for roadways not meeting the Town's level of service.

Strong Local Economy. Per the adopted Strategic Plan, a strong local economy means, "economic growth promoted to achieve a diversity of businesses" and "Bioscience cluster initiatives prioritized including ancillary and support businesses". The existing industrial Future Land Use (FLU) designation and Zoning support this priority. The development of this property consistent with this policy should create economic growth, additional jobs, a more diversified tax base, and support existing bioscience related uses in the area. The Strong Local Economy Strategy also includes a policy to support "housing supply and workforce development efforts to support business growth."

The proposed residential FLU designation and Zoning (Items A and C) would support the town's housing supply objective by amending the southern portion of the property to residential. In addition, the applicant has stated that its development of the residentially designated property, which is not ensured through approval of the land use amendment, would provide "100 percent workforce housing." If this is a priority for the Town Council, the subsequent PUD should be phased to ensure the public benefit of workforce housing is not the last phase of development.

The applicant's development proposal, if approved to allow public institutional uses, is for a private school campus that would support "approximately 205 full-time equivalent positions" as indicated in the Statement of Use (see Attachment D). Also, according to the applicant, these positions would include "educators, administrators, career technical instructors, facilities staff, and support staff". While this would also support the Strong Local Economy strategic priority, it may not provide the same amount of high paying, technology jobs envisioned within the Bioscience field. Typical industrial development could produce two to seven times as many jobs. It is important to note that the legislative act of changing the land use and zoning does not guarantee that the development proposal of the private school campus would be built, nor the jobs created.

Mobility. Per the adopted Strategic Plan, mobility means, "Traffic flow improved through… other methods to achieve level of service identified in the Comprehensive Plan" and "traffic mitigation plan implemented for roadways not meeting the Town's level of service standards". Another policy supports "growth and commerce encouraged that helps to manage traffic flow (encourage industries with off-peak trips). The proposal to amend the land use from Industrial to Public Institutional and Residential will have significant impacts on mobility as detailed in the traffic section below.

One Strategic Initiative in the Strategic Plan is specific to advancing the design and construction of South Island Way, which includes identifying opportunities for right-of-way (ROW) acquisition and roadway construction with proposed developments of nearby properties, and to collaborate with owners of required ROW to secure necessary ROW. The subject property is one of the properties from which ROW and construction of the roadway improvements are needed. This initiative and the impacts of the subject application on it are detailed in Section 2. Future Land Use Map and Rezoning Amendments analysis below.

Bioscience Research Protection Overlay. The proposed amendments are not consistent with the existing Comprehensive Plan Policies for the Bioscience Research Protection Overlay (Overlay). The Overlay policies generally support development that is consistent with the Strong Local Economy Strategic Priority, and in some cases where development impacts occur off-peak, such uses could support the Mobility Strategic Priority as well.

Should the Town Council decide to proceed with removing the property from the Overlay based on the policy decisions presented above, Section 2 below analyzes the proposed amendments in the context of the proposed public institutional and residential future land use designations and zoning districts based on the criteria established in the Town Code.

## Section 2. Future Land Use Map and Rezoning Amendments

It should be noted that the subject property is proposed for two separate land use amendments and two separate zoning amendments, and will be considered for approval and voted on as four separate ordinances:

### A. Future Land Use Map Amendment

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

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

   Staff Comment for A and B: The proposed FLUM amendments are not consistent with some of the goals, objectives, and policies of the Comprehensive Plan (see Attachment G – Comprehensive Plan Objectives and Policies Consistency Analysis). Specifically, the proposal is not consistent with some of the Transportation Element and Conservation Element.

   Transportation Element and Traffic Impacts- The applicant's traffic analysis was conducted for a 2,000 student private school and 92 multi-family dwelling units. The corresponding

traffic associated with these uses does not meet the level of service standards of the Transportation Element (Policy 3.1.2) without significant unplanned roadway and intersection improvements to South Island Way, Indiantown Road, and Jupiter Park Drive, which go far beyond the South Island Way (Phase 1) plans designed by the Town. As noted previously, constructing South Island Way as currently designed requires additional right-of-way in addition to limiting the developments along the roadway to maintain the level of service to align with the current design. If the developments are approved with their currently proposed intensities, South Island Way, Indiantown Road and Jupiter Park Drive will require significant improvements and additional right-of-way for expansion.

The applicant has planned for the dedication of the right-of-way on their property and has requested consideration to establish a proportionate fair share agreement that would establish a payment by the applicant and obligations of the Town for future roadway redesign and construction to accommodate additional intensity. The Town's Traffic Engineer has developed a preliminary analysis for development phasing intensity commensurate with roadway design and expansion. Table 3 below outlines various phases of development that could be part of the future proportionate fair share agreement, but may encounter significant limitations with ROW, business impacts, costs, Comprehensive Plan Policies, and community standards that would need to be weighed in moving forward with a significant redesign, particularly beyond a conceptual needs analysis for a Phase 2 improvements to the surrounding road network, which is projected to only accommodate 1301 students on the subject property (with no residential) provided other nearby vacant properties commit to lower development intensities and densities.

**Table 3.**

| Phase | Level of improvement | Intensity Assumed |
|---|---|---|
| Phase 1 | South Island Way as designed:<br>• 2nd northbound and southbound lane added at intersection (11' needed from gas station);<br>• Construct South Island Way extension to Jupiter Park Drive.<br>• Impacts to roadway link from Jupiter Park Drive to Central with potential to include a 3-lane east bound section (two lane outbound and expanded turn lane to Island Way when the school hits +/-700 students) | • Subject property: 895 students; no residential units.<br>• Proposed daycare (Planet Kids): 220 students.<br>• Beacon Park (north of Indiantown Rd): 99 single-family units |
| Phase 2 | South Island Way further improvements to include:<br>• Add 3rd northbound lane left turn lane and separating the thru/right turn lane into two lanes at Indiantown Road intersection (24' additional from gas station needed impacting their canopy and pumps);<br>• Further impacts to Jupiter Park Drive intersection improvements at Central Boulevard (+/-1,200 students) | • Subject property: 1301 students; no residential units.<br>• Proposed daycare (Planet Kids): 220 students.<br>• Beacon Park (north of Indiantown Rd): 99 single-family units |

| | | |
|---|---|---|
| Projected needs for a scenario with more than 1,301 students | • Widening of Indiantown Road to a 10-lane facility from I-95 to Island Way and eastbound approach[7];<br>• Require 4-laning of South Island Way with additional turn lanes;<br>• Redesign of the proposed north and south round-about along South Island Way to accommodate 4 lane road section;<br>• Additional intersection improvements at Island Way and Indiantown Road to add an additional westbound left turn lane on Indiantown Road and southbound receiver lane on South Island Way (additional right-of-way required from the gas station, including rebuilding gas canopies); | • Subject property: 2,000 students; 92 residential units[8]<br>• Proposed daycare (Planet Kids): 220 students.<br>• Beacon Park (north of Indiantown Rd): 99 single-family units |

As shown in the table above, the Town's traffic engineer determined a maximum number of students associated with roadway improvements. It is important to note that the calculations assume a reduction of intensity for other property owners such as Planet Kids for the daycare currently under review for 350 students and Beacon Park being approved as they propose. The calculations also do not include any impacts from the proposed residential use. The scenario for more than 1,301 identifies significant roadway widening projects which don't appear to be reasonably attainable due to the impact and costs related to ROW acquisition. If the Town Council were to determine that the housing component is a priority during the review of the PUD and Special Exception, some trips could be reassigned for workforce housing units by reducing the student capacity of the school to compensate in Phase 1 or 2 above.

While development of the subject property has always been anticipated (see Table 2 below in Traffic Analysis), there are major obstacles for obtaining the right-of-way necessary or funding the construction of many of the above improvements to facilitate the 2,000 students and 160 units requested by the applicant (Scenario beyond Phase 2 above). As a result, a trip cap to align the proposed development with what can reasonably be constructed to alleviate traffic from additional intensity should be considered. It is important to note that the total cost feasibility has not been evaluated for improvements to Jupiter Park Drive or for improvements beyond Phase 1.

Proportionate Fair Share, Pay and Go, and Trip Cap- Florida Statute 163.3180 allows the Town and a developer to enter into a proportionate fair share agreement which establishes each party's obligation to construct or pay (Pay and Go) for necessary transportation improvements. The Town and applicant must agree to the terms.

In the statement of use, the applicant states that in addition to the right of way dedication, the applicant has offered to enter into a Developer's Agreement with the Town, subject to Town Council approval, to facilitate coordinated construction of South Island Way (Attachment D, page 15). However, there are no details of such agreement and the proposed traffic impact study does not include a commitment to phase development commensurate with necessary road redesigns and construction. Further, close coordination

[7] Widening Indiantown Road beyond a 6-lane facility is inconsistent with Policy 3.6.4 of the Transportation Element.
[8] Impacts are based on the PUD/Site Plan Traffic Analysis, which proposes a maximum of 160 residential units based on the potential use of PUD and workforce housing density bonuses to exceed the 92 units allowed in the High Density Residential land use designation.

would be needed with the Town Attorney should the Town Council support such an agreement.

The ability to "Pay and Go" for proportionate fair share is not a mandatory option for the Town to accept from the developer, because Indiantown Road is not failing with the recently completed FDOT improvements on Indiantown Road and the proposed development causes the level of service failure from its traffic impacts. These issues are associated with the PUD and Site Plan application development orders, which will be evaluated and presented in the future, if the Town Council makes a policy decision to approve the applicant's proposed land use and zoning amendments on first reading.

The Town Council may want to consider addressing the increased impact resulting from the proposed amendments through:

- A trip cap as part of the Future Land Use amendment Ordinances that limits daily and peak hour traffic trips to maintain level of service calibrated to the roadway improvements that will be constructed concurrent with development impacts;
- Establishing a maximum number of students and number of workforce housing at the PUD and site plan development order approval that may be phased to align with assured roadway improvements;
- Commitments for completion of the needed roadway and intersection improvements concurrent with the impacts;
- Other instruments to ensure impacts to the roadway system are sufficiently mitigated by providing the necessary improvements concurrent with the proposed impacts.

These strategies are available to ensure the level of service required by the Comprehensive Plan is met. Otherwise, the benefits from recent and ongoing efforts to improve traffic congestion on Indiantown Road could disappear.

A trip cap was suggested in the sufficiency letter sent to the applicant on September 24, 2025, since the analysis reflected the maximum intensity allowed by the proposed land use would exceed traffic LOS requirements. No trip cap has been offered by the applicant. If the Planning and Zoning Commission supports the request, there should be consideration to recommending that the Town Council consider a trip cap associated with the FLUM amendments to ensure the development of the property aligns with the Town Council's policy determinations. The Commission does not need to provide the exact trip cap, as further analysis may be required following the initial policy direction from the Town Council.

Conclusion- Town Council will need to determine whether they are comfortable with amending the land use without assurances of a development agreement or a trip cap to limit development to what can be accommodated with a feasible expansion of the roadway network. If a trip cap is supported, it should align to the intensities based on the Town's Traffic Engineer's preliminary analysis corresponding to the capacities and the proportionate share of trips allocated to each of the properties. A trip cap exceeding approximately 1,301 students (beyond Phase 2) does not appear to be feasible given the significant limitations with ROW, business impacts, costs, Comprehensive Plan Policies, and community standards that would need to be weighed in moving forward with a significant redesign.

In addition, any development agreement or proportionate fair share agreement should demonstrate that each necessary phase of South Island Way and any other needed transportation improvements triggered by the proposed development intensity can be built concurrent with the increased intensity to ensure LOS is met at each phase of development. Neither Phase 1 or 2 noted in the above table assigns any workforce housing units to the residential district within the proportionate share for the subject property. Should the Town

Council desire residential as part of the development with a Phase 1 or 2 approach, the student count will need to be recalibrated accordingly.

If Council is not comfortable with the increased intensity allowed by the FLUM amendment, it can decide not to approve the FLUM amendment, since changing the land use is a legislative policy decision.

Conservation Element and Environmental impacts- Per Florida Statute 163.3187, Future Land Use Map amendments shall be reviewed to determine that local environmental permit requirements are met, in this case land clearing permits and site plan approval meeting Chapter 26, the environmental preservation ordinance. The application does not meet portions of the Conservation and Future Land Use Element objectives and policies in the Comprehensive Plan. The applicant's initial environmental assessment contained significant insufficiencies, as it did not identify any viable native upland habitat for preservation. Unfortunately, the site plan was designed without this needed information being considered to ensure the 25% upland habitat preservation requirements per the Comprehensive Plan and Town Code were met. Due to the significant issues identified, the applicant engaged a separate consultant and a second environmental assessment was produced providing for the base line of habitat worthy of preservation. The applicant's updated environmental assessment is attached (Attachment I).

Given the unique environmental features on the site documented since 1990, review of previous environmental assessments on file from previous applications on the subject property, and years of staff site visits that questioned the amount and value of the native upland habitat, the Town retained an environmental consultant to independently evaluate the site and review the applicant's environmental assessment (Attachment J).

The applicant's statement of use (pages 5 and 6) notes that they are:

> "*preserving 7.52 acres of environmentally sensitive land, including 2.93 acres of wetlands and 4.59 acres of native upland habitat. In addition, the approximately 25-acre C-18 Canal property will maintain its Conservation land use. These preserved areas are retained in their natural condition and excluded from development activity"*.

Based on the environmental assessment and the concurrent site plan application submitted by the applicant, the statement is not correct and is not consistent with the Conservation goals, objectives, and policies, as detailed below. This will result in a need for the site plan to be adjusted to meet Comprehensive Plan policies. Further, consistent with Comprehensive Plan policies for appropriately designated conservation lands, staff requested the applicant designate any preservation land with a Conservation future land use, as part of this amendment process. The applicant stated they did not incorporate these changes. This is an issue that the Town Council should provide policy direction on as to whether the preservation areas should be designated with a Conservation future land use at this time or whether doing so as a condition of the PUD and site plan may be acceptable. The concurrent site plan application will require modifications to ensure compliance with the following:

- Per Policy 1.5.5, the concurrent site plan associated with the subject application does not meet the minimum 25% preservation requirements. The applicant's statement of use and concurrent site plan application for upland preserve requirements for the subject property is not in compliance with Comprehensive Plan (see Attachment G). It will be important as the site plan application moves forward that the site plan incorporates attributes from the applicant's environmental assessment report.
- Based on the concurrent site plan, a minimum of 25 percent of each native plant community (per Conservation Element Policy 1.5.8) has not been preserved and set-

aside from clearing, despite the comment noted above in the statement of use. The environmental assessment shows that the majority of what the applicant states as native upland is significantly impacted by invasive species. Twenty-five percent of each native plant community has not been preserved. There are two environmentally significant lands that have been identified (Willow and Live Oak) which is not proposed to be preserved in the preservation area. Of the 4.59 acres proposed as preservation, there is approximately one acre of Pine Flatwoods with the remaining characterized with up 50% or more invasive tree species (per the Town's Environmental Consultant).

- Staff requested that a Conservation Land Use designation be provided on any proposed preserved lands (the applicant proposes 7.52 acre) consistent with Policy 1.3.16.b of the Future Land Use Element (see Attachment G:

  *"Conservation and preservation areas or easements of 10 acres or greater required pursuant to a development order shall be identified and designated with an appropriate corresponding Conservation Future Land Use designation and a consistent zoning designation."*

  Based on the above policy, portions of the subject property, including the wetlands, should be designated with an appropriate future land use of Conservation and a consistent zoning designation, since the subject site abuts a conservation area greater than 10 acres—the C-18 Canal, which is 25 acres, to which their proposed preserved lands can and should be connected. If the land use change is not included with these amendments, this will need to be addressed as part of site plan review, to ensure the required preserve area will be designated as Conservation prior to development.
- Per Conservation Element Policy 1.9.1 (see Attachment G), the proposal does not provide for sufficient linkages to and connections between conservation areas adjacent to the site to form wildlife corridors connecting environmentally significant lands and conservation areas. The applicant states on page 6 of the statement of use that "the interconnected upland and wetland preservation areas function as a continuous habitat corridor that enhances local biodiversity and supports wildlife movement…" The environmental assessment and concurrent site plan shows that the majority of the applicant's preserve in the northeast portion of the property is of lower quality and highly impacted with exotics and the intact native plant communities and habitat is not being preserved.
- Per Policy 1.3.19 of the Future Land Use Element addresses environmentally sensitive areas in the Town. Per review of the applicant's environmental assessment, the subject property contains two rare and unique upland habitat and wetlands and deepwater habitats. Environmentally sensitive areas are defined and specifically illustrated in Sec. 26-68, entitled "Significant Environmental Lands in the Town of Jupiter, Map 1". This map shows the environmentally sensitive lands, and approximately 40% of the north portion of the subject property is within the environmentally sensitive lands area shown on Map 1 and shows a relationship to the C-18 Canal which has a Future Land Use Designation of Conservation. In addition, the preservation should connect to the conservation area along the C-18 Canal. As the site plan moves forward through review, it will be important to preserve the rare upland habitat (Live oak) and wetlands (Willow) along the north portion of the site and connect it to the existing conservation land of the C-18 Canal as the canal is an existing greenway and wildlife corridor.
- Policy 1.1.3 of the Conservation Element states that as part of a site plan an environmental assessment shall contain: maintenance and management plans for preserve area and a mitigation plan will be needed to provided. A determination must be made of whether or not preserved area will support wildlife. The subject property has existing gopher tortoises, with at least two active burrows. Field visits also confirmed the property is used by White Tail Deer, song birds, and the Eastern Rattlesnake.
- Objective 1.5 and Sec. 26-3 of the Town Code provide for the Purpose and Intent of the Vegetation and Environmental Preservation chapter, and includes:

- providing habitat for wildlife and protected species,
- providing benefits psychological and physical benefits to humans,
- protecting biodiversity,
- increase economic value of land through aesthetic and environmental characteristics,
- encourage creative site development concepts to promote water conservation, and
- protection for individual trees.

In addition to analysis above, these policies are examined further in the Comprehensive Plan Objectives and Policies Consistency Analysis (Attachment G).

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

Staff Comment:

A. The subject property proposed for **High Density Residential** land use abuts land proposed for Public Institutional land use, as part of this application, to the north and the west, and existing industrial uses to the south and east. High Density Residential land use is not necessarily compatible adjacent to industrial or public institutional, but may be acceptable with proper buffering. The relocation of the residential area abutting the existing PBC residential to the northeast would provide a more appropriate transition. The industrial land to the east is located across the future South Island Way right of way, which would create approximately 80 feet of separation. The land to the south is immediately adjacent to existing industrial uses. As proposed by the applicant, proper buffering would be required between the residential and industrial land uses to address compatibility. Town Code requires a minimum 15 foot buffer between industrial and residential land uses, and a minimum of 25 foot buffer between public institutional and residential. These buffers would be required as part of any future site plan applications submitted for the property. A small portion of the residential land use directly abuts I-95, which could create some noise and may require some visual or sound mitigation.
B. The subject property proposed for the **Public Institutional** land use abuts parcels with conservation land uses to the north, high density residential to the south and east (proposed as part of this application), and industrial and a small portion of high density residentially zoned land at the north tip of the eastern boundary, which are both across the proposed South Island Way right of way. The Public Institutional land use has a wide range of uses, but may be compatible with both conservation and the residential land use provided appropriate buffers and other mitigation efforts are in place.

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

Staff Comment:

A. The proposed **High Density Residential** future land use designation for the subject property would create an isolated land use; however, it is of reasonable size and depth to provide adequate buffering. The subject property is adjacent to industrial land directly to the south and across Island Way to the east, and public institutional land proposed as part of this application to the north and west. Within the broader area, there is residential, recreation, and commercial land uses to serve the proposed residential use. Staff had suggested flipping the land uses so that the residential use was nearer to the Conservation land and the existing residential neighborhoods to the north and further from the Industrial lands to the south and east, which would also move the public institutional land further from the Conservation land and nearer to the Industrial land.

However, the applicant was reluctant to redesign the corresponding site plans to accommodate this change.

B. The proposed **Public Institutional** future land use designation for the subject property would create an isolated land use; however, public institutional land uses are found throughout the town, often adjacent to differing land uses since public institutional land uses comprise a wide variety of uses, some of which are compatible with residential neighborhoods and others that are less so. The property is of reasonable size and depth to provide adequate buffering.

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

Staff Comment for A and B: The proposed land use change has been requested by the applicant to allow for the future development of a private school campus and workforce housing. In order to accomplish this, the land would need to be amended from industrial use within the Bioscience Research Protection Overlay (BRPO) to public institutional and residential uses. The property is one of the last large, vacant properties in the town with an industrial land use designation. In the statement of use, the applicant states that "despite the aspirational intent of the Bioscience Research Protection Overlay (BRPO), anticipated large-scale growth of bioscience-related uses has not materialized" in the north county, and that "the continued application of the BRPO on the subject property no longer reflects the prevailing economic conditions or land use patterns." Therefore, the applicant states that removal of the subject property from the BRPO is appropriate and consistent with the Town's long-range planning objectives. While the Bioscience Interlocal agreement between municipalities in Northern Palm Beach County has been rescinded, the Town chose to maintain the BPRO and Comprehensive Plan policies. Therefore, whether to remove the BRPO from the subject property is a policy decision to be determined by the Town Council. It should be noted that the proposed change increases the daily traffic impact, increases the AM peak impact, and reduces the PM peak impact based on the applicant's traffic analysis (Attachment H).

***Traffic.*** Utilizing the Trip Generation Calculations Summary table contained in the applicant's traffic analysis (Attachment H), the proposed FLUM amendment on the subject property results in an estimated increase from the existing development potential. General Industrial land use designation allows a maximum lot coverage of 50 percent and a maximum building height of 50 feet. Using the combined 56.6 total acres, this could allow up to an estimated 1,232,748 square feet of general industrial space, assuming a height of one story. In 2022, the Town updated the Jupiter Area Study, which is intended to ensure any future development of the subject property and other vacant properties would continue to meet the Level of Service (LOS) for the intersection of Indiantown Road and Island Way. Based on the Jupiter Area Study (JAS) traffic update, approximately 551,000 square feet of Research and Development use was estimated to be the maximum development intensity possible on the subject properties to maintain the adopted LOS for Indiantown Road and the Island Way intersection, assuming South Island Way Phase 2 was completed along with other remaining Indiantown Road improvements. The proposed High Density Residential land use designation for the 18-acre parcel allows up to a base maximum density of 92 units, based on 6 dwelling units per acre, after accounting for the 2.93-acre wetland which allows 0.5 units per acre. In the concurrent site plan application, up to 160 dwelling units are requested, subject approval of density bonuses. Below is a comparison of traffic assumptions:

**Table 2. Traffic**

| Type | Square Feet/ Dwelling Units | Avg. Daily Trips | AM Peak Hour | PM Peak Hour |
|---|---|---|---|---|
| Maximum intensity per existing Future Land Use (General industrial Use)[9] | 1,232,312 sf[10] | 5,401 | 821 | 721 |
| Realistic intensity per existing Future Land Use[11] | 616,156 sf | 2,701 | 411 | 361 |
| 2022 JAS Update to keep LOS on ITR/IW intersection (R&D Use)[12] | 551,000 sf | 5,594 | 515 | 488 |
| Applicant's proposal for High Density Residential (Residential Use) and Public Institutional (School Use)[13] | 92 units (base) 2,000 students | 5,550 | **1,615**[14] | 383 |

Utilizing the Trip Generation Calculations Summary table contained in the applicant's traffic analysis (Attachment H), the proposed FLUM amendment on the subject property results in an **increase** from the existing development potential of 149 Average Daily Trips (ADT) and 794 AM peak hour trips, and a **reduction** of 338 PM peak hour trips. The proposal is also slightly **lower** in ADT (44 trips) than the R&D use from the JAS update, while the increase in the AM peak is **significantly higher** (1,101 trips) and the PM peak remains **lower** (105 trips). The PM reduction is due to the trip generation of "Private School" use, which produces fewer PM peak evening trips since schools let out earlier than the 4-6 PM peak hour. While part of the site plan and special exception application, the Town's traffic engineer has noted that **a peak hour factor has not been included** in the applicant's traffic analysis **which will negatively impact the operations and flow (including stacking) of traffic and cause signal delays** for each impacted intersection in the peak hour. The Town's traffic engineer identified that utilizing the appropriate peak hour factor traffic impacts the traffic flow by an additional 50-60%, impacting signal delay.

The applicant has also stated that the amendment would reduce the potential amount of truck traffic characteristic of some typical industrial land uses. There are other differences between a number of uses allowed by the existing Industrial land use and proposed Public Institutional (PI) land use, using school as the example to typify an intense PI use. PI would open the property to uses, such as schools, that have a higher daily trip generation and higher volumes of traffic in the AM peak hour. While some industrial uses have a higher percentage of truck traffic with a lower peaking pattern, and more continual trips during the day; a school use has a significant peaking pattern, less mid-day trips, and less truck traffic. Schools also have worse impacts due to the intense traffic volumes that occur during student arrival and drop-off immediately before classes start that often concentrate most of the peak hour trips within a 15 minute period.

[9] Based on 1 story and 50% lot coverage, the maximum lot coverage allowed for Industrial in the Comp Plan.
[10] Square footage used in applicant's traffic analysis is 436 less likely due to rounding of the acreage.
[11] Based on a 0.25 Floor Area Ratio (FAR) or 1 story and 25% lot coverage. In order to give a more likely development scenario, staff often refers to the original Jupiter Area Study adopted as Comprehensive Plan Data and Analysis, which aggregated data of development built in the town to establish a typical intensity by use category. This number provides a far more realistic scenario of general industrial development typical in the town, which is half of the maximum established by the future land use designation for General Industrial.
[12] Needs to be recalibrated based on changing conditions.
[13] Based on 6 units/acre after accounting for the 2.93-acre wetland which allows 0.5 units per acre.
[14] Typical peak hour trips are approximately 10% of the average daily trips (ADT). The proposed 1615 AM peak hour trips amount is 29% of the ADT.

***Population impacts.*** The proposed land use change will have an impact on the surrounding population because the change to High Density Residential will allow for development with residential as a primary use, as opposed to the Industrial uses which are currently allowed by the assigned future land use designation. The proposed High Density Residential land use designation allows for a maximum density of six units per acre. In total, the maximum base density of 6 units per acre allowed with the proposed amendments is 92 units. Based on the census average of 2.5 persons per household, this would result in an approximate population increase of 230 residents, which equates to less than one percent increase in Town's population. The applicant has stated that the intention for the Residential High parcel would be to provide 100 percent workforce housing. At this time no site plan or proposed number of units has been provided for the residential portion of the property. The Comprehensive Plan includes policies for workforce housing that allow for densities to be increased to up to a maximum of 15 units per acre, if approved by the Town Council.

***Infrastructure Analysis.*** See Attachment K.

**C. Zoning Map Amendment**

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

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

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

   Staff Comment: See the "Future Land Use Map Amendment " section above for discussion on consistency with the Comprehensive Plan as portions of the request are not consistent.

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

   Staff Comment:

   C. **Residential, Limited Multi-Family (R-3) 18.0 acres-** The proposed zoning map amendment is not necessarily consistent with the established land use patterns as noted in the FLUM amendment analysis above since it introduces residential use such that it is surrounded by non-residential uses (Public Institutional and Industrial) but may be acceptable if relocated to the northeast to abut existing residential. If it is determined that the proposed location is acceptable, proper buffering to the surrounding uses will be required. The applicant has proposed R-3 which allows multi-family residential development, including apartments, townhouses, duplexes, single-family and zero lot line. R-3 is the most intense of the town's standard residential districts and due to the higher concentrations of people and cars are situated in areas well serviced by public and commercial services with convenient access to thoroughfares and collector streets. This property is within reasonable proximity to these services, and with the completion of the South Island Way roadway adjacent to a collector and near the Indiantown Road commercial corridor and I-95. The surrounding properties are zoned Industrial Park, Light Industrial (I-1), and the applicant is proposing Public/Institutional on the northern portion of the subject property. Therefore, relocation of the residential land use or substantial buffers will be required between the residential use and non-residential uses.

Should the proposed future land use amendment be approved, the R-3 zoning is appropriate.

D. **PI, Public/Institutional 38.6 acres-** Because Public/Institutional zoning is designed to accommodate such a wide range of public and community uses with varying levels of impact, most uses require approval of a Special Exception. In addition, buffer and setback requirements are more substantial than other districts. As part of a special exception review these uses need adequate buffering to be compatible. The district may be compatible with both conservation and the residential land use provided appropriate buffers, preservation requirements and other mitigation efforts are in place. As stated, since most of the intense uses allowable in PI are special exceptions (including educational facilities greater than 10 acres), Town Council may require further restrictions (e.g., greater setbacks, larger buffers or additional screening, limitations on intensities and heights, etc.) through the Special Exception process to minimize impacts. Should the proposed future land use amendment be approved, the PI zoning is appropriate.

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

See the "Future Land Use Map Amendment " section above for discussion on isolated land use designations or zoning districts.

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

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

The data and analysis supporting the FLUM and Zoning Map amendments will be included in the transmittal package sent to the Florida Department of Commerce for review after the first reading of the amendments in accordance with F.S. 163.3187.

## Findings

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

1. The subject property is currently assigned the General Industrial future land use designation with the Bioscience Research Protection Overlay and the I-1, Industrial, Park, Light Industry District zoning district;
2. The subject property is not improved with any buildings and does not have an approved site plan;
3. The proposed future land use designation is not consistent with the adopted Bioscience Research Protection Overlay (the “Overlay”); however, the Town may make a legislative policy decision to remove the designation from the property, as requested by the applicant;
4. The proposed future land use designation is **not** consistent with the goals, objectives, and policies of the Comprehensive Plan due to not meeting certain Conservation and Transportation Element policies as detailed in the analysis above and in Attachment G;
5. The proposed future land use designation is not consistent with the established land use pattern, but may be acceptable with relocation of the residential area to abut the

residential to the northeast. If the residential is maintained in its current location proper buffering between unlike uses will be needed;

6. The proposed future land use designation will not have a significantly greater or lesser environmental impact to the site than the existing designation;
7. The proposed future land use designation for the subject property is projected to result in an **increase** in potential Average Daily Traffic trips and a **significant increase** in AM peak hour trips, and a **decrease** in PM peak hour trips;
8. The proposed future land use designation will have significant impacts on public facilities and services (Transportation), which necessitate additional right-of-way acquisition, design, and substantial road construction improvements. The applicant has offered a proportionate fair share agreement and has not provided assurances that they will implement roadway improvements concurrent with their proposed development to maintain the adopted level of service adopted in the Comprehensive Plan. These impacts may be partially mitigated through implementing a trip cap;
9. The proposed future land use designations and zoning districts are not consistent with the established land use pattern, but can be acceptable through relocation of the residential land use to the northeast or proper buffering, and are appropriate if the future land use amendments are approved on the subject properties.

## Conclusions

The conclusions of the Town Council shall be based on the findings and recommendations of the Local Planning Agency, and Planning and Zoning Commission.

## Attachments:

Attachment A – Applicants Disclosure Statement
Attachment B – Owners Disclosure Statement
Attachment C – Location Map
Attachment D – Statement of Use
Attachment E – Future Land Use and Zoning Maps (existing and proposed)
Attachment F – Bioscience policies from Comprehensive Plan
Attachment G – Comprehensive Plan Objectives and Policies Consistency Analysis
Attachment H – Traffic Impact Analysis – FLU amendment and rezoning
Attachment I – Applicant's consultant's Environmental Assessment
Attachment J – Town consultant's Environmental Assessment
Attachment K – Infrastructure Impact Analysis
Attachment L – Letter of Applicant Updates

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

| For office use only –<br>Project # |
|---|

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

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

STATE OF FLORIDA
TOWN OF JUPITER

BEFORE ME, the undersigned authority, this day personally appeared DONALD R BARNES, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [ ] individual or [ ] CHAIRMAN *[position e.g., president, partner, trustee]* of JUPITER CHRISTIAN SCHOOL INC *[name and type of entity—e.g., ABC Corporation, XYZ Limited Partnership]* is the contract purchaser for the ~~that holds an ownership interest in real~~ property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with the Town of Jupiter.

2. Affiant's address is: 700 S. DELAWARE BLVD, JUPITER FLORIDA 33458.

3. ~~Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.~~

4. Affiant acknowledges that this Affidavit is given to comply with Town of Jupiter policy, and will be relied upon by the Town of Jupiter in its review of

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

5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes in its intent to purchase ~~to ownership interests in~~ the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.

6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

_____

DONALD R. BARNES, Affiant

(Print Affiant Name)

The foregoing instrument was acknowledged before me this 27 day of FEBRUARY, 2026, by DONALD R. BARNES,

[X] who is personally known to me or [ ] who has produced

_____ as identification and who did take an oath.

ZACHARY CICIERA
Notary Public
State of Florida
Comm# HH250215
Expires 4/6/2026

ZACHARY CICIERA
Notary Public

ZACHARY CICIERA
(Print Notary Name)
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 4.6.26

**EXHIBIT "A"**

**PROPERTY**

## EXHIBIT "B"

## DISCLOSURE OF OWNERSHIP INTERESTS IN APPLICANT

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

| Name | Address | Percentage of Interest |
|---|---|---|
| JUPITER CHRISTIAN SCHOOL LLC | 700 S. DELAWARE BLVD<br>JUPITER FL 33458 | 100 % |

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| For office use only –<br>Project # |
|---|

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

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

STATE OF FLORIDA
TOWN OF JUPITER

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

1. Affiant is the ☐ individual or ☐ Manager *[position e.g., president, partner, trustee]* of Hawkeye Jupiter LLC *[name and type of entity—e.g., ABC Corporation, XYZ Limited Partnership]* that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with the Town of Jupiter.

2. Affiant's address is: 3222C COMMERCE PLACE, WEST PALM BEACH, FLORIDA 33407.

3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

4. Affiant acknowledges that this Affidavit is given to comply with Town of Jupiter policy, and will be relied upon by the Town of Jupiter in its review of

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

5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.

6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Ronald Pertnoy, Affiant

(Print Affiant Name)

The foregoing instrument was acknowledged before me this 5th day of August, 2025, by RONALD PERTNOY,

☑ who is personally known to me or ☐ who has produced

_____ as identification and who did take an oath.

Shannon D Dudeck

Notary Public

Notary Public State of Florida
Shannon D Dudeck
My Commission
HH 245132
Exp. 4/26/2026

SHANNON D. DUDECK

(Print Notary Name)

NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 4.26.26

## EXHIBIT "A"

## PROPERTY

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

That part of the Southeast Quarter (SE 1/4) of Section 4, Township 41 South, Range 42 East, lying southerly of the South line of that certain drainage easement described in Deed Book 1100, Page 457, of the Public Records of Palm Beach County, Florida, and lying easterly of the East right-of-way line of Interstate I-95; LESS AND EXCEPTING THEREFROM the East 16.5 feet for road right-of-way as described in Deed Book 888, Page 419, of the Public Records of Palm Beach County, Florida; ALSO LESS the road right-of-way described in Official Record Book 5762, Page 638, of the Public Records of Palm Beach County, Florida; ALSO LESS that certain parcel of land described in Official Record Book 4253, Page 1029, of the Public Records of Palm Beach County, Florida;

TOGETHER WITH a parcel of land lying in the Southeast Quarter (SE 1/4) of Section 4, Township 41 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

That part of the drainage easement in the Southeast Quarter (SE 1/4) of Section 4, Township 41 South, Range 42 East, described in Deed Book 1100, Page 457, of the Public Records of Palm Beach County, Florida, lying easterly of the East right-of-way line of Interstate I-95.

## EXHIBIT "B"

## DISCLOSURE OF OWNERSHIP INTERESTS IN APPLICANT

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

| Name | Address | Percentage of Interest |
|---|---|---|
| None | | |

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

DATE: 08/01/2025

Town of Jupiter
Department of Planning & Zoning
210 North Military Trail
Jupiter, FL 33458

**RE: Owner Authorization and Designation of Agent**

To whomever it may concern,

Please be advised that the undersigned is the owner of the property PCN(s): 30-42-41-04-00-000-5080, 30-42-41-04-00-000-5070, 30-42-41-04-00-000-5060, 30-42-41-04-00-000-5040. The undersigned does hereby consent to the filing of applications with the Department of Planning and Zoning of the Town of Jupiter, Florida, with respect to the Property, and does hereby authorize Donaldson Hearing / Zach Ciciera, of Cotleur & Hearing, as representatives and agents on behalf of the undersigned in connection with such filing.

Sincerely,

~~Hawkeye Jupiter LLC~~

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before the me this 5th day of AUGUST 2025 by RONALD PECKINDY, MANAGING MEMBER of HAWKEYE JUPITER LLC,

The individual is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

Notary Public State of Florida
Shannon D Dudeck
My Commission
HH 245132
Exp. 4/26/2026

Shannon D Dudeck
Notary Public

SHANNON D. DUDECK
Name of Notary Printed
My commission expires: 4-26-26

N
W E
S

1 inch equals 1,000 feet

0 500 1,000 Feet

Map Document: "F:\Project Documents\06-1008.05 Hawkeye - Jupiter Christian School Campus\Maps and Graphics\ArcGIS_Projects\Hawkeye_ArcGIS Pro Base" [8/11/2025] ESS

# Aerial Map

## Jupiter Christian School Campus

*Jupiter, FL*

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

30

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

# JUPITER CHRISTIAN SCHOOL LEGACY CAMPUS

FLUA | Rezoning

Statement of Use

Submitted December 19, 2025

***Revised March 2, 2026***

## INSTITUTIONAL LEGACY & FOUNDING

Jupiter Christian School was founded in 1963 through the vision and generosity of the Pennock family and other community leaders who believed that the Town of Jupiter deserved a Christ-centered educational institution rooted in academic excellence and civic responsibility. For more than six decades, the school has operated within the Town limits, growing alongside the community it serves and becoming a foundational institution in Jupiter's civic fabric.

From its earliest days, the school has maintained a uniquely local identity. Generations of Jupiter families have attended the institution, and its alumni continue to live, work, and serve within the Town and greater northern Palm Beach County region. The school's athletic, arts, and academic programs are interwoven with local partnerships and community organizations, reinforcing its long-standing presence as more than a private educational facility but as a civic institution tied directly to Jupiter's identity.

As the Town of Jupiter has matured, its infrastructure, housing market, and employment base have evolved. However, the school's physical campuses have remained constrained by their original locations within established residential neighborhoods. The Legacy Campus represents not an expansion away from Jupiter, but a reinvestment within the Town's corporate limits, ensuring that "Jupiter" Christian School remains in Jupiter for the next generation.

The proposed Future Land Use Amendments and Rezoning provide the regulatory framework necessary to modernize and consolidate the school's facilities in a location better suited for long-term operations, infrastructure capacity, and community integration.

## COMMUNITY INFRASTRUCTURE & ECONOMIC CONTRIBUTION

While the site is currently designated General Industrial within the Bioscience Research Protection Overlay, the property has remained largely undeveloped for industrial purposes despite its long-standing designation. The proposed transition to Public Institutional and Residential High represents a reallocation of land use toward active community-serving infrastructure that produces measurable and sustained local benefit.

The Jupiter Christian School campus will support approximately 205 full-time equivalent positions, including educators, administrators, career technical instructors, facilities staff, and support personnel. These positions represent stable, professional employment within the Town and generate ongoing local economic activity through payroll, purchasing,

service contracts, and community spending.

Unlike many industrial uses permitted within the I-1 district, the proposed campus will not generate heavy truck traffic, outdoor storage, or industrial operational impacts. Instead, it introduces a lower-intensity institutional employment base that remains consistent with surrounding land uses while strengthening the Town's educational infrastructure.

The residential component, capped at 92 workforce housing units at this time, further enhances the Town's economic resiliency. By dedicating 100 percent of units to workforce housing, the project directly supports teachers, Town employees, public safety personnel, and other essential workers. The proximity of housing to employment opportunities reduces commuter travel demand, supports employee retention, and promotes a healthier jobs-housing balance within the Town.

Although the current application does not rely on bonus density provisions, the Town's Housing Element provides potential workforce housing density incentives that may be evaluated during future site plan preparation. Any such consideration would occur through separate review and approval processes.

Together, the educational and workforce housing components reinforce long-term economic stability, community continuity, and institutional permanence within Jupiter.

## FUTURE LAND USE & ZONING AMENDMENT

The Applicant, Jupiter Christian School, as contract purchaser, seeks Town Council approval of a Future Land Use Amendment and Rezoning on approximately 56 acres of the subject 82-acre property generally located in the southeast quadrant of the I-95/Indiantown Road intersection. The site is generally west of the Jupiter Commerce Center, east of I-95, south of Indiantown Road, and north of Jupiter Park Drive. The proposed 56-acre development portion of the subject property (referred to herein as "the property") applicable to the future land use amendment and rezoning is located east and south of the C-18 Canal. The property maintains a General Industrial (IND) Future Land Use designation and is within the I-1 Industrial, Park, and Light Industry zoning district. It should be noted that the portion of the site containing the C-18 Canal has a Future Land Use designation of Conservation and will not be amended or rezoned as part of this request. Additionally, the property lies within the Bioscience Research Protection Overlay (BRPO) area pursuant to the Town of Jupiter's Future Land Use Map. The applicant proposes the following amendments:

- Amend the Future Land Use Map designation of the property from General Industrial (IND) to Public Institutional (PI) for the school portion (±38.6 acres) and Residential High (RH) for the residential portion (±18.0 acres).

- Amend the Town's Future Land Use Map to remove the entire ±56-acre portion of property from the Bioscience Research Protection Overlay (BRPO).

- Rezone the property from I-1 (Industrial, Park, and Light Industry) to Public Institutional (PI) for the Jupiter Christian School (38.6 acres) and Residential, Limited Multifamily (R-3) for the residential portion (18.0 acres).

This future land use amendment and rezoning request reflects a context-sensitive and sustainable vision for the site that balances institutional, residential, and environmental needs in alignment with the Town of Jupiter's Comprehensive Plan. This request is followed by a separate Planned Unit Development (PUD) and Special Exception applications to facilitate the development of the new Jupiter Christian School K-12 Campus and workforce housing residential community, aiming to serve the Town of Jupiter's essential workforce and student population for the long-term future. As part of the separate PUD and Special Exception applications, the applicant has committed to dedicating right-of-way along the east property boundary to the Town of Jupiter to facilitate the construction of collector road Island Way South, following approval of this project by Town Council.

## SURROUNDING LAND USES

| | Zoning | FLU |
|---|---|---|
| **N** (Town of Jupiter) | Not Zoned | Not Designated |
| **S** (Town of Jupiter) | I1 Industrial Park Light Industry | General Industrial (Bioscience Research Protection Overlay) |
| **E** (Town of Jupiter) | I1 Industrial Park Light Industry | General Industrial (Bioscience Research Protection Overlay) |
| **W** (Town of Jupiter) | Not Zoned | Not Designated |

## FUTURE LAND USE AMENDMENT (General Industrial to PI)

The proposed amendment from General Industrial (IND) to Public Institutional (PI) on approximately 38.6 acres establishes a land use designation specifically intended to accommodate educational and institutional facilities serving the public interest. The Public Institutional category is expressly designed for schools, governmental, civic, and community-serving facilities and provides the appropriate long-term policy framework for the Jupiter Christian School Legacy Campus.

**Comprehensive Plan Consistency Analysis:**

**Consistency with Policy 1.3.17 – Public/Institutional**
***Policy 1.3.17 (a): Location Criteria for Schools***

Response: Policy 1.3.17 establishes location and siting criteria for public and institutional uses, including schools. The policy emphasizes appropriate roadway access, compatibility with surrounding land uses, and safe internal circulation.

The proposed campus satisfies these criteria as follows:

- Primary access is provided from Island Way South, a planned collector roadway connecting Indiantown Road and Jupiter Park Drive. The campus does not rely on local residential streets for access.
- On-site queuing capacity (178 vehicles for middle/high school and 98 vehicles for elementary school) ensures traffic operations are contained within the property.
- Internal circulation, buffering, and building orientation are designed to prevent conflicts with adjacent properties.
- The site is located within the Town's urbanized area and is served by existing infrastructure, utilities, and roadway capacity.

The proposed PI designation therefore meets both the intent and location criteria of Policy 1.3.17.

The campus is internally oriented, with on-site circulation designed to accommodate student drop-off, pick-up, and staff parking in a controlled environment. This access configuration supports student safety, reduces traffic conflicts, and maintains compatibility with surrounding land uses, thereby meeting the intent of the Public/Institutional location criteria in the Town's Comprehensive Plan.

**Future Land Use Element – Objective 1.2 and Policy 1.2.1**
***Land Use Compatibility***

Response: Objective 1.2 requires the Town to ensure compatibility between adjacent land uses. Policy 1.2.1 provides that compatibility shall be achieved through transitions in intensity, buffering, setbacks, height considerations, and site design techniques.

The Public Institutional designation functions as a transitional land use between existing industrial development to the south and established residential areas to the east. Institutional uses are generally lower in external operational impacts than industrial uses permitted under the IND designation and I-1 zoning district.

Compatibility is achieved through:

- Preservation of approximately 7+ acres of wetlands and upland habitat.

- Perimeter landscape buffering and internal building orientation.
- Concentration of building mass toward the interior of the site.
- Access from a collector roadway rather than residential streets.
- Elimination of heavy industrial truck traffic typical of I-1 operations.

These measures implement the compatibility standards contemplated under Policy 1.2.1.

**Future Land Use Policy 1.3.17 & Transportation Element Goal 4, Objective 4.1, Policy 3.6.5.**

Response: Policy 1.3.17 of the Future Land Use Element establishes location guidance for public and institutional uses, including schools, while the Transportation Element emphasizes access management and the protection of residential streets from undue traffic impacts. Together, these policies require that institutional uses be designed with appropriate access and circulation to ensure compatibility with surrounding areas.

The proposed campus is accessed from Island Way South, a planned collector roadway, which provides convenient and efficient connectivity while avoiding reliance on local residential streets for primary ingress and egress. This access strategy is consistent with the Comprehensive Plan's emphasis on directing higher-volume institutional traffic to higher-order roadway classifications.

Internal circulation, on-site queuing, and designated drop-off and pick-up areas are provided to manage traffic demand within the site and minimize off-site impacts. These design features protect surrounding neighborhoods and implement the access management and compatibility objectives of both the Future Land Use and Transportation Elements of the Town's Comprehensive Plan.

**Future Land Use Element – Policy 1.3.17**

Response: The Jupiter Christian School campus is located within the Town's developed area and is designed to function compatibly with surrounding land uses through appropriate site planning, buffering, and internal circulation. As an institutional use, the school provides community-serving educational functions while operating at an intensity that is lower than the former industrial use of the site, thereby advancing the Comprehensive Plan's intent for appropriate siting and integration of institutional uses.

**Conservation Element – Objective 1.1**

Response: The proposed amendment is consistent with Objective 1.1 of the Conservation Element by permanently preserving approximately 7.52 acres of environmentally sensitive land, including 2.93 acres of wetlands and 4.59 acres of native upland habitat. In addition, the approximately 25-acre C-18 canal property will maintain its Conservation future land use. These preserved areas are retained in their natural condition and excluded from

development activity.

The preserved wetlands and upland habitats function together as a continuous ecological system that provides wildlife habitat, supports natural drainage patterns, and enhances environmental connectivity. In particular, the conservation areas establish a functional wildlife corridor linking the C-18 Canal conservation area to interior habitat areas on the site, thereby maintaining ecological continuity consistent with the Town's conservation objectives.

By avoiding impacts to sensitive resources and incorporating long-term preservation of natural systems into the land use framework, the project directly advances the Comprehensive Plan's Conservation Element and its objective of protecting environmentally sensitive lands.

**Conservation Element – Policies 1.1.1 and 1.1.4**

Response: By permanently preserving the on-site wetland and native upland systems as designated open space, the proposed amendment directly implements Policies 1.1.1 and 1.1.4 of the Conservation Element. The preserved areas are retained in their natural condition and excluded from development, ensuring long-term protection of environmentally sensitive resources.

The interconnected upland and wetland preservation areas function as a continuous habitat corridor that enhances local biodiversity and supports wildlife movement. This preserved corridor contributes to the Town's broader network of protected natural systems and greenways envisioned in the Comprehensive Plan, while maintaining ecological connectivity, natural drainage patterns, and environmental integrity.

## FUTURE LAND USE AMENDMENT (General Industrial to RH)

The proposed amendment from General Industrial (IND) to Residential High (RH) on approximately 18.0 acres establishes a residential land use framework intended to support workforce housing within the Town's urbanized area. The Residential High category is designed to accommodate higher-density residential development in locations served by adequate infrastructure and appropriate roadway access.

The Applicant proposes a maximum of 92 workforce housing units at this time. No density bonuses are relied upon in this application. The Town's Housing Element provides potential workforce housing density incentives that may be evaluated during future site plan preparation; however, any such consideration would require separate review and approval and is not assumed herein.

**Future Land Use Element – Policy 1.3.3**

Response: The proposed Residential High (RH) designation is appropriate at this location and satisfies the siting criteria established in Policy 1.3.3. The ±18.0-acre residential parcel is located within the Town's urbanized area and is served by existing roadway infrastructure, including nearby arterial and collector roadways, allowing residential traffic to be accommodated without reliance on local neighborhood streets.

The RH parcel is situated to provide a logical residential transition from more intensive nonresidential and institutional uses while remaining compatible with surrounding development patterns. Compatibility is further enhanced through the permanent preservation of 2.93 acres of wetlands and 4.59 acres of native upland habitat, which form a continuous open-space corridor that separates development areas and provides visual buffering and environmental protection.

Policy 1.3.3 establishes criteria for siting higher-density residential development, including:

- Location within the urban service area;
- Access to arterial or collector roadways;
- Availability of public utilities;
- Compatibility with surrounding land uses.

The subject property satisfies these criteria:

- The site lies within the Town's incorporated and urbanized area.
- Access is provided via Island Way South, a planned collector roadway connecting Indiantown Road and Jupiter Park Drive.
- Public water and wastewater infrastructure are available.
- Residential development is positioned to function as a transition between the proposed Public Institutional campus to the north and industrial uses to the south.

The RH designation is therefore appropriate from a locational and infrastructure standpoint.

**Future Land Use Element – Policy 1.2.1**

Response: The proposed Residential High (RH) designation is consistent with Policy 1.2.1 by providing an appropriate and compatible transition between the proposed Public/Institutional use to the north and the existing industrial park to the south.

Compatibility is further enhanced through the permanent preservation of on-site wetland and native upland areas, which function as a natural open-space buffer between uses. Building placement, landscape design, and internal site orientation will reinforce this transition and minimize potential impacts to adjacent properties. Together, these measures ensure that the RH development integrates harmoniously with surrounding land uses and maintains the character and function of the broader area, consistent with Policy 1.2.1 of the

Future Land Use Element.

**Future Land Use Element – Policy 1.2.2**

Response: The proposed Residential High (RH) designation represents the redevelopment of an underutilized property and is consistent with Policy 1.2.2 of the Future Land Use Element. Although the property has long been designated for industrial use, it has remained largely undeveloped despite being fully served by roadway infrastructure, water, wastewater, and other public services.

Converting the site to high-density residential directs growth to a serviced location and makes efficient use of existing infrastructure and public facilities. This infill redevelopment pattern supports the Town's objective of accommodating growth within already developed corridors and reduces pressure to extend infrastructure or expand development into outlying areas, consistent with Policy 1.2.2.

**Future Land Use Policy 1.1.16**

Response: The proposed Residential High (RH) development is consistent with Policy 1.1.16 by providing workforce housing on a suitably sized, infill property within the Town's urbanized area. The applicant has committed to a recorded covenant requiring that 100 percent of the residential units be developed as workforce housing, ensuring long-term affordability consistent with the Town's housing objectives.

The workforce housing units will be distributed across affordability levels at approximately 80 percent, 100 percent, and 120 percent of Area Median Income (AMI), providing a range of housing options for income-qualified households. The site's location within an established employment and transportation corridor allows residents convenient access to jobs, services, and mobility options, while making efficient use of existing infrastructure.

Through the voluntary provision of deed-restricted workforce housing in an infill setting, the proposed RH designation advances the intent of Policy 1.1.16 and supports the Town's broader goals for housing diversity and economic sustainability.

**Housing Element – Policy 1.1.1**

Response: The proposed Residential High (RH) designation is consistent with Policy 1.1.1 by expanding the range of housing types available within the Town of Jupiter. The development introduces a 100% future workforce housing development in support of this policy.

The location of the RH development within an established employment and services corridor allows residents to live closer to jobs, schools, and daily needs, reducing housing cost burdens and transportation demand. By providing workforce housing options at a

range of income levels, the project advances the Town's objective of fostering a diverse, inclusive, and sustainable residential community consistent with the Housing Element of the Comprehensive Plan.

**Housing Element – Policy 1.1.2**

Response: The proposed Residential High (RH) designation is consistent with Policy 1.1.2 by increasing the supply of workforce housing units within the Town of Jupiter. Redevelopment of the underutilized industrial parcel into a residential community dedicated to workforce housing expands housing opportunities for income-qualified households, including essential workers employed within the community.

By utilizing the Town's land use framework to accommodate workforce housing residential development in an appropriate, serviced location, the amendment directly advances the Housing Element's objective of ensuring an adequate housing supply across income levels. The proposal leverages existing infrastructure and zoning tools to address documented housing needs while maintaining compatibility with surrounding land uses.

**Conservation Element – Policies 1.1.1 and 1.1.4**

Response: The proposed Residential High (RH) development is consistent with Policies 1.1.1 and 1.1.4 of the Conservation Element through the permanent preservation of 2.93 acres of wetlands and 4.59 acres of native upland habitat. These preserved areas are retained in their natural condition and excluded from development activity.

The wetland and upland preservation areas function together as a continuous wildlife corridor that connects the C-18 Canal conservation area to interior conservation areas on the site. This open-space system protects environmentally sensitive lands, maintains natural hydrologic patterns, and integrates habitat conservation into the overall site design, consistent with the Town's adopted conservation policies.

**Conservation Element - Policy 1.9.1**

Response: The proposed amendment is consistent with Policy 1.9.1 through the permanent preservation of on-site wetland and native upland systems as designated open space. These preserved areas function as a continuous ecological corridor that provides a meaningful linkage between the C-18 Canal conservation corridor and interior natural areas on the site.

By retaining these environmentally sensitive lands in their natural condition, the project enhances habitat connectivity, supports wildlife movement, and contributes to the Town's broader network of greenways and conservation areas envisioned in the Comprehensive Plan. The integration of this preserved corridor into the residential site design promotes long-term ecological function while allowing development to occur in a manner that respects

and reinforces the Town's conservation framework.

**Transportation Element – Policy 4.1.1**

Response: The proposed Residential High (RH) designation is consistent with Policy 4.1.1 by relying on access from Island Way South, a planned collector roadway, rather than local residential streets. This access strategy supports the Town's long-range transportation planning objectives by accommodating residential traffic on an appropriate roadway classification and minimizing traffic intrusion into surrounding neighborhoods.

Island Way South provides improved east–west connectivity within the Town's transportation network and is planned to function as a multimodal facility accommodating vehicular traffic, pedestrians, and bicyclists. By directing residential traffic to a planned collector roadway and incorporating internal circulation that limits off-site impacts, the proposed RH development advances neighborhood protection while supporting the Town's broader mobility planning goals.

**Conservation Element – Overall Consistency**

The Applicant continues to coordinate with Town Staff and environmental consultants regarding the Conservation Element policies identified in the January 16, 2026, comment letter. As required by Policy 1.1.3, updated environmental assessments and field verification were completed, including a joint site inspection on February 12, 2026, with Town Staff, the Town's retained environmental consultant, and the Applicant's environmental consultant. Refinements to habitat delineation and preservation mapping are underway and will be incorporated into future site plan resubmittals.

The Applicant has filed a concurrent site plan application, and the design of the site is currently underway. At the site plan level, the project will comply with and exceed Policy 1.5.5 by preserving more than the required 25 percent of the native plant community occurring on-site. The site plan has been intentionally designed around the approximately 2.9-acre Cypress wetland, preserving it in place consistent with Policies 1.5.11 and 1.5.12, and maintaining adjacent Pine Flatwoods uplands to enhance ecological function, buffering, and habitat connectivity consistent with Policies 1.5.3, 1.5.16, and 1.9.1. This integrated preservation approach strengthens the environmental value of the wetland system rather than isolating it.

While additional isolated wetland areas have been evaluated, full avoidance of all such areas would substantially constrain site design and eliminate key public benefits, including the proposed 100% Workforce Housing commitment ("Hometown Heroes Housing"), the Elementary School and Gymnasium facilities, and a portion of the High School campus. The project also provides right-of-way for Island Way South and a 10,000-square-foot well site for the Town. To the extent limited wetland impacts are proposed and permitted through the appropriate jurisdictional agencies, the Applicant submits that the substantial public benefits associated with educational facilities, workforce housing, transportation

improvements, and public infrastructure constitute an overriding public interest consistent with Policy 1.5.11.

Because the precise delineation, buffering, mitigation, and long-term management of these environmental features depend upon finalized grading, stormwater, and infrastructure plans, these matters are most appropriately resolved through detailed site plan review. The requested Future Land Use and rezoning amendments establish the appropriate policy framework, while full implementation of the Conservation Element will continue through site plan approvals and agency permitting.

**Housing Element – Overall Consistency**

The proposed Residential High (RH) designation and Hometown Heroes Workforce Housing component are consistent with the Town's Housing Element. Goal 1 calls for the provision of affordable, structurally sound Workforce Housing in sufficient quantity to meet the needs of present and future residents. The adopted Housing Element includes quantified housing need projections through 2035 across very low, low, moderate low, moderate high, and middle income categories. The proposed residential component directly advances this goal by delivering a 100 percent Workforce Housing community within the Town's municipal boundaries, contributing meaningfully to the documented need.

Policy 1.1.3 supports infill, redevelopment, mixed-use development, and housing for essential workers. The project redesignates underutilized industrial land into a coordinated institutional and workforce housing campus, providing housing opportunities for teachers, public safety personnel, healthcare workers, and other income-qualified residents who serve the Jupiter community. This integrated approach reflects the redevelopment and workforce housing strategies contemplated by the Housing Element.

Policy 1.2.10 establishes a 12 percent Workforce Housing requirement for developments involving a land use change. The proposed residential component exceeds this threshold by providing 100 percent Workforce Housing units, substantially advancing the Town's adopted Workforce Housing Program.

Policy 1.3.4 encourages Workforce Housing in redevelopment areas and in proximity to employment and public services. The subject property is located within the Town's urbanized area, near major employment corridors and municipal services, and integrated with an educational campus that generates employment. Accordingly, the proposal satisfies both the locational and policy intent of the Housing Element.

For these reasons, the proposed RH designation directly advances the goals, objectives, and policies of the Town's Housing Element.

## REMOVAL FROM BIOSCIENCE RESEARCH PROTECTION OVERLAY

The subject property is currently located within the Town of Jupiter's Bioscience Research Protection Overlay (BRPO), a land use policy overlay that was originally conceived in coordination with Palm Beach County following the highly publicized arrival of Scripps Florida in the early 2000s. To bring this project to fruition, it is necessary to remove the property from the BRPO to facilitate this beneficial development. The BRPO was established to preserve strategically located sites for future bioscience and life science industry expansion, with the long-term goal of cultivating a regional cluster of research institutions, medical offices, and high-tech employment centers. This planning initiative aligned with the County's broader Bioscience Research Protection Overlay established in 2006, which sought to protect land near key transportation corridors and in proximity to Scripps and Max Planck to ensure that critical parcels would not be prematurely developed with non-research-related uses.

However, despite the aspirational intent behind the BRPO, the anticipated large-scale growth of bioscience-related uses in northern Palm Beach County, particularly west of I-95 and along Indiantown Road, has not materialized. More than 15 years after the overlay's creation, only limited ancillary development occurred beyond the Scripps and Max Planck facilities located within Abacoa. The broader bioscience ecosystem envisioned by the County and the Town has remained largely concentrated within the Jupiter Medical Center and Florida Atlantic University corridors, rather than expanding westward into properties such as the subject site.

Importantly, the market demand and economic development patterns in this region have shifted significantly over the past decade. Multiple properties within the County's BRPO, including those within the Town of Jupiter, have since been developed with residential, commercial, educational, or recreational uses that are not consistent with the original bioscience research vision. This includes approvals for institutional and workforce housing projects which are two critical needs within the Town of Jupiter that the subject property is now uniquely positioned to support.

Given these circumstances, continued application of the BRPO to the subject property no longer reflects prevailing economic conditions or land use patterns. The proposed amendment to Public Institutional and Residential High, together with removal from the BRPO, aligns the property's regulatory framework with realistic development potential and current community priorities. The proposed school campus, workforce housing community, right-of-way dedication for Island Way South, and well site contribution provide tangible and measurable public benefits that outweigh speculative reservation of land for bioscience expansion that has not materialized at this location.

Accordingly, removal of the subject property from the BRPO is appropriate and consistent with the Town's long-range planning objectives.

**REZONING (I-1 to PUD with PI and R-3 Subareas)**

Concurrent with this Future Land Use Amendment request, the applicant is seeking to rezone the ±56-acre property from I-1 (Industrial, Light Manufacturing and Warehousing District) to two separate underlying zoning designations as follows:

1. Public and Institutional (PI) on the northern ±38.6-acre portion of the property to accommodate the future Jupiter Christian School K–12 campus.

2. Residential Multiple Family (R-3) on the southern ±18.0-acre portion of the property to accommodate 100% workforce housing community.

Both zoning districts will serve as the underlying districts within a Planned Unit Development (PUD), as permitted by the Town of Jupiter Zoning Code. Per Section 27-810(a):

> *"The planned unit development district is established to provide for a more desirable environment through the application of flexible and diversified land development standards under a comprehensive plan and program professionally prepared…"*

To implement this coordinated vision for the subject property, PUD Site Plan and Special Exception applications will be submitted concurrently with this Future Land Use Amendment and Rezoning request. This comprehensive review process ensures that all proposed uses, development standards, and design elements will be evaluated holistically and in alignment with the Town's adopted policies and goals.

Public and Institutional (PI) Zoning

The PI zoning district, established under Section 27-1037, is intended to:

*"Provide for public and private institutional uses of a public character including government, educational, health, religious and cultural uses."*

The proposed Jupiter Christian School K–12 campus is consistent with the purpose and permitted and special exception uses of the PI district. The campus will include academic buildings, athletic facilities, and a Performing Arts Center serving as an ancillary facility for school-related events, performances, and educational programming.

Ancillary uses are explicitly permitted under Section 27-1037(b), which states:

*"Ancillary uses directly related to a permitted principal use shall be permitted, provided such uses are subordinate in area, extent, and purpose to the principal use and shall not be operated independently of the principal use."*

The school campus and ancillary performing arts center will be reviewed through the Town's Special Exception process, as required by Section 27-866, which lists schools (private or public) and auditoriums as special exception uses within the PI district. Their

inclusion in the concurrent PUD and Special Exception applications ensures transparency and comprehensive compatibility analysis during the entitlement process.

Residential Multiple Family (R-3) Zoning
The R-3 zoning district, governed by Section 27-1012, is intended to:

*"Provide for moderate-density residential uses, including multifamily dwellings and other compatible residential uses."*

All residential units will be designated as workforce housing, providing housing opportunities for teachers, Town staff, public safety personnel, and other essential community members. The applicant will work alongside town staff to properly distribute the units among the 80 %, 100 %, and 120 % AMI categories, consistent with the Town's Workforce Housing Policy.

The site also includes a separate preserve tract containing wetland and native upland habitat areas located within both zoning districts. These preserved areas provide permanent open space and environmental protection consistent with Town policy and Comprehensive Plan objectives.

Compatibility with Comprehensive Plan and Zoning Code
The requested PI and R-3 rezonings are consistent with the proposed Public Institutional (PI) and Residential High (RH) Future Land Use designations, which encourage the integration of institutional and residential uses under a cohesive master-planned framework.

According to Section 27-810(d), PUD zoning may include multiple underlying districts to:

*"Allow for a mixture of land uses, including residential, commercial, institutional, and recreational, in a manner that provides for internal compatibility and promotes the public health, safety, and general welfare."*

The PUD ensures that development of the entire site, including access, infrastructure, open space, and buffering, will be coordinated under a single master plan. This approach provides greater public benefit and design oversight than conventional zoning alone.

The project also contributes to the Town's transportation and mobility goals through the dedication of right-of-way and participation in the construction of Island Way South, a planned collector roadway that will enhance connectivity between Indiantown Road and Jupiter Park Drive. This infrastructure commitment supports the public-benefit findings required for PUD and Special Exception approvals.

The rezoning from I-1 to PI and R-3, as underlying districts within a unified PUD, is consistent with the Town of Jupiter Zoning Code, the proposed Future Land Use

designations (PI and RH), and the Town's broader vision for integrated, sustainable growth. The proposed school campus and residential community will address critical community needs while creating synergy with surrounding uses and supporting long-term infrastructure and mobility goals.

## TRAFFIC

The Future Land Use Amendment (FLUA) Traffic Analysis for the Jupiter Christian School project evaluated the impacts of changing the site's designation from General Industrial to PI and RH. Based on trip generation estimates, the proposed development is expected to generate approximately 5,550 net new daily trips, 1,615 AM peak-hour trips, and 383 PM peak-hour trips. A Traffic Capacity Analysis was completed to evaluate Year 2030 conditions using Palm Beach County background traffic data and projected project trips. The analysis compared future traffic volumes against the adopted Level of Service (LOS) standards for impacted roadway segments.

With the addition of project traffic, one segment—Indiantown Road between the I-95 eastbound ramps and Island Way (eastbound AM peak)—is projected to exceed capacity. This segment is being addressed through proportionate share obligations identified in the project's site-specific Traffic Impact Analysis.

In summary, the proposed Future Land Use Amendment and Rezoning are supportable from a transportation standpoint. The project does not create independent deficiencies and is providing appropriate mitigation where required under Florida concurrency standards.

## ISLAND WAY SOUTH RIGHT-OF-WAY DEDICATION & ROADWAY DELIVERY

Island Way South is a long-planned collector roadway identified in the Town's transportation planning documents and Capital Improvement Program, intended to provide a critical connection between Indiantown Road and Jupiter Park Drive. Completion of this roadway is necessary to support the proposed development and to enhance east–west mobility within the Town.

As part of the concurrent Planned Unit Development (PUD) and Site Plan application, the Applicant will dedicate approximately 2.25 acres of right-of-way along the eastern boundary of the property necessary for construction of Island Way South. This dedication will occur concurrent with approval and recording of the PUD development order and associated site plan, ensuring that the Town has the property interests required to advance roadway construction.

In addition to right-of-way dedication, the Applicant has offered to enter into a Developer's Agreement with the Town, subject to Town Council approval, to facilitate coordinated construction of Island Way South. Under this framework, the roadway would be constructed in accordance with Town-approved plans and standards, with the Town retaining review, inspection, and acceptance authority. This approach allows the roadway

to be delivered in alignment with the school's development schedule while maintaining full municipal oversight.

The Applicant's participation in right-of-way conveyance and roadway delivery ensures that the proposed Future Land Use and Rezoning amendments are supported by necessary transportation infrastructure consistent with the Town's concurrency and growth management policies.

## CONCLUSION

The proposed Future Land Use Amendments to Public Institutional (PI) and Residential High (RH), accompanied by a rezoning from I-1 to PI and R-3 within a Planned Unit Development (PUD) framework, represent a thoughtful and strategically beneficial redevelopment of the ±56-acre site.

The project will accommodate the future Jupiter Christian School K-12 campus, including an ancillary Performing Arts Center, within the PI-zoned northern portion, and will provide 100% workforce housing units within the R-3-zoned southern portion. A PUD Site Plan and Special Exception applications will be submitted concurrently to facilitate the development's entitlement approvals under a unified master plan.

The applicant is coordinating with the Town to dedicate right-of-way and participate in the construction of Island Way South, a long-standing collector roadway improvement that will enhance east-west mobility between Indiantown Road and Jupiter Park Drive. The removal of the Bioscience Research Protection Overlay (BRPO) is also included as part of this request, aligning the property's regulatory framework with its proposed uses and current land use policy direction.

Altogether, the proposed amendments and rezoning support the Town's long-range goals for educational investment, workforce housing, multimodal connectivity, and sustainable infill redevelopment.

Please do not hesitate to contact Zach Ciciera or Peter Hofheinz of Cotleur & Hearing at zciciera@cotleur-hearing.com / phofheinz@cotleur-hearing.com or (561) 406-1033 for any additional information.

