AGENDA
TOWN OF JUPITER
PLANNING AND ZONING COMMISSION REGULAR MEETING
COUNCIL CHAMBERS
TUESDAY, JUNE 9, 2026
7:00 PM

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

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

Call To Order

ROLL CALL

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

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

CITIZEN COMMENTS

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

MINUTES

1. Motion to approve the minutes from the May 12, 2026 Regular Planning and Zoning Commission Meeting.

ORDER OF BUSINESS

The normal order of business for hearings of agenda items is as follows:
- Declaration of ex-parte communications
- Swearing-in of witnesses
- Applicant presentation

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

REGULAR AGENDA

OLD BUSINESS

NEW BUSINESS

2. **Bear's Club** (*Quasi-Judicial*) -
A. Planned Unit Development (PUD) amendment to modify the PUD master plan located within a 400.9 +/- acre property known as the Bears Club PUD to convert 0.8 +/- acres of Common Area Tract "B" to widen Bears Club Dr (secondary entrance off Frederick Small Road) and to create a 0.6+/- POA Maintenance Area site (Phase 1C) and waivers to the front and side corner setbacks.
B. Site plan application to construct a POA maintenance facility building on a 0.6 +/- acre site, redesign the Frederick Small Road secondary entrance, and add a manned guardhouse. ***(PZ 26-6722 & 6723)***

Town Council Consideration: July 21, 2026 (1st Reading)
August 18, 2026 (2nd Reading)

3. **Shoppes at Jupiter** *(Quasi-Judicial)* – Site plan amendment to revise the architectural elevations, add an enclosed loading dock, modify uses, and reconfigure a portion of the parking lot, for a 24.9+/- acre property located at 101 N. US Highway One. ***(PZ 25-6584)***

Town Council Consideration: July 21, 2026

STAFF UPDATE

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

ADJOURN

Motion to adjourn Planning and Zoning Commission Meeting.

The next regularly scheduled Planning and Zoning Commission Meeting is scheduled for Tuesday, July 14, 2026.

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

TOWN OF JUPITER
PLANNING AND ZONING COMMISSION
DRAFT MINUTES
MAY 12, 2026 7:00 P.M.

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

ATTENDANCE:
Chair Kevin Kirn, Vice Chair Beth Kelso, Comm. Michael Cassatly, Comm. Robert Grabowski, Comm. Paul Keenan, Comm. Marty Rogol, Comm. David Thompson; Cynthia Blum, 1st Alternate (non-voting-member) and Edward Sterling, 2nd Alternate (non-voting member); John Sickler, Director of Planning & Zoning; Andrew Armenis, Town of Jupiter Division Chief of Fire Prevention & Community Risk Reduction; Brett Lashley, Esq., Acting Town Attorney and Vernisa Ayers, Secretary.

CITIZEN COMMENTS: None.

MINUTES:
1. Motion to approve the minutes from the April 14, 2026, Planning and Zoning Meeting, by Comm. Blum; seconded by Comm. Cassatly. Final: Motion passed unanimously, with a 7-0 vote.

REGULAR AGENDA:

OLD BUSINESS:

NEW BUSINESS:

2. **Ordinance 11-26**, Approval to Amend Chapter 10 of the Town Code, Fire Prevention and Protection, to adopt the Florida Fire Prevention Code and Uniform Fire Safety Standards. **(PZ 26-6937)**

Staff presentation: Andrew Armenis, Town of Jupiter Division Chief of Fire Prevention & Community Risk Reduction reviewed the executive summary for the proposed Amendment.

Commissioners asked questions of the Applicant and Staff:
Comm. Keenan asked whether Palm Beach County had adopted the same statute and whether it included additional provisions. Mr. Armenis responded that Palm Beach County had adopted the same standard code statute and an additional 60 pages of provisions beyond the standard code. Mr. Armenis stated that the standard Fire Prevention Code is used throughout Florida and is sufficient. He stated that maintaining the standard code would provide consistency, simplify permitting and transitions, remain cost-effective and continue prioritizing safety.

Comm. Grabowski sought clarification regarding the proposed ordinance and noted that his copy referenced the 2004 edition of the Florida Fire Prevention Code rather than the 2024 8th Edition. Mr. Armenis responded that the Ordinance should reference the latest edition of the Florida Fire Prevention Code, specifically the 2024 8th Edition, and stated

that the correction would be made. Comm. Grabowski also asked whether language could be adopted to avoid returning every three years for updates and to clarify what constitutes open burning. Mr. Armenis responded that language could be incorporated.

Comm. Kelso asked how the proposed Jupiter Fire Rescue fee schedule is compared to Palm Beach County's fee schedule. Mr. Armenis responded that the fee schedule is under review by a consultant and stated his goal is for the Town's fees to be lower than the County's fees before being presented to Council. Comm. Kelso referenced Section 10-3 regarding the repeal of prior agreements effective October 1, 2026, and asked whether mutual aid and hazardous materials agreements would remain in effect. Mr. Armenis clarified that those agreements are separate operational matters and would not be impacted, as the repeal applies only to agreements related to the Fire Prevention Code. Comm. Kelso asked how residents would know what outdoor burning is permitted and whether residential fire pits would require approval. Mr. Armenis responded that the Florida Fire Prevention Code requires open burn permits, including for residential fire pits, and acknowledged the ordinance language could be clarified so residents better understand what is and is not permitted. Comm. Kelso questioned how permitting and enforcement would be handled after transitioning from the County process and how developers and contractors would be informed of the new requirements. Mr. Armenis responded that the Town would conduct phased outreach effort through EnerGov, the Town website, and contractor engagement sessions from May through October 2026 to educate users on the new process while continuing to use the County Code until October 1, 2026. Comm. Kelso also noted that the ordinance language was unclear whether the Town would follow both the Fire Prevention Code and the County's supplemental provisions (that includes an additional 60 pages). Mr. Armenis confirmed revisions would be made to clarify the ordinance language.

Comm. Blum asked whether there was a timeline for completion of the proposed fee schedule. Mr. Armenis responded that the fee schedule was under review, no timeline was currently available.

Comm. Sterling expressed concern that residents with backyard fire pits could unintentionally violate the open burning regulations and suggested using the State's forestry guidelines for clarity. Mr. Armenis agreed to review the State provisions for possible incorporation into the ordinance.

Commissioners Rogol, Thompson, Cassatly and Chair Kirn did not have questions.

Public Comment: None.

Deliberation by Commission:
Attorney Lashley clarified that references to the 2004 Edition and the County Fire Code shown in the attachment reflected the existing code and would be removed under the proposed ordinance. Chair Kirn questioned the language shown in Attachment No. 2 and Attorney Lashley and Mr. Sickler explained that the attachment was provided for reference only and that Section 2 of the ordinance showed the actual revisions, including the removal of references to the County Code.

Comm. Sterling asked whether the County's additional amendments had been reviewed to determine if any were necessary for the Town of Jupiter. Mr. Armenis responded that

he and the Fire Chief reviewed the amendments and found them unnecessary, stating the Florida Fire Prevention Code was sufficient.

Comm. Blum noted that Section 10-19(a) already includes language, allowing the Fire Prevention Code to be amended from time to time, consistent with Mr. Armenis' explanation.

Comm. Cassatly supported the Town's outreach efforts and suggested providing additional information to residents regarding open burning regulations through the Town newsletter, particularly during the winter season when fire pits are more commonly used. Vice Chair Kelso also recommended HOA communications as an additional outreach method. Mr. Armenis responded that the Town planned to provide updates through contractor email notifications, the Town website and coordination with Town departments. Mr. Armenis agreed that the Town newsletter and HOA communications would be good additional outreach methods.

Commissioners Keenan, Grabowski, Rogol, Thompson and Chair Kirn did not have questions.

Motion:
Comm. Keenan moved to recommend approval of Ordinance 11-26, amending Chapter 10 of the Town Code, Fire Prevention and Protection, to adopt the Florida Fire Prevention Code and Uniform Fire Safety Standards; seconded by Comm. Rogol. The motion passed unanimously by a 7-0 vote.

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

ADJOURN:
Chair Kevin Kirn adjourned the meeting at 7:38 p.m.

Kevin Kirn, Chair **Vernisa Ayers, Secretary**

Bear's Club PUD and Site Plan
TOWN MANAGER'S OFFICE

DATE: June 2, 2026

TO: Honorable Mayor and Members of Town Council

THRU: Frank J. Kitzerow, Town Manager

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

SUBJECT: **Bear's Club** –

A. Planned Unit Development (PUD) amendment to modify the PUD master plan located within a 400.9 +/- acre property known as the Bears Club PUD to convert 0.8 +/- acres of Common Area Tract "B" to widen Bears Club Dr (secondary entrance off Frederick Small Road) and to create a 0.6+/- POA Maintenance Area site (Phase 1C) and waivers to the front and side corner setbacks.
B. Site plan application to construct a POA maintenance facility building on a 0.6 +/- acre site, redesign the Frederick Small Road secondary entrance, and add a manned guardhouse.

Ordinance #34-26 & Resolution #71-26 PZ 26-6722 & 6723 J. Johnston	P&Z Commission: Town Council:	06/09/2026 07/21/2026 – 1st Reading 08/18/2026 – 2nd Reading

Project name:	Bear's Club
Property Owner:	• Bear's Club Property Owner's Association, Inc. (Common area landscaping, POA office building) • Northern Palm Beach County Improvement District (Bears Club Drive and Upland/Wetland Preserves) • Bears Club Founding Partners LTD (Golf Course, Clubhouse, Golf Course Maintenance Building and Wetland Preserve) • Multiple residential lot and unit owners
Applicant:	Bear's Club Property Owner's Association, Inc.
Agent:	Lucido & Associates
Location:	PUD located north of Donald Ross Road, south of Frederick Small Road and west of Palmwood Road. • Property proposed for development is located south of Frederick Small Road to the east of the development's secondary entrance. (Attachment A – Location Map)
Acreage:	400.9 +/- acres (PUD total) 0.6 +/- acres (Phase 1C total)
Existing uses on Phase 1C:	Common area landscaping

Proposed uses on Phase 1C:	POA maintenance facility building
Future land use designation:	Low Density Residential
Present zoning:	R1 Residential, Single-Family
Request:	To amend a PUD and modify the master plan to create a POA Maintenance Area site (Phase 1C) and request waivers from the setback regulations; and a site plan amendment to construct a POA maintenance facility building, redesign the Frederick Small Road secondary entrance, and add a manned guardhouse. (Attachment B)

Staff Compliance Review Summary

The requested amendment to the PUD and site plan applications will be in compliance with the Town Code subject to the **approval** of the conditions in ***Exhibit 1 (PUD) and Exhibit 2 (Site Plan);*** *and* ***contingent on Town Council approval of the proposed public benefit and waivers requested by the applicant, and satisfaction of the conditions in Exhibit 1 and 2.***

Project data.

Please find listed below pertinent site plan data and information in reference to the application. The information is as follows:

Table 1: Adjacent Properties to the proposed Phase 1C

Direction	***Existing Land Uses***	***Future Land Use/Zoning Districts***
North	Single family residential (Admirals Cove)	Low Density Residential / Residential, Single-Family (R-1)
South	Preserve and single family residential (Bears Club)	Low Density Residential / Residential, Single-Family (R-1)
East	Open Space Tract (Bears Club)	Low Density Residential / Residential, Single-Family (R-1)
West	Golf Course Maintenance Facility (Bears Club)	Low Density Residential / Residential, Single-Family (R-1)

Table 2: Site plan information

	R1 (Residential, Single-Family) zoning district requirements	***Applicant's proposal***
Minimum lot area	10,000 sf	28,041 sf
Minimum lot width	75 feet	79 feet
Minimum lot depth	100 feet	321 feet
Maximum building height	35 feet	13.25 feet
Maximum lot coverage	35%	12.2%

Table 3: Building Setbacks [1]

	R1 (Residential, Single-Family) zoning district requirements	***Applicant's proposal***
Front (West)	25 feet	POA Building – 30.2 feet Generator - 10 feet (waiver requested[2])
Side Corner (South)	25 feet	POA Building – 10 feet (waiver requested) Generator – 22.5 feet (waiver requested)
Side Corner (North)	25 feet	POA Building – 74.5 feet
Rear (East)	15 feet	POA Building – 195.8 feet

Table 4: Landscaping

Landscaping	***Minimum requirements***	***Applicant's proposal***
Native plant material	50%	100%
Perimeter trees (quantity)	34	37
Foundation Perimeter Planting (linear feet)	88.2 linear feet	99.9 linear feet
Foundation Planting (square feet)	826.9 square feet	847 square feet

Table 5: Stormwater Management

Drainage Statement	***Applicant's proposal***
Satisfies Town of Jupiter Requirements	Yes

Table 6: Traffic (see Attachment C)

Traffic Performance Standards (TPS)	***Applicant's proposal***
Satisfies Town of Jupiter TPS	Yes
Satisfies Palm Beach County TPS	Not required[3]

Table 7: Parking

Parking space requirements*	***Minimum requirements***	***Applicant's proposal***
2,793 sf (POA Maintenance Building) (1/500)	6 parking spaces	6 parking spaces
271 sf (Guardhouse)	1 parking space	1 parking space
Total parking	7 parking spaces	7 parking spaces
Handicapped parking spaces	1 parking space	1 parking space

[1] Setbacks to the guardhouse not applicable due to its location within the right-of-way, which is permitted pursuant to Section 25-199.
[2] Pursuant to Section 27-2307(c)(3), generator is required to meet the established setbacks for the primary building. Waiver request for building setback is 10'.
[3] As the maintenance building is accessory to the existing use, it will not generate additional traffic and PBC TPS approval is not required per the Town's Traffic Engineer.

History and Background.

Table 10: History of approval

Date of approval	*Ordinances and Resolutions*	*Approvals*
August 18, 1998	Ordinance # 12-98 Resolution #16-98	Approval of the Bears Club PUD including 113 dwelling units (73 Single family, 20 clubhouse attached residential units and 20 guest cottages).
July 6, 1999	Ordinance # 9-99 Resolution # 25-99	Approval of a clubhouse, golf shop/cart barn, maintenance building and 19 clubhouse and cottage units. The total number of units were reduced from 113 to 100 (61 single family homes, 19 clubhouse units and 20 Phase III cottage units).
June 20, 2000	Ordinance # 3-00 Resolution # 22-00	The incorporation of a parcel of land along Palmwood Road into the Bear's Club PUD and reconfiguration of the parcel into an additional single family lot (100 unit to 101 units).
March 20, 2001	Resolution # 18-01	NOPC to the Frenchman's Creek DRI to allow a total of 275 units in the DRI. 139 units were allocated to Trump National Golf Club and 136 to the Bear's Club.
September 17, 2002	Ordinance # 66-02 Resolution #105-02	Increase the site area by 31.2 acres (369.7 acres to 400.9 acres) and add 13 single family dwelling units and a nine-hole par 3 golf course. Eliminated two single family lots and three units at the Phase III cottages (106 units to 114 units).
February 6, 2018	Ordinance # 33-17 Resolution # 65-17	Construct a Property Owners' Association building with a request for a permanent real estate sales facility and two waiver requests to allow a reduction in parking and to reduce front setback from 25 feet to 10 feet.
June 20, 2023	Ordinance # 2-22 Resolution # 5-22 Resolution # 7-22	Amend the Clubhouse and Cottage site (Phase 1B) to construct a Fitness Center building and three residential duplex buildings with a total of six dwelling units.

The subject property is located within a portion of an existing Landscape Buffer Easement within Common Area Tract "B", which was dedicated to the Bear's Club Property Owner's Association (POA) and modifies Roadway Tract "A-2" (Bears Club Drive) which was dedicated to the Northern Palm Beach County Improvement District (NPBCID). With this application, the applicant is proposing to amend the existing Bear's Club PUD to convert a portion of Common Area Tract "B", creating Phase 1C for a POA maintenance facility building. Phase 1C is proposed to include a portion of the existing 25' landscape buffer along Frederick Small Road. The applicant is also proposing to redesign and expand the Frederick Small Road secondary entrance, expanding a portion of Bears Club Drive from a two-lane road with unmanned electronic security gates to a four-lane road with a manned guardhouse. A re-plat to create Phase 1C and expand a portion of Roadway Tract "A-2" will be submitted following review and approval of these applications.

Analysis.

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

Comprehensive Plan Consistency. The proposed development will be in conformance with the Comprehensive Plan with the proposed condition. The Low Density Residential future land use

designation permits other uses that are compatible with residential uses. The POA maintenance facility building is accessory to the residential PUD and is therefore considered a compatible use.

The golf course property (owned by the Bear's Club Founding Partners LTD) and the preservation properties (owned by NPBCID) within the Bear's Club PUD are assigned with a Low Density Residential future land use designation. Policy 1.3.16 and 1.3.18 of the Future Land Use Element of the Comprehensive Plan adopted in 2023 require that conservation, preservation and recreation areas or easements of 10 acres or greater required pursuant to a development order to be identified and designated with an appropriate corresponding Future Land Use designation and a consistent Zoning designation. The Town received letters of no objection from both the POA and Bear's Club Founding Partners LTD to process the Future Land Use and Zoning Map amendments for the PUD. The applicant is working on getting these letters of no objection revised to provide authorization to allow the Town to submit the land use and rezoning applications. In addition, the applicant is coordinating with Northern Palm Beach County Improvement District to get a letter of authorization for the preserve areas. The land use and rezoning applications will be processed separately by the Town. To ensure consistency with Future Land Use Element Policies 1.3.16 and 1.3.18, staff had included a condition of approval that prior to the issuance of development permits, the **Owner provide the Department owner authorization from the applicable controlling entities of the overall PUD, golf course, and preserve areas to process a Future Land Use and Zoning Map Amendment to change the land use and zoning of the golf course parcels to Recreation and the land use and zoning of the preserve area parcels to Conservation and Conservation Preservation.**

Planned Unit Development (PUD). The applicant's request is to amend the Bear's Club PUD and master plan to convert 0.8 +/- acres of Common Area Tract "B" to add 0.2+/- acres to Bears Club Dr right-of-way to widen the secondary entrance off Frederick Small Road to include a 271 sf manned guardhouse and create a 0.6 +/- acre Phase 1C site for the construction of a 2,793 sf POA maintenance facility building. The proposed building and generator require waivers to reduce the front yard and side corner building setback.

PUD Waivers. Town Council may approve waivers within a PUD, pursuant to Section 27-1555(a)(2) and (b) and 1641. The Owner is requesting additional waivers from the code (See Attachment B), as follows:

- *Building Front Setback Waiver request:* Section 27-1324 to reduce the minimum required front building setback of 25 feet to 10 feet for the generator. Pursuant to Section 27-2307(c)(3), the generator is required to meet the established setbacks for the primary building.
- *Building Side Corner Setback Waiver request:* Section 27-1324 to reduce the minimum required side corner building setback (along Bears Club Drive) of 25 feet to 10 feet for the POA maintenance facility building and generator.

  Staff comment: Section 27-1641 defines regulations that may be waived by Town Council through the PUD process, which includes the ability to reduce setbacks. The requested waivers are consistent with the intent of the large-scale PUD (Section 27-1555), which is to provide design freedom by permitting an opportunity to more fully utilize the physical characteristics of the site through the reduction or waiver of certain development regulations and the planned mixing of use. The reduced setbacks are proposed along Bears Club Drive (east and south), which is interior to the PUD. The location of the proposed maintenance building within the southwest corner of the parcel exceeds the required R-1 setbacks along Frederick Small Road.

Public Benefit. The proposed planned unit development waiver is in conformance with the requirements of Section 27-1555, entitled "Intent", subject to the Town Council's determination that the project provides adequate public benefit to justify the requested waivers.

- Pursuant to Section 27-1555, entitled "Intent", a large-scale PUD, by definition may depart from the strict application of use and property development regulations in which the planned unit development is proposed to be located. Additionally, the section states that, "It is intended that a Large-Scale Planned Unit Development District (PUD) provide substantial public benefit".
- *Applicant's public benefit:* The applicant proposes to modify the entrance from Frederick Small Road to include a right turn lane and a crosswalk. Per their statement of use, the proposed alleviates traffic congestion, improves pedestrian safety, and reduces vehicular conflict at this entrance.

  Palm Beach County Authorization
  As the applicant proposes to modify Frederick Small Road, which is a Palm Beach County road, staff has included a condition that prior to the issuance of development permits, **the Owner shall obtain Palm Beach County approval to modify Frederick Small Road and provide verification that applicable Palm Beach County permits have been secured.**

Site Plan. The proposed development will be in conformance with the requirements of Chapter 27 of the Town Code contingent upon Town Council approval of the requested waivers and included conditions as further analyzed below.

- Northern Palm Beach County Improvement District (NPBCID) Authorization: NPBCID controls Roadway Tract "A2" (Bears Club Drive) where the applicant proposes to increase the number of lanes and add a manned guardhouse. Therefore, staff has included a condition that, prior to the issuance of development permits, **the Owner shall obtain Northern Palm Beach County Improvement District approval to modify Bears Club Drive.**
- Security Cameras: cameras have been placed in the public right-of-way, which requires a Palm Beach County permit that has not been secured by the Applicant. Therefore, staff has included conditions that prior to the issuance of any development permits, **the Applicant shall either remove the unpermitted cameras from the right-of-way, modify the site plan to include location of proposed cameras within the development parcel, or provide the Town a copy of Palm Beach County permit approval of cameras located within the right-of-way.**
- Oak Tree Protection: The proposed project site includes two oak trees with a Diameter at Breast Height (DBH) greater than 28". Pursuant to Section 26-121(4), entitled "Supplemental Tree Protection," removal of oak trees with a DBH greater than 28" requires approval by the Town Council. During the review process, these two oak trees were proposed to be removed, due to their location adjacent to the modified entrance. Following staff correspondence regarding public hearing review requirements needed to remove the two oaks, the Applicant has modified the landscape plan to keep the oak trees and has noted these trees will receive tree protection barricades; however, they also requested approval of mitigation credits to proactively ensure credit compliance if there is an issue with survivability during the construction process.

  Staff discussed with the applicant potential modifications to the site plan can be made to ensure the oak trees are better protected from the impacts of construction rather than planning for potential mitigation needs in case something happens to the trees during

construction. To ensure viability of the two trees during the construction process, staff has included the following condition of approval that **upon submission of final plans and prior to the issuance of development permits, the Owner shall modify the roadway design to minimize impact on the two oak trees that are greater than 28" DBH. The revision shall be subject to review and approval by the Department.**

As the removal of the two oak trees is no longer being proposed, the mitigation credits are not a requirement; thus, staff has included a condition of approval that **upon submission of final plans and prior to the issuance of development permits, the Owner shall modify the landscape plan to remove the proposed mitigation credits associated with the two oak trees that are greater than 28" DBH.**

- Setback: The Site Plan improperly labels the side corner property line along the southern stretch of Bears Club Drive as the rear property line, and the side corner property line along Frederick Small Road as the side property line. To correct this discrepancy, staff has included a condition of approval that **upon submission of final plans and prior to the issuance of development permits, the Owner shall modify the site plan to change the label from "rear lot line" to "side corner lot line" along Bears Club Drive and from "side lot line" to "side corner lot line" along Frederick Small Road.**

Engineering. The development site is a common area tract as platted in 2005. The applicant will need to replat to match what is proposed on the site plan. Therefore, staff has included a condition that, upon Site Plan approval and concurrent with submittal of application for an Engineering Permit, **the Owner shall submit an application for a land subdivision replat of the affected/subject properties. In addition to establishing new or redefined tracts for right of way, land development and similar, the replat shall establish or redefine and dedicate limited access easements, landscape buffer easements, utility easements and other required easements necessary for the redevelopment or development of the project site.**

Landscaping. The proposed development is in conformance with Chapter 23, entitled, "Landscaping".

Architecture. The proposed development is in conformance with Chapter 27, Article XI, Division 5, entitled, "Architectural and Community Appearance Standards". The proposed buildings have a residential scale and are designed in the Tuscan architectural style similar to the adjacent maintenance facility and primary entrance gatehouse in the development. The applicant has committed to providing a color samples and materials board prior commencing work as well as details of the proposed walls, fences, and gates; therefore, staff has included a condition that, prior to the issuance of development permits, **the Owner shall submit to the Department for its review and approval,**

- **A color samples and material board showing materials consistent and compatible with the existing architecture of the development.**
- **A detail of proposed walls, fences, and gates consistent with those existing within the development.**

Traffic. The proposed application is in conformance with the Town's traffic performance standards (TPS). As the POA maintenance facility building is accessory to the residential PUD, it is not considered to generate any additional vehicle trips and does not require Palm Beach County TPS approval, per the Town's Traffic Engineer (See Attachment C – Traffic Study).

Utilities. The proposed development will be in conformance with the requirements of Chapter 20 of the Town Code. Prior to scheduling for review by Town Council, the applicant is required to pay additional capacity reservation fees.

Site plan criteria.
Section 27-175, contains minimum criteria for review of all development application processed. Upon review of the 12 criteria in Section 27-175, staff finds that the applicant has satisfied 9 of the 12 criteria. The criteria not satisfied are:

1) The proposed development is consistent with the goals, objectives and policies of the Town Comprehensive Plan.
2) The proposed development is consistent with any applicable, countywide land development regulations.
3) The proposed development is consistent with all applicable land development regulations and other portions of this Code.

Staff comment: Waivers have been requested related to setbacks for compliance with the code, and conditions have been recommended related to comprehensive plan consistency, the site plan, PBC right-of-way improvements, engineering, and architecture.

Attachments.

Exhibit 1 (PUD) – Conditions
Exhibit 2 (Site Plan) – Conditions

Attachment A – Location Map
Attachment B – Statement of Use
Attachment C – Traffic Study

(Contact Jenna Johnston at 561-741-2589 or email jennaj@jupiter.fl.us for a copy of this attachment)

File Path.
https://jupitergov.sharepoint.com/sites/pzdept/Shared Documents/Signature/PZC/2026/06.09/Bears Club POA Maintenace Facility Building/Bears Club Staff Report draft.docx
June 2, 2026

Conditions

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

1) The Owner shall install and maintain all improvements in compliance with the following:
   a) Statement of Use, prepared by Lucido & Associates, dated 05/28/26, received by the Department of Planning and Zoning on 05/28/26.
   b) The Bears Club PUD Master Plan, prepared by Lucido & Associates, referenced as “Sheet 1 of 5” thru “Sheet 5 of 5,” dated 05/22/26, received by the Department of Planning and Zoning on 05/22/26.
2) The uses conducted on the subject property shall be consistent with the Statement of Use, dated 05/28/26, received by the Department of Planning and Zoning on 05/28/26.
3) Any revisions to the Site Plan, Statement of Use, or other details submitted as part of this application, including but not limited to the location of the proposed improvements or additional, revised or deleted colors, materials, or structures, or changes to how the use operates, shall be submitted to the Department of Planning and Zoning and shall be subject to its review and approval.
4) **Comprehensive Plan Consistency.** Prior to the issuance of development permits, the Owner provide the Department owner authorization from the applicable controlling entities of the overall PUD, golf course, and preserve areas to process a Future Land Use and Zoning Map Amendment to change the land use and zoning of the golf course parcels to Recreation and the land use and zoning of the preserve area parcels to Conservation and Conservation Preservation.
5) **PUD Waivers.**
   a) Reduction of the minimum required 25-foot front building setback in the Residential, Single-family (R-1) zoning district to 10 feet for the POA Maintenance Facility lot in Phase IC.
   b) Reduction of the minimum required 25-foot corner building setback on Bears Club Drive in the Residential, Single-family (R-1) zoning district to 10 feet for the POA Maintenance Facility lot in Phase IC.
6) **PUD Public Benefits.** Prior to the issuance of development permits, the Owner shall obtain and provide verification of Palm Beach County approval to modify Frederick Small Road.
7) The conditions of approval herein shall apply to the Owner, Applicant, and their successors and assigns.

Conditions

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

1) The Owner shall install and maintain all improvements in compliance with the following:
   a) Statement of Use, prepared by Lucido & Associates, dated 05/28/26, received by the Department of Planning and Zoning on 05/28/26.
   b) Site Plan, prepared by Lucido & Associates, referenced as “Sheet 1 of 1,” dated 05/28/26, received by the Department of Planning and Zoning on 05/28/26.
   c) Landscape Plans, prepared by Lucido & Associates, referenced as “LA-1” thru “LA-8,” dated 05/28/26, received by the Department of Planning and Zoning on 05/28/26.
   d) Architectural Elevations, prepared by Dailey Janssen Architecture, referenced as “A-2.01” thru “A-2.03,” dated 05/21/26, received by the Department of Planning and Zoning on 05/22/26.
   e) Architectural Plans, prepared by Dailey Janssen Architecture, referenced as “A-1.01” thru “A-1.02,” dated 08/26/25, received by the Department of Planning and Zoning on 02/03/26.
   f) Traffic Generation Statement, prepared by Simmons & White, dated 04/24/26, received by the Department of Planning and Zoning on 04/28/26.
2) The uses conducted on the subject property shall be consistent with the Statement of Use, dated 05/28/26, received by the Department of Planning and Zoning on 05/28/26.
3) Any revisions to the Site Plan, Statement of Use, or other details submitted as part of this application, including but not limited to the location of the proposed improvements or additional, revised or deleted colors, materials, or structures, or changes to how the use operates, shall be submitted to the Department of Planning and Zoning and shall be subject to its review and approval.
4) **Site Plan.**
   a) Prior to the issuance of development permits, the Owner shall obtain Northern Palm Beach County Improvement District approval to modify Bears Club Drive.
   b) Prior to the issuance of any development permits, the Applicant shall either remove the unpermitted cameras from the right-of-way, modify the site plan to include location of proposed cameras within the development parcel, or provide the Town a copy of the Palm Beach County permit approving cameras located within the right-of-way.
   c) Upon submission of final plans and prior to the issuance of development permits, the Owner shall modify the roadway design to minimize impact on the two oak trees that are greater than 28” DBH. The revision shall be subject to review and approval by the Department.
   d) Upon submission of final plans and prior to the issuance of development permits, the Owner shall modify the landscape plan to remove the proposed mitigation credits associated with the two oak trees that are greater than 28” DHB.
   e) Upon submission of final plans and prior to the issuance of development permits, the Owner shall modify the site plan to change the label from “rear lot line” to

"site corner lot line" along Bears Club Drive and from "side lot line" to "side corner lot line" along Frederick Small Road.

5) Engineering. Upon Site Plan approval and concurrent with submittal of application for an Engineering Permit, the Owner shall submit an application for a land subdivision replat of the affected/subject properties. In addition to establishing new or redefined tracts for right of way, land development and similar, the replat shall establish or redefine and dedicate limited access easements, landscape buffer easements, utility easements and other required easements necessary for the redevelopment or development of the project site.

6) **Architecture.** Prior to the issuance of development permits, the Owner shall submit to the Department for its review and approval,
   a) A color samples and material board showing materials consistent and compatible with the existing architecture of the development.
   b) Details of the proposed walls, fences, and gates consistent with those existing within the development.

7) The conditions of approval herein shall apply to the Owner, Applicant, and their successors and assigns.

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

NORTH

The Bear's Club PUD

Town of Jupiter, Palm Beach County, Florida

Location Map

1

lucido&associates

Statement of Use

The Bear's Club PUD Amendment to Expand the Frederick Small Entrance And Create New Phase 1C for the POA Maintenance Facility Site Plan May 28, 2026

Existing Conditions
The Bear's Club PUD was originally approved by the Town of Jupiter Town Council in 1998. Ordinance #12-98 authorized the construction of the 113-unit golf course community on approximately 369 acres located north of Donald Ross, south of Frederick Small Road and west of Palmwood Road. Primary access was approved on Donald Ross with a secondary resident entrance and service entrance on Frederick Small Road.

Final construction plan approval of Phase 1A and 1B, which included the golf course, golf maintenance facility, perimeter buffers and both project entrances, was authorized in 1999, and construction of these elements were completed during the early 2000's.

The Frederick Small entrance provides direct access to the golf course maintenance facility and secondary access for residents and commercial vehicles that provide various services to the homeowners and Property Owners' Association (POA). It was originally designed and constructed as a two-lane road connection between Frederick Small Road and Bear's Club Drive with unmanned electronic security gates.

Proposed PUD Amendment
Over the past 20 years, the traffic on Frederick Small Road, external to the project, and the traffic from Bear's Club Drive, internal to the project, has increased substantially. As the number of homes in the Bear's Club has increased, so has the need for landscape and other home services. In addition to these home and lot services, the Bear's Club Property Owners' Association (POA) maintains common area landscaping throughout the site including the perimeter buffers along Frederick Small and Donald Ross Road. The increased activity at this entrance and the increased traffic on Frederick Small Road creates a potential hazardous condition calling for the need to re-evaluate this project entrance based on current traffic and operating conditions.

The intent of the PUD Amendment is to control traffic flow, enhance public safety and address the current operational needs of the Bear's Club residents and Property Owners' Association (POA).

With this understanding, the Bear's Club POA is proposing to amend the master site plan to...

- Redesign and expand the Frederick Small Road secondary entrance from 2 lanes to 4 lanes with heavily landscape medians and safe pedestrian crossings along Frederick Small Road;
- Modify the existing manned guardhouse to monitor and control traffic entering and exiting the project; and

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- Convert approximately 0.64 acres of POA common area from open space to a POA maintenance facility site (newly created Phase 1C) and obtain site plan approval to construct an approximately 2,793 sf maintenance building, 627 sf of covered storage, delivery and loading areas, dumpsters/storage bins, and 7 parking spaces for employees.

Phase 1C – POA Maintenance Facility Site Plan
The proposed 2,793 square feet (sf) POA maintenance building is proposed on an approximately 0.64-acre parcel owned by the Bear's Club Property Owners' Association. The addition of POA maintenance building site will centralize these activities and capture some of the on-going maintenance traffic associated with maintaining the common areas.

The existing R-1 single-family zoning district requires the following standard requirements:

	Required	**Proposed**
Min. lot area	10,000 sf	28,041 sf (0.64-ac)
Min. lot width:	75 feet	79 feet
Min. lot depth:	100 feet	321 feet
Max. Height:	35 feet	17 feet
Max lot coverage:	35%	12.2%
Building Setbacks		
Front (along BCD entrance)	25 feet	30 feet (building)
Front (along BCD entrance)	**25 feet**	**10 feet (generator)**
Side/corner (Bear's Club Drive)	**25 feet**	**12 feet (building)**
Side/corner (Bear's Club Drive)	**25 feet**	**22 feet (generator)**
Side/corner (Bear's Club Drive	**25 feet**	**10 feet (covered storage)**
Side (Frederick Small Road)	10 feet	74 feet (building)
Rear	15 feet	229 feet (building)
Rear	15 feet	195 feet (covered storage)

Parking Requirements Per Section 27-2828 – Table 1
A specific parking rate for a private maintenance building is not listed in Table 1. The 7 parking spaces proposed is equivalent to 1 space 500 square feet (sf) for the building area and 1 space for the manned guardhouse. The parking rate is based on the anticipated employees that will be using the building and the guardhouse and is consistent with the parking rates required for industrial use (1 space per 500 sf). Additional employee parking is available at the existing golf course maintenance area (Phase 1B) located across the entrance drive.

Replat – ROW Dedication
To create the expanded entrance and maintenance area parcel, a replat is needed to convert a portion of POA common area to the maintenance area parcel and to dedicate additional private right-of-way to the Northen Palm Beach Improvement District for the expansion of the entrance road.