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# Future Land Use Map

## Jupiter Christian School Campus

*Jupiter, FL*

Cotleur & Hearing
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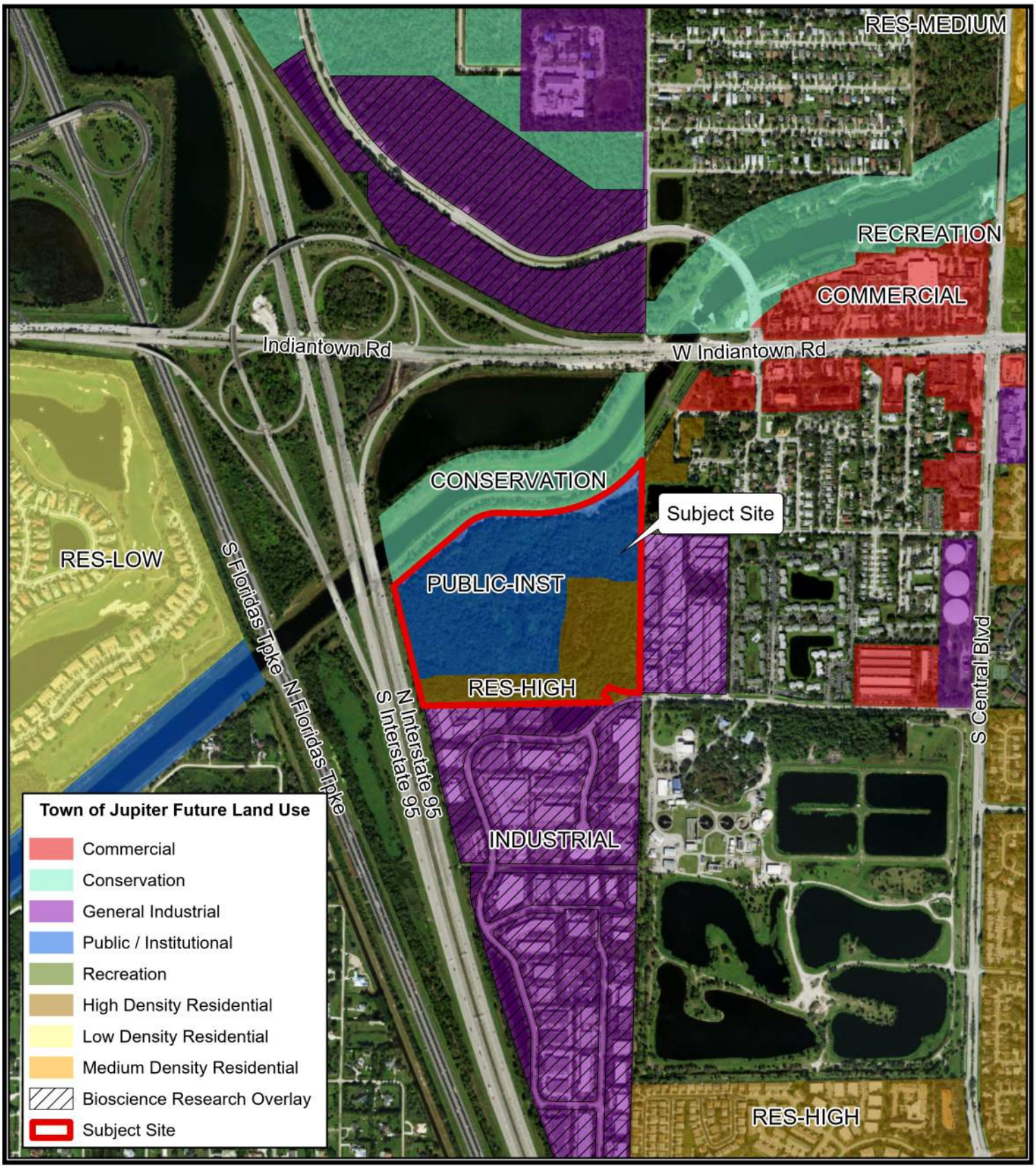


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[10/28/2025] ESS

# Proposed Future Land Use

## Jupiter Christian School Campus

*Jupiter, FL*

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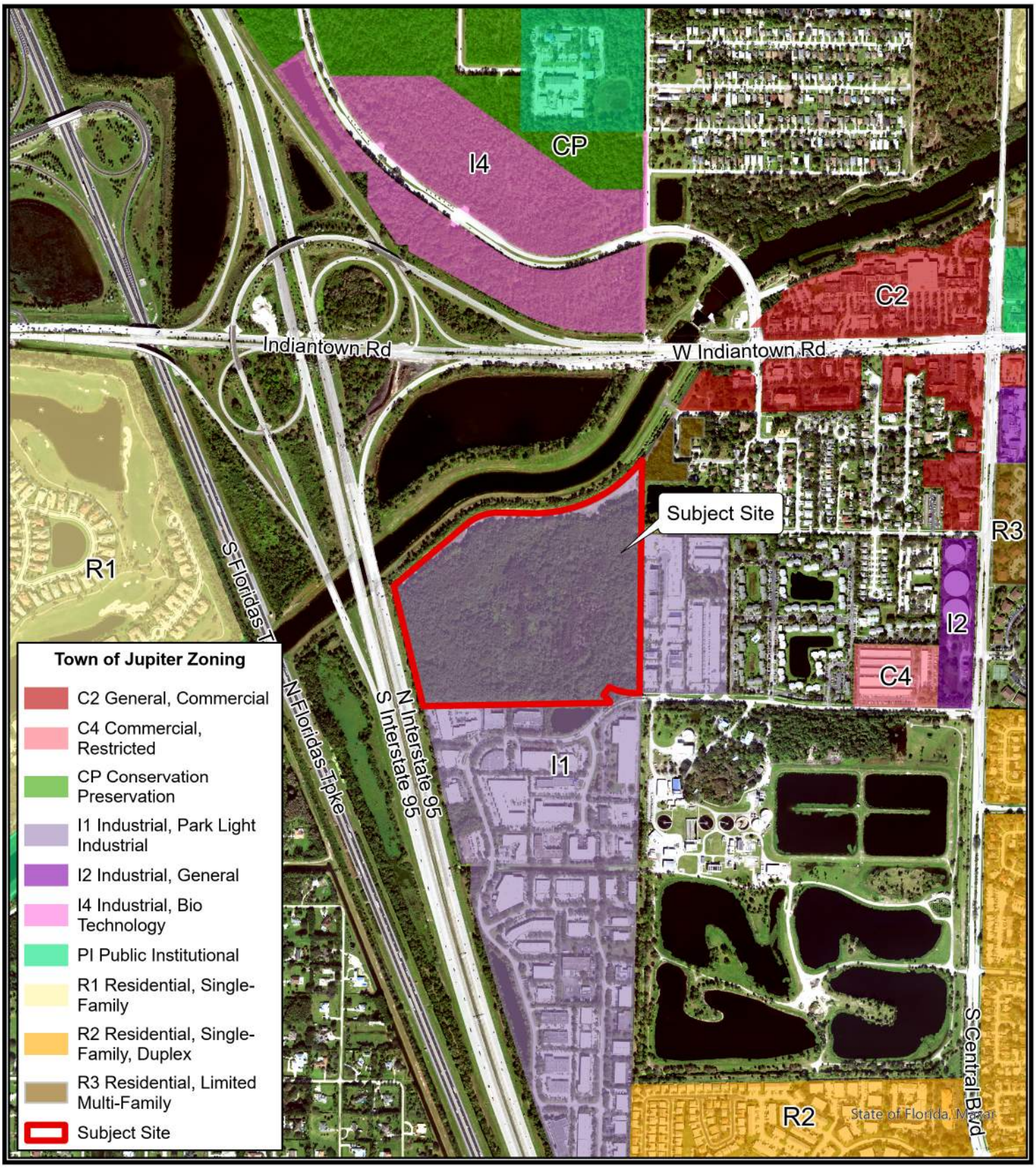


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# Zoning Map

## Jupiter Christian School Campus

*Jupiter, FL*

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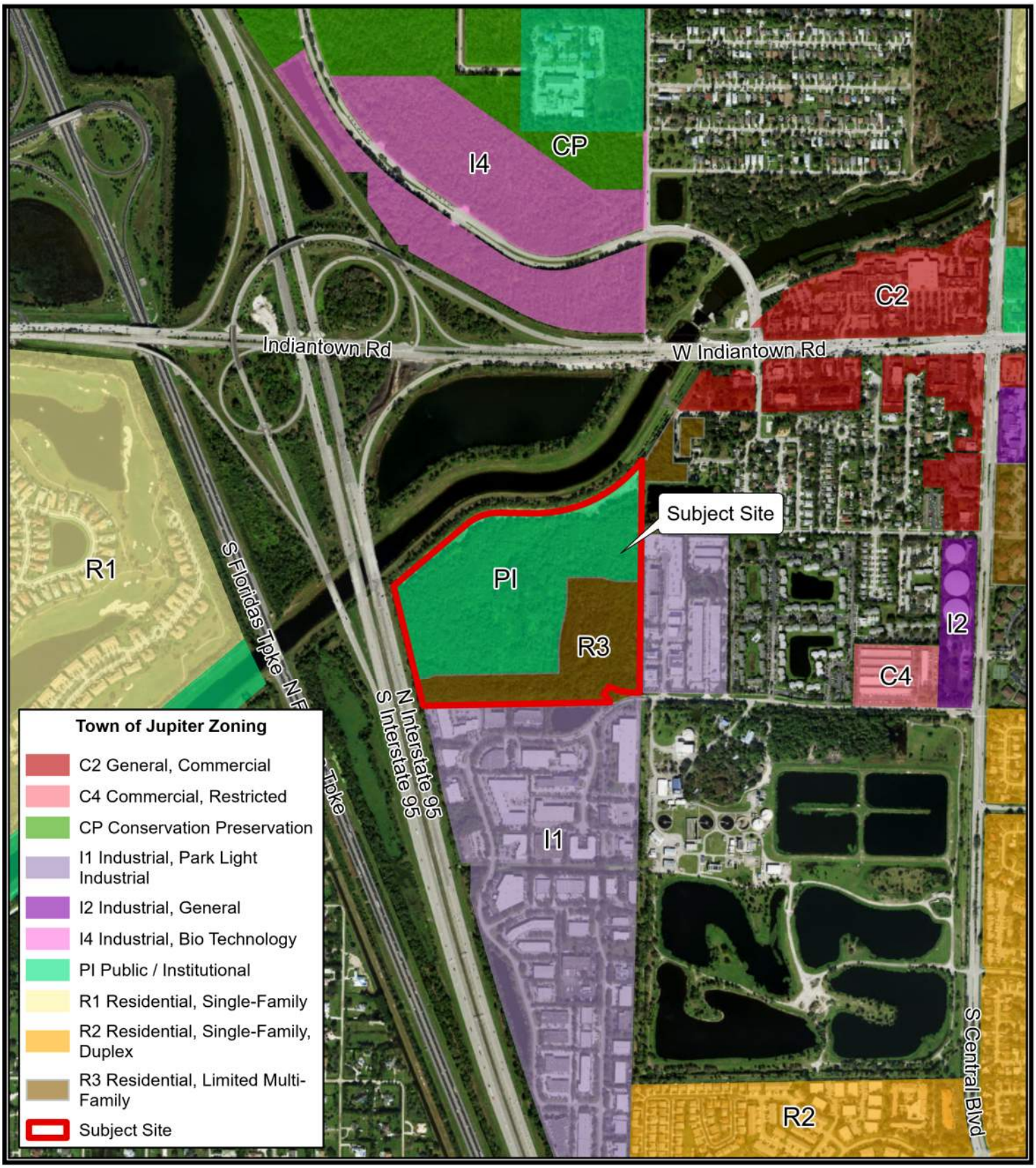


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[10/28/2025] ESS

# Proposed Zoning Map

## Jupiter Christian School Campus

*Jupiter, FL*

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must be established prior to seeking a development order.

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

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

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

**Policy 1.3.29** All proposed development projects shall submit an environmental assessment report as part of the site plan approval process, which shall follow the guidelines listed under conservation policy.

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

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

***Economic Development***

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

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

**Policy 1.4.2** Proposed commercial and industrial development requiring a change

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

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

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

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

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

**Policy 1.4.7** The Town shall ensure that an adequate amount of land is available for industrial and commercial uses, including areas to create a bioscience research and biotechnology economic base. The locations of available sites for these uses are to be placed on the Future Land Use Map. In addition, sites for bioscience research and technology uses should be designated with the Bioscience Research Protection Overlay.

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

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

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

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

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

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

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

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

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

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

***Bioscience Research Protection Overlay***

**Objective 1.17 The Town shall promote a cluster of sites for bioscience research and biotechnology uses through the creation of an Overlay. The Bioscience Research Protection Overlay is intended to protect parcels of land in the Town for the development of bioscience research and biotechnology uses which are expected to be attracted to Northern Palm Beach County due to the location of the Scripps Florida Research Institute at Florida Atlantic University's Jupiter Campus. The Town shall encourage uses within the Overlay, which are supportive of and compatible with the Scripps Florida Research Institute, or which are accessory to bioscience research and biotechnology uses. The Overlay does not limit the uses currently allowed consistent with the property's land use designation including uses allowed pursuant to planned development approvals and developments of regional impact.**

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

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

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

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

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

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

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

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

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

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

***Transit Oriented Development***

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

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

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

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

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

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

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

## Attachment G – Comprehensive Plan Objectives and Policies Consistency Analysis

### FUTURE LAND USE ELEMENT

**Policy 1.1.16:** The Town shall encourage the development of workforce housing on appropriate or suitable properties of sufficient size in identified infill and redevelopment areas, consistent with the guidelines contained in Housing Element Policies 1.2.9 and 1.2.11.

**Staff Comment:** The applicant's narrative states that the proposal is for a workforce housing residential community and "will provide 100% workforce housing units" within the 18-acre property proposed for residential land use. No details were provided as to how or when workforce housing would be implemented. These details would be provided as part of the land development applications (PUD and site plan), or at a later date if phasing is proposed for the two properties.

**Policy 1.3.3:** High Density Residential - This future land use designation consists of high-density single-family and multi-family housing. Dwelling types range from single-family homes to garden apartments to townhouses. The density range is four to six units per acre with the following Location Criteria. Additional compatible uses may be permitted in the land development regulations (including home occupations, parks and playgrounds, utility services, religious institutions, cemeteries, daycares and limited public uses).

Location Criteria

a) Adjacent to, at or in close proximity to intersections of arterial and collector roadways.
b) Near and directly accessible to major shopping and employment centers.
c) Near park and open space areas.
d) In areas that serve to spatially separate or buffer low and medium density residential areas from major streets, commercial or industrial activities, or other land uses which generate significant adverse impacts including but not limited to the following: noise, glare, dust or fumes.
e) In areas where water supply and sewerage facilities are available.
f) In areas where adequate police and fire protection can be provided economically with a low time of response.
g) Where a tract of land has a large percentage of sensitive environmental or upland habitat, clustering of densities shall be encouraged to protect the habitat.

**Staff Comment:** The proposed Future Land Use Map (FLUM) amendment to High Density Residential may not be consistent with Policy 1.3.3 without appropriate buffering. The subject property currently has a designated future land use of Industrial and the subject site is surrounded by existing Industrial uses to the south and east, and vacant land with an Industrial land use designation, which is proposed for Public Institutional as part of the concurrent application, to the north. The proposed FLUM amendment of High Density Residential for the subject property introduces residential that will be surrounded by non-residential uses with industrial to the east and south, and Public Institutional to the north. It would be more compatible with the existing residential neighborhoods approximately 750 feet further to the northeast, all of which are Palm Beach County (PBC) Residential Medium Density Residential, 5 units/acre (MR-5). High Density Residential is the most appropriate residential land use in areas with a mix of non-residential uses and often serves to buffer lower intensity residential neighborhoods from commercial and industrial areas. Given that the land directly abuts active industrial uses to the south, staff had suggested to the applicant that it may be better to situate the residential on the northeast portion of the property in closer proximity to the existing neighborhoods to the northeast and the Public Institutional use on the south portion further adjacent to the industrial uses.

The concurrent site plan also does not address clustering of density to protect habitat as the majority of the development is proposed on the viable Pine Flatwoods habitat.

**Policy 1.3.17: Public/Institutional** - This future land use designation covers a broad range of public and institutional uses including: schools; government buildings, facilities and operations; fire and emergency rescue operations centers; police stations; cemeteries; civic centers; religious institutions; and accessory residential apartments for employees. Public recreational facilities and sites, are uses which are permitted in this land use designation. The following location standards are provided for guidance in locating future public/institutional facilities.

*Schools*

a) Location Criteria
   1) Elementary school sites should not be located on arterial streets;
   2) All schools should be spatially separated and be well buffered from major commercial, industrial, public utility and railroad facilities;
   3) School sites should be developed in conjunction with community recreational facilities whenever practical;
b) Rule of thumb sizes
   1) elementary school - 15 to 20 acres
   2) middle school - 30 to 35 acres
   3) senior high school - 40 to 50 acres

*Public Administration*

a) Location Criteria
   1) Located central to the population, readily accessible from all parts of the community;
   2) Should have direct access on an arterial roadway.
   3) Encourage the location of these facilities in the civic core area of the IOZ District.

*Police and Fire*

a) Location Criteria
   1) Police headquarters should be centrally located to the area served;
   2) Fire stations should be situated within one mile of high value areas such as commercial centers, industrial parks or high density residential areas;
   3) Within two miles of residential area served;
   4) Facilities should have direct access via an arterial roadway.

**Staff Comment:** The proposed Future Land Use Map (FLUM) amendment of Town of Jupiter (TOJ) Public Institutional (PI) may be consistent with Policy 1.3.17 provided it is properly buffered from adjacent industrial uses to the east. The subject property currently has a designated future land use of Industrial, Park, Light Industry District. The proposed FLUM amendment PI for the subject property allows for a variety of public and community uses, including schools. The applicant's proposal for the subject property is a 38.6-acre private school campus, which would be comparable to the rule of thumb sizes listed above for middle or high school; however it would be significantly less than the size range (between 85 and 105 acres) for a campus including elementary, middle, and senior high schools. The subject is located on a planned collector road, which when constructed would have direct access to an arterial road. Given the proximity of the Public Institutional portion of the subject property to the existing residential neighborhoods northeast of the subject

property, and the potential for fairly intensive uses within the PI land use designation, it may be may be better to situate the PI land use further to the south and move the proposed residential use to the northern portion of the subject site. This would locate the PI land adjacent to the active industrial uses to the south and locate the proposed residential use further from the Industrial uses and nearer to the existing residential uses northeast of the subject property.

**Policy 1.3.19**: All land uses situated within defined environmentally sensitive areas shall satisfy the performance standards outlined in the Conservation Element and the Coastal Management Element, and implemented by the Town's Vegetation and Environmental Preservation Ordinance (#81-90), as may be amended from time to time.

**Staff comment:** This policy requires that environmentally sensitive lands be illustrated in the Town code. Sec. 26-68, entitled "Significant Environmental Lands in the Town of Jupiter, Map 1" administers and illustrates the environmentally sensitive lands in the Town. This map shows that approximately 40% of the north portion of the subject property is on the map and shows a relationship to the C-18 Canal which is designated with a conservation land use. The environmentally sensitive areas shown on the map coincide with the field visits and the applicant's environmental assessment. There are rare and unique upland habitat and wetland habitats that exist on the site and have existed for many decades. The applicant is not proposing to preserve two rare and environmentally sensitive lands: Live Oak and Willow. Refer to the environmental assessment provided by the Town's consultant (Attachment J) for items to be addressed in the environmental assessment and proposed development plans. As such, the minimum 25 percent set aside and connection to conservation is a requirement.

**Policy 1.3.29**: All proposed development projects shall submit an environmental assessment report as part of the site plan approval process, which shall follow the guidelines listed under conservation policy.

**Staff comment:** See comments provided by the Town's environmental consultant (Attachment J) regarding the submitted environmental assessment to provide additional clarity regarding insufficient compliance with Future Land Use Element Policy 1.3.29 and refer to Conservation Element 1.1.3 for items to be addressed in the environmental assessment and proposed development plans.

**Policy 1.4.9:** The Town shall require unique environmental characteristics be incorporated into the overall site design.

**Staff comment:** The subject property contains a 3.6-acre tract of Coastal Plain Willow, the only plant community of Willow known to exist within the Town of Jupiter limits. In addition, the property contains Live Oak forest and is also considered a significant environmental land per the Town Code. Neither unique environmental characteristic areas have not been set aside for preservation or incorporated into the overall site design by the applicant. Town staff continues to highlight the opportunity to incorporate these natural features through creative design techniques.

**TRANSPORTATION ELEMENT**

**Policy 3.1.2:** The Town shall maintain the following adopted LOS standards for all Town-maintained roadways, except as otherwise noted:

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

c) A1A from US1 to Jupiter Beach Road – Multi-modal LOS C consisting of the following individual component LOS standards:
   1. Road – D
   2. Bicycle – C
   3. Walk – B

d) Intersection - LOS D

e) Any applicable Constrained Roadway At Lower Level of Service (CRALLS) designations.

**Staff comment:** Based on the applicant's traffic analysis (Attachment H) and the Town Traffic Engineer's review of the analysis, the proposal will not meet the Town's LOS requirements. The applicant's analysis of the proposed land use amendment based on 2,000 students and 92 multifamily residential units exceeds the allocation of trips assigned to the subject property and would cause failure of South Island Way improvement plans. The improvement plans for South Island Way will require cooperation from multiple property owners and will require right of way dedications, construction of roadway improvements, and intersection improvements. According to the Town Traffic Engineer's preliminary estimates, the planned Phase 1 of the South Island Way improvements would accommodate up to 895 students and no residential units to the subject property; a potential future Phase 2 could accommodate up to 1301 students and no residential units; and a theoretical Phase 3 to accommodate 2,000 students would require major roadway and intersection expansions that are not feasible as detailed in the staff report.

**Policy 3.6.4:** With the exception of eastbound and westbound auxiliary lanes, with limits from I-95 to Palm Avenue (Chasewood Plaza), Indiantown Road shall be maintained consistent with the Jupiter Area Traffic Study as a 6-lane facility (through lanes) in the Town.

**Staff comment:** According to the Town Traffic Engineer, the applicant's traffic analysis (Attachment H), which provides a maximum of 2,000 students and 92 residential units, may trigger the need for Indiantown Road to be widened to an eight or more lane facility in order to provide adequate capacity based on this potential impact. This would not be consistent with Policy 3.6.4.

**CONSERVATON ELEMENT**

**Objective 1.1**: To implement a program and a set of standards to protect environmentally sensitive areas from adverse impacts of urban development.

**Applicant comment:** The applicant states that "the proposed amendment is consistent with Objective 1.1 of the Conservation Element by permanently preserving approximately 7.52 acres of environmentally sensitive land, including 2.93 acres of wetlands and 4.59 acres of native upland habitat."

**Staff comment:** The applicant is not proposing to protect a minimum of 25% of each required environmentally sensitive areas on the concurrent site plan. The areas proposed for preservation omit the two environmentally significant lands (Willow and Live Oak) that are located in the north portion of the property. The proposal for the subject site includes two preservation areas, the connection between the two is bisected by an area that is predominantly invasive exotics per their environmental assessment. The proposed preservation is also bisected by approximately 80' of driveway and sidewalk with a small culvert under the drive for limited wildlife access. The applicant is required to meet the minimum 25% set aside requirements and as part of the site plan look to redesign the proposed preservation to provide greater connectivity on-site from areas designated to be preserved in their natural state to the existing C-18 Canal area designated as Conservation.

**Policy 1.1.2:** At a minimum, environmentally sensitive areas shall contain one or more of the following natural resources:

a) rare, threatened and endangered wildlife and vegetation. A complete list is defined by U.S. Fish and Wildlife Service, Florida Fish and Wildlife Conservation Commission, Treasure Coast Regional Planning Council, Florida Endangered Plant Advisory Council, Palm Beach County and the Florida Department of Environmental Protection (DEP); b) rare and unique upland habitat; c) wetlands and deepwater habitats; d) special geologic formations; e) artifacts of archaeological or historic significance; f) within public water supply system wellfield cone(s) of influence; g) within floodways and areas subject to flooding; and h) designated as a wild and scenic river by the Federal government.

**Staff comment:** The subject property contains two intact wetlands: A non-conifer Cypress Swamp and Willow. The applicant is proposing to preserve only the Cypress Swamp and no set aside has been proposed or incorporated in the site plan for the Willow wetland area. While part of the site plan, Cypress Swamp is not listed as a environmentally sensitive land since it is not a conifer per Sec. 26-68. Based on forthcoming information from the appropriate jurisdictional agency regarding the functional status of wetland system areas under review within the subject property, the provisions of Policy 1.1.2 will apply accordingly to determine compliance.

**Policy 1.1.3:** All proposed development, in or abutting an environmentally sensitive area shall comply with the following:

a) Proposed development in or abutting an environmentally sensitive area shall submit, as part of an application for a site plan an environmental assessment report which contains
   1) an inventory of existing vegetation and wildlife based on a field survey, including, where applicable, a submerged lands survey for coastal properties;
   2) an identification of wildlife or vegetation listed as endangered, threatened or species of special concern and whether or not the environmentally sensitive area potentially will attract and support off site species and wildlife use;
   3) an assessment of the land, including submerged lands, identifying the location of all environmentally sensitive habitat or vegetation;
   4) an analysis of the functional viability and quality of the various habitats;
   5) a discussion of the impacts, both positive and adverse, on the resources;
   6) a discussion concerning whether there is any irreplaceable or irretrievable environmental damage,
   7) a mitigation plan that describes actions to be taken to replace those functions and values of the ecological community(s) lost as a result of developing the land, including submerged lands.
   8) a marine stewardship plan, which inventories existing conditions and proposes environmental restoration or enhancement conducive to propagating a native living shoreline, and requirements for management to provide for long term maintenance, to be incorporated into development orders when development is proposed on waterfront property located on the Intracoastal Waterway, Loxahatchee River, Jones Creek, Sims Creek, Limestone Creek, Jupiter River, excluding development or redevelopment of individual single-family lots on manmade canals.
   9) A maintenance and management plan which shall be submitted and approved for all environmentally sensitive areas and/or mitigation sites proposed, and shall at a minimum address the following:
      a. Areas designated environmentally sensitive shall be identified and mapped on the approved site plan.

b. Maintenance schedules and methodologies for the removal of exotic and invasive species.
c. Wildlife enhancement provisions, including the installation of food sources, shelter, nesting and roosting facilities, etc., and the survivability of the habitat preserved.

**Staff Comment:** Items 2, 5-7 and 9 have not been completed in the applicant's environmental assessment. The initial environmental assessment report contained significant issues and did not identify any viable native upland habitat for preservation and the site plan was designed without contemplating the most valuable habitat. After reviewing the report and conducting site visits, staff had concerns that the report did not reflect the true value of the environmental areas and the town hired an environmental consultant to conduct an independent evaluation (see Attachment J). The preserve areas currently proposed to be set aside within the applicant analysis are of lower quality compared to other areas throughout the subject property, due to the high volume of exotic plant species observed during staff site visits. Listed species, impacts on the resources, irreplaceable environmental damage (particularly for the Willow wetland), maintenance and management plans for preserve areas, and a mitigation plan will need to be provided and identified on the site plan. As part of the concurrent site plan application, the applicant will need to explore site redesign techniques to retain preserve areas that are more viable in nature on-site.

**Policy 1.3.15: Conservation** - Intense urban uses are not permitted in this future land use designation. If areas contain important natural environmental features which pose severe limitations for development, they should be designated with this land use. Included in this category are river and stream flood plain areas, wetlands, beaches, off-shore reefs, and endangered and threatened vegetative and wildlife species. In Jupiter, a long stretch of Atlantic beaches are in public ownership, therefore, allowing the public to conserve a unique resource at the same time serving as a major recreational resource. Generally, passive recreational uses are appropriate for such areas as long as there are no adverse impacts on the natural resources being protected.

**Staff comment:** The applicant's request to amend the land use designation to Public Institutional (PI) on 38.6 acres and Residential on 18.0 acres of the subject property does not include a land use amendment to conservation for any portions of the subject property. If determined that part of property has important environmental features, then staff would recommend consideration of a comprehensive plan amendment to Conservation assigned to protect these portions consistent with the intent of Future Land Use Element Policy 1.3.16 (below).

**Policy 1.3.16:** The Town shall provide for the protection of existing and future conservation lands in the Town by requiring:

a) An affirmative vote of four members of the Town Council is required to change the Future Land Use designation of properties having a future land use designation of Conservation.
b) Conservation and preservation areas or easements of 10 acres or greater required pursuant to a development order shall be identified and designated with an appropriate corresponding Conservation Future Land Use designation and a consistent zoning designation.

**Staff comment:** Based on the intent of Future Land Use Element Policy 1.3.16, the portions of the subject property determined for preservation, including the wetlands, should be designated with an appropriate future land use of Conservation and a consistent zoning designation, and connected to the adjacent land designated Conservation, since the adjacent to a conservation area greater than 10 acres—the C-18 Canal.

**Habitats & Wildlife**

**Objective 1.5: To protect and conserve all ecological communities and wildlife, especially endangered and rare species, for present and future generations**.

**Staff comment:** This objective provides for the set aside of 25% of the native vegetation found on site, as well as encouraging the preservation of native plant communities through the use of proper site design techniques. The subject property has significant native vegetation on site that has not been incorporated into the concurrent site plan. Any further development at this location will need to comply with the provisions of the Conservation Element Objective 1.5. Additionally, all applicable policies within Objective 1.5 will apply.

**Policy 1.5.1:** Protection and management of wetland and deepwater habitats shall be in a manner consistent with the adopted policies of the Treasure Coast Regional Planning Council, and the South Florida Water Management District, as well as, the Loxahatchee River Aquatic Preserve Management Plan, and the Loxahatchee River Management Plan.

**Staff comment:** The subject property contains two intact wetlands: Cypress Swamp and Coastal Plain Willow. The applicant is proposing to preserve only the Cypress Swamp and no set aside has been proposed or incorporated in the site plan for the Willow wetland. Based on forthcoming information from the appropriate jurisdictional agency regarding the functional status of wetland system areas under review within the subject property, the provisions of Policy 1.5.1 will apply accordingly to determine compliance.

**Policy 1.5.2:** The Town will continue to encourage the re-establishment of wetlands in previously drained areas where feasible, and will encourage future development and use of wetlands only for purposes which are compatible with their natural values and functions.

**Staff comment:** As noted above the subject property contains two intact wetlands. Both areas can serve to hold stormwater so long as pre-treatment (retention/detention) is provided before discharge.

**Policy 1.5.3:** The Town will encourage site planning and development practices that conserve wooded areas by minimizing damage or destruction to trees and maximizing the design opportunities presented by native vegetation.

**Staff comment:** As noted, the concurrent site plan does not minimize damage or destruction of trees and native vegetation.

**Policy 1.5.11:** Wetlands shall be protected by all development, unless proven to be of overriding public interest and/or determined to be an isolated, non-functioning or a diminishing system by the appropriate jurisdictional agency.

**Staff comment:** As note, the concurrent site plan does not propose to preserve the intact wetlands on site. Only the Cypress is proposed for preservation.

**Policy 1.5.5:** The Town shall maintain land development regulations that require all development to set aside through selective clearing and other construction activity, as a minimum, 25 percent of the native plant community which occurs on- site.

**Staff comment:** As noted, the proposed concurrent site plan does not set-aside the native plant communities on the subject property as noted above.

**Objective 1.9: Provide a linked open space program for the conservation of greenways, blueways (water corridors used for conservation or recreation), and wildlife corridors that serve as connections to environmentally significant lands and conservation areas**.

**Policy 1.9.1:** Provide incentives which encourage developers to provide linkages and connections between conservation areas and environmentally significant lands through buffers and upland set asides.

> **Staff comment:** The subject property has significant native vegetation on site as verified by the Town's environmental consultant, through site visits and as defined by the "Significant Environmental Lands in the Town of Jupiter, Florida, Map 1" per Sec. 26-68 (see Attachment J – Town consultant's Environmental Assessment). The significant native vegetation (upland and wetlands) should be preserved and linked to conservation land to the north along the conservation area of the C-18 Canal. Once the minimum preservation requirements of the Town Code and Comprehensive Plan-Conservation Element have been met, the provisions of Sec. 27-1555(c) may apply to achieve public benefit incentives through additional preservation of native plant communities and environmental linkages.

**Objective 1.10:** To encourage and promote effective green design theories and techniques for new development, redevelopment and infill projects including sustainable site development, water efficiency (including stormwater runoff), energy efficiency, sustainable material selections (including alternate paving materials to reduce heat island effects), urban agriculture and improved indoor environmental quality.

> **Staff comment:** Given that the subject property contains two existing intact wetlands: Cypress Swamp and Coastal Plain Willow, there are significant design opportunities remain available to achieve compliance with Policy 1.10. The two wetlands can be used as part of the site plan for stage storage of stormwater so long as pre-treatment through retention/detention is provided prior to discharge. The only known native Willow in the Town is a good candidate for a man-made environment as it will thrive if provided the opportunity. Through the exploration of green design techniques associated with stormwater runoff management. Town staff welcome the opportunity to work with the applicant to reach a feasible and satisfactory design outcome.

**INFRASTRUCTURE ELEMENT**

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

| Facility | LOS Standard |
|---|---|
| Sanitary Sewer | 85 gallons per capita per day |
| Solid Waste | 7.13 pounds per capita per day |
| Drainage Facilities | Projects shall be designed and operated so that off-site discharges meet State water quality standards, as set forth in Chapter 62-25, Florida Administrative |

| | |
|---|---|
| | Code (adopted by reference) |
| Potable Water (Residential) | 153 Gallons per Capita per Day |
| Potable Water (Com./Ind.) | 100 Gallons/Day/1,000 Square Feet |

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

**Staff Comment:** The proposed FLUM amendments are consistent with Policy 1.4.4. of the Infrastructure Element. The subject property is located in an area where water supply and wastewater treatment are available. The property owner will be required to meet any and all connection requirements and associated costs for water and sewer service and will be required to mee all drainage requirements per Chapter 62-25, Florida Administrative Code. For further analysis, see “Infrastructure Impact Analysis” in Attachment K.

# HAWKEYE JUPITER
# JUPITER, FL

## FUTURE LAND USE PLAN AMENDMENT TRAFFIC ANALYSIS

Kimley»Horn

February 23, 2026

FUTURE LAND USE PLAN AMENDMENT
TRAFFIC ANALYSIS

# HAWKEYE JUPITER
JUPITER, FL

Prepared by:
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# INTRODUCTION

Kimley-Horn and Associates, Inc. has been retained to prepare a Future Land Use (FLU) Amendment traffic analysis for the site located south of Indiantown Road on Island Way South in the Town of Jupiter, Florida. **Figure 1** illustrates the location of the project site. The site currently has an FLU designation of General Industrial which permits up 50% lot coverage. The proposed development has a Jupiter FLU designation of Public/Institutional District (PI) and Limited Multifamily (RH).

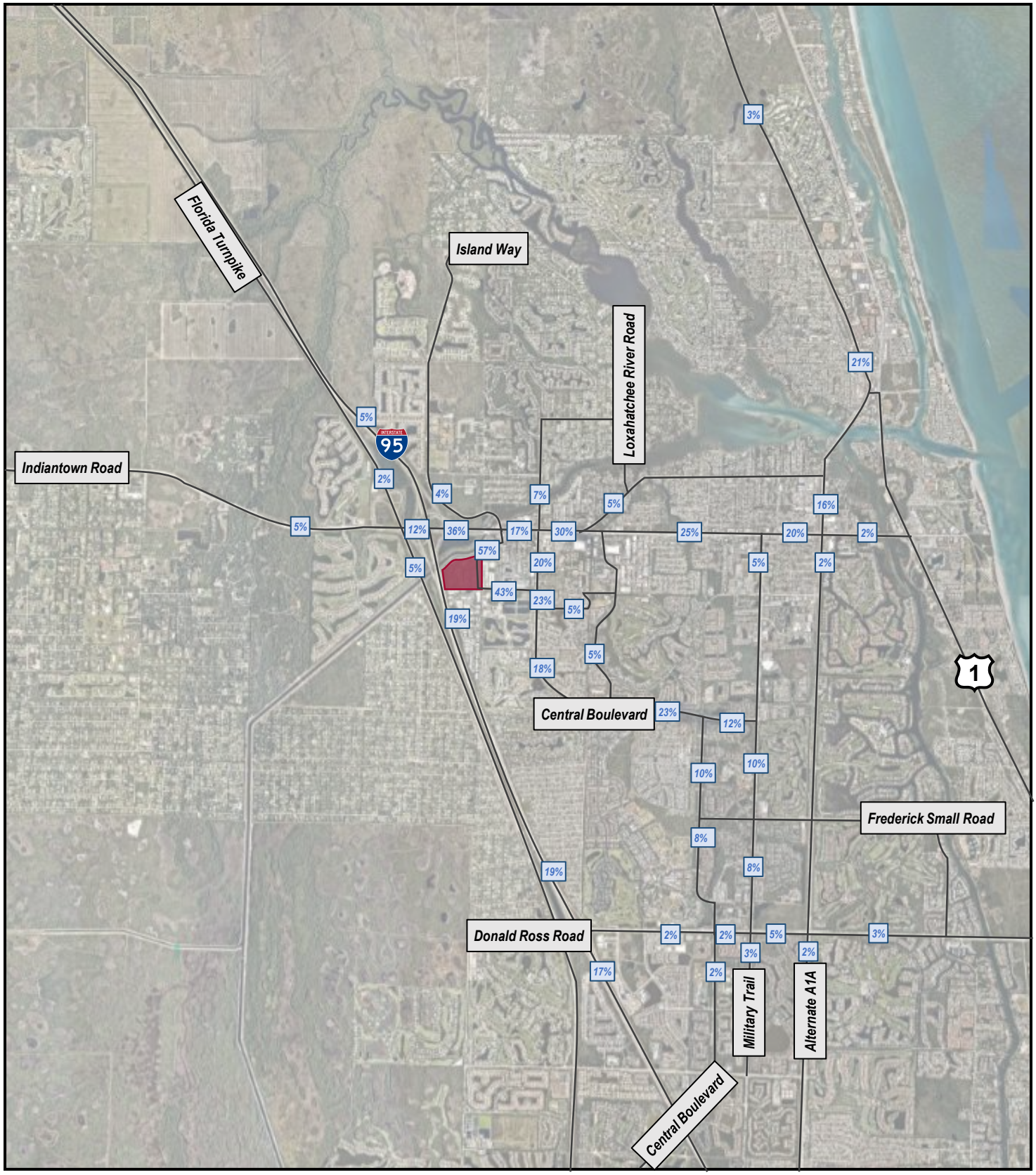
The parcel control numbers for this site are:

- 30-42-41-04-00-000-5080
- 30-42-41-04-00-000-5070
- 30-42-41-04-00-000-5060

The traffic impacts from the proposed future land use amendment were analyzed based on the procedures accepted by the Town of Jupiter. Currently, the site has a General Industrial designation, which permits 50% lot coverage. Therefore, the 56.580-acre site permits 1,232,312 square feet of light Industrial use. The proposed future designation is proposed to be 39.77 acres of Public/Institutional District (PI) with a 2,000-student school, and 16.81 acres of Limited Multifamily (RH) with a density of up to 6 units per acre.

The proposed plan of development would consist of 92 residential dwelling units; which would be subjected to additional density bonuses, and a private school (K-12) with 2,000 students.

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




NORTH

**LEGEND**

Site Location

XX% % Project Traffic

**FIGURE 1**
Hawkeye
Traffic Assignment
KH# 040444001

Kimley»Horn

# PROJECT TRAFFIC

The project traffic volumes evaluated in this analysis are defined as the vehicle trips expected to be generated by the project, and the distribution and assignment of that traffic over the study roadway network.

## Trip Generation

The trip generation calculations are based on the trip generation rates published by Palm Beach County and the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition. Trip generation calculations have been performed for three scenarios:

### Existing Site Development

This scenario represents the current trip generation occurring on site. The existing site is currently vacant; therefore, no credit was taken.

### Existing Future Land Use Potential Development

This scenario represents the maximum development potential for the site under the existing FLU designation. For the Trip Generation Comparison shown in **Table 1**, General Light Industrial was used for the land use, the maximum intensity of development under the currently adopted future land use designation has the potential to generate 5,401 net new external daily trips, 821 net new external AM peak hour trips (+723 inbound,+98 outbound), 721 net new external PM peak hour trips (+101 inbound, +620 outbound).

### Proposed Future Land Use Potential Development

This scenario represents the maximum development permitted on site under the proposed FLU designation, which equates to the following:

- 92 Dwelling Multifamily Units
- 2000-Student School

The proposed development plan equates to the following 92 dwelling units of Multifamily Low-Rise use and a Private School (K-12) with 2,000 students. As indicated in **Table 1,** in comparison to the existing development, the proposed limited development has the potential to generate 5,550 net new external daily trips, 1,615 net new external AM peak hour trips (+1,003 inbound, +612 outbound), and 383 net new external PM peak hour trips (+174 inbound, +209 outbound).

Because the proposed amendment for the subject site results in an overall net increase in the trip generation potential of the site on a daily, AM, and PM peak-hour basis in comparison to existing uses on site, it was necessary to determine if any of the roadway links within the project Radius of Development Influence (RDI) are expected to be significantly impacted during the short-range (2030) scenario. Roadway link analyses were conducted for the short-range (2030) scenario using methodologies accepted by the Town of Jupiter.

## Table 1: Trip Generation Calculations Summary

| Source | Land Use | ITE Code | Intensity | Daily Trips | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Total | In | Out | Total | In | Out |
| **Approved Scenario** | | | | | | | | | | |
| PBC | Vacant | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | *Subtotal* | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Driveway Volumes** | | | | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Net New External Trips** | | | | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Existing FLU Maximum Intensity** | | | | | | | | | | |
| PBC | General Light Industrial | ITE 110 | 1,232.312 ksf | 6,001 | 912 | 803 | 109 | 801 | 112 | 689 |
| | | | *Subtotal* | *6,001* | *912* | *803* | *109* | *801* | *112* | *689* |
| **Internal Capture** | | | **% Daily** **% AM** **% PM** | | | | | | | |
| | General Light Industrial | | 0.0% 0.0% 0.0% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | *Subtotal* | *0* | *0* | *0* | *0* | *0* | *0* | *0* |
| **Pass-By Capture** | | | **Daily** **AM** **PM** | | | | | | | |
| | General Light Industrial | | 10.0% 10.0% 10.0% | 600 | 91 | 80 | 11 | 80 | 11 | 69 |
| | | | *Subtotal* | 600 | 91 | 80 | 11 | 80 | 11 | 69 |
| **Driveway Volumes** | | | | **6,001** | **912** | **803** | **109** | **801** | **112** | **689** |
| **Net New External Trips** | | | | **5,401** | **821** | **723** | **98** | **721** | **101** | **620** |
| **Proposed FLU Maximum Intensity (Proposed Development)** | | | | | | | | | | |
| PBC | Multifamily (Low-Rise) | ITE 220 | 92 DU | 620 | 37 | 9 | 28 | 47 | 30 | 17 |
| PBC | Private School (K-12) | ITE 532 | 2,000 student(s) | 4,960 | 1,580 | 995 | 585 | 340 | 146 | 194 |
| | | | *Subtotal* | *5,580* | *1,617* | *1,004* | *613* | *387* | *176* | *211* |
| **Internal Capture** | | | **% Daily** **% AM** **% PM** | | | | | | | |
| | Multifamily (Low-Rise) | | 2.0% 3.0% 4.0% | 15 | 1 | 0 | 1 | 2 | 1 | 1 |
| | Private School (K-12) | | 0.0% 0.0% 1.0% | 15 | 1 | 1 | 0 | 2 | 1 | 1 |
| | | | *Subtotal* | *30* | *2* | *1* | *1* | *4* | *2* | *2* |
| **Pass-By Capture** | | | **Daily** **AM** **PM** | | | | | | | |
| | Multifamily (Low-Rise) | | 0.0% 0.0% 0.0% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Private School (K-12) | | 0.0% 0.0% 0.0% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | *Subtotal* | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Driveway Volumes** | | | | **5,550** | **1,615** | **1,003** | **612** | **383** | **174** | **209** |
| **Net New External Trips** | | | | **5,550** | **1,615** | **1,003** | **612** | **383** | **174** | **209** |
| **Proposed FLU Maximum Trips (Proposed Development)-Existing Development Trips (Short-range)** | | | | **5,550** | **1,615** | **1,003** | **612** | **383** | **174** | **209** |
| **Radius of Development Influence:** | | | | **4 miles** | | | | | | |
| **Proposed FLU Maximum Trips (Proposed Development)-Existing FLU Maximum Trips (Long-range)** | | | | **149** | **794** | **280** | **514** | **-338** | **73** | **-411** |
| **Radius of Development Influence:** | | | | **2 miles** | | | | | | |

| Land Use | Daily | AM Peak Hour | PM Peak Hour | Pass By |
|---|---|---|---|---|
| General Light Industrial | 4.87 trips/ksf | 0.74 trips/ksf (88% in, 12% out) | 0.65 trips/ksf (14% in, 86% out) | 10.0% |
| Multifamily (Low-Rise) | 6.74 trips/DU | 0.4 trips/DU (24% in, 76% out) | 0.51 trips/DU (63% in, 37% out) | 0.0% |
| Private School (K-12) | 2.48 trips/student(s) | 0.79 trips/student(s) (63% in, 37% out) | 0.17 trips/student(s) (43% in, 57% out) | 0.0% |

## TRAFFIC DISTRIBUTION AND ASSIGNMENT

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

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

# LEVEL OF SERVICE ANALYSIS

Consistent with comprehensive plan amendment evaluation requirements, roadway segment analyses were conducted to address the traffic conditions for the existing, short-range planning horizon (2030), and long-range planning horizon (2045) conditions on links within the RDI.

## Short-Range (Year 2030)

This analysis was conducted using the LOS E peak hour, peak direction link service volumes published by Palm Beach County.

As stated previously, this analysis utilizes the net increase in peak-hour trip generation potential of the maximum development potential under the proposed FLU designation in comparison to traffic generated by the existing site development.

## Long-Range (Year 2045)

This analysis was conducted using the LOS D daily link service volumes published by Palm Beach County. As stated previously, this analysis utilizes the net increase in daily trip generation potential of the maximum development potential under the proposed FLU designation in comparison to the maximum development potential under the existing FLU.

## SHORT-RANGE (2030) PLANNING HORIZON

The proposed development plan equates to the following 92 dwelling units of Multifamily Low-Rise use and a Private School (K-12) with 2,000 students. The net increase in peak hour trip generation potential is 1,615 net new external AM peak hour trips (+1,003 inbound, +612 outbound), and 383 net new external PM peak hour trips (+174 inbound, +209 outbound). For the purposes of this analysis, the radius of development influence is 4 miles. Significance was determined in accordance with the LOS E peak-hour peak directional service volumes provided in the Palm Beach County Traffic Performance Standards Ordinance (TPSO). **Table 2** summarizes the threshold for determining significance as outlined in Article 12 of the Palm Beach County TPSO. As per the TPSO, during the short-range horizon, a link is considered significantly impacted if project traffic accounts for more than 3% of the LOS E general service volume.

**Table 2: Short-Range Significance Determination**

| NET EXTERNAL PEAK HOUR TWO-WAY TRIP GENERATION | | | RADIUS |
|---|---|---|---|
| 1 | through | 20 | Directly Accessed Link(s) |
| 21 | through | 50 | 0.5 miles |
| 51 | through | 100 | 1 mile |
| 101 | through | 500 | 2 miles |
| 501 | through | 1,000 | 3 miles |
| 1,001 | through | 2,000 | 4 miles |
| 2,001 | and | Up | 5 miles |

*Note: Source table 12.B.2.D-7 3A - Radius of Development Influence of Article 12*

## Significance Analysis

As indicated in **Table 3** and **Table 4**, several of the roadway links are projected to be significantly impacted by the proposed project under Test 2 standards, therefore further capacity analysis is required.

**Table 3: Short-Range (Year 2030) AM Peak Hour Significance Analysis**

| ROADWAY | FROM | TO | EXISTING NUMBER OF LANES | LOS E GENERAL SVC. VOLUME | PROJECT TRIPS | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | PROJECT % ASSIGNMENT | NB/EB IN/OUT? | AM PEAK HOUR | | | | | |
| | | | | | | | TRIPS | | % IMPACT | | | |
| | | | | | | | NB/EB | SB/WB | NB/EB | Sig? | SB/WB | Sig? |
| **Donald Ross Road** | 69th Drive North | I-95 West | 6LD | 2,830 | 0% | i | 0 | 0 | 0.00% | No | 0.00% | No |
| **Donald Ross Road** | I-95 West | I-95 East | 6LD | 2,830 | 0% | i | 0 | 0 | 0.00% | No | 0.00% | No |
| **Donald Ross Road** | I-95 East | Parkside Drive | 6LD | 2,830 | 2% | i | 20 | 12 | 0.71% | No | 0.42% | No |
| **Donald Ross Road** | Parkside Drive | Central Boulevard | 6LD | 2,940 | 2% | i | 20 | 12 | 0.68% | No | 0.41% | No |
| **Donald Ross Road** | Central Boulevard | Military Trail | 6LD | 2,940 | 2% | o | 12 | 20 | 0.41% | No | 0.68% | No |
| **Donald Ross Road** | Military Trail | Alternate A1A | 6LD | 2,940 | 5% | o | 31 | 50 | 1.05% | No | 1.70% | No |
| **Frederick Small Road** | Central Boulevard | Military Trail | 4LD | 1,960 | 0% | o | 0 | 0 | 0.00% | No | 0.00% | No |
| **Frederick Small Road** | Military Trail | Alternate A1A | 2L | 880 | 0% | o | 0 | 0 | 0.00% | No | 0.00% | No |
| **Frederick Small Road** | Alternate A1A | Palmwood Road | 2L | 880 | 0% | o | 0 | 0 | 0.00% | No | 0.00% | No |
| **Toney Penna Drive** | Central Boulevard | Military Trail | 2L | 880 | 5% | o | 31 | 50 | 3.52% | Yes | 5.68% | Yes |
| **Toney Penna Drive** | Military Trail | Alternate A1A | 2L | 880 | 1% | o | 6 | 10 | 0.68% | No | 1.14% | No |
| **Indiantown Road** | 120th Avenue North | Jupiter Farm Road | 4LD | 1,960 | 5% | i | 50 | 31 | 2.55% | No | 1.58% | No |
| **Indiantown Road** | Jupiter Farm Road | Florida Turnpike | 4LD | 1,960 | 5% | i | 50 | 31 | 2.55% | No | 1.58% | No |
| **Indiantown Road** | Florida Turnpike | I-95 West | 6LD | 2,940 | 12% | i | 120 | 73 | 4.08% | Yes | 2.48% | No |
| **Indiantown Road** | I-95 West | I-95 East | 6LD | 2,940 | 17% | i | 171 | 104 | 5.82% | Yes | 3.54% | Yes |
| **Indiantown Road** | I-95 East | Island Way | 6LD | 2,940 | 36% | i | 361 | 220 | 12.28% | Yes | 7.48% | Yes |
| **Indiantown Road** | Island Way | Central Boulevard | 8LD | 3,940 | 17% | o | 104 | 171 | 2.64% | No | 4.34% | Yes |
| **Indiantown Road** | Central Boulevard | Center Street | 8LD | 3,590 | 30% | o | 184 | 301 | 5.13% | Yes | 8.38% | Yes |
| **Indiantown Road** | Center Street | Military Trail | 6LD | 2,830 | 25% | o | 153 | 251 | 5.41% | Yes | 8.87% | Yes |
| **Indiantown Road** | Military Trail | Alternate A1A | 6LD | 2,830 | 20% | o | 122 | 201 | 4.31% | Yes | 7.10% | Yes |
| **Indiantown Road** | Alternate A1A | Dixie Highway | 6LD | 2,830 | 2% | o | 12 | 20 | 0.42% | No | 0.71% | No |
| **Church Street** | Island Way | Central Boulevard | 2L | 880 | 0% | i | 0 | 0 | 0.00% | No | 0.00% | No |
| **Center Street** | Indiantown Road | Alternate A1A | 2L | 880 | 5% | o | 31 | 50 | 3.52% | Yes | 5.68% | Yes |
| **Jog Road** | Hood Road | Donald Ross Road | 2L | 1,440 | 0% | i | 0 | 0 | 0.00% | No | 0.00% | No |
| **Florida Turnpike** | PGA Boulevard | Indiantown Road | 4LX | 4,020 | 5% | i | 50 | 31 | 1.24% | No | 0.77% | No |
| **Florida Turnpike** | Indiantown Road | North of Indiantown Road | 4LX | 4,020 | 2% | o | 12 | 20 | 0.30% | No | 0.50% | No |
| **I-95** | PGA Boulevard | Donald Ross Road | 10LX | 10,580 | 17% | i | 171 | 104 | 1.62% | No | 0.98% | No |
| **I-95** | Donald Ross Road | Indiantown Road | 10LX | 10,580 | 19% | i | 191 | 116 | 1.81% | No | 1.10% | No |
| **I-95** | Indiantown Road | SE Bridge Road | 10LX | 10,580 | 0% | o | 0 | 0 | 0.00% | No | 0.00% | No |
| **Central Boulevard** | Donald Ross Road | Frederick Small Road | 4LD | 1,960 | 10% | i | 100 | 61 | 5.10% | Yes | 3.11% | Yes |
| **Central Boulevard** | Frederick Small Road | Indian Creek Parkway | 4LD | 3,760 | 23% | i | 231 | 141 | 6.14% | Yes | 3.75% | Yes |
| **Central Boulevard** | Indian Creek Parkway | Indiantown Road | 4LD | 1,960 | 23% | i | 231 | 141 | 11.79% | Yes | 7.19% | Yes |
| **Roebuck Road** | Indiantown Road | Church Street | 2L | 860 | 7% | o | 43 | 70 | 5.00% | Yes | 8.14% | Yes |
| **Roebuck Road** | Church Street | Loxahatchee River Road | 2L | 860 | 0% | o | 0 | 0 | 0.00% | No | 0.00% | No |
| **Military Trail** | Donald Ross Road | Indian Creek Parkway | 6LD | 2,830 | 10% | i | 100 | 61 | 3.53% | Yes | 2.16% | No |
| **Military Trail** | Indian Creek Parkway | Indiantown Road | 6LD | 2,830 | 0% | i | 0 | 0 | 0.00% | No | 0.00% | No |
| **Alternate A1A** | Donald Ross Road | Frederick Small Road | 6LD | 2,940 | 2% | i | 20 | 12 | 0.68% | No | 0.41% | No |
| **Alternate A1A** | Frederick Small Road | Indiantown Road | 6LD | 2,940 | 2% | i | 20 | 12 | 0.68% | No | 0.41% | No |
| **Alternate A1A** | Indiantown Road | Center Street | 6LD | 2,940 | 16% | o | 98 | 160 | 3.33% | Yes | 5.44% | Yes |
| **Alternate A1A** | Center Street | South Beach Road | 6LD | 2,680 | 21% | o | 129 | 211 | 4.81% | Yes | 7.87% | Yes |

## Table 4: Short-Range (Year 2030) PM Peak Hour Significance Analysis

| ROADWAY | FROM | TO | EXISTING NUMBER OF LANES | LOS E GENERAL SVC. VOLUME | PROJECT TRIPS | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | PROJECT % ASSIGNMENT | NB/EB IN/OUT? | PM PEAK HOUR | | | | | |
| | | | | | | | TRIPS | | % IMPACT | | | |
| | | | | | | | NB/EB | SB/WB | NB/EB | Sig? | SB/WB | Sig? |
| **Donald Ross Road** | 69th Drive North | I-95 West | 6LD | 2,830 | 0% | i | 0 | 0 | 0.00% | No | 0.00% | No |
| **Donald Ross Road** | I-95 West | I-95 East | 6LD | 2,830 | 0% | i | 0 | 0 | 0.00% | No | 0.00% | No |
| **Donald Ross Road** | I-95 East | Parkside Drive | 6LD | 2,830 | 2% | i | 3 | 4 | 0.11% | No | 0.14% | No |
| **Donald Ross Road** | Parkside Drive | Central Boulevard | 6LD | 2,940 | 2% | i | 3 | 4 | 0.10% | No | 0.14% | No |
| **Donald Ross Road** | Central Boulevard | Military Trail | 6LD | 2,940 | 2% | o | 4 | 3 | 0.14% | No | 0.10% | No |
| **Donald Ross Road** | Military Trail | Alternate A1A | 6LD | 2,940 | 5% | o | 10 | 9 | 0.34% | No | 0.31% | No |
| **Frederick Small Road** | Central Boulevard | Military Trail | 4LD | 1,960 | 0% | o | 0 | 0 | 0.00% | No | 0.00% | No |
| **Frederick Small Road** | Military Trail | Alternate A1A | 2L | 880 | 0% | o | 0 | 0 | 0.00% | No | 0.00% | No |
| **Frederick Small Road** | Alternate A1A | Palmwood Road | 2L | 880 | 0% | o | 0 | 0 | 0.00% | No | 0.00% | No |
| **Toney Penna Drive** | Central Boulevard | Military Trail | 2L | 880 | 5% | o | 10 | 9 | 1.14% | No | 1.02% | No |
| **Toney Penna Drive** | Military Trail | Alternate A1A | 2L | 880 | 1% | o | 2 | 2 | 0.23% | No | 0.23% | No |
| **Indiantown Road** | 120th Avenue North | Jupiter Farm Road | 4LD | 1,960 | 5% | i | 9 | 10 | 0.46% | No | 0.51% | No |
| **Indiantown Road** | Jupiter Farm Road | Florida Turnpike | 4LD | 1,960 | 5% | i | 9 | 10 | 0.46% | No | 0.51% | No |
| **Indiantown Road** | Florida Turnpike | I-95 West | 6LD | 2,940 | 12% | i | 21 | 25 | 0.71% | No | 0.85% | No |
| **Indiantown Road** | I-95 West | I-95 East | 6LD | 2,940 | 17% | i | 30 | 36 | 1.02% | No | 1.22% | No |
| **Indiantown Road** | I-95 East | Island Way | 8LD | 3,940 | 36% | i | 63 | 75 | 1.60% | No | 1.90% | No |
| **Indiantown Road** | Island Way | Central Boulevard | 8LD | 3,590 | 17% | o | 36 | 30 | 1.00% | No | 0.84% | No |
| **Indiantown Road** | Central Boulevard | Center Street | 6LD | 3,590 | 30% | o | 63 | 52 | 1.75% | No | 1.45% | No |
| **Indiantown Road** | Center Street | Military Trail | 6LD | 2,830 | 25% | o | 52 | 44 | 1.84% | No | 1.55% | No |
| **Indiantown Road** | Military Trail | Alternate A1A | 6LD | 2,830 | 20% | o | 42 | 35 | 1.48% | No | 1.24% | No |
| **Indiantown Road** | Alternate A1A | Dixie Highway | 6LD | 2,830 | 2% | o | 4 | 3 | 0.14% | No | 0.11% | No |
| **Church Street** | Island Way | Central Boulevard | 2L | 880 | 0% | i | 0 | 0 | 0.00% | No | 0.00% | No |
| **Center Street** | Indiantown Road | Alternate A1A | 2L | 880 | 5% | o | 10 | 9 | 1.14% | No | 1.02% | No |
| **Jog Road** | Hood Road | Donald Ross Road | 2L | 1,440 | 0% | i | 0 | 0 | 0.00% | No | 0.00% | No |
| **Florida Turnpike** | PGA Boulevard | Indiantown Road | 4LX | 4,020 | 5% | i | 9 | 10 | 0.22% | No | 0.25% | No |
| **Florida Turnpike** | Indiantown Road | North of Indiantown Road | 4LX | 4,020 | 2% | o | 4 | 3 | 0.10% | No | 0.07% | No |
| **I-95** | PGA Boulevard | Donald Ross Road | 10LX | 10,580 | 17% | i | 30 | 36 | 0.28% | No | 0.34% | No |
| **I-95** | Donald Ross Road | Indiantown Road | 10LX | 10,580 | 19% | i | 33 | 40 | 0.31% | No | 0.38% | No |
| **I-95** | Indiantown Road | SE Bridge Road | 10LX | 10,580 | 0% | o | 0 | 0 | 0.00% | No | 0.00% | No |
| **Central Boulevard** | Donald Ross Road | Frederick Small Road | 4LD | 1,960 | 10% | i | 17 | 21 | 0.87% | No | 1.07% | No |
| **Central Boulevard** | Frederick Small Road | Indian Creek Parkway | 4LD | 3,760 | 23% | i | 40 | 48 | 1.06% | No | 1.28% | No |
| **Central Boulevard** | Indian Creek Parkway | Indiantown Road | 4LD | 1,960 | 23% | i | 40 | 48 | 2.04% | No | 2.45% | No |
| **Roebuck Road** | Indiantown Road | Church Street | 2L | 860 | 7% | o | 15 | 12 | 1.74% | No | 1.40% | No |
| **Roebuck Road** | Church Street | Loxahatchee River Road | 2L | 860 | 0% | o | 0 | 0 | 0.00% | No | 0.00% | No |
| **Military Trail** | Donald Ross Road | Indian Creek Parkway | 6LD | 2,830 | 10% | i | 17 | 21 | 0.60% | No | 0.74% | No |
| **Military Trail** | Indian Creek Parkway | Indiantown Road | 6LD | 2,830 | 0% | i | 0 | 0 | 0.00% | No | 0.00% | No |
| **Alternate A1A** | Donald Ross Road | Frederick Small Road | 6LD | 2,940 | 2% | i | 3 | 4 | 0.10% | No | 0.14% | No |
| **Alternate A1A** | Frederick Small Road | Indiantown Road | 6LD | 2,940 | 2% | i | 3 | 4 | 0.10% | No | 0.14% | No |
| **Alternate A1A** | Indiantown Road | Center Street | 6LD | 2,940 | 16% | o | 33 | 28 | 1.12% | No | 0.95% | No |
| **Alternate A1A** | Center Street | South Beach Road | 6LD | 2,680 | 21% | o | 44 | 37 | 1.64% | No | 1.38% | No |

## Capacity Analysis

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

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

- Indiantown Road – between Florida Turnpike and I-95 West (EB AM)
- Indiantown Road – between I-95 West and I-95 East (EB/WB AM)
- Roebuck Road – between Indiantown Road to Church Street (SB AM)

According to Florida State Statute 163.3180, because the facilities identified above exceed their respective LOS E service volumes under background conditions, and because the improvements required to address future background conditions will also provide sufficient capacity for the proposed project traffic, the project is not responsible for the proportionate share of these improvements.

The following links are projected to be overcapacity with the addition of project traffic:

- Indiantown Road – between I-95 East and Island Way (EB AM)

The link of Indiantown Road is being addressed with proportionate share obligations in the site-specific study. The traffic impact analysis referenced above is included in the appendix.

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

| Roadway | | | Committed | | | Direction | Significantly Impacted? | Count Year | Count Year Traffic Volume | Diverted Volume Island Way | Committed Traffic - Option #1 | | | Committed Traffic - Option #2 | | | Utilized (Maximum) Committed Traffic | Project Traffic | 2030 Total Traffic | Meets Standard ?? | Bacground Volume | Back-ground Def. ?? |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | From | To | Lanes | Facility Type | LOS E Service Volume | | | | | | Committed Traffic (from TPS) | 1.0% Traffic Growth | Committed plus 1.0% | Historic Growth Rate (from TPS) | Max Historic Growth or 1% | Max Historic Growth | | | | | | |
| Toney Penna Drive | Central Boulevard | Military Trail | 2L | Class I | 880 | NB/EB | Yes | 2023 | 278 | | 31 | 20 | 51 | 1.00% | 1.00% | 20 | 51 | 31 | 360 | Yes | -- | - |
| | | | 2L | Class I | 880 | SB/WB | Yes | 2023 | 307 | | 38 | 22 | 60 | 1.00% | 1.00% | 22 | 60 | 50 | 417 | Yes | -- | - |
| Indiantown Road | Florida Turnpike | I-95 West | 6LD | Class I | 2,940 | NB/EB | Yes | 2022 | 3,173 | | 298 | 263 | 561 | 1.00% | 1.00% | 263 | 561 | 120 | 3,854 | No | 3734 | Yes |
| | | | 6LD | Class I | 2,940 | SB/WB | No | - | - | | - | - | - | - | - | - | - | - | - | - | - | - |
| Indiantown Road | I-95 West | I-95 East | 6LD | Class I | 2,940 | NB/EB | Yes | 2022 | 3,168 | | 379 | 262 | 641 | 1.00% | 1.00% | 262 | 641 | 171 | 3,980 | No | 3809 | Yes |
| | | | 6LD | Class I | 2,940 | SB/WB | Yes | 2022 | 3,097 | | 342 | 257 | 599 | 1.00% | 1.00% | 257 | 599 | 104 | 3,800 | No | 3696 | Yes |
| Indiantown Road | I-95 East | Island Way | 8LD | Class I | 3,940 | NB/EB | Yes | 2025 | 3,344 | | 71 | 171 | 242 | 1.00% | 1.00% | 171 | 242 | 361 | 3,947 | No | 3586 | No |
| | | | 8LD | Class I | 3,940 | SB/WB | Yes | 2025 | 2,446 | | 153 | 125 | 278 | 1.00% | 1.00% | 125 | 278 | 220 | 2,944 | Yes | -- | - |
| Indiantown Road | Island Way | Central Boulevard | 7LD | Class I | 3,940 | NB/EB | No | - | - | -373 | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | 7LD | Class I | 2,940 | SB/WB | Yes | 2025 | 2,126 | -89 | 161 | 108 | 269 | 1.00% | 1.00% | 108 | 269 | 171 | 2,477 | Yes | -- | - |
| Indiantown Road | Central Boulevard | Center Street | 8LD | Class I | 3,940 | NB/EB | Yes | 2025 | 2,593 | | 62 | 132 | 194 | 1.00% | 1.00% | 132 | 194 | 184 | 2,971 | Yes | -- | - |
| | | | 8LD | Class I | 3,940 | SB/WB | Yes | 2025 | 1,566 | | 165 | 80 | 245 | 1.00% | 1.00% | 80 | 245 | 301 | 2,112 | Yes | -- | - |
| Indiantown Road | Center Street | Military Trail | 7LD | Class II | 3,780 | NB/EB | Yes | 2022 | 2,024 | | 169 | 168 | 337 | 1.00% | 1.00% | 168 | 337 | 153 | 2,514 | Yes | -- | - |
| | | | 7LD | Class II | 2,830 | SB/WB | Yes | 2022 | 1,446 | | 278 | 120 | 398 | 1.00% | 1.00% | 120 | 398 | 251 | 2,095 | Yes | -- | - |
| Indiantown Road | Military Trail | Alternate A1A | 6LD | Class II | 2,830 | NB/EB | Yes | 2022 | 1,878 | | 111 | 156 | 267 | 1.00% | 1.00% | 156 | 267 | 122 | 2,267 | Yes | -- | - |
| | | | 6LD | Class II | 2,830 | SB/WB | Yes | 2022 | 1,042 | | 131 | 86 | 217 | 1.00% | 1.00% | 86 | 217 | 201 | 1,460 | Yes | -- | - |
| Center Street | Indiantown Road | Alternate A1A | 2L | #N/A | 870 | NB/EB | Yes | 2024 | 535 | | 13 | 33 | 46 | 1.00% | 1.00% | 33 | 46 | 31 | 612 | Yes | -- | - |
| | | | 2L | #N/A | 870 | SB/WB | Yes | 2024 | 631 | | 20 | 39 | 59 | 1.00% | 1.00% | 39 | 59 | 50 | 740 | Yes | -- | - |
| Central Boulevard | Donald Ross Road | Frederick Small Road | 4LD | Class I | 1,960 | NB/EB | Yes | 2024 | 1,027 | | 113 | 63 | 176 | 1.00% | 1.00% | 63 | 176 | 100 | 1,303 | Yes | -- | - |
| | | | 4LD | Class I | 1,960 | SB/WB | Yes | 2024 | 615 | | 53 | 38 | 91 | 1.00% | 1.00% | 38 | 91 | 61 | 767 | Yes | -- | - |
| Central Boulevard | Frederick Small Road | Indian Creek Parkway | 4LD | Uninterrupted | 3,760 | NB/EB | Yes | 2024 | 696 | | 142 | 43 | 185 | 1.00% | 1.00% | 43 | 185 | 231 | 1,112 | Yes | -- | - |
| | | | 4LD | Uninterrupted | 3,760 | SB/WB | Yes | 2024 | 709 | | 65 | 44 | 109 | 1.00% | 1.00% | 44 | 109 | 141 | 959 | Yes | -- | - |
| Central Boulevard | Indian Creek Parkway | Indiantown Road | 4LD | Class I | 1,960 | NB/EB | Yes | 2025 | 1,082 | -178 | 29 | 55 | 84 | 1.00% | 1.00% | 55 | 84 | 231 | 1,397 | Yes | -- | - |
| | | | 4LD | Class I | 1,960 | SB/WB | Yes | 2025 | 1,058 | -462 | 24 | 54 | 78 | 1.00% | 1.00% | 54 | 78 | 141 | 1,277 | Yes | -- | - |
| Roebuck Road | Indiantown Road | Church Street | 2L | Class II | 860 | NB/EB | Yes | 2024 | 510 | | 62 | 31 | 93 | 1.00% | 1.00% | 31 | 93 | 43 | 646 | Yes | -- | - |
| | | | 2L | Class II | 860 | SB/WB | Yes | 2024 | 905 | | 54 | 56 | 110 | 1.00% | 1.00% | 56 | 110 | 70 | 1,085 | No | 1015 | Yes |
| Military Trail | Donald Ross Road | Indian Creek Parkway | 6LD | Class II | 2,830 | NB/EB | Yes | 2022 | 1,288 | | 158 | 107 | 265 | 1.00% | 1.00% | 107 | 265 | 100 | 1,653 | Yes | -- | - |
| | | | 6LD | Class II | 2,830 | SB/WB | No | 2022 | 1,473 | | - | - | - | - | - | - | - | - | - | - | - | - |
| Alternate A1A | Indiantown Road | Center Street | 6LD | Class II | 2,830 | NB/EB | Yes | 2022 | 1,534 | | 23 | 127 | 150 | 1.00% | 1.00% | 127 | 150 | 98 | 1,782 | Yes | -- | - |
| | | | 6LD | Class II | 2,830 | SB/WB | Yes | 2022 | 1,696 | | 32 | 141 | 173 | 1.00% | 1.00% | 141 | 173 | 160 | 2,029 | Yes | -- | - |
| Alternate A1A | Center Street | South Beach Road | 6LD | Class I | 2,940 | NB/EB | Yes | 2022 | 1,534 | | 24 | 127 | 151 | 1.00% | 1.00% | 127 | 151 | 129 | 1,814 | Yes | | - |
| | | | 6LD | Class I | 2,940 | SB/WB | Yes | 2022 | 1,696 | | 37 | 141 | 178 | 1.00% | 1.00% | 141 | 178 | 211 | 2,085 | Yes | | - |

## LONG-RANGE (2045) PLANNING HORIZON

As noted, the existing land use is General Industrial. The existing land use permits up to 50% floor area coverage (FAR). Therefore, the 56.58 acre-site equates to 1,232,312 square feet of light industrial use. The proposed limited development plan equates to the following 92 dwelling units of Multifamily Low-Rise use and a Private School (K-12) with 2,000 students. Therefore, the net increase in daily trip generation potential is 149 daily trips. For this analysis the radius of development influence is the directly accessed links. A link is considered significantly impacted where the net trip increase impacting roads is greater than one percent (1%) for volume to capacity ratio (v/c) of 1.4 or more, two percent (2%) for v/c of 1.2 or more and three percent (3%) for v/c of less than 1.2 of the level of service "D" capacity on an AADT basis of the link affected up to the limits set forth in

**Table 6: Long-Range Significance Determination**

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

*Note: Source table 3.5-1 - Signficant Impact of PBC FLUE*

As shown in Table 7, none of the analyzed roadway links are projected to be significantly impacted by the proposed project under significance determination standards.

## Table 7: Long Range (Year 2045) Daily Significance Analysis

| ROADWAY | FROM | TO | COMMITTED NUMBER OF LANES [1] | LOS D GENERAL SVC. VOLUME | 2045 ADJUSTED DAILY VOLUME | PROJECT TRIPS | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | PROJECT % ASSIGNMENT | DAILY TRIPS | v/c with project traffic | % IMPACT | SIG? |
| **Toney Penna Drive** | Central Boulevard | Military Trail | 2L | 15,200 | 12,300 | 5% | 7 | 0.81 | 0.05% | No |
| **Indiantown Road** | I-95 East | Island Way | 6LD | 50,300 | 79,600 | 36% | 54 | 1.58 | 0.11% | No |
| **Indiantown Road** | Island Way | Central Boulevard | 8LD | 67,300 | 78,300 | 17% | 25 | 1.16 | 0.04% | No |
| **Central Bouelvard** | Indian Creek Parkway | Indiantown Road | 4LD | 33,200 | 19,900 | 23% | 34 | 0.60 | 0.10% | No |

## CONCLUSION

The traffic impacts from the proposed future land use amendment were analyzed based on the procedures accepted by the Town of Jupiter. Currently, the site has a General Industrial designation, which permits 50% lot coverage. Therefore, the 56.580-acre site permits 1,232,312 square feet of light Industrial use. The proposed future designation is proposed to be 39.77 acres of Public/Institutional District (PI) with a 2000-student school, and 16.81 acres of Limited Multifamily (RH) with a density of up to 6 units per acre.

The proposed plan of development would consist of 92 residential dwelling units; which would be subjected to additional density bonuses, and a private school (K-12) with 2,000 students.

The analysis compared the proposed development to the existing future land use. Based on the analyses conducted for each of the planning horizons (short-range and long-range), the results indicate that proposed future land use designation will create the following deficiencies

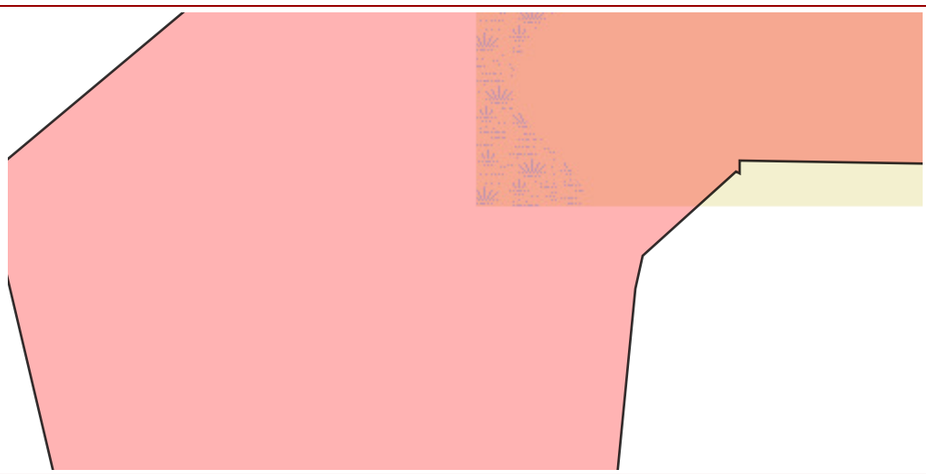
- Indiantown Road – between I-95 East and Island Way (EB AM)

The link on Indiantown Road is being addressed with proportionate share obligations in the site-specific study. The traffic impact analysis referenced above is included in the appendix.

# APPENDIX

## Property Detail

| | | | | | |
|---|---|---|---|---|---|
| Parcel Control Number: | 30-42-41-04-00-000-5060 | Location Address: | WASHINGTON ST | | |
| Owners: | HAWKEYE JUPITER LLC | Municipality: | JUPITER | | |
| Mailing Address: | 3222 COMMERCE PL STE C, , WEST PALM BEACH FL 33407 1904 | | | | |
| Last Sale: | 01/03/2008 | Book/Page#: | 22387 / 00656 | Price: | $7,800,000 |
| Property Use Code: | 4000 - VACANT INDUSTRIAL | Zoning: | I1 - INDUSTRIAL PARK LIGHT INDUSTRY | | |
| Legal Description: | 4-41-42, SE 1/4 LYG S OF & ADJ TO C-18 CNL R/W & E OF & ADJ TO I-95 R/W (LESS NLY 55 FT OF WLY 706.64 FT CNL R/W, SLY 70 FT OF WLY 222.46 FT OF ELY 238.97 FT RD R/W, NLY 851.34 FT OF SLY 921.34 FT OF WLY 426.42 FT OF ELY 442.93 FT & IRREG SHAPED PAR AS IN OR13492P1952) | Total SF: | 0 | Acres | 46.96 |



## 2024 Values

| | |
|---|---|
| Improvement Value | $0 |
| Land Value | $12,724,282 |
| Total Market Value | $12,724,282 |
| Assessed Value | $11,001,537 |
| Exemption Amount | $0 |
| Taxable Value | $11,001,537 |

**All values are as of January 1st each year.**

## 2024 Taxes

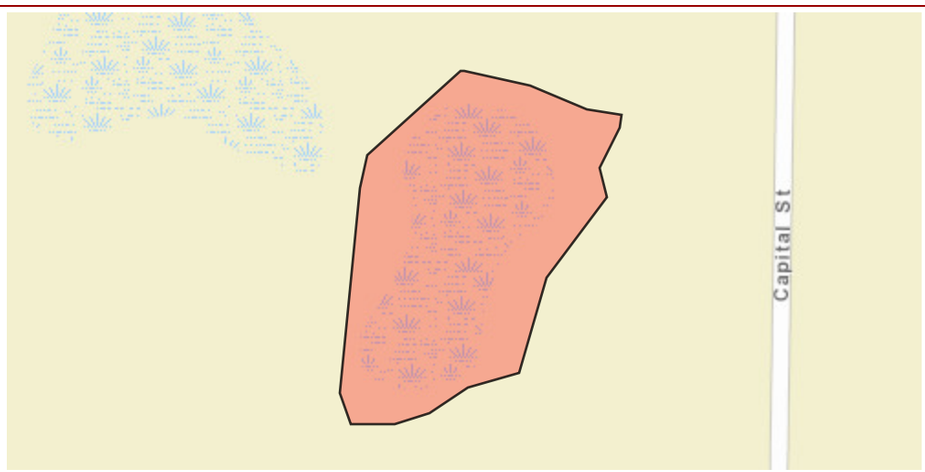
| | |
|---|---|
| Ad Valorem | $198,059 |
| Non Ad Valorem | $0 |
| Total Tax | $198,059 |

## 2025 Qualified Exemptions

## Applicants

## Property Detail

| | | | | | |
|---|---|---|---|---|---|
| Parcel Control Number: | 30-42-41-04-00-000-5070 | Location Address: | WASHINGTON ST | | |
| Owners: | HAWKEYE JUPITER LLC | Municipality: | JUPITER | | |
| Mailing Address: | 3222 COMMERCE PL STE C, , WEST PALM BEACH FL 33407 1904 | | | | |
| Last Sale: | 01/03/2008 | Book/Page#: | 22387 / 00656 | Price: | $7,800,000 |
| Property Use Code: | 4000 - VACANT INDUSTRIAL | Zoning: | I1 - INDUSTRIAL PARK LIGHT INDUSTRY | | |
| Legal Description: | 4-41-42, IRREG SHAPED PAR LYG IN SE 1/4 AS IN OR13492P1952 | Total SF: | 0 | Acres | 5.43 |




## 2024 Values

| | |
|---|---|
| Improvement Value | $0 |
| Land Value | $1,471,638 |
| Total Market Value | $1,471,638 |
| Assessed Value | $1,272,392 |
| Exemption Amount | $0 |
| Taxable Value | $1,272,392 |

**All values are as of January 1st each year.**

## 2024 Taxes

| | |
|---|---|
| Ad Valorem | $22,907 |
| Non Ad Valorem | $0 |
| Total Tax | $22,907 |

## 2025 Qualified Exemptions

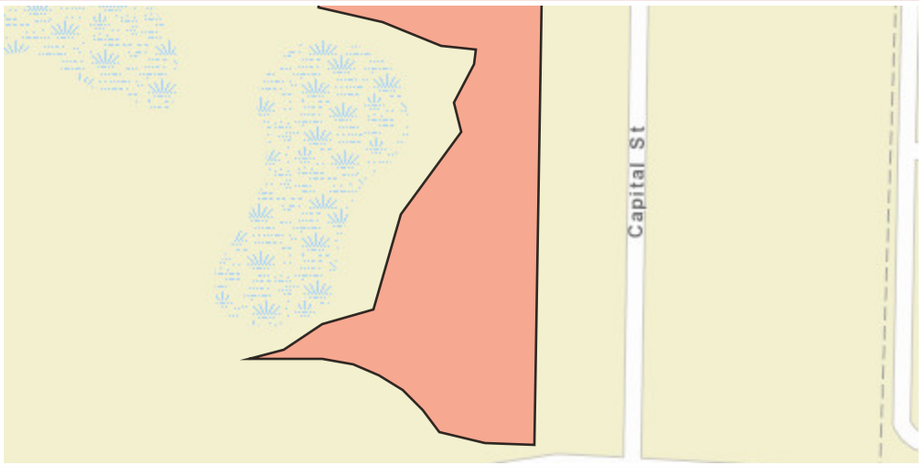
## Applicants



Owner :  HAWKEYE JUPITER LLC PCN: 30424104000005070 1 of 0

## Property Detail

| | | | | | |
|---|---|---|---|---|---|
| Parcel Control Number: | 30-42-41-04-00-000-5080 | Location Address: | WASHINGTON ST | | |
| Owners: | HAWKEYE JUPITER LLC | Municipality: | JUPITER | | |
| Mailing Address: | 3222 COMMERCE PL STE C, , WEST PALM BEACH FL 33407 1904 | | | | |
| Last Sale: | 01/03/2008 | Book/Page#: | 22387 / 00656 | Price: | $7,800,000 |
| Property Use Code: | 4000 - VACANT INDUSTRIAL | Zoning: | I1 - INDUSTRIAL PARK LIGHT INDUSTRY | | |
| Legal Description: | 4-41-42, NLY 851.34 FT OF SLY 921.34 FT OF WLY 426.42 FT OF ELY 442.93 FT OF SE 1/4 AS IN OR13492P1949 | Total SF: | 0 | Acres | 5.00 |




## 2024 Values

| | |
|---|---|
| Improvement Value | $0 |
| Land Value | $1,354,746 |
| Total Market Value | $1,354,746 |
| Assessed Value | $1,171,327 |
| Exemption Amount | $0 |
| Taxable Value | $1,171,327 |

**All values are as of January 1st each year.**

## 2024 Taxes

| | |
|---|---|
| Ad Valorem | $21,087 |
| Non Ad Valorem | $0 |
| Total Tax | $21,087 |

## 2025 Qualified Exemptions

## Applicants

**Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA** 6/24/2025

Owner :  HAWKEYE JUPITER LLC PCN: 30424104000005080

1 of 0

# PALM BEACH COUNTY TRAFFIC ENGINEERING
# TURNING MOVEMENT COUNT
## 561-684-4041

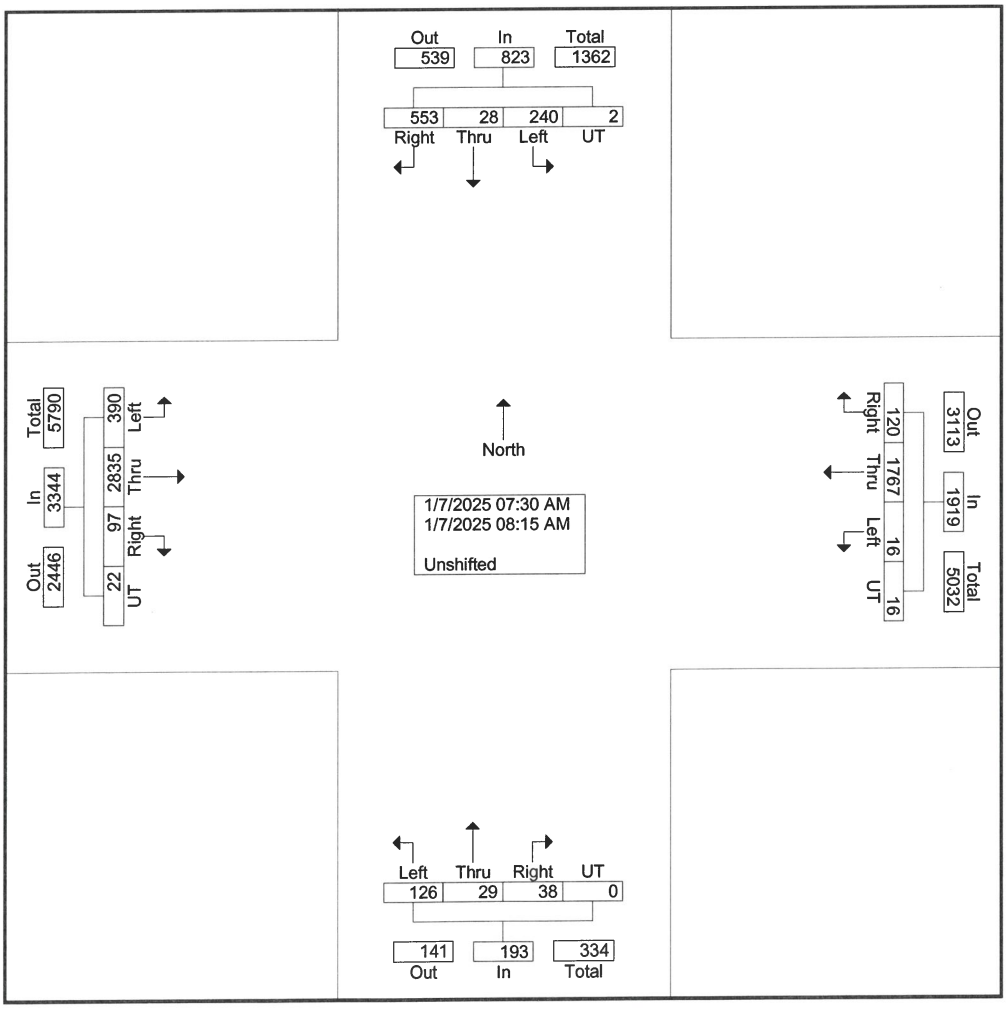
#1 PEAK 2025

LOCATION:INDIANTOWN RD @ ISLAND WAY
COUNTED BY:SP/JD

File Name : 4653A15
Site Code : 4653
Start Date : 1/7/2025
Page No : 1

**Groups Printed- Unshifted**

| | From North | | | | | From East | | | | | From South | | | | | From West | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Left | Thru | Right | UT | App. Total | Left | Thru | Right | UT | App. Total | Left | Thru | Right | UT | App. Total | Left | Thru | Right | UT | App. Total | Int. Total |
| 07:30 AM | 68 | 7 | 154 | 0 | 229 | 2 | 430 | 39 | 4 | 475 | 52 | 7 | 7 | 0 | 66 | 86 | 722 | 18 | 6 | 832 | 1602 |
| 07:45 AM | 58 | 8 | 163 | 2 | 231 | 4 | 489 | 26 | 3 | 522 | 26 | 7 | 11 | 0 | 44 | 110 | 782 | 34 | 7 | 933 | 1730 |
| Total | 126 | 15 | 317 | 2 | 460 | 6 | 919 | 65 | 7 | 997 | 78 | 14 | 18 | 0 | 110 | 196 | 1504 | 52 | 13 | 1765 | 3332 |
| 08:00 AM | 68 | 10 | 122 | 0 | 200 | 2 | 401 | 28 | 4 | 435 | 30 | 7 | 14 | 0 | 51 | 87 | 641 | 24 | 4 | 756 | 1442 |
| 08:15 AM | 46 | 3 | 114 | 0 | 163 | 8 | 447 | 27 | 5 | 487 | 18 | 8 | 6 | 0 | 32 | 107 | 690 | 21 | 5 | 823 | 1505 |
| Grand Total | 240 | 28 | 553 | 2 | 823 | 16 | 1767 | 120 | 16 | 1919 | 126 | 29 | 38 | 0 | 193 | 390 | 2835 | 97 | 22 | 3344 | 6279 |
| Apprch % | 29.2 | 3.4 | 67.2 | 0.2 | | 0.8 | 92.1 | 6.3 | 0.8 | | 65.3 | 15 | 19.7 | 0 | | 11.7 | 84.8 | 2.9 | 0.7 | | |
| Total % | 3.8 | 0.4 | 8.8 | 0 | 13.1 | 0.3 | 28.1 | 1.9 | 0.3 | 30.6 | 2 | 0.5 | 0.6 | 0 | 3.1 | 6.2 | 45.2 | 1.5 | 0.4 | 53.3 | |



# PALM BEACH COUNTY TRAFFIC ENGINEERING
# TURNING MOVEMENT COUNT
# 561-684-4041

LOCATION:INDIANTOWN RD @
ISLAND WAY
COUNTED BY:SP/JD

File Name : 4653M15
Site Code : 4653
Start Date : 1/7/2025
Page No : 1

**Groups Printed- Unshifted**

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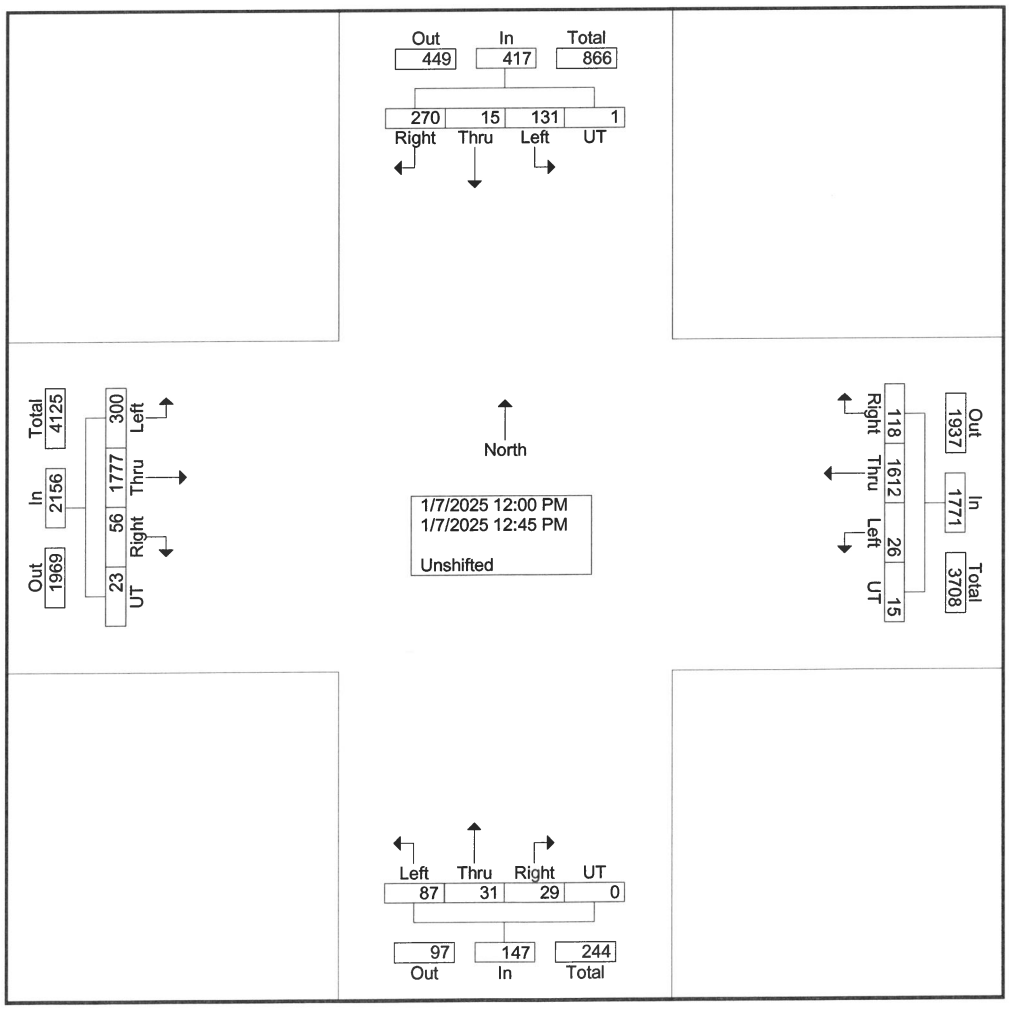
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Left | Thru | Right | UT | App. Total | Left | Thru | Right | UT | App. Total | Left | Thru | Right | UT | App. Total | Left | Thru | Right | UT | App. Total | Int. Total |
| 12:00 PM | 32 | 8 | 66 | 0 | 106 | 1 | 375 | 36 | 0 | 412 | 20 | 6 | 4 | 0 | 30 | 53 | 445 | 13 | 5 | 516 | 1064 |
| 12:15 PM | 29 | 3 | 81 | 0 | 113 | 8 | 341 | 33 | 9 | 391 | 21 | 9 | 12 | 0 | 42 | 77 | 455 | 20 | 5 | 557 | 1103 |
| 12:30 PM | 33 | 2 | 66 | 0 | 101 | 6 | 467 | 30 | 3 | 506 | 32 | 14 | 5 | 0 | 51 | 73 | 437 | 10 | 5 | 525 | 1183 |
| 12:45 PM | 37 | 2 | 57 | 1 | 97 | 11 | 429 | 19 | 3 | 462 | 14 | 2 | 8 | 0 | 24 | 97 | 440 | 13 | 8 | 558 | 1141 |
| Total | 131 | 15 | 270 | 1 | 417 | 26 | 1612 | 118 | 15 | 1771 | 87 | 31 | 29 | 0 | 147 | 300 | 1777 | 56 | 23 | 2156 | 4491 |
| Grand Total | 131 | 15 | 270 | 1 | 417 | 26 | 1612 | 118 | 15 | 1771 | 87 | 31 | 29 | 0 | 147 | 300 | 1777 | 56 | 23 | 2156 | 4491 |
| Apprch % | 31.4 | 3.6 | 64.7 | 0.2 | | 1.5 | 91 | 6.7 | 0.8 | | 59.2 | 21.1 | 19.7 | 0 | | 13.9 | 82.4 | 2.6 | 1.1 | | |
| Total % | 2.9 | 0.3 | 6 | 0 | 9.3 | 0.6 | 35.9 | 2.6 | 0.3 | 39.4 | 1.9 | 0.7 | 0.6 | 0 | 3.3 | 6.7 | 39.6 | 1.2 | 0.5 | 48 | |



# PALM BEACH COUNTY TRAFFIC ENGINEERING
# TURNING MOVEMENT COUNT
# 561-684-4041

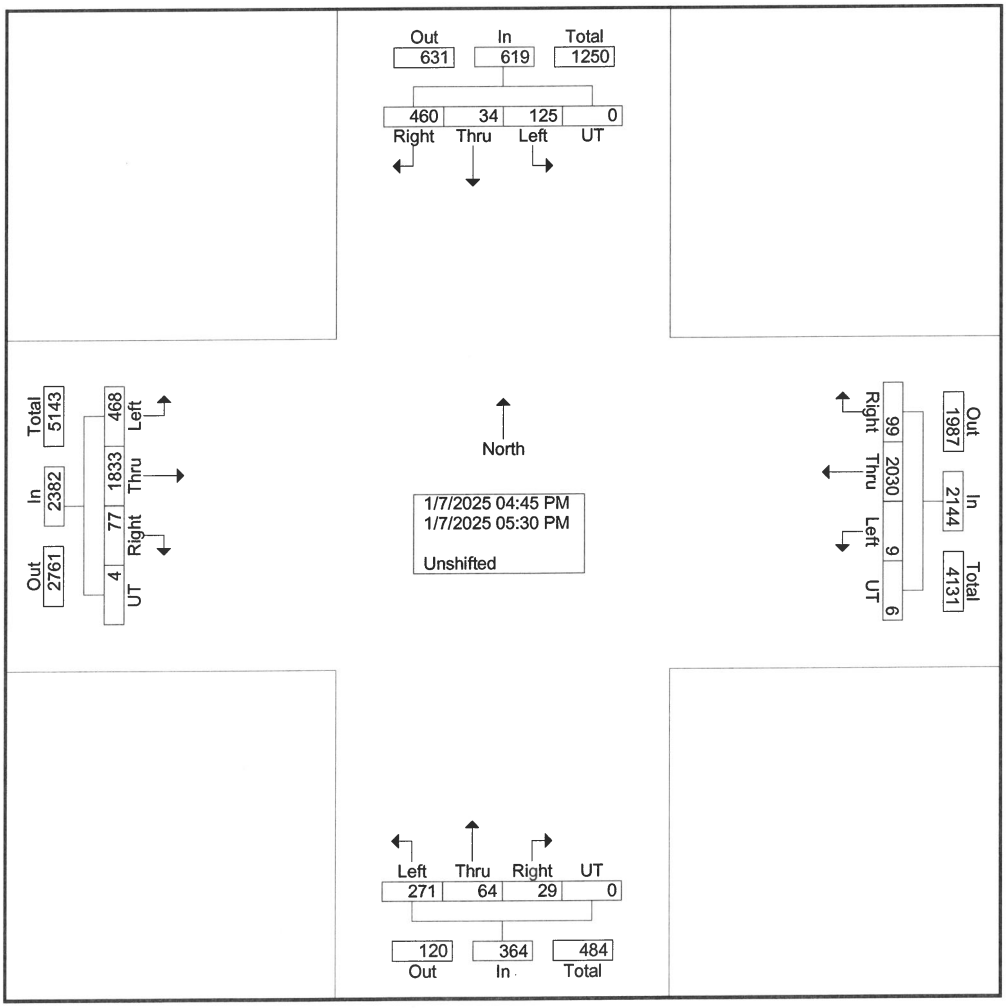
LOCATION: INDIANTOWN RD AT ISLAND WAY

COUNTED BY: JD

File Name : 4653P15
Site Code : 4653
Start Date : 1/7/2025
Page No : 1

Groups Printed- Unshifted

| | From North | | | | | From East | | | | | From South | | | | | From West | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Left | Thru | Right | UT | App. Total | Left | Thru | Right | UT | App. Total | Left | Thru | Right | UT | App. Total | Left | Thru | Right | UT | App. Total | Int. Total |
| 04:45 PM | 27 | 4 | 134 | 0 | 165 | 1 | 523 | 25 | 2 | 551 | 67 | 13 | 9 | 0 | 89 | 101 | 450 | 20 | 0 | 571 | 1376 |
| Total | 27 | 4 | 134 | 0 | 165 | 1 | 523 | 25 | 2 | 551 | 67 | 13 | 9 | 0 | 89 | 101 | 450 | 20 | 0 | 571 | 1376 |
| 05:00 PM | 39 | 12 | 110 | 0 | 161 | 3 | 535 | 19 | 1 | 558 | 70 | 19 | 8 | 0 | 97 | 121 | 501 | 20 | 2 | 644 | 1460 |
| 05:15 PM | 27 | 9 | 121 | 0 | 157 | 1 | 510 | 26 | 1 | 538 | 69 | 14 | 7 | 0 | 90 | 119 | 481 | 17 | 0 | 617 | 1402 |
| 05:30 PM | 32 | 9 | 95 | 0 | 136 | 4 | 462 | 29 | 2 | 497 | 65 | 18 | 5 | 0 | 88 | 127 | 401 | 20 | 2 | 550 | 1271 |
| Grand Total | 125 | 34 | 460 | 0 | 619 | 9 | 2030 | 99 | 6 | 2144 | 271 | 64 | 29 | 0 | 364 | 468 | 1833 | 77 | 4 | 2382 | 5509 |
| Apprch % | 20.2 | 5.5 | 74.3 | 0 | | 0.4 | 94.7 | 4.6 | 0.3 | | 74.5 | 17.6 | 8 | 0 | | 19.6 | 77 | 3.2 | 0.2 | | |
| Total % | 2.3 | 0.6 | 8.3 | 0 | 11.2 | 0.2 | 36.8 | 1.8 | 0.1 | 38.9 | 4.9 | 1.2 | 0.5 | 0 | 6.6 | 8.5 | 33.3 | 1.4 | 0.1 | 43.2 | |



PEAK 2021
#1

# PALM BEACH COUNTY TRAFFIC ENGINEERING
# TURNING MOVEMENT COUNT
## 561-684-4041

LOCATION:INDIANTOWN RD @ CENTRAL BLVD

COUNTED BY:SP/JD

File Name : 4660A15
Site Code : 4660
Start Date : 1/14/2025
Page No : 1

**Groups Printed- Unshifted**

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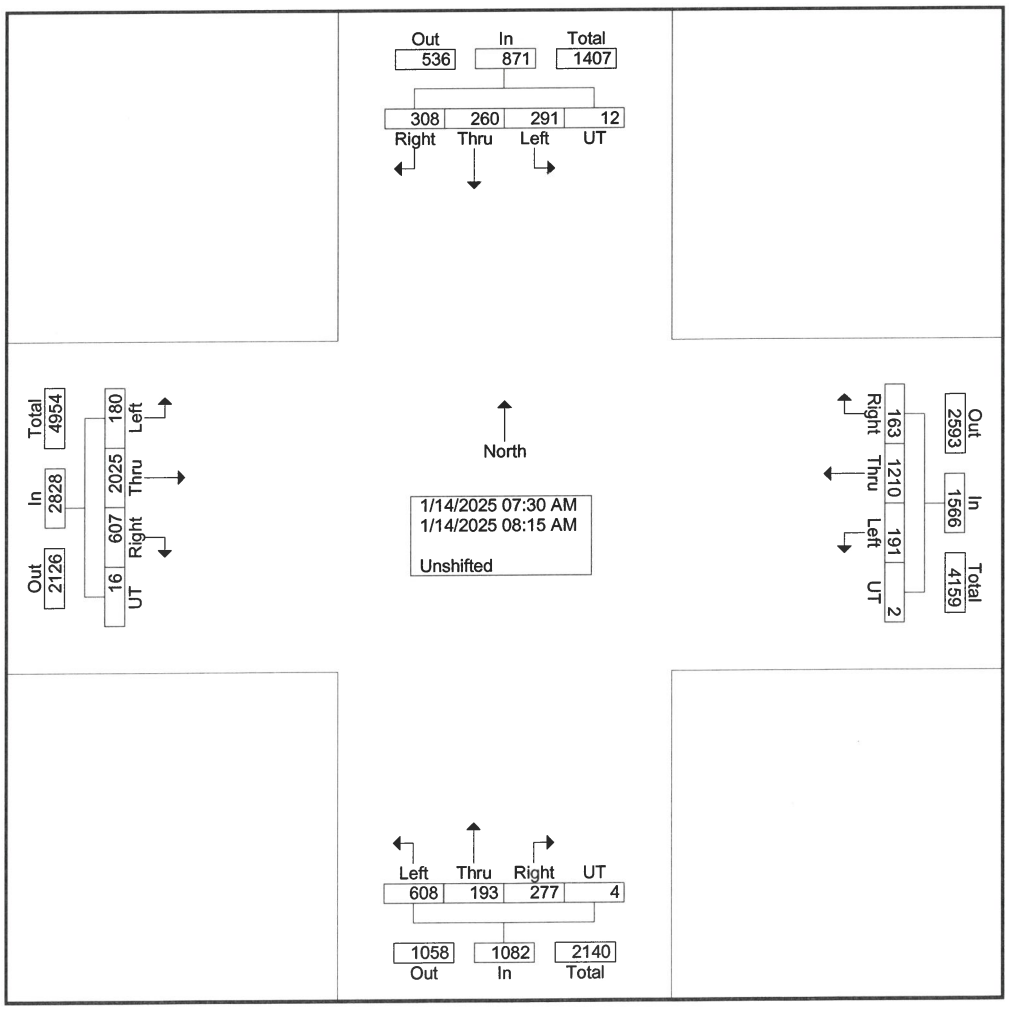
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Left | Thru | Right | UT | App. Total | Left | Thru | Right | UT | App. Total | Left | Thru | Right | UT | App. Total | Left | Thru | Right | UT | App. Total | Int. Total |
| 07:30 AM | 60 | 54 | 73 | 6 | 193 | 49 | 310 | 54 | 0 | 413 | 186 | 53 | 66 | 1 | 306 | 31 | 497 | 153 | 1 | 682 | 1594 |
| 07:45 AM | 70 | 80 | 100 | 5 | 255 | 49 | 302 | 40 | 0 | 391 | 113 | 37 | 85 | 1 | 236 | 59 | 547 | 164 | 5 | 775 | 1657 |
| Total | 130 | 134 | 173 | 11 | 448 | 98 | 612 | 94 | 0 | 804 | 299 | 90 | 151 | 2 | 542 | 90 | 1044 | 317 | 6 | 1457 | 3251 |
| 08:00 AM | 95 | 66 | 62 | 1 | 224 | 61 | 329 | 41 | 0 | 431 | 171 | 50 | 73 | 0 | 294 | 41 | 421 | 155 | 4 | 621 | 1570 |
| 08:15 AM | 66 | 60 | 73 | 0 | 199 | 32 | 269 | 28 | 2 | 331 | 138 | 53 | 53 | 2 | 246 | 49 | 560 | 135 | 6 | 750 | 1526 |
| Grand Total | 291 | 260 | 308 | 12 | 871 | 191 | 1210 | 163 | 2 | 1566 | 608 | 193 | 277 | 4 | 1082 | 180 | 2025 | 607 | 16 | 2828 | 6347 |
| Apprch % | 33.4 | 29.9 | 35.4 | 1.4 | | 12.2 | 77.3 | 10.4 | 0.1 | | 56.2 | 17.8 | 25.6 | 0.4 | | 6.4 | 71.6 | 21.5 | 0.6 | | |
| Total % | 4.6 | 4.1 | 4.9 | 0.2 | 13.7 | 3 | 19.1 | 2.6 | 0 | 24.7 | 9.6 | 3 | 4.4 | 0.1 | 17 | 2.8 | 31.9 | 9.6 | 0.3 | 44.6 | |



# PALM BEACH COUNTY TRAFFIC ENGINEERING
# TURNING MOVEMENT COUNT
# 561-684-4041

LOCATION:INDIANTOWN RD @ CENTRAL BLVD

COUNTED BY:SP/JD

File Name : 4660M15
Site Code : 4660
Start Date : 1/14/2025
Page No : 1

**Groups Printed- Unshifted**

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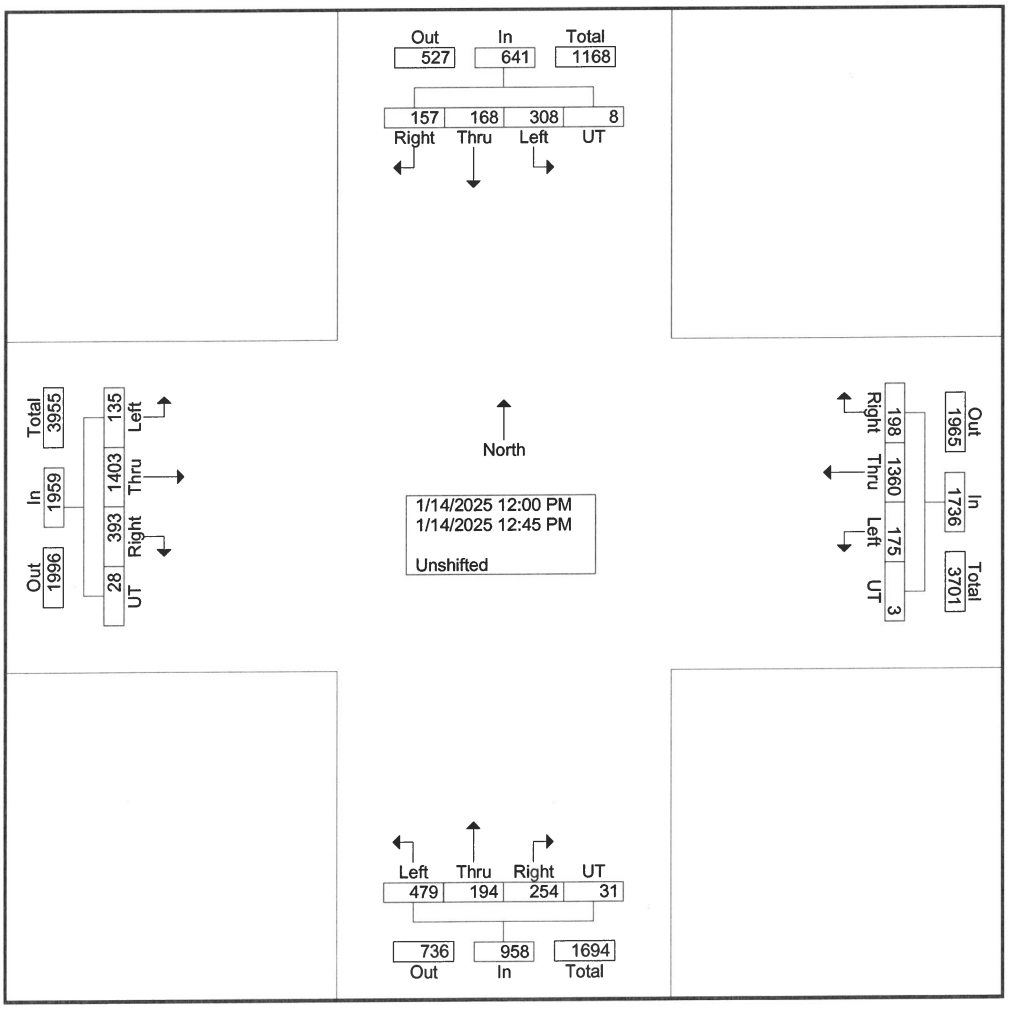
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Left | Thru | Right | UT | App. Total | Left | Thru | Right | UT | App. Total | Left | Thru | Right | UT | App. Total | Left | Thru | Right | UT | App. Total | Int. Total |
| 12:00 PM | 64 | 22 | 38 | 0 | 124 | 45 | 353 | 42 | 2 | 442 | 114 | 46 | 65 | 3 | 228 | 21 | 294 | 94 | 11 | 420 | 1214 |
| 12:15 PM | 86 | 60 | 52 | 1 | 199 | 43 | 340 | 54 | 0 | 437 | 129 | 53 | 69 | 11 | 262 | 44 | 400 | 95 | 6 | 545 | 1443 |
| 12:30 PM | 78 | 40 | 28 | 5 | 151 | 35 | 323 | 46 | 1 | 405 | 110 | 58 | 63 | 11 | 242 | 39 | 334 | 114 | 5 | 492 | 1290 |
| 12:45 PM | 80 | 46 | 39 | 2 | 167 | 52 | 344 | 56 | 0 | 452 | 126 | 37 | 57 | 6 | 226 | 31 | 375 | 90 | 6 | 502 | 1347 |
| Total | 308 | 168 | 157 | 8 | 641 | 175 | 1360 | 198 | 3 | 1736 | 479 | 194 | 254 | 31 | 958 | 135 | 1403 | 393 | 28 | 1959 | 5294 |
| Grand Total | 308 | 168 | 157 | 8 | 641 | 175 | 1360 | 198 | 3 | 1736 | 479 | 194 | 254 | 31 | 958 | 135 | 1403 | 393 | 28 | 1959 | 5294 |
| Apprch % | 48 | 26.2 | 24.5 | 1.2 | | 10.1 | 78.3 | 11.4 | 0.2 | | 50 | 20.3 | 26.5 | 3.2 | | 6.9 | 71.6 | 20.1 | 1.4 | | |
| Total % | 5.8 | 3.2 | 3 | 0.2 | 12.1 | 3.3 | 25.7 | 3.7 | 0.1 | 32.8 | 9 | 3.7 | 4.8 | 0.6 | 18.1 | 2.6 | 26.5 | 7.4 | 0.5 | 37 | |



# PALM BEACH COUNTY TRAFFIC ENGINEERING
# TURNING MOVEMENT COUNT
# 561-684-4041

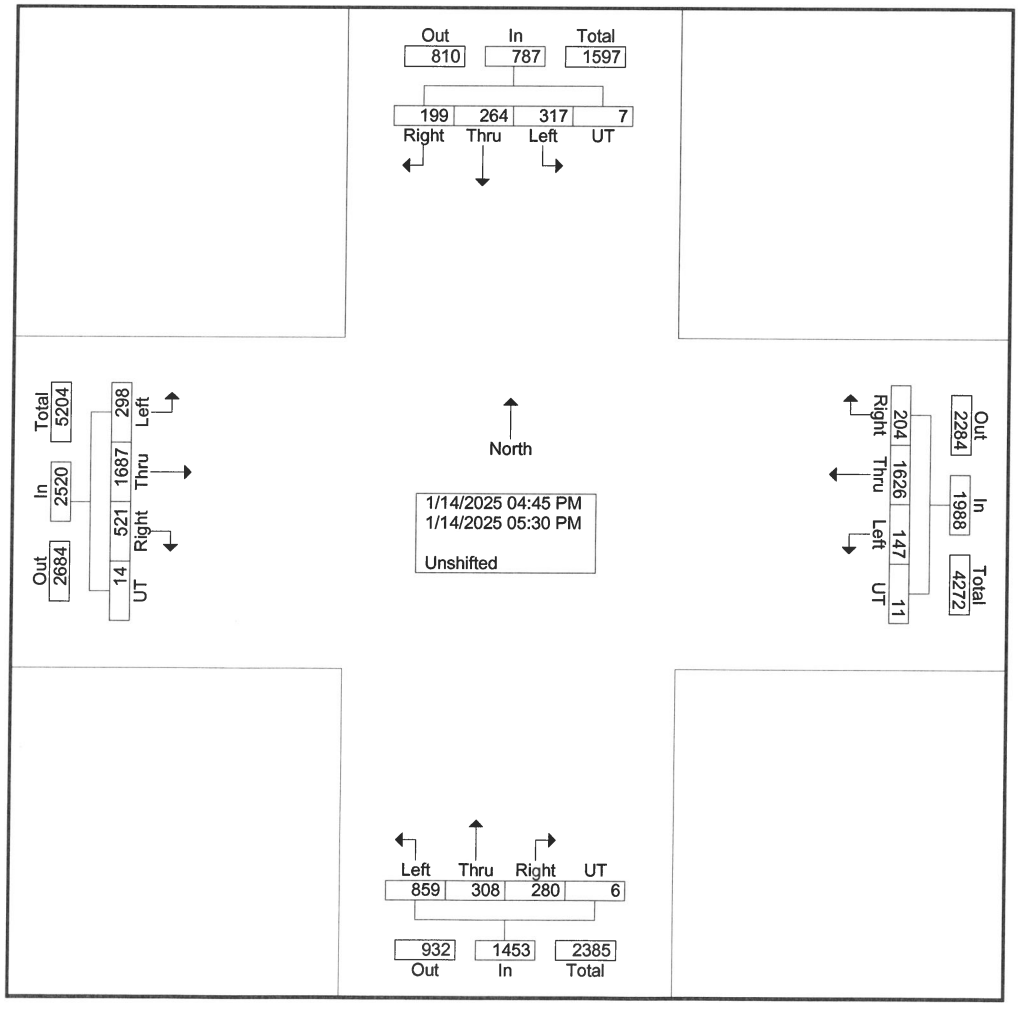
LOCATION:INDIANTOWN RD @ CENTRAL BLVD

COUNTED BY:SP/JD

File Name : 4660P15
Site Code : 4660
Start Date : 1/14/2025
Page No : 1

**Groups Printed- Unshifted**

| | From North | | | | | From East | | | | | From South | | | | | From West | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Left | Thru | Right | UT | App. Total | Left | Thru | Right | UT | App. Total | Left | Thru | Right | UT | App. Total | Left | Thru | Right | UT | App. Total | Int. Total |
| 04:45 PM | 86 | 69 | 55 | 1 | 211 | 45 | 452 | 50 | 2 | 549 | 229 | 74 | 72 | 1 | 376 | 81 | 403 | 112 | 3 | 599 | 1735 |
| Total | 86 | 69 | 55 | 1 | 211 | 45 | 452 | 50 | 2 | 549 | 229 | 74 | 72 | 1 | 376 | 81 | 403 | 112 | 3 | 599 | 1735 |
| 05:00 PM | 74 | 72 | 43 | 3 | 192 | 38 | 379 | 44 | 3 | 464 | 197 | 81 | 69 | 1 | 348 | 65 | 438 | 131 | 5 | 639 | 1643 |
| 05:15 PM | 81 | 63 | 52 | 2 | 198 | 34 | 436 | 48 | 4 | 522 | 210 | 74 | 77 | 2 | 363 | 78 | 444 | 144 | 4 | 670 | 1753 |
| 05:30 PM | 76 | 60 | 49 | 1 | 186 | 30 | 359 | 62 | 2 | 453 | 223 | 79 | 62 | 2 | 366 | 74 | 402 | 134 | 2 | 612 | 1617 |
| Grand Total | 317 | 264 | 199 | 7 | 787 | 147 | 1626 | 204 | 11 | 1988 | 859 | 308 | 280 | 6 | 1453 | 298 | 1687 | 521 | 14 | 2520 | 6748 |
| Apprch % | 40.3 | 33.5 | 25.3 | 0.9 | | 7.4 | 81.8 | 10.3 | 0.6 | | 59.1 | 21.2 | 19.3 | 0.4 | | 11.8 | 66.9 | 20.7 | 0.6 | | |
| Total % | 4.7 | 3.9 | 2.9 | 0.1 | 11.7 | 2.2 | 24.1 | 3 | 0.2 | 29.5 | 12.7 | 4.6 | 4.1 | 0.1 | 21.5 | 4.4 | 25 | 7.7 | 0.2 | 37.3 | |



| SIGNAL ID | E-W STREET | N-S STREET | DATE | TIME | NBU | NBL | NBT | NBR | SBU | SBL | SBT | SBR | EBU | EBL | EBT | EBR | WBU | WBL | WBT | WBR | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4750 | Indiantown Rd | Alt A1A/SR 811 | 1/28/2020 | 7:45 AM | 2 | 183 | 703 | 366 | 1 | 238 | 1185 | 225 | 2 | 560 | 922 | 224 | 4 | 190 | 469 | 103 | 5377 |
| 4750 | Indiantown Rd | Alt A1A/SR 811 | 1/28/2020 | 12:00 PM | 7 | 266 | 787 | 393 | 2 | 251 | 659 | 255 | 9 | 520 | 1000 | 215 | 4 | 309 | 814 | 220 | 5711 |
| 4750 | Indiantown Rd | Alt A1A/SR 811 | 1/28/2020 | 4:30 PM | 5 | 296 | 1272 | 430 | 4 | 196 | 725 | 253 | 6 | 601 | 978 | 164 | 6 | 395 | 792 | 222 | 6345 |
| 4200 | Indiantown Rd | Beeline Hwy | 2/10/2022 | 7:15 AM | 0 | 0 | 182 | 1 | 0 | 118 | 379 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 70 | 750 |
| 4200 | Indiantown Rd | Beeline Hwy | 2/10/2022 | 4:00 PM | 0 | 0 | 378 | 11 | 0 | 73 | 249 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 109 | 820 |
| 4200 | Indiantown Rd | Beeline Hwy | 1/9/2020 | 7:15 AM | 0 | 0 | 170 | 2 | 1 | 103 | 298 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 76 | 653 |
| 4200 | Indiantown Rd | Beeline Hwy | 1/9/2020 | 4:00 PM | 0 | 12 | 306 | 103 | 1 | 201 | 445 | 4 | 0 | 5 | 115 | 137 | 1 | 87 | 3 | 22 | 1442 |
| 4664 | Indiantown Rd | Center St | 4/16/2024 | 7:30 AM | 0 | 18 | 28 | 38 | 0 | 277 | 19 | 394 | 5 | 336 | 1847 | 30 | 1 | 38 | 1007 | 155 | 4193 |
| 4664 | Indiantown Rd | Center St | 4/16/2024 | 12:00 PM | 0 | 81 | 68 | 123 | 1 | 190 | 46 | 364 | 7 | 331 | 1281 | 48 | 18 | 119 | 1168 | 236 | 4081 |
| 4664 | Indiantown Rd | Center St | 4/16/2024 | 4:45 PM | 0 | 56 | 59 | 59 | 0 | 165 | 43 | 405 | 15 | 518 | 1176 | 15 | 9 | 73 | 1168 | 208 | 3969 |
| 4664 | Indiantown Rd | Center St | 2/22/2022 | 7:30 AM | 0 | 23 | 30 | 39 | 0 | 273 | 25 | 511 | 21 | 390 | 1953 | 17 | 5 | 58 | 1243 | 150 | 4738 |
| 4664 | Indiantown Rd | Center St | 2/22/2022 | 12:00 PM | 0 | 94 | 55 | 98 | 0 | 210 | 63 | 460 | 0 | 343 | 1334 | 35 | 17 | 171 | 1577 | 211 | 4668 |
| 4664 | Indiantown Rd | Center St | 2/22/2022 | 4:45 PM | 0 | 75 | 49 | 62 | 9 | 154 | 56 | 539 | 11 | 451 | 1415 | 25 | 8 | 124 | 1736 | 234 | 4948 |
| 4664 | Indiantown Rd | Center St | 1/21/2020 | 7:30 AM | 0 | 41 | 34 | 28 | 0 | 317 | 23 | 454 | 15 | 350 | 1963 | 39 | 5 | 56 | 1215 | 144 | 4684 |
| 4664 | Indiantown Rd | Center St | 1/21/2020 | 12:00 PM | 1 | 96 | 67 | 97 | 0 | 179 | 77 | 355 | 13 | 295 | 1189 | 52 | 13 | 160 | 1400 | 184 | 4178 |
| 4664 | Indiantown Rd | Center St | 1/21/2020 | 4:45 PM | 0 | 99 | 68 | 92 | 3 | 139 | 62 | 497 | 22 | 452 | 1255 | 20 | 9 | 127 | 1720 | 227 | 4792 |
| 4660 | Indiantown Rd | Central Bl | 3/31/2022 | 7:30 AM | 2 | 544 | 169 | 258 | 7 | 383 | 270 | 332 | 1 | 171 | 2070 | 666 | 1 | 236 | 1355 | 141 | 6606 |
| 4660 | Indiantown Rd | Central Bl | 3/31/2022 | 12:00 PM | 17 | 466 | 151 | 271 | 8 | 361 | 209 | 174 | 15 | 165 | 1328 | 381 | 16 | 170 | 1262 | 175 | 5169 |
| 4660 | Indiantown Rd | Central Bl | 3/31/2022 | 4:45 PM | 4 | 821 | 310 | 283 | 10 | 289 | 226 | 190 | 13 | 294 | 1617 | 508 | 14 | 148 | 1581 | 197 | 6505 |
| 4660 | Indiantown Rd | Central Bl | 2/23/2022 | 7:30 AM | 6 | 539 | 190 | 231 | 4 | 372 | 294 | 372 | 2 | 199 | 2033 | 641 | 3 | 254 | 1525 | 140 | 6805 |
| 4660 | Indiantown Rd | Central Bl | 2/23/2022 | 12:00 PM | 16 | 494 | 153 | 220 | 7 | 312 | 240 | 136 | 31 | 144 | 1419 | 389 | 5 | 218 | 1540 | 184 | 5508 |
| 4660 | Indiantown Rd | Central Bl | 2/23/2022 | 4:45 PM | 3 | 833 | 317 | 262 | 14 | 307 | 236 | 259 | 32 | 306 | 1540 | 523 | 1 | 190 | 1777 | 191 | 6791 |
| 4660 | Indiantown Rd | Central Bl | 1/16/2020 | 7:30 AM | 0 | 799 | 217 | 249 | 13 | 258 | 212 | 371 | 11 | 197 | 3132 | 554 | 2 | 228 | 1259 | 129 | 7631 |

| SIGNAL ID | E-W STREET | N-S STREET | DATE | TIME | NBU | NBL | NBT | NBR | SBU | SBL | SBT | SBR | EBU | EBL | EBT | EBR | WBU | WBL | WBT | WBR | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 41698 | Hypoluxo Rd | Venetian Dr/Freedom | 9/23/2021 | 4:45 PM | 0 | 34 | 0 | 39 | 0 | 46 | 33 | 35 | 2 | 53 | 1763 | 25 | 7 | 31 | 2139 | 111 | 4318 |
| 41647 | Hypoluxo Rd | Winston Trails S | 5/23/2022 | 7:15 AM | 0 | 0 | 0 | 0 | 0 | 114 | 0 | 222 | 1 | 85 | 1096 | 0 | 0 | 0 | 1134 | 13 | 2665 |
| 41647 | Hypoluxo Rd | Winston Trails S | 5/23/2022 | 12:15 PM | 0 | 0 | 0 | 0 | 0 | 55 | 0 | 64 | 3 | 37 | 802 | 0 | 0 | 0 | 755 | 37 | 1753 |
| 41647 | Hypoluxo Rd | Winston Trails S | 5/23/2022 | 5:00 PM | 0 | 0 | 0 | 0 | 0 | 62 | 0 | 84 | 0 | 93 | 1237 | 0 | 0 | 0 | 1219 | 79 | 2774 |
| 5405 | Indian Creek Pkwy | Maplewood Dr | 5/3/2022 | 7:30 AM | 0 | 0 | 0 | 0 | 0 | 427 | 0 | 118 | 12 | 207 | 771 | 1 | 0 | 0 | 523 | 431 | 2490 |
| 5405 | Indian Creek Pkwy | Maplewood Dr | 5/3/2022 | 12:00 PM | 0 | 0 | 0 | 0 | 0 | 174 | 0 | 90 | 1 | 63 | 464 | 0 | 0 | 0 | 509 | 209 | 1510 |
| 5405 | Indian Creek Pkwy | Maplewood Dr | 5/3/2022 | 5:00 PM | 0 | 0 | 0 | 0 | 0 | 339 | 0 | 109 | 4 | 78 | 646 | 0 | 1 | 0 | 1105 | 319 | 2601 |
| 5450 | Indian Creek Pkwy | Military Tr | 11/28/2022 | 7:30 AM | 0 | 184 | 1000 | 65 | 19 | 41 | 812 | 98 | 8 | 251 | 49 | 254 | 0 | 142 | 64 | 20 | 3007 |
| 5450 | Indian Creek Pkwy | Military Tr | 11/28/2022 | 12:00 PM | 3 | 115 | 768 | 107 | 29 | 70 | 764 | 154 | 2 | 175 | 47 | 94 | 0 | 104 | 70 | 17 | 2519 |
| 5450 | Indian Creek Pkwy | Military Tr | 11/28/2022 | 4:30 PM | 0 | 226 | 891 | 168 | 12 | 87 | 1181 | 270 | 1 | 224 | 49 | 331 | 0 | 112 | 126 | 28 | 3706 |
| 5450 | Indian Creek Pkwy | Military Tr | 3/25/2021 | 7:30 AM | 0 | 130 | 911 | 37 | 28 | 38 | 716 | 80 | 0 | 254 | 47 | 235 | 0 | 111 | 62 | 17 | 2666 |
| 5450 | Indian Creek Pkwy | Military Tr | 3/25/2021 | 12:00 PM | 1 | 122 | 828 | 45 | 25 | 41 | 771 | 167 | 0 | 198 | 39 | 58 | 0 | 89 | 73 | 22 | 2479 |
| 5450 | Indian Creek Pkwy | Military Tr | 3/25/2021 | 4:15 PM | 0 | 173 | 1142 | 97 | 22 | 44 | 1013 | 256 | 0 | 318 | 68 | 123 | 0 | 84 | 85 | 21 | 3446 |
| 48175 | Indian Hills/Village Market | Military Tr | 5/19/2022 | 7:30 AM | 0 | 18 | 810 | 33 | 4 | 13 | 2057 | 7 | 0 | 38 | 1 | 58 | 0 | 29 | 1 | 25 | 3094 |
| 48175 | Indian Hills/Village Market | Military Tr | 5/19/2022 | 11:00 AM | 3 | 10 | 821 | 76 | 2 | 46 | 885 | 8 | 0 | 13 | 1 | 18 | 0 | 57 | 6 | 45 | 1991 |
| 48175 | Indian Hills/Village Market | Military Tr | 5/19/2022 | 4:45 PM | 2 | 36 | 1492 | 78 | 2 | 29 | 1141 | 19 | 0 | 25 | 6 | 22 | 0 | 63 | 6 | 39 | 2960 |
| 4235 | Indiantown Rd | Alexander Run Rd/Mac | 1/24/2024 | 7:15 AM | 0 | 43 | 4 | 250 | 0 | 93 | 4 | 10 | 1 | 10 | 767 | 25 | 4 | 73 | 473 | 115 | 1872 |
| 4235 | Indiantown Rd | Alexander Run Rd/Mac | 1/24/2024 | 5:00 PM | 0 | 12 | 1 | 113 | 0 | 95 | 3 | 11 | 0 | 4 | 445 | 17 | 2 | 227 | 727 | 67 | 1724 |
| 4235 | Indiantown Rd | Alexander Run Rd/Mac | 2/8/2021 | 7:15 AM | 0 | 18 | 1 | 195 | 0 | 92 | 4 | 5 | 0 | 10 | 734 | 8 | 0 | 44 | 341 | 70 | 1522 |
| 4235 | Indiantown Rd | Alexander Run Rd/Mac | 2/8/2021 | 5:00 PM | 2 | 7 | 2 | 90 | 0 | 105 | 3 | 7 | 0 | 0 | 382 | 9 | 1 | 203 | 673 | 56 | 1540 |
| 4750 | Indiantown Rd | Alt A1A/SR 811 | 2/16/2022 | 7:45 AM | 1 | 215 | 702 | 427 | 0 | 288 | 1015 | 170 | 2 | 492 | 912 | 245 | 2 | 156 | 409 | 94 | 5130 |
| 4750 | Indiantown Rd | Alt A1A/SR 811 | 2/16/2022 | 12:00 PM | 8 | 271 | 748 | 409 | 2 | 269 | 703 | 174 | 2 | 539 | 1078 | 169 | 19 | 272 | 822 | 126 | 5611 |
| 4750 | Indiantown Rd | Alt A1A/SR 811 | 2/16/2022 | 4:30 PM | 11 | 307 | 1164 | 382 | 2 | 229 | 839 | 225 | 0 | 529 | 902 | 149 | 8 | 381 | 892 | 167 | 6187 |

| SIGNAL ID | E-W STREET | N-S STREET | DATE | TIME | NBU | NBL | NBT | NBR | SBU | SBL | SBT | SBR | EBU | EBL | EBT | EBR | WBU | WBL | WBT | WBR | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4234 | Indiantown Rd | Mellen Ln/125th Ave | 2/13/2024 | 7:00 AM | 0 | 15 | 1 | 237 | 0 | 59 | 1 | 8 | 0 | 4 | 530 | 10 | 0 | 36 | 340 | 17 | 1258 |
| 4234 | Indiantown Rd | Mellen Ln/125th Ave | 2/13/2024 | 4:45 PM | 0 | 4 | 2 | 88 | 0 | 35 | 2 | 6 | 1 | 7 | 393 | 6 | 0 | 158 | 513 | 47 | 1262 |
| 4697 | Indiantown Rd | Military Tr | 2/17/2022 | 7:30 AM | 24 | 471 | 16 | 317 | 0 | 57 | 40 | 13 | 9 | 21 | 1504 | 471 | 6 | 262 | 765 | 9 | 3985 |
| 4697 | Indiantown Rd | Military Tr | 2/17/2022 | 12:00 PM | 11 | 572 | 27 | 457 | 0 | 58 | 31 | 24 | 38 | 34 | 1387 | 395 | 11 | 263 | 1020 | 31 | 4359 |
| 4697 | Indiantown Rd | Military Tr | 2/17/2022 | 4:45 PM | 6 | 571 | 29 | 431 | 0 | 42 | 45 | 19 | 23 | 19 | 1363 | 420 | 3 | 315 | 1177 | 24 | 4487 |
| 4697 | Indiantown Rd | Military Tr | 1/22/2020 | 7:30 AM | 12 | 373 | 21 | 369 | 0 | 55 | 26 | 8 | 7 | 11 | 1347 | 497 | 2 | 266 | 878 | 12 | 3884 |
| 4697 | Indiantown Rd | Military Tr | 1/22/2020 | 12:00 PM | 8 | 425 | 37 | 459 | 1 | 49 | 30 | 17 | 23 | 19 | 1251 | 471 | 12 | 305 | 1221 | 24 | 4352 |
| 4697 | Indiantown Rd | Military Tr | 1/22/2020 | 4:45 PM | 11 | 483 | 37 | 443 | 0 | 64 | 39 | 26 | 20 | 33 | 1176 | 459 | 7 | 314 | 1311 | 36 | 4459 |
| 4680 | Indiantown Rd | Pennock Ln | 5/18/2022 | 7:15 AM | 0 | 72 | 50 | 154 | 0 | 128 | 85 | 100 | 31 | 55 | 1670 | 134 | 6 | 40 | 1023 | 81 | 3629 |
| 4680 | Indiantown Rd | Pennock Ln | 5/18/2022 | 2:30 PM | 0 | 95 | 73 | 109 | 0 | 68 | 67 | 70 | 35 | 66 | 1325 | 94 | 19 | 68 | 1487 | 102 | 3678 |
| 4680 | Indiantown Rd | Pennock Ln | 5/18/2022 | 4:30 PM | 0 | 48 | 51 | 91 | 0 | 104 | 58 | 64 | 35 | 75 | 1477 | 56 | 15 | 42 | 1327 | 129 | 3572 |
| 4800 | Indiantown Rd | US-1 | 2/22/2022 | 7:45 AM | 0 | 364 | 383 | 51 | 0 | 59 | 616 | 184 | 0 | 321 | 459 | 376 | 0 | 73 | 302 | 43 | 3231 |
| 4800 | Indiantown Rd | US-1 | 2/22/2022 | 12:00 PM | 5 | 366 | 604 | 55 | 2 | 116 | 421 | 267 | 0 | 343 | 352 | 273 | 4 | 166 | 370 | 56 | 3400 |
| 4800 | Indiantown Rd | US-1 | 2/22/2022 | 4:45 PM | 11 | 428 | 803 | 58 | 2 | 87 | 495 | 273 | 0 | 618 | 461 | 302 | 2 | 178 | 487 | 93 | 4298 |
| 4800 | Indiantown Rd | US-1 | 1/28/2020 | 7:45 AM | 4 | 309 | 369 | 52 | 0 | 89 | 508 | 158 | 1 | 278 | 474 | 639 | 3 | 66 | 226 | 31 | 3207 |
| 4800 | Indiantown Rd | US-1 | 1/28/2020 | 12:00 PM | 6 | 450 | 554 | 66 | 4 | 143 | 352 | 296 | 5 | 338 | 497 | 594 | 3 | 137 | 407 | 71 | 3923 |
| 4800 | Indiantown Rd | US-1 | 1/28/2020 | 4:30 PM | 3 | 482 | 690 | 56 | 1 | 81 | 421 | 372 | 0 | 329 | 428 | 517 | 5 | 156 | 476 | 127 | 4144 |
| 18801 | Investment Ln | Military Tr | 3/5/2024 | 7:45 AM | 1 | 7 | 1232 | 258 | 1 | 298 | 738 | 2 | 0 | 1 | 2 | 0 | 0 | 119 | 0 | 192 | 2851 |
| 18801 | Investment Ln | Military Tr | 3/5/2024 | 2:45 PM | 2 | 2 | 860 | 192 | 6 | 206 | 998 | 1 | 0 | 6 | 3 | 4 | 0 | 178 | 0 | 324 | 2782 |
| 18801 | Investment Ln | Military Tr | 3/5/2024 | 4:45 PM | 4 | 2 | 1079 | 268 | 5 | 215 | 1364 | 1 | 0 | 7 | 0 | 8 | 0 | 306 | 2 | 501 | 3762 |
| 18801 | Investment Ln | Military Tr | 1/26/2022 | 7:45 AM | 3 | 9 | 1170 | 211 | 0 | 236 | 714 | 0 | 0 | 1 | 2 | 2 | 1 | 149 | 1 | 180 | 2679 |
| 18801 | Investment Ln | Military Tr | 1/26/2022 | 3:00 PM | 3 | 1 | 877 | 192 | 2 | 268 | 1071 | 0 | 0 | 3 | 0 | 2 | 1 | 218 | 2 | 280 | 2920 |
| 18801 | Investment Ln | Military Tr | 1/26/2022 | 4:45 PM | 1 | 2 | 1003 | 248 | 1 | 222 | 1167 | 0 | 0 | 8 | 0 | 7 | 0 | 331 | 0 | 408 | 3398 |

| SIGNAL ID | E-W STREET | N-S STREET | DATE | TIME | NBU | NBL | NBT | NBR | SBU | SBL | SBT | SBR | EBU | EBL | EBT | EBR | WBU | WBL | WBT | WBR | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4660 | Indiantown Rd | Central Bl | 1/16/2020 | 12:00 PM | 1 | 339 | 138 | 252 | 8 | 229 | 131 | 180 | 7 | 135 | 1774 | 126 | 0 | 196 | 1189 | 223 | 4928 |
| 4660 | Indiantown Rd | Central Bl | 1/16/2020 | 4:45 PM | 0 | 1450 | 293 | 154 | 12 | 237 | 180 | 227 | 34 | 297 | 1872 | 427 | 10 | 169 | 1522 | 255 | 7139 |
| 4661 | Indiantown Rd | Chasewood Plaza/Pal | 8/31/2023 | 7:30 AM | 0 | 91 | 10 | 33 | 0 | 23 | 3 | 27 | 5 | 23 | 2359 | 144 | 7 | 48 | 2131 | 14 | 4918 |
| 4661 | Indiantown Rd | Chasewood Plaza/Pal | 8/31/2023 | 12:00 PM | 0 | 179 | 8 | 63 | 0 | 23 | 18 | 23 | 2 | 18 | 1484 | 179 | 15 | 227 | 2229 | 23 | 4491 |
| 4661 | Indiantown Rd | Chasewood Plaza/Pal | 8/31/2023 | 4:45 PM | 0 | 183 | 13 | 46 | 0 | 31 | 9 | 35 | 8 | 33 | 1607 | 191 | 24 | 242 | 3878 | 32 | 6332 |
| 4670 | Indiantown Rd | Delaware Bl | 5/18/2022 | 7:30 AM | 0 | 146 | 0 | 74 | 0 | 40 | 0 | 59 | 4 | 30 | 1902 | 172 | 7 | 63 | 1205 | 34 | 3736 |
| 4670 | Indiantown Rd | Delaware Bl | 5/18/2022 | 2:15 PM | 0 | 104 | 3 | 33 | 0 | 28 | 6 | 32 | 8 | 28 | 1409 | 82 | 32 | 76 | 1596 | 64 | 3501 |
| 4670 | Indiantown Rd | Delaware Bl | 5/18/2022 | 4:30 PM | 0 | 78 | 5 | 37 | 0 | 37 | 2 | 32 | 7 | 54 | 1676 | 33 | 26 | 41 | 1574 | 43 | 3645 |
| 4649 | Indiantown Rd | Fl Turnpike | 2/23/2022 | 7:15 AM | 0 | 0 | 0 | 0 | 0 | 1144 | 1 | 73 | 0 | 150 | 1388 | 9 | 22 | 0 | 937 | 774 | 4498 |
| 4649 | Indiantown Rd | Fl Turnpike | 2/23/2022 | 12:00 PM | 0 | 0 | 0 | 0 | 0 | 574 | 0 | 66 | 2 | 51 | 907 | 1 | 25 | 8 | 1088 | 487 | 3209 |
| 4649 | Indiantown Rd | Fl Turnpike | 2/23/2022 | 5:00 PM | 0 | 0 | 0 | 0 | 0 | 808 | 0 | 116 | 1 | 85 | 1085 | 0 | 19 | 0 | 1804 | 917 | 4835 |
| 4649 | Indiantown Rd | Fl Turnpike | 1/13/2020 | 7:15 AM | 0 | 4 | 0 | 4 | 0 | 1063 | 3 | 83 | 3 | 198 | 2014 | 2 | 16 | 4 | 1009 | 870 | 5273 |
| 4649 | Indiantown Rd | Fl Turnpike | 1/13/2020 | 12:30 PM | 0 | 1 | 0 | 3 | 0 | 542 | 0 | 75 | 2 | 64 | 1055 | 3 | 9 | 4 | 1053 | 503 | 3314 |
| 4649 | Indiantown Rd | Fl Turnpike | 1/13/2020 | 5:00 PM | 0 | 0 | 1 | 2 | 0 | 710 | 0 | 160 | 2 | 104 | 1337 | 2 | 13 | 2 | 1677 | 892 | 4902 |
| 4651 | Indiantown Rd | I 95 Ramp NB | 9/23/2024 | 7:30 AM | 0 | 0 | 0 | 986 | 0 | 0 | 0 | 0 | 0 | 210 | 2151 | 0 | 0 | 0 | 837 | 335 | 4519 |
| 4651 | Indiantown Rd | I 95 Ramp NB | 9/23/2024 | 12:00 PM | 0 | 0 | 0 | 848 | 0 | 0 | 0 | 0 | 0 | 214 | 1488 | 0 | 0 | 0 | 822 | 290 | 3662 |
| 4651 | Indiantown Rd | I 95 Ramp NB | 9/23/2024 | 4:45 PM | 0 | 0 | 0 | 1219 | 0 | 0 | 0 | 0 | 1 | 331 | 2338 | 0 | 0 | 0 | 1238 | 639 | 5766 |
| 4651 | Indiantown Rd | I 95 Ramp NB | 8/31/2023 | 7:30 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 216 | 2598 | 0 | 0 | 0 | 768 | 0 | 3590 |
| 4651 | Indiantown Rd | I 95 Ramp NB | 8/31/2023 | 10:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 204 | 928 | 0 | 0 | 0 | 680 | 0 | 1822 |
| 4651 | Indiantown Rd | I 95 Ramp NB | 8/31/2023 | 4:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 301 | 1280 | 0 | 0 | 0 | 1331 | 0 | 2914 |
| 4653 | Indiantown Rd | Island Way | 2/24/2022 | 7:30 AM | 0 | 129 | 41 | 44 | 1 | 226 | 9 | 529 | 7 | 391 | 2565 | 147 | 7 | 23 | 1970 | 145 | 6234 |
| 4653 | Indiantown Rd | Island Way | 2/24/2022 | 12:00 PM | 0 | 75 | 25 | 41 | 2 | 115 | 14 | 221 | 19 | 302 | 1627 | 84 | 23 | 38 | 1652 | 158 | 4396 |
| 4653 | Indiantown Rd | Island Way | 2/24/2022 | 4:45 PM | 0 | 185 | 38 | 62 | 1 | 139 | 26 | 400 | 20 | 429 | 1907 | 115 | 5 | 14 | 2729 | 107 | 6177 |

| SIGNAL ID | E-W STREET | N-S STREET | DATE | TIME | NBU | NBL | NBT | NBR | SBU | SBL | SBT | SBR | EBU | EBL | EBT | EBR | WBU | WBL | WBT | WBR | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4660 | Indiantown Rd | Central Bl | 1/16/2020 | 12:00 PM | 1 | 339 | 138 | 252 | 8 | 229 | 131 | 180 | 7 | 135 | 1774 | 126 | 0 | 196 | 1189 | 223 | 4928 |
| 4660 | Indiantown Rd | Central Bl | 1/16/2020 | 4:45 PM | 0 | 1450 | 293 | 154 | 12 | 237 | 180 | 227 | 34 | 297 | 1872 | 427 | 10 | 169 | 1522 | 255 | 7139 |
| 4661 | Indiantown Rd | Chasewood Plaza/Pal | 8/31/2023 | 7:30 AM | 0 | 91 | 10 | 33 | 0 | 23 | 3 | 27 | 5 | 23 | 2359 | 144 | 7 | 48 | 2131 | 14 | 4918 |
| 4661 | Indiantown Rd | Chasewood Plaza/Pal | 8/31/2023 | 12:00 PM | 0 | 179 | 8 | 63 | 0 | 23 | 18 | 23 | 2 | 18 | 1484 | 179 | 15 | 227 | 2229 | 23 | 4491 |
| 4661 | Indiantown Rd | Chasewood Plaza/Pal | 8/31/2023 | 4:45 PM | 0 | 183 | 13 | 46 | 0 | 31 | 9 | 35 | 8 | 33 | 1607 | 191 | 24 | 242 | 3878 | 32 | 6332 |
| 4670 | Indiantown Rd | Delaware Bl | 5/18/2022 | 7:30 AM | 0 | 146 | 0 | 74 | 0 | 40 | 0 | 59 | 4 | 30 | 1902 | 172 | 7 | 63 | 1205 | 34 | 3736 |
| 4670 | Indiantown Rd | Delaware Bl | 5/18/2022 | 2:15 PM | 0 | 104 | 3 | 33 | 0 | 28 | 6 | 32 | 8 | 28 | 1409 | 82 | 32 | 76 | 1596 | 64 | 3501 |
| 4670 | Indiantown Rd | Delaware Bl | 5/18/2022 | 4:30 PM | 0 | 78 | 5 | 37 | 0 | 37 | 2 | 32 | 7 | 54 | 1676 | 33 | 26 | 41 | 1574 | 43 | 3645 |
| 4649 | Indiantown Rd | Fl Turnpike | 2/23/2022 | 7:15 AM | 0 | 0 | 0 | 0 | 0 | 1144 | 1 | 73 | 0 | 150 | 1388 | 9 | 22 | 0 | 937 | 774 | 4498 |
| 4649 | Indiantown Rd | Fl Turnpike | 2/23/2022 | 12:00 PM | 0 | 0 | 0 | 0 | 0 | 574 | 0 | 66 | 2 | 51 | 907 | 1 | 25 | 8 | 1088 | 487 | 3209 |
| 4649 | Indiantown Rd | Fl Turnpike | 2/23/2022 | 5:00 PM | 0 | 0 | 0 | 0 | 0 | 808 | 0 | 116 | 1 | 85 | 1085 | 0 | 19 | 0 | 1804 | 917 | 4835 |
| 4649 | Indiantown Rd | Fl Turnpike | 1/13/2020 | 7:15 AM | 0 | 4 | 0 | 4 | 0 | 1063 | 3 | 83 | 3 | 198 | 2014 | 2 | 16 | 4 | 1009 | 870 | 5273 |
| 4649 | Indiantown Rd | Fl Turnpike | 1/13/2020 | 12:30 PM | 0 | 1 | 0 | 3 | 0 | 542 | 0 | 75 | 2 | 64 | 1055 | 3 | 9 | 4 | 1053 | 503 | 3314 |
| 4649 | Indiantown Rd | Fl Turnpike | 1/13/2020 | 5:00 PM | 0 | 0 | 1 | 2 | 0 | 710 | 0 | 160 | 2 | 104 | 1337 | 2 | 13 | 2 | 1677 | 892 | 4902 |
| 4651 | Indiantown Rd | I 95 Ramp NB | 9/23/2024 | 7:30 AM | 0 | 0 | 0 | 986 | 0 | 0 | 0 | 0 | 0 | 210 | 2151 | 0 | 0 | 0 | 837 | 335 | 4519 |
| 4651 | Indiantown Rd | I 95 Ramp NB | 9/23/2024 | 12:00 PM | 0 | 0 | 0 | 848 | 0 | 0 | 0 | 0 | 0 | 214 | 1488 | 0 | 0 | 0 | 822 | 290 | 3662 |
| 4651 | Indiantown Rd | I 95 Ramp NB | 9/23/2024 | 4:45 PM | 0 | 0 | 0 | 1219 | 0 | 0 | 0 | 0 | 1 | 331 | 2338 | 0 | 0 | 0 | 1238 | 639 | 5766 |
| 4651 | Indiantown Rd | I 95 Ramp NB | 8/31/2023 | 7:30 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 216 | 2598 | 0 | 0 | 0 | 768 | 0 | 3590 |
| 4651 | Indiantown Rd | I 95 Ramp NB | 8/31/2023 | 10:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 204 | 928 | 0 | 0 | 0 | 680 | 0 | 1822 |
| 4651 | Indiantown Rd | I 95 Ramp NB | 8/31/2023 | 4:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 301 | 1280 | 0 | 0 | 0 | 1331 | 0 | 2914 |
| 4653 | Indiantown Rd | Island Way | 2/24/2022 | 7:30 AM | 0 | 129 | 41 | 44 | 1 | 226 | 9 | 529 | 7 | 391 | 2565 | 147 | 7 | 23 | 1970 | 145 | 6234 |
| 4653 | Indiantown Rd | Island Way | 2/24/2022 | 12:00 PM | 0 | 75 | 25 | 41 | 2 | 115 | 14 | 221 | 19 | 302 | 1627 | 84 | 23 | 38 | 1652 | 158 | 4396 |
| 4653 | Indiantown Rd | Island Way | 2/24/2022 | 4:45 PM | 0 | 185 | 38 | 62 | 1 | 139 | 26 | 400 | 20 | 429 | 1907 | 115 | 5 | 14 | 2729 | 107 | 6177 |

| SIGNAL ID | E-W STREET | N-S STREET | DATE | TIME | NBU | NBL | NBT | NBR | SBU | SBL | SBT | SBR | EBU | EBL | EBT | EBR | WBU | WBL | WBT | WBR | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | Tequesta Dr | US-1 | 4/20/2022 | 4:45 PM | 23 | 141 | 1468 | 50 | 19 | 54 | 952 | 76 | 7 | 157 | 48 | 105 | 0 | 127 | 63 | 32 | 3322 |
| 5020 | Toney Penna Dr | Alt A1A/SR 811 | 4/23/2024 | 7:45 AM | 1 | 272 | 1327 | 0 | 0 | 0 | 1090 | 304 | 0 | 311 | 0 | 208 | 0 | 0 | 0 | 0 | 3513 |
| 5020 | Toney Penna Dr | Alt A1A/SR 811 | 4/23/2024 | 2:45 PM | 2 | 277 | 1292 | 0 | 0 | 0 | 1122 | 307 | 0 | 348 | 0 | 274 | 0 | 0 | 0 | 0 | 3622 |
| 5020 | Toney Penna Dr | Alt A1A/SR 811 | 4/23/2024 | 4:45 PM | 0 | 332 | 1587 | 0 | 3 | 0 | 1101 | 309 | 0 | 345 | 0 | 283 | 0 | 0 | 0 | 0 | 3960 |
| 5020 | Toney Penna Dr | Alt A1A/SR 811 | 8/15/2023 | 7:45 AM | 1 | 204 | 920 | 0 | 1 | 0 | 1110 | 294 | 0 | 235 | 0 | 190 | 0 | 0 | 0 | 0 | 2955 |
| 5020 | Toney Penna Dr | Alt A1A/SR 811 | 8/15/2023 | 2:45 PM | 0 | 287 | 960 | 0 | 1 | 0 | 913 | 274 | 1 | 332 | 3 | 265 | 0 | 0 | 0 | 0 | 3036 |
| 5020 | Toney Penna Dr | Alt A1A/SR 811 | 8/15/2023 | 4:45 PM | 3 | 308 | 1177 | 0 | 0 | 0 | 1112 | 303 | 0 | 305 | 0 | 247 | 0 | 0 | 0 | 0 | 3455 |
| 4910 | Toney Penna Dr | Central Bl | 1/26/2023 | 7:15 AM | 0 | 0 | 596 | 67 | 1 | 210 | 532 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 0 | 279 | 1713 |
| 4910 | Toney Penna Dr | Central Bl | 1/26/2023 | 1:45 PM | 0 | 0 | 476 | 67 | 1 | 171 | 517 | 0 | 0 | 0 | 0 | 0 | 0 | 53 | 0 | 228 | 1513 |
| 4910 | Toney Penna Dr | Central Bl | 1/26/2023 | 5:00 PM | 0 | 0 | 671 | 63 | 1 | 250 | 760 | 0 | 0 | 0 | 0 | 0 | 4 | 58 | 0 | 409 | 2216 |
| 4910 | Toney Penna Dr | Central Bl | 9/1/2021 | 7:30 AM | 0 | 0 | 425 | 54 | 0 | 171 | 389 | 0 | 0 | 0 | 0 | 0 | 0 | 27 | 0 | 209 | 1275 |
| 4910 | Toney Penna Dr | Central Bl | 9/1/2021 | 5:00 PM | 0 | 0 | 625 | 56 | 0 | 203 | 533 | 0 | 0 | 0 | 0 | 0 | 1 | 66 | 0 | 320 | 1804 |
| 4910 | Toney Penna Dr | Central Bl | 6/15/2021 | 7:30 AM | 0 | 0 | 437 | 40 | 0 | 193 | 374 | 0 | 0 | 0 | 0 | 0 | 0 | 29 | 0 | 231 | 1304 |
| 4910 | Toney Penna Dr | Central Bl | 6/15/2021 | 10:00 AM | 0 | 0 | 338 | 60 | 0 | 90 | 310 | 0 | 0 | 0 | 0 | 0 | 0 | 41 | 0 | 167 | 1006 |
| 4910 | Toney Penna Dr | Central Bl | 6/15/2021 | 4:45 PM | 0 | 0 | 568 | 41 | 0 | 198 | 539 | 0 | 0 | 0 | 0 | 0 | 0 | 46 | 0 | 383 | 1775 |
| 4910 | Toney Penna Dr | Central Bl | 2/3/2021 | 7:00 AM | 0 | 0 | 549 | 51 | 2 | 178 | 437 | 0 | 0 | 0 | 0 | 0 | 0 | 26 | 4 | 260 | 1507 |
| 4910 | Toney Penna Dr | Central Bl | 2/3/2021 | 1:45 PM | 0 | 0 | 525 | 58 | 5 | 155 | 505 | 0 | 0 | 0 | 0 | 0 | 0 | 64 | 1 | 211 | 1524 |
| 4910 | Toney Penna Dr | Central Bl | 2/3/2021 | 5:00 PM | 0 | 0 | 639 | 62 | 0 | 208 | 710 | 0 | 0 | 0 | 0 | 0 | 0 | 43 | 0 | 345 | 2007 |
| 5010 | Toney Penna Dr | Military Tr | 4/24/2024 | 7:15 AM | 3 | 204 | 812 | 212 | 2 | 84 | 623 | 69 | 0 | 75 | 224 | 246 | 0 | 190 | 206 | 86 | 3036 |
| 5010 | Toney Penna Dr | Military Tr | 4/24/2024 | 2:30 PM | 8 | 200 | 849 | 168 | 26 | 84 | 860 | 152 | 0 | 124 | 191 | 251 | 0 | 184 | 216 | 96 | 3409 |
| 5010 | Toney Penna Dr | Military Tr | 4/24/2024 | 4:30 PM | 5 | 265 | 1052 | 216 | 11 | 47 | 752 | 138 | 0 | 72 | 201 | 217 | 0 | 209 | 326 | 116 | 3627 |
| 5020 | Toney Penna Dr | Old Dixie Hwy | 8/15/2023 | 7:45 AM | 0 | 0 | 0 | 116 | 0 | 0 | 0 | 26 | 0 | 16 | 317 | 63 | 0 | 204 | 222 | 42 | 1006 |
| 5020 | Toney Penna Dr | Old Dixie Hwy | 8/15/2023 | 2:45 PM | 0 | 0 | 0 | 225 | 0 | 0 | 0 | 26 | 0 | 4 | 407 | 46 | 0 | 147 | 342 | 52 | 1249 |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|