Waiver Request
To support the construction of the maintenance area improvements, the following waivers from the standard R-1 zoning district are requested:

Front (along BCD entrance)	**25 feet**	**10 feet (generator)**
Side/corner (Bear's Club Drive)	**25 feet**	**12 feet (building)**
Side/corner (Bear's Club Drive)	**25 feet**	**22 feet (generator)**
Side/corner (Bear's Club Drive	**25 feet**	**10 feet (covered storage)**

Public Benefits: The standard R-1 zoning criteria are intended for standard single family lot development and the requested reductions in setbacks are minimal and have no impact on the general public. The "improvements" to the "common area" in Phase 1C and the redesign of the entrance road are proposed by the Property Owners' Association (POA) to alleviate traffic congestion, improve pedestrian safety and reduce vehicular conflicts at this entrance. The improvements centralize POA operations and are a significant benefit to the residents and the public that uses Frederick Small Road.

The improvements are very costly to the POA and unlike developer-funded improvements, the waivers are not intended to help sell lots, increase property value, or otherwise provide a corresponding or tangible "developer-type" benefit to the POA. Therefore no public benefits should be applicable.

SIMMONS & WHITE
CIVIL & TRAFFIC ENGINEERING

THE BEAR'S CLUB ENTRANCE AND MAINTENANCE FACILITY

Jupiter, FL

TRAFFIC GENERATION STATEMENT

PREPARED FOR:

The Bear's Club POA
103 Bear's Club Drive
Jupiter, Florida 33477

JOB NO. 25-066

DATE: 04/24/2026

Bryan G. Kelley, Professional Engineer, State of Florida, License No. 74006 This item has been digitally signed and sealed by Bryan G. Kelley on the date indicated here. Signature must be verified on any electronic copies.	

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PAGE 3

1.0 SITE DATA
2.0 TRAFFIC GENERATION

PAGE 4

3.0 SITE RELATED IMPROVEMENTS
4.0 CONCLUSION

1.0 SITE DATA

The Bear's Club PUD is located in the southeast corner of Frederick Small Road and SR 811 in the Town of Jupiter, Florida and contains approximately 369 acres. The site is currently developed with 113 single family homes and a 27-hole golf course. Access to the site is existing via a full access driveway connection to Donald Ross Road and a full access driveway connection to Federick Small Road. The proposed application includes a modification of the Frederick Small Road entrance, a new manned guardhouse, and a new 2800 SF maintenance building.

2.0 TRAFFIC GENERATION

The proposed 2800 SF maintenance building is ancillary to the overall golf course use and therefore will not generate any additional traffic. The Donald Ross Road signalized entrance serves as the main access for residents and guests to the site. The Frederick Small Road access is used for maintenance vehicles and as a secondary entrance for guests. The proposed modifications to the guardhouse are intended to better serve the existing operations but are not anticipated to increase traffic from existing conditions.

The traffic currently vested to the parcel has been calculated in accordance with the traffic generation rates listed in the ITE Trip Generation Manual, 11th Edition as shown in Tables 1, 2, and 3. Table 1 shows the daily traffic generation associated with the existing/vested development in trips per day (tpd). Tables 2 and 3 show the AM and PM peak hour traffic generation, respectively, in peak hour trips (pht). The traffic generated by the existing development may be summarized as follows:

Existing/Vested Development

Daily Traffic Generation	=	1,909 tpd
AM Peak Hour Traffic Generation (In/Out)	=	125 pht (57 In/68 Out)
PM Peak Hour Traffic Generation (In/Out)	=	181 pht (107 In/74 Out)

3.0 SITE RELATED IMPROVEMENTS

The AM and PM peak hour volumes at the project entrances for the overall development with no reduction for pass by credits are shown in Tables 2 and 3 and may be summarized as follows:

DIRECTIONAL DISTRIBUTION (TRIPS IN/OUT)

AM	=	59 / 68
PM	=	109 / 76

As previously mentioned, site access is existing via a full access driveway connection to Donald Ross Road and a full access driveway connection to Frederick Small Road. As part of the proposed application an eastbound right turn lane is proposed on Frederick Small Road. Existing travel patterns demonstrate the majority of vehicles that use the Frederick Small Road entrance arrive from the west. The eastbound right turn lane enhances safety by providing a deceleration lane outside of the through lane and also provides additional vehicle queue storage if ever needed due to spillover from the guardhouse. Based on Palm Beach County's warrant requirement of 30 peak hour left turns, a westbound left turn lane on Frederick Small Road is not warranted or proposed. Additional modifications are proposed to the guardhouse and entrance road. These modifications are intended to improve operations, increase efficiency, and enhance pedestrian safety.

4.0 CONCLUSION

As documented in this report, the proposed modifications will not result in any increase in trips from the existing/vested uses. The proposed eastbound right turn lane and entrance modifications will improve operational efficiency and enhance safety at the Frederick Small Road driveway connection. Since the proposed project will not result in an increase in trips, the project meets the requirements of the Palm Beach County Traffic Performance Standards.

bk: x:\Documents\TrafficDrainage&Structural\tgs.25066

THE BEAR'S CLUB

EXISTING DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips (Driveway Trips)	Pass-by %	Pass-by Trips	Net Trips
Single Family Detached	210	113	Dwelling Units	10			1,130		0	1,130	0%	0	1,130
Golf Course	430	27	Holes	30.38			820		0	820	5%	41	779
			Grand Totals:				**1,950**	**0.0%**	**0**	**1,950**	**2%**	**41**	**1,909**

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips (Driveway Trips) In	External Trips (Driveway Trips) Out	External Trips (Driveway Trips) Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Single Family Detached	210	113	Dwelling Units	0.7	0.26	0.74	21	58	79	0.0%	0	0	0	21	58	79	0%	0	21	58	79
Golf Course	430	27	Holes	1.76	0.79	0.21	38	10	48	0.0%	0	0	0	38	10	48	5%	2	36	10	46
			Grand Totals:				**59**	**68**	**127**	**0.0%**	**0**	**0**	**0**	**59**	**68**	**127**	**2%**	**2**	**57**	**68**	**125**

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips (Driveway Trips) In	External Trips (Driveway Trips) Out	External Trips (Driveway Trips) Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Single Family Detached	210	113	Dwelling Units	0.94	0.63	0.37	67	39	106	0.0%	0	0	0	67	39	106	0%	0	67	39	106
Golf Course	430	27	Holes	2.91	0.53	0.47	42	37	79	0.0%	0	0	0	42	37	79	5%	4	40	35	75
			Grand Totals:				**109**	**76**	**185**	**0.0%**	**0**	**0**	**0**	**109**	**76**	**185**	**2%**	**4**	**107**	**74**	**181**

Figure 1 – Driveway Volumes
The Bear's Club
Project # 25-066

SIMMONS & WHITE
CIVIL & TRAFFIC ENGINEERING

PHASING PLAN

	Phase Description	Commencement (on or before)	Completion* (on or before)
Phase IA	Preliminary golf course survey & clearing, installation of pre serve area barricades and listed species protection measures.	March, 1999	September, 1999
	Lake excavations, site access & filling, golf course clearing and grading, driving range, turn lane improvements, installation of perimeter landscape buffers; temporary clubhouse and supporting infrastructure.	August, 1999	December, 1999
Phase IB	Construction of entrance road, entry features, maintenance area, required turn lanes, golf clubhouse with 4 units, 8 "Inn" units, 12 golf cottage condominiums, golf shelters, guardhouse and supporting infrastructure.	August, 1999	June, 2002
Phase IC	POA Maintenance Area		
Phase II	60 single family lots	December, 2000	December, 2002
Phase III	17 golf cottages, Par 3 Course and 13 Single Family Homes	December, 2002	December, 2003

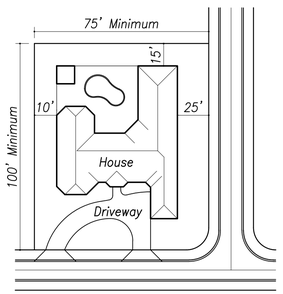
NOTE: "Completion" of cottage units and single family lots refers to supporting infrastructure improvements (i.e. horizontal improvements) and recordation of the subdivision plats.

Definitions/General Notes

- All proposed lakes shall be constructed in accordance with the Town of Jupiter's and the South Florida Water Management District's lake excavation criteria and littoral zone planting requirements.
- All wetland preserve areas shall be protected by a minimum 15'/average 25' wide buffer of native vegetation.
- Upland and wetland preserve areas may not be altered except in compliance with the Preserve Area Management Plan approved by the Town of Jupiter.
- Native landscape areas are areas that will be restored in native vegetation in a manner that enhances golf course design and aesthetics.
- Preserved or created native upland habitat are areas that may be preserved or modified and re-created depending on preliminary surveying details.
- Preserved or created native upland habitat includes the minimum 15' wide buffer areas between wetland preserves and golf course areas which may be modified for golf play in consultation with the Town of Jupiter and the South Florida Water Management District.
- Created wetland marsh refers to proposed wetland mitigation areas constructed in accordance with approved construction permits and planting plans.
- Refer to landscape plans for details and specifications applicable to perimeter landscape buffer areas.
- Refer to Environmental Assessment prepared by Environmental Services, Inc. for environmental protection requirements including listed species protection, preserve area requirements, preserve area management plans, wetland impacts, wetland mitigation plans and maintenance and monitoring requirements.
- All listed species protection measures and wetland impacts and mitigation plans shall be consistent with applicable State and Federal permitting agencies.
- Refer to Preliminary Drainage Plan prepared by Engineering and Water Resoures for typical cross sections, drainage concept, legal outfall and typical elevations.

Development Criteria for Cottages, Condominiums, Inn Units & Clubhouse Units
Due to the unique design characteristics of these development pods, site development criteria shall be as shown on the final site plans.

NOTE: All area calculations are approximate until formally surveyed.



N.T.S.

Typical Lot Plan

Building Setbacks and Lot Sizes

Front:	25'
Side (Min. Interior):	10'
Side Corner:	25'
Rear (Minimum):	15'
Minimum Lot Area:	10,000 sf
Minimum Lot Width:	75'
Minimum Lot Depth:	100'
Maximum Lot Coverage:	35%

Note: Applicant may exceed minimum R-1 lot development criteria.

Applicant/Owner:
The Bear's Club Development Company
2000 PGA Blvd, Suite 2204
North Palm Beach, FL 33408
Contact: Robert B. Whitley,Pres.
(561) 694-0055

Applicant's Agent:
Lucido & Associates
701 East Ocean Blvd.
Stuart, Florida, 34994
Contact: Morris A. Crady, AICP
Phone:(772) 220-2100 Fax: (772) 223-0220

Engineers
Engineering & Water Resources
930 Central Parkway, Suite 106
Stuart, Florida 34994
Contact: Brian McMahon P.E.
(772) 781-6408

Simmons & White, Inc.
2581 Metrocentre Boulevard, Suite 3
West Palm Beach, FL 33407
Contact: Erik Cooper P.E.
(561) 478-7848 x 109

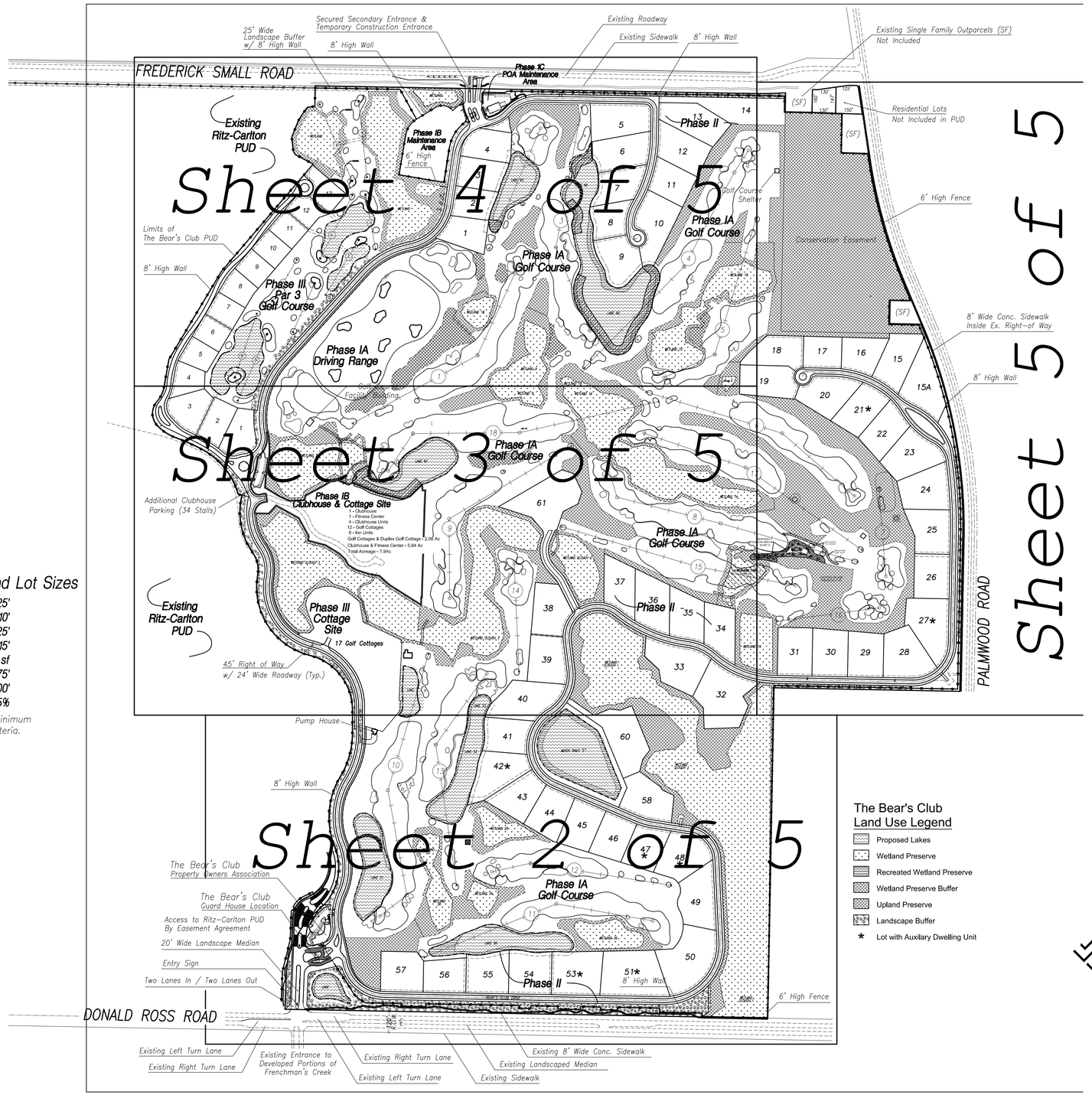
Surveyor:
Lidberg Land Surveying, Inc
675 West Indiantown Rd. Suite 200
Jupiter, FL 33458
Contact: David Lidberg
(561) 746-8454

Designers ***(Golf Course Design) :***
Jack Nicklaus Golden Bear International
11780 US Highway One, 3rd Floor
North Palm Beach, FL 33408
Contact: Jack W. Nicklaus, II
(561) 626-3900

Designers ***(Land Planning & Landscape Architecture):***
Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994
Contact: Thomas Lucido, ASLA
(772) 220-2100

Architects
Peacock and Lewis
P.O. Box 6877
West Palm Beach, FL 33405
Contact: Brian D. Idle, AIA
(561) 582-2705

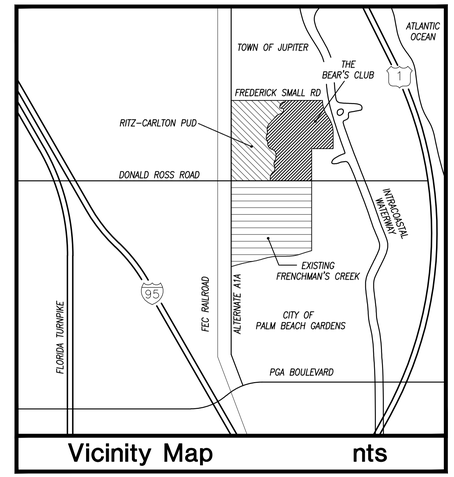
Environmental:
Environmental Services, Inc.
1001 North US Highway One, Suite 304
Jupiter, FL 33477
Contact: David K. Nickerson
(561) 743-5141



Sheet 4 of 5
Sheet 3 of 5
Sheet 2 of 5
Sheet 5 of 5

The Bear's Club Land Use Legend

- Proposed Lakes
- Wetland Preserve
- Recreated Wetland Preserve
- Wetland Preserve Buffer
- Upland Preserve
- Landscape Buffer
- * Lot with Auxilary Dwelling Unit



The Bear's Club PUD Site Data

Total Project Area: **400.9 acres**

Total Residential Units:	**114**
Estate Single Family Lots:	73**
Clubhouse Units:	4*
Inn Units:	8*
Golf Cottage Units:	29

*Clubhouse units and Inn units do not have kitchen facilities
** A maximum of 22 auxiliary dwelling units are permitted as accessory uses for 22 single family lots within the Bear's Club PUD (Ordinance No. 43-05)

Gross Residential Density: **0.3 units per acre**
Existing Land Use Designation: **Low Density Residential**