Input Data

ROAD NAME: Indiantown Rd
CURRENT YEAR: 2022
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 1103
FROM: Jupiter Farms Rd
TO: MIDPOINT
COUNT DATE: 4/13/2022
PSF: 0
Report Created: 10/28/2025

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Peak Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 2,432 | 1,504 | 928 | 2,924 | 1,188 | 1,736 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Lakewood | 10 | 4 | 6 | 11 | 6 | 5 | Res | 86% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Palm Beach Park of Commerce | 336 | 45 | 292 | 420 | 342 | 79 | NR | 15% |
| Pratt Whitney | 64 | 8 | 57 | 64 | 55 | 9 | NR | 40% |
| Abacoa DRI | 10 | 5 | 5 | 14 | 7 | 7 | NR | 85% |
| Pratt & Whitney MUPD | 1 | 0 | 1 | 1 | 1 | 0 | NR | 97% |
| Palm Beach Industrial MUPD | 110 | 27 | 83 | 139 | 96 | 44 | NR | 0% |
| Hawkeye | | | | | | | NR | 0% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Jupiter-Palm Beach Motorcoach | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Reynolds Ranch | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Jupiter Farms Community SC | 2 | 1 | 1 | 5 | 2 | 3 | NR | 98% |
| Island Way South | 4 | 1 | 4 | 6 | 4 | 2 | Res | 0% |
| Avenir | 15 | 7 | 8 | 18 | 11 | 7 | Res | 0% |
| Total Committed Developments | 552 | 98 | 457 | 678 | 524 | 156 | | |
| Total Committed Residential | 29 | 12 | 18 | 35 | 21 | 14 | | |
| Total Committed Non-Residential | 523 | 86 | 439 | 643 | 503 | 142 | | |
| Double Count Reduction | 7 | 3 | 5 | 9 | 5 | 4 | | |
| Total Discounted Committed Developments | 545 | 95 | 452 | 669 | 519 | 152 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 747 | 220 | 529 | 911 | 617 | 296 | | |
| Growth Volume Used | 747 | 220 | 529 | 911 | 617 | 296 | | |
| Total Volume | 3179 | 1724 | 1457 | 3835 | 1805 | 2032 | | |
| Lanes | 4LD | | | | | | | |
| LOS D Capacity | 3220 | 1960 | 1960 | 3220 | 1960 | 1960 | | |
| Link Meets Test 1? | YES | YES | YES | NO | YES | NO | | |
| LOS E Capacity | 3400 | 1960 | 1960 | 3400 | 1960 | 1960 | | |
| Link Meets Test 2? | YES | YES | YES | NO | YES | NO | | |

Input Data

ROAD NAME: Indiantown Rd
CURRENT YEAR: 2022
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 1103
FROM: MIDPOINT
TO: N Floridas Tpke
COUNT DATE: NA
PSF: 0
Report Created: 10/28/2025

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Peak Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 0 | 0 | 0 | 0 | 0 | 0 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Lakewood | 99 | 58 | 40 | 114 | 54 | 60 | Res | 86% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Palm Beach Park of Commerce | 336 | 45 | 292 | 420 | 342 | 79 | NR | 15% |
| Pratt Whitney | 64 | 8 | 57 | 64 | 55 | 9 | NR | 40% |
| Abacoa DRI | 10 | 5 | 5 | 14 | 7 | 7 | NR | 85% |
| Pratt & Whitney MUPD | 1 | 0 | 1 | 1 | 1 | 0 | NR | 97% |
| Palm Beach Industrial MUPD | 110 | 27 | 83 | 139 | 96 | 44 | NR | 0% |
| Hawkeye | | | | | | | NR | 0% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Jupiter-Palm Beach Motorcoach | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Reynolds Ranch | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Jupiter Farms Community SC | 2 | 1 | 1 | 5 | 2 | 3 | NR | 98% |
| Island Way South | 4 | 1 | 4 | 6 | 4 | 2 | Res | 0% |
| Avenir | 15 | 7 | 8 | 18 | 11 | 7 | Res | 0% |
| Total Committed Developments | 641 | 152 | 491 | 781 | 572 | 211 | | |
| Total Committed Residential | 118 | 66 | 52 | 138 | 69 | 69 | | |
| Total Committed Non-Residential | 523 | 86 | 439 | 643 | 503 | 142 | | |
| Double Count Reduction | 30 | 17 | 13 | 35 | 17 | 17 | | |
| Total Discounted Committed Developments | 611 | 135 | 478 | 746 | 555 | 194 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 611 | 135 | 478 | 746 | 555 | 194 | | |
| Growth Volume Used | 611 | 135 | 478 | 746 | 555 | 194 | | |
| Total Volume | 611 | 135 | 478 | 746 | 555 | 194 | | |
| Lanes | 6LD | | | | | | | |
| LOS D Capacity | 4880 | 2940 | 2940 | 4880 | 2940 | 2940 | | |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES | | |
| LOS E Capacity | 5150 | 2940 | 2940 | 5150 | 2940 | 2940 | | |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES | | |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|

Input Data

ROAD NAME: Old Dixie Hwy
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 1604
FROM: Midpoint
TO: Center St
COUNT DATE: NA
PSF: 0
Report Created: 8/5/2025

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Peak Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 0 | 0 | 0 | 0 | 0 | 0 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| AutoZone #4991 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Lakewood | 3 | 2 | 1 | 4 | 2 | 2 | Res | 80% |
| Harbourside Jupiter | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Jupiter Medical Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Jupiter Medical Technology Park | 1 | 1 | 0 | 1 | 0 | 1 | NR | 90% |
| Abacoa DRI | 14 | 7 | 6 | 19 | 10 | 9 | NR | 90% |
| Bluewater Plaza | 4 | 1 | 3 | 9 | 6 | 3 | NR | 0% |
| Seagrape Plaza | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Fishermans Wharf | 5 | 1 | 5 | 18 | 8 | 10 | Res | 0% |
| Brown Private School | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Briger West | 2 | 2 | 1 | 4 | 2 | 2 | Res | 80% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Love Street | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Villa Diamante | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| 320 Hibiscus St | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Circle K | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Center Park Commercial Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Enterprise Rent-a-Car | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Island Way South | 1 | 0 | 0 | 1 | 1 | 0 | Res | 0% |
| Beacon Park | 8 | 2 | 6 | 10 | 7 | 3 | Res | 0% |
| Flaglers Wharf | 2 | 3 | 3 | 4 | 2 | 4 | Res | 0% |
| Sperry Project | 6 | 3 | 4 | 14 | 8 | 6 | Res | 0% |
| 900 S US 1 | 4 | 1 | 3 | 5 | 3 | 2 | NR | 35% |
| Starbucks Tequesta | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Inlet Village Market | 6 | 3 | 3 | 2 | 1 | 1 | NR | 0% |
| Total Committed Developments | 56 | 26 | 35 | 91 | 50 | 43 | | |
| Total Committed Residential | 27 | 13 | 20 | 55 | 30 | 27 | | |
| Total Committed Non-Residential | 29 | 13 | 15 | 36 | 20 | 16 | | |
| Double Count Reduction | 6 | 3 | 3 | 7 | 4 | 3 | | |
| Total Discounted Committed Developments | 50 | 23 | 32 | 84 | 46 | 40 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 50 | 23 | 32 | 84 | 46 | 40 | | |
| Growth Volume Used | 50 | 23 | 32 | 84 | 46 | 40 | | |
| Total Volume | 50 | 23 | 32 | 84 | 46 | 40 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2680 | 2680 | 4880 | 2680 | 2680 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 5150 | 2830 | 2830 | 5150 | 2830 | 2830 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

Input Data

ROAD NAME: Old Dixie Hwy
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 1604
FROM: W Indiantown Rd
TO: Midpoint
COUNT DATE: NA
PSF: 0
Report Created: 8/5/2025

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Peak Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 0 | 0 | 0 | 0 | 0 | 0 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| AutoZone #4991 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Lakewood | 3 | 2 | 1 | 4 | 2 | 2 | Res | 80% |
| Harbourside Jupiter | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Jupiter Medical Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Jupiter Medical Technology Park | 1 | 1 | 0 | 1 | 0 | 1 | NR | 90% |
| Abacoa DRI | 14 | 7 | 6 | 19 | 10 | 9 | NR | 90% |
| Bluewater Plaza | 4 | 1 | 3 | 9 | 6 | 3 | NR | 0% |
| Seagrape Plaza | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Fishermans Wharf | 5 | 1 | 5 | 18 | 8 | 10 | Res | 0% |
| Brown Private School | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Briger West | 2 | 2 | 1 | 4 | 2 | 2 | Res | 80% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Love Street | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Villa Diamante | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| 320 Hibiscus St | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Circle K | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Center Park Commercial Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Enterprise Rent-a-Car | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Island Way South | 1 | 0 | 0 | 1 | 1 | 0 | Res | 0% |
| Beacon Park | 8 | 2 | 6 | 10 | 7 | 3 | Res | 0% |
| Flaglers Wharf | 2 | 3 | 3 | 4 | 4 | 2 | Res | 0% |
| Sperry Project | 6 | 3 | 4 | 14 | 8 | 6 | Res | 0% |
| 900 S US 1 | 4 | 1 | 3 | 5 | 3 | 2 | NR | 35% |
| Starbucks Tequesta | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Inlet Village Market | 6 | 3 | 3 | 2 | 1 | 1 | NR | 0% |
| Total Committed Developments | 56 | 26 | 35 | 91 | 52 | 41 | | |
| Total Committed Residential | 27 | 13 | 20 | 55 | 32 | 25 | | |
| Total Committed Non-Residential | 29 | 13 | 15 | 36 | 20 | 16 | | |
| Double Count Reduction | 6 | 3 | 3 | 7 | 4 | 3 | | |
| Total Discounted Committed Developments | 50 | 23 | 32 | 84 | 48 | 38 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 50 | 23 | 32 | 84 | 48 | 38 | | |
| Growth Volume Used | 50 | 23 | 32 | 84 | 48 | 38 | | |
| Total Volume | 50 | 23 | 32 | 84 | 48 | 38 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2680 | 2680 | 4880 | 2680 | 2680 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 5150 | 2830 | 2830 | 5150 | 2830 | 2830 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|
| | | Input Data | | | | | | |
| ROAD NAME: | Old Dixie Hwy | | STATION: | 1800 | | | | Report Created |
| CURRENT YEAR: | 2024 | | FROM: | Midpoint | | | | 8/5/2025 |
| ANALYSIS YEAR: | 2030 | | TO: | N Old Dixie Hwy | | | | |
| GROWTH RATE: | 0% | | COUNT DATE: | NA | | | | |
| | | | PSF: | 0 | | | | |

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Peak Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 0 | 0 | 0 | 0 | 0 | 0 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Lakewood | 3 | 2 | 1 | 4 | 2 | 2 | Res | 80% |
| Harbourside Jupiter | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Chivers Office Building | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Abacoa DRI | 10 | 5 | 5 | 14 | 7 | 7 | NR | 90% |
| Tequesta Offices | 8 | 7 | 1 | 9 | 2 | 7 | NR | 0% |
| The Reserve at Tequesta | 13 | 3 | 10 | 16 | 10 | 6 | Res | 0% |
| Seagrape Plaza | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Fishermans Wharf | 5 | 1 | 4 | 15 | 7 | 8 | Res | 0% |
| Brown Private School | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Briger West | 2 | 2 | 0 | 3 | 1 | 2 | Res | 80% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Love Street | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Villa Diamante | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| 320 Hibiscus St | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Center Park Commercial Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Island Way South | 1 | 0 | 1 | 2 | 1 | 0 | Res | 0% |
| Beacon Park | 16 | 4 | 12 | 19 | 13 | 6 | Res | 0% |
| Flaglers Wharf | 1 | 1 | 1 | 2 | 1 | 2 | Res | 0% |
| Sperry Project | 3 | 1 | 1 | 6 | 3 | 3 | Res | 0% |
| Starbucks Tequesta | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Inlet Village Market | 2 | 1 | 1 | 1 | 0 | 0 | NR | 0% |
| Total Committed Developments | 64 | 27 | 37 | 91 | 47 | 43 | | |
| Total Committed Residential | 44 | 14 | 30 | 67 | 38 | 29 | | |
| Total Committed Non-Residential | 20 | 13 | 7 | 24 | 9 | 14 | | |
| Double Count Reduction | 4 | 3 | 1 | 5 | 2 | 3 | | |
| Total Discounted Committed Developments | 60 | 24 | 36 | 86 | 45 | 40 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 60 | 24 | 36 | 86 | 45 | 40 | | |
| Growth Volume Used | 60 | 24 | 36 | 86 | 45 | 40 | | |
| Total Volume | 60 | 24 | 36 | 86 | 45 | 40 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2940 | 2940 | 4880 | 2940 | 2940 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 5150 | 2940 | 2940 | 5150 | 2940 | 2940 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

| | | Input Data | | | | | | |
|---|---|---|---|---|---|---|---|---|
| ROAD NAME: | Old Dixie Hwy | | STATION: | 1800 | | | | Report Created |
| CURRENT YEAR: | 2024 | | FROM: | Center St | | | | 8/5/2025 |
| ANALYSIS YEAR: | 2030 | | TO: | Midpoint | | | | |
| GROWTH RATE: | 0% | | COUNT DATE: | NA | | | | |
| | | | PSF: | 0 | | | | |

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Peak Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 0 | 0 | 0 | 0 | 0 | 0 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Lakewood | 3 | 2 | 1 | 4 | 2 | 2 | Res | 80% |
| Harbourside Jupiter | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Chivers Office Building | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Abacoa DRI | 10 | 5 | 5 | 14 | 7 | 7 | NR | 90% |
| Bluewater Plaza | 3 | 0 | 2 | 6 | 4 | 2 | NR | 0% |
| Tequesta Offices | 8 | 7 | 1 | 9 | 2 | 7 | NR | 0% |
| The Reserve at Tequesta | 13 | 3 | 10 | 16 | 10 | 6 | Res | 0% |
| Seagrape Plaza | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Fishermans Wharf | 5 | 1 | 4 | 15 | 7 | 8 | Res | 0% |
| Brown Private School | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Briger West | 2 | 2 | 0 | 3 | 1 | 2 | Res | 80% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Love Street | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Villa Diamante | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| 320 Hibiscus St | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Center Park Commercial Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Island Way South | 1 | 0 | 1 | 2 | 1 | 0 | Res | 0% |
| Beacon Park | 16 | 4 | 12 | 19 | 13 | 6 | Res | 0% |
| Flaglers Wharf | 1 | 1 | 1 | 2 | 1 | 2 | Res | 0% |
| Sperry Project | 3 | 1 | 1 | 6 | 3 | 3 | Res | 0% |
| Starbucks Tequesta | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Inlet Village Market | 2 | 1 | 1 | 1 | 0 | 0 | NR | 0% |
| Total Committed Developments | 67 | 27 | 39 | 97 | 51 | 45 | | |
| Total Committed Residential | 44 | 14 | 30 | 67 | 38 | 29 | | |
| Total Committed Non-Residential | 23 | 13 | 9 | 30 | 13 | 16 | | |
| Double Count Reduction | 5 | 3 | 2 | 6 | 3 | 3 | | |
| Total Discounted Committed Developments | 62 | 24 | 37 | 91 | 48 | 42 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 62 | 24 | 37 | 91 | 48 | 42 | | |
| Growth Volume Used | 62 | 24 | 37 | 91 | 48 | 42 | | |
| Total Volume | 62 | 24 | 37 | 91 | 48 | 42 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2940 | 2940 | 4880 | 2940 | 2940 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 5150 | 2940 | 2940 | 5150 | 2940 | 2940 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|

Input Data

ROAD NAME: Toney Penna Dr | STATION: 1609 | Report Created
CURRENT YEAR: 2024 | FROM: N Military Trl | 9/22/2025
ANALYSIS YEAR: 2030 | TO: Midpoint
GROWTH RATE: 0% | COUNT DATE: 4/23/2024
PSF: 0

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Peak Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 0 | 519 | 576 | 0 | 628 | 641 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Sea Plum Res | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Sea Plum Com | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Lakewood | 1 | 1 | 1 | 1 | 1 | 1 | Res | 86% |
| Harbourside Jupiter | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Jupiter Medical Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Jupiter Medical Technology Park | 1 | 0 | 0 | 1 | 1 | 0 | NR | 90% |
| Abacoa DRI | 14 | 7 | 6 | 19 | 10 | 9 | NR | 90% |
| Bluewater Plaza | 2 | 2 | 0 | 4 | 1 | 3 | NR | 0% |
| Fishermans Wharf | 1 | 0 | 0 | 2 | 1 | 1 | Res | 0% |
| Brown Private School | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Love Street | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| 320 Hibiscus St | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Public Storage | 3 | 2 | 2 | 6 | 3 | 3 | NR | 50% |
| Sperry Project | 5 | 2 | 3 | 11 | 6 | 5 | Res | 0% |
| Total Committed Developments | 27 | 14 | 12 | 44 | 23 | 22 | | |
| Total Committed Residential | 7 | 3 | 4 | 14 | 8 | 7 | | |
| Total Committed Non-Residential | 20 | 11 | 8 | 30 | 15 | 15 | | |
| Double Count Reduction | 2 | 1 | 1 | 4 | 2 | 2 | | |
| Total Discounted Committed Developments | 25 | 13 | 11 | 40 | 21 | 20 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 25 | 45 | 46 | 40 | 60 | 59 | | |
| Growth Volume Used | 25 | 45 | 46 | 40 | 60 | 59 | | |
| Total Volume | 25 | 564 | 622 | 40 | 688 | 700 | | |

| Lanes | 3L | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 1480 | 880 | 880 | 1480 | 880 | 880 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 1570 | 880 | 880 | 1570 | 880 | 880 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

Input Data

ROAD NAME: Toney Penna Dr | STATION: 1609 | Report Created
CURRENT YEAR: 2024 | FROM: Midpoint | 9/22/2025
ANALYSIS YEAR: 2030 | TO: Old Dixie Hwy
GROWTH RATE: 0% | COUNT DATE: NA
PSF: 0

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Peak Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 0 | 0 | 0 | 0 | 0 | 0 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Sea Plum Res | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Sea Plum Com | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Lakewood | 1 | 1 | 1 | 1 | 1 | 1 | Res | 86% |
| Harbourside Jupiter | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Jupiter Medical Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Jupiter Medical Technology Park | 1 | 0 | 0 | 1 | 1 | 0 | NR | 90% |
| Abacoa DRI | 14 | 7 | 6 | 19 | 10 | 9 | NR | 90% |
| Bluewater Plaza | 2 | 2 | 0 | 4 | 1 | 3 | NR | 0% |
| Fishermans Wharf | 1 | 0 | 0 | 2 | 1 | 1 | Res | 0% |
| Brown Private School | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Love Street | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| 320 Hibiscus St | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Public Storage | 3 | 2 | 2 | 6 | 3 | 3 | NR | 50% |
| Sperry Project | 5 | 2 | 3 | 11 | 6 | 5 | Res | 0% |
| Total Committed Developments | 27 | 14 | 12 | 44 | 23 | 22 | | |
| Total Committed Residential | 7 | 3 | 4 | 14 | 8 | 7 | | |
| Total Committed Non-Residential | 20 | 11 | 8 | 30 | 15 | 15 | | |
| Double Count Reduction | 2 | 1 | 1 | 4 | 2 | 2 | | |
| Total Discounted Committed Developments | 25 | 13 | 11 | 40 | 21 | 20 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 25 | 13 | 11 | 40 | 21 | 20 | | |
| Growth Volume Used | 25 | 13 | 11 | 40 | 21 | 20 | | |
| Total Volume | 25 | 13 | 11 | 40 | 21 | 20 | | |

| Lanes | 3L | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 1480 | 880 | 880 | 1480 | 880 | 880 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 1570 | 880 | 880 | 1570 | 880 | 880 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

| A | B | C | D | E | F | G | H | I | J | K | L | M | N | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Input Data

E-W Street: Toney Penna Dr | COUNT DATE: 1/26/2023
N-S STREET: Central Blvd | CURRENT YEAR: 2023 | 8/6/2025
TIME PERIOD: AM | ANALYSIS YEAR: 2030
GROWTH RATE: -1.69% | PSF: 1
SIGNAL ID: 4910

Intersection Volume Development

| | Eastbound | | | Westbound | | | Northbound | | | Southbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | | |
| Existing Volume | 0 | 0 | 0 | 28 | 0 | 279 | 0 | 596 | 67 | 211 | 532 | 0 | | |
| Diversions | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | | |
| Peak Season Volume | 0 | 0 | 0 | 28 | 0 | 279 | 0 | 596 | 67 | 211 | 532 | 0 | | |
| Committed Developments | | | | | | | | | | | | | Type | % Complete |
| Hawkeye | | | | | | | | | | | | | NR | 0% |
| Briger East | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 4 | 0 | 5 | 9 | 0 | NR | 60% |
| Island Way South | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 7 | 0 | 0 | 2 | 0 | Res | 0% |
| Lakewood | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 2 | 0 | 2 | 3 | 0 | Res | 80% |
| Briger West | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | Res | 60% |
| Lucky Dog Sports Club | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 2 | 0 | NR | 0% |
| Total Committed Developments | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 17 | 0 | 7 | 16 | 0 | | |
| Total Committed Residential | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 10 | 0 | 2 | 5 | 0 | | |
| Total Committed Non-Residential | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 7 | 0 | 5 | 11 | 0 | | |
| Double Count Reduction | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | 0 | | |
| Total Discounted Committed | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 16 | 0 | 6 | 15 | 0 | | |
| | | | | | | | | | | | | | | |
| Historical Growth | 0 | 0 | 0 | -3 | 0 | -31 | 0 | -67 | -8 | -24 | -60 | 0 | | |
| Comm Dev+1% Growth | 0 | 0 | 0 | 2 | 0 | 25 | 0 | 59 | 5 | 21 | 53 | 0 | | |
| Growth Volume Used | 0 | 0 | 0 | 2 | 0 | 25 | 0 | 59 | 5 | 21 | 53 | 0 | | |
| Total Volume | 0 | 0 | 0 | 30 | 0 | 304 | 0 | 655 | 72 | 232 | 585 | 0 | | |

Input Data

E-W Street: Toney Penna Dr | COUNT DATE: 1/26/2023
N-S STREET: Central Blvd | CURRENT YEAR: 2023 | 8/6/2025
TIME PERIOD: PM | ANALYSIS YEAR: 2030
GROWTH RATE: -1.69% | PSF: 1
SIGNAL ID: 4910

Intersection Volume Development

| | Eastbound | | | Westbound | | | Northbound | | | Southbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | | |
| Existing Volume | 0 | 0 | 0 | 62 | 0 | 409 | 0 | 671 | 63 | 251 | 760 | 0 | | |
| Diversions | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | | |
| Peak Season Volume | 0 | 0 | 0 | 62 | 0 | 409 | 0 | 671 | 63 | 251 | 760 | 0 | | |
| Committed Developments | | | | | | | | | | | | | Type | % Complete |
| Hawkeye | | | | | | | | | | | | | NR | 0% |
| Briger East | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 10 | 0 | 3 | 5 | 0 | NR | 60% |
| Island Way South | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 4 | 0 | 2 | 9 | 0 | Res | 0% |
| Lakewood | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 3 | 0 | 2 | 3 | 0 | Res | 80% |
| Briger West | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 2 | 0 | Res | 60% |
| Lucky Dog Sports Club | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 4 | 0 | NR | 0% |
| Total Committed Developments | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 20 | 0 | 7 | 23 | 0 | | |
| Total Committed Residential | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 8 | 0 | 4 | 14 | 0 | | |
| Total Committed Non-Residential | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 12 | 0 | 3 | 9 | 0 | | |
| Double Count Reduction | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 2 | 0 | 1 | 2 | 0 | | |
| Total Discounted Committed | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 18 | 0 | 6 | 21 | 0 | | |
| | | | | | | | | | | | | | | |
| Historical Growth | 0 | 0 | 0 | -7 | 0 | -46 | 0 | -75 | -7 | -28 | -85 | 0 | | |
| Comm Dev+1% Growth | 0 | 0 | 0 | 4 | 0 | 37 | 0 | 66 | 5 | 24 | 76 | 0 | | |
| Growth Volume Used | 0 | 0 | 0 | 4 | 0 | 37 | 0 | 66 | 5 | 24 | 76 | 0 | | |
| Total Volume | 0 | 0 | 0 | 66 | 0 | 446 | 0 | 737 | 68 | 275 | 836 | 0 | | |

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 3054 | 1560 | 1494 | 3020 | 1205 | 1844 |
| Peak Volume | 3054 | 1560 | 1494 | 3020 | 1205 | 1844 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 3054 | 1560 | 1494 | 3020 | 1205 | 1844 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Frenchmans Reserve | 2 | 1 | 0 | 2 | 1 | 2 | Res | 85% |
| Sea Plum Res | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Parcel 4.03/4.06 | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Central Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Paloma | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Life Time Fitness at Downtown at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legend at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Borland Center-Midtown | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Sea Plum Com | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Donald Ross Village | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legacy Place Commercial | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| PGA Station Building 6 I & II | 16 | 3 | 13 | 20 | 15 | 6 | NR | 70% |
| Parcel 5A | 81 | 14 | 67 | 76 | 60 | 16 | NR | 0% |
| Jupiter Medical Technology Park | 11 | 8 | 2 | 13 | 4 | 10 | NR | 43% |
| Military Trail | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Abacoa DRI | 107 | 51 | 57 | 150 | 72 | 78 | NR | 85% |
| Latitudes Residential | 17 | 13 | 3 | 21 | 7 | 13 | NR | 45% |
| Frenchmans Crossing | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| FAU Jupiter | 5 | 4 | 1 | 5 | 1 | 4 | NR | 65% |
| Briger West | 8 | 6 | 2 | 13 | 5 | 8 | Res | 40% |
| Briger East | 75 | 21 | 55 | 86 | 58 | 28 | NR | 55% |
| Jewish Community Center | 25 | 11 | 14 | 7 | 4 | 3 | NR | 75% |
| Compass Self Storage -Abacoa WK7 | 4 | 2 | 2 | 7 | 4 | 4 | NR | 0% |
| Avenir | 73 | 34 | 38 | 89 | 53 | 36 | Res | 0% |
| Total Committed Developments | 424 | 168 | 254 | 489 | 284 | 208 | | |
| Total Committed Residential | 83 | 41 | 40 | 104 | 59 | 46 | | |
| Total Committed Non-Residential | 341 | 127 | 214 | 385 | 225 | 162 | | |
| Double Count Reduction | 21 | 10 | 10 | 26 | 15 | 12 | | |
| Total Discounted Committed Developments | 403 | 158 | 244 | 463 | 269 | 196 | | |
| Historical Growth | -460 | -235 | -225 | -454 | -181 | -277 | | |
| Comm Dev+1% Growth | 656 | 287 | 368 | 713 | 369 | 349 | | |
| Growth Volume Used | 656 | 287 | 368 | 713 | 369 | 349 | | |
| Total Volume | 3710 | 1847 | 1862 | 3733 | 1574 | 2193 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2680 | 2680 | 4880 | 2680 | 2680 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 5150 | 2830 | 2830 | 5150 | 2830 | 2830 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

Input Data

| | | | | | |
|---|---|---|---|---|---|
| ROAD NAME: | N Military Trl | STATION: | 1602 | | Report Created |
| CURRENT YEAR: | 2022 | FROM: | Midpoint | | 6/25/2025 |
| ANALYSIS YEAR: | 2030 | TO: | Frederick Small Rd | | |
| GROWTH RATE: | -2.02% | COUNT DATE: | 1/18/2022 | | |
| | | PSF: | 1 | | |

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 3054 | 1560 | 1494 | 3020 | 1205 | 1844 |
| Peak Volume | 3054 | 1560 | 1494 | 3020 | 1205 | 1844 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 3054 | 1560 | 1494 | 3020 | 1205 | 1844 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Frenchmans Reserve | 2 | 1 | 0 | 2 | 1 | 2 | Res | 85% |
| Sea Plum Res | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Parcel 4.03/4.06 | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Central Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Paloma | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Life Time Fitness at Downtown at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legend at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Sea Plum Com | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Donald Ross Village | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legacy Place Commercial | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| PGA Station Building 6 I & II | 16 | 3 | 13 | 20 | 15 | 6 | NR | 70% |
| Parcel 5A | 81 | 14 | 67 | 76 | 60 | 16 | NR | 0% |
| Jupiter Medical Technology Park | 11 | 8 | 2 | 13 | 4 | 10 | NR | 43% |
| Military Trail | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Abacoa DRI | 51 | 24 | 27 | 71 | 34 | 37 | NR | 85% |
| Latitudes Residential | 17 | 13 | 3 | 21 | 7 | 13 | NR | 45% |
| Frenchmans Crossing | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| FAU Jupiter | 7 | 1 | 6 | 7 | 5 | 1 | NR | 65% |
| Briger West | 8 | 6 | 2 | 13 | 5 | 8 | Res | 40% |
| Briger East | 75 | 21 | 55 | 86 | 58 | 28 | NR | 55% |
| Compass Self Storage -Abacoa WK7 | 4 | 2 | 2 | 7 | 4 | 4 | NR | 0% |
| Avenir | 73 | 34 | 38 | 89 | 53 | 36 | Res | 0% |
| Total Committed Developments | 345 | 127 | 215 | 405 | 246 | 161 | | |
| Total Committed Residential | 83 | 41 | 40 | 104 | 59 | 46 | | |
| Total Committed Non-Residential | 262 | 86 | 175 | 301 | 187 | 115 | | |
| Double Count Reduction | 21 | 10 | 10 | 26 | 15 | 12 | | |
| Total Discounted Committed Developments | 324 | 117 | 205 | 379 | 231 | 149 | | |
| Historical Growth | -460 | -235 | -225 | -454 | -181 | -277 | | |
| Comm Dev+1% Growth | 577 | 246 | 329 | 629 | 331 | 302 | | |
| Growth Volume Used | 577 | 246 | 329 | 629 | 331 | 302 | | |
| Total Volume | 3631 | 1806 | 1823 | 3649 | 1536 | 2146 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2680 | 2680 | 4880 | 2680 | 2680 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 5150 | 2830 | 2830 | 5150 | 2830 | 2830 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|

Input Data

ROAD NAME: Central Blvd | STATION: 1612 | Report Created
CURRENT YEAR: 2024 | FROM: Midpoint | 6/25/2025
ANALYSIS YEAR: 2030 | TO: Longshore Dr
GROWTH RATE: 0% | COUNT DATE: 1/22/2024
PSF: 1

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 1411 | 510 | 905 | 1478 | 850 | 657 |
| Peak Volume | 1411 | 510 | 905 | 1478 | 850 | 657 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 1411 | 510 | 905 | 1478 | 850 | 657 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Lakewood | 2 | 1 | 1 | 3 | 1 | 1 | Res | 86% |
| Thelma Avenue Offices | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Limestone Creek | 5 | 4 | 1 | 6 | 2 | 4 | Res | 75% |
| Hawkeye | 0 | 0 | 0 | 0 | 0 | 0 | NR | 0% |
| Els Center of Excellence | 1 | 0 | 0 | 0 | 0 | 0 | NR | 97% |
| Coconut Cove | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Island Way South | 4 | 1 | 4 | 6 | 4 | 2 | Res | 0% |
| Beacon Park | 47 | 11 | 36 | 58 | 40 | 18 | Res | 0% |
| Roebuck Road Residential | 2 | 0 | 1 | 3 | 2 | 1 | Res | 0% |
| Tree Top Academy | 23 | 11 | 12 | 23 | 12 | 11 | NR | 0% |
| Reserve at Jupiter | 3 | 2 | 1 | 4 | 2 | 3 | Res | 20% |
| Total Committed Developments | 87 | 30 | 56 | 103 | 63 | 40 | | |
| Total Committed Residential | 63 | 19 | 44 | 80 | 51 | 29 | | |
| Total Committed Non-Residential | 24 | 11 | 12 | 23 | 12 | 11 | | |
| Double Count Reduction | 5 | 2 | 2 | 5 | 2 | 2 | | |
| Total Discounted Committed Developments | 82 | 28 | 54 | 98 | 61 | 38 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 169 | 59 | 110 | 189 | 113 | 78 | | |
| Growth Volume Used | 169 | 59 | 110 | 189 | 113 | 78 | | |
| Total Volume | 1580 | 569 | 1015 | 1667 | 963 | 735 | | |

| Lanes | 2L | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 1480 | 810 | 810 | 1480 | 810 | 810 |
| Link Meets Test 1? | NO | YES | NO | NO | NO | YES |
| LOS E Capacity | 1570 | 860 | 860 | 1570 | 860 | 860 |
| Link Meets Test 2? | NO | YES | NO | NO | NO | YES |

Input Data

ROAD NAME: Central Blvd | STATION: 1612 | Report Created
CURRENT YEAR: 2024 | FROM: Church St | 6/25/2025
ANALYSIS YEAR: 2030 | TO: Midpoint
GROWTH RATE: 0% | COUNT DATE: 1/22/2024
PSF: 1

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 1411 | 510 | 905 | 1478 | 850 | 657 |
| Peak Volume | 1411 | 510 | 905 | 1478 | 850 | 657 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 1411 | 510 | 905 | 1478 | 850 | 657 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Lakewood | 3 | 2 | 1 | 4 | 2 | 2 | Res | 80% |
| Thelma Avenue Offices | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Limestone Creek | 5 | 4 | 1 | 6 | 2 | 4 | Res | 75% |
| Hawkeye | | | | | | | NR | 0% |
| Els Center of Excellence | 6 | 2 | 4 | 3 | 2 | 1 | NR | 75% |
| Coconut Cove | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Island Way South | 4 | 1 | 4 | 6 | 4 | 2 | Res | 0% |
| Beacon Park | 47 | 11 | 36 | 58 | 40 | 18 | Res | 0% |
| Roebuck Road Residential | 2 | 0 | 1 | 3 | 2 | 1 | Res | 0% |
| Tree Top Academy | 23 | 11 | 12 | 23 | 12 | 11 | NR | 0% |
| Reserve at Jupiter | 3 | 2 | 1 | 4 | 2 | 3 | Res | 20% |
| Total Committed Developments | 93 | 33 | 60 | 107 | 66 | 42 | | |
| Total Committed Residential | 64 | 20 | 44 | 81 | 52 | 30 | | |
| Total Committed Non-Residential | 29 | 13 | 16 | 26 | 14 | 12 | | |
| Double Count Reduction | 6 | 3 | 3 | 5 | 3 | 2 | | |
| Total Discounted Committed Developments | 87 | 30 | 57 | 102 | 63 | 40 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 174 | 61 | 113 | 193 | 115 | 80 | | |
| Growth Volume Used | 174 | 61 | 113 | 193 | 115 | 80 | | |
| Total Volume | 1585 | 571 | 1018 | 1671 | 965 | 737 | | |

| Lanes | 2L | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 1480 | 810 | 810 | 1480 | 810 | 810 |
| Link Meets Test 1? | NO | YES | NO | NO | NO | YES |
| LOS E Capacity | 1570 | 860 | 860 | 1570 | 860 | 860 |
| Link Meets Test 2? | NO | YES | NO | NO | NO | YES |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|

Input Data

| | | | | | |
|---|---|---|---|---|---|
| ROAD NAME: | Central Blvd | STATION: | 1612 | | Report Created |
| CURRENT YEAR: | 2024 | FROM: | MIDPOINT | | 6/25/2025 |
| ANALYSIS YEAR: | 2030 | TO: | Church St | | |
| GROWTH RATE: | 0% | COUNT DATE: | 1/22/2024 | | |
| | | PSF: | 1 | | |

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 1411 | 510 | 905 | 1478 | 850 | 657 |
| Peak Volume | 1411 | 510 | 905 | 1478 | 850 | 657 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 1411 | 510 | 905 | 1478 | 850 | 657 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Lakewood | 2 | 1 | 1 | 3 | 1 | 1 | Res | 86% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Thelma Avenue Offices | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Limestone Creek | 20 | 5 | 15 | 26 | 16 | 10 | Res | 75% |
| Briger West | 1 | 1 | 0 | 1 | 1 | 1 | Res | 80% |
| Hawkeye | 0 | 0 | 0 | 0 | 0 | 0 | NR | 0% |
| Els Center of Excellence | 0 | 0 | 0 | 0 | 0 | 0 | NR | 97% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Coconut Cove | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Lucky Dog Sports Club | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Island Way South | 6 | 1 | 4 | 8 | 6 | 2 | Res | 0% |
| Beacon Park | 47 | 36 | 11 | 58 | 18 | 40 | Res | 0% |
| Roebuck Road Residential | 2 | 0 | 1 | 3 | 2 | 1 | Res | 0% |
| Tree Top Academy | 29 | 15 | 14 | 29 | 14 | 15 | NR | 0% |
| Reserve at Jupiter | 12 | 3 | 9 | 17 | 11 | 6 | Res | 20% |
| Total Committed Developments | 119 | 62 | 55 | 145 | 69 | 76 | | |
| Total Committed Residential | 90 | 47 | 41 | 116 | 55 | 61 | | |
| Total Committed Non-Residential | 29 | 15 | 14 | 29 | 14 | 15 | | |
| Double Count Reduction | 6 | 3 | 3 | 6 | 3 | 3 | | |
| Total Discounted Committed Developments | 113 | 59 | 52 | 139 | 66 | 73 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 200 | 90 | 108 | 230 | 118 | 113 | | |
| Growth Volume Used | 200 | 90 | 108 | 230 | 118 | 113 | | |
| Total Volume | 1611 | 600 | 1013 | 1708 | 968 | 770 | | |

| Lanes | 2L | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 1480 | 810 | 810 | 1480 | 810 | 810 |
| Link Meets Test 1? | NO | YES | NO | NO | NO | YES |
| LOS E Capacity | 1570 | 860 | 860 | 1570 | 860 | 860 |
| Link Meets Test 2? | NO | YES | NO | NO | NO | YES |

Input Data

| | | | | | |
|---|---|---|---|---|---|
| ROAD NAME: | Central Blvd | STATION: | 1612 | | Report Created |
| CURRENT YEAR: | 2024 | FROM: | W Indiantown Rd | | 6/25/2025 |
| ANALYSIS YEAR: | 2030 | TO: | MIDPOINT | | |
| GROWTH RATE: | 0% | COUNT DATE: | 1/22/2024 | | |
| | | PSF: | 1 | | |

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 1411 | 510 | 905 | 1478 | 850 | 657 |
| Peak Volume | 1411 | 510 | 905 | 1478 | 850 | 657 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 1411 | 510 | 905 | 1478 | 850 | 657 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Lakewood | 3 | 2 | 1 | 4 | 2 | 2 | Res | 80% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Thelma Avenue Offices | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Limestone Creek | 20 | 5 | 15 | 26 | 16 | 10 | Res | 75% |
| Briger West | 1 | 1 | 0 | 1 | 1 | 1 | Res | 80% |
| Hawkeye | | | | | | | NR | 0% |
| Walmart Store Expansion | 2 | 1 | 1 | 32 | 15 | 17 | NR | 78% |
| Els Center of Excellence | 2 | 1 | 1 | 1 | 0 | 0 | NR | 75% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Coconut Cove | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Lucky Dog Sports Club | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Island Way South | 6 | 1 | 4 | 8 | 6 | 2 | Res | 0% |
| Beacon Park | 47 | 36 | 11 | 58 | 18 | 40 | Res | 0% |
| Roebuck Road Residential | 2 | 0 | 1 | 3 | 2 | 1 | Res | 0% |
| Tree Top Academy | 29 | 15 | 14 | 29 | 14 | 15 | NR | 0% |
| Reserve at Jupiter | 12 | 3 | 9 | 17 | 11 | 6 | Res | 20% |
| Total Committed Developments | 124 | 65 | 57 | 179 | 85 | 94 | | |
| Total Committed Residential | 91 | 48 | 41 | 117 | 56 | 62 | | |
| Total Committed Non-Residential | 33 | 17 | 16 | 62 | 29 | 32 | | |
| Double Count Reduction | 7 | 3 | 3 | 12 | 6 | 6 | | |
| Total Discounted Committed Developments | 117 | 62 | 54 | 167 | 79 | 88 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 204 | 93 | 110 | 258 | 131 | 128 | | |
| Growth Volume Used | 204 | 93 | 110 | 258 | 131 | 128 | | |
| Total Volume | 1615 | 603 | 1015 | 1736 | 981 | 785 | | |

| Lanes | 2L | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 1480 | 810 | 810 | 1480 | 810 | 810 |
| Link Meets Test 1? | NO | YES | NO | NO | NO | YES |
| LOS E Capacity | 1570 | 860 | 860 | 1570 | 860 | 860 |
| Link Meets Test 2? | NO | YES | NO | NO | NO | YES |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|

Input Data

| | | | | |
|---|---|---|---|---|
| ROAD NAME: | N Interstate 95 | STATION: | 2200 | Report Created |
| CURRENT YEAR: | 2022 | FROM: | N Military Trl | 6/25/2025 |
| ANALYSIS YEAR: | 2030 | TO: | Donald Ross Rd | |
| GROWTH RATE: | 0% | COUNT DATE: | 3/1/2022 | |
| | | PSF: | 0 | |

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Peak Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 0 | 1541 | 1316 | 0 | 1970 | 1413 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Life Time Fitness at Downtown at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| PGA Station Residential | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legacy Place Commercial | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Southampton | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| PGA Station Building 6 I & II | 16 | 3 | 13 | 20 | 15 | 6 | NR | 70% |
| Parcel 5A | 93 | 16 | 77 | 87 | 69 | 18 | NR | 0% |
| Abacoa DRI | 41 | 19 | 22 | 57 | 27 | 30 | NR | 85% |
| Loehmanns Plaza | 21 | 5 | 16 | 69 | 37 | 32 | NR | 7% |
| FAU Jupiter | 28 | 23 | 5 | 27 | 5 | 22 | NR | 65% |
| Briger West | 29 | 7 | 23 | 49 | 29 | 20 | Res | 40% |
| Briger East | 347 | 251 | 96 | 396 | 130 | 266 | NR | 55% |
| Total Committed Developments | 575 | 324 | 252 | 705 | 312 | 394 | | |
| Total Committed Residential | 29 | 7 | 23 | 49 | 29 | 20 | | |
| Total Committed Non-Residential | 546 | 317 | 229 | 656 | 283 | 374 | | |
| Double Count Reduction | 7 | 2 | 6 | 12 | 7 | 5 | | |
| Total Discounted Committed Developments | 568 | 322 | 246 | 693 | 305 | 389 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 568 | 450 | 355 | 693 | 468 | 506 | | |
| Growth Volume Used | 568 | 450 | 355 | 693 | 468 | 506 | | |
| Total Volume | 568 | 1991 | 1671 | 693 | 2438 | 1919 | | |
| Lanes | 10LX | | | | | | | |
| LOS D Capacity | 16930 | 9320 | 9320 | 16930 | 9320 | 9320 | | |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES | | |
| LOS E Capacity | 19250 | 10580 | 10580 | 19250 | 10580 | 10580 | | |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES | | |

CURRENT YEAR: 2024 FROM: Donald Ross Rd 6/25/2025
ANALYSIS YEAR: 2030 TO: Midpoint
GROWTH RATE: 0% COUNT DATE: 1/17/2024
PSF: 1

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 1630 | 1027 | 615 | 2210 | 1429 | 783 |
| Peak Volume | 1630 | 1027 | 615 | 2210 | 1429 | 783 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 1630 | 1027 | 615 | 2210 | 1429 | 783 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Old Palm Golf Club | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Sea Plum Res | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Parcel 4.03/4.06 | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Central Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Paloma | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Life Time Fitness at Downtown at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legend at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Sea Plum Com | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Donald Ross Village | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Jupiter Medical Technology Park | 1 | 0 | 0 | 1 | 0 | 1 | NR | 90% |
| Abacoa DRI | 65 | 31 | 34 | 90 | 43 | 47 | NR | 90% |
| Latitudes Residential | 13 | 11 | 3 | 16 | 6 | 11 | NR | 45% |
| FAU Jupiter | 82 | 67 | 15 | 79 | 16 | 63 | NR | 65% |
| Briger West | 7 | 5 | 1 | 11 | 4 | 7 | Res | 80% |
| Jewish Community Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Total Committed Developments | 168 | 114 | 53 | 197 | 69 | 129 | | |
| Total Committed Residential | 7 | 5 | 1 | 11 | 4 | 7 | | |
| Total Committed Non-Residential | 161 | 109 | 52 | 186 | 65 | 122 | | |
| Double Count Reduction | 2 | 1 | 0 | 3 | 1 | 2 | | |
| Total Discounted Committed Developments | 166 | 113 | 53 | 194 | 68 | 127 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 266 | 176 | 91 | 330 | 156 | 175 | | |
| Growth Volume Used | 266 | 176 | 91 | 330 | 156 | 175 | | |
| Total Volume | 1896 | 1203 | 706 | 2540 | 1585 | 958 | | |

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

Input Data

ROAD NAME: Central Blvd STATION: 1206 Report Created
CURRENT YEAR: 2024 FROM: Midpoint 6/25/2025
ANALYSIS YEAR: 2030 TO: Frederick Small Rd
GROWTH RATE: 0% COUNT DATE: 1/17/2024
PSF: 1

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 1630 | 1027 | 615 | 2210 | 1429 | 783 |
| Peak Volume | 1630 | 1027 | 615 | 2210 | 1429 | 783 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 1630 | 1027 | 615 | 2210 | 1429 | 783 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Sea Plum Res | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Parcel 4.03/4.06 | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Central Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Paloma | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Life Time Fitness at Downtown at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legend at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Sea Plum Com | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Donald Ross Village | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Jupiter Medical Technology Park | 1 | 0 | 0 | 1 | 0 | 1 | NR | 90% |
| Abacoa DRI | 41 | 19 | 22 | 57 | 27 | 30 | NR | 90% |
| Latitudes Residential | 13 | 11 | 3 | 16 | 6 | 11 | NR | 45% |
| FAU Jupiter | 23 | 4 | 19 | 23 | 18 | 4 | NR | 65% |
| Briger West | 7 | 5 | 1 | 11 | 4 | 7 | Res | 80% |
| Total Committed Developments | 85 | 39 | 45 | 108 | 55 | 53 | | |
| Total Committed Residential | 7 | 5 | 1 | 11 | 4 | 7 | | |
| Total Committed Non-Residential | 78 | 34 | 44 | 97 | 51 | 46 | | |
| Double Count Reduction | 2 | 1 | 0 | 3 | 1 | 2 | | |
| Total Discounted Committed Developments | 83 | 38 | 45 | 105 | 54 | 51 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 183 | 101 | 83 | 241 | 142 | 99 | | |
| Growth Volume Used | 183 | 101 | 83 | 241 | 142 | 99 | | |
| Total Volume | 1813 | 1128 | 698 | 2451 | 1571 | 882 | | |

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

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|

Input Data

| | | | | | |
|---|---|---|---|---|---|
| ROAD NAME: | N Floridas Tpke | STATION: | 1102 | | Report Created |
| CURRENT YEAR: | 2022 | FROM: | W Indiantown Rd | | 6/25/2025 |
| ANALYSIS YEAR: | 2030 | TO: | Midpoint | | |
| GROWTH RATE: | 0% | COUNT DATE: | 2/23/2022 | | |
| | | PSF: | 0 | | |

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Peak Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 0 | 924 | 1217 | 0 | 1002 | 924 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Lakewood | 1 | 1 | 1 | 1 | 1 | 1 | Res | 86% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Briger West | 3 | 2 | 1 | 4 | 2 | 3 | Res | 40% |
| Briger East | 15 | 4 | 11 | 17 | 12 | 6 | NR | 55% |
| Hawkeye | 0 | 0 | 0 | 0 | 0 | 0 | NR | 0% |
| Total Committed Developments | 19 | 7 | 13 | 22 | 15 | 10 | | |
| Total Committed Residential | 4 | 3 | 2 | 5 | 3 | 4 | | |
| Total Committed Non-Residential | 15 | 4 | 11 | 17 | 12 | 6 | | |
| Double Count Reduction | 1 | 1 | 1 | 1 | 1 | 1 | | |
| Total Discounted Committed Developments | 18 | 6 | 12 | 21 | 14 | 9 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 18 | 83 | 113 | 21 | 97 | 86 | | |
| Growth Volume Used | 18 | 83 | 113 | 21 | 97 | 86 | | |
| Total Volume | 18 | 1007 | 1330 | 21 | 1099 | 1010 | | |

| Lanes | 4LX | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 6770 | 3720 | 3720 | 6770 | 3720 | 3720 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 7300 | 4020 | 4020 | 7300 | 4020 | 4020 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|
| | | Input Data | | | | | | |
| ROAD NAME: | N Floridas Tpke | | STATION: | 2102 | | | | Report Created |
| CURRENT YEAR: | 2022 | | FROM: | Pga Blvd | | | | 6/25/2025 |
| ANALYSIS YEAR: | 2030 | | TO: | W Indiantown Rd | | | | |
| GROWTH RATE: | 0% | | COUNT DATE: | 3/28/2022 | | | | |
| | | | PSF: | 0 | | | | |
| | | Link Analysis | | | | | | |
| Time Period | | AM | | | PM | | | |

| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
|---|---|---|---|---|---|---|
| Existing Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Peak Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 0 | 397 | 1300 | 0 | 1288 | 627 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Life Time Fitness at Downtown at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Lakewood | 6 | 2 | 3 | 7 | 4 | 3 | Res | 86% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Southampton | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Parcel 5A | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Hawkeye | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Total Committed Developments | 6 | 2 | 3 | 7 | 4 | 3 | | |
| Total Committed Residential | 6 | 2 | 3 | 7 | 4 | 3 | | |
| Total Committed Non-Residential | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Double Count Reduction | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Total Discounted Committed Developments | 6 | 2 | 3 | 7 | 4 | 3 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 6 | 35 | 111 | 7 | 111 | 55 | | |
| Growth Volume Used | 6 | 35 | 111 | 7 | 111 | 55 | | |
| Total Volume | 6 | 432 | 1411 | 7 | 1399 | 682 | | |

| Lanes | 4LX | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 6770 | 3720 | 3720 | 6770 | 3720 | 3720 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 7300 | 4020 | 4020 | 7300 | 4020 | 4020 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|

Input Data

ROAD NAME: Indiantown Rd STATION: 1209 Report Created
CURRENT YEAR: 2024 FROM: Midpoint 6/25/2025
ANALYSIS YEAR: 2030 TO: Old Dixie Hwy
GROWTH RATE: 0% COUNT DATE: 2/17/2022
PSF: 0

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Peak Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 0 | 1878 | 1042 | 0 | 1836 | 1519 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Sea Plum Res | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| AutoZone #4991 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Sea Plum Com | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Lakewood | 6 | 4 | 3 | 7 | 4 | 4 | Res | 86% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Harbourside | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Jupiter Medical Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Jupiter Medical Technology Park | 2 | 0 | 1 | 2 | 2 | 1 | NR | 90% |
| Abacoa DRI | 17 | 9 | 8 | 24 | 12 | 11 | NR | 90% |
| Bluewater Plaza | 12 | 10 | 2 | 26 | 8 | 17 | NR | 0% |
| Seagrape Plaza | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Fishermans Wharf | 11 | 9 | 2 | 35 | 19 | 16 | Res | 0% |
| Brown Private School | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Briger West | 2 | 2 | 1 | 4 | 2 | 2 | Res | 80% |
| Hawkeye | 0 | 0 | 0 | 0 | 0 | 0 | NR | 0% |
| Walmart Store Expansion | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Love Street | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Villa Diamante | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Boyd Medical Office | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| 320 Hibiscus St | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Circle K | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Center Park Commercial Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Island Way South | 4 | 4 | 1 | 6 | 2 | 4 | Res | 0% |
| Beacon Park | 78 | 18 | 61 | 96 | 66 | 30 | Res | 0% |
| Flaglers Wharf | 0 | 1 | 1 | 1 | 1 | 1 | Res | 0% |
| Sperry Project | 52 | 22 | 30 | 112 | 62 | 50 | Res | 0% |
| 900 S US 1 | 22 | 19 | 4 | 30 | 10 | 20 | NR | 35% |
| Inlet Village Market | 46 | 23 | 22 | 16 | 8 | 8 | NR | 0% |
| Total Committed Developments | 252 | 121 | 136 | 359 | 196 | 164 | | |
| Total Committed Residential | 153 | 60 | 99 | 261 | 156 | 107 | | |
| Total Committed Non-Residential | 99 | 61 | 37 | 98 | 40 | 57 | | |
| Double Count Reduction | 20 | 12 | 7 | 20 | 8 | 11 | | |
| Total Discounted Committed Developments | 232 | 109 | 129 | 339 | 188 | 153 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 232 | 225 | 193 | 339 | 301 | 246 | | |
| Growth Volume Used | 232 | 225 | 193 | 339 | 301 | 246 | | |
| Total Volume | 232 | 2103 | 1235 | 339 | 2137 | 1765 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2680 | 2680 | 4880 | 2680 | 2680 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 5150 | 2830 | 2830 | 5150 | 2830 | 2830 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

Input Data

ROAD NAME: Indiantown Rd STATION: 1209 Report Created
CURRENT YEAR: 2024 FROM: N Military Trl 6/25/2025
ANALYSIS YEAR: 2030 TO: Midpoint
GROWTH RATE: 0% COUNT DATE: NA
PSF: 0

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Peak Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 0 | 0 | 0 | 0 | 0 | 0 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Sea Plum Res | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| AutoZone #4991 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Sea Plum Com | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Lakewood | 9 | 5 | 4 | 10 | 5 | 5 | Res | 80% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Harbourside | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Jupiter Medical Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Jupiter Medical Technology Park | 2 | 0 | 1 | 2 | 2 | 1 | NR | 90% |
| Abacoa DRI | 17 | 9 | 8 | 24 | 12 | 11 | NR | 90% |
| Bluewater Plaza | 12 | 10 | 2 | 26 | 8 | 17 | NR | 0% |
| Seagrape Plaza | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Fishermans Wharf | 11 | 9 | 2 | 35 | 19 | 16 | Res | 0% |
| Brown Private School | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Briger West | 2 | 2 | 1 | 4 | 2 | 2 | Res | 80% |
| Hawkeye | | | | | | | NR | 0% |
| Walmart Store Expansion | 3 | 1 | 2 | 47 | 25 | 23 | NR | 78% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Love Street | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Villa Diamante | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Boyd Medical Office | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| 320 Hibiscus St | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Circle K | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Center Park Commercial Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Island Way South | 4 | 4 | 1 | 6 | 2 | 4 | Res | 0% |
| Beacon Park | 78 | 18 | 61 | 96 | 66 | 30 | Res | 0% |
| Flaglers Wharf | 0 | 1 | 1 | 1 | 1 | 1 | Res | 0% |
| Sperry Project | 52 | 22 | 30 | 112 | 62 | 50 | Res | 0% |
| 900 S US 1 | 22 | 19 | 4 | 30 | 10 | 20 | NR | 35% |
| Inlet Village Market | 46 | 23 | 22 | 16 | 8 | 8 | NR | 0% |
| Total Committed Developments | 258 | 123 | 139 | 409 | 222 | 188 | | |
| Total Committed Residential | 156 | 61 | 100 | 264 | 157 | 108 | | |
| Total Committed Non-Residential | 102 | 62 | 39 | 145 | 65 | 80 | | |
| Double Count Reduction | 20 | 12 | 8 | 29 | 13 | 16 | | |
| Total Discounted Committed Developments | 238 | 111 | 131 | 380 | 209 | 172 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 238 | 111 | 131 | 380 | 209 | 172 | | |
| Growth Volume Used | 238 | 111 | 131 | 380 | 209 | 172 | | |
| Total Volume | 238 | 111 | 131 | 380 | 209 | 172 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2680 | 2680 | 4880 | 2680 | 2680 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 5150 | 2830 | 2830 | 5150 | 2830 | 2830 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|
| | | Input Data | | | | | | |
| ROAD NAME: | Indiantown Rd | | | STATION: | 1601 | | | Report Created |
| CURRENT YEAR: | 2022 | | | FROM: | Midpoint | | | 6/25/2025 |
| ANALYSIS YEAR: | 2030 | | | TO: | N Military Trl | | | |
| GROWTH RATE: | 0.25% | | | COUNT DATE: | 2/1/2022 | | | |
| | | | | PSF: | 1 | | | |
| | | Link Analysis | | | | | | |
| Time Period | | AM | | | PM | | | |

| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
|---|---|---|---|---|---|---|
| Existing Volume | 3238 | 2024 | 1446 | 3496 | 1787 | 1709 |
| Peak Volume | 3238 | 2024 | 1446 | 3496 | 1787 | 1709 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 3238 | 2024 | 1446 | 3496 | 1787 | 1709 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Sea Plum Res | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| AutoZone #4991 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Sea Plum Com | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Lakewood | 26 | 16 | 11 | 31 | 15 | 16 | Res | 86% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Shoppes of Jupiter Creek | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Harbourside | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Jupiter Medical Center | 4 | 2 | 1 | 4 | 1 | 2 | NR | 85% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Palm Beach Park of Commerce | 96 | 13 | 83 | 120 | 98 | 22 | NR | 15% |
| Jupiter Medical Technology Park | 14 | 11 | 3 | 18 | 5 | 13 | NR | 43% |
| Abacoa DRI | 15 | 7 | 8 | 21 | 10 | 11 | NR | 85% |
| Bluewater Plaza | 8 | 7 | 1 | 17 | 6 | 12 | NR | 0% |
| Thelma Avenue Offices | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Seagrape Plaza | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Fishermans Wharf | 9 | 8 | 2 | 29 | 16 | 13 | Res | 0% |
| Brown Private School | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Briger West | 3 | 1 | 2 | 4 | 3 | 2 | Res | 40% |
| Briger East | 8 | 5 | 2 | 9 | 3 | 6 | NR | 55% |
| Hawkeye | 0 | 0 | 0 | 0 | 0 | 0 | NR | 0% |
| Walmart Store Expansion | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Els Center of Excellence | 3 | 1 | 2 | 1 | 1 | 0 | NR | 97% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Love Street | 4 | 3 | 1 | 36 | 20 | 16 | NR | 0% |
| Villa Diamante | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| 320 Hibiscus St | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| FPL Service Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Circle K | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Center Park Commercial Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Home Depot Plaza | 34 | 16 | 18 | 58 | 30 | 28 | NR | 75% |
| Island Way South | 7 | 6 | 2 | 10 | 3 | 7 | Res | 0% |
| Pennock Square | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Beacon Park | 133 | 30 | 103 | 163 | 112 | 51 | Res | 0% |
| Maplewood Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Inlet Village Market | 29 | 15 | 14 | 10 | 5 | 5 | NR | 0% |
| Avenir | 15 | 7 | 8 | 18 | 11 | 7 | Res | 0% |
| Total Committed Developments | 408 | 148 | 261 | 549 | 339 | 211 | | |
| Total Committed Residential | 193 | 68 | 128 | 255 | 160 | 96 | | |
| Total Committed Non-Residential | 215 | 80 | 133 | 294 | 179 | 115 | | |
| Double Count Reduction | 43 | 16 | 27 | 59 | 36 | 23 | | |
| Total Discounted Committed Developments | 365 | 132 | 234 | 490 | 303 | 188 | | |
| Historical Growth | 66 | 41 | 29 | 71 | 36 | 35 | | |
| Comm Dev+1% Growth | 633 | 300 | 354 | 780 | 451 | 330 | | |
| Growth Volume Used | 633 | 300 | 354 | 780 | 451 | 330 | | |
| Total Volume | 3871 | 2324 | 1800 | 4276 | 2238 | 2039 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2680 | 2680 | 4880 | 2680 | 2680 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 5150 | 2830 | 2830 | 5150 | 2830 | 2830 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|
| | | Input Data | | | | | | |
| ROAD NAME: | Indiantown Rd | | | STATION: | 1601 | | | Report Created |
| CURRENT YEAR: | 2022 | | | FROM: | Center St | | | 6/25/2025 |
| ANALYSIS YEAR: | 2030 | | | TO: | MIDPOINT | | | |
| GROWTH RATE: | 0.25% | | | COUNT DATE: | 2/1/2022 | | | |
| | | | | PSF: | 1 | | | |
| | | Link Analysis | | | | | | |
| Time Period | | AM | | | PM | | | |

| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
|---|---|---|---|---|---|---|
| Existing Volume | 3238 | 2024 | 1446 | 3496 | 1787 | 1709 |
| Peak Volume | 3238 | 2024 | 1446 | 3496 | 1787 | 1709 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 3238 | 2024 | 1446 | 3496 | 1787 | 1709 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Sea Plum Res | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| AutoZone #4991 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Sea Plum Com | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Lakewood | 85 | 50 | 35 | 99 | 47 | 52 | Res | 55% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Shoppes of Jupiter Creek | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Harbourside | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Jupiter Medical Center | 4 | 2 | 1 | 4 | 1 | 2 | NR | 85% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Palm Beach Park of Commerce | 96 | 13 | 83 | 120 | 98 | 22 | NR | 15% |
| Abacoa DRI | 15 | 7 | 8 | 21 | 10 | 11 | NR | 85% |
| Bluewater Plaza | 8 | 7 | 1 | 17 | 6 | 12 | NR | 0% |
| Thelma Avenue Offices | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Seagrape Plaza | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Fishermans Wharf | 9 | 8 | 2 | 29 | 16 | 13 | Res | 0% |
| Brown Private School | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Briger West | 3 | 1 | 2 | 4 | 3 | 2 | Res | 40% |
| Briger East | 8 | 5 | 2 | 9 | 3 | 6 | NR | 55% |
| Hawkeye | | | | | | | NR | 0% |
| Walmart Store Expansion | 5 | 2 | 3 | 75 | 39 | 36 | NR | 78% |
| Els Center of Excellence | 48 | 17 | 31 | 20 | 12 | 8 | NR | 50% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Love Street | 4 | 3 | 1 | 36 | 20 | 16 | NR | 0% |
| Villa Diamante | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| 320 Hibiscus St | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| FPL Service Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Circle K | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Center Park Commercial Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Home Depot Plaza | 26 | 12 | 14 | 45 | 23 | 21 | NR | 75% |
| Island Way South | 8 | 7 | 2 | 12 | 3 | 8 | Res | 0% |
| Pennock Square | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Beacon Park | 133 | 30 | 103 | 163 | 112 | 51 | Res | 0% |
| Maplewood Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Inlet Village Market | 29 | 15 | 14 | 10 | 5 | 5 | NR | 0% |
| Avenir | 15 | 7 | 8 | 18 | 11 | 7 | Res | 0% |
| Total Committed Developments | 496 | 186 | 310 | 682 | 409 | 272 | | |
| Total Committed Residential | 253 | 103 | 152 | 325 | 192 | 133 | | |
| Total Committed Non-Residential | 243 | 83 | 158 | 357 | 217 | 139 | | |
| Double Count Reduction | 49 | 17 | 32 | 71 | 43 | 28 | | |
| Total Discounted Committed Developments | 447 | 169 | 278 | 611 | 366 | 244 | | |
| Historical Growth | 66 | 41 | 29 | 71 | 36 | 35 | | |
| Comm Dev+1% Growth | 715 | 337 | 398 | 901 | 514 | 386 | | |
| Growth Volume Used | 715 | 337 | 398 | 901 | 514 | 386 | | |
| Total Volume | 3953 | 2361 | 1844 | 4397 | 2301 | 2095 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2680 | 2680 | 4880 | 2680 | 2680 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 5150 | 2830 | 2830 | 5150 | 2830 | 2830 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|

Input Data

ROAD NAME: Indiantown Rd
CURRENT YEAR: 2025
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 1617
FROM: Midpoint
TO: Central Blvd
COUNT DATE: 1/14/2025
PSF: 1
Report Created 10/27/2025

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 4954 | 2828 | 2126 | 5204 | 2520 | 2684 |
| Peak Volume | 4954 | 2828 | 2126 | 5204 | 2520 | 2684 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 4954 | 2828 | 2126 | 5204 | 2520 | 2684 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Lakewood | 44 | 27 | 18 | 52 | 25 | 27 | Res | 86% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Palm Beach Park of Commerce | 147 | 19 | 128 | 184 | 149 | 34 | NR | 35% |
| Abacoa DRI | 3 | 2 | 2 | 5 | 2 | 2 | NR | 90% |
| Thelma Avenue Offices | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Pennock Preserve | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Old Plantation | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Briger West | 1 | 0 | 1 | 1 | 1 | 1 | Res | 80% |
| Hawkeye | | | | | | | NR | 0% |
| Walmart Store Expansion | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Els Center of Excellence | 4 | 1 | 2 | 2 | 1 | 1 | NR | 97% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Coconut Cove | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Lucky Dog Sports Club | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Island Way South | 25 | 20 | 5 | 35 | 10 | 25 | Res | 0% |
| Tree Top Academy | 16 | 9 | 7 | 11 | 5 | 6 | NR | 50% |
| Avenir | 11 | 5 | 6 | 13 | 8 | 5 | Res | 8% |
| Total Committed Developments | 251 | 83 | 169 | 303 | 201 | 101 | | |
| Total Committed Residential | 81 | 52 | 30 | 101 | 44 | 58 | | |
| Total Committed Non-Residential | 170 | 31 | 139 | 202 | 157 | 43 | | |
| Double Count Reduction | 20 | 6 | 8 | 25 | 11 | 9 | | |
| Total Discounted Committed Developments | 231 | 77 | 161 | 278 | 190 | 92 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 484 | 221 | 269 | 543 | 319 | 229 | | |
| Growth Volume Used | 484 | 221 | 269 | 543 | 319 | 229 | | |
| Total Volume | 5438 | 3049 | 2395 | 5747 | 2839 | 2913 | | |

| Lanes | 7LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 5705 | 3590 | 2680 | 5705 | 3590 | 2680 |
| Link Meets Test 1? | YES | YES | YES | NO | YES | NO |
| LOS E Capacity | 6015 | 3780 | 2830 | 6015 | 3780 | 2830 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | NO |

Input Data

ROAD NAME: Indiantown Rd
CURRENT YEAR: 2025
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 1617
FROM: Island Way
TO: Midpoint
COUNT DATE: NA
PSF: 0
Report Created 10/27/2025

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Peak Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 0 | 0 | 0 | 0 | 0 | 0 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Lakewood | 44 | 27 | 18 | 52 | 25 | 27 | Res | 86% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Palm Beach Park of Commerce | 147 | 19 | 128 | 184 | 149 | 34 | NR | 35% |
| Abacoa DRI | 3 | 2 | 2 | 5 | 2 | 2 | NR | 90% |
| Thelma Avenue Offices | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Pennock Preserve | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Old Plantation | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Briger West | 1 | 0 | 1 | 1 | 1 | 1 | Res | 80% |
| Hawkeye | | | | | | | NR | 0% |
| Walmart Store Expansion | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Els Center of Excellence | 4 | 1 | 2 | 2 | 1 | 1 | NR | 97% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Coconut Cove | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Lucky Dog Sports Club | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Island Way South | 25 | 20 | 5 | 35 | 10 | 25 | Res | 0% |
| Tree Top Academy | 16 | 9 | 7 | 11 | 5 | 6 | NR | 50% |
| Avenir | 11 | 5 | 6 | 13 | 8 | 5 | Res | 8% |
| Total Committed Developments | 251 | 83 | 169 | 303 | 201 | 101 | | |
| Total Committed Residential | 81 | 52 | 30 | 101 | 44 | 58 | | |
| Total Committed Non-Residential | 170 | 31 | 139 | 202 | 157 | 43 | | |
| Double Count Reduction | 20 | 6 | 8 | 25 | 11 | 9 | | |
| Total Discounted Committed Developments | 231 | 77 | 161 | 278 | 190 | 92 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 231 | 77 | 161 | 278 | 190 | 92 | | |
| Growth Volume Used | 231 | 77 | 161 | 278 | 190 | 92 | | |
| Total Volume | 231 | 77 | 161 | 278 | 190 | 92 | | |

| Lanes | 7LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 5705 | 3590 | 2680 | 5705 | 3590 | 2680 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 6015 | 3780 | 2830 | 6015 | 3780 | 2830 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

Input Data

ROAD NAME: Indiantown Rd
CURRENT YEAR: 2025
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 1213
FROM: Midpoint
TO: Island Way
COUNT DATE: 1/7/2025
PSF: 1
Report Created: 10/27/2025

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 5790 | 3344 | 2446 | 5143 | 2382 | 2761 |
| Peak Volume | 5790 | 3344 | 2446 | 5143 | 2382 | 2761 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 5790 | 3344 | 2446 | 5143 | 2382 | 2761 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Lakewood | 48 | 29 | 20 | 56 | 27 | 29 | Res | 86% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Palm Beach Park of Commerce | 110 | 15 | 96 | 138 | 112 | 26 | NR | 35% |
| Abacoa DRI | 3 | 2 | 2 | 5 | 2 | 2 | NR | 90% |
| Thelma Avenue Offices | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Limestone Creek | 18 | 4 | 13 | 22 | 14 | 8 | Res | 75% |
| Pennock Preserve | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Old Plantation | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Briger West | 2 | 1 | 0 | 3 | 1 | 2 | Res | 80% |
| Hawkeye | 0 | 0 | 0 | 0 | 0 | 0 | NR | 0% |
| Walmart Store Expansion | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Els Center of Excellence | 4 | 3 | 1 | 2 | 1 | 1 | NR | 97% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Island Way South | 22 | 5 | 18 | 31 | 22 | 9 | Res | 0% |
| Tree Top Academy | 25 | 14 | 11 | 17 | 8 | 9 | NR | 50% |
| Avenir | 11 | 5 | 6 | 13 | 8 | 5 | Res | 8% |
| Total Committed Developments | 243 | 78 | 167 | 287 | 195 | 91 | | |
| Total Committed Residential | 101 | 44 | 57 | 125 | 72 | 53 | | |
| Total Committed Non-Residential | 142 | 34 | 110 | 162 | 123 | 38 | | |
| Double Count Reduction | 25 | 7 | 14 | 31 | 18 | 8 | | |
| Total Discounted Committed Developments | 218 | 71 | 153 | 256 | 177 | 83 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 513 | 242 | 278 | 518 | 299 | 224 | | |
| Growth Volume Used | 513 | 242 | 278 | 518 | 299 | 224 | | |
| Total Volume | 6303 | 3586 | 2724 | 5661 | 2681 | 2985 | | |

| Lanes | 8LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 6530 | 3940 | 3940 | 6530 | 3940 | 3940 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 6530 | 3940 | 3940 | 6530 | 3940 | 3940 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

Input Data

ROAD NAME: Indiantown Rd
CURRENT YEAR: 2025
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 1213
FROM: N Interstate 95
TO: Midpoint
COUNT DATE: NA
PSF: 0
Report Created: 10/27/2025

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Peak Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 0 | 0 | 0 | 0 | 0 | 0 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Lakewood | 48 | 29 | 20 | 56 | 27 | 29 | Res | 86% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Palm Beach Park of Commerce | 110 | 15 | 96 | 138 | 112 | 26 | NR | 35% |
| Abacoa DRI | 3 | 2 | 2 | 5 | 2 | 2 | NR | 90% |
| Thelma Avenue Offices | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Limestone Creek | 18 | 4 | 13 | 22 | 14 | 8 | Res | 75% |
| Pennock Preserve | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Old Plantation | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Briger West | 2 | 1 | 0 | 3 | 1 | 2 | Res | 80% |
| Hawkeye | 0 | 0 | 0 | 0 | 0 | 0 | NR | 0% |
| Walmart Store Expansion | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Els Center of Excellence | 4 | 3 | 1 | 2 | 1 | 1 | NR | 97% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Island Way South | 22 | 5 | 18 | 31 | 22 | 9 | Res | 0% |
| Tree Top Academy | 25 | 14 | 11 | 17 | 8 | 9 | NR | 50% |
| Avenir | 11 | 5 | 6 | 13 | 8 | 5 | Res | 8% |
| Total Committed Developments | 243 | 78 | 167 | 287 | 195 | 91 | | |
| Total Committed Residential | 101 | 44 | 57 | 125 | 72 | 53 | | |
| Total Committed Non-Residential | 142 | 34 | 110 | 162 | 123 | 38 | | |
| Double Count Reduction | 25 | 7 | 14 | 31 | 18 | 8 | | |
| Total Discounted Committed Developments | 218 | 71 | 153 | 256 | 177 | 83 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 218 | 71 | 153 | 256 | 177 | 83 | | |
| Growth Volume Used | 218 | 71 | 153 | 256 | 177 | 83 | | |
| Total Volume | 218 | 71 | 153 | 256 | 177 | 83 | | |

| Lanes | 8LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 6530 | 3940 | 3940 | 6530 | 3940 | 3940 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 6530 | 3940 | 3940 | 6530 | 3940 | 3940 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|

Input Data

ROAD NAME: Indiantown Rd
CURRENT YEAR: 2022
ANALYSIS YEAR: 2030
GROWTH RATE: 1.93%
STATION: 1213
FROM: MIDPOINT
TO: N Interstate 95
COUNT DATE: 2/1/2022
PSF: 1
Report Created: 6/25/2025

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 6259 | 3168 | 3097 | 6122 | 2613 | 3487 |
| Peak Volume | 6259 | 3168 | 3097 | 6122 | 2613 | 3487 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 6259 | 3168 | 3097 | 6122 | 2613 | 3487 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Lakewood | 81 | 48 | 33 | 93 | 44 | 49 | Res | 86% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Palm Beach Park of Commerce | 192 | 25 | 167 | 240 | 195 | 45 | NR | 15% |
| Abacoa DRI | 10 | 5 | 5 | 14 | 7 | 7 | NR | 85% |
| Briger West | 11 | 2 | 8 | 18 | 11 | 7 | Res | 40% |
| Briger East | 75 | 55 | 21 | 86 | 28 | 58 | NR | 55% |
| Hawkeye | 0 | 0 | 0 | 0 | 0 | 0 | NR | 0% |
| Walmart Store Expansion | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Els Center of Excellence | 3 | 2 | 1 | 1 | 0 | 1 | NR | 97% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Island Way South | 22 | 5 | 18 | 31 | 22 | 9 | Res | 0% |
| Beacon Park | 156 | 121 | 35 | 192 | 60 | 132 | Res | 0% |
| Avenir | 15 | 7 | 8 | 18 | 11 | 7 | Res | 0% |
| Total Committed Developments | 565 | 270 | 296 | 693 | 378 | 315 | | |
| Total Committed Residential | 285 | 183 | 102 | 352 | 148 | 204 | | |
| Total Committed Non-Residential | 280 | 87 | 194 | 341 | 230 | 111 | | |
| Double Count Reduction | 56 | 17 | 26 | 68 | 37 | 22 | | |
| Total Discounted Committed Developments | 509 | 253 | 270 | 625 | 341 | 293 | | |
| Historical Growth | 1035 | 524 | 512 | 1012 | 432 | 577 | | |
| Comm Dev+1% Growth | 1028 | 515 | 527 | 1132 | 558 | 582 | | |
| Growth Volume Used | 1035 | 524 | 527 | 1132 | 558 | 582 | | |
| Total Volume | 7294 | 3692 | 3624 | 7254 | 3171 | 4069 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2940 | 2940 | 4880 | 2940 | 2940 |
| Link Meets Test 1? | NO | NO | NO | NO | NO | NO |
| LOS E Capacity | 5150 | 2940 | 2940 | 5150 | 2940 | 2940 |
| Link Meets Test 2? | NO | NO | NO | NO | NO | NO |

Input Data

ROAD NAME: Indiantown Rd
CURRENT YEAR: 2022
ANALYSIS YEAR: 2030
GROWTH RATE: 1.93%
STATION: 1213
FROM: S Interstate 95
TO: MIDPOINT
COUNT DATE: 2/1/2022
PSF: 1
Report Created: 6/25/2025

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 6259 | 3168 | 3097 | 6122 | 2613 | 3487 |
| Peak Volume | 6259 | 3168 | 3097 | 6122 | 2613 | 3487 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 6259 | 3168 | 3097 | 6122 | 2613 | 3487 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Lakewood | 259 | 153 | 106 | 300 | 142 | 159 | Res | 55% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Palm Beach Park of Commerce | 192 | 25 | 167 | 240 | 195 | 45 | NR | 15% |
| Abacoa DRI | 10 | 5 | 5 | 14 | 7 | 7 | NR | 85% |
| Briger West | 11 | 2 | 8 | 18 | 11 | 7 | Res | 40% |
| Briger East | 75 | 55 | 21 | 86 | 28 | 58 | NR | 55% |
| Hawkeye | | | | | | | NR | 0% |
| Els Center of Excellence | 45 | 29 | 16 | 19 | 8 | 11 | NR | 50% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Island Way South | 22 | 5 | 18 | 31 | 22 | 9 | Res | 0% |
| Beacon Park | 156 | 121 | 35 | 192 | 60 | 132 | Res | 0% |
| Avenir | 15 | 7 | 8 | 18 | 11 | 7 | Res | 0% |
| Total Committed Developments | 785 | 402 | 384 | 918 | 484 | 435 | | |
| Total Committed Residential | 463 | 288 | 175 | 559 | 246 | 314 | | |
| Total Committed Non-Residential | 322 | 114 | 209 | 359 | 238 | 121 | | |
| Double Count Reduction | 64 | 23 | 42 | 72 | 48 | 24 | | |
| Total Discounted Committed Developments | 721 | 379 | 342 | 846 | 436 | 411 | | |
| Historical Growth | 1035 | 524 | 512 | 1012 | 432 | 577 | | |
| Comm Dev+1% Growth | 1240 | 641 | 599 | 1353 | 653 | 700 | | |
| Growth Volume Used | 1240 | 641 | 599 | 1353 | 653 | 700 | | |
| Total Volume | 7499 | 3809 | 3696 | 7475 | 3266 | 4187 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2940 | 2940 | 4880 | 2940 | 2940 |
| Link Meets Test 1? | NO | NO | NO | NO | NO | NO |
| LOS E Capacity | 5150 | 2940 | 2940 | 5150 | 2940 | 2940 |
| Link Meets Test 2? | NO | NO | NO | NO | NO | NO |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|

Input Data

ROAD NAME: Indiantown Rd
CURRENT YEAR: 2022
ANALYSIS YEAR: 2030
GROWTH RATE: 0.32%
STATION: 1201
FROM: MIDPOINT
TO: S Interstate 95
COUNT DATE: 2/1/2022
PSF: 1
Report Created: 6/24/2025

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 5172 | 3173 | 2049 | 4787 | 2127 | 2745 |
| Peak Volume | 5172 | 3173 | 2049 | 4787 | 2127 | 2745 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 5172 | 3173 | 2049 | 4787 | 2127 | 2745 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Lakewood | 99 | 58 | 40 | 114 | 54 | 60 | Res | 86% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Palm Beach Park of Commerce | 240 | 32 | 208 | 300 | 244 | 56 | NR | 15% |
| Abacoa DRI | 15 | 7 | 8 | 21 | 10 | 11 | NR | 85% |
| Palm Beach Industrial MUPD | 110 | 27 | 83 | 139 | 96 | 44 | NR | 0% |
| Briger West | 8 | 2 | 6 | 13 | 8 | 5 | Res | 40% |
| Briger East | 60 | 44 | 17 | 69 | 23 | 46 | NR | 55% |
| Hawkeye | 0 | 0 | 0 | 0 | 0 | 0 | NR | 0% |
| Els Center of Excellence | 1 | 1 | 0 | 1 | 0 | 0 | NR | 97% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Jupiter-Palm Beach Motorcoach | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Reynolds Ranch | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Island Way South | 11 | 2 | 9 | 16 | 11 | 4 | Res | 0% |
| Beacon Park | 0 | 0 | 0 | 0 | 0 | 0 | Res | 0% |
| Avenir | 15 | 7 | 8 | 18 | 11 | 7 | Res | 0% |
| Total Committed Developments | 559 | 180 | 379 | 691 | 457 | 233 | | |
| Total Committed Residential | 133 | 69 | 63 | 161 | 84 | 76 | | |
| Total Committed Non-Residential | 426 | 111 | 316 | 530 | 373 | 157 | | |
| Double Count Reduction | 33 | 17 | 16 | 40 | 21 | 19 | | |
| Total Discounted Committed Developments | 526 | 163 | 363 | 651 | 436 | 214 | | |
| Historical Growth | 135 | 83 | 53 | 125 | 55 | 72 | | |
| Comm Dev+1% Growth | 955 | 426 | 533 | 1048 | 612 | 441 | | |
| Growth Volume Used | 955 | 426 | 533 | 1048 | 612 | 441 | | |
| Total Volume | 6127 | 3599 | 2582 | 5835 | 2739 | 3186 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2940 | 2940 | 4880 | 2940 | 2940 |
| Link Meets Test 1? | NO | NO | YES | NO | YES | NO |
| LOS E Capacity | 5150 | 2940 | 2940 | 5150 | 2940 | 2940 |
| Link Meets Test 2? | NO | NO | YES | NO | YES | NO |

Input Data

ROAD NAME: Indiantown Rd
CURRENT YEAR: 2022
ANALYSIS YEAR: 2030
GROWTH RATE: 0.32%
STATION: 1201
FROM: N Floridas Tpke
TO: Midpoint
COUNT DATE: 2/1/2022
PSF: 1
Report Created: 6/24/2025

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 5172 | 3173 | 2049 | 4787 | 2127 | 2745 |
| Peak Volume | 5172 | 3173 | 2049 | 4787 | 2127 | 2745 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 5172 | 3173 | 2049 | 4787 | 2127 | 2745 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Lakewood | 317 | 187 | 130 | 368 | 174 | 194 | Res | 55% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Palm Beach Park of Commerce | 240 | 32 | 208 | 300 | 244 | 56 | NR | 15% |
| Abacoa DRI | 15 | 7 | 8 | 21 | 10 | 11 | NR | 85% |
| Palm Beach Industrial MUPD | 110 | 27 | 83 | 139 | 96 | 44 | NR | 0% |
| Briger West | 8 | 2 | 6 | 13 | 8 | 5 | Res | 40% |
| Briger East | 60 | 44 | 17 | 69 | 23 | 46 | NR | 55% |
| Hawkeye | | | | | | | NR | 0% |
| Els Center of Excellence | 23 | 15 | 8 | 10 | 4 | 6 | NR | 50% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Jupiter-Palm Beach Motorcoach | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Reynolds Ranch | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Island Way South | 11 | 2 | 9 | 16 | 11 | 4 | Res | 0% |
| Beacon Park | | | | | | | Res | 0% |
| Avenir | 15 | 7 | 8 | 18 | 11 | 7 | Res | 0% |
| Total Committed Developments | 799 | 323 | 477 | 954 | 581 | 373 | | |
| Total Committed Residential | 351 | 198 | 153 | 415 | 204 | 210 | | |
| Total Committed Non-Residential | 448 | 125 | 324 | 539 | 377 | 163 | | |
| Double Count Reduction | 88 | 25 | 38 | 104 | 51 | 33 | | |
| Total Discounted Committed Developments | 711 | 298 | 439 | 850 | 530 | 340 | | |
| Historical Growth | 135 | 83 | 53 | 125 | 55 | 72 | | |
| Comm Dev+1% Growth | 1140 | 561 | 609 | 1247 | 706 | 567 | | |
| Growth Volume Used | 1140 | 561 | 609 | 1247 | 706 | 567 | | |
| Total Volume | 6312 | 3734 | 2658 | 6034 | 2833 | 3312 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2940 | 2940 | 4880 | 2940 | 2940 |
| Link Meets Test 1? | NO | NO | YES | NO | YES | NO |
| LOS E Capacity | 5150 | 2940 | 2940 | 5150 | 2940 | 2940 |
| Link Meets Test 2? | NO | NO | YES | NO | YES | NO |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|

Input Data

ROAD NAME: Donald Ross Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 1219
FROM: N Interstate 95
TO: MIDPOINT
COUNT DATE: 1/31/2024
PSF: 1
Report Created: 6/24/2025

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 4055 | 1577 | 2482 | 3886 | 2017 | 1938 |
| Peak Volume | 4055 | 1577 | 2482 | 3886 | 2017 | 1938 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 4055 | 1577 | 2482 | 3886 | 2017 | 1938 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Old Palm Golf Club | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Sea Plum Res | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Parcel 4.03/4.06 | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Central Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Paloma | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Life Time Fitness at Downtown at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legend at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Borland Center-Midtown | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Sea Plum Com | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Donald Ross Village | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legacy Place Commercial | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Abacoa DRI | 55 | 26 | 29 | 76 | 36 | 40 | NR | 90% |
| Latitudes Residential | 12 | 2 | 9 | 14 | 9 | 5 | NR | 45% |
| FAU Jupiter | 68 | 56 | 12 | 66 | 13 | 53 | NR | 65% |
| Briger West | 9 | 2 | 7 | 15 | 9 | 6 | Res | 80% |
| Jewish Community Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Franklin Academy PBG | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Trevi Isle- Hood Road Residential | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Avenir | 25 | 12 | 13 | 30 | 18 | 12 | Res | 5% |
| Total Committed Developments | 169 | 98 | 70 | 201 | 85 | 116 | | |
| Total Committed Residential | 34 | 14 | 20 | 45 | 27 | 18 | | |
| Total Committed Non-Residential | 135 | 84 | 50 | 156 | 58 | 98 | | |
| Double Count Reduction | 9 | 4 | 5 | 11 | 7 | 5 | | |
| Total Discounted Committed Developments | 160 | 94 | 65 | 190 | 78 | 111 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 409 | 191 | 218 | 429 | 202 | 230 | | |
| Growth Volume Used | 409 | 191 | 218 | 429 | 202 | 230 | | |
| Total Volume | 4464 | 1768 | 2700 | 4315 | 2219 | 2168 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2680 | 2680 | 4880 | 2680 | 2680 |
| Link Meets Test 1? | YES | YES | NO | YES | YES | YES |
| LOS E Capacity | 5150 | 2830 | 2830 | 5150 | 2830 | 2830 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

Input Data

ROAD NAME: Donald Ross Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 1219
FROM: MIDPOINT
TO: Parkside Dr
COUNT DATE: 1/31/2024
PSF: 1
Report Created: 6/24/2025

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 4055 | 1577 | 2482 | 3886 | 2017 | 1938 |
| Peak Volume | 4055 | 1577 | 2482 | 3886 | 2017 | 1938 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 4055 | 1577 | 2482 | 3886 | 2017 | 1938 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Old Palm Golf Club | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Sea Plum Res | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Parcel 4.03/4.06 | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Central Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Paloma | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Life Time Fitness at Downtown at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legend at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Borland Center-Midtown | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Sea Plum Com | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Donald Ross Village | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legacy Place Commercial | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Abacoa DRI | 55 | 26 | 29 | 76 | 36 | 40 | NR | 90% |
| Latitudes Residential | 12 | 2 | 9 | 14 | 9 | 5 | NR | 45% |
| FAU Jupiter | 68 | 56 | 12 | 66 | 13 | 53 | NR | 65% |
| Briger West | 9 | 2 | 7 | 15 | 9 | 6 | Res | 80% |
| Jewish Community Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Franklin Academy PBG | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Trevi Isle- Hood Road Residential | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Avenir | 25 | 12 | 13 | 30 | 18 | 12 | Res | 5% |
| Total Committed Developments | 169 | 98 | 70 | 201 | 85 | 116 | | |
| Total Committed Residential | 34 | 14 | 20 | 45 | 27 | 18 | | |
| Total Committed Non-Residential | 135 | 84 | 50 | 156 | 58 | 98 | | |
| Double Count Reduction | 9 | 4 | 5 | 11 | 7 | 5 | | |
| Total Discounted Committed Developments | 160 | 94 | 65 | 190 | 78 | 111 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 409 | 191 | 218 | 429 | 202 | 230 | | |
| Growth Volume Used | 409 | 191 | 218 | 429 | 202 | 230 | | |
| Total Volume | 4464 | 1768 | 2700 | 4315 | 2219 | 2168 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2680 | 2680 | 4880 | 2680 | 2680 |
| Link Meets Test 1? | YES | YES | NO | YES | YES | YES |
| LOS E Capacity | 5150 | 2830 | 2830 | 5150 | 2830 | 2830 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|

Input Data

ROAD NAME: Donald Ross Rd | STATION: 1205 | Report Created
CURRENT YEAR: 2022 | FROM: MIDPOINT | 6/24/2025
ANALYSIS YEAR: 2030 | TO: Central Blvd
GROWTH RATE: 3.24% | COUNT DATE: 1/11/2022
PSF: 1

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 2896 | 1899 | 1209 | 3331 | 1706 | 1637 |
| Peak Volume | 2896 | 1899 | 1209 | 3331 | 1706 | 1637 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 2896 | 1899 | 1209 | 3331 | 1706 | 1637 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Sea Plum Res | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Parcel 4.03/4.06 | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Central Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Paloma | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Life Time Fitness at Downtown at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legend at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Borland Center-Midtown | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Sea Plum Com | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Donald Ross Village | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legacy Place Commercial | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Jupiter Medical Technology Park | 4 | 3 | 1 | 4 | 1 | 3 | NR | 43% |
| Abacoa DRI | 36 | 17 | 19 | 50 | 24 | 26 | NR | 85% |
| Latitudes Residential | 12 | 2 | 9 | 14 | 9 | 5 | NR | 45% |
| FAU Jupiter | 47 | 8 | 39 | 45 | 36 | 9 | NR | 65% |
| Briger West | 11 | 8 | 2 | 18 | 7 | 11 | Res | 40% |
| Briger East | 294 | 81 | 213 | 335 | 226 | 110 | NR | 55% |
| Jewish Community Center | 15 | 8 | 7 | 4 | 2 | 3 | NR | 75% |
| Franklin Academy PBG | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Trevi Isle- Hood Road Residential | 1 | 1 | 0 | 1 | 0 | 0 | Res | 0% |
| Avenir | 29 | 14 | 15 | 36 | 21 | 14 | Res | 0% |
| Total Committed Developments | 449 | 142 | 305 | 507 | 326 | 181 | | |
| Total Committed Residential | 41 | 23 | 17 | 55 | 28 | 25 | | |
| Total Committed Non-Residential | 408 | 119 | 288 | 452 | 298 | 156 | | |
| Double Count Reduction | 10 | 6 | 4 | 14 | 7 | 6 | | |
| Total Discounted Committed Developments | 439 | 136 | 301 | 493 | 319 | 175 | | |
| Historical Growth | 840 | 551 | 351 | 967 | 495 | 475 | | |
| Comm Dev+1% Growth | 679 | 293 | 401 | 769 | 460 | 311 | | |
| Growth Volume Used | 840 | 551 | 401 | 967 | 495 | 475 | | |
| Total Volume | 3736 | 2450 | 1610 | 4298 | 2201 | 2112 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2940 | 2940 | 4880 | 2940 | 2940 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 5150 | 2940 | 2940 | 5150 | 2940 | 2940 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

Input Data

ROAD NAME: Donald Ross Rd | STATION: 1205 | Report Created
CURRENT YEAR: 2022 | FROM: Parkside Dr | 6/24/2025
ANALYSIS YEAR: 2030 | TO: MIDPOINT
GROWTH RATE: 3.24% | COUNT DATE: 1/11/2022
PSF: 1

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 2896 | 1899 | 1209 | 3331 | 1706 | 1637 |
| Peak Volume | 2896 | 1899 | 1209 | 3331 | 1706 | 1637 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 2896 | 1899 | 1209 | 3331 | 1706 | 1637 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Sea Plum Res | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Parcel 4.03/4.06 | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Central Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Paloma | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Life Time Fitness at Downtown at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legend at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Borland Center-Midtown | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Sea Plum Com | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Donald Ross Village | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legacy Place Commercial | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Jupiter Medical Technology Park | 4 | 3 | 1 | 4 | 1 | 3 | NR | 43% |
| Abacoa DRI | 36 | 17 | 19 | 50 | 24 | 26 | NR | 85% |
| Latitudes Residential | 12 | 2 | 9 | 14 | 9 | 5 | NR | 45% |
| FAU Jupiter | 16 | 13 | 3 | 16 | 3 | 13 | NR | 65% |
| Briger West | 11 | 8 | 2 | 18 | 7 | 11 | Res | 40% |
| Briger East | 294 | 81 | 213 | 335 | 226 | 110 | NR | 55% |
| Jewish Community Center | 15 | 8 | 7 | 4 | 2 | 3 | NR | 75% |
| Franklin Academy PBG | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Trevi Isle- Hood Road Residential | 1 | 1 | 0 | 1 | 0 | 0 | Res | 0% |
| Avenir | 29 | 14 | 15 | 36 | 21 | 14 | Res | 0% |
| Total Committed Developments | 418 | 147 | 269 | 478 | 293 | 185 | | |
| Total Committed Residential | 41 | 23 | 17 | 55 | 28 | 25 | | |
| Total Committed Non-Residential | 377 | 124 | 252 | 423 | 265 | 160 | | |
| Double Count Reduction | 10 | 6 | 4 | 14 | 7 | 6 | | |
| Total Discounted Committed Developments | 408 | 141 | 265 | 464 | 286 | 179 | | |
| Historical Growth | 840 | 551 | 351 | 967 | 495 | 475 | | |
| Comm Dev+1% Growth | 648 | 298 | 365 | 740 | 427 | 315 | | |
| Growth Volume Used | 840 | 551 | 365 | 967 | 495 | 475 | | |
| Total Volume | 3736 | 2450 | 1574 | 4298 | 2201 | 2112 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2940 | 2940 | 4880 | 2940 | 2940 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 5150 | 2940 | 2940 | 5150 | 2940 | 2940 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|

Input Data

ROAD NAME: Donald Ross Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 1211
FROM: Midpoint
TO: N Military Trl
COUNT DATE: 1/16/2024
PSF: 1
Report Created: 6/24/2025

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 3021 | 1951 | 1203 | 2885 | 1200 | 1721 |
| Peak Volume | 3021 | 1951 | 1203 | 2885 | 1200 | 1721 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 3021 | 1951 | 1203 | 2885 | 1200 | 1721 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Old Palm Golf Club | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Sea Plum Res | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Parcel 4.03/4.06 | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Central Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Paloma | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Life Time Fitness at Downtown at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legend at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Borland Center-Midtown | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Sea Plum Com | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Donald Ross Village | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legacy Place Commercial | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| PGA Station Building 6 I & II | 9 | 7 | 2 | 11 | 3 | 8 | NR | 80% |
| Parcel 5A | 31 | 26 | 6 | 29 | 6 | 23 | NR | 33% |
| Jupiter Medical Technology Park | 1 | 0 | 0 | 1 | 0 | 1 | NR | 90% |
| Military Trail | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Abacoa DRI | 41 | 22 | 19 | 57 | 30 | 27 | NR | 90% |
| Latitudes Residential | 8 | 7 | 2 | 10 | 4 | 7 | NR | 45% |
| Frenchmans Crossing | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| FAU Jupiter | 40 | 7 | 33 | 38 | 31 | 8 | NR | 65% |
| Briger West | 5 | 4 | 1 | 8 | 3 | 5 | Res | 80% |
| Jewish Community Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Franklin Academy PBG | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Avenir | 25 | 12 | 13 | 30 | 18 | 12 | Res | 5% |
| Total Committed Developments | 160 | 85 | 76 | 184 | 95 | 91 | | |
| Total Committed Residential | 30 | 16 | 14 | 38 | 21 | 17 | | |
| Total Committed Non-Residential | 130 | 69 | 62 | 146 | 74 | 74 | | |
| Double Count Reduction | 8 | 4 | 4 | 10 | 5 | 4 | | |
| Total Discounted Committed Developments | 152 | 81 | 72 | 174 | 90 | 87 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 338 | 201 | 146 | 351 | 164 | 193 | | |
| Growth Volume Used | 338 | 201 | 146 | 351 | 164 | 193 | | |
| Total Volume | 3359 | 2152 | 1349 | 3236 | 1364 | 1914 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2680 | 2680 | 4880 | 2680 | 2680 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 5150 | 2830 | 2830 | 5150 | 2830 | 2830 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

Input Data

ROAD NAME: Donald Ross Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 1211
FROM: Central Blvd
TO: Midpoint
COUNT DATE: 1/16/2024
PSF: 1
Report Created: 6/24/2025

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 3021 | 1951 | 1203 | 2885 | 1200 | 1721 |
| Peak Volume | 3021 | 1951 | 1203 | 2885 | 1200 | 1721 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 3021 | 1951 | 1203 | 2885 | 1200 | 1721 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Old Palm Golf Club | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Sea Plum Res | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Parcel 4.03/4.06 | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Central Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Paloma | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Life Time Fitness at Downtown at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legend at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Borland Center-Midtown | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Sea Plum Com | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Donald Ross Village | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legacy Place Commercial | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| PGA Station Building 6 I & II | 9 | 7 | 2 | 11 | 3 | 8 | NR | 80% |
| Parcel 5A | 31 | 26 | 6 | 29 | 6 | 23 | NR | 33% |
| Jupiter Medical Technology Park | 1 | 0 | 0 | 1 | 0 | 1 | NR | 90% |
| Military Trail | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Abacoa DRI | 41 | 22 | 19 | 57 | 30 | 27 | NR | 90% |
| Latitudes Residential | 8 | 7 | 2 | 10 | 4 | 7 | NR | 45% |
| Frenchmans Crossing | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| FAU Jupiter | 40 | 7 | 33 | 38 | 31 | 8 | NR | 65% |
| Briger West | 5 | 4 | 1 | 8 | 3 | 5 | Res | 80% |
| Jewish Community Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Franklin Academy PBG | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Avenir | 25 | 12 | 13 | 30 | 18 | 12 | Res | 5% |
| Total Committed Developments | 160 | 85 | 76 | 184 | 95 | 91 | | |
| Total Committed Residential | 30 | 16 | 14 | 38 | 21 | 17 | | |
| Total Committed Non-Residential | 130 | 69 | 62 | 146 | 74 | 74 | | |
| Double Count Reduction | 8 | 4 | 4 | 10 | 5 | 4 | | |
| Total Discounted Committed Developments | 152 | 81 | 72 | 174 | 90 | 87 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 338 | 201 | 146 | 351 | 164 | 193 | | |
| Growth Volume Used | 338 | 201 | 146 | 351 | 164 | 193 | | |
| Total Volume | 3359 | 2152 | 1349 | 3236 | 1364 | 1914 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2680 | 2680 | 4880 | 2680 | 2680 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 5150 | 2830 | 2830 | 5150 | 2830 | 2830 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|
| | | Input Data | | | | | | |
| ROAD NAME: | Donald Ross Rd | | STATION: | 1211 | | | | Report Created |
| CURRENT YEAR: | 2024 | | FROM: | Midpoint | | | | 6/24/2025 |
| ANALYSIS YEAR: | 2030 | | TO: | Old Dixie Hwy | | | | |
| GROWTH RATE: | 0% | | COUNT DATE: | 1/16/2024 | | | | |
| | | | PSF: | 1 | | | | |
| | | Link Analysis | | | | | | |
| Time Period | | AM | | | PM | | | |

| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
|---|---|---|---|---|---|---|
| Existing Volume | 3021 | 1951 | 1203 | 2885 | 1200 | 1721 |
| Peak Volume | 3021 | 1951 | 1203 | 2885 | 1200 | 1721 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 3021 | 1951 | 1203 | 2885 | 1200 | 1721 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Frenchmans Reserve | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Sea Plum Res | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Parcel 4.03/4.06 | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Central Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Paloma | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Life Time Fitness at Downtown at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legend at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Borland Center-Midtown | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Sea Plum Com | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Donald Ross Village | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legacy Place Commercial | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| PGA Station Building 6 I & II | 4 | 3 | 1 | 5 | 1 | 3 | NR | 80% |
| Parcel 5A | 16 | 3 | 13 | 15 | 12 | 3 | NR | 33% |
| Jupiter Medical Technology Park | 1 | 0 | 0 | 1 | 1 | 0 | NR | 90% |
| Military Trail | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Abacoa DRI | 65 | 34 | 31 | 90 | 47 | 43 | NR | 90% |
| Latitudes Residential | 5 | 4 | 1 | 6 | 2 | 4 | NR | 45% |
| Frenchmans Crossing | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| FAU Jupiter | 28 | 5 | 23 | 27 | 22 | 5 | NR | 65% |
| Briger West | 4 | 3 | 1 | 7 | 3 | 4 | Res | 80% |
| Jewish Community Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Franklin Academy PBG | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Total Committed Developments | 123 | 52 | 70 | 151 | 88 | 62 | | |
| Total Committed Residential | 4 | 3 | 1 | 7 | 3 | 4 | | |
| Total Committed Non-Residential | 119 | 49 | 69 | 144 | 85 | 58 | | |
| Double Count Reduction | 1 | 1 | 0 | 2 | 1 | 1 | | |
| Total Discounted Committed Developments | 122 | 51 | 70 | 149 | 87 | 61 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 308 | 171 | 144 | 326 | 161 | 167 | | |
| Growth Volume Used | 308 | 171 | 144 | 326 | 161 | 167 | | |
| Total Volume | 3329 | 2122 | 1347 | 3211 | 1361 | 1888 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2940 | 2940 | 4880 | 2940 | 2940 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 5150 | 2940 | 2940 | 5150 | 2940 | 2940 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

| | | Input Data | | | | | | |
|---|---|---|---|---|---|---|---|---|
| ROAD NAME: | Donald Ross Rd | | STATION: | 1211 | | | | Report Created |
| CURRENT YEAR: | 2024 | | FROM: | N Military Trl | | | | 6/24/2025 |
| ANALYSIS YEAR: | 2030 | | TO: | Midpoint | | | | |
| GROWTH RATE: | 0% | | COUNT DATE: | 1/16/2024 | | | | |
| | | | PSF: | 1 | | | | |
| | | Link Analysis | | | | | | |
| Time Period | | AM | | | PM | | | |

| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
|---|---|---|---|---|---|---|
| Existing Volume | 3021 | 1951 | 1203 | 2885 | 1200 | 1721 |
| Peak Volume | 3021 | 1951 | 1203 | 2885 | 1200 | 1721 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 3021 | 1951 | 1203 | 2885 | 1200 | 1721 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Frenchmans Reserve | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Sea Plum Res | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Parcel 4.03/4.06 | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Central Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Paloma | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Life Time Fitness at Downtown at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legend at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Borland Center-Midtown | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Sea Plum Com | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Donald Ross Village | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legacy Place Commercial | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| PGA Station Building 6 I & II | 4 | 3 | 1 | 5 | 1 | 3 | NR | 80% |
| Parcel 5A | 16 | 3 | 13 | 15 | 12 | 3 | NR | 33% |
| Jupiter Medical Technology Park | 1 | 0 | 0 | 1 | 1 | 0 | NR | 90% |
| Military Trail | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Abacoa DRI | 65 | 34 | 31 | 90 | 47 | 43 | NR | 90% |
| Latitudes Residential | 5 | 4 | 1 | 6 | 2 | 4 | NR | 45% |
| Frenchmans Crossing | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| FAU Jupiter | 28 | 5 | 23 | 27 | 22 | 5 | NR | 65% |
| Briger West | 4 | 3 | 1 | 7 | 3 | 4 | Res | 80% |
| Jewish Community Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Franklin Academy PBG | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Total Committed Developments | 123 | 52 | 70 | 151 | 88 | 62 | | |
| Total Committed Residential | 4 | 3 | 1 | 7 | 3 | 4 | | |
| Total Committed Non-Residential | 119 | 49 | 69 | 144 | 85 | 58 | | |
| Double Count Reduction | 1 | 1 | 0 | 2 | 1 | 1 | | |
| Total Discounted Committed Developments | 122 | 51 | 70 | 149 | 87 | 61 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 308 | 171 | 144 | 326 | 161 | 167 | | |
| Growth Volume Used | 308 | 171 | 144 | 326 | 161 | 167 | | |
| Total Volume | 3329 | 2122 | 1347 | 3211 | 1361 | 1888 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2940 | 2940 | 4880 | 2940 | 2940 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 5150 | 2940 | 2940 | 5150 | 2940 | 2940 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|

Input Data

ROAD NAME: Center St | STATION: 1603 | Report Created
CURRENT YEAR: 2024 | FROM: Midpoint | 8/5/2025
ANALYSIS YEAR: 2030 | TO: Loxahatchee River Rd
GROWTH RATE: 0% | COUNT DATE: 1/22/2024
PSF: 1

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 1136 | 535 | 631 | 1252 | 611 | 637 |
| Peak Volume | 1136 | 535 | 631 | 1252 | 611 | 637 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 1136 | 535 | 631 | 1252 | 611 | 637 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| AutoZone #4991 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Lakewood | 5 | 3 | 2 | 6 | 3 | 3 | Res | 80% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Abacoa DRI | 3 | 2 | 2 | 5 | 2 | 2 | NR | 90% |
| Bluewater Plaza | 1 | 1 | 0 | 2 | 1 | 1 | NR | 0% |
| Thelma Avenue Offices | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Hawkeye | | | | | | | NR | 0% |
| Walmart Store Expansion | 2 | 1 | 1 | 32 | 17 | 15 | NR | 78% |
| Els Center of Excellence | 4 | 1 | 2 | 2 | 1 | 1 | NR | 75% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Coconut Cove | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Villa Diamante | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| 320 Hibiscus St | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Center Park Commercial Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Home Depot Plaza | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Island Way South | 1 | 0 | 1 | 2 | 1 | 0 | Res | 0% |
| Beacon Park | 16 | 4 | 12 | 19 | 13 | 6 | Res | 0% |
| Reserve at Jupiter | 3 | 2 | 1 | 4 | 2 | 3 | Res | 20% |
| Total Committed Developments | 35 | 14 | 21 | 72 | 40 | 31 | | |
| Total Committed Residential | 25 | 9 | 16 | 31 | 19 | 12 | | |
| Total Committed Non-Residential | 10 | 5 | 5 | 41 | 21 | 19 | | |
| Double Count Reduction | 2 | 1 | 1 | 8 | 4 | 3 | | |
| Total Discounted Committed Developments | 33 | 13 | 20 | 64 | 36 | 28 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 103 | 46 | 59 | 141 | 74 | 67 | | |
| Growth Volume Used | 103 | 46 | 59 | 141 | 74 | 67 | | |
| Total Volume | 1239 | 581 | 690 | 1393 | 685 | 704 | | |

| Lanes | 2L | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 1480 | 870 | 870 | 1480 | 870 | 870 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 1480 | 870 | 870 | 1480 | 870 | 870 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

Input Data

ROAD NAME: Center St | STATION: 1603 | Report Created
CURRENT YEAR: 2024 | FROM: W Indiantown Rd | 8/5/2025
ANALYSIS YEAR: 2030 | TO: Midpoint
GROWTH RATE: 0% | COUNT DATE: 1/22/2024
PSF: 1

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 1136 | 535 | 631 | 1252 | 611 | 637 |
| Peak Volume | 1136 | 535 | 631 | 1252 | 611 | 637 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 1136 | 535 | 631 | 1252 | 611 | 637 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| AutoZone #4991 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Lakewood | 5 | 3 | 2 | 6 | 3 | 3 | Res | 80% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Abacoa DRI | 3 | 2 | 2 | 5 | 2 | 2 | NR | 90% |
| Bluewater Plaza | 1 | 1 | 0 | 2 | 1 | 1 | NR | 0% |
| Thelma Avenue Offices | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Hawkeye | | | | | | | NR | 0% |
| Walmart Store Expansion | 2 | 1 | 1 | 32 | 17 | 15 | NR | 78% |
| Els Center of Excellence | 4 | 1 | 2 | 2 | 1 | 1 | NR | 75% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Coconut Cove | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Villa Diamante | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| 320 Hibiscus St | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Center Park Commercial Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Home Depot Plaza | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Island Way South | 1 | 0 | 1 | 2 | 1 | 0 | Res | 0% |
| Beacon Park | 16 | 4 | 12 | 19 | 13 | 6 | Res | 0% |
| Reserve at Jupiter | 3 | 2 | 1 | 4 | 2 | 3 | Res | 20% |
| Total Committed Developments | 35 | 14 | 21 | 72 | 40 | 31 | | |
| Total Committed Residential | 25 | 9 | 16 | 31 | 19 | 12 | | |
| Total Committed Non-Residential | 10 | 5 | 5 | 41 | 21 | 19 | | |
| Double Count Reduction | 2 | 1 | 1 | 8 | 4 | 3 | | |
| Total Discounted Committed Developments | 33 | 13 | 20 | 64 | 36 | 28 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 103 | 46 | 59 | 141 | 74 | 67 | | |
| Growth Volume Used | 103 | 46 | 59 | 141 | 74 | 67 | | |
| Total Volume | 1239 | 581 | 690 | 1393 | 685 | 704 | | |

| Lanes | 2L | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 1480 | 870 | 870 | 1480 | 870 | 870 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 1480 | 870 | 870 | 1480 | 870 | 870 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|

Input Data

ROAD NAME: Toney Penna Dr | STATION: 1607 | Report Created
CURRENT YEAR: 2022 | FROM: Central Blvd | 8/5/2025
ANALYSIS YEAR: 2030 | TO: Midpoint
GROWTH RATE: 0% | COUNT DATE: NA
PSF: 0

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Peak Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 0 | 0 | 0 | 0 | 0 | 0 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Sea Plum Res | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Sea Plum Com | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Lakewood | 8 | 5 | 3 | 9 | 4 | 5 | Res | 55% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Abacoa DRI | 15 | 8 | 7 | 21 | 11 | 10 | NR | 85% |
| Brown Private School | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Briger East | 8 | 5 | 2 | 9 | 3 | 6 | NR | 55% |
| Hawkeye | | | | | | | NR | 0% |
| Walmart Store Expansion | 0 | 0 | 0 | 4 | 2 | 2 | NR | 78% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Love Street | 1 | 1 | 0 | 10 | 6 | 4 | NR | 0% |
| 320 Hibiscus St | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Island Way South | 2 | 0 | 2 | 3 | 2 | 1 | Res | 0% |
| Beacon Park | 31 | 7 | 24 | 38 | 26 | 12 | Res | 0% |
| Public Storage | 2 | 1 | 1 | 4 | 2 | 2 | NR | 50% |
| Total Committed Developments | 67 | 27 | 39 | 98 | 56 | 42 | | |
| Total Committed Residential | 41 | 12 | 29 | 50 | 32 | 18 | | |
| Total Committed Non-Residential | 26 | 15 | 10 | 48 | 24 | 24 | | |
| Double Count Reduction | 5 | 3 | 2 | 10 | 5 | 5 | | |
| Total Discounted Committed Developments | 62 | 24 | 37 | 88 | 51 | 37 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 62 | 24 | 37 | 88 | 51 | 37 | | |
| Growth Volume Used | 62 | 24 | 37 | 88 | 51 | 37 | | |
| Total Volume | 62 | 24 | 37 | 88 | 51 | 37 | | |

| Lanes | 2L | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 1480 | 880 | 880 | 1480 | 880 | 880 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 1570 | 880 | 880 | 1570 | 880 | 880 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

Input Data

ROAD NAME: Toney Penna Dr | STATION: 1607 | Report Created
CURRENT YEAR: 2022 | FROM: Midpoint | 8/5/2025
ANALYSIS YEAR: 2030 | TO: N Military Trl
GROWTH RATE: 0% | COUNT DATE: NA
PSF: 0

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Peak Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 0 | 0 | 0 | 0 | 0 | 0 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Sea Plum Res | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Sea Plum Com | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Lakewood | 8 | 5 | 3 | 9 | 4 | 5 | Res | 55% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Jupiter Medical Center | 1 | 1 | 0 | 1 | 0 | 1 | NR | 85% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Jupiter Medical Technology Park | 7 | 6 | 1 | 9 | 2 | 7 | NR | 43% |
| Abacoa DRI | 15 | 8 | 7 | 21 | 11 | 10 | NR | 85% |
| Brown Private School | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Briger East | 8 | 5 | 2 | 9 | 3 | 6 | NR | 55% |
| Hawkeye | | | | | | | NR | 0% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Love Street | 1 | 1 | 0 | 10 | 6 | 4 | NR | 0% |
| 320 Hibiscus St | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Island Way South | 2 | 0 | 2 | 3 | 2 | 1 | Res | 0% |
| Beacon Park | 31 | 7 | 24 | 38 | 26 | 12 | Res | 0% |
| Public Storage | 2 | 1 | 1 | 4 | 2 | 2 | NR | 50% |
| Total Committed Developments | 75 | 34 | 40 | 104 | 56 | 48 | | |
| Total Committed Residential | 41 | 12 | 29 | 50 | 32 | 18 | | |
| Total Committed Non-Residential | 34 | 22 | 11 | 54 | 24 | 30 | | |
| Double Count Reduction | 7 | 3 | 2 | 11 | 5 | 5 | | |
| Total Discounted Committed Developments | 68 | 31 | 38 | 93 | 51 | 43 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 68 | 31 | 38 | 93 | 51 | 43 | | |
| Growth Volume Used | 68 | 31 | 38 | 93 | 51 | 43 | | |
| Total Volume | 68 | 31 | 38 | 93 | 51 | 43 | | |

| Lanes | 2L | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 1480 | 880 | 880 | 1480 | 880 | 880 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 1570 | 880 | 880 | 1570 | 880 | 880 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|

Input Data

ROAD NAME: Indiantown Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 1103
FROM: Jupiter Farms Rd
TO: MIDPOINT
COUNT DATE: 4/30/2024
PSF: 0
Report Created: 6/24/2025

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Peak Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 3278 | 2128 | 1150 | 3375 | 1421 | 1954 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Lakewood | 0 | 0 | 0 | 0 | 0 | 0 | Res | 86% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Palm Beach Park of Commerce | 257 | 34 | 223 | 321 | 261 | 60 | NR | 35% |
| Pratt Whitney | 0 | 0 | 0 | 0 | 0 | 0 | NR | 45% |
| Abacoa DRI | 7 | 3 | 4 | 10 | 5 | 5 | NR | 90% |
| Pratt & Whitney MUPD | 1 | 0 | 1 | 1 | 1 | 0 | NR | 97% |
| Palm Beach Industrial MUPD | 110 | 27 | 83 | 139 | 96 | 44 | NR | 0% |
| Hawkeye | 0 | 0 | 0 | 0 | 0 | 0 | NR | 0% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Jupiter-Palm Beach Motorcoach | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Reynolds Ranch | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Jupiter Farms Community SC | 0 | 0 | 0 | 0 | 0 | 0 | NR | 98% |
| Island Way South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 0% |
| Beacon Park | 0 | 0 | 0 | 0 | 0 | 0 | Res | 0% |
| Avenir | 12 | 6 | 6 | 15 | 9 | 6 | Res | 5% |
| Total Committed Developments | 387 | 70 | 317 | 486 | 372 | 115 | | |
| Total Committed Residential | 12 | 6 | 6 | 15 | 9 | 6 | | |
| Total Committed Non-Residential | 375 | 64 | 311 | 471 | 363 | 109 | | |
| Double Count Reduction | 3 | 2 | 2 | 4 | 2 | 2 | | |
| Total Discounted Committed Developments | 384 | 68 | 315 | 482 | 370 | 113 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 586 | 199 | 386 | 690 | 457 | 233 | | |
| Growth Volume Used | 586 | 199 | 386 | 690 | 457 | 233 | | |
| Total Volume | 3864 | 2327 | 1536 | 4065 | 1878 | 2187 | | |

| Lanes | 4LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 3220 | 1960 | 1960 | 3220 | 1960 | 1960 |
| Link Meets Test 1? | NO | NO | YES | NO | YES | NO |
| LOS E Capacity | 3400 | 1960 | 1960 | 3400 | 1960 | 1960 |
| Link Meets Test 2? | NO | NO | YES | NO | YES | NO |

Input Data

ROAD NAME: Indiantown Rd
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 1103
FROM: MIDPOINT
TO: N Floridas Tpke
COUNT DATE: NA
PSF: 0
Report Created: 6/24/2025

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Peak Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 0 | 0 | 0 | 0 | 0 | 0 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Lakewood | 141 | 83 | 58 | 163 | 77 | 86 | Res | 80% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Palm Beach Park of Commerce | 257 | 34 | 223 | 321 | 261 | 60 | NR | 35% |
| Pratt Whitney | 59 | 7 | 52 | 58 | 50 | 8 | NR | 45% |
| Abacoa DRI | 7 | 3 | 4 | 10 | 5 | 5 | NR | 90% |
| Pratt & Whitney MUPD | 1 | 0 | 1 | 1 | 1 | 0 | NR | 97% |
| Palm Beach Industrial MUPD | 110 | 27 | 83 | 139 | 96 | 44 | NR | 0% |
| Hawkeye | | | | | | | NR | 0% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Jupiter-Palm Beach Motorcoach | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Reynolds Ranch | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Jupiter Farms Community SC | 2 | 1 | 1 | 5 | 2 | 3 | NR | 98% |
| Island Way South | 4 | 1 | 4 | 6 | 4 | 2 | Res | 0% |
| Beacon Park | 62 | 48 | 14 | 77 | 24 | 53 | Res | 0% |
| Avenir | 12 | 6 | 6 | 15 | 9 | 6 | Res | 5% |
| Total Committed Developments | 655 | 210 | 446 | 795 | 529 | 267 | | |
| Total Committed Residential | 219 | 138 | 82 | 261 | 114 | 147 | | |
| Total Committed Non-Residential | 436 | 72 | 364 | 534 | 415 | 120 | | |
| Double Count Reduction | 55 | 14 | 21 | 65 | 29 | 24 | | |
| Total Discounted Committed Developments | 600 | 196 | 425 | 730 | 500 | 243 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 600 | 196 | 425 | 730 | 500 | 243 | | |
| Growth Volume Used | 600 | 196 | 425 | 730 | 500 | 243 | | |
| Total Volume | 600 | 196 | 425 | 730 | 500 | 243 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2940 | 2940 | 4880 | 2940 | 2940 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 5150 | 2940 | 2940 | 5150 | 2940 | 2940 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|

Input Data

ROAD NAME: Indiantown Rd | STATION: 1203 | Report Created
CURRENT YEAR: 2025 | FROM: Midpoint | 10/27/2025
ANALYSIS YEAR: 2030 | TO: Center St
GROWTH RATE: 0% | COUNT DATE: 1/14/2025
PSF: 1

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 0 | 2593 | 1566 | 0 | 2284 | 1988 |
| Peak Volume | 0 | 2593 | 1566 | 0 | 2284 | 1988 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 0 | 2593 | 1566 | 0 | 2284 | 1988 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Sea Plum Res | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| AutoZone #4991 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Lakewood | 32 | 19 | 13 | 38 | 18 | 20 | Res | 86% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Harbourside Jupiter | 2 | 2 | 1 | 10 | 4 | 6 | NR | 90% |
| Palm Beach Park of Commerce | 147 | 19 | 128 | 184 | 149 | 34 | NR | 35% |
| Abacoa DRI | 3 | 2 | 2 | 5 | 2 | 2 | NR | 90% |
| Thelma Avenue Offices | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Limestone Creek | 18 | 4 | 13 | 22 | 14 | 8 | Res | 75% |
| Briger West | 1 | 1 | 0 | 1 | 1 | 1 | Res | 80% |
| Hawkeye | 0 | 0 | 0 | 0 | 0 | 0 | NR | 0% |
| Walmart Store Expansion | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Els Center of Excellence | 3 | 1 | 2 | 1 | 1 | 1 | NR | 97% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Coconut Cove | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Lucky Dog Sports Club | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Center Park Commercial Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Home Depot Plaza | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Island Way South | 10 | 8 | 2 | 14 | 4 | 10 | Res | 0% |
| Maplewood Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Tree Top Academy | 14 | 6 | 7 | 9 | 5 | 4 | NR | 50% |
| Avenir | 11 | 5 | 6 | 13 | 8 | 5 | Res | 8% |
| Total Committed Developments | 241 | 67 | 174 | 297 | 206 | 91 | | |
| Total Committed Residential | 72 | 37 | 34 | 88 | 45 | 44 | | |
| Total Committed Non-Residential | 169 | 30 | 140 | 209 | 161 | 47 | | |
| Double Count Reduction | 18 | 6 | 9 | 22 | 11 | 9 | | |
| Total Discounted Committed Developments | 223 | 61 | 165 | 275 | 195 | 82 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 223 | 193 | 245 | 275 | 312 | 183 | | |
| Growth Volume Used | 223 | 193 | 245 | 275 | 312 | 183 | | |
| Total Volume | 223 | 2786 | 1811 | 275 | 2596 | 2171 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2680 | 2680 | 4880 | 2680 | 2680 |
| Link Meets Test 1? | YES | NO | YES | YES | YES | YES |
| LOS E Capacity | 5150 | 2830 | 2830 | 5150 | 2830 | 2830 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

Input Data

ROAD NAME: Indiantown Rd | STATION: 1203 | Report Created
CURRENT YEAR: 2025 | FROM: Central Blvd | 10/27/2025
ANALYSIS YEAR: 2030 | TO: Midpoint
GROWTH RATE: 0% | COUNT DATE: NA
PSF: 0

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Peak Volume | 0 | 0 | 0 | 0 | 0 | 0 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 0 | 0 | 0 | 0 | 0 | 0 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Sea Plum Res | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| AutoZone #4991 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Lakewood | 32 | 19 | 13 | 38 | 18 | 20 | Res | 86% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Harbourside Jupiter | 2 | 2 | 1 | 10 | 4 | 6 | NR | 90% |
| Palm Beach Park of Commerce | 147 | 19 | 128 | 184 | 149 | 34 | NR | 35% |
| Abacoa DRI | 3 | 2 | 2 | 5 | 2 | 2 | NR | 90% |
| Thelma Avenue Offices | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Limestone Creek | 18 | 4 | 13 | 22 | 14 | 8 | Res | 75% |
| Briger West | 1 | 1 | 0 | 1 | 1 | 1 | Res | 80% |
| Hawkeye | | | | | | | NR | 0% |
| Walmart Store Expansion | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Els Center of Excellence | 3 | 1 | 2 | 1 | 1 | 1 | NR | 97% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Coconut Cove | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Lucky Dog Sports Club | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Center Park Commercial Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Home Depot Plaza | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Island Way South | 11 | 9 | 2 | 16 | 4 | 11 | Res | 0% |
| Maplewood Center | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Tree Top Academy | 14 | 6 | 7 | 9 | 5 | 4 | NR | 50% |
| Avenir | 11 | 5 | 6 | 13 | 8 | 5 | Res | 8% |
| Total Committed Developments | 242 | 68 | 174 | 299 | 206 | 92 | | |
| Total Committed Residential | 73 | 38 | 34 | 90 | 45 | 45 | | |
| Total Committed Non-Residential | 169 | 30 | 140 | 209 | 161 | 47 | | |
| Double Count Reduction | 18 | 6 | 9 | 23 | 11 | 9 | | |
| Total Discounted Committed Developments | 224 | 62 | 165 | 276 | 195 | 83 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 224 | 62 | 165 | 276 | 195 | 83 | | |
| Growth Volume Used | 224 | 62 | 165 | 276 | 195 | 83 | | |
| Total Volume | 224 | 62 | 165 | 276 | 195 | 83 | | |

| Lanes | 6LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 4880 | 2680 | 2680 | 4880 | 2680 | 2680 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 5150 | 2830 | 2830 | 5150 | 2830 | 2830 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

| A | B | C | D | E | F | G | H | I |
|---|---|---|---|---|---|---|---|---|

Input Data

| | | | | | |
|---|---|---|---|---|---|
| ROAD NAME: | Central Blvd | STATION: | 1614 | | Report Created |
| CURRENT YEAR: | 2024 | FROM: | Frederick Small Rd | | 6/25/2025 |
| ANALYSIS YEAR: | 2030 | TO: | Midpoint | | |
| GROWTH RATE: | 0% | COUNT DATE: | 1/17/2024 | | |
| | | PSF: | 1 | | |

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 1405 | 696 | 709 | 1730 | 1125 | 605 |
| Peak Volume | 1405 | 696 | 709 | 1730 | 1125 | 605 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 1405 | 696 | 709 | 1730 | 1125 | 605 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Sea Plum Res | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Parcel 4.03/4.06 | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Central Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Paloma | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Life Time Fitness at Downtown at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legend at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Sea Plum Com | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Lakewood | 0 | 0 | 0 | 0 | 0 | 0 | Res | 80% |
| Donald Ross Village | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Jupiter Medical Technology Park | 1 | 0 | 0 | 1 | 0 | 1 | NR | 90% |
| Abacoa DRI | 48 | 25 | 23 | 67 | 35 | 32 | NR | 90% |
| Latitudes Residential | 10 | 8 | 2 | 12 | 4 | 8 | NR | 45% |
| FAU Jupiter | 19 | 3 | 15 | 18 | 15 | 4 | NR | 65% |
| Briger West | 6 | 4 | 1 | 10 | 4 | 6 | Res | 80% |
| Hawkeye | | | | | | | NR | 0% |
| Beacon Park | 16 | 12 | 4 | 19 | 6 | 13 | Res | 0% |
| Total Committed Developments | 100 | 52 | 45 | 127 | 64 | 64 | | |
| Total Committed Residential | 22 | 16 | 5 | 29 | 10 | 19 | | |
| Total Committed Non-Residential | 78 | 36 | 40 | 98 | 54 | 45 | | |
| Double Count Reduction | 6 | 4 | 1 | 7 | 3 | 5 | | |
| Total Discounted Committed Developments | 94 | 48 | 44 | 120 | 61 | 59 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 180 | 91 | 88 | 226 | 130 | 96 | | |
| Growth Volume Used | 180 | 91 | 88 | 226 | 130 | 96 | | |
| Total Volume | 1585 | 787 | 797 | 1956 | 1255 | 701 | | |

| Lanes | 4LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 3220 | 3320 | 3320 | 3220 | 3320 | 3320 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 3400 | 3760 | 3760 | 3400 | 3760 | 3760 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

Input Data

| | | | | | |
|---|---|---|---|---|---|
| ROAD NAME: | Central Blvd | STATION: | 1614 | | Report Created |
| CURRENT YEAR: | 2024 | FROM: | Midpoint | | 6/25/2025 |
| ANALYSIS YEAR: | 2030 | TO: | Indian Creek Pkwy | | |
| GROWTH RATE: | 0% | COUNT DATE: | 1/17/2024 | | |
| | | PSF: | 1 | | |

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 1405 | 696 | 709 | 1730 | 1125 | 605 |
| Peak Volume | 1405 | 696 | 709 | 1730 | 1125 | 605 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 1405 | 696 | 709 | 1730 | 1125 | 605 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Sea Plum Res | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Parcel 4.03/4.06 | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Central Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Paloma | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Life Time Fitness at Downtown at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Legend at the Gardens | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Sea Plum Com | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Lakewood | 0 | 0 | 0 | 0 | 0 | 0 | Res | 80% |
| Donald Ross Village | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Barcelona | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Jupiter Medical Technology Park | 1 | 0 | 0 | 1 | 0 | 1 | NR | 90% |
| Abacoa DRI | 48 | 25 | 23 | 67 | 35 | 32 | NR | 90% |
| Latitudes Residential | 10 | 8 | 2 | 12 | 4 | 8 | NR | 45% |
| FAU Jupiter | 19 | 3 | 15 | 18 | 15 | 4 | NR | 65% |
| Briger West | 6 | 4 | 1 | 10 | 4 | 6 | Res | 80% |
| Hawkeye | | | | | | | NR | 0% |
| Beacon Park | 141 | 109 | 32 | 173 | 54 | 119 | Res | 0% |
| Total Committed Developments | 225 | 149 | 73 | 281 | 112 | 170 | | |
| Total Committed Residential | 147 | 113 | 33 | 183 | 58 | 125 | | |
| Total Committed Non-Residential | 78 | 36 | 40 | 98 | 54 | 45 | | |
| Double Count Reduction | 16 | 7 | 8 | 20 | 11 | 9 | | |
| Total Discounted Committed Developments | 209 | 142 | 65 | 261 | 101 | 161 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 295 | 185 | 109 | 367 | 170 | 198 | | |
| Growth Volume Used | 295 | 185 | 109 | 367 | 170 | 198 | | |
| Total Volume | 1700 | 881 | 818 | 2097 | 1295 | 803 | | |

| Lanes | 4LD | | | | | |
|---|---|---|---|---|---|---|
| LOS D Capacity | 3220 | 3320 | 3320 | 3220 | 3320 | 3320 |
| Link Meets Test 1? | YES | YES | YES | YES | YES | YES |
| LOS E Capacity | 3400 | 3760 | 3760 | 3400 | 3760 | 3760 |
| Link Meets Test 2? | YES | YES | YES | YES | YES | YES |

Input Data

ROAD NAME: Central Blvd | STATION: 1606 | Report Created
CURRENT YEAR: 2024 | FROM: MIDPOINT | 10/28/2025
ANALYSIS YEAR: 2030 | TO: W Indiantown Rd
GROWTH RATE: 0% | COUNT DATE: 1/14/2025
PSF: 1

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 2140 | 1082 | 1058 | 2385 | 1453 | 932 |
| Peak Volume | 2140 | 1082 | 1058 | 2385 | 1453 | 932 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 2140 | 1082 | 1058 | 2385 | 1453 | 932 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Lakewood | 8 | 4 | 5 | 10 | 5 | 5 | Res | 86% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Abacoa DRI | 20 | 11 | 10 | 29 | 15 | 14 | NR | 90% |
| Jupiter Park of Comemerce Lot 5 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Thelma Avenue Offices | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Limestone Creek | 3 | 1 | 2 | 3 | 2 | 1 | Res | 75% |
| Briger West | 1 | 1 | 0 | 1 | 1 | 1 | Res | 80% |
| Hawkeye | | | | | | | NR | 0% |
| Walmart Store Expansion | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Els Center of Excellence | 0 | 0 | 0 | 0 | 0 | 0 | NR | 97% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Coconut Cove | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Cressey Sports Performance | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Lucky Dog Sports Club | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Fury Friends | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Island Way South | 8 | 7 | 2 | 12 | 3 | 8 | Res | 0% |
| Tree Top Academy | 14 | 8 | 7 | 10 | 5 | 5 | NR | 50% |
| Total Committed Developments | 54 | 32 | 26 | 65 | 31 | 34 | | |
| Total Committed Residential | 20 | 13 | 9 | 26 | 11 | 15 | | |
| Total Committed Non-Residential | 34 | 19 | 17 | 39 | 20 | 19 | | |
| Double Count Reduction | 5 | 3 | 2 | 7 | 3 | 4 | | |
| Total Discounted Committed Developments | 49 | 29 | 24 | 58 | 28 | 30 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 181 | 96 | 89 | 205 | 117 | 87 | | |
| Growth Volume Used | 181 | 96 | 89 | 205 | 117 | 87 | | |
| Total Volume | 2321 | 1178 | 1147 | 2590 | 1570 | 1019 | | |

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

Input Data

ROAD NAME: Central Blvd | STATION: 1606 | Report Created
CURRENT YEAR: 2024 | FROM: Jupiter Park Dr | 10/28/2025
ANALYSIS YEAR: 2030 | TO: MIDPOINT
GROWTH RATE: 0% | COUNT DATE: 1/22/2024
PSF: 1

Link Analysis

| Time Period | AM | | | PM | | |
|---|---|---|---|---|---|---|
| Direction | 2-way | NB/EB | SB/WB | 2-way | NB/EB | SB/WB |
| Existing Volume | 2330 | 1191 | 1139 | 2378 | 1455 | 953 |
| Peak Volume | 2330 | 1191 | 1139 | 2378 | 1455 | 953 |
| Diversion(%) | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume after Diversion | 2330 | 1191 | 1139 | 2378 | 1455 | 953 |

| Committed Developments | | | | | | | Type | % Complete |
|---|---|---|---|---|---|---|---|---|
| Rialto North | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Lakewood | 8 | 4 | 5 | 10 | 5 | 5 | Res | 86% |
| Rialto South | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Abacoa DRI | 20 | 11 | 10 | 29 | 15 | 14 | NR | 90% |
| Jupiter Park of Comemerce Lot 5 | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Thelma Avenue Offices | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Limestone Creek | 3 | 1 | 2 | 3 | 2 | 1 | Res | 75% |
| Briger West | 1 | 1 | 0 | 1 | 1 | 1 | Res | 80% |
| Hawkeye | | | | | | | NR | 0% |
| Walmart Store Expansion | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Els Center of Excellence | 0 | 0 | 0 | 0 | 0 | 0 | NR | 97% |
| Power Systems | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Coconut Cove | 0 | 0 | 0 | 0 | 0 | 0 | Res | 100% |
| Cressey Sports Performance | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Lucky Dog Sports Club | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Fury Friends | 0 | 0 | 0 | 0 | 0 | 0 | NR | 100% |
| Island Way South | 8 | 7 | 2 | 12 | 3 | 8 | Res | 0% |
| Tree Top Academy | 14 | 8 | 7 | 10 | 5 | 5 | NR | 50% |
| Total Committed Developments | 54 | 32 | 26 | 65 | 31 | 34 | | |
| Total Committed Residential | 20 | 13 | 9 | 26 | 11 | 15 | | |
| Total Committed Non-Residential | 34 | 19 | 17 | 39 | 20 | 19 | | |
| Double Count Reduction | 5 | 3 | 2 | 7 | 3 | 4 | | |
| Total Discounted Committed Developments | 49 | 29 | 24 | 58 | 28 | 30 | | |
| Historical Growth | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Comm Dev+1% Growth | 192 | 102 | 94 | 204 | 118 | 89 | | |
| Growth Volume Used | 192 | 102 | 94 | 204 | 118 | 89 | | |
| Total Volume | 2522 | 1293 | 1233 | 2582 | 1573 | 1042 | | |

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

# SERPM 8 2045 Cost Feasible Adjusted Two-Way Traffic Volumes - Palm Beach County

| PBC Station | FDOT Station | Roadway | From | To | Existing Lanes | Cost Feasible Lanes | 2005 Counts | 2010 Count | 2015 Count | 2018 Count | 2015 Model | 2045 Model | 2045 Adjusted |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1603 | 937013 | CENTER ST | Indiantown Rd | Loxahatchee River Rd | 2 | 2 | 16,388 | 14,538 | 15,079 | 16,010 | 15,919 | 17,825 | 16,900 |
| 1803 | 937014 | CENTER ST | Loxahatchee River Rd | Alt. A1A | 2 | 2 | 18,228 | 14,949 | 16,138 | 17,521 | 15,731 | 17,889 | 18,400 |
| 2608 | 937380 | CENTRAL BLVD | PGA Blvd | I-95 | 4 | 4 | 14,647 | 14,338 | 16,027 | 16,086 | 23,255 | 40,702 | 33,500 |
| 2198 | 937380 | CENTRAL BLVD | I-95 | Hood Rd | 4 | 4 | | | - | - | 23,255 | 40,702 | 40,700 |
| 2210 | 937379 | CENTRAL BLVD | Hood Rd | Donald Ross Rd | 4 | 4 | 13,761 | 16,373 | 16,725 | 18,117 | 31,339 | 45,551 | 30,900 |
| 1206 | 937386 | CENTRAL BLVD | Donald Ross Rd | Frederick Small Rd | 4 | 4 | 15,708 | 16,682 | 17,486 | 20,089 | 19,928 | 29,924 | 26,300 |
| 1614 | 937387 | CENTRAL BLVD | Frederick Small Rd | Indian Creek Pkwy | 4 | 4 | 10,954 | 12,750 | 13,914 | 15,889 | 17,592 | 28,709 | 25,000 |
| 1606 | 937377 | CENTRAL BLVD | Indian Creek Pkwy | Indiantown Rd | 4 | 4 | 27,217 | 26,285 | 26,931 | 27,091 | 17,254 | 10,218 | 19,900 |
| 1612 | 937378 | CENTRAL BLVD | Indiantown Rd | Church St | 3 | 3 | 19,245 | 13,034 | 15,746 | 16,741 | 9,394 | 11,287 | 17,600 |
| 6403 | 937001 | CLINT MOORE RD | SR-7 | Lyons Rd | 4 | 4 | 13,291 | 15,148 | 18,460 | 18,919 | 11,401 | 16,025 | 23,100 |
| 6201 | 938508 | CLINT MOORE RD | Lyons Rd | Jog Rd | 4 | 4 | 21,809 | 21,525 | 24,350 | 26,298 | 19,182 | 27,815 | 33,000 |
| 6607 | 937002 | CLINT MOORE RD | Jog Rd | Military Tr | 4 | 4 | 29,949 | 28,767 | 30,959 | 34,229 | 15,501 | 20,927 | 36,400 |
| 6601 | 938509 | CLINT MOORE RD | Military Tr | Congress Ave | 6 | 6 | 30,737 | 29,298 | 27,719 | 33,500 | 23,850 | 26,946 | 31,300 |
| 6301 | 938509 | CLINT MOORE RD | Congress Ave | NW 2nd Ave | 4 | 4 | 13,712 | 10,637 | 12,136 | 14,643 | 23,850 | 26,946 | 15,200 |
| | 938506 | COCOANUT ROW | Okeechobee Blvd | Clarke Ave | 2 | 2 | | | - | - | 3,708 | 4,304 | 4,300 |
| 2104 | 937329 | COCONUT BLVD | Persimmon Bl | Orange Bl | 2 | 2 | 3,986 | 2,791 | 2,952 | 3,400 | 3,284 | 3,167 | 2,800 |
| 2412 | 937331 | COCONUT BLVD | Orange Bl | Temple Blvd | 2 | 2 | 13,365 | 10,796 | 11,459 | 12,686 | 11,015 | 20,999 | 21,800 |
| 2404 | 937330 | COCONUT BLVD | Temple Blvd | Northlake Blvd | 2 | 2 | 14,104 | 11,665 | 11,937 | 13,288 | 12,485 | 21,931 | 21,000 |
| | *PBC111a* | COCONUT BLVD | Northlake Blvd | 100th Ln N (Avenir) | 0 | 4 | | | - | - | - | 22,182 | 22,200 |
| 3641 | 937336 | COMMUNITY DR | Haverhill Rd | Military Tr | 5 | 5 | 16,206 | 15,110 | 13,454 | 14,678 | 4,477 | 7,886 | 16,900 |
| 3659 | 937337 | COMMUNITY DR | Military Tr | Village Blvd | 3 | 3 | 17,204 | 15,076 | 17,683 | 18,412 | 15,247 | 17,139 | 19,900 |
| 6614 | 938509 | CONGRESS AVE | Yamato Rd | Clint Moore Rd | 6 | 6 | 25,198 | 25,740 | 27,629 | 29,864 | 23,850 | 26,946 | 31,200 |
| 6644 | 938543 | CONGRESS AVE | Clint Moore Rd | NW 82nd St | 6 | 6 | 28,805 | 28,300 | 34,731 | 30,621 | 28,389 | 33,896 | 41,500 |
| 6204 | 937672 | CONGRESS AVE | NW 82nd St | SW 29th St | 6 | 6 | 24,665 | 17,757 | 21,315 | 23,273 | 15,989 | 22,633 | 28,000 |
| | 938544 | CONGRESS AVE | SW 29th St | Linton Blvd | 6 | 6 | | | - | - | 9,156 | 14,643 | 14,600 |
| 5650 | 933500 | CONGRESS AVE | Linton Blvd | Lowson Blvd | 6 | 6 | 26,965 | 23,248 | 24,774 | 26,539 | 11,525 | 17,497 | 30,700 |
| 5612 | 933500 | CONGRESS AVE | Lowson Blvd | Atlantic Ave | 6 | 6 | 30,312 | 26,151 | 29,209 | 29,325 | 11,525 | 17,497 | 35,200 |
| 5630 | 937340 | CONGRESS AVE | Atlantic Ave | Lake Ida Rd | 6 | 6 | 32,662 | 32,658 | 34,768 | 36,689 | 24,598 | 32,597 | 42,800 |
| 5602 | 937341 | CONGRESS AVE | Lake Ida Rd | 35th Ave SW | 6 | 6 | 31,948 | 29,740 | 30,608 | 31,428 | 28,207 | 39,710 | 43,100 |
| 5626 | 937342 | CONGRESS AVE | 35th Ave SW | Golf Rd | 6 | 6 | 38,852 | 34,332 | 36,139 | 38,738 | 31,175 | 42,173 | 48,900 |
| 5624 | 937348 | CONGRESS AVE | Golf Rd | Woolbright Rd | 6 | 6 | 41,510 | 35,627 | 37,827 | 40,974 | 29,121 | 38,224 | 46,900 |
| 5610 | 937347 | CONGRESS AVE | Woolbright Rd | Boynton Beach Blvd | 6 | 6 | 38,259 | 32,543 | 33,549 | 33,115 | 22,390 | 29,798 | 41,000 |
| 5658 | 937345 | CONGRESS AVE | Boynton Beach Blvd | Old Boynton Rd | 6 | 6 | | 47,139 | 38,263 | 40,960 | 28,939 | 40,714 | 50,000 |
| 5206 | 937344 | CONGRESS AVE | Old Boynton Rd | Gateway Blvd | 6 | 6 | 48,285 | 36,788 | 36,914 | 39,958 | 56,185 | 60,016 | 40,700 |
| 4610 | 937343 | CONGRESS AVE | Gateway Blvd | Hypoluxo Rd | 6 | 6 | 36,348 | 28,826 | 28,960 | 30,883 | 37,864 | 46,519 | 37,600 |
| 4600 | 937346 | CONGRESS AVE | Hypoluxo Rd | Lantana Rd | 4 | 4 | 29,993 | 25,175 | 23,246 | 28,120 | 35,142 | 39,809 | 27,900 |
| 4624 | 930022 | CONGRESS AVE | Lantana Rd | JFK Dr | 6 | 6 | 41,814 | 31,730 | 35,206 | 37,851 | 31,598 | 38,329 | 42,700 |
| 4626 | 937173 | CONGRESS AVE | JFK Dr | 6th Ave S | 6 | 6 | 44,492 | 33,615 | 35,163 | 36,766 | 31,616 | 38,412 | 42,700 |
| 4622 | 930489 | CONGRESS AVE | 6th Ave S | Lake Worth Rd | 6 | 6 | 43,176 | 35,682 | 35,712 | 39,282 | 38,642 | 48,003 | 44,400 |
| 4620 | 930490 | CONGRESS AVE | Lake Worth Rd | French Ave | 6 | 6 | 45,274 | 36,622 | 35,400 | 37,189 | 24,015 | 31,421 | 42,800 |