Existing Zoning: **R-1/PUD**

Area Calculations	**Acres**	**%**
Total Area:	**400.9**	**100.0**
Golf Course & Open Space:	110.5	27.6
Wetland Preserves:	55.5	13.8
Upland Preserve Area:	61.5	15.3
Single Family Lot Areas:	85.2	21.3
Road Right-of-Way	26.7	6.7
Driving Range:	16.7	4.2
Lakes:	17.4	4.3
Landscape Buffers:	10.7	2.6
Clubhouse and Cottage Site:	7.9	2.0
Golf Maintenance Site:	3.1	0.8
POA Maintenance Site:	0.6	0.2
Golf Cottage Site:	5.1	1.2
Pervious Area:	**312.2**	**77.8**
Golf Course & Open Space:	110.5	27.6
Wetland Preserves:	55.5	13.8
Upland Preserve Area:	61.5	15.3
Single Family Lot Areas:	25.8	6.4
Road Right-of-Way	7.6	1.9
Driving Range:	16.7	4.2
Lakes:	17.4	4.3
Landscape Buffers:	10.7	2.6
Golf Clubhouse Cottage Condominium Site:	2.4	0.6
Golf Maintenance Site:	1.6	0.4
POA Maintenance Site:	0.3	0.1
Golf Cottage Site:	2.2	0.5
Impervious Area:	**88.7**	**22.2**
Single Family Lot Areas:	59.7	14.9
Road Right-of-Way:	19.1	4.8
Golf Clubhouse, Cottage Condominium Site:	5.2	1.3
Golf Maintenance Site:	1.5	0.4
POA Maintenance Site:	0.3	0.1
Golf Cottage Site:	2.9	0.7

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100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (561) 467-1301, Fax (561) 467-1303
800 Highland Avenue, Orlando, Florida 32803 (407) 839-3701, Fax (407) 872-0869

The Bear's Club PUD

Town of Jupiter, Palm Beach County, Florida

Key Sheet

300' 0 150' 300'

NORTH

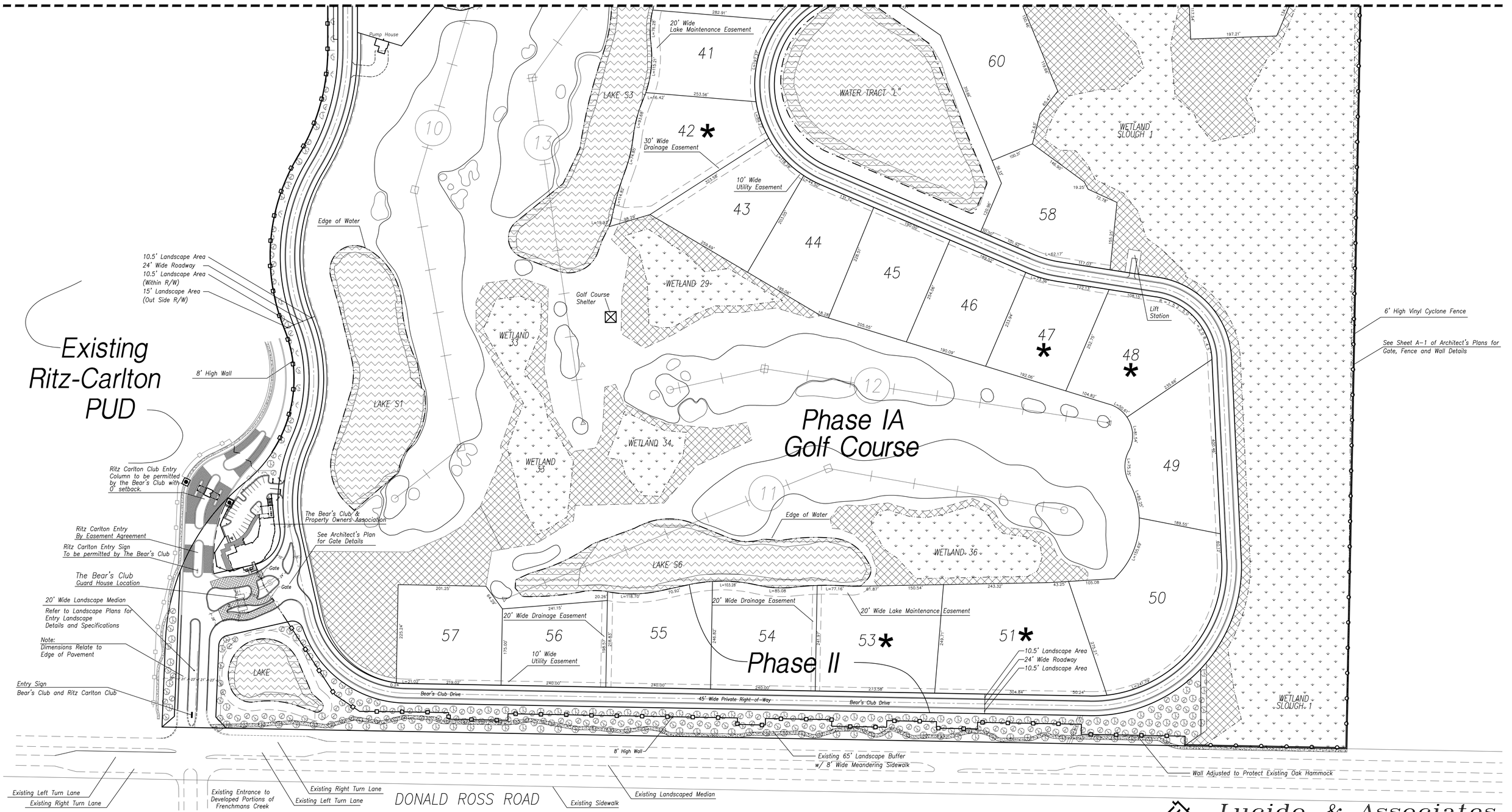
Scale	1"=50'
Drawn by	S.L.S.
Checked By	M.C.
Date	5.11.98

Date/Revisions
7.1.98 8.23.99 4.08.02 11.21.02 1.27.06 01.18.22
3.30.99 10.8.99 5.13.02 7.31.03 07.12.23 02.04.22
4.30.99 11.8.99 7.15.02 9.17.03 09.01.11 10.30.25
7.1.99 12.14.99 10.02.02 P 4.12.04 10.13.11 5.22.2026

Computer File	21-065
Station	S.L.S.
File Number	21-065
Job Number	21-065

Sheet 1 of 5

See Sheet 3 of 5



Land Use Legend

- Proposed Lakes
- Wetland Preserve
- Created Wetland Preserve
- Wetland Preserve Buffer
- Upland Preserve
- Landscape Buffer
- * Lot with Auxilary Dwelling Unit

Note:
Refer to Sheet 1 of 5 for PUD site data, phasing, area calculations, applicable development criteria, definitions, lot development restrictions and general notes.

Lucido & Associates

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322 Georgia Avenue, Stuart, Florida 34994 (561) 220-2100, Fax (561) 223-0220
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800 Highland Avenue, Orlando, Florida 32803 (407) 839-3701, Fax (407) 872-0869

The Bear's Club PUD

Town of Jupiter, Palm Beach County, Florida

Site Plan

100' 0 50' 100'

NORTH

Scale	1"=100'
Drawn by	S.L.S.
Checked By	M.C.
Date	5.11.98

Date/Revisions
7.1.98 8.23.99 4.06.02 11.21.02 1.27.06 01.18.22
3.30.99 10.8.99 5.13.02 1.31.03 07.12.23 02.04.22
4.30.99 11.8.99 7.10.02 9.17.03 09.01.11 10.30.25
7.1.99 12.14.99 10.02.02 (P-4.12.04 10.13.11 5.22.2026

Sheet 2 of 5

Computer File	5485H02
Station	S.L.S.
File Number	5485
Job Number	5485

2

Sheet 4 of 5

20' Pavement Width
Landscape Island
8' High Wall
Entrance to Par 3 Estate Lots
Landscape Island
Additional Clubhouse Parking (34 Stalls)
Approximate Location Clubhouse Entrance

3
Lot Area 36294 SF
Minimum Finish Floor EL 11.2

2
Lot Area 29000 SF
Minimum Finish Floor EL 10.5

1
Lot Area 27571 SF
Minimum Finish Floor EL 10.5

15' River Drainage Easement

Golf Course Facility Building
Elevated Wetland Crossing
WETLAND 20
LAKE N1
Top of Bank
Edge of Water
WETLAND 9
WETLAND 14
LAKE N2

Phase IA Golf Course

Phase IB Clubhouse & Cottage Site
1 - Clubhouse
1 - Fitness Center
4 - Clubhouse Units
12 - Golf Cottages
8 - Inn Units
Golf Cottages & Duplex Golf Cottage - 2.06 Ac
Clubhouse & Fitness Center - 5.84 Ac
Total Acreage - 7.9Ac

WETLAND SLOUGH 3
WETLAND SLOUGH 2
WETLAND 14
WETLAND 14A
Elevated Wetland Crossing

Existing Ritz-Carlton PUD

Phase III Cottage Site
17 Golf Cottages

30' Landscape Area (Out Side R/W)
10.5' Landscape Area (Within R/W)
24' Wide Roadway
10.5' Landscape Area
45' Right of Way w/ 24' Wide Roadway (Typ.)
To be included with Phase 1A
Approximate Location Cottage Site Entrance
The Bear's Club PUD Limits
8' High Wall
Bear's Club Blvd.
Elevated Wetland Crossing
Halfway House
LAKE
LAKE S3

Phase II

10' Wide Utility Easement
10.5' Landscape Area
24' Wide Roadway
10.5' Landscape Area
WETLAND SLOUGH 1
WETLAND

Land Use Legend

- Proposed Lakes
- Wetland Preserve
- Created Wetland Preserve
- Wetland Preserve Buffer
- Upland Preserve
- Landscape Buffer
- * Lot with Auxilary Dwelling Unit

Note:
Refer to Sheet 1 of 5 for PUD site data, phasing, area calculations, applicable development criteria, definitions, lot development restrictions and general notes.

All landscape islands and beds will be free of shell rock and construction debris excavated to a depth of 30 inches or to clean, native soils and backfilled with the specified backfill.

All trees proposed to be preserved on site shall be protected in accordance with the procedures

in the Town's Code.

outlined in Division IV, Vegetation Removal Requirements

Lucido & Associates
Land Planning/Landscape Architecture
322 Georgia Avenue, Stuart, Florida 34994 (561) 220-2100, Fax (561) 223-0220
100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (561) 467-1301, Fax (561) 467-1303
800 Highland Avenue, Orlando, Florida 32803 (407) 839-3701, Fax (407) 872-0869

The Bear's Club PUD

Town of Jupiter, Palm Beach County, Florida

Site Plan

100' 0 50' 100'

NORTH

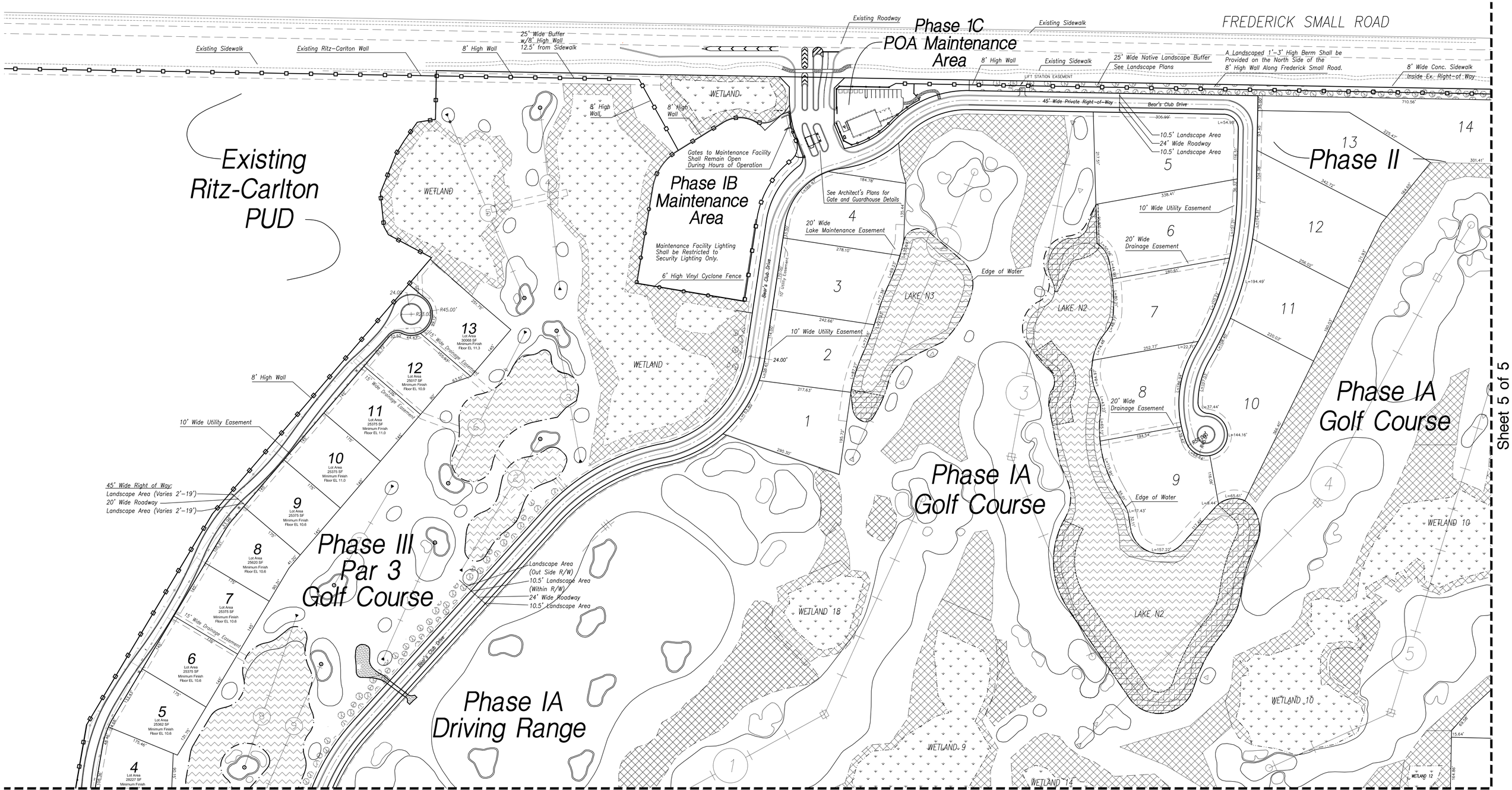
Scale	1"=100'
Drawn by	S.L.S.
Checked By	M.C.
Date	5.11.98

Date/Revisions
7.1.98 8.23.99 4.08.02 11.21.02 1.27.06 01.18.22
3.30.99 10.8.99 5.13.02 1.31.03 07.12.23 02.04.22
4.30.99 11.8.99 7.10.02 9.17.03 08.01.11 10.30.25
7.1.99 12.14.99 10.02.02 FP 4.12.04 10.13.11 5.22.2026

Sheet 3 of 5

Computer File	5485H01
Station	S.L.S.
File Number	5485
Job Number	5485

3



Sheet 5 of 5

Sheet 3 of 5

Land Use Legend

- Proposed Lakes
- Wetland Preserve
- Created Wetland Preserve
- Wetland Preserve Buffer
- Upland Preserve
- Landscape Buffer
- * Lot with Auxilary Dwelling Unit

Note:
Refer to Sheet 1 of 5 for PUD site data, phasing, area calculations, applicable development criteria, definitions, lot development restrictions and general notes.

All landscape islands and beds will be free of shell rock and construction debris excavated to a depth of 30 inches or to clean, native soils and backfilled with the specified backfill.

All trees proposed to be preserved on site shall be protected in accordance with the procedures outlined in Division IV., Vegetation Removal Requirements in the Town's Code.

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The Bear's Club PUD

Town of Jupiter, Palm Beach County, Florida

Site Plan

100' 0 50' 100'

NORTH

Scale	1"=100'
Drawn by	S.L.S.
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7.1.99 12.14.99 10.02.02 FF 4.12.04 10.13.11 5.22.2026

Sheet 4 of 5

Computer File	5485H04
Station	S.L.S.
File Number	5485
Job Number	5485

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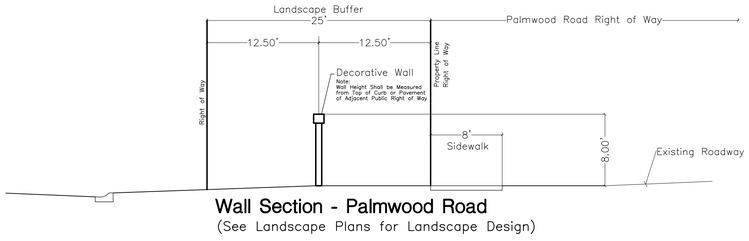
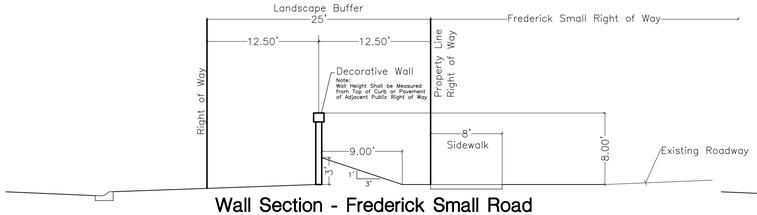
See Sheet 3 of 5

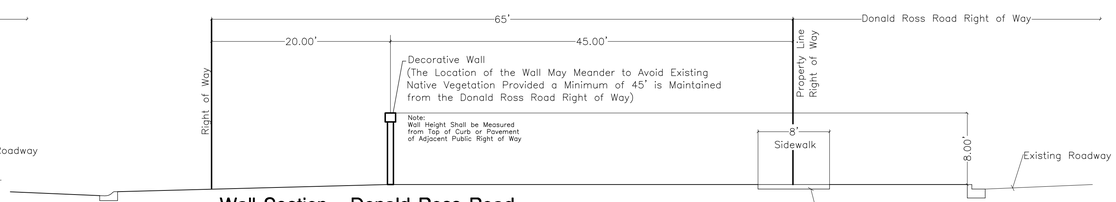
See Sheet 4 of 5



Wall Section - Palmwood Road
(See Landscape Plans for Landscape Design)



Wall Section - Frederick Small Road
(See Landscape Plans for Landscape Design)



Wall Section - Donald Ross Road
(See Landscape Plans for Landscape Design)

Note:
Refer to Sheet 1 of 5 for PUD site data, phasing, area calculations, applicable development criteria, definitions, lot development restrictions and general notes.

The Bear's Club
Land Use Legend

- Proposed Lakes
- Wetland Preserve
- Created Wetland Preserve
- Wetland Preserve Buffer
- Upland Preserve
- Landscape Buffer
- * Lot with Auxilary Dwelling Unit

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The Bear's Club PUD

Town of Jupiter, Palm Beach County, Florida

Site Plan

100' 0 50' 100'

NORTH

Scale	1"=100'
Drawn by	S.L.S.
Checked By	M.C.
Date	5.11.98

Date/Revisions

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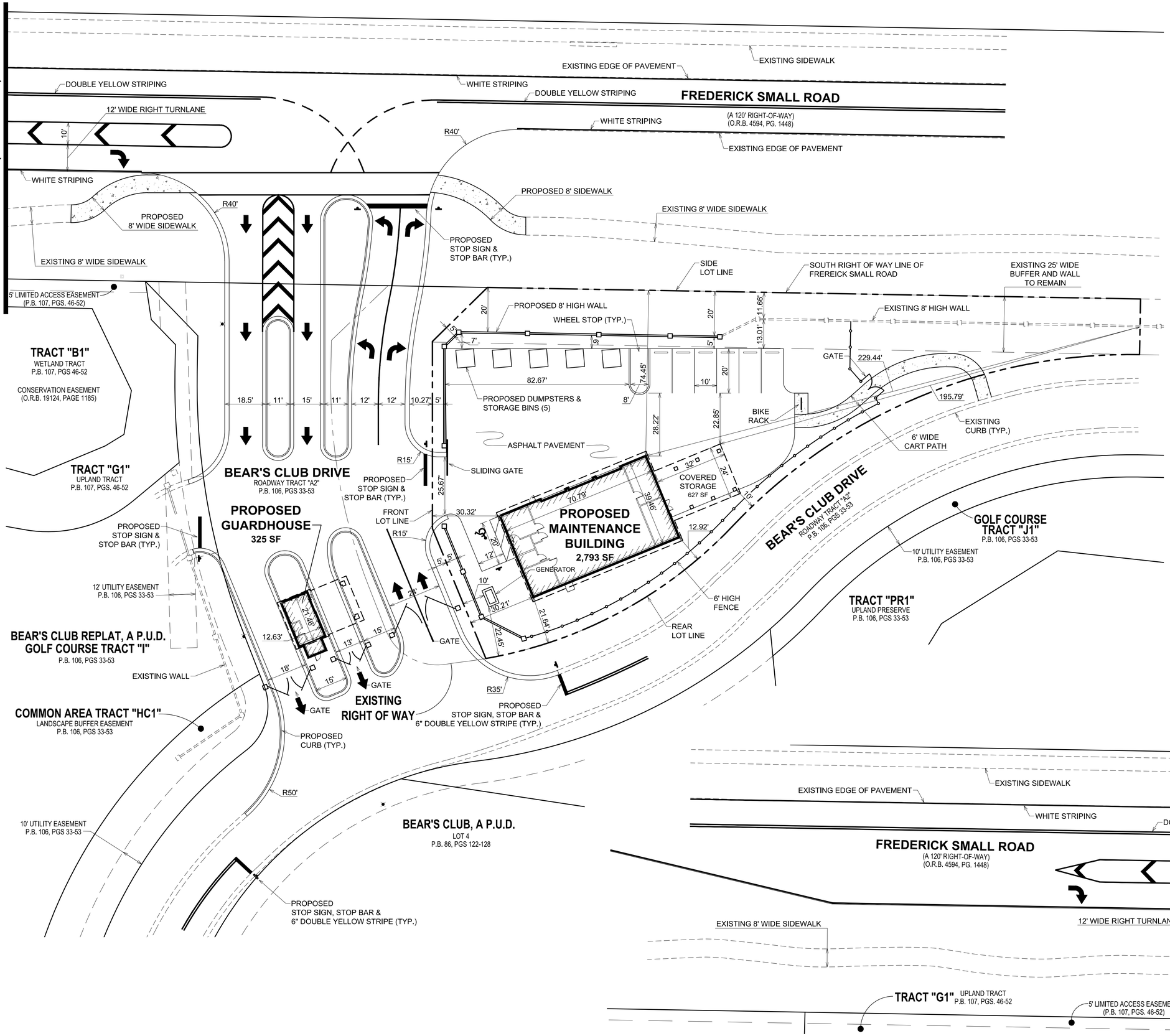
Computer File	5485H05
Station	S.L.S.
File Number	5485
Job Number	5485

Sheet 5 of 5

5



Site Data

Total Area (POA Maintenance Tract):	28,041 sf	0.64 ac
Existing Zoning:	R-1 (PUD)	
Existing Future Land Use:	Low Density Residential	
Impervious Area:	14,024 sf	0.32 ac 50.1%
Buildings:	2,793 sf	0.06 ac
Pavement and Sidewalks:	11,231 sf	0.26 ac
Pervious Area (Open Space):	13,990 sf	0.32 ac 49.9%
Landscape:	13,990 sf	0.32 ac

Building & Lot Data

Gross Floor Area:	2,793 sf	
	Required (R-1)	**Proposed (PUD)**
Min. Lot Area:	10,000 sf	28,041 sf / 0.64 ac
Min. Lot Width:	75'	79'
Min Lot Depth:	100'	321'
Max. Building Height:	35'	17'
Max Lot Coverage:	35%	12.2%
Setbacks		
Building		
Front (Bear's Club Drive Entrance):		
Building:	25'	30'
Generator:	25'	10'
Side Corner (Bear's Club Drive):		
Building:	25'	12'
Generator:	25'	22'
Covered Storage	25'	10'
Side (Frederick Small Road):		
Building:	10'	74'
Rear:		
Building:	15'	229'
Covered Storage	15'	195'

Parking

Parking Provided: 7 Spaces*

Includes 1 Handicap Spaces

* 1 space per 500 sf of building area

* 1 space for Guardhouse

Waivers

- Front Setback along Bear's Club Drive (Entrance) from 25' to 10'
- Side Corner Setback along Bear's Club Drive from 25' to 10'

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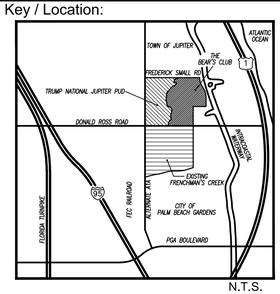
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



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Engineer:	Simmons & White 2581 Metrocentre Blvd. West Suite 3 West Palm Beach, Florida 33407
Surveyor:	Surveyors, Inc. P.O. Box 456 Palm City, Florida 34991
Architect:	Dailey Janssen Architects 400 Clematis Street, Suite 200 West Palm Beach, Florida 33401

Bear's Club Phase 1C

Frederick Small Guardhouse and POA Maintenance Building

Town of Jupiter, Palm Beach County, Florida

Site Plan

Date	By	Description
1.29.2026	S.L.S.	Initial Submittal
4.28.2026	S.L.S.	1st Resubmittal
5.22.2026	S.L.S.	2nd Resubmittal
5.28.2026	S.L.S.	2nd Resubmittal - Update

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

LA6667114
Steven D. Garrett

Designer	S.L.S.	Sheet
Manager	M.C.	1 of 1
Project Number	25-220	
Municipal Number	---	
Computer File	Bear's Club - Frederick Small Entrance and POA Maintenance - Site Plan.dwg	

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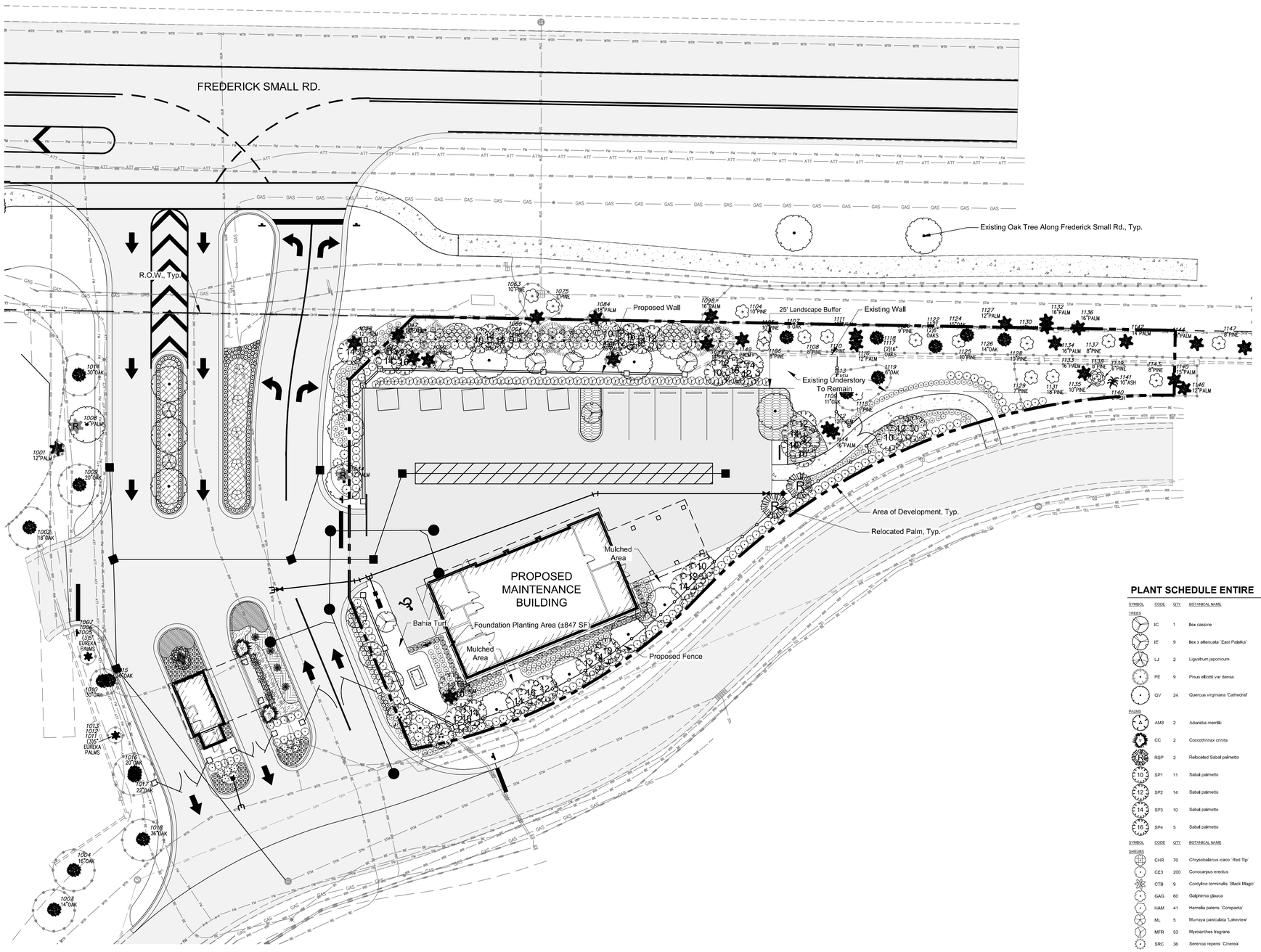

Sheet Index

LA-1	Overall Landscape Plan
LA-2	Maintenance Landscape Plan
LA-3	Maintenance Mitigation Plan
LA-4	Entry Landscape Plan
LA-5	Entry Mitigation Plan
LA-6	Mitigation Data
LA-7	Landscape Details
LA-8	Landscape Specifications

Landscape Data

Total Maintenance Area:	28,042 sf	0.64 ac
Impervious Area:	14,235 sf	0.32 ac 50%
Building:	2,793 sf	0.06 ac
VUA	10,502 sf	0.24 ac
Sidewalk:	570 sf	0.01 ac
Other:	370 sf	0.01 ac
Pervious Area:	13,807 sf	0.32 ac 50%
Landscape:	13,807 sf	0.32 ac

Foundation Planting:	
Building Perimeter (LF):	220.5 LF
Required Foundation Planting (LF): (220.5 LF X 0.40 = 88.2 LF)	88.2 LF
Provided Foundation Planting (LF):	99.9 LF
Required Foundation Planting Area (SF): (220.5 LF X 3.75 = 826.9 SF)	826.9 SF
Provided Foundation Planting Area (SF):	847.0 SF
Required Foundation Trees: (826.9 / 250 = 4 Trees)	4 Trees
Provided Foundation Trees:	4 Trees
VUA Planting:	
Required Internal Landscape Area (SF): (10,502 SF X 0.20 = 2,100.4 SF)	2,100.4 SF
Provided Internal Landscape Area (SF):	6,166.0 SF
Required Internal Landscape Area Percentage:	20%
Provided Internal Landscape Area Percentage:	93%
Required Parking Island Trees:	3 Trees
Provided Parking Island Trees:	3 Trees
Perimeter Buffer:	
Required Perimeter Trees: (832.26 LF / 25 LF = 34 Trees)	34 Trees
Provided Perimeter Trees:	37 Trees
Buffer Tree #'s 1143, 1137, 1138, 1135, 1131, 1128, 1126, 1124, 1120, 1117, 1118, 1108, 1110, 1107, 1106, 1105	(18 Trees)
Planted Trees: 6 QV, 9 PE, 4 IE	(19 Trees)
Mitigation:	
Total Required Mitigation Credits:	14 Trees
Total Provided Mitigation Credits:	14 Trees
Total Trees:	
Total Required Trees On Site:	41 Trees
Total Provided Trees On Site:	46 Trees
Required Percentage of Native Trees:	50%
Provided Percentage of Native Trees:	100%

Percentage Native Calculations

Provided Trees:		Native %
Trees:	45	43 = 96%
Shrubs:	829	737 = 89%
Ground Cover:	1,913	983 = 51%
Total:	2,787	1,763 = 63%

PLANT SCHEDULE ENTIRE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
TREES										
	IC	1	Ilex cassine	Dahoon Holly	FG	12' HT	6' SPR	F, SP	Native	2" Caliper
	IE	9	Ilex x attenuata `East Palatka`	East Palatka Holly	FG	12' HT	5' W	STD, F, SP	Native	3" Caliper
	LJ	2	Ligustrum japonicum	Japanese Privet	FG	6'-8' HT	5'-6' SPR	ML, SP, FC	Non-native	
	PE	9	Pinus elliottii var densa	South Florida Slash Pine	FG	12' HT	6' W	F, SP	Native	2" Caliper
	QV	24	Quercus virginiana `Cathedral`	Southern Live Oak	FG	20'-22' HT	16' SPR	F, SP	Native	4" Caliper
PALMS										
	AM3	2	Adonidia merrillii	Christmas Palm Triple	FG	10'-12' OA	8' CT	Triple, Full Heads, SP	Non-native	
	CC	2	Coccothrinax crinita	Old Man Palm	FG	4'-6' HT		FH, SP	Non-native	
RSP	RSP	2	Relocated Sabal palmetto	Rolocated Sabal Palm	N/A				Native	
10	SP1	11	Sabal palmetto	Sabal Palm	FG	10' CT		SP, Straight Trunk, HC	Native	
12	SP2	14	Sabal palmetto	Sabal Palm	FG	12' CT		SP, Straight Trunk, HC	Native	
14	SP3	10	Sabal palmetto	Sabal Palm	FG	14' CT		SP, Straight Trunk, HC	Native	
16	SP4	5	Sabal palmetto	Sabal Palm	FG	16' CT		SP, Straight Trunk, HC	Native	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
SHRUBS										
	CHR	70	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" OA		FTB	Native	24" OC
	CE3	200	Conocarpus erectus	Buttonwood	15G	6'HT	36" W	FTB, SP	Native	36" OC
	CTB	9	Cordyline terminalis `Black Magic`	Black Magic Ti Plant	7G	4` HT	3`W	F, SP	Non-native	24" OC
	GAG	60	Galphimia glauca	Thryallis	3G	24" OA		F	Non-native	24" OC
	HAM	41	Hamelia patens `Compacta`	Dwarf Firebush	3G	24" OA		FTB	Native	24" OC
	ML	5	Murraya paniculata `Lakeview`	Lakeview Orange Jessamine	25G	6-7` HT		STD, SP	Non-native	N/A
	MFR	53	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native	36" OC
	SRC	36	Serenoa repens `Cinerea`	Silver Saw Palmetto	3G	18" OA		F	Native	48" OC
ACCENTS										
	ALI	10	Alcantarea imperialis	Imperial Bromeliad	7G	30" OA		SP	Non-native	42" OC
	AOO	8	Alcantarea odorata	Giant Silver Bromeliad	7G	30" OA		SP	Non-native	36" OC
	AR2	4	Anthurium hookeri Big Red Bird	Big Red Birdsnest Anthurium	7G	2`-3` OA		F, SP	Non-native	N/A
GRASSES										
	TRF	264	Tripsacum floridana	Dwarf Fakahatchee Grass	3G	24" OA	18"W	F	Native	24" OC
GROUNDCOVERS										
	CE4	218	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Natal Plum	3G	8" HT	1` SPR	F	Non-native	18" OC
	LS	15	Liriope muscari `Super Blue`	Super Blue Lilyturf	3G	18" OA		F	Non-native	18" OC
GRASSES										
	MUH	69	Muhlenbergia capillaris	Pink Muhly	3G	24" OA		F	Native	36" OC
GROUND COVERS										
	ANN	626	Annuals	Seasonal Annuals, Amt. Varies	Varies	Varies		F, SP	Non-native	Varies
	PLG	320	Eragrostis spectabilis	Purple Lovegrass	1G	12" OA		F	Native	18" OC
	EX2	71	Evolvulus x `USEVO1201`	Blue My Mind® Dwarf Morning Glory	1G	4" HT	6" W	FTB	Non-native	18" OC
	HS	540	Helianthus debilis debilis	East Coast Dune Sunflower	1G	6"-8" OA		Prostrate (Creeping) Variety	Native	8" OC
	SJ	123	Stachytarpheta jamaicensis	Native Blue Porterweed	1G	6" HT	10"W	F	Native	12" OC