# SERPM 8 2045 Cost Feasible Adjusted Two-Way Traffic Volumes - Palm Beach County

| PBC Station | FDOT Station | Roadway | From | To | Existing Lanes | Cost Feasible Lanes | 2005 Counts | 2010 Count | 2015 Count | 2018 Count | 2015 Model | 2045 Model | 2045 Adjusted |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 937730 | HOMEWOOD BLVD | Linton Blvd | Atlantic Ave | 2 | 2 | | | - | - | 5,411 | 6,257 | 6,300 |
| 2105 | 937068 | HOOD RD | Jog Road | Central Blvd | 2 | 2 | 4,541 | 8,114 | 10,325 | 10,200 | 3,819 | 5,626 | 12,100 |
| 2611 | 937070 | HOOD RD | Central Blvd | Military Tr | 4 | 4 | 9,158 | 10,307 | 14,060 | 14,704 | 18,326 | 37,356 | 33,100 |
| 2213 | 937069 | HOOD RD | Military Tr | SR 811 | 4 | 4 | 9,346 | 12,005 | 16,490 | 16,573 | 30,989 | 39,501 | 25,000 |
| 2613 | 937071 | HOOD RD | SR-811 | Prosperity Farms Rd | 2 | 2 | 4,481 | - | 6,477 | 6,424 | 5,261 | 6,292 | 7,700 |
| 7041 | 930765 | HOOKER HWY | SR-715 | SR-80 | 2 | 4 | | 5,772 | 4,461 | 4,600 | 2,822 | 13,393 | 15,000 |
| 4411 | 937281 | HYPOLUXO RD | SR-7 | Lyons Rd | 4 | 4 | 4,021 | 6,281 | 9,710 | 11,951 | 15,570 | 23,188 | 17,300 |
| 4683 | 937281 | HYPOLUXO RD | Lyons Rd | Fl Turnpike | 4 | 4 | | 10,207 | 16,237 | 20,258 | 15,570 | 23,188 | 24,200 |
| 4685 | 937004 | HYPOLUXO RD | Fl Turnpike | Hagen Ranch Rd | 4 | 4 | | 16,460 | 22,673 | 26,780 | 20,547 | 25,935 | 28,600 |
| 4671 | 937281 | HYPOLUXO RD | Hagen Ranch Rd | Jog Rd | 4 | 4 | 17,166 | 20,001 | 24,215 | 27,664 | 15,570 | 23,188 | 31,800 |
| 4629 | 937004 | HYPOLUXO RD | Jog Rd | Haverhill Rd | 6 | 6 | 25,902 | - | 30,344 | 31,702 | 20,547 | 25,935 | 35,700 |
| 4681 | 937003 | HYPOLUXO RD | Haverhill Rd | Military Tr | 6 | 6 | 33,644 | 32,830 | 37,516 | 40,668 | 21,757 | 27,135 | 42,900 |
| 4607 | 937278 | HYPOLUXO RD | Military Tr | Lawrence Rd | 6 | 6 | 39,120 | 38,269 | 42,197 | 44,143 | 42,695 | 43,237 | 42,700 |
| 4621 | 937279 | HYPOLUXO RD | Lawrence Rd | Congress Ave | 6 | 6I | 41,223 | 37,042 | 41,057 | 40,601 | 33,472 | 40,685 | 49,900 |
| 4211 | 930068 | HYPOLUXO RD | Congress Ave | I-95 | 6 | 6 | 40,625 | 38,668 | 44,434 | 44,000 | 39,472 | 42,838 | 48,200 |
| 4313 | 930069 | HYPOLUXO RD | I-95 | Seacrest Blvd | 5 | 5 | 36,245 | 32,118 | 34,579 | 41,000 | 28,301 | 33,025 | 40,400 |
| 4809 | 937280 | HYPOLUXO RD | Seacrest Blvd | Dixie Hwy | 5 | 5 | 18,774 | 16,135 | 17,130 | 16,902 | 10,358 | 12,543 | 19,300 |
| 1605 | 937394 | INDIAN CREEK BLVD | Central Blvd | Military Tr | 4 | 4 | 8,988 | 11,279 | 12,329 | 13,933 | 7,409 | 10,703 | 15,600 |
| 1615 | 937396 | INDIAN CREEK BLVD | Toney Penna Dr | Maplewood Dr | 4 | 4 | 20,727 | 20,300 | 17,785 | 17,754 | 20,654 | 24,588 | 21,200 |
| 1613 | 937395 | INDIAN CREEK PKWY | Central Blvd | Maplewood Dr | 4 | 4 | 16,530 | 17,333 | 17,955 | 18,572 | 15,230 | 19,566 | 23,100 |
| 1405 | 938538 | INDIANTOWN RD | Bee Line Hwy | Pratt-Whitney Rd | 2 | 2 | 2,058 | 1,588 | 1,763 | 2,126 | 1,768 | 5,087 | 5,100 |
| 1403 | 938539 | INDIANTOWN RD | Pratt-Whitney Rd | 130th Ave N | 2 | 2 | 5,427 | 4,678 | 4,985 | 6,400 | 6,037 | 14,831 | 13,800 |
| 1409 | 938539 | INDIANTOWN RD | 130th Ave N | Alexander Run | 4 | 4 | | - | 14,485 | 15,124 | 6,037 | 14,831 | 23,300 |
| 1407 | 937236 | INDIANTOWN RD | Alexander Run | Jupiter Farms Rd | 4 | 4 | 23,149 | 20,546 | 22,332 | 24,082 | 17,474 | 27,853 | 32,700 |
| 1103 | 930145 | INDIANTOWN RD | Jupiter Farms Rd | Florida Turnpike | 4 | 4 | 30,925 | 27,154 | 28,879 | 30,568 | 30,573 | 43,537 | 41,100 |
| 1201 | 930008 | INDIANTOWN RD | Florida Turnpike | I-95 Interchange | 6 | 6 | 49,557 | 36,761 | 48,380 | 59,724 | 44,442 | 70,276 | 76,500 |
| 1213 | 937235 | INDIANTOWN RD | I-95 Interchange | Island Way | 6 | 6 | 58,622 | 52,916 | 61,281 | 70,539 | 66,008 | 85,776 | 79,600 |
| 1617 | 937235 | INDIANTOWN RD | Island Way | Central Blvd | 6 | 6I | | - | 60,253 | 70,000 | 66,008 | 85,776 | 78,300 |
| 1203 | 930748 | INDIANTOWN RD | Central Blvd | Center St | 6 | 6 | 53,810 | 47,768 | 53,551 | 52,000 | 45,081 | 56,332 | 66,900 |
| 1601 | 930661 | INDIANTOWN RD | Center St | Military Tr | 6 | 6 | 49,724 | 44,078 | 46,587 | 46,627 | 31,526 | 39,246 | 54,300 |
| 1209 | 930679 | INDIANTOWN RD | Military Tr | SR-811 | 6 | 6 | 41,434 | 40,387 | 42,614 | 44,479 | 30,930 | 41,323 | 53,000 |
| 1807 | 930710 | INDIANTOWN RD | SR-811 | US 1 | 6 | 6 | 32,354 | 31,607 | 33,744 | 32,381 | 31,791 | 37,969 | 40,300 |
| 1811 | 930005 | INDIANTOWN RD | US 1 | SR A1A | 4 | 4 | 13,683 | 15,450 | 16,998 | 16,884 | 7,807 | 8,758 | 17,900 |
| 2215 | 930015 | INVESTMENT LN | Military Tr | Garden Rd | 2 | 2 | | 8,299 | 9,569 | 10,609 | 11,446 | 13,390 | 11,200 |
| 1620 | 937155 | ISLAND WAY | Indiantown Rd | Martin County Line | 4 | 4 | | 8,279 | 14,149 | 15,983 | 8,775 | 11,346 | 16,700 |
| 6618 | 937049 | JOG RD | Glades Rd | Potomac Rd | 4 | 4 | 32,533 | 27,978 | 33,018 | 30,832 | 20,288 | 31,505 | 44,200 |
| 6634 | 937050 | JOG RD | Potomac Rd | Yamato Rd | 4 | 4 | 33,100 | 27,992 | 33,030 | 29,655 | 15,351 | 23,253 | 40,900 |
| 6616 | 937048 | JOG RD | Yamato Rd | Clint Moore Rd | 6 | 6 | 35,230 | 28,584 | 35,206 | 32,125 | 31,960 | 42,710 | 47,000 |
| 6200 | 937047 | JOG RD | Clint Moore Rd | C-15 Canal | 6 | 6 | 40,921 | 31,497 | 33,990 | 34,776 | 33,008 | 39,658 | 40,800 |
| 5622 | 937041 | JOG RD | C-15 Canal | Linton Blvd | 6 | 6 | 33,218 | 29,888 | 33,918 | 35,976 | 30,602 | 37,061 | 41,100 |

# SERPM 8 2045 Cost Feasible Adjusted Two-Way Traffic Volumes - Palm Beach County

| PBC Station | FDOT Station | Roadway | From | To | Existing Lanes | Cost Feasible Lanes | 2005 Counts | 2010 Count | 2015 Count | 2018 Count | 2015 Model | 2045 Model | 2045 Adjusted |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2602 | 930496 | MILITARY TRL | Investment Lane | Northlake Blvd | 6 | 6T | 35,413 | 29,135 | 32,036 | 32,709 | 17,495 | 21,401 | 35,900 |
| 2600 | 930703 | MILITARY TRL | Northlake Blvd | Holly Dr | 6 | 6T | 43,999 | 37,391 | 40,246 | 39,718 | 43,502 | 52,674 | 48,700 |
| 2606 | 930708 | MILITARY TRL | Holly Dr | PGA Blvd | 6 | 6T | 44,353 | 37,111 | 40,379 | 40,619 | 33,833 | 41,386 | 49,400 |
| 2624 | 930758 | MILITARY TRL | PGA Blvd | I-95 | 6 | 6 | 38,882 | 33,368 | 36,533 | 38,807 | 35,239 | 30,712 | 31,800 |
| | 930759 | MILITARY TRL | I-95 SB | I-95 NB | 6 | 6 | | | - | - | 32,751 | 25,454 | 25,500 |
| 2604 | 937230 | MILITARY TRL | I-95 | Hood Rd | 6 | 6 | 27,564 | 24,838 | 27,257 | 25,429 | 29,070 | 24,525 | 23,000 |
| 2208 | 937229 | MILITARY TRL | Hood Rd | Donald Ross Rd | 6 | 6 | 23,883 | 24,233 | 24,568 | 24,066 | 20,760 | 25,265 | 29,900 |
| 1602 | 937227 | MILITARY TRL | Donald Ross Rd | Frederick Small Rd | 6 | 6 | 30,572 | 34,542 | 34,822 | 35,789 | 37,768 | 48,029 | 44,300 |
| 1608 | 937228 | MILITARY TRL | Frederick Small Rd | Indian Creek Blvd | 6 | 6 | 28,570 | 30,300 | 29,706 | 30,553 | 23,626 | 29,093 | 35,200 |
| 1600 | 937226 | MILITARY TRL | Indian Creek Blvd | Indiantown Rd | 6 | 6 | 25,419 | 24,322 | 24,049 | 24,593 | 24,099 | 30,701 | 30,600 |
| | 937421 | MINER RD | Seacrest Blvd | US-1 | 2 | 2 | | | - | - | 2,317 | 2,525 | 2,500 |
| | *PBC067* | MINER RD | Military Tr | Lawrence Rd | 0 | 3 | | | - | - | - | 22,435 | 22,400 |
| 4690 | 937647 | MINER RD | Congress Ave | High Ridge Rd | 2 | 3 | | - | 6,882 | 8,337 | 11,028 | 15,045 | 10,900 |
| 6835 | 937641 | MIZNER BLVD | US-1 (Federal Hwy) | Palmetto Park Rd | 4 | 4 | 4,895 | 9,033 | 10,000 | 11,457 | 6,773 | 12,353 | 15,600 |
| 6834 | 937641 | MIZNER BLVD | Palmetto Park Rd | Federal Hwy | 4 | 4 | 10,273 | 10,001 | 10,000 | 15,479 | 6,773 | 12,353 | 15,600 |
| | 937426 | N 7TH AVE | N A St | US-1 | 2 | 2 | | | - | - | 238 | 252 | 300 |
| | 937486 | NE 10 AVE/MLK BLVD | Seacrest Blvd | Federal Hwy | 2 | 2 | | | - | - | 2,746 | 8,364 | 8,400 |
| | 937520 | NE 1ST ST | N Swinton Ave | Ne 6 Ave | 2 | 2 | | | - | - | 385 | 570 | 600 |
| 2413 | 937063 | NORTHLAKE BLVD | Seminole Pratt Whitney Rd | 140th Ave N | 4 | 6 | 11,089 | 10,074 | 10,450 | 11,902 | 17,078 | 37,650 | 31,000 |
| 2421 | *2421* | NORTHLAKE BLVD | 140th Ave N | Coconut Blvd | 2 | 6 | | - | 17,476 | 19,781 | 20,571 | 37,650 | 32,000 |
| 2411 | 937062 | NORTHLAKE BLVD | Coconut Blvd | SR-7 | 4 | 6 | 29,704 | 25,889 | 28,370 | 33,168 | 33,951 | 63,056 | 52,700 |
| 2407 | 935503 | NORTHLAKE BLVD | SR-7 | SR-710 | 4 | 6 | 36,674 | 32,431 | 35,364 | 39,992 | 40,647 | 71,422 | 62,100 |
| 2401 | 935504 | NORTHLAKE BLVD | SR-710 | Ryder Cup Blvd | 6 | 6 | 23,949 | 21,045 | 20,782 | 24,470 | 23,750 | 45,531 | 39,800 |
| 2205 | 938546 | NORTHLAKE BLVD | Ryder Cup Blvd | Steeplechase Dr / Ballenisles D | 6 | 6 | 34,280 | 30,702 | 33,499 | 33,500 | 41,039 | 58,274 | 50,700 |
| 2605 | 938547 | NORTHLAKE BLVD | Steeplechase Dr / Ballenisles Dr | Military Tr | 6 | 6 | 45,285 | 56,776 | 48,126 | 45,612 | 52,841 | 67,314 | 61,300 |
| 2207 | 930511 | NORTHLAKE BLVD | Military Tr | I-95 | 6 | 6 | 51,985 | 46,823 | 53,098 | 48,094 | 55,542 | 69,463 | 66,400 |
| 2309 | 935241 | NORTHLAKE BLVD | I-95 | Congress Ave | 6 | 6I | 53,292 | 56,351 | 61,294 | 53,500 | 45,629 | 58,140 | 73,800 |
| 2815 | 937362 | NORTHLAKE BLVD | Congress Ave | SR 811 | 6 | 6 | 44,623 | 41,315 | 45,198 | 46,241 | 33,665 | 36,805 | 48,300 |
| 2821 | 935256 | NORTHLAKE BLVD | SR 811 | Prosperity Farms Rd | 6 | 6 | 31,068 | 33,679 | 35,300 | 37,198 | 25,205 | 29,260 | 39,400 |
| 2817 | 935255 | NORTHLAKE BLVD | Prosperity Farms Rd | Southwind Dr | 6 | 6 | 36,214 | 32,680 | 37,157 | 34,500 | 16,001 | 18,673 | 39,800 |
| 2819 | 935254 | NORTHLAKE BLVD | Southwind Dr | US-1 | 6 | 6 | 27,179 | 26,990 | 27,771 | 29,933 | 10,314 | 12,702 | 30,200 |
| | 937498 | NOTTINGHAM BLVD | Parker Ave | S Olive Ave | 2 | 2 | | | - | - | 686 | 459 | 500 |
| | 937500 | NW 12TH AVE | Nw 8 St | Nw 15 St | 2 | 2 | | | - | - | 12,651 | 15,046 | 15,000 |
| | 937638 | NW 13TH ST | Nw 15 Ave | Meadows Rd | 2 | 2 | | | - | - | 9,633 | 11,225 | 11,200 |
| | 937639 | NW 15TH ST | Nw 12 Ave | Nw 10 Ave | 2 | 2 | | | - | - | 6,276 | 7,496 | 7,500 |
| | 937542 | NW 28TH ST | Nw Boca Raton Blvd | N Dixie Hwy | 2 | 2 | | | - | - | 9,359 | 10,495 | 10,500 |
| | 937441 | NW AVE | SR-715 | W Canal St | 2 | 2 | | | - | - | 972 | 1,066 | 1,100 |
| 5801 | 930162 | OCEAN AVE | Federal Hwy | N Ocean Blvd SR A1A | 2 | 2 | 6,836 | 6,031 | 8,353 | 7,584 | 2,374 | 2,856 | 8,800 |
| 4803 | 930676 | OCEAN AVE | SR A1A | US-1 | 2 | 2 | 17,736 | 15,418 | 14,487 | 11,300 | 9,700 | 10,211 | 15,000 |
| | 937652 | OCEAN AVE/LANTANA RD | US-1 | ICWW | 2 | 2 | | | - | - | 9,700 | 10,211 | 10,200 |

# SERPM 8 2045 Cost Feasible Adjusted Two-Way Traffic Volumes - Palm Beach County

| PBC Station | FDOT Station | Roadway | From | To | Existing Lanes | Cost Feasible Lanes | 2005 Counts | 2010 Count | 2015 Count | 2018 Count | 2015 Model | 2045 Model | 2045 Adjusted |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7023 | 935177 | SR-80 | Ave G | MLK Blvd | 4 | 4 | 29,505 | 22,818 | 24,628 | 22,500 | 13,799 | 15,617 | 26,400 |
| 7020 | 930147 | SR-80 | MLK Blvd | Gator Blvd | 4 | 4 | 20,799 | 20,314 | 20,345 | 20,500 | 13,906 | 16,852 | 23,300 |
| 7016 | 930035 | SR-80 | Gator Blvd | Hooker Hwy | 4 | 4 | 13,309 | 14,551 | 17,318 | 16,800 | 10,747 | 13,721 | 20,300 |
| 7015 | 930762 | SR-80 | Hooker Hwy | Hatton Hwy | 4 | 4 | 11,374 | 13,531 | 10,472 | 11,200 | 8,333 | 19,000 | 21,100 |
| 7003 | 930764 | SR-80 | Hatton Hwy | CR 880 | 4 | 4 | 8,935 | 12,907 | 9,000 | 10,700 | 8,211 | 18,842 | 20,700 |
| 3101 | 930019 | SR-80 | CR 880 | Arden Way | 4 | 4 | 17,567 | 19,702 | 16,177 | 16,700 | 26,371 | 39,463 | 29,300 |
| 3101 | 930019 | SR-80 | Arden Way | Lion Country Safari | 6 | 6 | 17,567 | 19,702 | 16,177 | 16,700 | 26,371 | 39,463 | 29,300 |
| 3467 | 937225 | SR-80 | Lion Country Safari | Seminole Pratt Whitney Rd | 6 | 6 |  | 22,490 | 21,463 | 26,952 | 30,018 | 54,294 | 45,700 |
| 3443 | 930011 | SR-80 | Seminole Pratt Whitney Rd | Binks Forest Drive | 6 | 6 | 37,182 | 28,630 | 30,197 | 38,408 | 38,452 | 62,323 | 54,100 |
| 3431 | 937223 | SR-80 | Binks Forest Drive | Big Blue Trace | 6 | 8 | 35,256 | 35,305 | 31,648 | - | 39,800 | 64,313 | 56,200 |
| 3413 | 937222 | SR-80 | Big Blue Trace | Forest Hill/Crestwood | 6 | 8 | 45,385 | 46,881 | 46,151 | 52,643 | 47,074 | 71,970 | 70,600 |
| 3417 | 930102 | SR-80 | Forest Hill/Crestwood | Cypress Head | 6 | 8 | 42,335 | 54,303 | 57,424 | 67,949 | 55,015 | 70,829 | 73,900 |
| 3437 | 937224 | SR-80 | Cypress Head | Royal Palm Beach Blvd | 6 | 8 | 45,352 | 53,158 | 55,995 | - | 56,014 | 73,678 | 73,700 |
| 3405 | 930101 | SR-80 | Royal Palm Beach Blvd | Lamstein Ln | 8 | 10 | 48,779 | - | 69,098 | 71,905 | 65,614 | 84,065 | 88,500 |
| 3409 | 930101 | SR-80 | Lamstein Ln | SR-7 | 8 | 10 | 51,263 | 65,897 | 74,163 | 81,282 | 65,614 | 84,065 | 95,000 |
| 3415 | 930139 | SR-80 | SR-7 | Sansbury's Way | 8 | 10 | 38,854 | 64,566 | 68,835 | 66,000 | 69,875 | 85,135 | 83,900 |
| 3105 | 930749 | SR-80 | Sansbury's Way | Pike Rd | 8 | 10 | 43,644 | 62,010 | 64,009 | 84,104 | 50,796 | 65,789 | 79,000 |
| 3215 | 930740 | SR-80 | Pike Rd | Fla Turnpike Entrance | 8 | 10 | 45,951 | 56,749 | 73,033 | 19,700 | 12,831 | 13,777 | 74,000 |
| 3643 | 935417 | SR-80 | Jog Rd | Haverhill Rd | 8 | 10 | 32,658 | 61,432 | 69,801 | 88,500 | 54,362 | 74,115 | 89,600 |
| 3635 | 930021 | SR-80 | Haverhill Rd | Military Tr | 8 | 10 | 30,884 | 51,286 | 77,359 | 76,500 | 38,767 | 55,137 | 93,700 |
| 3673 | 930384 | SR-80 | Kirk Rd | Congress Ave SB | 8 | 10 | 33,449 | 58,752 | 65,258 | 79,013 | 42,742 | 57,154 | 79,700 |
| 3639 | 935419 | SR-80 | Congress Ave SB | Congress Ave NB | 8 | 10 | 53,584 | - | 53,000 | 50,500 | 13,316 | 18,329 | 58,000 |
| 3675 | 935415 | SR-80 | Congress Ave NB | Gem Lake | 8 | 10 | 53,584 | 58,349 | 62,500 | 58,000 | 36,675 | 47,372 | 73,200 |
| 3217 | 935415 | SR-80 | Gem Lake | I-95 | 8 | 10 | 31,292 | 51,969 | 58,703 | 58,000 | 36,675 | 47,372 | 69,400 |
| 3313 | 935416 | SR-80 | I-95 | Parker Ave | 5 | 5 | 30,197 | 30,776 | 34,484 | 31,500 | 31,873 | 33,427 | 36,200 |
| 3823 | 935113 | SR-80 | Parker Ave | Dixie Hwy | 5 | 5 | 22,160 | 22,301 | 25,426 | 24,951 | 30,970 | 32,191 | 26,600 |
| 3825 | 935213 | SR-80 | Dixie Hwy | Olive Ave | 5 | 5 | 13,377 | 11,595 | 17,152 | - | 13,245 | 13,937 | 17,800 |
|  | 935411 | SR-80 | Olive Ave | Flagler Dr | 5 | 5 |  |  | - | - | 12,750 | 14,210 | 14,200 |
| 3827 | 930674 | SR-80 | Flagler Dr | Ocean Blvd | 2 | 2 | 14,504 | 12,830 | 14,411 | 10,900 | 13,198 | 13,820 | 15,100 |
| 2814 | 930706 | SR-811 | Northlake Blvd | Lighthouse Dr | 4 | 4 | 23,192 | 22,822 | 23,262 | 22,970 | 22,613 | 21,772 | 22,400 |
| 2828 | 935257 | SR-811 | Lighthouse Dr | Burns Rd | 4 | 4 | 23,538 | 18,599 | 24,382 | 23,500 | 26,419 | 26,678 | 24,600 |
| 2826 | 930012 | SR-811 | Burns Rd | RCA Blvd | 4 | 4 | 26,262 | 27,160 | 27,993 | 23,500 | 26,106 | 25,707 | 27,600 |
| 2824 | 930081 | SR-811 | RCA Blvd | PGA Blvd | 4 | 4 | 23,755 | 26,308 | 26,611 | 30,373 | 24,701 | 19,374 | 20,900 |
| 2820 | 937220 | SR-811 | PGA Blvd | Hood Rd | 6 | 6 | 29,957 | 42,098 | 42,954 | - | 52,390 | 48,124 | 38,700 |
|  | 930707 | SR-811 | PGA Blvd | N/A | 6 | 6 |  |  | - | - | 31,074 | 25,798 | 25,800 |
| 2830 | 930028 | SR-811 | Hood Rd | Donald Ross Rd | 6 | 6 | 21,258 | 30,104 | 33,222 | 35,492 | 40,799 | 48,699 | 41,100 |
| 1308 | 930728 | SR-811 | Donald Ross Rd | Toney Penna Dr | 6 | 6 | 23,574 | 25,207 | 30,883 | 31,132 | 34,278 | 37,215 | 33,500 |
| 1808 | 930082 | SR-811 | Toney Penna Dr | Indiantown Rd | 6 | 6 | 32,158 | 26,804 | 33,507 | 34,067 | 45,722 | 49,911 | 37,700 |
| 1604 | 935229 | SR-811 | Indiantown Rd | Center St | 6 | 6 | 33,675 | 31,130 | 35,033 | 39,500 | 44,994 | 52,999 | 43,000 |
| 1800 | 930151 | SR-811 | Center St | US 1 | 6 | 6 | 41,973 | 36,517 | 42,521 | 41,000 | 57,133 | 68,558 | 53,900 |

# SERPM 8 2045 Cost Feasible Adjusted Two-Way Traffic Volumes - Palm Beach County

| PBC Station | FDOT Station | Roadway | From | To | Existing Lanes | Cost Feasible Lanes | 2005 Counts | 2010 Count | 2015 Count | 2018 Count | 2015 Model | 2045 Model | 2045 Adjusted |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6620 | 937729 | ST ANDREWS BLVD | Palmetto Park Rd | Glades Rd | 4 | 4 | 23,864 | 20,950 | 23,129 | 23,519 | 35,428 | 40,853 | 28,600 |
| 6610 | 937729 | ST ANDREWS BLVD | Glades Rd | Potomac Rd | 4 | 4 | 24,124 | 20,950 | 20,425 | 22,103 | 35,428 | 40,853 | 25,900 |
| 6624 | 937729 | ST ANDREWS BLVD | Potomac Rd | Yamato Rd | 4 | 4 | 17,163 | 15,510 | 15,326 | 16,555 | 35,428 | 40,853 | 20,800 |
| 4415 | 937480 | STRIBLING WAY | Fairlane Farms | SR-7 | 2 | 2 | | 8,516 | 14,430 | 13,400 | 5,520 | 11,201 | 20,100 |
| 4413 | 937480 | STRIBLING WAY | SR-7 | Lyons Rd | 2 | 2 | | 3,137 | 4,940 | 13,400 | 5,520 | 11,201 | 10,000 |
| | 937695 | SUGARHOUSE RD | Ave L | SR-80 | 2 | 2 | | | - | - | 16 | 80 | 100 |
| 3657 | 937034 | SUMMIT BLVD | Jog Rd | Haverhill Rd | 4 | 4 | 18,278 | 13,419 | 11,893 | 14,421 | 16,831 | 22,325 | 17,400 |
| 3611 | 937032 | SUMMIT BLVD | Haverhill Rd | Military Tr | 5 | 5 | 26,132 | 21,828 | 21,105 | 21,687 | 24,939 | 31,725 | 26,800 |
| 3613 | 937033 | SUMMIT BLVD | Military Tr | Kirk Rd | 5 | 5 | 31,106 | 27,496 | 21,366 | 21,873 | 26,503 | 30,138 | 25,000 |
| 3615 | 937097 | SUMMIT BLVD | Kirk Rd | Davis Rd | 5 | 5 | 28,407 | 25,098 | 20,332 | 21,181 | 28,373 | 32,672 | 24,600 |
| 3617 | 938527 | SUMMIT BLVD | Davis Rd | Congress Ave | 5 | 5 | 34,174 | 27,204 | 22,896 | 24,136 | 29,025 | 33,187 | 27,100 |
| 3619 | 937098 | SUMMIT BLVD | Congress Ave | Florida Mango Rd | 5 | 5 | 17,543 | 13,440 | 12,801 | 13,700 | 8,098 | 10,655 | 15,400 |
| 3621 | 937099 | SUMMIT BLVD | Florida Mango Rd | I-95 | 4 | 5 | 17,276 | 12,673 | 11,122 | 12,737 | 6,695 | 10,468 | 14,900 |
| 3315 | 937096 | SUMMIT BLVD | I-95 | Parker Ave | 5 | 5 | 17,275 | 10,536 | 9,856 | 11,200 | 6,938 | 10,772 | 13,700 |
| 6401 | 937392 | SW 18TH ST | SR-7 | Lyons Rd | 4 | 4 | 16,988 | 15,375 | 15,091 | 17,466 | 14,055 | 21,490 | 23,100 |
| 6419 | 937393 | SW 18TH ST | Lyons Rd | Boca Rio Rd | 4 | 4 | 26,837 | 20,920 | 20,758 | 22,856 | 25,676 | 29,991 | 25,100 |
| 6213 | 937391 | SW 18TH ST | Boca Rio Rd | Powerline Rd | 6 | 6 | 32,554 | 24,151 | 24,352 | 28,004 | 26,772 | 31,785 | 28,900 |
| 6613 | 938552 | SW 18TH ST | Powerline Rd | Military Tr | 4 | 4 | 27,894 | 27,997 | 24,062 | 23,358 | 22,165 | 24,971 | 27,100 |
| 6313 | 937490 | SW 18TH ST | Military Tr | 12th Ave SW | 2 | 2 | 12,282 | 8,995 | 11,351 | 12,063 | 10,967 | 12,438 | 12,900 |
| 6863 | 937491 | SW 18TH ST | 12th Ave SW | Old Dixie Hwy | 2 | 2 | 11,571 | 8,901 | 11,665 | 13,066 | 12,560 | 11,398 | 10,600 |
| 6841 | 937491 | SW 18TH ST | Old Dixie Hwy | Federal Hwy | 4 | 4 | 11,424 | 9,786 | 12,001 | 13,211 | 12,560 | 11,398 | 10,900 |
| | 937503 | SW 8TH ST | Woolbright Rd | Boynton Beach Blvd | 2 | 2 | | | - | - | 7,891 | 7,498 | 7,500 |
| 5808 | 937189 | SWINTON AVE | SW 10th St | Atlantic Ave | 2 | 2 | 11,719 | 9,757 | 13,837 | 12,300 | 6,578 | 9,675 | 16,900 |
| 5806 | 937175 | SWINTON AVE | Atlantic Ave | George Bush Blvd | 2 | 2 | 12,465 | 10,960 | 16,531 | 14,900 | 14,321 | 16,334 | 18,900 |
| | 937502 | SYCAMORE DR | Cabbage Palm Way | S. Pratt Whitney Rd | 2 | 2 | | | - | - | 8,544 | 14,135 | 14,100 |
| 3842 | 933503 | TAMARIND AVE | Banyan St | Lakeview Ave | 5 | 5 | 17,984 | 15,601 | 17,480 | 19,500 | 21,084 | 24,887 | 21,300 |
| 3826 | 933503 | TAMARIND AVE | Banyan Blvd | Palm Beach Lakes Blvd | 2 | 2 | 8,500 | - | 17,100 | 19,500 | 21,084 | 24,887 | 20,900 |
| 3818 | 937602 | TAMARIND AVE | Palm Beach Lakes Blvd | 25TH St | 2 | 2 | 8,147 | - | 6,100 | 13,900 | 5,759 | 8,240 | 8,700 |
| | 938555 | TECHNOLOGY WAY | Broken Sound Blvd | Yamato Rd | 2 | 2 | | | - | - | 1,537 | 2,152 | 2,200 |
| | 937516 | TEMPLE BLVD | Pratt Whitney Rd | Coconut Blvd | 2 | 2 | | | - | - | 2,361 | 2,787 | 2,800 |
| 1207 | 937090 | TEQUESTA DR | Riverside Dr | Old Dixie Hwy | 2 | 2 | 13,687 | 9,264 | 12,055 | 12,400 | 16,272 | 15,907 | 11,700 |
| 1607 | 937352 | TONEY PENNA RD | Maplewood Dr | Military Tr | 2 | 2 | 11,552 | 11,780 | 11,784 | 13,600 | 3,168 | 3,727 | 12,300 |
| 1609 | 937353 | TONEY PENNA RD | SR-811 | Old Dixie Hwy | 3 | 3 | 10,722 | 8,775 | 8,883 | 10,700 | 536 | 1,353 | 9,700 |
| 6629 | 938550 | TOWN CENTER RD | Butts Rd | Military Tr | 4 | 4 | 11,409 | 10,252 | 11,054 | 12,033 | 15,789 | 24,347 | 19,600 |
| 3677 | 937247 | TURNAGE BLVD | PBIA | I-95 | 2 | 2 | | 15,933 | 17,379 | 21,476 | 12,903 | 12,764 | 17,200 |
| | 937508 | UNIVERSE BLVD | Ellison Wilson Rd | US-1 | 2 | 2 | | | - | - | 48 | 249 | 200 |
| | 937560 | UNIVERSITY BLVD | Parkside Dr | Central Blvd | 2 | 2 | | | - | - | 463 | 1,205 | 1,200 |
| 6312 | 935001 | US-1 | Broward County Line | SW 18th St | 6 | 6 | 31,785 | 26,591 | 32,482 | 31,500 | 41,791 | 52,816 | 43,500 |
| 6828 | 935001 | US-1 | SW 18th St | Camino Real | 6 | 6 | 28,416 | 24,981 | 28,115 | 31,500 | 41,791 | 52,816 | 39,100 |
| 6810 | 935003 | US-1 | Camino Real | Palmetto Park Rd | 4 | 4 | 28,120 | 26,191 | 28,120 | 26,000 | 31,237 | 36,392 | 32,800 |

## Capacity Analysis

The significantly impacted links were then analyzed based on their available capacity and the current and proposed demand of the roadway. The Palm Beach County TPS database was used to determine any background traffic that may also contribute to the demand of the roadway during the future year (2030) capacity analysis. Existing volumes were initially determined, and then grown to represent future background (2030) volumes based on the maximum of:

- Committed traffic + a nominal 1% growth rate or
- Max historic growth (based on growth rates found in the PBC TPS)

The future background volumes were then compared to the existing roadway infrastructure capacity to determine if any of the roadways were over capacity in the future year (2030) without the addition of project traffic. To develop future year (2030) volumes, project traffic was added to the future background volumes to determine future year (2030) volumes. Table 4, Table 5 provide a summary for AM peak hour and PM peak hour roadway link capacity analysis. As seen in Table 4, Table 5 the roadway links that are over capacity in the future year are:

- Indiantown Road – between 120th Avenue North and Florida's Turnpike (EB AM)
- Indiantown Road – between Florida's Turnpike and Interstate 95 (EB AM)
- Indiantown Road – between Interstate 95 West and East Ramps (EB & WB AM / WB PM)
- Indiantown Road – between East and Island Way (EB AM)
- Indiantown Road – between Central Boulevard and Center Street (EB AM / WB PM)
- Roebuck Road – between Indiantown Road and Church Street (SB AM)
- Roebuck Road – between Church Street and Loxahatchee River Road (SB AM)

According to Florida State Statute 163.3180, because the facilities identified above exceed their respective LOS D service volumes under background conditions, and because the improvements required to address future background conditions will also provide sufficient capacity for the proposed project traffic, the project is not responsible for the proportionate share of these improvements.

The following links are projected to be over capacity with the addition of project traffic:

- Indiantown Road – between Interstate 95 West and East Ramps (EB AM)
- Indiantown Road – between Interstate 95 East Ramps and Island Way (EB AM)

Per conversations with the Town of Jupiter, any improvements to the intersection of Island Way South & Indiantown Road will benefit the overall operations on Indiantown Road and mitigate any capacity conditions along the link.

## Table 4: Test 1 AM Peak Hour Capacity Analysis

| Roadway | | | Committed | | | Direction | Significantly Impacted? | Count Year | Count Year Traffic Volume | Diverted Volume Island Way | Committed Traffic - Option #1 | | | Committed Traffic - Option #2 | | | Utilized (Maximum) Committed Traffic | Project Traffic | 2030 Total Traffic | Meets Standard ?? | Background Volume | Back-ground Def. ?? |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | From | To | Lanes | Facility Type | LOS D Service Volume | | | | | | Committed Traffic (from TPS) | 1.0% Traffic Growth | Committed plus 1.0% | Historic Growth Rate (from TPS) | Max Historic Growth or 1% | Max Historic Growth | | | | | | |
| Donald Ross Road | Military Trail | Alternate A1A | 6LD | Class I | 2,940 | NB/EB | No | - | - | | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | 6LD | Class I | 2,940 | SB/WB | Yes | 2024 | 1,203 | | 70 | 74 | 144 | 1.00% | 1.00% | 74 | 144 | 50 | 1,397 | Yes | -- | - |
| Toney Penna Drive | Central Boulevard | Military Trail | 2L | Class I | 880 | NB/EB | Yes | 2023 | 278 | | 35 | 20 | 55 | 1.00% | 1.00% | 20 | 55 | 29 | 362 | Yes | -- | - |
| | | | 2L | Class I | 880 | SB/WB | Yes | 2023 | 307 | | 65 | 22 | 87 | 1.00% | 1.00% | 22 | 87 | 50 | 444 | Yes | -- | - |
| Toney Penna Drive | Military Trail | Alternate A1A | 3L | Class I | 880 | NB/EB | No | - | - | | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | 3L | Class I | 880 | SB/WB | Yes | 2024 | 576 | | 11 | 35 | 46 | 1.00% | 1.00% | 35 | 46 | 10 | 632 | Yes | -- | - |
| Indiantown Road | 120th Avenue North | Florida Turnpike | 4LD | Class I | 1,960 | NB/EB | Yes | 2024 | 2,128 | | 237 | 131 | 368 | 1.00% | 1.00% | 131 | 368 | 50 | 2,546 | No | 2,496 | Yes |
| | | | 4LD | Class I | 1,960 | SB/WB | Yes | 2024 | 1,150 | | 432 | 71 | 503 | 1.00% | 1.00% | 71 | 503 | 29 | 1,682 | Yes | -- | - |
| Indiantown Road | Florida Turnpike | I-95 West | 6LD | Class I | 2,940 | NB/EB | Yes | 2022 | 3,173 | | 298 | 263 | 561 | 1.00% | 1.00% | 263 | 561 | 119 | 3,853 | No | 3,734 | Yes |
| | | | 6LD | Class I | 2,940 | SB/WB | Yes | 2022 | 2,049 | | 439 | 170 | 609 | 1.00% | 1.00% | 170 | 609 | 70 | 2,728 | Yes | -- | - |
| Indiantown Road | I-95 West | I-95 East | 7LD | Class I | 3,940 | NB/EB | Yes | 2022 | 3,168 | | 379 | 262 | 641 | 1.00% | 1.00% | 262 | 641 | 169 | 3,978 | No | 3,809 | No |
| | | | 7LD | Class I | 2,940 | SB/WB | Yes | 2022 | 3,097 | | 342 | 257 | 599 | 1.00% | 1.00% | 257 | 599 | 99 | 3,795 | No | 3,696 | Yes |
| Indiantown Road | I-95 East | Island Way | 8LD | Class I | 3,940 | NB/EB | Yes | 2025 | 3,344 | | 71 | 171 | 242 | 1.00% | 1.00% | 171 | 242 | 358 | 3,944 | No | 3,586 | No |
| | | | 8LD | Class I | 3,940 | SB/WB | Yes | 2025 | 2,446 | | 153 | 125 | 278 | 1.00% | 1.00% | 125 | 278 | 211 | 2,935 | Yes | -- | - |
| Indiantown Road | Island Way | Central Boulevard | 7LD | Class II | 3,590 | NB/EB | Yes | 2025 | 2,828 | -373 | 77 | 144 | 221 | 1.00% | 1.00% | 144 | 221 | 99 | 2,775 | Yes | -- | - |
| | | | 7LD | Class II | 2,680 | SB/WB | Yes | 2025 | 2,126 | -89 | 161 | 108 | 269 | 1.00% | 1.00% | 108 | 269 | 169 | 2,475 | Yes | -- | - |
| Indiantown Road | Central Boulevard | Center Start | 6LD | Class II | 2,680 | NB/EB | Yes | 2025 | 2,593 | | 77 | 132 | 209 | 1.00% | 1.00% | 132 | 209 | 176 | 2,978 | No | 2,802 | Yes |
| | | | 6LD | Class II | 2,680 | SB/WB | Yes | 2025 | 1,566 | | 307 | 80 | 387 | 1.00% | 1.00% | 80 | 387 | 299 | 2,252 | Yes | -- | - |
| Indiantown Road | Center Start | Military Trail | 6LD | Class II | 2,680 | NB/EB | Yes | 2022 | 2,024 | | 169 | 168 | 337 | 1.00% | 1.00% | 168 | 337 | 146 | 2,507 | Yes | -- | - |
| | | | 6LD | Class II | 2,680 | SB/WB | Yes | 2022 | 1,446 | | 278 | 120 | 398 | 1.00% | 1.00% | 120 | 398 | 249 | 2,093 | Yes | -- | - |
| Indiantown Road | Military Trail | Alternate A1A | 6LD | Class II | 2,680 | NB/EB | Yes | 2022 | 1,878 | | 111 | 156 | 267 | 1.00% | 1.00% | 156 | 267 | 117 | 2,262 | Yes | -- | - |
| | | | 6LD | Class II | 2,680 | SB/WB | Yes | 2022 | 1,042 | | 131 | 86 | 217 | 1.00% | 1.00% | 86 | 217 | 199 | 1,458 | Yes | -- | - |
| Center Street | Indiantown Road | Alternate A1A | 2L | Class 1 | 870 | NB/EB | Yes | 2024 | 535 | | 16 | 33 | 49 | 1.00% | 1.00% | 33 | 49 | 29 | 613 | Yes | -- | - |
| | | | 2L | Class 1 | 870 | SB/WB | Yes | 2024 | 631 | | 49 | 39 | 88 | 1.00% | 1.00% | 39 | 88 | 50 | 769 | Yes | -- | - |
| Central Boulevard | Donald Ross Road | Frederick Small Road | 4LD | Class I | 1,960 | NB/EB | Yes | 2024 | 1,027 | | 113 | 63 | 176 | 1.00% | 1.00% | 63 | 176 | 80 | 1,283 | Yes | -- | - |
| | | | 4LD | Class I | 1,960 | SB/WB | Yes | 2024 | 615 | | 53 | 38 | 91 | 1.00% | 1.00% | 38 | 91 | 47 | 753 | Yes | -- | - |
| Central Boulevard | Frederick Small Road | Indian Creek Parkway | 4LD | Uninterrupted | 3,320 | NB/EB | Yes | 2024 | 696 | | 209 | 43 | 252 | 1.00% | 1.00% | 43 | 252 | 100 | 1,048 | Yes | -- | - |
| | | | 4LD | Uninterrupted | 3,320 | SB/WB | Yes | 2024 | 709 | | 76 | 44 | 120 | 1.00% | 1.00% | 44 | 120 | 59 | 888 | Yes | -- | - |
| Central Boulevard | Indian Creek Parkway | Indiantown Road | 4LD | Class I | 1,960 | NB/EB | Yes | 2025 | 1,082 | -178 | 33 | 55 | 88 | 1.00% | 1.00% | 55 | 88 | 229 | 1,221 | Yes | -- | - |
| | | | 4LD | Class I | 1,960 | SB/WB | Yes | 2025 | 1,058 | -462 | 56 | 54 | 110 | 1.00% | 1.00% | 54 | 110 | 135 | 841 | Yes | -- | - |
| Roebuck Road | Indiantown Road | Church Street | 2L | Class II | 810 | NB/EB | Yes | 2024 | 510 | | 62 | 31 | 93 | 1.00% | 1.00% | 31 | 93 | 41 | 644 | Yes | -- | - |
| | | | 2L | Class II | 810 | SB/WB | Yes | 2024 | 905 | | 54 | 56 | 110 | 1.00% | 1.00% | 56 | 110 | 70 | 1,085 | No | 1,015 | Yes |
| Roebuck Road | Church Street | Loxahatchee River Road | 2L | Class II | 810 | NB/EB | Yes | 2024 | 510 | | 30 | 31 | 61 | 1.00% | 1.00% | 31 | 61 | 12 | 583 | Yes | -- | - |
| | | | 2L | Class II | 810 | SB/WB | Yes | 2024 | 905 | | 57 | 56 | 113 | 1.00% | 1.00% | 56 | 113 | 20 | 1,038 | No | 1,018 | Yes |
| Military Trail | Donald Ross Road | Indian Creek Parkway | 6LD | Class II | 2,680 | NB/EB | Yes | 2022 | 1,560 | | 158 | 129 | 287 | 1.00% | 1.00% | 129 | 287 | 100 | 1,947 | Yes | -- | - |
| | | | 6LD | Class II | 2,680 | SB/WB | Yes | 2022 | 1,494 | | 244 | 124 | 368 | 1.00% | 1.00% | 124 | 368 | 59 | 1,921 | Yes | -- | - |
| Military Trail | Indian Creek Parkway | Indiantown Road | 2L | #N/A | 870 | NB/EB | Yes | 2024 | 535 | | 16 | 33 | 49 | 1.00% | 1.00% | 33 | 49 | 50 | 634 | Yes | -- | - |
| | | | 2L | #N/A | 870 | SB/WB | Yes | 2024 | 631 | | 49 | 39 | 88 | 1.00% | 1.00% | 39 | 88 | 29 | 748 | Yes | -- | - |
| Alternate A1A | Indiantown Road | Center Street | 6LD | Class II | 2,680 | NB/EB | Yes | 2022 | 1,288 | | 23 | 107 | 130 | 1.00% | 1.00% | 107 | 130 | 94 | 1,512 | Yes | -- | - |
| | | | 6LD | Class II | 2,680 | SB/WB | Yes | 2022 | 1,473 | | 32 | 122 | 154 | 1.00% | 1.00% | 122 | 154 | 159 | 1,786 | Yes | -- | - |
| Alternate A1A | Center Street | South Beach Road | 6LD | Class I | 2,940 | NB/EB | Yes | 2022 | 1,534 | | 24 | 127 | 151 | 1.00% | 1.00% | 127 | 151 | 123 | 1,808 | Yes | -- | - |
| | | | 6LD | Class I | 2,940 | SB/WB | Yes | 2022 | 1,696 | | 37 | 141 | 178 | 1.00% | 1.00% | 141 | 178 | 209 | 2,083 | Yes | -- | - |

EW CONSULTANTS, INC.
NATURAL RESOURCE MANAGEMENT, WETLAND, AND ENVIRONMENTAL PERMITTING SERVICES

# JUPITER CHRISTIAN SCHOOL
# LEGACY CAMPUS
# TOWN OF JUPITER, FLORIDA

## ENVIRONMENTAL ASSESSMENT REPORT

Prepared for:

Hawkeye Jupiter, LLC
3222 Commerce Place, Suite 3
West Palm Beach, FL 33407

Prepared by:

**EW CONSULTANTS, INC.**

**December 2025**

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## INTRODUCTION

This report provides an environmental assessment of a 79.8-acre property located in the Town of Jupiter, Palm Beach County, Florida. The subject property consists of undeveloped, vegetated land, a water management canal and canal right-of-way. The property is within Section 4, Township 41 South, Range 42 East (Figures 1 and 2). The property is bordered on the north by an FDOT retention pond, on the south and east by industrial development, and on the west by Interstate 95. A portion of the C-18 drainage canal runs through the northern portion of the property.

The purpose of this environmental assessment is to identify and evaluate environmental resources that may occur on the property including vegetative communities, jurisdictional wetland areas, and listed plant or wildlife species.

## SITE DESCRIPTION AND METHODS

The property is presently undeveloped and forested with exception of the canal and its right-of-way at the northern portion of the property. The canal right-of-way contains several isolated trees, but the herbaceous groundcover is maintained by mowing. The remainder of the property is primarily forested with a variety of native and invasive non-native vegetation, and there are four potential wetland areas on the property.

Prior to the site visit, the U.S. Geological Survey 7.5-minute Quadrangle Topographic Map, Jupiter Quadrangle, and the *Soils Survey of Palm Beach County Area, Florida* (U.S. Department of Agriculture, Soil Conservation Service 1978) were reviewed to determine topographic features and site soil mapping units. Copies of the most current (2025) Palm Beach County aerial photographs of the parcel were obtained and reviewed to determine potential locations of environmental features (Figure 3).

Pedestrian transects of the parcel were conducted to map approximate locations and boundaries of significant environmental resources, vegetative communities, invasive non-native vegetation, and jurisdictional wetland areas. The survey was also conducted to note any occurrence of listed plant or animal species and vegetative communities which would require protection or identification under the Town of Jupiter Vegetation and Environmental Preservation Ordinance (Ordinance), Chapter 26, Article III.

The *Guide to the Natural Communities of Florida* (Florida Natural Areas Inventory 1990) provides classification of natural communities of Florida and was used in this investigation. Approximate location of vegetative community cover type boundaries and other features of the site were mapped. Vegetative communities were identified in accordance with *Florida Land Use Cover and Forms Classification Systems Handbook* (Florida Department of Transportation 1999) (FLUCFCS).

Wetland protection is mandated under federal, state, and local regulations. The U.S. Army Corps of Engineers (COE) regulates activities in Waters of the United States pursuant to the Clean Water Act (PL92-500 Section 404) as further defined in the USACE regulatory program (33 CFR 320-330). The State of Florida Department of Environmental Protection (DEP) has established wetland identification and permitting processes at Chapter 62-330, 62-340, and 62-312 of the Florida Administrative Code (FAC). Current federal and state wetland definitions are derived from the original definition found in 33 CFR 328.3, identifying wetlands as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of vegetation typically adapted to life in saturated soil conditions". Delineation of federally regulated jurisdictional wetlands is determined by the Corps of Engineers Wetlands Delineation Manual (USAE Waterways Experiment Station Environmental Laboratory 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (USAE Research and Development Center 2010). Delineation of wetlands regulated by DEP and South Florida Water Management District (SFWMD) is done according to Chapter 62-340 FAC, Delineation of the Landward Extent of Wetlands and Surface Waters. The Florida Wetlands Delineation Manual (Gilbert et al. 1995) serves as a guide to Chapter 62-340. Both manuals, which emphasize the identification of hydric soils, hydrophytic vegetation, and wetland hydrologic conditions in making wetland determinations, were used in this investigation.

## SOILS

The soils on the site are mapped as Anclote fine sand; Basinger fine sand; Immokalee fine sand; Udorthents, 2 to 35 percent slopes; and water. A soils map of the property is found in the Appendix of this report. A description of the soil types in their natural condition is listed below. This description is based upon the general characteristics for the soil type illustrated in the *Soils Survey of Palm Beach County Area, Florida* and is not necessarily indicative of the exact characteristics of the parcel.

1. Anclote fine sand (2). Anclote fine sand is a nearly level, very poorly drained, deep, sandy soil found in small depressions and poorly defined drainageways. Under natural conditions, the water table is within 10 inches of the surface for six months or more in most years and recedes to below a depth of 20 inches in the driest seasons. Typical natural vegetation on this soil type is cypress (*Taxodium* spp.), sweetbay (*Magnolia virginiana*), swamp maple (*Acer rubrum*), maidencane (*Panicum* spp.), pickerelweed (*Pontederia cordata*), saw grass (*Cladium jamaicense*), and other water tolerant grasses.

2. Basinger fine sand (6). Basinger fine sand is a nearly level, poorly drained soil found in broad grassy sloughs in the eastern part of the county. The water table is within 10 inches of the surface for two to six months in most years and within 10 to 36 inches for the rest of the year. Typical natural vegetation for this

soil type comprises slash pine (*Pinus elliottii*), scattered cypress, St. Johns wort (*Hypericum* spp.), and low Panicum grasses.

3. Immokalee fine sand (18). Immokalee fine sand is a nearly level, poorly drained, deep sandy soil that has a dark colored layer below a depth of 30 inches that is weakly cemented with organic matter. Under natural conditions the water table is within 10 inches of the surface for two to four months during wet periods, within 10 to 40 inches for eight months or more in most years, though it is below 40 inches in dry periods. Natural vegetation is typically comprised of slash pine, saw palmetto (*Serenoa repens*), fetterbush (*Lyonia lucida*), pineland three-awn (*Aristida beyrichiana*), and many other grasses.

4. Udorthents, 2 to 35 percent slopes (47). Udorthents, 2 to 35 percent slopes, consist of nearly level to steep, excessively drained, unconsolidated geologic material. They are formed in material excavated in the construction of canals and deposited along the banks in narrow ridges. They have no water table within 60 inches.

## NATURAL COMMUNITIES AND LAND COVERS

Vegetative communities comprise pine flatwoods, live oak, canals, willow and elderberry, exotic wetland hardwoods, cypress, dikes and levees, roads, and disturbed lands. Land use, cover, and forms on the parcel were mapped using FLUCFCS (Figure 4) and are described as follows:

Pine Flatwoods (FLUCFCS 411). Pine flatwoods accounts for 8.8 acres of habitat on the site. Native vegetation in the pine flatwoods community is dominated by slash pine in the canopy, with saw palmetto, wax myrtle, and gallberry in the shrub layer. A dominance of grape vine, rusty staggerbush, and wiregrass is found in the ground cover. Non-native invasive species are found in sparse to moderate density in this habitat including Brazilian pepper, earleaf acacia, melaleuca, downy rose myrtle and old world climbing fern.

Live oak (FLUCFCS 427). This habitat comprises 1.2 acres of habitat on the western and northern portions of the property. The canopy consists primarily of live oak, laurel oak and cabbage palm. The subcanopy and groundcover includes sparse saw palmetto, gallberry, wild coffee, beautyberry, cocoplum and various ferns. Non-native invasive Brazilian pepper and sword fern are also present to a lesser extent.

Canals (FLUCFCS 510). Two canals occur on the northern border of the property; the C-18 canal, and a smaller drainage canal. The canals contain primarly open water and scattered areas of jointed spikerush, nuisance cattail, and non-native invasive water hyacinth. This community type comprises 9.7 acres.

Willow & Elderberry (FLUCFCS 618). Willow and elderberry habitat comprises 3.6 acres of wetland near the center of the property. Carolina willow and primrose willow are the dominant shrubs within this wetland area. Herbaceous vegetation comprises scattered buttonbush, sawgrass, royal fern, and swamp fern. Non-native invasive melaleuca, old-world climbing fern, and Peruvian primrose willow are also present to a lesser extent.

Exotic Wetland Hardwoods (FLUCFCS 619). Exotic wetland hardwoods accounts for 3.1 acres of habitat within the site. The canopy and subcanopy of this community type are dominated primarily by Brazilian pepper, old world climbing fern and melaleuca with scattered Carolina willow, cabbage palm, swamp fern, and royal fern.

Cypress Disturbed (FLUCFCS 621D). Cypress habitat is found on the eastern portion of the property and comprises 2.9 acres. This area is dominated by a canopy of bald cypress, with scattered cabbage palm and buttonbush. The ground cover is dominated by swamp fern, maidencane, duck potato, pickerelweed, royal fern and sawgrass. Non-native invasive species encroachment is heavy and includes melaleuca, Brazilian pepper and old world climbing fern.

Disturbed Lands (FLUCFCS 740). This upland community has a large amount of non-native invasive vegetation (greater than 50 percent) and does not fit under a specific vegetative community classification. Non-native invasive species such as melaleuca, Brazilian pepper, java plum, Australian pine, old world climbing fern, downy rose myrtle and earleaf acacia dominates all three vegetative strata. Portions of the disturbed lands area have been altered by human activities, especially near property perimeters. Native vegetation is sparse and comprises scattered slash pine in the canopy, with saw palmetto, wax myrtle, gallberry, wild coffee and beautyberry in the shrub layer, and grape vine in the ground cover.

Dikes & Levees (FLUCFCS 747). This area comprises the bermed right-of-way for the C-18 Canal. The area includes 18.8 acres with maintained and mowed groundcover and scattered slash pine, cabbage palms and oaks along the outer perimeters of the right-of-way.

## NATIVE UPLAND PRESERVATION REQUIREMENTS

The Town of Jupiter Vegetation and Environmental Preservation Ordinance defines environmentally sensitive lands, native upland vegetative communities, and trees that require preservation, protection, or mitigation. The pine flatwoods and live oak communities are considered native upland habitat on this property. The Town requires preservation of a minimum 25 percent of the native upland plant communities. A detailed habitat analysis

conducted in November 2025 as part of this assessment identified 9.3 acres of native pine flatwoods habitat and 1.2 acres of native live oak habitat. However, the site boundary was subsequently adjusted for the eastern Island Way ROW dedication, which reduced the pine flatwoods habitat on the site to 8.8 acres. Therefore, the native upland preservation requirement will be approximately 2.5 acres.

The proposed site plan provides for 4.66 acres of native upland preservation area. The proposed upland preservation area is mostly contiguous with a 2.93 acre proposed wetland preservation area, providing a total of 7.59 acres of preservation area on the project. The wetland preservation area was placed under conservation easement as part of a prior site plan approval. The upland preservation area will also be placed under conservation easement and managed in the long term as required by the Town. A preserve management plan will be prepared during the site plan approval process.

Additionally, in accordance with Town regulations, all Category I, Florida Invasive Species Council (FISC) listed plant species occurring on the property will be eradicated as a condition of development.

## LISTED SPECIES AND WILDLIFE

Listed species of wildlife are found in *Florida's Endangered Species and Threatened Species, Official Lists* (Florida Fish and Wildlife Conservation Commission (FWC) October 2025) and regulated plants are listed in *Preservation of Native Flora of Florida*, Chapter 5B-40 (Florida Department of Agriculture and Consumer Services, Division of Plant Industry, April 2004). A series of pedestrian transects were conducted across the property to determine the presence of any listed species.

Several gopher tortoise (*Gopherus polyphemus*) burrows were observed on the property during this assessment. Gopher tortoises are listed as a State-designated Threatened Species and are protected by state law, Chapter 68A-27, Florida Administrative Code. However, the assessment does not represent a full, formal gopher tortoise survey. A full survey should be completed prior to site alterations to determine the size and location of the gopher tortoise population. If impacts to gopher tortoise burrows cannot be avoided, a permit must be obtained from Florida Fish and Wildlife Conservation Commission (FWC) to relocate tortoises to an on-site or off-site preservation area.

Three listed plant species, royal fern, giant wild-pine and common wild-pine were observed on the property. Both giant wild-pine and common wild-pine are listed as Endangered by the Florida Department of Agriculture and Consumer Services (FDACS), and royal fern is listed as commercially exploited. No other plants listed as protected by federal, state, or local environmental regulatory agencies, nor any signs of such plants, were observed during this assessment.

Although not observed on the property, the project falls within the consultation area for the Federally Endangered Florida bonneted bat. Because the site includes potential habitat, a survey

for the bat may be required by Federal commenting agencies during permit process. This may require a visual survey for potential roosts in any trees, snags, bridges, or structures on the project site.

The Eastern indigo snake is another Federally listed species (Threatened) that has potential limited habitat on the site, although the snake was not observed during the assessment. There is a low likelihood for the presence of the eastern indigo snake due to the limited number of gopher tortoise burrows observed and the disturbed nature of much of the upland habitat. However, standardized and specific construction awareness and notification procedures may be required to be implemented for the protection of this species during site development.

Non-listed wildlife observed or indicated by signs (tracks, scat) included coyote, raccoon, black racer snake, northern cardinal, red-bellied woodpecker, mourning dove, American crow, boat-tailed grackle, red-shoulder hawk, night hawk, and osprey.

## WETLANDS

Four potential jurisdictional wetland areas comprising approximately 9.6 acres were mapped on the property (by others). Approximate jurisdictional wetland boundaries are illustrated in Figure 4 and include the habitat mapped as 618 Willow and Elderberry, 619, Exotic Wetland Hardwoods and 621D Cypress. The wetland boundaries are subject to review and verification by South Florida Water Management District (SFWMD), which is currently in process (by others). Once jurisdictional boundaries are finalized, any proposed wetland impacts will require permits or authorization from SFWMD.

The cypress wetland is currently proposed for preservation and will be surrounded by upland preservation area on the eastern portion of the property. The remaining wetland areas are of poorer quality and are proposed to be impacted and mitigated.

Acquiring a permit to impact wetlands will require that the property owner or developer demonstrate avoidance and minimization of wetland impact to the maximum extent practicable. Any proposed wetland impacts will also require compensatory mitigation, which may consist of on-site or off-site preservation, enhancement, wetland creation, or purchase of credits from a permitted mitigation bank.

## CONCLUSIONS

Vegetative coverage on the property consists of a mosaic of upland and wetland habitats with varying levels of disturbance. The upland native habitats are mapped on Figure 4 and described above. The upland preservation requirement is approximately 2.5 acres.

The wetland habitat as provided by others is also mapped. The site plan proposes wetland impacts to a majority of the poor quality wetlands, with a smaller area of cypress wetland being preserved on-site. The preserve wetland represents the higher quality of the wetlands on-site. The wetland will be enhanced and surrounded by a buffer of native upland habitat. The remaining wetlands are proposed to be mitigated at an off-site wetland mitigation bank.

Gopher tortoises are present in low numbers on the site, and a full formal survey will be required prior to any land alterations. Gopher tortoises found within proposed impact areas on the property will require relocation to on-site or off-site preserve areas. A relocation permit must be secured from FWC for these tortoises.

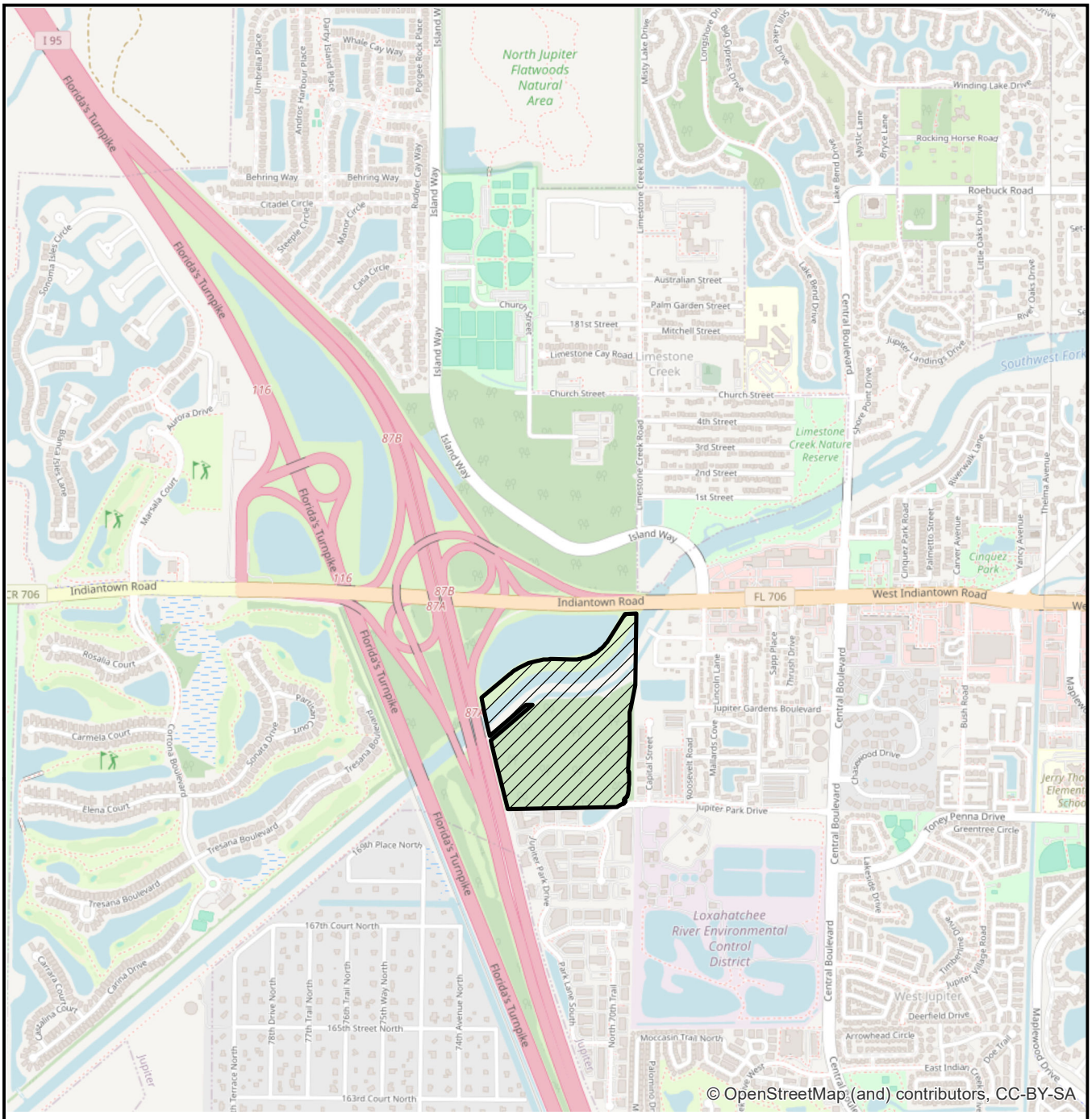
# APPENDIX

Figures:

Figure 1: Location Map
Figure 2: Quad Map
Figure 3: Aerial Photograph
Figure 4: FLUCFCS Map

Attachments:

Attachment A: Soil Report




LEGEND

▨ - SITE (79.8+/- AC)

0 2,000 Feet

N

# JUPITER CHRISTIAN SCHOOL
# LEGACY CAMPUS
# LOCATION MAP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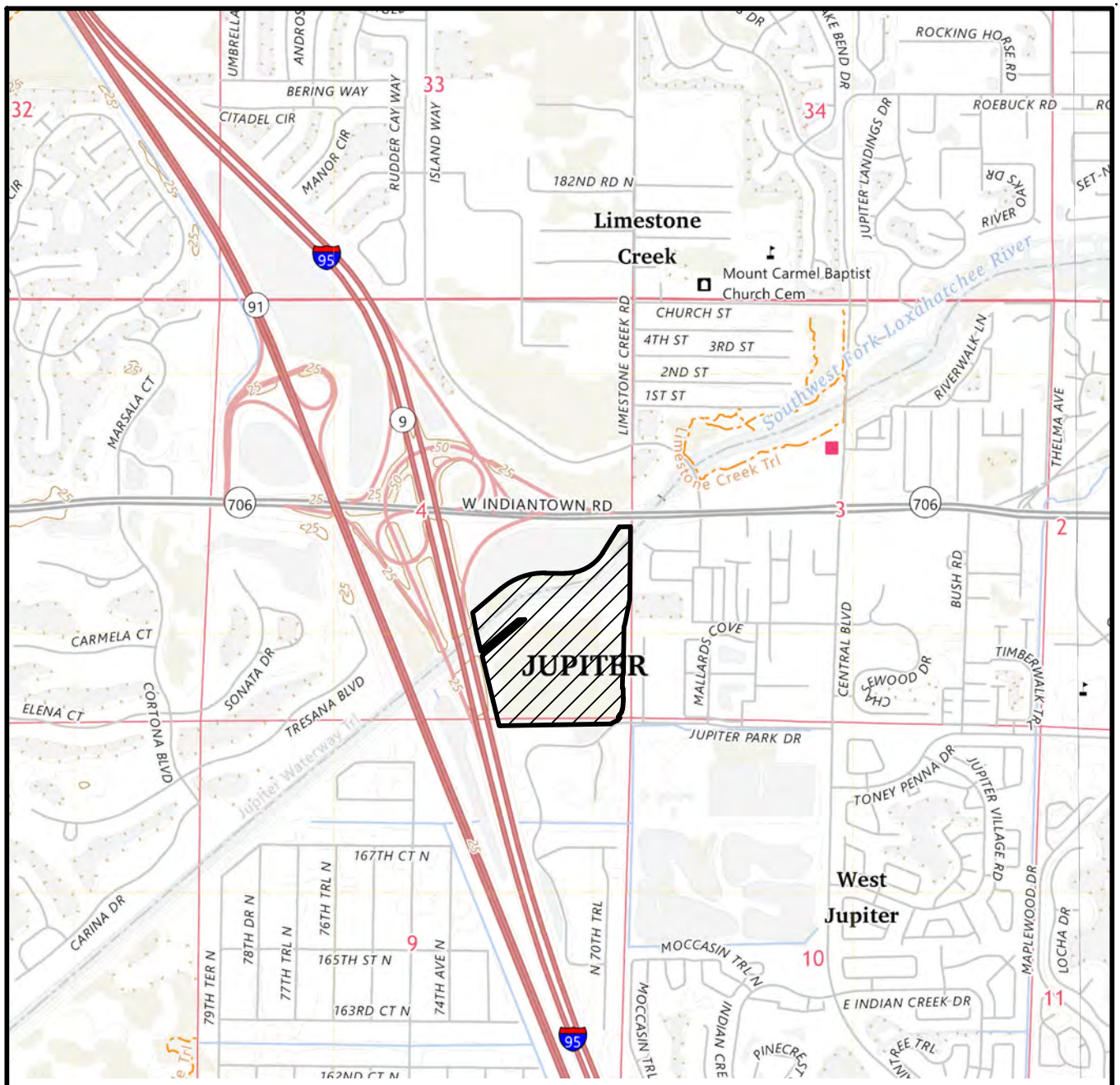
DEC 2025

FIGURE

1




USGS QUAD MAP "ROOD", SECTION 4, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, JUPITER, PALM BEACH COUNTY, FLORIDA, LATITUDE 26°55'46" LONGITUDE -80°08'41"

LEGEND

▨ - SITE (79.8± AC)

0 2000

SCALE IN FEET

# JUPITER CHRISTIAN SCHOOL LEGACY CAMPUS

## QUAD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DEC 2025

FIGURE

2

Jupiter Christian School Legacy Campus.dwg QUAD

PALM BEACH COUNTY AERIALS DATED 2025

0 500
SCALE IN FEET

# JUPITER CHRISTIAN SCHOOL LEGACY CAMPUS

## AERIAL

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DEC 2025

FIGURE
3

Jupiter Christian School Legacy Campus.dwg AERIAL

142

Replaced -
See updated map on next page

PALM BEACH COUNTY AERIALS DATED 2025

0 400
SCALE IN FEET

LEGEND

411 - PINE FLATWOODS (8.8± AC)
427 - LIVE OAK (1.2± AC)
510 - CANALS (9.7± AC)
618 - WILLOW & ELDERBERRY (3.6± AC)
619 - EXOTIC WETLAND HARDWOODS (3.1± AC)
621D - CYPRESS (2.9± AC)
740 - DISTURBED LANDS (31.7± AC)
747 - DIKES & LEVEES (18.8± AC)
TOTAL (79.8± AC)

# JUPITER CHRISTIAN SCHOOL
# LEGACY CAMPUS
# FLUCFCS

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DEC 2025

FIGURE
4

Jupiter Christian School Legacy Campus.dwg FLUCFCS

PALM BEACH COUNTY AERIALS DATED 2025

0 400
SCALE IN FEET

LEGEND

411 - PINE FLATWOODS (8.8± AC)
427 - LIVE OAK (1.5± AC)
510 - CANALS (9.7± AC)
618 - WILLOW & ELDERBERRY (3.6± AC)
619 - EXOTIC WETLAND HARDWOODS (3.1± AC)
621D - CYPRESS (2.9± AC)
740 - DISTURBED LANDS (31.4± AC)
747 - DIKES & LEVEES (18.8± AC)
TOTAL (79.8± AC)

# JUPITER CHRISTIAN SCHOOL LEGACY CAMPUS

## FLUCFCS

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FEB 2026

FIGURE 4

Jupiter Christian School Legacy Campus.dwg FLUCFCS

Soil Map—Palm Beach County Area, Florida
(JUPITER CHRISTIAN SCHOOL LEGACY CAMPUS)

Map Scale: 1:4,730 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

## MAP LEGEND

**Area of Interest (AOI)**
- Area of Interest (AOI)

**Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

**Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

**Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

**Background**
- Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 22, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 10, 2022—May 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| 2 | Anclote fine sand | 11.0 | 13.8% |
| 6 | Basinger fine sand, 0 to 2 percent slopes | 32.8 | 41.0% |
| 18 | Immokalee fine sand, 0 to 2 percent slopes | 14.9 | 18.7% |
| 47 | Udorthents, 2 to 35 percent slopes | 12.9 | 16.2% |
| 99 | Water | 8.3 | 10.3% |
| **Totals for Area of Interest** | | **79.8** | **100.0%** |

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chen moore and associates

March 2, 2026

SENT VIA E-MAIL
StephT@jupiter.fl.us

Ms. Stephanie Thoburn
Town of Jupiter
210 Military Trail
Jupiter, FL 33458

Subject: Environmental Evaluation of the Jupiter Christian School Site
Palm Beach County Parcel ID #'s 30-42-41-04-00-000-5080, 30-42-41-04-00-000-5070, and 30-42-41-04-00-000-5060
**Town of Jupiter, Palm Beach County, Florida**

Dear Ms. Thoburn:

Chen Moore and Associates (CMA) is pleased to submit this letter report summarizing the findings from our assessment of the above project.