Note: *Specified height, width, and caliper sizes provided in the plant schedule supersede container sizes of proposed plant material. Plant material must meet minimum specified growth sizes at time of installation. Container size is provided for reference only.*

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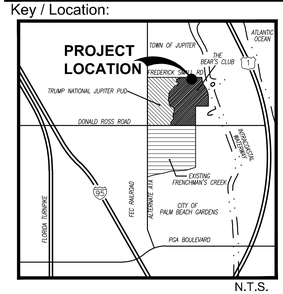

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Surveyor:	Surveyors, Inc. P.O. Box 456 Palm City, Florida 34991
Architect:	Dailey Janssen Architects 400 Clematis Street, Suite 200 West Palm Beach, Florida 33401

Bear's Club

Frederick Small Guardhouse and POA Maintenance Building

Town of Jupiter, Palm Beach County, Florida

Overall Landscape Plan

Date	By	Description
01.28.26	AC	Initial Submittal
04.28.26	AC	1st Resubmittal
05.22.26	AC	2nd Resubmittal
05.28.26	AC	2nd Resubmittal - Update

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # LA6667114
Steven Garrett

Designer	AC	Sheet	LA-1
Manager	MY		
Project Number	25-220		
Municipal Number	---		
Computer File	Bear's Club POA Maintenance - LA.dwg		

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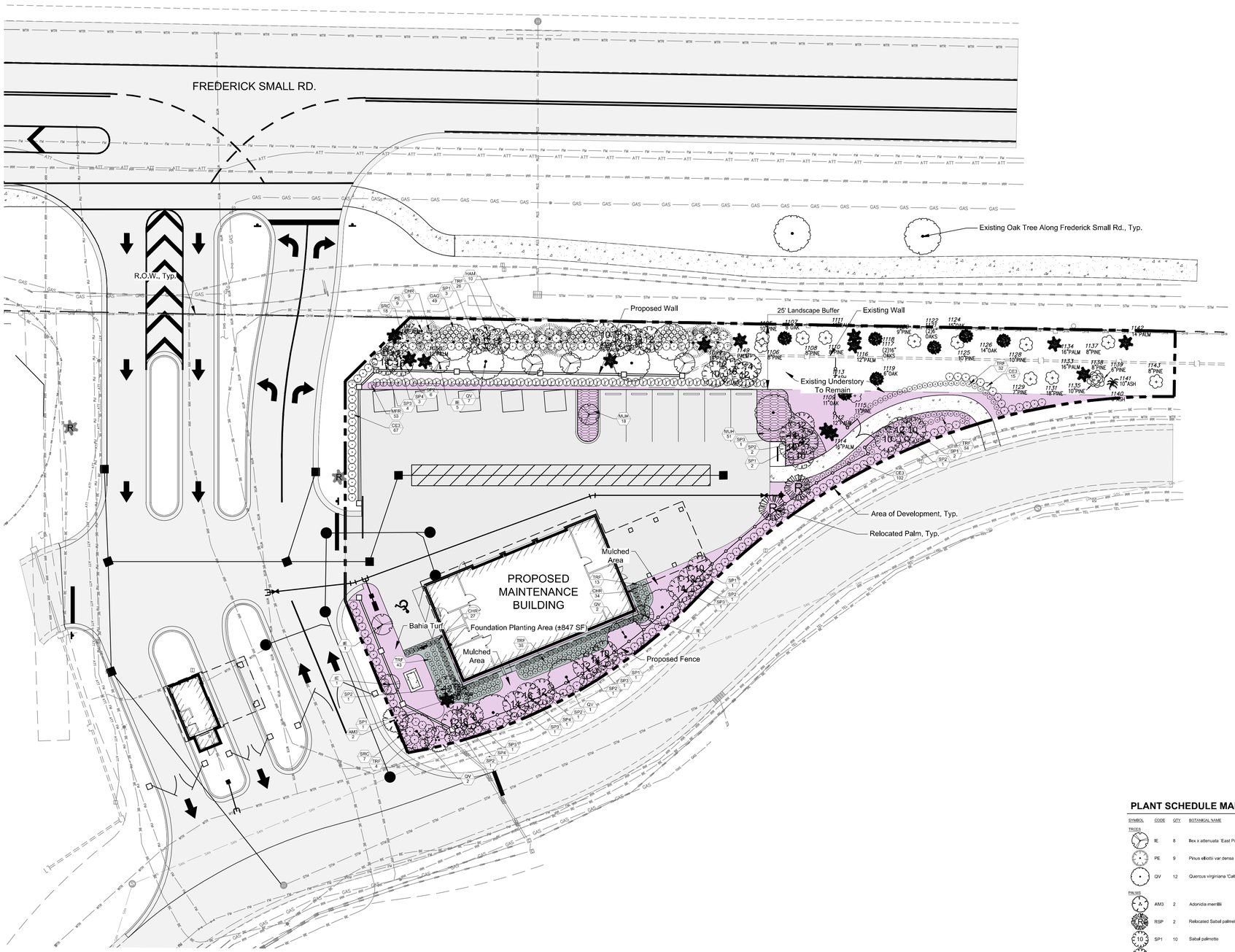

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Provided Foundation Trees:	4 Trees

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Buffer Tree #'s 1143, 1137, 1138, 1135, 1131, 1128, 1126, 1124, 1120, 1117, 1118, 1108, 1110, 1107, 1106, 1105	(18 Trees)
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Total Provided Mitigation Credits:	14 Trees

Total Trees:

Total Required Trees On Site:	41 Trees
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Required Percentage of Native Trees:	50%
Provided Percentage of Native Trees:	100%

PLANT SCHEDULE MAINTENANCE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
TREES										
	IE	8	Ilex x attenuata 'East Palatka'	East Palatka Holly	FG	12' HT	5' W	STD, F, SP	Native	3" Caliper
	PE	9	Pinus elliottii var densa	South Florida Slash Pine	FG	12' HT	6'W	F, SP	Native	2" Caliper
	QV	12	Quercus virginiana 'Cathedral'	Southern Live Oak	FG	20'-22' HT	18' SPR	F, SP	Native	4" Caliper
PALMS										
	AM3	2	Adonidia merrillii	Christmas Palm Triple	FG	10'-12' OA	8' CT	Triple, Full Heads, SP	Non-native	
	RSP	2	Relocated Sabal palmetto	Relocated Sabal Palm	N/A				Native	
10	SP1	10	Sabal palmetto	Sabal Palm	FG	10' CT		SP, Straight Trunk, HC	Native	
12	SP2	14	Sabal palmetto	Sabal Palm	FG	12' CT		SP, Straight Trunk, HC	Native	
14	SP3	9	Sabal palmetto	Sabal Palm	FG	14' CT		SP, Straight Trunk, HC	Native	
16	SP4	5	Sabal palmetto	Sabal Palm	FG	16' CT		SP, Straight Trunk, HC	Native	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
SHRUBS										
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	CE3	184	Conocarpus erectus	Buttonwood	15G	6' HT	36" W	FTB, SP	Native	36" OC
	GAG	49	Galphimia glauca	Thryallis	3G	24" OA		F	Non-native	24" OC
	HAM	11	Hamelia patens 'Compacta'	Dwarf Firebush	3G	24" OA		FTB	Native	24" OC
	MFR	53	Myrcianthes fragrans	Simpson's Stopper	7G	4' HT	3' W	FTB, SP	Native	36" OC
	SRC	25	Serenoa repens 'Cinerea'	Silver Saw Palmetto	3G	18" OA		F	Native	48" OC
GRASSES										
	TRF	206	Tripsacum floridana	Dwarf Fakahatchee Grass	3G	24" OA	18"W	F	Native	24" OC
GRASSES										
	MUH	69	Muhlenbergia capillaris	Pink Muhly	3G	24" OA		F	Native	36" OC

Note: *Specified height, width, and caliper sizes provided in the plant schedule supersede container sizes of proposed plant material. Plant material must meet minimum specified growth sizes at time of installation. Container size is provided for reference only.*

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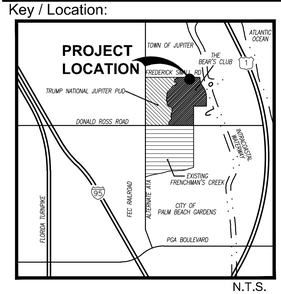

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Bear's Club

Frederick Small Guardhouse and POA Maintenance Building

Town of Jupiter, Palm Beach County, Florida

Maintenance Landscape Plan

Date	By	Description
01.28.26	AC	Initial Submittal
04.28.26	AC	1st Resubmittal
05.22.26	AC	2nd Resubmittal
05.28.26	AC	2nd Resubmittal - Update

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # LA6667114
Steven Garrett

Designer	AC	Sheet
Manager	MY	LA-2
Project Number	25-220	
Municipal Number	---	
Computer File	Bear's Club POA Maintenance - LA.dwg	

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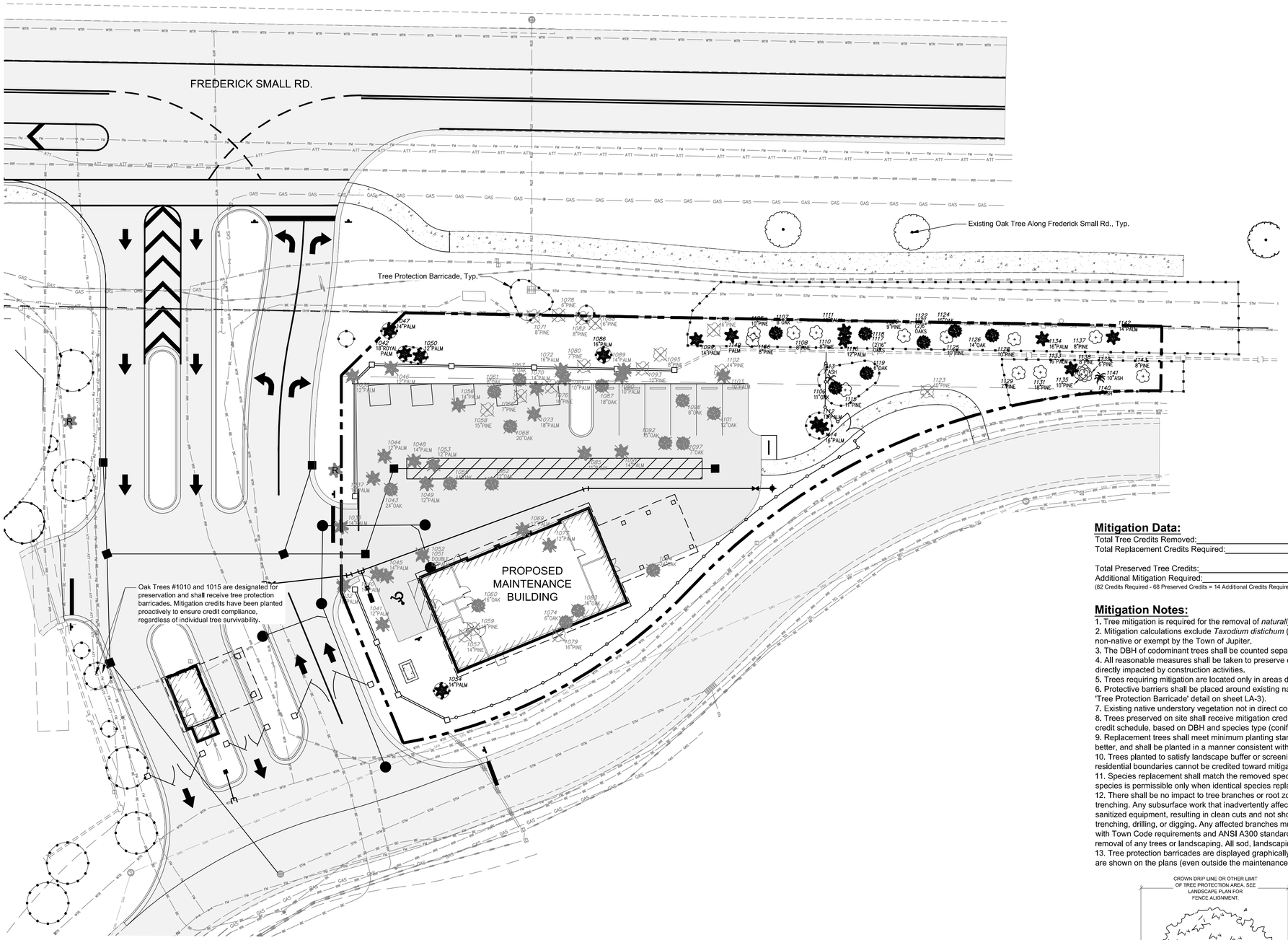

Mitigation Symbol Legend

- Oak to Remain
- Pine to Remain
- Palm to Remain
- Areca Palm to Remain
- Ash to Remain
- Palm to Relocate
- Oak to Remove
- Pine to Remove
- Palm to Remove

Mitigation Data:

Total Tree Credits Removed: 82 Credits
Total Replacement Credits Required: 82 Credits

Total Preserved Tree Credits: 68 Credits
Additional Mitigation Required: 14 Credits
(82 Credits Required - 68 Preserved Credits = 14 Additional Credits Required)

Mitigation Notes:

1. Tree mitigation is required for the removal of *naturally occuring* native trees with a DBH of 4 inches or greater.
2. Mitigation calculations exclude *Taxodium distichum* (Cypress) trees along with any species designated as non-native or exempt by the Town of Jupiter.
3. The DBH of codominant trees shall be counted separately as individual tree numbers.
4. All reasonable measures shall be taken to preserve existing native vegetation in place, particularly those not directly impacted by construction activities.
5. Trees requiring mitigation are located only in areas designated for construction or grading activity.
6. Protective barriers shall be placed around existing native vegetation to remain prior to any site clearing (see 'Tree Protection Barricade' detail on sheet LA-3).
7. Existing native understory vegetation not in direct conflict with proposed improvements shall remain in place.
8. Trees preserved on site shall receive mitigation credit in accordance with the Town of Jupiter's mitigation credit schedule, based on DBH and species type (conifer vs. non-conifer).
9. Replacement trees shall meet minimum planting standards of 12 feet height and 2-inch caliper, Florida #1 or better, and shall be planted in a manner consistent with the Town of Jupiter landscape standards.
10. Trees planted to satisfy landscape buffer or screening requirements along rights-of-way, waterways, or residential boundaries cannot be credited toward mitigation replacement obligations.
11. Species replacement shall match the removed species wherever feasible; substitution with alternative native species is permissible only when identical species replacement is impractical.
12. There shall be no impact to tree branches or root zones. Direct bore only within the critical root zone; no trenching. Any subsurface work that inadvertently affects tree roots shall require all roots to be pruned with sanitized equipment, resulting in clean cuts and not shorn, jagged edges as may be inadvertently caused by trenching, drilling, or digging. Any affected branches must be pruned by an ISA Certified Arborist in conformance with Town Code requirements and ANSI A300 standards. A Vegetation Removal Permit is required prior to the removal of any trees or landscaping. All sod, landscaping, and irrigation shall be restored to pre-work conditions.
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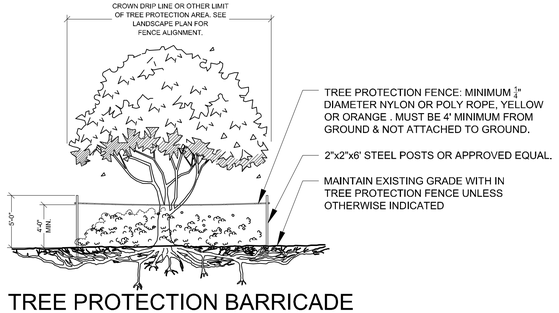

TREE PROTECTION BARRICADE

NOT TO SCALE

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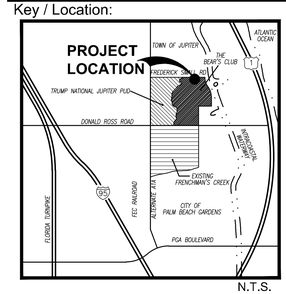

N.T.S.