**Project Introduction**

Per a virtual meeting held on January 21, 2026, between representatives of the Town of Jupiter including Stephanie Thoburn, Eddy Akpoji, John Sickler, and Ashley Reeves, and Brian Voelker of CMA, the Town requested independent environmental review services for the approximately 57-acre Jupiter Christian School site, hereinafter referred to as the "Site".

Jupiter Christian School (hereinafter referred to as the "Applicant") has submitted a request for development Future Land Use Map (FLUM), rezoning, Planned Unit Development (PUD) and site plan applications for review by the Town's Planning and Zoning Departments. As part of the Vegetative Removal Permit review process, the Applicant submitted two (2) environmental assessment reports characterizing vegetative communities within the Site. Following review of these reports and subsequent site visits by the Town, potential discrepancies were identified between the Florida Land Use Cover and Forms Classification System (FLUCCS) codes assigned to certain vegetative communities and observed site conditions. Potential inconsistencies were noted between the qualitative evaluations of vegetative communities and field observations.

The Town's Land Development Code requires preservation of at least 25% of all native upland vegetative communities pursuant to Section 26-67, and preservation of at least 25% of vegetative communities identified as Environmentally Sensitive Lands (ESL) pursuant to Section 26-68. Based on the Town's preliminary review, the site plan submitted by the Applicant did not demonstrate adequate preservation of native upland communities and ESL as required by the Town's Comprehensive Plan and Land Development Code.

In addition to the Land Development Code requirements, the Town of Jupiter Comprehensive Plan (Conservation Element) establishes standards relevant to the Site. The submitted site plan does not appear to adhere to key policies and objectives within the comprehensive plan.

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**Conservation, Policy 1.1.3**
All proposed development, in or abutting an environmentally sensitive area shall comply with the following:

a) Proposed development in or abutting an environmentally sensitive area shall submit, as part of an application for a site plan an environmental assessment report which contains

1) an inventory of existing vegetation and wildlife based on a field survey, including, where applicable, a submerged lands survey for coastal properties;
2) an identification of wildlife or vegetation listed as endangered, threatened or species of special concern and whether or not the environmentally sensitive area potentially will attract and support off site species and wildlife use;
3) an assessment of the land, including submerged lands, identifying the location of all environmentally sensitive habitat or vegetation;
4) an analysis of the functional viability and quality of the various habitats;
5) a discussion of the impacts, both positive and adverse, on the resources;
6) a discussion concerning whether there is any irreplaceable or irretrievable environmental damage;
7) a mitigation plan that describes actions to be taken to replace those functions and values of the ecological community(s) lost as a result of developing the land, including submerged lands.
8) a marine stewardship plan, which inventories existing conditions and proposes environmental restoration or enhancement conducive to propagating a native living shoreline, and requirements for management to provide for long term maintenance, to be incorporated into development orders when development is proposed on waterfront property located on the Intracoastal Waterway, Loxahatchee River, Jones Creek, Sims Creek, Limestone Creek, Jupiter River, excluding development or redevelopment of individual single-family lots on manmade canals.
9) A maintenance and management plan which shall be submitted and approved for all environmentally sensitive areas and/or mitigation sites proposed, and shall at a minimum address the following:

a. Areas designated environmentally sensitive shall be identified and mapped on the approved site plan.
b. Maintenance schedules and methodologies for the removal of exotic and invasive species.
c. Wildlife enhancement provisions, including the installation of food sources, shelter, nesting and roosting facilities, etc., and the survivability of the habitat preserved.

**Conservation Policy 1.4.9** The Town shall require unique environmental characteristics be incorporated into the overall site design.

**Conservation, Policy 1.5.3** The Town will encourage site planning and development practices that conserve wooded areas by minimizing damage or destruction to trees and maximizing the design opportunities presented by native vegetation.

**Conservation Policy 1.5.1** Protection and management of wetland and deepwater habitats shall be in a manner consistent with the adopted policies of the Treasure Coast Regional Planning Council, and the South Florida Water Management District, as well as, the Loxahatchee River Aquatic Preserve Management Plan, and the Loxahatchee River Management Plan.

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**Conservation Policy 1.5.5** The Town shall maintain land development regulations that require all development to set aside through selective clearing and other construction activity, as a minimum, 25 percent of the native plant community which occurs on- site.

**Conservation Policy 1.5.16** A buffer zone of native upland edge (i.e., transitional) vegetation shall be provided and maintained around wetland and deepwater habitats which are constructed or preserved on new development sites.

**Conservation, Objective 1.9** Provide a linked open space program for the conservation of greenways, blueways (water corridors used for conservation or recreation), and wildlife corridors that serve as connections to environmentally significant lands and conservation areas.

The Town requested that CMA perform an independent evaluation of the submitted environmental assessment reports, evaluate vegetative communities within the Site, and the proposed site development plan to assess consistency with applicable code requirements.

**Document Review**

Prior to visiting the project site, CMA reviewed several documents provided by the Town of Jupiter including the following:

- Advanced Restoration Ecology Environmental Assessment (June 2025)
- EW Consultants Jupiter Christian School Environmental Assessment (December 2025)
- Town of Jupiter Code of Ordinances
- Town of Jupiter Comprehensive Plan (Conservation and Future Land Use Elements)
- Town of Jupiter Natural Resource Environmental Analysis of Applicant Submittal
- Overlay Site Plan with FLUCCS Classifications

In addition, CMA performed a desktop review of aerial imagery and GIS databases (i.e., soils, land use, wetlands) to evaluate existing conditions within the Site.

**Field Review**

The focus of the field review was directed toward vegetative communities where classification accuracy could influence compliance with the Town's preservation requirements (based upon review of the FLUCCS map from the EW Consultant's report [hereinafter referred to as "EW Report"]). The field assessment focused primarily on verifying the accuracy of vegetative community classification within the 31.7 acres identified in EW Report as Disturbed Land (FLUCCS 740), as well as confirming the status of approximately 3.6 acres mapped as Willow and Elderberry (FLUCCS 618) habitat. Vegetative communities for which there was consensus between the Town and the EW report were not further evaluated. These communities included the following:

- Exotic Wetland Hardwoods (FLUCCS 619) – 3.1 acres
    - Dominated by invasive/exotic Melaleuca (*Melaleuca quinquenervia*) per EW Report
    - Does not constitute native uplands or ESL

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- Pine Flatwoods (FLUCCS 411) - 9.3 acres
  - Dominated by native slash pine (*Pinus elliottii*) per EW Report
  - **EW FLUCCS map calls out only 8.8 acres of this habitat (does not display 0.5 acres that may be impacted as part of a "proposed" right-of way easement)**
  - **Does** qualify as native uplands (25% preservation requirement)
- Live Oak (FLUCCS 427) – 1.2 acres*
  - Dominated by live oak (*Quercus virginiana*) and laurel oak (*Quercus lauirifolia*) per EW Report
  - **Does** qualify as ESL (Oak Forest) - 25% preservation requirement
- Cypress (FLUCCS 621D) – 2.9 acres
  - Dominated by native cypress trees (*Taxodium* spp.) per EW Report
  - Proposed to be preserved, not formally specified as ESL per Town Code

**Note: additional FLUCCS 427 habitat was observed during CMA's site visit (see Field Review Findings section of report)*

**Field Review Methodology**

*Disturbed Land (FLUCCS 740)*

To evaluate the Disturbed Land classification, CMA initially generated GIS polygons of areas mapped as Disturbed Land throughout the Site. These polygons were delineated based on the Applicant's submitted mapping and the Town's field observations. Within each polygon, random sample locations were established to minimize selection bias and to ensure representative coverage across the polygons. Sample points were spaced a minimum of 200 feet apart to maximize spatial distribution and reduce clustering. This spacing allowed for broad coverage of the 31.7-acre area while maintaining independence between sample locations.

A total of 14 sample locations were assessed within areas mapped as Disturbed Land. In addition, vegetative conditions between sampling locations were observed qualitatively to identify any inconsistencies in vegetative composition that may not have been captured by point sampling alone.

At each sampling location, vegetation was evaluated by stratum including tree, sapling, shrub, herbaceous, and woody vine layers. Percent absolute cover was visually estimated for each stratum in accordance with the methodology outlined in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region - Version 2.0* (which may be used to categorize vegetation within both wetland and upland habitats) ERDC/EL TR-10-20 "Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0)". The stratified percent cover approach provided a standardized and widely accepted approach for characterizing vegetative structure and dominance.

*Willow and Elderberry (FLUCCS 618) Habitat*

Approximately 3.6 acres mapped as Willow and Elderberry habitat were evaluated through a point sample and aerial reconnaissance. One (1) representative sample location was evaluated within this habitat to document vegetative composition and structural characteristics using the same stratified percent cover methodology described above. Aerial reconnaissance was also conducted using a drone to obtain a visual overview of the entire 3.6-acre area to better evaluate the overall vegetative community.

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**Field Review Findings**

*Disturbed Land (FLUCCS 740)*

A total of 14 randomized sample locations were evaluated within areas mapped as Disturbed Land. Vegetative composition was generally consistent across sampling points, and observations between points confirmed similar structural patterns throughout the mapped area. **Table 1** displays the average percentage of absolute cover by stratum across all 14 sampling points. One (1) exception was a localized area of Live Oak (FLUCCS 427) habitat observed in the northwest section of the Site. This area will be described in greater detail later in this summary.

The tree stratum within the Disturbed Land classification was dominated by invasive/exotic species across the majority of sampled locations. Earleaf acacia (*Acacia auriculiformis*) was the most dominant canopy species and was recorded at 12 of 14 sample points. Java plum (*Syzygium cumini*) was also a significant canopy component, particularly within the northeastern portion of the Site, where it accounted for up to 85% absolute cover at individual points. Invasive/exotic tree species accounted for an average of approximately 60.7% absolute cover across the 14 sampled locations.

Native tree canopy species were present but generally subordinate. Native tree cover averaged approximately 16.1% absolute cover across all sample points, with individual plots ranging from 0% to 60%. Native tree species observed included cabbage palm (*Sabal palmetto*), laurel oak, and slash pine. While some variability occurred among points, the overall trend displayed a dominance of invasive/exotic species within the tree stratum across the Disturbed Land (740) classification.

The sapling stratum was absent from most sample points and was recorded in only three (3) of the 14 locations. Where present, it was dominated by earleaf acacia, and no native species were observed in this stratum. Invasive/exotic saplings averaged 8.9% absolute cover across all sample points.

The shrub layer contained a greater proportion of native species relative to the canopy layer. Native shrubs accounted for 13.2% absolute cover, compared to 9.3% absolute cover by invasive/exotic shrubs. Dominant native species included saw palmetto (*Serenoa repens*), gallberry (*Ilex glabra*), cabbage palm, red bay (*Persea borbonia*), and oak seedlings (*Quercus* spp.). Regeneration of earleaf acacia was observed at multiple sampling points within this stratum, with rose myrtle (*Rhodomyrtus tomentosa*) present to a lesser extent.

The herbaceous and woody vine strata were comprised of both native and invasive/exotic species. Native herbaceous species accounted for 25.3% absolute cover, while invasive/exotic herbaceous species comprised 15.9%. Dominant native herbaceous species included swamp fern (*Telmatoblechnum serrulatum*) and saw palmetto. Among invasive/exotic herbaceous species, Old World climbing fern (*Lygodium microphyllum*) was present and dominant at multiple sampling points. Within the woody vine layer, native species represented 0.7% absolute cover, and no invasive/exotic woody vine cover was recorded.

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**Table 1 – Percentage of Absolute and Relative Cover by Stratum for Areas Mapped as Disturbed Land (FLUCCS 740)**

| Vegetation Stratum | Native vs. Invasive/Exotic Status | Absolute % Cover | Relative % Cover |
|---|---|---|---|
| Tree | Native | 16.1 | 21.0 |
| Tree | Invasive/Exotic | 60.7 | 79.0 |
| Sapling | Native | 0.0 | 0.0 |
| Sapling | Invasive/Exotic | 8.9 | 100.0 |
| Shrub | Native | 13.2 | 58.7 |
| Shrub | Invasive/Exotic | 9.3 | 41.3 |
| Herb | Native | 25.3 | 61.4 |
| Herb | Invasive/Exotic | 15.9 | 38.6 |
| Woody Vines | Native | 0.7 | 100.0 |
| Woody Vines | Invasive/Exotic | 0.0 | 0.0 |

*Willow and Elderberry (FLUCCS 618)*

One vegetation sampling point was collected within the western portion of the delineated "Willow and Elderberry" area to characterize community composition. The canopy at this location was strongly dominated by coastal plain willow (*Salix caroliniana*), which comprised approximately 75% absolute cover, indicating a closed willow canopy condition. The shrub layer was primarily composed of buttonbush (*Cephalanthus occidentalis*) at approximately 25% absolute cover, with Brazilian pepper (*Schinus terebinthifolia*) present at approximately 5% absolute cover.

The herbaceous layer was dominated by native ferns, including Willdenow's maiden fern (*Thelypteris interrupta*) at approximately 75% absolute cover and royal fern (*Osmunda spectabilis*) at approximately 10%. Old World climbing fern was present at approximately 10% absolute cover within the herbaceous stratum.

Following field sampling, aerial reconnaissance was conducted using a drone to assess canopy composition and continuity across the delineated area. Per review of the drone imagery, coastal plain willow appeared to be dominant throughout the delineated area.

*Live Oak (FLUCCS 427)*

A localized area of oak dominated habitat was identified in the northwest portion of the Site, encompassing approximately 0.3 acres. This area exhibited vegetative composition and structure consistent with the 1.2 acres of habitat previously described and classified as Live Oak (FLUCCS 427) in the EW Report. The canopy consisted primarily of live oak, laurel oak, and cabbage palm. The shrub and herbaceous strata included beauty berry (*Callicarpa americana*), saw palmetto, swamp fern, and muscadine grape (*Vitis rotundifolia*). While invasive/exotic species were present, including earleaf acacia and Brazilian pepper, they occurred in lower abundance. Based on the consistency in species composition and overall structure with the referenced report, this area is more appropriately included in the total acreage reported for the Live Oak (FLUCCS 427) classification.

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**Land Use Classification, Preservation Requirements, and Application of the Town's Code**

As part of the review, observed conditions were compared with the applicant's reported FLUCCS classifications and areas. Limited refinements were incorporated where appropriate to ensure that areas exhibiting characteristics of ESL were accurately represented and land use classification aligned with what was observed during the field review. The vegetative community classifications and corresponding acreages are summarized below in **Table 2** and are the basis for the preservation requirement calculations presented in this report.

*Disturbed Land (FLUCCS 740) Assessed Classification*

The area described as Disturbed Lands (740) was evaluated in the field. Disturbed lands are defined as areas altered primarily due to human activities other than mining. Based on site observations, this portion of the Site does not appear to have been altered by recent or ongoing human land clearing, grading or other activities. Rather, it appears the vegetative condition reflects historical natural disturbance, including fire, followed by natural regeneration and substantial colonization by invasive/exotic species.

**Table 2 – Summary of Land Use Classification and Acreages**

| Reported FLUCCS Code from EW Report | Assessed FLUCCS Code | Reported Acres from EW Report | Assessed Acres (Approximate) | Upland/ Wetland | Environmentally Sensitive Lands (Y/N) |
|---|---|---|---|---|---|
| Disturbed Land (FLUCCS 740) | Upland Mixed Coniferous/ Hardwood (FLUCCS 4340)[1] | 31.7 | 31.4[2] | Upland | N |
| Willow and Elderberry (FLUCCS 618) | Willow and Elderberry (FLUCCS 618) | 3.6 | 3.6 | Wetland | Y |
| Live Oak (FLUCCS 427) | Live Oak (FLUCCS 427) | 1.2 | 1.5[3] | Upland | Y |

Notes:
1. Vegetative composition is dominated by invasive/exotic species.
2. Acreage based on revised FLUCCS map provided to CMA by EW Consultants in February 2026.
3. This value includes 0.3 additional acres identified by CMA.

The existing canopy is characterized by a mix of upland hardwoods and conifers with canopy closure exceeding 25% and tree heights generally greater than 20 feet. However, invasive/exotic tree species comprise an estimated 50% to 75% of the canopy throughout most of this area. Native tree canopy components are present but are not dominant. The understory includes a mixture of native and invasive/exotic species, with native vegetation comprising the majority of the herbaceous and shrub strata, while invasive/exotic species are present at moderate levels, particularly within the sapling and shrub layers. The two most dominant canopy species observed in this area are earleaf acacia and Java plum, both of which are listed as Category I invasive species by the Florida Invasive Species Council (FISC).

Given that the area is forested, meets canopy closure thresholds, and does not clearly reflect land use consistent with the definition of the Disturbed Lands (FLUCCS 740) classification, it more closely aligns with the Upland Mixed Coniferous/Hardwood (FLUCCS 4340). This classification applies where upland conifers and hardwoods are intermingled and neither achieves 67% crown dominance. However, it is important to note that this stand is heavily influenced by invasive/exotic species and does not represent a high quality native upland forest community. Therefore, even with a revised classification, it does not constitute native upland vegetation that would require the minimum of 25% preservation because the composition of the vegetation is not dominated by native upland species.

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The existing dominance of invasive/exotic canopy species, the anticipated persistence of the invasive/exotic seed bank, and the substantial long term management effort that would be necessary make restoration of this vegetative community impracticable. Even if the invasive/exotic canopy were removed, the remaining understory would consist of an altered assemblage of native species that lack the composition of an intact native upland community and would require long term commitment and intervention to transition toward a desirable condition.

*Willow and Elderberry (FLUCCS 618) Habitat and Environmentally Sensitive Land*

Approximately 3.6 acres of the Site consists of a willow dominated wetland community characterized by seasonal inundation with a canopy comprised primarily of native coastal plain willow. The understory and groundcover strata are also dominated by native wetland vegetation.

According to Sec. 26-68(1)(d) of the Town Code, ESL includes mixed hardwood swamp or hydric hammock, defined as a seasonally flooded freshwater wetland dominated by non-conifer tree species. Typical hardwoods listed in the code include willow, red bay, red maple, wax myrtle, and dahoon holly. The willow dominated wetland present on the Site meets the structural and hydrologic characteristics described in this definition, as it is a freshwater wetland community dominated by a native hardwood species and is seasonally flooded. The 3.6-acre willow dominated wetland should be classified as ESL and is subject to the requirement that a minimum of 25% of the total acreage be preserved as natural preserve area, including canopy, understory, and groundcover.

In addition to meeting the ESL definition, this 3.6-acre area is the only remaining FLUCCS 618 habitat within the Town, making it a rare habitat warranting preservation per Comprehensive Plan (Conservation Element) Policy Code 1.4.9. Lastly, this area also warrants preservation based on Policy 1.5.1, which calls for the protection and management of wetland and deepwater habitats.

*Live Oak (FLUCCS 427) Habitat and Environmentally Sensitive Land*

Approximately 1.5 acres of the Site consists of an oak dominated upland forest community characterized by a closed canopy of live oak and laurel oak with associated cabbage palm. The understory and groundcover include native understory vegetation. According to Sec. 26-68(1)(h), ESL includes oak forest, defined as a heavily wooded upland ecosystem of various oak species. The live oak habitat on the Site meets this definition, as it is an upland forest community in which oak species comprise the dominant and contiguous canopy component. Therefore, this habitat is subject to the 25% minimum preservation requirement, including preservation of the canopy, understory and groundcover strata.

Based on the above assessment, Table 3 outlines proposed habitat preservation vs. the required preservation under the Town's ordinances.

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**Table 3 – Preservation Proposed by Vegetative Community**

| FLUCCS Name and Code | Resource Classification | Total Acreage | Acres Required for Preservation (25%) | Acres Proposed for Preservation | Additional Acres Required |
|---|---|---|---|---|---|
| Pine Flatwoods (FLUCCS 411) | Native Uplands | 9.3 | 2.33 | 1.06 | 1.27 |
| Willow and Elderberry (FLUCCS 618) | Environmentally Sensitive Lands | 3.6 | 0.90 | 0 | 0.90 |
| Live Oak (FLUCCS 427) | Environmentally Sensitive Lands | 1.5 | 0.38 | 0 | 0.38 |
| Cypress (FLUCCS 621D)[1] | Native Wetland | 2.93 | 0 | 2.93 | N/A |

Notes:
1. Not specifically categorized as native upland habitat or ESL per Town code

**Evaluation of the Proposed Site Plan**

The current site plan proposes three (3) preservation areas: a native preserve in the northeast portion of the Site, a cypress wetland, and a native preserve surrounding the cypress habitat. These areas were evaluated in relation to Sec. 26-67 and Sec. 26-68 to determine whether the proposed preservation areas adequately protect qualifying native upland communities and environmentally sensitive lands and whether the configuration supports the intent of natural preserve areas.

The proposed native preserve in the northeast corner of the Site totals 1.75 acres. Approximately 1.70 acres of this area consists of Upland Mixed Coniferous/Hardwood dominated by invasive/exotic species, with only approximately 0.05 acres consisting of Pine Flatwoods (see **Attachment 1** – Native Upland Habitat Within Proposed Native Preserves Map). While this location provides adjacency to the canal and potential corridor connectivity, the existing habitat condition is predominantly invasive/exotic vegetation and does not represent an intact native upland community.

The second proposed native preserve totals 2.84 acres and surrounds the cypress wetland that is proposed to be preserved in its entirety. Within this native preserve area, approximately 1.01 acres consist of Pine Flatwoods, with the remaining 1.83 acres comprised of Upland Mixed Coniferous/Hardwood dominated by invasive/exotic species. This configuration provides buffering to the cypress wetland that will be preserved and is generally consistent with the Comprehensive Plan requirements Policy 1.5.16, that requires native upland edge buffers adjacent to preserved wetlands. However, the Pine Flatwoods within the native preserve are fragmented into a narrow band and isolated pockets. This configuration increases edge exposure to the remaining pines and reduces the functional integrity of the pine flatwood community.

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**Table 4 – Summary of Proposed Preservation Areas and Qualifying Native Upland and Environmentally Sensitive Land Acreage Within Each Preserve Area**

| Proposed Preservation Area per Site Plan | Location | Total Acres | Existing Habitat in Proposed Preserve | Acres of Native Uplands or Environmentally Sensitive Land Within Proposed Preserve |
|---|---|---|---|---|
| Native Preserve | Northeast | 1.75 | 1.70 acres - Upland Mixed Coniferous/ Hardwood (4340)<br>0.05 acres - Pine Flatwood (411) | 0.05 acres - Pine Flatwood (411) |
| Cypress Wetland | Eastern | 2.93 | 2.93 acres – Cypress Wetland (621D) | N/A (not classified as native uplands or ESL per Town code) |
| Native Preserve | Surrounding Cypress Wetland | 2.84 | 1.83 acres - Upland Mixed Coniferous/ Hardwood (4340)<br>1.01 acres - Pine Flatwood (411) | 1.01 acres - Pine Flatwood (411) |

The intent of Sec. 26-67 is to preserve upland native plant communities. The currently proposed native preserve areas consist largely of habitats that would require substantial restoration and, in their present condition, do not preserve the required amount of native upland habitat or ESL. The minimum required preservation acreage for native upland habitat (Pine Flatwood) is 2.33 acres. The current site plan proposes preservation of approximately 1.06 acres of Pine Flatwoods, resulting in a deficit of 1. 27 acres of required native upland preservation.

In addition, the site plan does not include preservation of any ESL, including the Willow and Elderberry and Live Oak communities. Accordingly, the plan reflects an ESL deficit of approximately 0.90 acres of Willow and Elderberry habitat and 0.38 acres of Live Oak habitat. Note that preserved Willow and Elderberry habitat may be utilized for stormwater storage to meet South Florida Water Management District (SFWMD) Environmental Resource Permitting (ERP) stormwater management criteria. However, stormwater would need to be pre-treated prior to discharge into the wetlands. Based on the assessment and calculations above, the current site plan does not meet the minimum preservation requirements of Sec. 26-67 and Sec. 26-68. In addition, it is not consistent with Conservation Policies 1.1.3, 1.5.3, and 1.5.5. The current site plan and supporting materials do not sufficiently demonstrate compliance with the required environmental assessment or preservation of the minimum native plant communities.

In addition, the placement of the proposed preservation areas does not meet the goals of the Comprehensive Plan Conservation Objective 1.9, which encourage linkages and connections between conservation areas and environmentally significant lands and preservation of environmentally significant land and wildlife habitat areas. The current preservation plan does not focus on the protection of environmentally significant lands, and only a small portion of the proposed preserve areas are contiguous or adjacent to off-site natural areas. Reconfiguration of the proposed preservation areas should be considered to connect with the C-18 Canal, which has a Future Land Use Designation of Conservation by the Town.

Revisions to the proposed preservation areas and overall site configuration will be necessary to achieve compliance with the Town's preservation standards and to support the intent of maintaining viable native upland and environmentally sensitive habitats on the Site.

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Should you have any questions, please do not hesitate to contact me at my office at (954) 730-0707, my cell phone at (954) 559-6362, or send me an electronic message at **bvoelker@chenmoore.com**.

Respectfully submitted,

CHEN MOORE AND ASSOCIATES
Brian Voelker
Senior Environmental Scientist

BV/ml

Attachments

1. Native Upland Habitat Within Proposed Native Preserves Map

# ATTACHMENT 1

# Native Upland Habitat Within Proposed Native Preserves Map

Note: This polygon is from a revised FLUCCS map provided to CMA by EW Consultants on 2/19/26

740
427
740
740
619
618
427
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619
621D
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411
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740

## Infrastructure Impact Analysis (Infrastructure Element Policy 1.4.4):

1. *Water.* The subject property is within the area served by the Town's water utility. The Town's water plant has a permitted capacity of 30.0 million gallons per day (mgd). As of February 24, 2026, the Town has water demand reservations of 18.2 mgd. With an excess capacity of approximately 11.8 mgd, there is sufficient water services capacity available to service the subject property.

2. *Sanitary Sewer.* The subject property is currently within the service area of the Loxahatchee River District (LRD). The LRD's wastewater treatment facility (WWTF) is rated at 11 MGD based on a three-month average daily flow. The maximum three-month average daily flow to the WWTF for the past 12-month period was 6.75 MGD. With an excess capacity of approximately 4.25 MGD, LRD's regional WWTF has sufficient capacity for the subject property.

3. *Stormwater.* Any development improvements on the subject property will be required to satisfy the Town's on-site retention requirements and other related standards of the South Florida Water Management District as stated in Policy 1.3.10 of the Town's Infrastructure Element, and Policy 1.2.1 of the Town's Capital Improvements Element.

4. *Solid waste.* Collection is provided by Waste Management, Inc. which currently has a franchise agreement with the Town for waste disposal services. According to the Solid Waste Authority's *2026 Landfill Depletion Model: Forecast of Waste Generation and Landfill Depletion: 2026 – 2080*: Through September 30, 2025, a total of 26,545,410 cubic yards of landfill capacity have been depleted. Utilizing the total estimated landfill volume and the volume depleted to date, the model estimates a total of 24,442,295 cubic yards of capacity remain, which is expected to provide disposal capacity until 2071.

5. *Police.* Police service will be provided by the Jupiter Police Department. Assigning the subject property with the Public Institutional and High Density Residential land use designations should not have any significant impact to police services.

6. *Fire Rescue.* Palm Beach County Fire-Rescue is currently responsible for fire-rescue service to the subject property. The property will be served by Fire Station No. 19, which is located on Central Boulevard just north of Indiantown Road. Please note, Town of Jupiter Fire-Rescue will assume responsibility for fire-rescue service to the subject property beginning October 1, 2026.

7. *General Government.* No significant increase in demand for general government services is anticipated.

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

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

10. *School Concurrency.* The proposed High Density Residential land use designation is not likely to have significant additional impacts to school facilities. The Palm Beach County School District provided a copy of the approved School Concurrency Availability Determination (SCAD) form stating no negative impacts are expected.

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

April 13, 2026

Town of Jupiter
Planning & Zoning Department
210 Military Trail
Jupiter, Florida 33458

**RE: Jupiter Christian Legacy Campus – Future Land Use / Rezoning Application Updates**

John,

Thank you for your continued coordination and guidance on the project. Following recent discussions with elected officials, the Town Manager, and Staff, we have prepared the summary below to clearly outline the refinements to the project in response to that feedback. The updated Statement of Use and Traffic Analysis reflect these refinements, primarily the reduction to a 1,200-student program and associated operational adjustments to the staggered start times. These materials have been submitted and are under review and will be included for the second reading of the Future Land Use and Rezoning. Consistent with your recommendation, this summary focuses on the key commitments for first reading.

**Project Development Program Updates**

- Reduction of school population to a maximum of 1,200 students (middle and high school only)
- Elimination of the elementary school component from the current request
- Town Council to determine policy direction for the southern portion of the site. Change to Residential High or leave "as-is" with Industrial land use and zoning. Applicant can develop 100% Workforce Housing or Industrial uses that compliment Career Technical school.
- The school campus remains the primary component and is viable under either policy direction

**Traffic Operations and Trip Cap**

The revised 1,200-student program results in a different traffic profile than previously evaluated:

- Reduced Daily Trips and PM peak hour traffic compared to both the prior 2,000-student scenario and the maximum industrial buildout, with a corresponding increase in AM peak hour trips typical of a school use

Operational commitments include:

- Staggered start times between middle and high school
- Approximately 50% of students arrive outside of the traditional AM peak hour
    - High School = 8:00A to 3:00P for 600 Students
    - Middle School = 9:15A to 3:45 for 600 Students
- All vehicle stacking and circulation is accommodated on-site, and no off-site queuing or impacts to Island Way South are anticipated.

**Proposed Trip Cap**

The Applicant is prepared to commit to the following trip caps for inclusion in the draft ordinance at first reading, based on the revised 1,200-student program:

- **ADT Trips:** 3,596
- **AM Peak Hour Trips:** 511 (equating to 600 students & 92 residential units, or equivalent uses)

- **PM Peak Hour Trips:** 149 (equating to 600 students & 92 residential units, or equivalent uses)

The Applicant will continue to coordinate with Staff through the Site Plan review process to confirm these thresholds and incorporate them into the final development order at second reading.

**Transportation Infrastructure**

- Dedication of right-of-way necessary for the construction of Island Way South
  - Applicant understands Island Way South is a critical component of the Town's transportation network and is committed to advancing its implementation
- Ongoing coordination with Staff on a Developer's Agreement for roadway construction
  - Anticipate presenting the Developer's Agreement for Town Council consideration at second reading, tied to PUD and Site Plan development orders
- Will construct required right turn lane improvements into site as part of site plan approval
- Actively coordinating and working with Beacon Park property owner to secure right of way from gas station for Phase 1 intersection improvements

**Public Infrastructure Contribution**

- Dedication of 25-acre Conservation Land associated with the C-18 Canal for public ownership
- Provide TOJ new well site easement to support TOJ potable water system

**Environmental Summary**

The environmental approach for the project focuses on three main things: preserving what is working today, restoring areas that have been disturbed, and creating new habitats where it makes sense to improve the overall system. Specifically, the project will preserve existing native habitat areas in place, restore degraded areas to their natural state, remove invasive species and replace them with appropriate native vegetation, and create new habitat areas that connect the site into a more complete environmental system.

This approach is consistent with the alternative mitigation options allowed under the Town's Code (Section 26-96) and will be designed to provide a more coordinated and functional environmental solution for the site. The project will provide preserve and restored areas that exceed 100% of what is required and ensure that these areas are properly protected through easements, land use designations, and long-term management. Taken together, this will result in a meaningful improvement over existing conditions, which have been impacted over time by disturbance and invasive plant species.

Specific acreages, restoration plans, habitat design, and implementation details will be finalized through the PUD and Site Plan review process and presented at second reading, and the Applicant will continue to coordinate closely with Staff on the design and implementation of these environmental features.

We appreciate your continued coordination and look forward to working with you and Staff to finalize these items for second reading.

Peter Hofheinz

Peter Hofheinz, AICP
Senior Manager of Planning and Land Development
Cotleur & Hearing

# JUPITER CHRISTIAN SCHOOL

**Founded in Jupiter. Grown in Jupiter. Remaining in Jupiter.**

# Tonight's Request – April 21, 2026

***Future Land Use Map Amendment***

*Removal from Bioscience Research Protection Overlay*

***Zoning Map Amendment (Rezoning)***

# Project Team

**Owner's Representation, Board of Directors Chairman**

- **Donald Barnes, P.E.**

**Civil & Traffic Engineering – Kimley-Horn and Associates**

- **Michael Schwartz, P.E., Kara Savage, P.E., Adam Kerr, P.E., and Eric Barnes, E.I.**

**Architecture – PBK**

- **Rene Tercilla, AIA, ALEP**

**Environmental**

- **Advanced Restoration - Drew Gatewood, M.S., P.W.S.**
- **EW Consultants, Inc. – Mary Lindgren**

**Land Planning & Landscape Architecture**

- **Cotleur & Hearing – Don Hearing, PLA, ASLA, Peter Hofheinz, AICP, Zach Ciciera**

# Summary of Applications

Cotleur & Hearing

**Future Land Use & Zoning**

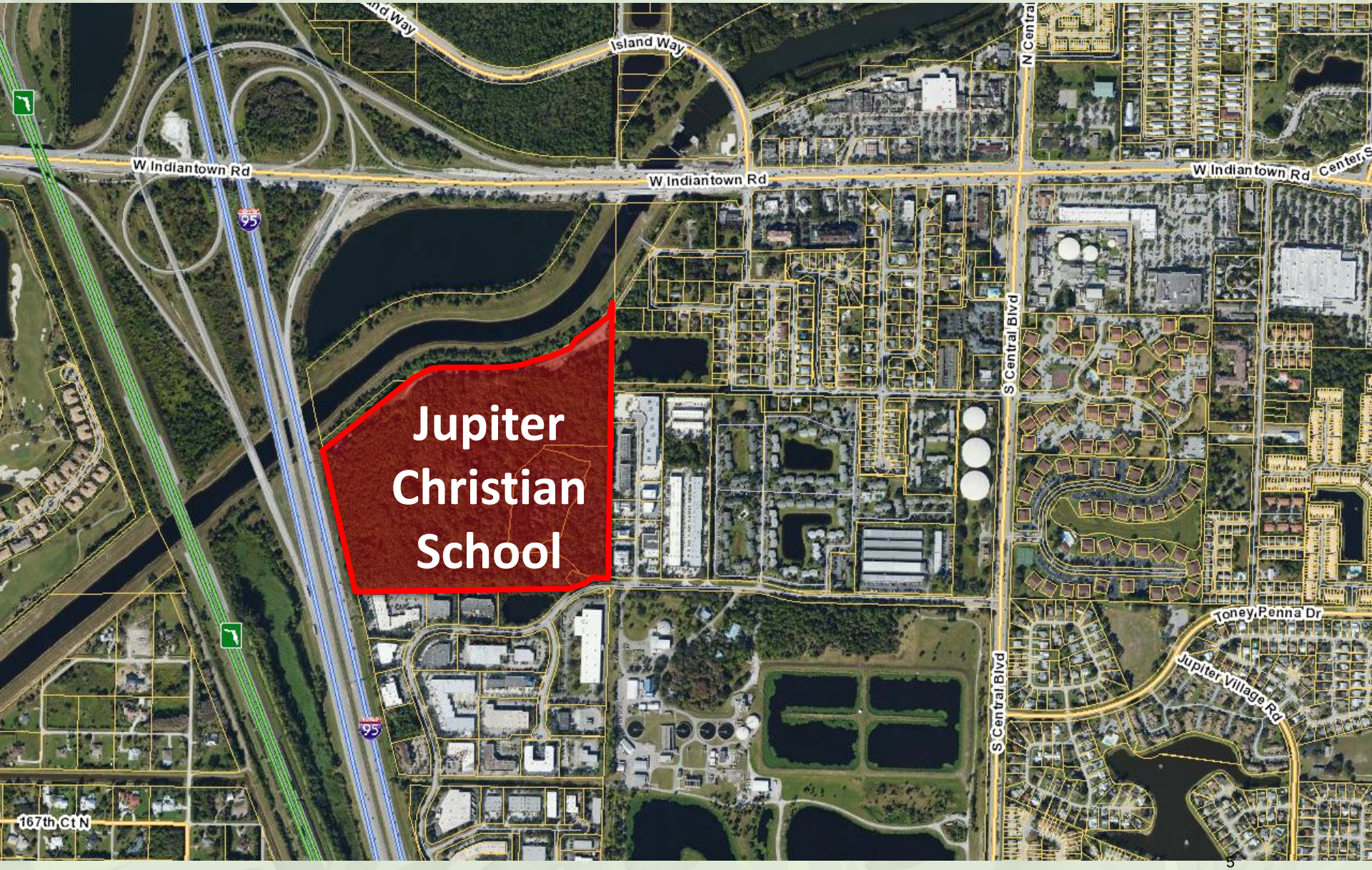
***We are here***

**Planned Unit Development**

**Special Exception Use**

**Site Plan**

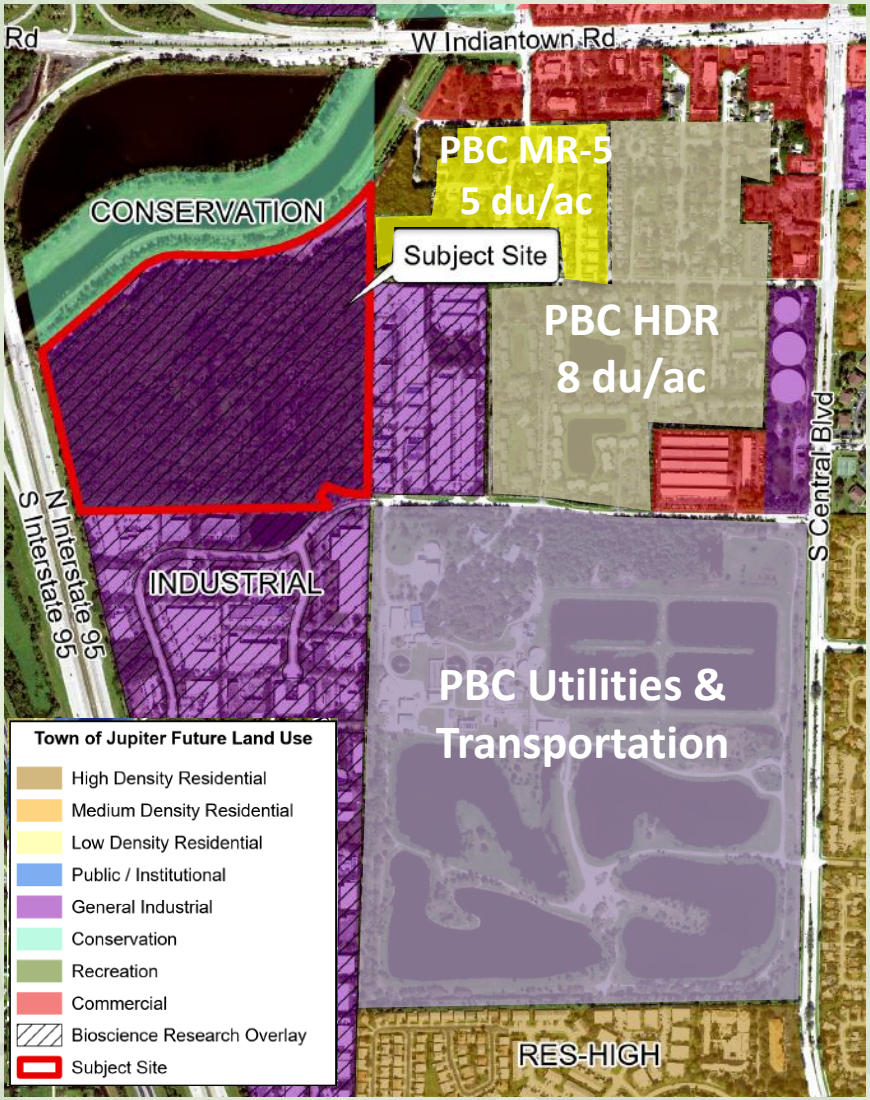
# Location (57 acres total)

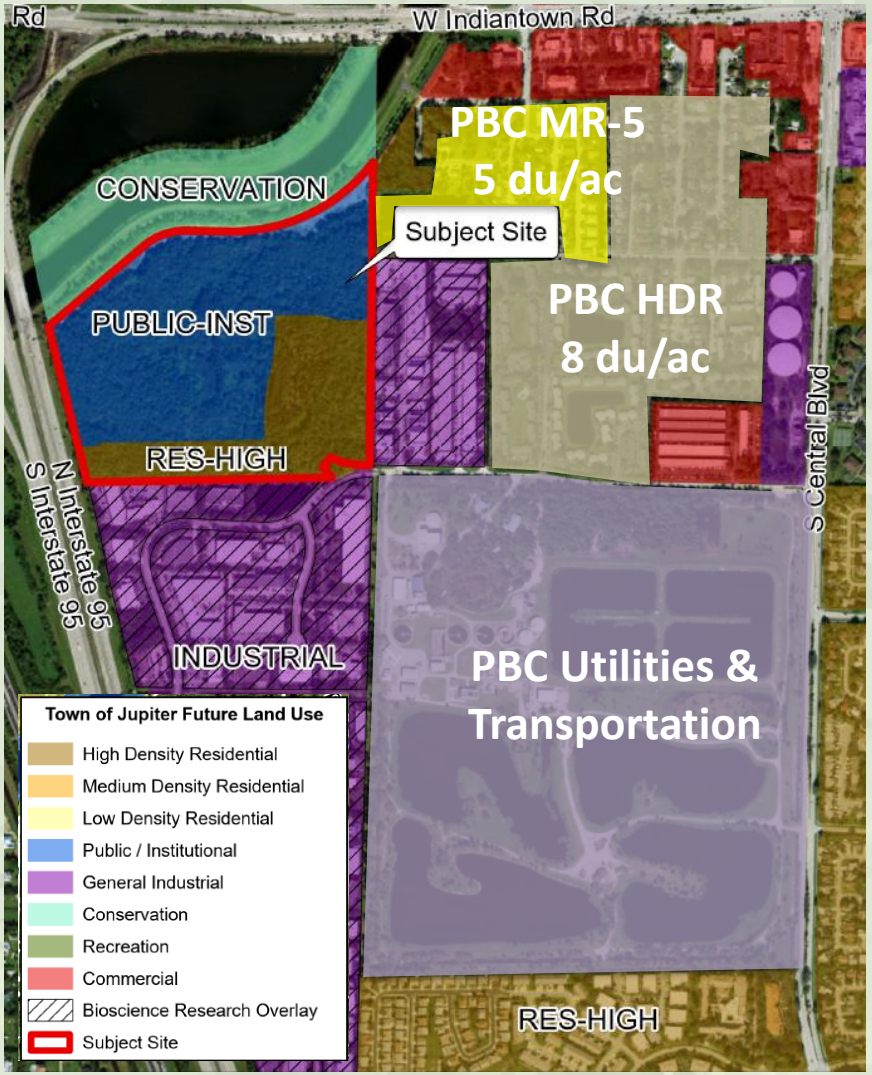


# Future Land Use Map

Cotleur & Hearing

## EXISTING → PROPOSED



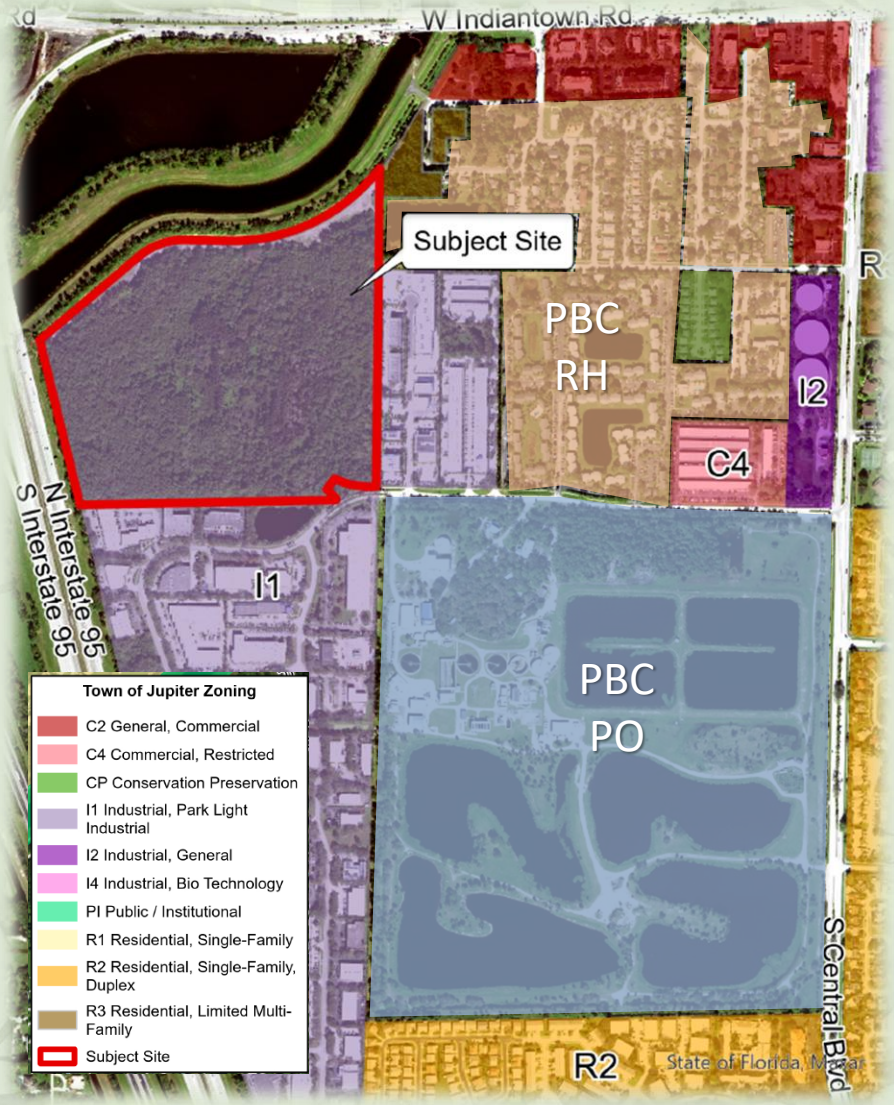




**INDUSTRIAL (I)** → **Public / Institutional (JCS Campus)**
**High Density Residential (100% WFH)**

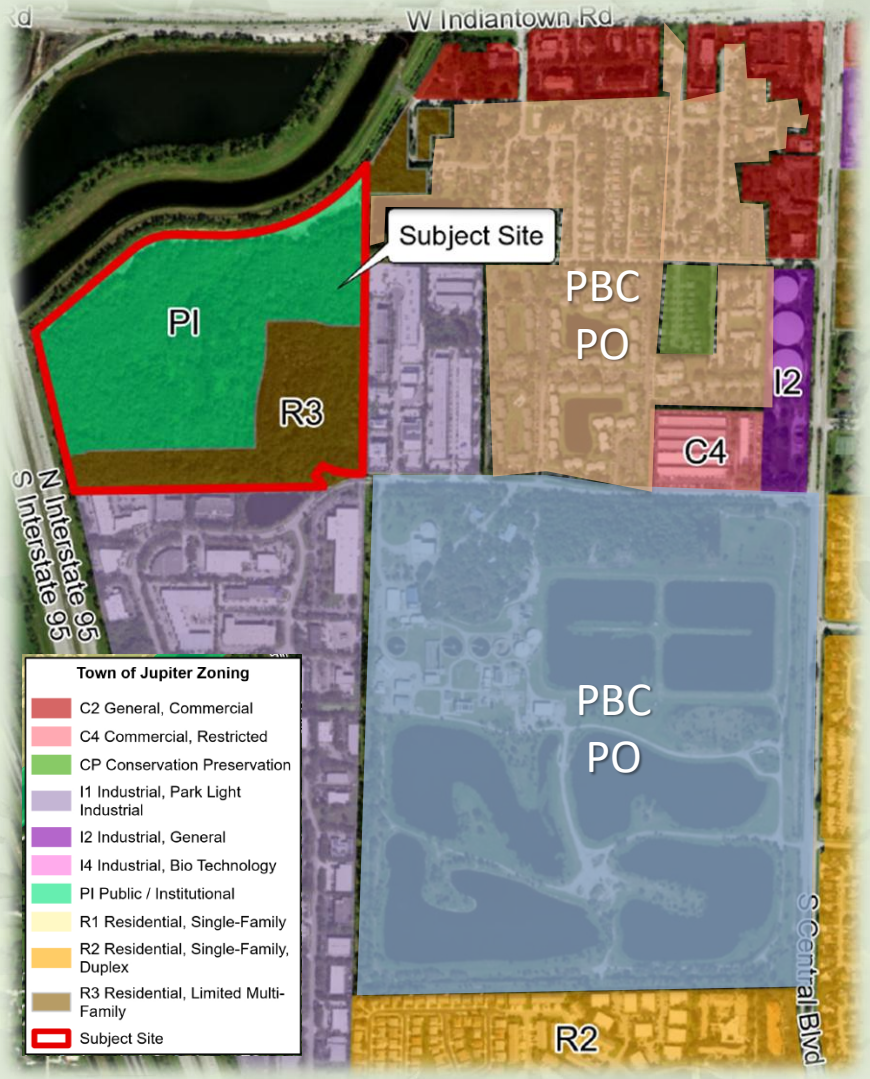
# Zoning Map

Cotleur & Hearing

## EXISTING




## PROPOSED




I1 Industrial, Park Light Industrial

**North: Public / Institutional (P/I)**

**South: R3 Residential, Limited Multifamily**

# Future Land Use Map - Option

Cotleur & Hearing

**Residential**

**100% WFH**

**Housing Element objectives**

**Jobs–housing balance**

**Integrated into campus environment**

**Located within urban service area**

**or**

**Industrial**

**Retains Land For Employment & Industrial Uses**

**Supports Economic Development**

**Consistent with Existing Future Land Use**

**School works with either use**

# Removal of BRPO – Policy Consideration

Cotleur & Hearing

**Purpose**

- **Established following arrival of Scripps Florida as an obligation to the State**
- **Preserve land for additional bioscience & life science expansion**

**Current Conditions**

- **Success with Scripps and Max Planck coming to Town**
- **Oversight Board was dissolved/State no longer requires the Overlay as an obligation**
- **Remains as part of Town's Comprehensive Plan's Economic Development Strategy**

**Consideration**

- **Site-specific policy decision, not a policy shift**
- **Town can still support Bioscience uses in other locations**

# Public Benefits

**Long-term Investment within the Town**

**Workforce Housing (Policy Option)**

**Transportation Infrastructure**

**Environmental Enhancement & Preservation**

**Public Land & Infrastructure**

**Community Access & Partnerships**

# Criteria for Land Use Change

1. **Map amendment shall be consistent with the goals, objectives, and policies of the comprehensive plan.**

**Advances key objectives:**

- Public/Institutional use
- Workforce housing (optional)
- Environmental preservation & restoration
- Transportation coordination

# Criteria for Land Use Change

Cotleur & Hearing

2. **Map amendment shall be consistent with the established land uses of surrounding properties or land use patterns.**

**Compatibility achieved through:**

- Wetland preservation (natural buffers)
- Upland buffers and open space
- Integrated Site Design

**Uses separated by:**

- Physical distance
- Landscape treatment
- Environmental systems

# Criteria for Land Use Change

Cotleur & Hearing

**3. Map amendment shall not create an isolated land use designation or zoning district unrelated to adjacent and nearby designations or districts.**

**Site supports internal transitions and buffering Incorporates:**
Preserved wetlands
Restored uplands
Open space systems
Designed as a cohesive, internally organized development

**Responds to broader area pattern:**
Residential
Recreational
Industrial

**Connected to:**
Future roadway network (Island Way South)

# Criteria for Land Use Change

Cotleur & Hearing

**4. Application necessary b/c of changing conditions, including but not limited to, changing demographic trends, annexation, or public service needs.**

**Changed Conditions Include:**

- Advancement of Island Way South
- Updated Environmental Understanding
- Need for Educational Facilities

**Prior Development Proposal Limited:**

- Access Constraints
- Infrastructure Limitations
- Environmental Conditions

# Traffic – Existing vs Proposed

| Existing FLU<br>General Industrial | Proposed FLU Amendment<br>Public / Institutional + Residential High |
|---|---|
| **1,232,312 SF**<br>**Light Industrial Permitted**<br>Warehouse / Manufacturing / Distribution | **Maximum Potential**<br>**1,200 Student MS & HS School**<br>**92 Workforce Housing Units** |
| **Trip Generation** | **Trip Generation** |
| Daily = 5,401 Trips<br>AM Peak Hour = 821 Trips<br>PM Peak Hour = 721 Trips | Daily = 3,596 Trips<br>AM Peak Hour = 511 Trips<br>PM Peak Hour = 149 Trips |

**Lower Daily Trips (-1,805)**

**Significantly Lower PM Peak Hour Trips (-572)**

**Higher AM Peak Hour Trips (-314)**

# Traffic - School Specific Characteristics

Cotleur & Hearing

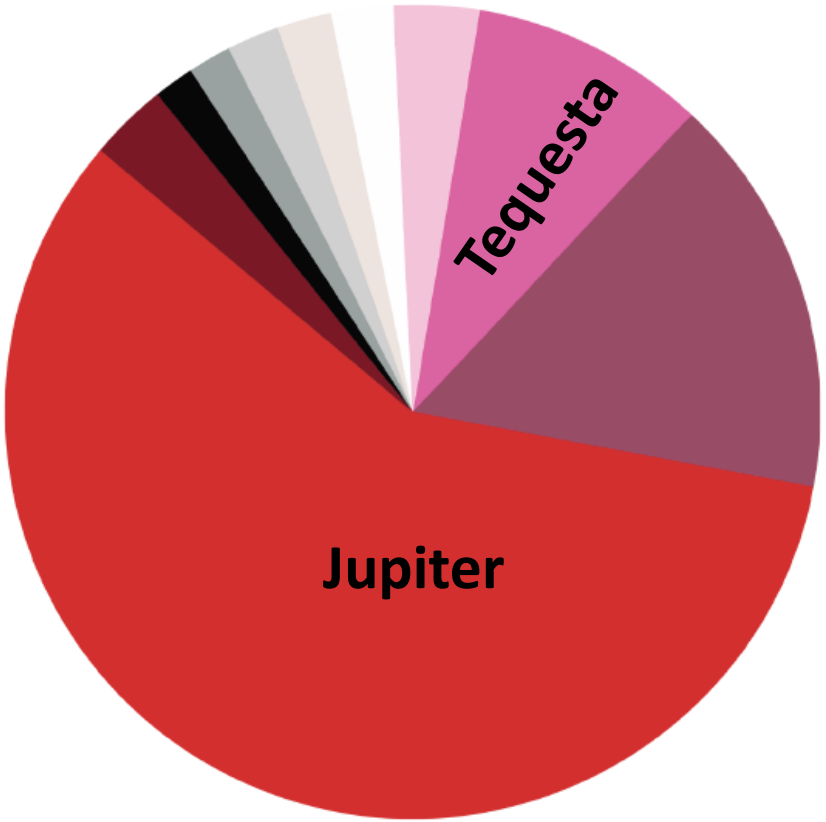
**Key Points**

- Limited Days of Operation
- Defined & Predictable AM Arrival Window
- Staggered Start Times (75 minutes)
- 100% onsite stacking & queuing
- Pickup/Drop Off Managed & Organized
- Student Population – Predominately Jupiter & Tequesta
  - Local Families, Local Kids
- Delaware Campus Operation Improvements
- Faculty with & without companion students arrive at 7:30A

# Student Population

## 2025-2026 STUDENT DISTRIBUTION BY CITY

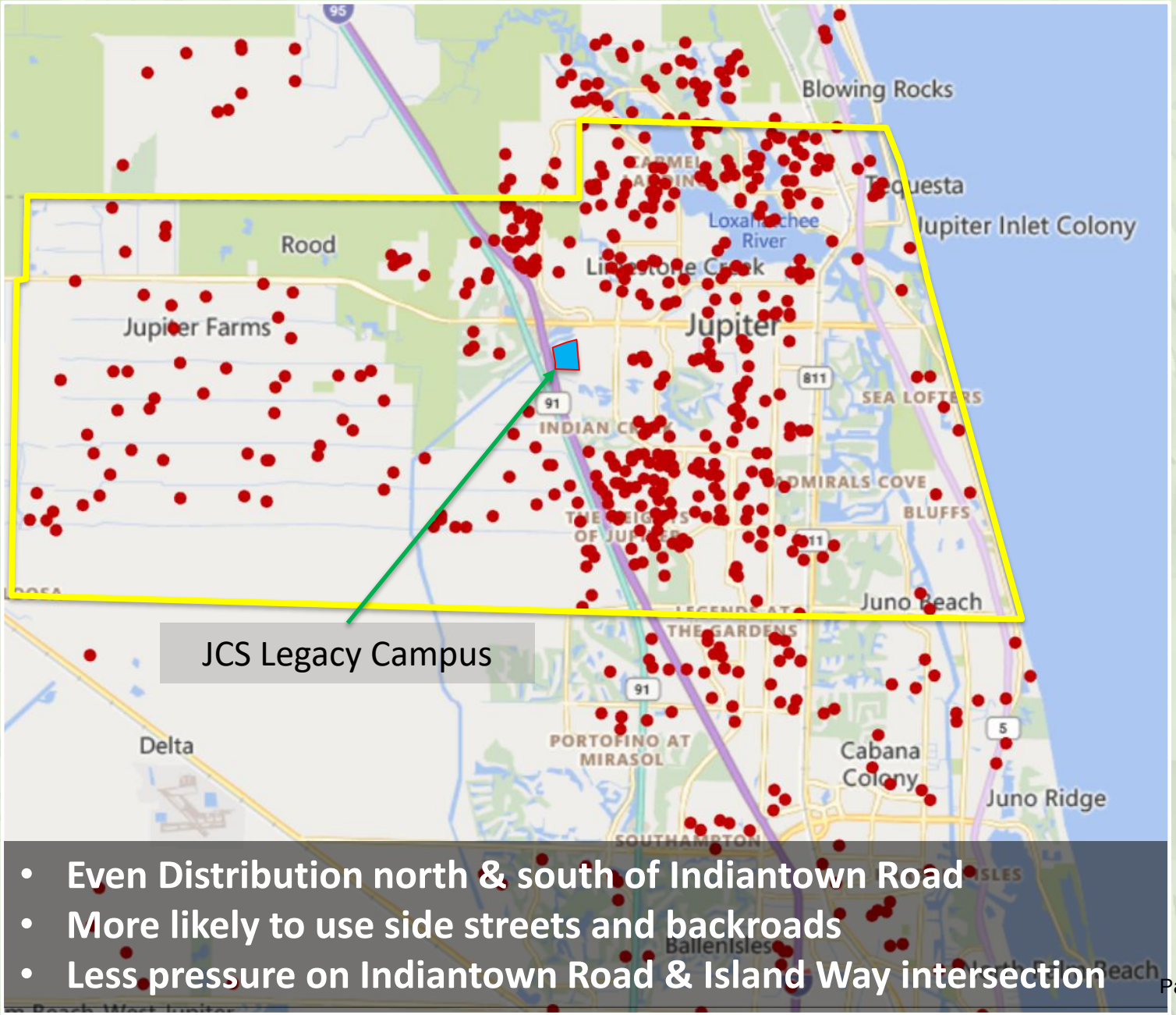
- Jupiter: 58.2%
- PB Gardens: 16.0%
- Tequesta: 9.3%
- West Palm Beach: 3.4%
- Hobe Sound: 2.5%
- Port St. Lucie: 2.2%
- North Palm Beach: 2.1%
- Stuart: 1.7%
- Palm City: 1.6%
- Other (<10 Students): 3.1%




**68% Student Population from local area**

**Existing Local Trips**

# Travel Patterns – Across Local Network




- Even Distribution north & south of Indiantown Road
- More likely to use side streets and backroads
- Less pressure on Indiantown Road & Island Way intersection

# Environment: Preserve, Restore, Enhance

## Preserve

- Protect Existing Native Habitat Areas
- Maintaining Functioning

## Restore

- Improve Disturbed and Degraded Areas
- Remove invasive species & reintroduce native vegetation

## Enhance

- Create new Habitat Areas
- Establish more complete and functional system

# Implementation & Commitment

Cotleur & Hearing

**Consistent with Alternative Mitigation (Sec. 26-96)**

**Provides >100% of required preservation/restoration**

**Long-term protection through:**

- **Easements**
- **Land use designations**
- **Management plan**

***"A coordinated approach that improves environmental function beyond existing conditions"***

# Summary

**60 Year Jupiter Institution**

**Continue to serve Families**

**South Island Way Infrastructure Delivery**

**Deliver Workforce Housing**

**Environmental Preservation**

**Tangible Public Benefit**

**A coordinated, community-serving reinvestment within the Town of Jupiter**

# Summary

**Request the right to update presentation slides upon review of published Staff Report.**

# Summary

**Thank you!**

Cotleur & Hearing

# Thank you

April 21st Town Council

TOWN OF JUPITER

# Jupiter Christian School Legacy Campus Land Use and Rezoning Proposal

TOWN OF JUPITER

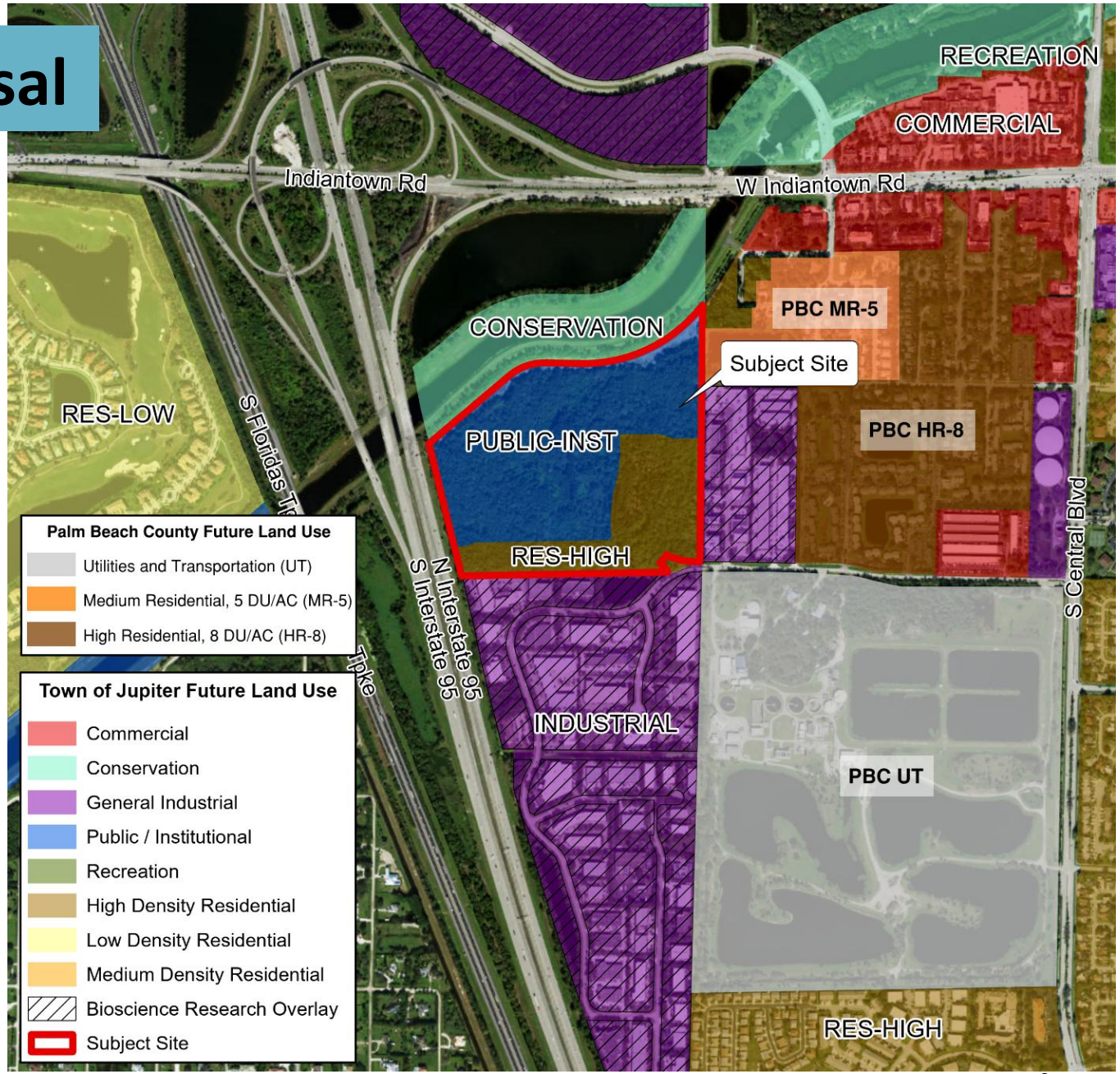
# Future Land Use Proposal

## Applicant proposal:

- Change land use to Public Institution (38.6 ac) and Residential (18.0 ac)

## Issues for consideration:

- Transportation capacity
- Removal of Bioscience overlay
- Land Use Compatibility
- Conservation requirements




TOWN OF JUPITER

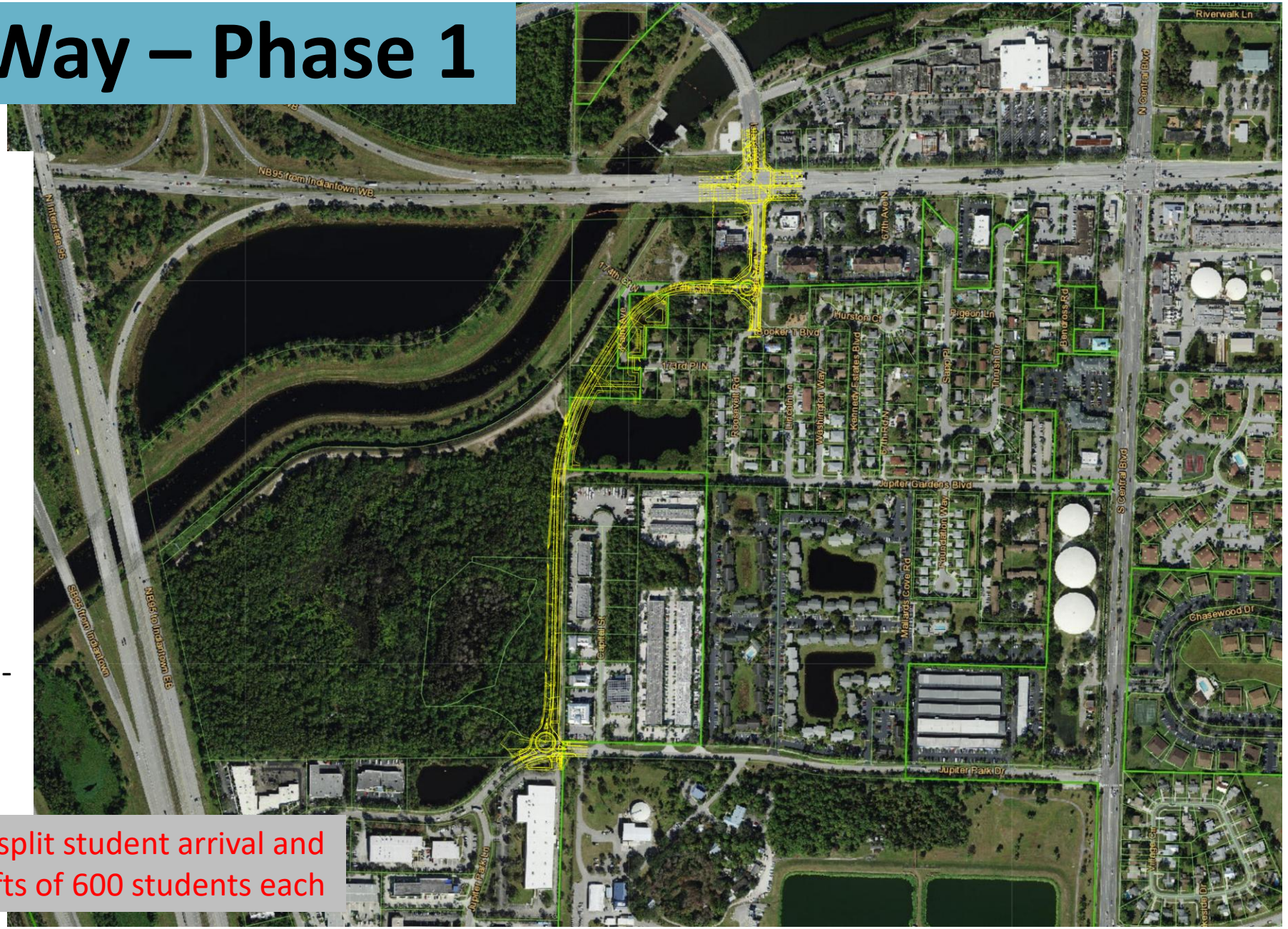
# South Island Way – Phase 1

**South Island Way as designed:**

- 2nd northbound LT & 1 southbound lane added
- Construct South Island Way to Jupiter Park Drive
- Impacts to roadway link from Jupiter Park Drive to Central

**Intensity Assumed:**

- Subject property- 1,200 students and 92 residential units*
- Proposed daycare (Planet Kids)- 250 students
- Beacon Park- 99 single family units




*Applicant proposes to split student arrival and departures into two shifts of 600 students each

TOWN OF JUPITER

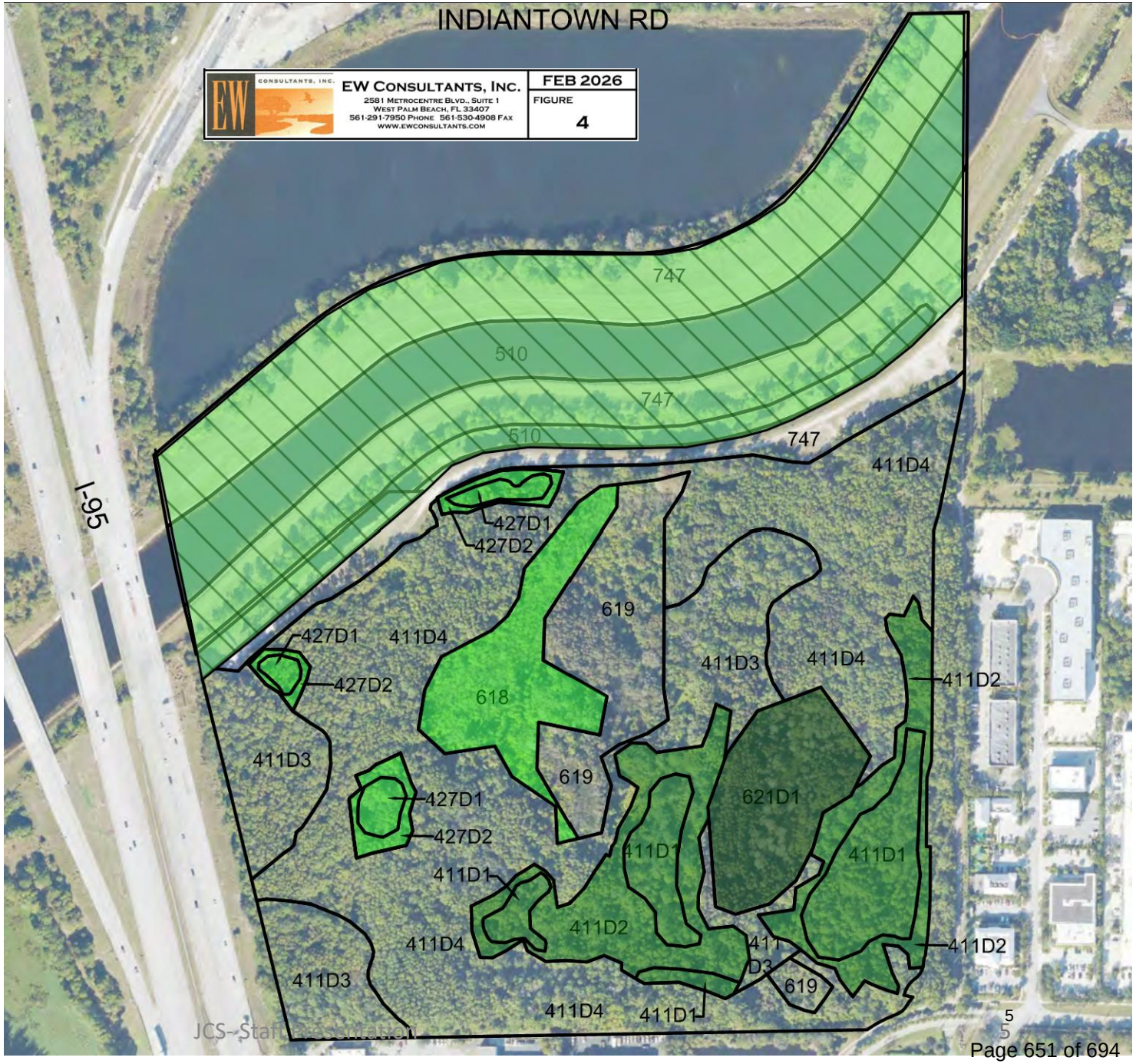
# Table 2. Traffic

| Type | Square Feet/ Dwelling Units | Avg. Daily Trips | AM Peak Hour | PM Peak Hour |
|---|---|---|---|---|
| Maximum intensity per existing Future Land Use (General industrial Use) | 1,232,312 sf | 5,401 | 821 | 721 |
| Realistic intensity per existing Future Land Use | 616,156 sf | 2,701 | 411 | 361 |
| 2022 JAS Update to keep LOS on ITR/IW intersection (R&D Use) | 551,000 sf | 5,594 | 515 | 488 |
| Applicant's proposed combined trip cap for High Density Residential (Residential Use) and Public Institutional (School Use) | 92 units (base)<br>1,200 students (split into two 600 student shifts) | 3,596 | 511 | 149 |

TOWN OF JUPITER

# Environmental Land by Category:

- **Environmentally Sensitive Land (ESL): Live Oak and Willow stands**
- **Cypress**
- **Pine Flatwoods (viable*)**
- **C-18 Canal: Conservation Land Use**




LEGEND

411D - PINE FLATWOODS DISTURBED
- D1=EXOTICS 0-25% (3.6± AC)
- D2=EXOTICS 26-50% (5.1± AC)
- D3=EXOTICS 51-75% (7.6± AC)
- D4=EXOTICS 76-100% (23.0± AC)

427D - LIVE OAK DISTURBED
- D1=EXOTICS 0-25% (0.7± AC)
- D2=EXOTICS 26-50% (0.8± AC)

510 - CANALS (9.7± AC)
618 - WILLOW & ELDERBERRY (3.3± AC)
619 - EXOTIC WETLAND HARDWOODS (4.1± AC)
621D-CYPRESS DISTURBED
- D1=EXOTICS 0-25% (3.1± AC)

747- DIKES & LEVEES (18.8± AC)
TOTAL (79.8± AC)

0 400
SCALE IN FEET

**JUPITER CHRISTIAN SCHOOL LEGACY CAMPUS**

Per Chapter 26 of the Town Code, **viable** means capable of sustaining its own life processes, unaided by man, for a reasonable period of time.