Project Team:

Client & Property Owner:	The Bear's Club Property Owner's Association 103 Bear's Club Drive Jupiter, Florida 33477
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Simmons & White 2581 Metrocentre Blvd. West Suite 3 West Palm Beach, Florida 33407
Surveyor:	Surveyors, Inc. P.O. Box 456 Palm City, Florida 34991
Architect:	Dailey Janssen Architects 400 Clematis Street, Suite 200 West Palm Beach, Florida 33401

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REG. # LA6667114
Steven Garrett

Designer	AC	Sheet
Manager	MY	LA-3
Project Number	25-220	
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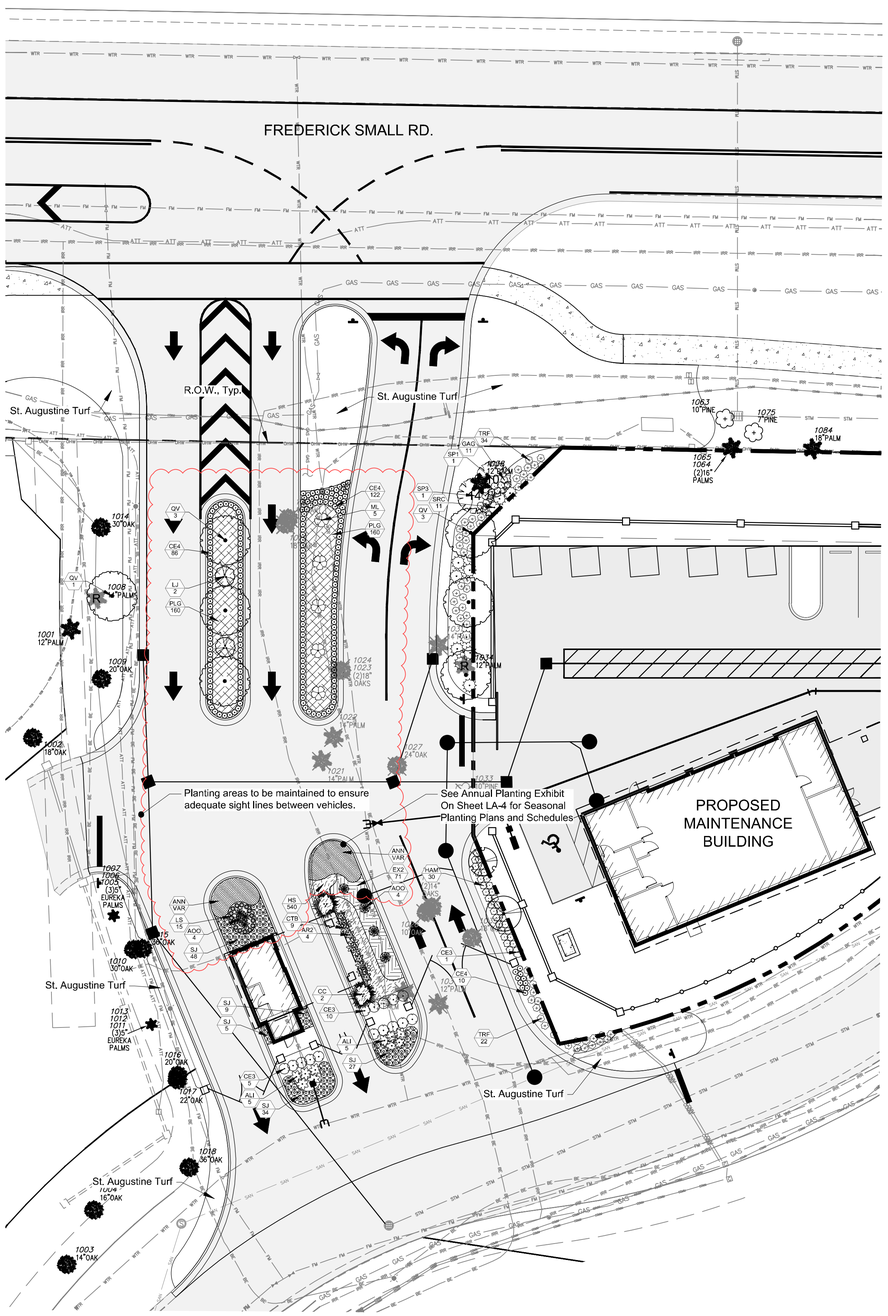
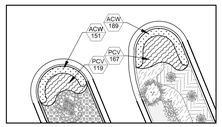


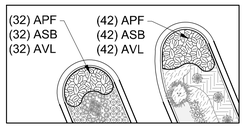
PLANT SCHEDULE ENTRY

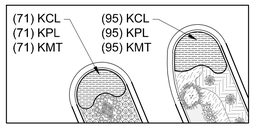
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
TREES										
	IC	1	Ilex cassino	Dahoon Holly	FG	12' HT	6' SPR	F, SP	Native	2" Caliper
	IE	1	Ilex x attenuata 'East Palatka'	East Palatka Holly	FG	12' HT	5' W	STD, F, SP	Native	3" Caliper
	LJ	2	Ligustrum japonicum	Japanese Privet	FG	6'-8' HT	5'-6' SPR	ML, SP, FC	Non-native	
	QV	7	Quercus virginiana 'Cathedral'	Southern Live Oak	FG	20'-22' HT	18' SPR	F, SP	Native	4" Caliper
PALMS										
	CC	2	Coccothrinax crinita	Old Man Palm	FG	4'-6' HT		FH, SP	Non-native	
C10	SP1	1	Sabal palmetto	Sabal Palm	FG	10' CT		SP, Straight Trunk, HC	Native	
C14	SP3	1	Sabal palmetto	Sabal Palm	FG	14' CT		SP, Straight Trunk, HC	Native	

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
SHRUBS										
	CE3	16	Conocarpus erectus	Buttonwood	15G	6' HT	36" W	FTB, SP	Native	36" OC
	CTB	9	Cordyline terminalis 'Black Magic'	Black Magic Ti Plant	7G	4' HT	3' W	F, SP	Non-native	24" OC
	GAG	11	Galphimia glauca	Thryallis	3G	24" OA		F	Non-native	24" OC
	HAM	30	Hamelia patens 'Compacta'	Dwarf Firebush	3G	24" OA		FTB	Native	24" OC
	ML	5	Murraya paniculata 'Lakeview'	Lakeview Orange Jessamine	25G	6-7' HT		STD, SP	Non-native	N/A
	SRC	11	Serenoa repens 'Cinerea'	Silver Saw Palmetto	3G	18" OA		F	Native	48" OC
ACCENTS										
	ALI	10	Alcantarea imperialis	Imperial Bromeliad	7G	30" OA		SP	Non-native	42" OC
	ADO	8	Alcantarea odorata	Giant Silver Bromeliad	7G	30" OA		SP	Non-native	36" OC
	AR2	4	Anthurium hookeri Big Red Bird	Big Red Birdsnest Anthurium	7G	2'-3' OA		F, SP	Non-native	N/A
GRASSES										
	TRF	58	Tripsacum floridana	Dwarf Fakahatchee Grass	3G	24" OA	18"W	F	Native	24" OC
GROUNDCOVERS										
	CE4	218	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Natal Plum	3G	6" HT	1' SPR	F	Non-native	18" OC
	LS	15	Liriope muscari 'Super Blue'	Super Blue Lilyturf	3G	18" OA		F	Non-native	18" OC
GROUND COVERS										
	ANN	626	Annuals	Seasonal Annuals, Amt. Varies	Varies	Varies		F, SP	Non-native	Varies
	PLG	320	Eragrostis spectabilis	Purple Lovegrass	1G	12" OA		F	Native	18" OC
	EX2	71	Evolvulus x 'USEVO1201'	Blue My Mind® Dwarf Morning Glory	1G	4" HT	6" W	FTB	Non-native	18" OC
	HS	540	Helianthus debilis debilis	East Coast Dune Sunflower	1G	6"-8" OA		Prostrate (Creeping) Variety	Native	8" OC
	SJ	123	Stachytarpheta jamaicensis	Native Blue Porterweed	1G	6" HT	10"W	F	Native	12" OC

Note: *Specified height, width, and caliper sizes provided in the plant schedule supersede container sizes of proposed plant material. Plant material must meet minimum specified growth sizes at time of installation. Container size is provided for reference only.*







PLANT SCHEDULE - ANNULAS FOR OCT. - FEB.

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPACING
GROUND COVERS						
ACW	340	Lobularia maritima 'Clear Crystal White'	Clear Crystal White Sweet Alyssum	4.5" - 1G	4" HT	6" OC
PCV	286	Petunia x hybrida Capella Cherry Vanilla	Capella Cherry Vanilla Petunia	1G	8"-10" OA	8" OC

PLANT SCHEDULE - ANNUALS FOR MAR. - MAY

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPACING
GROUND COVERS						
APF	74	Angelonia x Alonia Pink Flirt®	Alonia Pink Flirt® Summer Snapdragon	1G	8"-10" OA	12" OC
ASB	74	Angelonia x Alonia Snowball®	Snowball® Summer Snapdragon	1G	8"-10" OA	12" OC
AVL	74	Angelonia x Alonia Violet®	Alonia Violet® Summer Snapdragon	1G	8"-10" OA	12" OC

PLANT SCHEDULE - ANNUALS FOR JUN. - SEP.

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	SPACING
GROUND COVERS						
KCL	166	Catharanthus x 'SOI Kawaii Coral'	Soiree Kawaii® Coral Vinca	10" Pot	6"-8" OA	8" OC
KPL	166	Catharanthus x 'SOI Kawaii Purple'	Soiree Kawaii® Purple Vinca	10" Pot	6"-8" OA	8" OC
KMT	166	Catharanthus x 'SOI Kawaii White Peppermint'	Soiree Kawaii® White Peppermint Vinca	10" Pot	6"-8" OA	8" OC

Seasonal Annual Planting Plans and Schedules

Notes for Seasonal Annual Plantings:

- Annuals are to be replaced on a seasonal basis according to the plant schedules above.
- If the exact species listed above are not available at the time of replacement, species of similar size, habit, and optimal growth conditions may be utilized in lieu.
- Plant schedules for Mar. - May and Jun. - Sep. are species mixes and should be planted in such a way as to create a visually appealing pattern upon installation.
- Native percent calculations for ground covers assume the maximum number of annuals at 626.

Landscape Data

Mitigation:

Total Required Mitigation Credits:	8 Trees
Total Provided Mitigation Credits:	8 Trees

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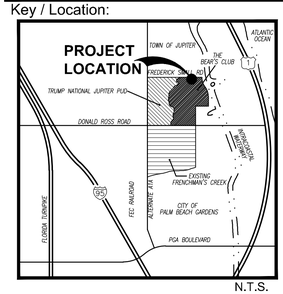
Key / Location:



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Sheet **LA-4**

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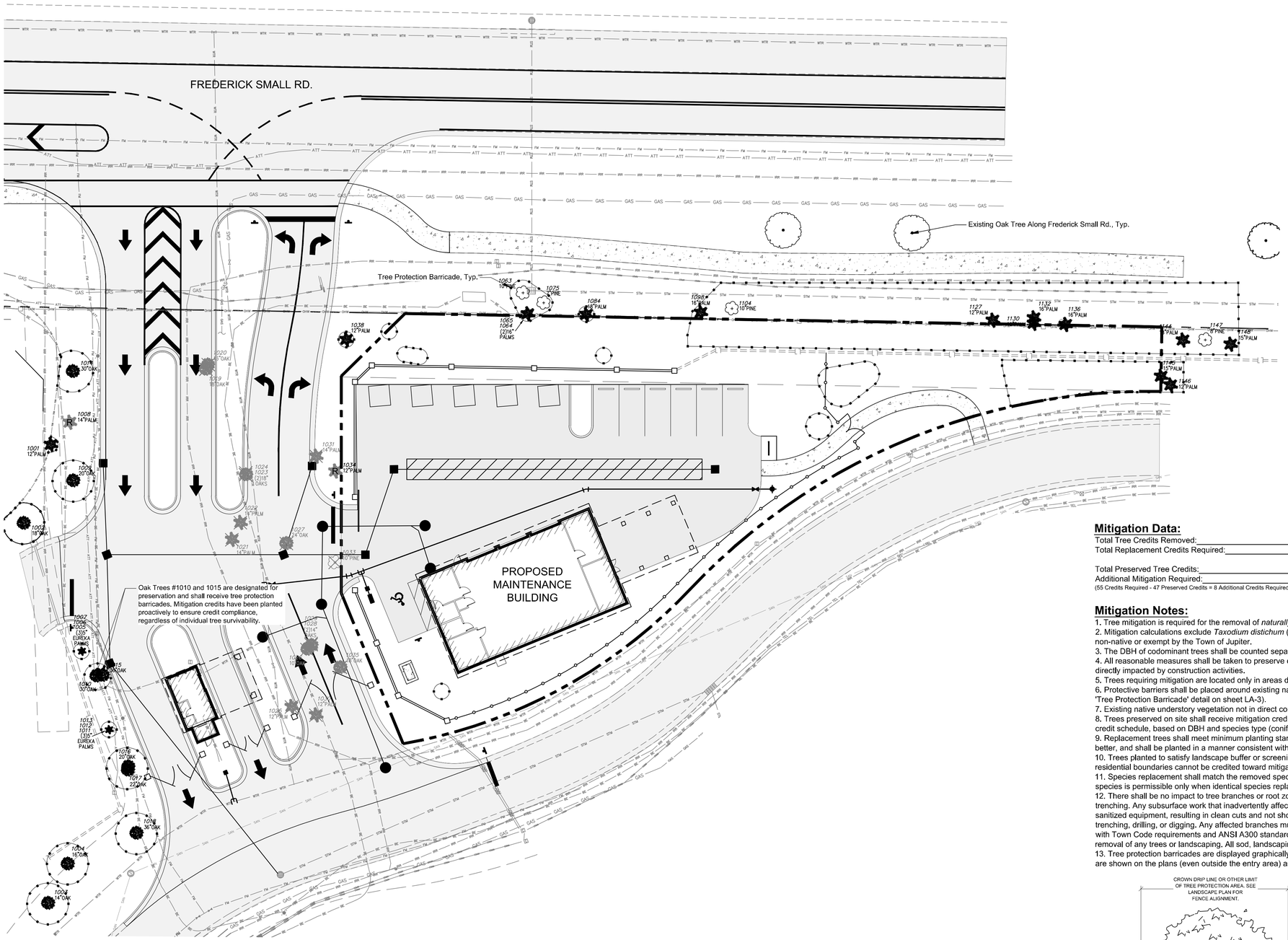

Mitigation Symbol Legend

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- Pine to Remain
- Palm to Remain
- Areca Palm to Remain
- Ash to Remain
- Palm to Relocate
- Oak to Remove
- Pine to Remove
- Palm to Remove

Mitigation Data:

Total Tree Credits Removed: 55 Credits
Total Replacement Credits Required: 55 Credits

Total Preserved Tree Credits: 47 Credits
Additional Mitigation Required: 8 Credits
(55 Credits Required - 47 Preserved Credits = 8 Additional Credits Required)

Mitigation Notes:

1. Tree mitigation is required for the removal of *naturally occuring* native trees with a DBH of 4 inches or greater.
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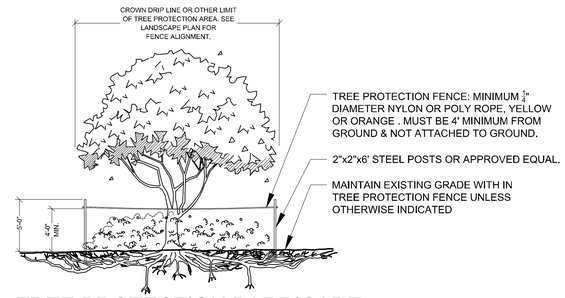

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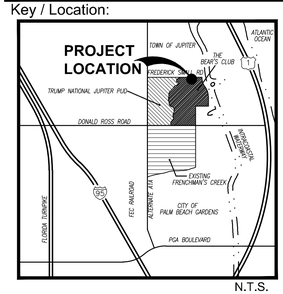

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Sheet **LA-5**

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Maintenance Trees To Remain

Tree #	Type	DBH	Credit
1042	Royal Palm	18	EXEMPT
1047	Palm	14	EXEMPT
1050	Palm	12	EXEMPT
1054	Palm	14	EXEMPT
1086	Palm	16	EXEMPT
1099	Palm	14	EXEMPT
1105	Pinus sp.	10	1
1106	Pinus sp.	8	1
1107	Quercus virginiana	8	4
1108	Pinus sp.	8	1
1109	Quercus virginiana	11	4
1110	Pinus sp.	8	1
1111	Palm	16	EXEMPT
1112	Palm	12	EXEMPT
1113	Fraxinus sp.	7	6
1114	Palm	16	EXEMPT
1115	Pinus sp.	11	1
1116	Palm	12	EXEMPT
1117	Quercus virginiana	16	5
1118	Quercus virginiana	16	5
1119	Quercus virginiana	6	3
1120	Pinus sp.	9	1
1121	Quercus virginiana	6	3
1122	Quercus virginiana	6	3
1124	Quercus virginiana	15	4
1125	Pinus sp.	10	1
1126	Quercus virginiana	14	4
1128	Pinus sp.	10	1
1129	Pinus sp.	7	0
1131	Pinus sp.	18	2
1133	Palm	16	EXEMPT
1134	Palm	16	EXEMPT
1135	Pinus sp.	10	1
1137	Pinus sp.	8	1
1138	Pinus sp.	8	1
1139	Pinus sp.	6	0
1140	Fraxinus sp.	6	6
1141	Fraxinus sp.	10	7
1142	Palm	14	EXEMPT
1143	Pinus sp.	8	1
1145	Palm	15	EXEMPT
1149	Palm	UNK	EXEMPT

Maintenance Trees To Remove

Tree #	Type	DBH	Credit
1032	Palm	10	EXEMPT
1036	Palm	14	EXEMPT
1037	Palm	12	EXEMPT
1039	Palm	12	EXEMPT
1040	Palm	14	EXEMPT
1041	Palm	12	EXEMPT
1043	Quercus virginiana	24	6
1044	Palm	12	EXEMPT
1045	Palm	14	EXEMPT
1046	Palm	12	EXEMPT
1048	Palm	14	EXEMPT
1049	Palm	12	EXEMPT
1051	Palm	12	EXEMPT
1052	Palm	12	EXEMPT
1053	Palm	12	EXEMPT
1055	Quercus virginiana	14	4
1056	Palm	14	EXEMPT
1057	Pinus sp.	14	2
1058	Pinus sp.	15	2
1059	Pinus sp.	10	1
1060	Quercus virginiana	16	5
1061	Quercus virginiana	8	4
1062	Quercus virginiana	12	4
1066	Pinus sp.	7	0
1067	Quercus virginiana	6	3
1068	Quercus virginiana	20	6
1069	Palm	12	EXEMPT
1070	Palm	14	EXEMPT
1071	Pinus sp.	8	1
1072	Palm	16	EXEMPT
1073	Palm	18	EXEMPT
1074	Quercus virginiana	6	3
1076	Pinus sp.	10	1
1077	Palm	12	EXEMPT
1078	Pinus sp.	6	0
1079	Pinus sp.	16	2
1080	Pinus sp.	7	0
1081	Palm	10	EXEMPT
1082	Pinus sp.	8	1
1083	Quercus virginiana	16	5
1085	Palm	11	EXEMPT
1087	Quercus virginiana	18	5
1088	Pinus sp.	6	0
1089	Palm	14	EXEMPT
1090	Palm	10	EXEMPT
1091	Palm	14	EXEMPT
1092	Quercus virginiana	15	4
1093	Palm	12	EXEMPT
1094	Quercus virginiana	24	6
1095	Pinus sp.	8	1
1096	Quercus virginiana	8	4
1097	Quercus virginiana	7	3
1100	Pinus sp.	16	2
1101	Quercus virginiana	12	4
1102	Pinus sp.	14	2
1103	Palm	10	EXEMPT
1123	Pinus sp.	10	1