TOWN OF JUPITER

# Findings:

## The Proposed land use designations:

- Not consistent with BPRO, but Town Council may make a legislative policy to remove the overlay
- Application updates are anticipated to address consistency with the identified Transportation and Conservation policies
- Residential not consistent with the established land use pattern without proper buffering between unlike uses
- Projected to meet the roadway capacity for the Phase 1 South Island Way expansion with proposed trip caps and staggered start/end time approach

TOWN OF JUPITER

**TOWN OF JUPITER**
**Establishing Procedures for Authorization of a Fire Assessment**

| | |
|---|---|
| **DATE** | April 21, 2026 |
| **TO** | Honorable Mayor and Members of Town Council |
| **THRU** | Frank Kitzerow, Town Manager |
| **FROM** | Scott Reynolds, Finance Director |
| **SUBJECT** | **Ordinance 27-26,** Request to establish the legal and administrative framework for a non-ad valorem fire assessment. |

## EXECUTIVE SUMMARY

Proposed Ordinance 27-26 establishes the legal and administrative framework for the implementation of a non-ad valorem fire assessment to fund fire rescue services and related capital needs.

Adoption of Ordinance 27-26 **does not impose** an assessment or establish assessment rates. Rather, it establishes the governing procedures for the future consideration and adoption of annual fire assessment rates if authorized by Council through a separate assessment resolution and public hearing process. This framework ensures compliance with statutory notice requirements, provides transparency to property owners, and allows the Town to adjust annual assessment rates as needed based on service costs and budgetary needs.

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

## ANALYSIS

The ordinance provides the Town with a structured methodology to recover the costs associated with providing fire protection services, including personnel, operations, equipment, and capital facilities, from properties that receive a special benefit from those services. Under this approach, the assessment may be levied annually and collected through the uniform method on the property tax bill issued by the Palm Beach County Tax Collector.

Ordinance 27-26 also authorizes the inclusion of capital improvements related to fire protection services within the assessment structure, ensuring that long-term investments in fire facilities, apparatus, and equipment may be equitably allocated to benefited properties over time. The Ordinance defines key terms including “assessment,” “service assessment,” and “capital assessment,” and authorizes the creation of designated assessment areas within the Town. It establishes procedures for determining benefited properties, developing and adopting assessment rolls, providing required notices to property owners, and conducting public hearings prior to the imposition of any assessment. The ordinance also authorizes the Town Council to establish exemptions where appropriate, provides procedures for imposing assessments on government-owned property when legally permissible, and allows the issuance of obligations or financing mechanisms to fund capital improvements supported by assessments.

Adoption of Ordinance 27-26 is the first step in establishing a funding mechanism for the fire

non-ad valorem assessment. Future actions will include the development of a fire assessment methodology, preparation of an assessment roll, required mailed and published notices, and public hearings prior to levying any assessment which will all occur before June 30, 2026 and prior to setting of the Town's proposed millage rate (TRIM rate) in July 2026.

**STRATEGIC PRIORITY**

- Fiscal Responsibility
- Safety

**ATTACHMENTS**

1. Ordinance 27-26
2. Business Impact Estimate
3. Funding Jupiter Fire Rescue Presentation

**FUNDING SOURCE**

Funding is not necessary for this request.

For more information or copies of the attachments, please contact Scott Reynolds at scottr@jupiter.fl.us or 561-741-2327.

**ORDINANCE NO. 27-26**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA, CREATING ARTICLE VIII OF CHAPTER 18 OF THE TOWN OF JUPITER CODE OF ORDINANCES ENTITLED "MASTER CAPITAL PROJECT AND SERVICE ASSESSMENTS"; AUTHORIZING THE IMPOSITION AND COLLECTION OF SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN THE TOWN OF JUPITER; PROVIDING FOR DEFINITIONS; PROVIDING FOR THE CREATION OF ASSESSMENT AREAS; ESTABLISHING THE PROCEDURES FOR IMPOSING CAPITAL AND SERVICE ASSESSMENTS; ESTABLISHING PROCEDURES FOR NOTICE AND ADOPTION OF ASSESSMENT ROLLS; PROVIDING THAT ASSESSMENTS CONSTITUTE A LIEN ON ASSESSED PROPERTY UPON ADOPTION OF THE ASSESSMENT ROLL; PROVIDING THAT THE LIEN FOR AN ASSESSMENT COLLECTED PURSUANT TO SECTIONS 197.3632 AND 197.3635, FLORIDA STATUTES, UPON PERFECTION SHALL ATTACH TO THE REAL PROPERTY ON THE PRIOR JANUARY 1, THE LIEN DATE FOR AD VALOREM TAXES; PROVIDING THAT A PERFECTED LIEN SHALL BE EQUAL IN RANK AND DIGNITY WITH THE LIENS OF ALL STATE, TOWN, DISTRICT, OR MUNICIPAL TAXES AND ASSESSMENTS AND SUPERIOR IN DIGNITY TO ALL OTHER PRIOR LIENS, MORTGAGES, TITLES, AND CLAIMS; AUTHORIZING EXEMPTIONS; PROVIDING PROCEDURES FOR COLLECTION OF ASSESSMENTS; PROVIDING A MECHANISM FOR THE IMPOSITION OF ASSESSMENTS ON GOVERNMENT PROPERTY; PROVIDING FOR ISSUANCE OF OBLIGATIONS; DECLARING THE PROVISIONS OF THIS ORDINANCE TO BE SUPPLEMENTAL, ADDITIONAL, AND AN ALTERNATIVE METHOD; PROVIDING FOR APPLICABILITY AND SEVERABILITY; PROVIDING FOR CONFLICTS AND CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

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

**SECTION 1. AMENDMENT TO THE TITLE OF CHAPTER 18.** Chapter 18 of the Town of Jupiter Code of Ordinances, entitled "Taxation" is hereby redesignated as "Chapter 18 – "Taxation and Special Assessments."

**SECTION 2. ADOPTION OF MASTER CAPITAL PROJECT AND SERVICE ASSESSMENT ORDINANCE.** Article VIII, Chapter 18 of the Town of Jupiter Code of Ordinances, is hereby created and shall read as follows:

**ARTICLE VIII. – MASTER CAPITAL PROJECT AND SERVICE ASSESSMENTS**

**DIVISION 1. – INTRODUCTION**

**Sec. 18-170. - Definitions.** As used in this Article, the following words and terms shall have the following meanings, unless the context clearly otherwise requires:

**"Annual Rate Resolution"** means the resolution described in Sections 18-192 and 18-207 hereof, approving an Assessment Roll for a specific Fiscal Year.

**"Assessed Property"** means all parcels of land included on the Assessment Roll that receive a special benefit from the delivery of the service, facility or program or provision of a Local Improvement identified in the Initial Assessment Resolution.

**"Assessment"** means a special assessment imposed by the Town pursuant to this Ordinance to fund the Capital Cost or Project Cost, if obligations are issued, of Local Improvements or the Service Cost of services that provide a special benefit to property as a consequence of a logical relationship to the value, use, or characteristics of property identified in an Initial Assessment Resolution. The term "Assessment" shall include Capital Assessments and Service Assessments.

**"Assessment Area"** means any of the areas created by resolution of the Council pursuant to Section 18-173 hereof, that specially benefit from a Local Improvement or service, facility, or program.

**"Assessment Roll"** means the special assessment roll relating to an Assessment approved by a Final Assessment Resolution pursuant to Section 18-190 or 18-205 hereof or an Annual Rate Resolution pursuant to Section 18-192 or 18-207 hereof.

**"Assessment Unit"** means the unit or criteria utilized to determine the Assessment for each parcel of property, as set forth in the Initial Assessment Resolution. "Assessment Units" may include, by way of example only and not limitation, one or a combination of the following: front footage, platted lots or parcels of record, vested lots, land area, improvement area, equivalent residential connections, permitted land use, trip generation rates, rights to future trip generation capacity under applicable concurrency management regulations, property value or any other physical characteristic or reasonably expected use of the property that has a logical relationship to the Local Improvement or service to be funded from proceeds of the Assessment.

**"Building"** means any structure, whether temporary or permanent, built for support, shelter or enclosure of persons, chattel, or property of any kind. This term shall include mobile homes or any vehicles serving in any way the function of a building.

**"Building Permit"** means an official document or certificate issued by the Town, under the authority of ordinance or law, authorizing the construction or siting of any Building within the Town. The term "Building Permit" shall also include set up or tie down permits for those structures or Buildings, such as a mobile home, that do not require a Building Permit in order to be constructed.

**"Capital Assessment"** means a special assessment imposed by the Town pursuant to this Ordinance to fund the Capital Cost or Project Cost, if obligations are issued, of Local Improvements that provide a special benefit to property as a consequence of a logical relationship to the value, use, or characteristics of property identified in an Initial Assessment Resolution. Capital Assessments are often amortized and collected for a term of years established by the Council.

**"Capital Cost"** means all or any portion of the expenses that are properly attributable to the acquisition, design, construction, installation, reconstruction, renewal or replacement (including demolition, environmental mitigation and relocation) of Local Improvements and imposition of the related Assessments under generally accepted accounting principles and including reimbursement to the Town for any funds advanced for Capital Cost and interest on any interfund or intrafund loan for such purposes.

**"Certificate of Occupancy"** means an official document or certificate issued by the Town, under the authority of ordinance or law, authorizing the occupancy of any Building within the Town. The term "Certificate of Occupancy" shall also include set up or tie down permits for those

structures or Buildings, such as a mobile home, that do not require a Certificate of Occupancy in order to be occupied.

**"Council"** shall mean the Town Council of the Town of Jupiter, Florida.

**"Final Assessment Resolution"** means the resolution described in Sections 18-190 and 18-205 hereof which shall confirm, modify, or repeal the Initial Assessment Resolution and which shall be the final proceeding for the imposition of an Assessment.

**"Fiscal Year"** means that period commencing October 1st of each year and continuing through the next succeeding September 30th, or such other period as may be prescribed by law as the fiscal year for the Town.

**"Government Property"** means property owned by the United States of America or any agency thereof, a sovereign nation, the State of Florida or any agency thereof, a County, a special district, or a municipal corporation.

**"Initial Assessment Resolution"** means the resolution described in Sections 18-186 and 18-201 hereof which shall be the initial proceeding for the identification of the service, facility, program, or Local Improvement for which an Assessment is to be made and for the imposition of an Assessment.

**"Local Improvement"** means a capital improvement constructed or installed by the Town for the special benefit of an Assessment Area.

**"Maximum Assessment Rate"** means the maximum rate of assessment established by the Final Assessment Resolution for the service, facility, program, or Local Improvement.

**"Obligations"** means bonds or other evidence of indebtedness including but not limited to, notes, commercial paper, capital leases, reimbursable advances by the Town, or any other obligation issued or incurred to finance any portion of the Project Cost of Local Improvements and secured, in whole or in part, by proceeds of the Assessments.

**"Ordinance"** means this Master Capital Project and Service Assessment Ordinance, as it may be amended from time-to-time.

**"Owner"** shall mean the Person reflected as the owner of Assessed Property on the Tax Roll.

**"Person"** means any individual, partnership, firm, organization, corporation, association, or any other legal entity, whether singular or plural, masculine or feminine, as the context may require.

**"Pledged Revenue"** means, as to any series of Obligations, (A) the proceeds of such Obligations, including investment earnings, (B) proceeds of the Assessments pledged to secure the payment of such Obligations, and (C) any other legally available non-ad valorem revenue pledged, at the Council's sole option, to secure the payment of such Obligations, as specified by the ordinance or resolution authorizing such Obligations.

**"Preliminary Rate Resolution"** means the resolution described in Section 18-192 hereof initiating the annual process for updating the annual Assessment Roll and directing the reimposition of Service Assessments pursuant to an Annual Rate Resolution.

**"Project Cost"** means (A) the Capital Cost of a Local Improvement, (B) the Transaction Cost associated with the Obligations which financed the Local Improvement, (C) interest accruing on such Obligations for such period of time as the Council deems appropriate, (D) the debt service reserve fund or account, if any, established for the Obligations which financed the Local Improvement, and (E) any other costs or expenses related thereto.

**"Property Appraiser"** means the Property Appraiser of Palm Beach County, Florida.

**"Service Assessment"** means a special assessment imposed by the Town pursuant to this Ordinance to fund the Service Cost of services that provide a special benefit to property as a consequence of a logical relationship to the value, use, or characteristics of property identified in an Initial Assessment Resolution. Service Assessments fund an annual budget and are imposed annually by the Council.

**"Service Cost"** means the amount necessary in any Fiscal Year to fund the provision of a defined service, facility, or program which provides a special benefit to Assessed Property, and can include, but not be limited to: (A) the cost of physical construction, reconstruction or completion of any required facility or improvement; (B) the costs incurred in any required acquisition or purchase; (C) the cost of all labor, materials, machinery, and equipment; (D) the cost of fuel, parts, supplies, maintenance, repairs, and utilities; (E) the cost of computer services, data processing, and communications; (F) the cost of all lands and interest therein, leases, property rights, easements, and franchises of any nature whatsoever; (G) the cost of any indemnity or surety bonds and premiums for insurance; (H) the cost of salaries, volunteer pay, workers' compensation insurance, or other employment benefits; (I) the cost of uniforms, training, travel, and per diem; (J) the cost of construction plans and specifications, surveys and estimates of costs; (K) the cost of engineering, financial, legal, and other professional services; (L) the costs of compliance with any contracts or agreements entered into by the Town relating to the provision of said

services; (M) all costs associated with the structure, implementation, collection, and enforcement of the Assessments, including any service charges of the Clerk, Tax Collector, or Property Appraiser, and delinquent amounts from prior impositions, and amounts necessary to off-set discounts received for early payment of Assessments pursuant to the Uniform Assessment Collection Act or for early payment of Assessments collected pursuant to Section 18-216 herein; (N) all other costs and expenses necessary or incidental to the acquisition, provision, or construction of the service, facility, or program to be funded by the Assessment, and such other expenses as may be necessary or incidental to any related financing authorized by the Council by subsequent resolution; (O) an amount for contingencies and anticipated delinquencies and uncollectible Assessments; and (P) reimbursement to the Town or any other Person for any moneys advanced for any costs incurred by the Town or such Person in connection with any of the foregoing items of Service Cost.

**"Tax Collector"** means the Tax Collector of Palm Beach County, Florida.

**"Tax Roll"** means the real property ad valorem tax assessment roll maintained by the Property Appraiser for the purpose of the levy and collection of ad valorem taxes.

**"Town"** means the Town of Jupiter, a municipality of the State of Florida.

**"Town Manager"** means the chief administrative officer of the Town, or such person's designee.

**"Transaction Cost"** means the costs, fees and expenses incurred by the Town in connection with the issuance and sale of any series of Obligations, including but not limited to (A) rating agency and other financing fees; (B) the fees and disbursements of bond counsel; (C) the underwriters' discount; (D) the fees and disbursements of the Town's financial advisor; (E) the costs of preparing and printing the Obligations, the preliminary official statement, the final official statement, and all other documentation supporting issuance of the Obligations; (F) the fees payable in respect of any municipal bond insurance policy; (G) administrative, development, credit review, and all other fees associated with any pooled commercial paper or similar interim financing program; and (H) any other costs of a similar nature incurred in connection with issuance of such Obligations.

**"Uniform Assessment Collection Act"** means Sections 197.3632 and 197.3635, Florida Statutes, as amended from time-to-time, or any successor statutes authorizing the collection of non-ad valorem assessments on the same bill as ad valorem taxes, and any applicable regulations promulgated thereunder.

**Sec. 18-171. - Interpretation.** Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this Ordinance; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this Ordinance. Words of any gender include the correlative words of the other genders unless the sense indicates otherwise.

**Sec. 18-172. - Findings.** It is hereby ascertained, determined, and declared that:

(a) Pursuant to Article VIII, section 2, Florida Constitution, Article IV of the Charter of the Town of Jupiter, Florida, and sections 166.021 and 166.041, Florida Statutes, the Council has all powers of local self-government to perform Town functions and to render Town services in a manner not inconsistent with law, and such power may be exercised by the enactment of Town ordinances.

(b) The Assessments to be imposed pursuant to this Ordinance shall constitute non-ad valorem assessments within the meaning and intent of the Uniform Assessment Collection Act.

(c) The Assessments to be imposed pursuant to this Ordinance are imposed by the Council, not the Property Appraiser or Tax Collector. The duties of the Property Appraiser and Tax Collector under the Uniform Assessment Collection Act are ministerial.

(d) The purpose of this Ordinance is to: (1) provide procedures and standards for the imposition of Assessments within the Town by resolution under the general home rule powers of a Town to impose special assessments and (2) authorize a procedure for the funding of public services, facilities, programs, or Local Improvements providing special benefit to subsequently identified property within the Town.

**Sec. 18-173. - Creation Of Assessment Areas.**

(a) The Council is hereby authorized to create Assessment Areas in accordance with the procedures set forth herein to include property located within the Town that is specially benefitted by the services, facilities, programs, or Local Improvements proposed for funding from the proceeds of Assessments to be imposed therein.

(b) Either the Initial Assessment Resolution proposing each Assessment Area or the Final Assessment Resolution creating each Assessment Area shall include brief descriptions of the proposed services, facilities, programs, or Local Improvements, a description of the property to

be included within the Assessment Area, and specific legislative findings that recognize the special benefit to be provided by each proposed service, facility, program, or Local Improvements to property within the Assessment Area.

**Sec. 18-174. - Revisions To Assessments.** If any Assessment made under the provisions of this Ordinance is either in whole or in part annulled, vacated, or set aside by the judgment of any court of competent jurisdiction, or if the Council is satisfied that any such Assessment is so irregular or defective that the same cannot be enforced or collected, or if the Council has omitted to include any property on the Assessment Roll which property should have been so included, the Council may take all necessary steps to impose a new Assessment against any property benefited by the expenditure of the Service Cost, Capital Cost, or Project Cost following as nearly as may be practicable, the provisions of this Ordinance and in case such second Assessment is annulled, vacated, or set aside, the Council may obtain and impose other Assessments until a valid Assessment is imposed.

**Sec. 18-175. - Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of any Assessment under the provisions of this Ordinance shall not affect the validity of the same after the approval thereof, and any Assessment as finally approved shall be competent and sufficient evidence that such Assessment was duly levied, that the Assessment was duly made and adopted, and that all other proceedings adequate to such Assessment were duly had, taken, and performed as required by this ordinance; and no variance from the directions hereunder shall be held material unless it be clearly shown that the party objecting was materially injured thereby. Notwithstanding the provisions of this Section, any party objecting to an Assessment imposed pursuant to this ordinance must file an objection with a court of competent jurisdiction within the time periods prescribed herein.

**Sec. 18-176. - Correction Of Errors And Omissions.**

(a) No act of error or omission on the part of the Property Appraiser, Tax Collector, Town Manager, Council, their deputies, employees, or designees, shall operate to release or discharge any obligation for payment of an Assessment imposed by the Council under the provision of this Ordinance.

(b) When it shall appear that any Assessment should have been imposed under this Ordinance against a lot or parcel of property specially benefited by the provision of a service, facility, program, or Local Improvement, but such property was omitted from the Assessment Roll, the Council may, upon provision of appropriate notice as set forth in this

Ordinance, impose the applicable Assessment for the Fiscal Year in which such error is discovered, in addition to the applicable Assessment due for the prior two Fiscal Years. The Assessment so imposed shall constitute a lien against such property equal in rank and dignity with the liens of all state, Town, district, or municipal taxes and special assessments, and superior in rank and dignity to all other prior liens, mortgages, titles and claims in and to or against the real property involved, shall be collected as provided in Division 4 hereof, and shall be deemed perfected on the date of adoption of the resolution imposing the omitted or delinquent assessments.

(c) The Town Manager shall have the authority at any time, upon his or her own initiative or in response to a timely filed petition from the Owner of any Assessed Property, to correct any error in applying the Assessment apportionment method to any particular property not otherwise requiring the provision of notice pursuant to the Uniform Assessment Collection Act. Any such correction that reduces an Assessment shall be considered valid ab initio and shall in no way affect the enforcement of the Assessment imposed under the provisions of this Ordinance. Any such correction which increases an Assessment or imposes an Assessment on omitted property shall first require notice to the affected owner in the manner described in Sections 18-188 and 18-189 or 18-203 and 18-204 hereof, as applicable, providing the date, time and place that the Council will consider confirming the correction and offering the owner an opportunity to be heard. All requests from affected property owners for any such changes, modifications or corrections shall be referred to, and processed by, the Town Manager and not, the Property Appraiser or Tax Collector.

(d) After the Assessment Roll has been delivered to the Tax Collector in accordance with the Uniform Assessment Collection Act, any changes, modifications, or corrections thereto shall be made in accordance with the procedures applicable to correcting errors and insolvencies on the Tax Roll upon timely written request and direction of the Town Manager.

**Sec. 18-177. - Lien Of Assessments.** Upon the adoption of the Assessment Roll, all Assessments shall constitute a lien against such property equal in rank and dignity with the liens of all state, county, district, or municipal taxes and special assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other prior liens, mortgages, titles, and claims, until paid. The lien for an Assessment shall be deemed perfected upon adoption by the Council of the Final Assessment Resolution or the Annual Rate Resolution, whichever is applicable. The lien for an Assessment collected under the Uniform Assessment Collection Act shall attach to the property as provided by law. The lien for an Assessment collected under the alternative method of collection provided in Section 18-216 shall be deemed perfected upon

adoption by the Council of the Final Assessment Resolution or the Annual Rate Resolution, whichever is applicable, and shall attach to the property on such date of adoption.

**Sec. 18-178. - Authorization For Exemptions and Hardship Assistance.**

(a) The Council, in its sole discretion, shall determine whether to provide exemptions from payment of an Assessment for Government Property or other such property whose use is wholly or partially exempt from ad valorem taxation under Florida law.

(b) The Council, in its sole discretion, shall determine whether to provide a program of hardship assistance to Town residents who are living below or close to the poverty level and are at risk of losing title to their homes as a result of the imposition of an Assessment.

(c) The Council shall designate the funds available to provide any exemptions or hardship assistance. The provision of an exemption or hardship assistance in any one year shall in no way establish a right or entitlement to such exemption or in any subsequent year and the provision of funds in any year may be limited to the extent funds are available and appropriated by the Council. Any funds designated for exemptions or hardship assistance shall be paid by the Town from funds other than those generated by the Assessment.

(d) Any shortfall in the expected Assessment proceeds due to any hardship assistance or exemption from payment of the Assessments required by law or authorized by the Council shall be supplemented by any legally available funds, or combination of such funds, and shall not be paid for by proceeds or funds derived from the Assessments. In the event a court of competent jurisdiction determines any exemption or reduction by the Council is improper or otherwise adversely affects the validity of the Assessment imposed for any Fiscal Year, the sole and exclusive remedy shall be the imposition of an Assessment upon each affected tax parcel in the amount of the Assessment that would have been otherwise imposed save for such reduction or exemption afforded to such tax parcel by the Council.

**Secs. 18-179 – 18-184 – Reserved.**

**DIVISION 2. - SERVICE ASSESSMENTS**

**Sec. 18-185. - General Authority.**

(a) The Council is hereby authorized to impose an annual Service Assessment to fund all or any portion of the Service Cost on

benefitted property at a rate of assessment based on the special benefit accruing to such property from the Town's provision of the subsequently identified service, facility, or program.

(b) The amount of the Service Assessment that is imposed each Fiscal Year against each parcel of Assessed Property shall be determined pursuant to an apportionment methodology based upon a classification of property designed to provide a fair and reasonable apportionment of the Service Cost among properties on a basis reasonably related to the special benefit provided by the service, facility, or program funded with assessment proceeds. Nothing contained in this Ordinance shall be construed to require the imposition of Assessments against Government Property.

(c) All Service Assessments shall be imposed in conformity with the procedures set forth in this Division 2.

**Sec. 18-186. - Initial Proceedings.** The initial proceeding for the imposition of a Service Assessment shall be the Council's adoption of an Initial Assessment Resolution:

(a) describing the property to be located within any proposed Assessment Area;

(b) containing a brief and general description of the services, facilities, and programs to be provided;

(c) determining the Service Cost to be assessed;

(d) describing the method of apportioning the Service Cost and the computation of the Assessments for specific properties;

(e) establishing an estimated assessment rate for the upcoming Fiscal Year;

(f) establishing a Maximum Assessment Rate, if desired by the Council;

(g) authorizing the date, time, and place of a public hearing to consider the adoption of the Final Assessment Resolution for the upcoming Fiscal Year; and

(h) directing the Town Manager to (1) prepare the initial Assessment Roll, as required by Section 18-187 hereof, (2) publish the notice required by Section 18-188 hereof, and (3) mail the notice required by Section 18-189 hereof.

**Sec. 18-187. - Service Assessment Roll.**

(a) The Town Manager shall prepare, or direct the preparation of, the initial Assessment Roll for the Service Assessments, which shall contain the following:

(1) A summary description of all Assessed Property conforming to the description contained on the Tax Roll.

(2) The name of the Owner of the Assessed Property.

(3) The amount of the Service Assessment to be imposed against each Assessed Property.

(b) Copies of the Initial Assessment Resolution and the preliminary Assessment Roll shall be available in the office of the Town Manager and open to public inspection. The foregoing shall not be construed to require that the Assessment Roll be in printed form if the amount of the Service Assessment for each parcel of property can be determined by use of a computer terminal available to the public.

**Sec. 18-188. - Notice By Publication.**

(a) Upon completion of the initial Assessment Roll, the Town Manager shall publish, or direct the publication of, once in a newspaper of general circulation within the Town a notice stating that at a meeting of the Council on a certain day and hour, not earlier than 20 calendar days from such publication, which meeting shall be a regular, adjourned, or special meeting, the Council will hear objections of all interested persons to the Final Assessment Resolution which shall establish the rate of assessment and approve the aforementioned initial Assessment Roll.

(b) The published notice shall conform to the requirements set forth in the Uniform Assessment Collection Act. Such notice shall include (1) a geographic depiction of the property subject to the Service Assessment; (2) a brief and general description of the services, facilities, or programs to be provided; (3) the rate of assessment including a Maximum Assessment Rate in the event one was adopted by in the Initial Assessment Resolution; (4) the procedure for objecting provided in Section 18-190 hereof; (5) the method by which the Service Assessment will be collected; and (6) a statement that the initial Assessment Roll is available for inspection at the office of the Town Manager and all interested persons may ascertain the amount to be assessed against a parcel of Assessed Property at the office of the Town Manager.

(c) In the Town's discretion the notice required pursuant to this Section may be provided in the manner authorized in Sections 50.011 and 50.0311, Florida Statutes.

**Sec. 18-189. - Notice By Mail.**

(a) In addition to the published notice required by Section 18-188, the Town Manager shall provide notice, or direct the provision of notice, of the proposed Service Assessment by first class mail to the Owner of each parcel of property subject to the Service Assessment.

(b) The mailed notice shall conform to the requirements set forth in the Uniform Assessment Collection Act. Such notice shall include (1) the purpose of the Service Assessment; (2) the rate of assessment to be levied against each parcel of property, including a Maximum Assessment Rate in the event one was adopted by the Initial Assessment Resolution; (3) the Assessment Unit applied to determine the Service Assessment; (4) the number of such Assessment Units contained in each parcel of property; (5) the total revenue to be collected by the Town from the Service Assessment; (6) a statement that failure to pay the Service Assessment will cause a tax certificate to be issued against the property or foreclosure proceedings to be instituted, either of which may result in a loss of title to the property; (7) a statement that all affected Owners have a right to appear at the hearing and to file written objections with the Council within 20 days of the notice; and (8) the date, time, and place of the hearing.

(c) The mailed notice shall be mailed at least 20 calendar days prior to the hearing to each Owner at such address as is shown on the Tax Roll. Notice shall be deemed mailed upon delivery thereof to the possession of the United States Postal Service. The Town Manager may provide proof of such notice by affidavit. Failure of the Owner to receive such notice due to mistake or inadvertence shall not affect the validity of the Assessment Roll nor release or discharge any obligation for payment of a Service Assessment imposed by the Council pursuant to this Ordinance.

**Sec. 18-190. - Adoption Of Final Assessment Resolution.**

(a) At the time named in such notice or to such time as an adjournment or continuance may be taken by the Council, the Council shall receive any written objections of interested persons and may then, or at any subsequent meeting of the Council, adopt the Final Assessment Resolution which shall:

(1) create any Assessment Area;

(2) confirm, modify, or repeal the Initial Assessment Resolution with such amendments, if any, as may be deemed appropriate by the Council;

(3) establish the Maximum Assessment Rate, if desired by the Council and set the rate of assessment to be imposed in the upcoming fiscal year;

(4) approve the initial Assessment Roll, with such amendments as it deems just and right; and

(5) determine the method of collection.

(b) The adoption of the Final Assessment Resolution by the Council shall constitute a legislative determination that all parcels assessed derive a special benefit from the services, facilities, or programs to be provided or constructed and a legislative determination that the Service Assessments are fairly and reasonably apportioned among the properties that receive the special benefit.

(c) All written objections to the Final Assessment Resolution shall be filed with the Town Manager at or before the time or adjourned time of such hearing. The Final Assessment Resolution shall constitute the Annual Rate Resolution for the initial Fiscal Year in which Service Assessments are imposed or reimposed hereunder.

**Sec. 18-191. - Effect Of Final Assessment Resolution.**

(a) The Service Assessments for the initial Fiscal Year shall be established upon adoption of the Final Assessment Resolution. The adoption of the Final Assessment Resolution shall be the final adjudication of the issues presented (including, but not limited to, the method of apportionment and assessment, the Maximum Assessment Rate, the initial rate of assessment, the initial Assessment Roll, and the levy and lien of the Service Assessments), unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of Council action on the Final Assessment Resolution.

(b) The initial Assessment Roll, as approved by the Final Assessment Resolution, shall be delivered to the Tax Collector, or the Property Appraiser if so directed by the Tax Collector, or if an alternative method is used to collect the Service Assessments, such other official as the Council by resolution shall designate.

**Sec. 18-192. - Annual Adoption Procedures.**

(a) Annually, during the budget adoption process, the Council shall determine whether to reimpose a Service Assessment for each Fiscal Year following the initial Fiscal Year. If the Council elects to reimpose a Service Assessment, the procedures in this Section 18-192 shall be followed.

(b) The initial proceedings for the reimposition of an annual Service Assessment shall be the adoption of a Preliminary Rate Resolution by the Council:

(1) containing a brief and general description of the services, facilities, or programs to be provided;

(2) determining the Service Cost to be assessed for the upcoming Fiscal Year;

(3) establishing the estimated assessment rate for the upcoming Fiscal Year;

(4) establishing or increasing a Maximum Assessment Rate, if desired by the Council;

(5) authorizing the date, time, and place of a public hearing to receive and consider comments from the public and consider the adoption of the Annual Rate Resolution for the upcoming Fiscal Year; and

(6) directing the Town Manager to (a) update the Assessment Roll, (b) provide notice by publication and first class mail to affected Owners in the event circumstances described in subsection (F) of this Section so require, and (c) directing and authorizing any supplemental or additional notice deemed proper, necessary or convenient by the Town.

(c) At the public hearing established in the Preliminary Rate Resolution or to which an adjournment or continuance may be taken by the Council, the Council shall receive any oral or written objections of interested persons and may then, or at any subsequent meeting of the Council, adopt the Annual Rate Resolution, which shall (1) establish the rate of assessment to be imposed in the upcoming Fiscal Year and (2) approve the Assessment Roll for the upcoming Fiscal Year with such adjustments as the Council deems just and right. The Assessment Roll shall be prepared in accordance with the method of apportionment set forth in the Initial Assessment Resolution, or any subsequent Preliminary Rate

Resolution, together with modifications, if any, that are provided and confirmed in the Final Assessment Resolution or any subsequent Annual Rate Resolution.

(d) Nothing herein shall preclude the Council from providing annual notification to all Owners of Assessed Property in the manner provided in Sections 18-188 and 18-189 hereof or any other method as provided by law.

(e) The Council may establish or increase a Maximum Assessment Rate in an Initial Assessment Resolution or Preliminary Rate Resolution and confirm such Maximum Assessment Rate in the Annual Rate Resolution in the event notice of such Maximum Rate Assessment has been included in the notices required by Section 18-188 and 18-189 hereof.

(f) In the event (1) the proposed Service Assessment for any Fiscal Year exceeds the rates of assessment adopted by the Council, including a Maximum Assessment Rate, if any, that were listed in the notices previously provided to the Owners of Assessed Property pursuant to Sections 18-188 and 18-189 hereof, (2) the purpose for which the Service Assessment is imposed or the use of the revenue from the Service Assessment is substantially changed from that represented by notice previously provided to the Owners of Assessed Property pursuant to Sections 18-188 and 18-189 hereof, (3) Assessed Property is reclassified or the method of apportionment is revised or altered resulting in an increased Service Assessment from that represented by notice previously provided to the Owners of Assessed Property pursuant to Sections 18-188 and 18-189 hereof, or (4) an Assessment Roll contains Assessed Property that was not included on the Assessment Roll approved for the prior Fiscal Year, notice shall be provided by publication and first class mail to the Owners of such Assessed Property as provided by law. Such notice shall substantially conform with the notice requirements set forth in Sections 18-188 and 18-189 hereof and inform the Owner of the date, time, and place for the adoption of the Annual Rate Resolution. The failure of the Owner to receive such notice due to mistake or inadvertence, shall not affect the validity of the Assessment Roll nor release or discharge any obligation for payment of a Service Assessment imposed by the Council pursuant to this ordinance.

(g) As to any Assessed Property not included on an Assessment Roll approved by the adoption of the Final Assessment Resolution or a prior year's Annual Rate Resolution, the adoption of the succeeding Annual Rate Resolution shall be the final adjudication of the issues presented as to such Assessed Property (including, but not limited to, the determination of special benefit and fair apportionment to the Assessed Property, the

method of apportionment and assessment, the rate of assessment, the establishment or increase of a Maximum Assessment Rate, the Assessment Roll, and the levy and lien of the Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the date of the Council action on the Annual Rate Resolution. Nothing contained herein shall be construed or interpreted to affect the finality of any Assessment not challenged within the required 20-day period for those Assessments previously imposed against Assessed Property by the inclusion of the Assessed Property on an Assessment Roll approved in the Final Assessment Resolution or any subsequent Annual Rate Resolution.

(h) The Assessment Roll, as approved by the Annual Rate Resolution, shall be delivered to the Tax Collector as required by the Uniform Assessment Collection Act, or if the alternative method described in Section 18-216 hereof is used to collect the Assessments, such other official as the Council by resolution shall designate. If the Assessment against any property shall be sustained, reduced, or abated by the court, an adjustment shall be made on the Assessment Roll.

**Sec. 18-193. - Interim Service Assessments.**

(a) An interim Service Assessment may be imposed against all property for which a Certificate of Occupancy is issued after adoption of the Annual Rate Resolution. The amount of the interim Service Assessment shall be calculated upon a monthly rate, which shall be one-twelfth of the annual rate for such property computed in accordance with the Annual Rate Resolution for the Fiscal Year for which the interim Service Assessment is being imposed. Such monthly rate shall be imposed for each full calendar month remaining in the Fiscal Year. In addition to the monthly rate, the interim Service Assessment may also include an estimate of the subsequent Fiscal Year's Service Assessment.

(b) No Certificate of Occupancy shall be issued until full payment of the interim Service Assessment is received by the Town. Issuance of the Certificate of Occupancy without the payment in full of the interim Service Assessment shall not relieve the Owner of such property of the obligation of full payment. Any interim Service Assessment not collected prior to the issuance of the Certificate of Occupancy may be collected pursuant to the Uniform Assessment Collection Act as provided in Section 18-215 of this Ordinance or by any other method authorized by law. Any interim Service Assessment shall be deemed due and payable on the date the Certificate of Occupancy was issued and shall constitute a lien against such property as of that date. Said lien shall be equal in rank and dignity with the liens of all state, Town, district or municipal taxes and special assessments, and superior in rank and dignity to all other liens, encumbrances, titles and

claims in and to or against the real property involved and shall be deemed perfected upon the issuance of the Certificate of Occupancy.

**Secs. 18-194 – 18-199 – Reserved.**

**DIVISION 3. - CAPITAL ASSESSMENTS**

**Sec. 18-200. - General Authority.**

(a) The Council is hereby authorized to impose Capital Assessments against property located within an Assessment Area to fund the Capital Cost or Project Cost, if obligations are issued, of Local Improvements.

(b) The Capital Assessment shall be computed in a manner that fairly and reasonably apportions the Capital Cost or Project Cost, if obligations are issued, among the parcels of property within the Assessment Area based upon objectively determinable Assessment Units and reasonably related to the special benefit provided by the Local Improvement. Nothing contained in this Ordinance shall be construed to require the imposition of Capital Assessments against Government Property.

(c) All Capital Assessments shall be imposed in conformity with the procedures set forth in this Division 3.

**Sec. 18-201. - Initial Proceedings.** The initial proceeding for the imposition of a Capital Assessment shall be the Council's adoption of an Initial Assessment Resolution:

(a) describing the property to be located within the proposed Assessment Area;

(b) containing a brief and general description of the Local Improvements to be provided;

(c) determining the Capital Cost or Project Cost to be assessed for Local Improvements;

(d) describing the method of apportioning the Capital Cost or Project Cost and the computation of the Capital Assessments for specific properties;

(e) establishing an estimated assessment rate for the upcoming Fiscal Year;

(f) describe the provisions, if any, for acceleration and prepayment of the Capital Assessment;

(g) describe the provisions, if any, for reallocating the Capital Assessment upon future subdivision;

(h) establishing a Maximum Assessment Rate, if desired by the Council;

(i) authorizing the date, time, and place of a public hearing to consider the adoption of the Final Assessment Resolution for the upcoming Fiscal Year; and (I) directing the Town Manager to (1) prepare the initial Assessment Roll, as required by Section 18-202 hereof, (2) publish the notice required by Section 18-203 hereof, and (3) mail the notice required by Sections 18-204 hereof.

**Sec. 18-202. - Capital Assessment Roll.**

(a) The Town Manager shall prepare, or direct the preparation of, the initial Assessment Roll for Capital Assessments, which shall contain the following:

(1) A summary description of all Assessed Property conforming to the description contained on the Tax Roll.

(2) The name of the Owner of the Assessed Property.

(3) The number of Assessment Units attributable to each parcel.

(4) The amount of the Capital Assessment to be imposed against each Assessed Property.

(b) Copies of the Initial Assessment Resolution and the preliminary Assessment Roll shall be available in the office of the Town Manager and open to public inspection. The foregoing shall not be construed to require that the Assessment Roll be in printed form if the amount of the Capital Assessment for each parcel of property can be determined by use of a computer terminal available to the public.

**Sec. 18-203. - Notice By Publication.**

(a) Upon completion of the initial Assessment Roll, the Town Manager shall publish, or direct the publication of, once in a newspaper of general circulation within the Town a notice stating that at a meeting of the Council on a certain day and hour, not earlier than 20 calendar days from

such publication, which meeting shall be a regular, adjourned, or special meeting, the Council will hear objections of all interested persons to the Final Assessment Resolution which shall establish the rate of assessment and approve the aforementioned initial Assessment Roll.

(b) The published notice shall conform to the requirements set forth in the Uniform Assessment Collection Act. Such notice shall include (1) a geographic depiction of the property subject to the Capital Assessment; (2) a brief and general description of the Local Improvement and related services to be provided; (3) the rate of assessment including a Maximum Assessment Rate in the event one was adopted by in the Initial Assessment Resolution; (4) the procedure for objecting provided in Section 18-205 hereof; (5) the method by which the Capital Assessment will be collected; and (6) a statement that the initial Assessment Roll is available for inspection at the office of the Town Manager and all interested persons may ascertain the amount to be assessed against a parcel of Assessed Property at the office of the Town Manager.

(c) In the Town's discretion the notice required pursuant to this Section may be provided in the manner authorized in Sections 50.011 and 50.0311, Florida Statutes.

**Sec. 18-204. - Notice By Mail.**

(a) In addition to the published notice required by Section 23-43, the Town Manager shall provide notice, or direct the provision of notice, of the proposed Capital Assessment by first class mail to the Owner of each parcel of property subject to the Capital Assessment.

(b) The mailed notice shall conform to the requirements set forth in the Uniform Assessment Collection Act. Such notice shall include (1) the purpose of the Capital Assessment; (2) the rate of assessment to be levied against each parcel of property, including a Maximum Assessment Rate in the event one was adopted by the Initial Assessment Resolution; (3) the Assessment Unit applied to determine the Capital Assessment; (4) the number of such Assessment Units contained in each parcel of property; (5) the total revenue to be collected by the Town from the Capital Assessment; (6) a statement that failure to pay the Capital Assessment will cause a tax certificate to be issued against the property or foreclosure proceedings to be instituted, either of which may result in a loss of title to the property; (7) a statement that all affected Owners have a right to appear at the hearing and to file written objections with the Council within 20 days of the notice; and (8) the date, time, and place of the hearing.

(c) The mailed notice shall be mailed at least 20 calendar days prior to the hearing to each Owner at such address as is shown on the Tax

Roll. Notice shall be deemed mailed upon delivery thereof to the possession of the United States Postal Service. The Town Manager may provide proof of such notice by affidavit. Failure of the Owner to receive such notice due to mistake or inadvertence shall not affect the validity of the Assessment Roll nor release or discharge any obligation for payment of a Capital Assessment imposed by the Council pursuant to this Ordinance.

**Sec. 18-205. - Adoption Of Final Assessment Resolution.**

(a) At the time named in such notice or to such time as an adjournment or continuance may be taken by the Council, the Council shall receive any written objections of interested persons and may then, or at any subsequent meeting of the Council, adopt the Final Assessment Resolution which shall:

(1) create any Assessment Area;

(2) confirm, modify, or repeal the Initial Assessment Resolution with such amendments, if any, as may be deemed appropriate by the Council;

(3) establish the maximum amount of the Capital Assessment for each Assessment Unit and levy the rate of assessment for the upcoming Fiscal Year;

(4) approve the initial Assessment Roll, with such amendments as it deems just and right; and

(5) determine the method of collection.

(b) The adoption of the Final Assessment Resolution by the Council shall constitute a legislative determination that all parcels assessed derive a special benefit from the Local Improvement to be provided or constructed and a legislative determination that the Capital Assessment are fairly and reasonably apportioned among the properties that receive the special benefit.

(c) All written objections to the Final Assessment Resolution shall be filed with the Town Manager at or before the time or adjourned time of such hearing. The Final Assessment Resolution shall constitute the Annual Rate Resolution for the initial Fiscal Year in which Assessments are imposed or reimposed hereunder.

**Sec. 18-206. - Effect Of Final Assessment Resolution.**

(a) The Capital Assessments for the initial Fiscal Year shall be established upon adoption of the Final Assessment Resolution. The adoption of the Final Assessment Resolution shall be the final adjudication of the issues presented (including, but not limited to, the method of apportionment and assessment, the initial rate of assessment, the initial Assessment Roll, and the levy and lien of the Capital Assessments), unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of Council action on the Final Assessment Resolution.

(b) The initial Assessment Roll, as approved by the Final Assessment Resolution, shall be delivered to the Tax Collector, or the Property Appraiser if so directed by the Tax Collector, or if an alternative method is used to collect the Capital Assessments, such other official as the Council by resolution shall designate.

**Sec. 18-207. - Annual Adoption Procedures.**

(a) During its budget adoption process and prior to September 15 of each year, the Council shall adopt an Annual Rate Resolution for each Fiscal Year in which Capital Assessments will be imposed to fund the Capital Cost or Project Cost of a Local Improvement. The Final Assessment Resolution shall constitute the Annual Assessment Resolution for the initial Fiscal Year. The Assessment Roll shall be prepared in accordance with the Initial Assessment Resolution, as confirmed or amended by the Final Assessment Resolution. Failure to adopt an Annual Assessment Resolution during the budget adoption process for a Fiscal Year may be cured at any time.

(b) In the event that the uniform method of collection provided for in the Uniform Assessment Collection Act is used and (1) the proposed Capital Assessment for any Fiscal Year exceeds the Maximum Assessment Rate included in notice previously provided to the Owners of Assessed Property pursuant to Sections 18-203 and 18-204 hereof, (2) the purpose for which the Capital Assessment is imposed or the use of the revenue from the Capital Assessment is substantially changed from that represented by notice previously provided to the Owners of Assessed Property pursuant to Section 18-203 and 18-204 hereof; (3) Assessed Property is reclassified or the method of apportionment is revised or altered resulting in an increased Capital Assessment from that represented by notice previously provided to the Owners of Assessed Property pursuant to Sections 18-203 and 18-204 hereof, or (4) an Assessment Roll contains Assessed Property that was not included on the Assessment Roll approved for the prior Fiscal Year, notice shall be provided by first class mail to the

Owner of such Assessed Property. Such supplemental notice shall substantially conform with the notice requirements set forth in Sections 18-203 and 18-204 hereof and inform the Owner of the date and place for the adoption of the Annual Rate Resolution. The failure of the Owner to receive such supplemental notice due to mistake or inadvertence, shall not affect the validity of the Assessment Roll nor release or discharge any obligation for payment of a Capital Assessment imposed by the Council pursuant to this Ordinance.

(c) As to any Assessed Property not included on an Assessment Roll approved by the adoption of the Final Assessment Resolution or a prior year's Annual Rate Resolution, the adoption of the succeeding Annual Rate Resolution shall be the final adjudication of the issues presented as to such Assessed Property (including, but not limited to, the determination of special benefit and fair apportionment to the Assessed Property, the method of apportionment and assessment, the rate of assessment, the establishment or increase of a Maximum Assessment Rate, the Assessment Roll, and the levy and lien of the Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the date of the Council action on the Annual Rate Resolution. Nothing contained herein shall be construed or interpreted to affect the finality of any Assessment not challenged within the required 20-day period for those Assessments previously imposed against Assessed Property by the inclusion of the Assessed Property on an Assessment Roll approved in the Final Assessment Resolution or any subsequent Annual Rate Resolution.

(d) The Assessment Roll, as approved by the Annual Rate Resolution, shall be delivered to the Tax Collector, or the Property Appraiser if so directed by the Tax Collector, or if an alternative method is used to collect the Capital Assessments, such other official as the Council by resolution shall designate. If the Capital Assessment against any property shall be sustained, reduced, or abated by the Council, an adjustment shall be made on the Assessment Roll.

**Secs. 18-208 – 18-214 – Reserved.**

**DIVISION 4. - COLLECTION AND USE OF ASSESSMENTS**

**Sec. 18-215. - Method Of Collection.**

(a) Unless otherwise directed by the Council, the Assessments shall be collected pursuant to the Uniform Assessment Collection Act, and in compliance with all applicable provisions of the Uniform Assessment Collection Act. Any hearing or notice required by this ordinance may be

combined with any other hearing or notice required by the Uniform Assessment Collection Act.

(b) The amount of an Assessment to be collected using the Uniform Assessment Collection Act for any specific parcel of benefitted property may include an amount equivalent to the payment delinquency, delinquency fees and recording costs for a prior year's assessment for a comparable service, facility, program, or Local Improvement provided, (1) the collection method used in connection with the prior year's assessment did not employ the use of the Uniform Assessment Collection Act, (2) notice is provided to the Owner, and (3) any lien on the affected parcel for the prior year's assessment is supplanted and transferred to such Assessment upon certification of a non-ad valorem roll to the Tax Collector by the Town.

**Sec. 18-216. - Alternative Method Of Collection.** In lieu of using the Uniform Assessment Collection Act, the Council may elect to collect Assessments by any other method which is authorized by law or under the alternative collection method provided by this Section:

(a) The Council shall provide Assessment bills by first class mail to the Owner of each affected parcel of property, other than Government Property. The bill or accompanying explanatory material shall include:

(1) a brief explanation of the Assessment,

(2) a description of the unit of measurement used to determine the amount of the Assessment,

(3) the number of units contained within the parcel,

(4) the total amount of the Assessment imposed against the parcel for the appropriate period,

(5) the location at which payment will be accepted,

(6) the date on which the Assessment is due, and

(7) a statement that the Assessment constitutes a lien against Assessed Property equal in rank and dignity with the liens of all state, Town, district or municipal taxes and other non-ad valorem assessments.

(b) A general notice of the lien resulting from imposition of the Assessments shall be recorded in the Official Records of the Town. Nothing herein shall be construed to require that individual liens or releases be filed in the Official Records.

(c) The Council shall have the right to foreclose and collect all delinquent Assessments in the manner provided by law for the foreclosure of mortgages on real property or appoint or retain an agent to institute such foreclosure and collection proceedings.

(d) An Assessment shall become delinquent if it is not paid within 30 days from the date any installment is due. The Council or its agent shall notify any property owner who is delinquent in payment of his or her Assessment within 60 days from the date such assessment was due. Such notice shall state in effect that the Council or its agent will either (1) initiate a foreclosure action or suit in equity and cause the foreclosure of such property subject to a delinquent Assessment in a method now or hereafter provided by law for foreclosure of mortgages on real property, or (2) cause an amount equivalent to the delinquent Assessment, not previously subject to collection using the uniform method under the Uniform Assessment Collection Act, to be collected on the tax bill for a subsequent year.

(e) All costs, fees and expenses, including reasonable attorney fees and title search expenses, related to any foreclosure action as described herein shall be included in any judgment or decree rendered therein. At the sale pursuant to decree in any such action, the Town may be the purchaser to the same extent as any Person. The Council or its agent may join in one foreclosure action the collection of Assessments against any or all property assessed in accordance with the provisions hereof. All delinquent Owners whose property is foreclosed shall be liable for an apportioned amount of reasonable costs and expenses incurred by the Council and its agents, including reasonable attorney fees, in collection of such delinquent Assessments and any other costs incurred by the Council as a result of such delinquent Assessments and the same shall be collectible as a part of or in addition to, the costs of the action.

(f) In lieu of foreclosure, any delinquent Assessment and the costs, fees and expenses attributable thereto, may be collected pursuant to the Uniform Assessment Collection Act; provided however, that (1) notice is provided to the Owner in the manner required by the Uniform Assessment Collection Act and this ordinance, and (2) any existing lien of record on the affected parcel for the delinquent Assessment is supplanted by the lien resulting from certification of the Assessment Roll, as applicable, to the Tax Collector.

(g) Notwithstanding the Council use of an alternative method of collection, the Town Manager shall have the same power and authority to correct errors and omissions as provided to him or other Town officials in Section 18-176 hereof.

(h) Any Council action required in the collection of Assessments may be by resolution.

**Sec. 18-217. - Government Property.** In lieu of using the Uniform Assessment Collection Act to collect Assessments from Government Property, the Town may elect to use any other method authorized by law or pursuant to the method provided in this Section:

(a) The Town shall provide Assessment bills by first class mail to the Owner of each affected parcel of Government Property. The bill or accompanying explanatory material shall include (1) a brief explanation of the Assessment, (2) a description of the unit of measurement used to determine the amount of the Assessment, (3) the number of units contained within the parcel, (4) the total amount of the parcel's Assessment for the appropriate period, (5) the location at which payment will be accepted, and (6) the date on which the Assessment is due.

(b) Assessments imposed against Government Property shall be due on the same date as all other Assessments and, if applicable, shall be subject to the same discounts for early payment.

(c) An Assessment shall become delinquent if it is not paid within 30 days from the date any installment is due. The Town shall notify the Owner of any Government Property that is delinquent in payment of its Assessment within 60 days from the date such Assessment was due. Such notice shall state that the Town will initiate a mandamus or other appropriate judicial action to compel payment.

(d) All costs, fees and expenses, including reasonable attorney fees and title search expenses, related to any mandamus or other action as described herein shall be included in any judgment or decree rendered therein. All delinquent owners of Government Property against which a mandamus or other appropriate action is filed shall be liable for an apportioned amount of reasonable costs and expenses incurred by the Town, including reasonable attorney fees, in collection of such delinquent Assessments and any other costs incurred by the Town as a result of such delinquent Assessments and the same shall be collectible as a part of or in addition to, the costs of the action.

(e) As an alternative to the foregoing, an Assessment imposed against Government Property may be collected on the bill for any utility service provided to such Government Property. The Council may contract for such billing services with any utility not owned by the Town.

**Secs. 18-218 – 18-224 – Reserved.**

## DIVISION 5. - ISSUANCE OF OBLIGATIONS

### Sec. 18-225. - General Authority.

(a) Upon adoption of the Final Assessment Resolution imposing Capital Assessments to fund a Local Improvement or at any time thereafter, the Council shall have the power and is hereby authorized to provide by resolution, at one time or from time to time in series, for the issuance of Obligations to fund the Project Cost thereof.

(b) If issued, the principal of and interest on each series of Obligations shall be payable from Pledged Revenue. At the option of the Council, the Town may agree, by resolution, to budget and appropriate funds to make up any deficiency in the reserve account established for the Obligations or in the payment of the Obligations, from other non-ad valorem revenue sources. The Council may also provide, by resolution, for a pledge of or lien upon proceeds of such non-ad valorem revenue sources for the benefit of the holders of the Obligations. Any such resolution shall determine the nature and extent of any pledge of or lien upon proceeds of such non-ad valorem revenue sources.

**Sec. 18-226. - Terms Of The Obligations** If issued, the Obligations shall be dated, shall bear interest at such rate or rates, shall mature at such times as may be determined by resolution of the Council, and may be made redeemable before maturity, at the option of the Town, at such price or prices and under such terms and conditions, all as may be fixed by the Council. Said Obligations shall mature not later than 40 years after their issuance. The Council shall determine by resolution the form of the Obligations, the manner of executing such Obligations, and shall fix the denominations of such Obligations, the place or places of payment of the principal and interest, which may be at any bank or trust company within or outside of the State of Florida, and such other terms and provisions of the Obligations as it deems appropriate. The Obligations may be sold at public or private sale for such price or prices as the Council shall determine by resolution. The Obligations may be delivered to any contractor to pay for construction of the Local Improvements or may be sold in such manner and for such price as the Council may determine by resolution to be for the best interests of the Town.

**Sec. 18-227. - Variable Rate Obligations.** At the option of the Council, Obligations may bear interest at a variable rate.

**Sec. 18-228. - Temporary Obligations.** Prior to the preparation of definitive Obligations of any series, the Council may, under like restrictions, issue interim receipts, interim certificates, or temporary Obligations, exchangeable for definitive Obligations when such Obligations have been

executed and are available for delivery. The Council may also provide for the replacement of any Obligations which shall become mutilated, destroyed, or lost. Obligations may be issued without any other proceedings or the happening of any other conditions or things than those proceedings, conditions or things which are specifically required by this Ordinance.

**Sec. 18-229. - Anticipation Notes.** In anticipation of the sale of Obligations, the Council may, by resolution, issue notes and may renew the same from time to time. Such notes may be paid from the proceeds of the Obligations, the proceeds of the Capital Assessments, the proceeds of the notes and such other legally available moneys as the Council deems appropriate by resolution. Said notes shall mature within five years of their issuance and shall bear interest at a rate not exceeding the maximum rate provided by law. The Council may issue Obligations or renewal notes to repay the notes. The notes shall be issued in the same manner as the Obligations.

**Sec. 18-230. - Taxing Power Not Pledged.** Obligations issued under the provisions of this Ordinance shall not be deemed to constitute a general obligation or pledge of the full faith and credit of the Town within the meaning of the Constitution of the State of Florida, but such Obligations shall be payable only from Pledged Revenue in the manner provided herein and by the resolution authorizing the Obligations. The issuance of Obligations under the provisions of this Ordinance shall not directly or indirectly obligate the Town to levy or to pledge any form of ad valorem taxation whatever therefore. No holder of any such Obligations shall ever have the right to compel any exercise of the ad valorem taxing power on the part of the Town to pay any such Obligations or the interest thereon or to enforce payment of such Obligations or the interest thereon against any property of the Town, nor shall such Obligations constitute a charge, lien or encumbrance, legal or equitable, upon any property of the Town, except the Pledged Revenue.

**Sec. 18-231. - Trust Funds.** The Pledged Revenue received pursuant to the authority of this Ordinance shall be deemed to be trust funds, to be held and applied solely as provided in this Ordinance and in the resolution authorizing issuance of the Obligations. Such Pledged Revenue may be invested by the Town, or its designee, in the manner provided by the resolution authorizing issuance of the Obligations. The Pledged Revenue upon receipt thereof by the Town shall be subject to the lien and pledge of the holders of any Obligations or any entity other than the Town providing credit enhancement on the Obligations.

**Sec. 18-232. - Remedies Of Holders.** Any holder of Obligations, except to the extent the rights herein given may be restricted by the resolution

authorizing issuance of the Obligations, may, whether at law or in equity, by suit, action, mandamus or other proceedings, protect and enforce any and all rights under the laws of the State of Florida or granted hereunder or under such resolution, and may enforce and compel the performance of all duties required by this part, or by such resolution, to be performed by the Town.

**Sec. 18-233. - Refunding Obligations.** The Town may, by resolution of the Council, issue Obligations to refund any Obligations issued pursuant to this Ordinance, or any other obligations of the Town theretofore issued to finance the Project Cost of a Local Improvement and provide for the rights of the holders hereof. Such refunding Obligations may be issued in an amount sufficient to provide for the payment of the principal of, redemption premium, if any, and interest on the outstanding Obligations to be refunded. If the issuance of such refunding Obligations results in an annual Assessment that exceeds the estimated maximum annual Capital Assessments set forth in the notice provided pursuant to Sections 18-203 or 18-204 hereof, the Council shall provide notice to the affected property owners and conduct a public hearing in the manner required by Division 3 of this Article.

**SECTION 3. APPLICABILITY.** This Ordinance and the Council's authority to impose assessments pursuant hereto shall be applicable throughout the Town.

**SECTION 4. ALTERNATIVE METHOD.**

(A) This Ordinance shall be deemed to provide an additional and alternative method for the doing of the things authorized hereby and shall be regarded as supplemental and additional to powers conferred by other laws, and shall not be regarded as in derogation of any powers now existing or which may hereafter come into existence. This Ordinance, being necessary for the welfare of the inhabitants of the Town shall be liberally construed to effect the purposes hereof.

(B) Nothing herein shall preclude the Council from directing and authorizing, by resolution, the combination with each other of (1) any supplemental or additional notice deemed proper, necessary, or convenient by the Town, (2) any notice required by this

Ordinance, or (3) any notice required by law, including the Uniform Assessment Collection Act.

**SECTION 5. SEVERABILITY.** The provisions of this ordinance are severable; and if any section, subsection, sentence, clause, or provision is held invalid by any court of competent jurisdiction, the remaining provisions of this ordinance shall not be affected thereby.

**SECTION 6. CONFLICTS.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 7. CODIFICATION.** It is the intention of the Council, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Town of Jupiter Code of Ordinances; that the sections of this ordinance may be renumbered or relettered to accomplish such intentions; and that the word “ordinance” shall be changed to “section” or other appropriate word.

**SECTION 8. EFFECTIVE DATE.** This ordinance shall be in force and take effect immediately upon its passage and adoption.

PASSED FIRST READING this _____day of _____, 2026.

PASSED SECOND READING this _____ day of _____, 2026.

_____
Jim Kuretski, Mayor

ATTEST:

_____
_____, Town Clerk

Approved as to Form and Legality:

_____
Thomas J. Baird, Town Attorney

# Business Impact Estimate

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Town of Jupiter's website by the time notice of the proposed enactment of the ordinance is published.*

**Proposed ordinance's title/reference:**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA, CREATING ARTICLE VIII OF CHAPTER 18 OF THE TOWN OF JUPITER CODE OF ORDINANCES ENTITLED "MASTER CAPITAL PROJECT AND SERVICE ASSESSMENTS"; AUTHORIZING THE IMPOSITION AND COLLECTION OF SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN THE TOWN OF JUPITER; PROVIDING FOR DEFINITIONS; PROVIDING FOR THE CREATION OF ASSESSMENT AREAS; ESTABLISHING THE PROCEDURES FOR IMPOSING CAPITAL AND SERVICE ASSESSMENTS; ESTABLISHING PROCEDURES FOR NOTICE AND ADOPTION OF ASSESSMENT ROLLS; PROVIDING THAT ASSESSMENTS CONSTITUTE A LIEN ON ASSESSED PROPERTY UPON ADOPTION OF THE ASSESSMENT ROLL; PROVIDING THAT THE LIEN FOR AN ASSESSMENT COLLECTED PURSUANT TO SECTIONS 197.3632 AND 197.3635, FLORIDA STATUTES, UPON PERFECTION SHALL ATTACH TO THE REAL PROPERTY ON THE PRIOR JANUARY 1, THE LIEN DATE FOR AD VALOREM TAXES; PROVIDING THAT A PERFECTED LIEN SHALL BE EQUAL IN RANK AND DIGNITY WITH THE LIENS OF ALL STATE, TOWN, DISTRICT, OR MUNICIPAL TAXES AND ASSESSMENTS AND SUPERIOR IN DIGNITY TO ALL OTHER PRIOR LIENS, MORTGAGES, TITLES, AND CLAIMS; AUTHORIZING EXEMPTIONS; PROVIDING PROCEDURES FOR COLLECTION OF ASSESSMENTS; PROVIDING A MECHANISM FOR THE IMPOSITION OF ASSESSMENTS ON GOVERNMENT PROPERTY; PROVIDING FOR ISSUANCE OF OBLIGATIONS; DECLARING THE PROVISIONS OF THIS ORDINANCE TO BE SUPPLEMENTAL, ADDITIONAL, AND AN ALTERNATIVE METHOD; PROVIDING FOR APPLICABILITY AND SEVERABILITY; PROVIDING FOR CONFLICTS AND CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is **not required** by state law for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, the Town hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

This ordinance adopts a Master Capital Project and Service Assessment ordinance, containing the provisions noted above. It provides necessary definitions and procedures for the imposition of both capital special assessments to fund necessary local improvements and service special assessments to fund the provision of essential public services. It also provides for collection for these assessments and authorizes the issuance of obligations secured by assessment proceeds if desired by the Town in the future. The ordinance is adopted pursuant to the Town's home rule authority and its procedures are in conformance with Section 197.3632, Florida Statutes. The primary

purpose of this ordinance is to authorize the imposition of special assessments in accordance with Florida law in furtherance of the public purpose of protecting the public health, safety, and welfare.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur:

Not quantifiable at this time. The ordinance authorizes, but does not require the imposition of special assessments. Any special assessments would have to be imposed by future resolutions adopted by the Town Council in conformance with the procedures included in this ordinance.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:

Not quantifiable at this time. The ordinance authorizes, but does not require the imposition of special assessments. Any special assessments would have to be imposed by future resolutions adopted by the Town Council in conformance with the procedures included in this ordinance.

(c) An estimate of the Town's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

Not quantifiable at this time. The ordinance authorizes, but does not require the imposition of special assessments. Any special assessments would have to be imposed by future resolutions adopted by the Town Council in conformance with the procedures included in this ordinance.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

All businesses owning real property within the Town would potentially be subject to the levy of a special assessment on their real property pursuant to the procedures included in this ordinance; however, any special assessments would have to be imposed by future resolutions adopted by the Town Council.

4. Additional information the governing body deems useful (if any). *You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: Town staff solicited comments from businesses in the Town as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on Town website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses*:

None.

April 21, 2026

TOWN OF JUPITER

# Funding Jupiter Fire Rescue:

## A Framework for a Non-Ad Valorem Assessment

TOWN OF JUPITER

# Ordinance #27-26

**Tonight's Ordinance:**

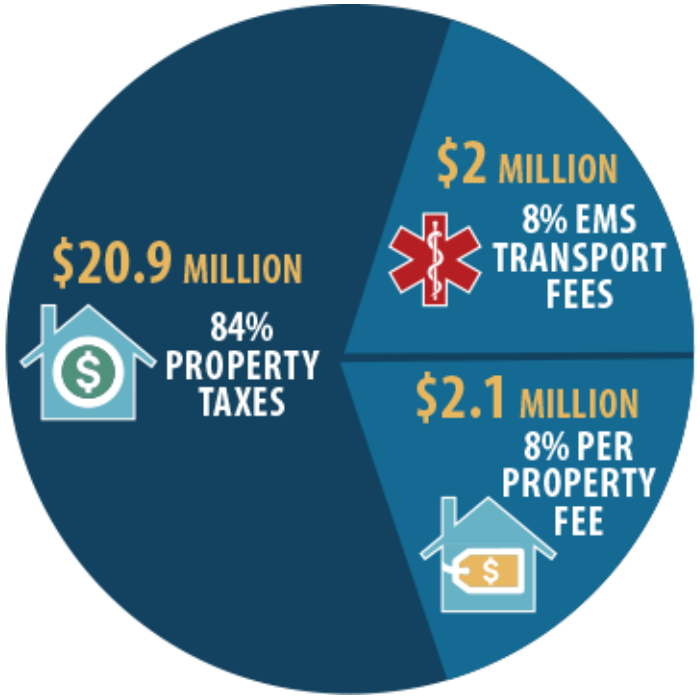
- Establishes the framework by which a per-property fee would be established.
- Ensures a transparent process for establishing the fee.
- **Does not** establish the percentage of the fire services budget that would be collected with the fee.
- **Does not** determine what rates would be charged to individual properties.

TOWN OF JUPITER

# Funding Options

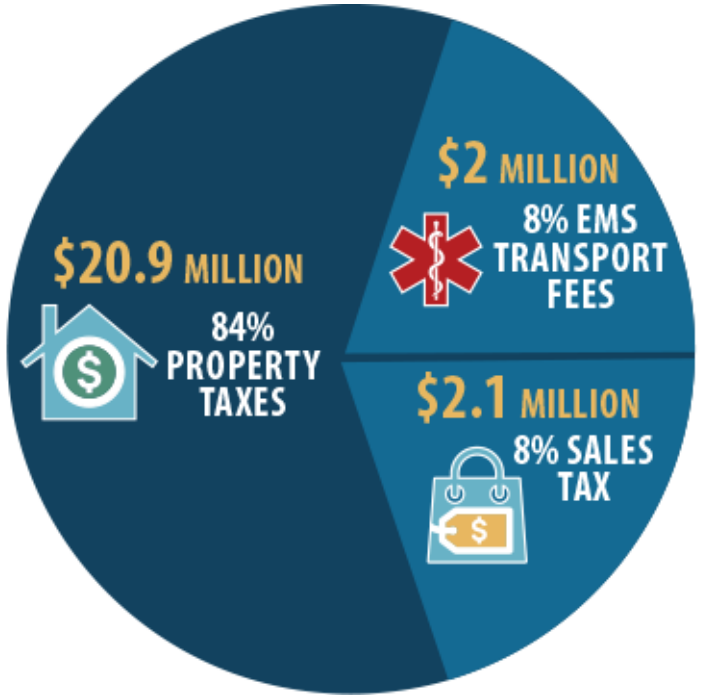
## Property Taxes, EMS Transport Fees, Per-Property Fee

**$25 million total budget**




## Property Taxes, EMS Transport Fees, Sales Tax

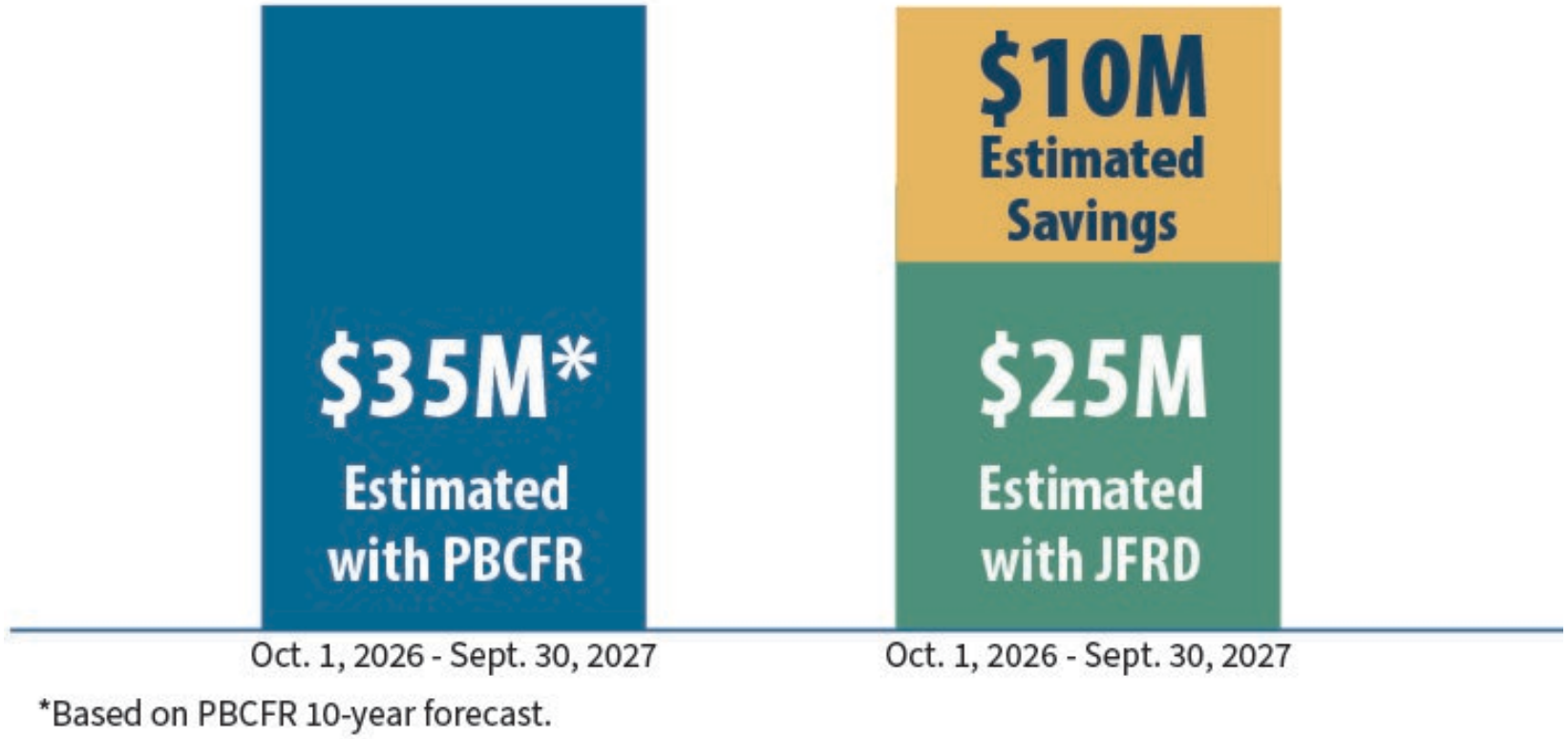
**$25 million total budget**




TOWN OF JUPITER

# Immediate Savings for Property Owners

Regardless of the funding method used, JFRD will save Jupiter's property owners millions of dollars beginning in year one.




TOWN OF JUPITER

# Future Steps

**If Town Council selects the per-property fee:**

- **May 5:** Preliminary Non-Ad Valorem Assessment Resolution *(first reading)*
- **Tuesday, May 26:** Notices for Public Hearings Mailed to Property Owners
- **Tuesday, June 16:** Final Resolution Considered by Town Council

**If Town Council selects the tax only option:**

- **Tuesday, July 21:** Truth in Millage (TRIM) Approval

TOWN OF JUPITER