Entry Trees To Remain

Tree #	Type	DBH	Credit
1001	Palm	12	EXEMPT
1002	Quercus virginiana	18	5
1003	Quercus virginiana	14	4
1004	Quercus virginiana	16	5
1005	Areca	5	EXEMPT
1006	Areca	5	EXEMPT
1007	Areca	5	EXEMPT
1008	Palm	14	EXEMPT
1009	Quercus virginiana	20	6
1010	Quercus virginiana	30	NO CREDIT TAKEN
1011	Areca	5	EXEMPT
1012	Areca	5	EXEMPT
1013	Areca	5	EXEMPT
1014	Quercus virginiana	30	6
1015	Quercus virginiana	36	NO CREDIT TAKEN
1016	Quercus virginiana	20	6
1017	Quercus virginiana	22	6
1018	Quercus virginiana	36	6
1034	Palm	12	EXEMPT
1038	Palm	12	EXEMPT
1063	Pinus sp.	10	1
1064	Palm	16	EXEMPT
1065	Palm	16	EXEMPT
1075	Pinus sp.	7	0
1084	Palm	18	EXEMPT
1098	Palm	16	EXEMPT
1104	Pinus sp.	10	1
1127	Palm	12	EXEMPT
1130	Palm	10	EXEMPT
1132	Palm	16	EXEMPT
1136	Palm	16	EXEMPT
1144	Palm	18	EXEMPT
1146	Palm	12	EXEMPT
1147	Pinus sp.	8	1
1148	Palm	15	EXEMPT

Entry Trees To Remove

Tree #	Type	DBH	Credit
1019	Quercus virginiana	18	5
1020	Quercus virginiana	15	4
1021	Palm	14	EXEMPT
1022	Palm	14	EXEMPT
1023	Quercus virginiana	18	5
1024	Quercus virginiana	18	5
1025	Palm	12	EXEMPT
1026	Quercus virginiana	10	4
1027	Quercus virginiana	24	6
1028	Quercus virginiana	14	4
1029	Quercus virginiana	14	4
1030	Palm	12	EXEMPT
1031	Palm	14	EXEMPT
1033	Pinus sp.	10	1
1035	Quercus virginiana	18	5

Maintenance Mitigation Data:

Total Tree Credits Removed: 82 Credits
Total Replacement Credits Required: 82 Credits

Total Preserved Tree Credits: 68 Credits
Additional Mitigation Required: 14 Credits
(82 Credits Required - 68 Preserved Credits = 14 Additional Credits Required)

Entry Mitigation Data:

Total Tree Credits Removed: 55 Credits
Total Replacement Credits Required: 55 Credits

Total Preserved Tree Credits: 47 Credits
Additional Mitigation Required: 8 Credits
(55 Credits Required - 47 Preserved Credits = 8 Additional Credits Required)

Overall Mitigation Data:

Total Tree Credits Removed: 137 Credits
Total Replacement Credits Required: 137 Credits

Total Preserved Tree Credits: 115 Credits
Additional Mitigation Required: 22 Credits
(137 Credits Required - 115 Preserved Credits = 22 Additional Credits Required)

*NOTE: Palms #1008 and 1034 (highlighted in blue) are being relocated to the maintenance area.

*NOTE: Oak Trees #1010 and 1015 (highlighted in green) are designated for preservation and shall receive tree protection barricades. Mitigation credits have been planted proactively to ensure credit compliance, regardless of individual tree survivability.

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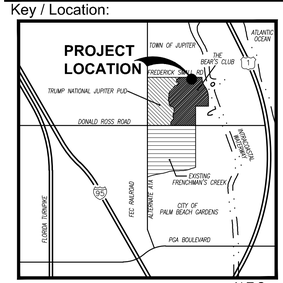
Key / Location:



N.T.S.

Project Team:

Client & Property Owner: The Bear's Club Property Owner's Association, 103 Bear's Club Drive, Jupiter, Florida 33477

Land Planner / Landscape Architect: Lucido & Associates, 701 East Ocean Boulevard, Stuart, Florida 34994

Engineer: Simmons & White, 2581 Metrocentre Blvd. West Suite 3, West Palm Beach, Florida 33407

Surveyor: Surveyors, Inc., P.O. Box 456, Palm City, Florida 34991

Architect: Dailey Janssen Architects, 400 Clematis Street, Suite 200, West Palm Beach, Florida 33401

Bear's Club

Frederick Small Guardhouse and POA Maintenance Building

Town of Jupiter, Palm Beach County, Florida

Mitigation Data

Date	By	Description
01.28.26	AC	Initial Submittal
04.28.26	AC	1st Resubmittal
05.22.26	AC	2nd Resubmittal
05.28.26	AC	2nd Resubmittal - Update

NORTH

SCALE: 1" = n.t.s.

0 0' 0' 0'

REG. # LA6667114
Steven Garrett

Designer	AC
Manager	MY
Project Number	25-220
Municipal Number	---
Computer File	Bear's Club POA Maintenance - LA.dwg

Sheet **LA-6**

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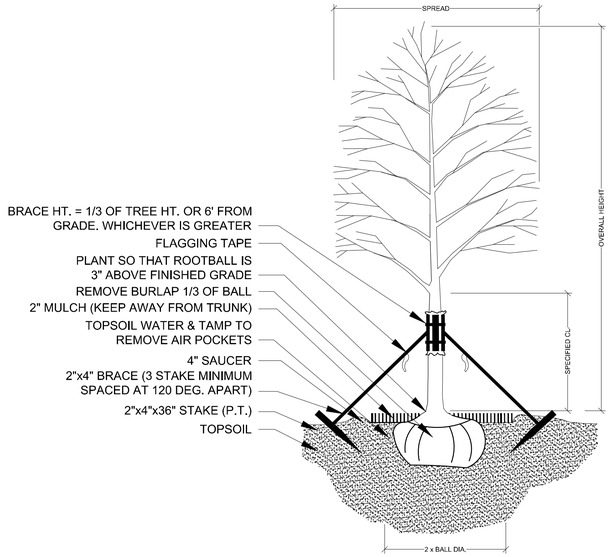
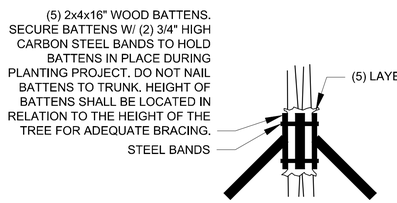


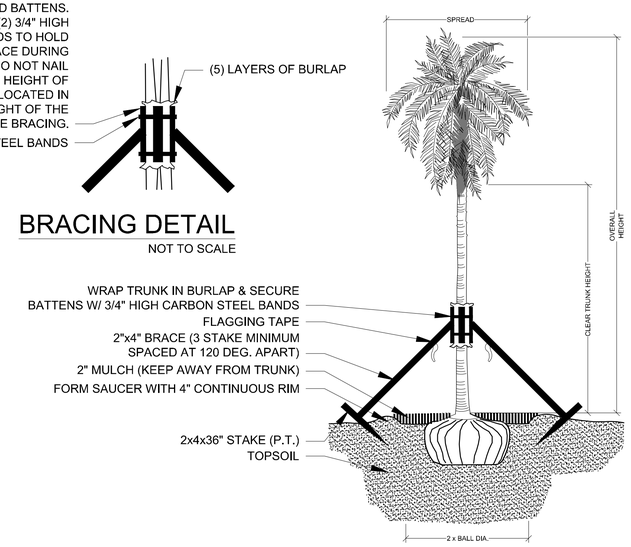
TREE PLANTING & STAKING

NOT TO SCALE



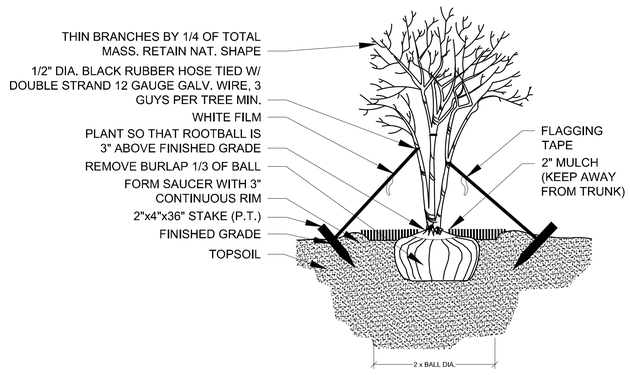
BRACING DETAIL

NOT TO SCALE



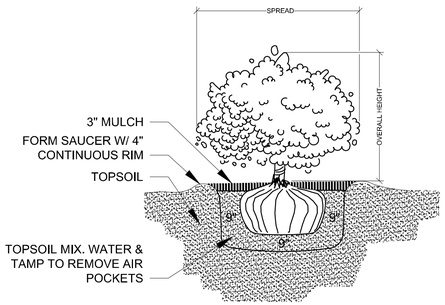
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



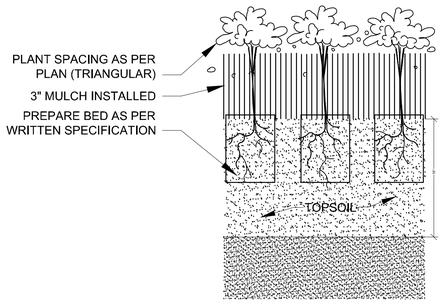
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



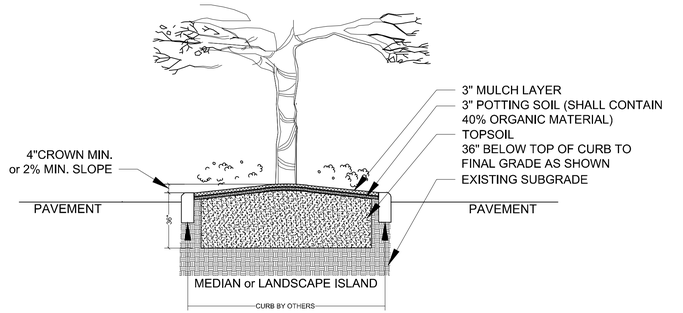
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

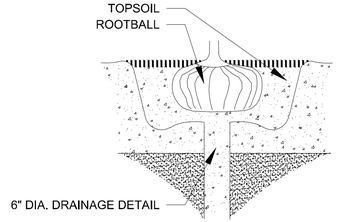


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

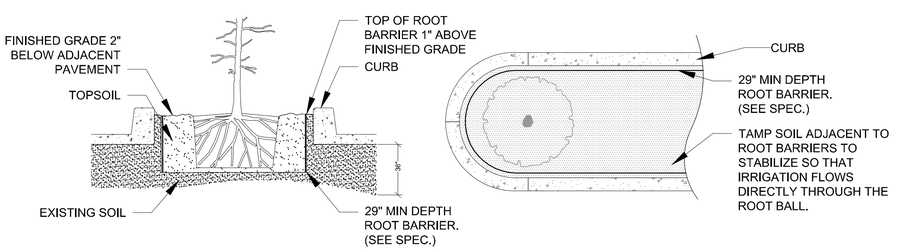
NOT TO SCALE

- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING



DRAINAGE TESTING DETAIL

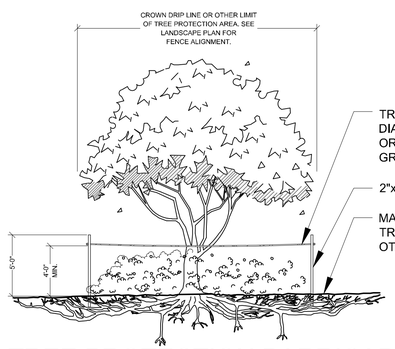
NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. CLOSER THAN FIVE FEET (5') FROM A SIDEWALK OR STRUCTURE, A ROOT BARRIER(S) SHALL BE INSTALLED. ROOT BARRIERS FOR TREES SHALL BE INSTALLED ALONG THE EDGE OF THE STRUCTURE, PAVING, OR CURB. THE ROOT BARRIER SHALL BE INSTALLED WITH 20LF CENTERED FROM THE TRUNK FOR LARGE TREES AND 15LF FOR SMALL TREES.



TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

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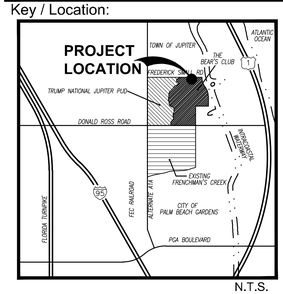
Key / Location:



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Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Simmons & White 2581 Metrocentre Blvd. West Suite 3 West Palm Beach, Florida 33407
Surveyor:	Surveyors, Inc. P.O. Box 456 Palm City, Florida 34991
Architect:	Dailey Janssen Architects 400 Clematis Street, Suite 200 West Palm Beach, Florida 33401

Bear's Club

Frederick Small Guardhouse and POA Maintenance Building

Town of Jupiter, Palm Beach County, Florida

Landscape Details

Date	By	Description
01.28.26	AC	Initial Submittal
04.28.26	AC	1st Resubmittal
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NORTH

SCALE: 1" = n.t.s.

0 0' 0' 0'

REG. # LA6667114
Steven Garrett

Designer	AC	Sheet
Manager	MY	LA-7
Project Number	25-220	
Municipal Number	---	
Computer File	Bear's Club POA Maintenance - LA.dwg	

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1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container 1 tablet
3 gallon container 2 tablets
5 gallon container 3 tablets
7 gallon container 5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertiiizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

E. Pruning shall be in accordance with good horticultural standards as defined in the ANSI A300 Standards (or the most current standards), as set forth by the National Arborists Association and approved by the American National Standards Institute. Trees and shrubs shall not be severely pruned, hat racked, hacked, or headed back. A maximum of one-fourth of a tree canopy may be removed from a tree within a one-year period, provided that the removal conforms to the standards of crown cleaning, crown thinning, crown raising, vista pruning, and crown restoration techniques.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

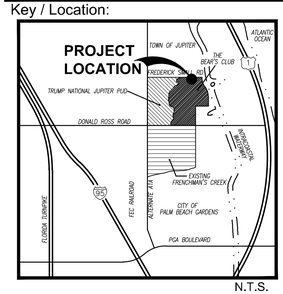
C. All new landscaping shall meet the minimum acceptable standards of Florida Number One or better, represented by the state department of agriculture and consumer services. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Client & Property Owner: The Bear's Club Property Owner's Association, 103 Bear's Club Drive, Jupiter, Florida 33477

Land Planner / Landscape Architect: Lucido & Associates, 701 East Ocean Boulevard, Stuart, Florida 34994

Engineer: Simmons & White, 2581 Metrocentre Blvd. West Suite 3, West Palm Beach, Florida 33407

Surveyor: Surveyors, Inc., P.O. Box 456, Palm City, Florida 34991

Architect: Dailey Janssen Architects, 400 Clematis Street, Suite 200, West Palm Beach, Florida 33401

Bear's Club
Frederick Small Guardhouse and POA Maintenance Building
Town of Jupiter, Palm Beach County, Florida

Landscape Specifications

Date	By	Description
01.28.26	AC	Initial Submittal
04.28.26	AC	1st Resubmittal
05.22.26	AC	2nd Resubmittal
05.28.26	AC	2nd Resubmittal - Update

NORTH

SCALE: 1" = n.t.s.

0 0' 0' 0'

REG. # LA6667114
Steven Garrett

Designer	AC	Sheet
Manager	MY	LA-8
Project Number	25-220	
Municipal Number	---	
Computer File	Bear's Club POA Maintenance - LA.dwg	

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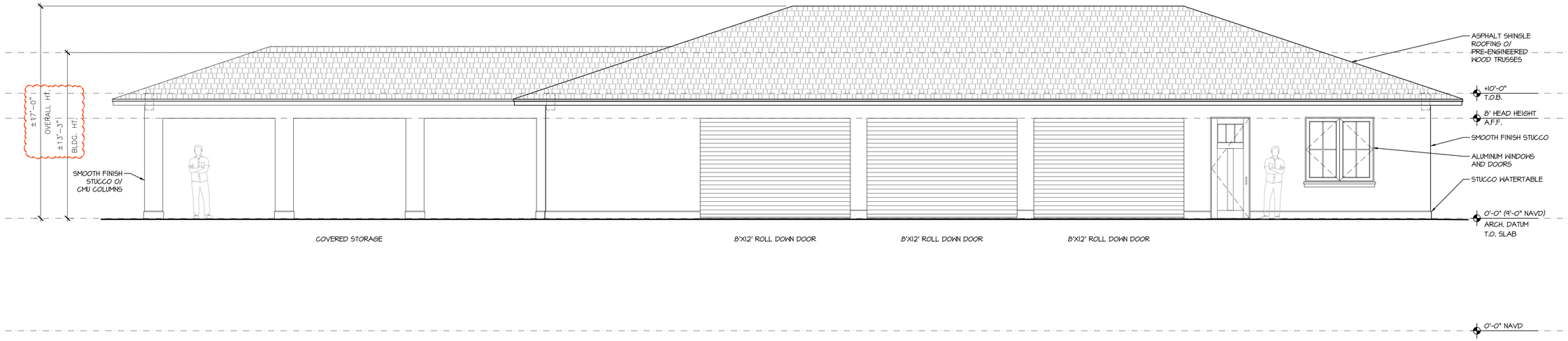
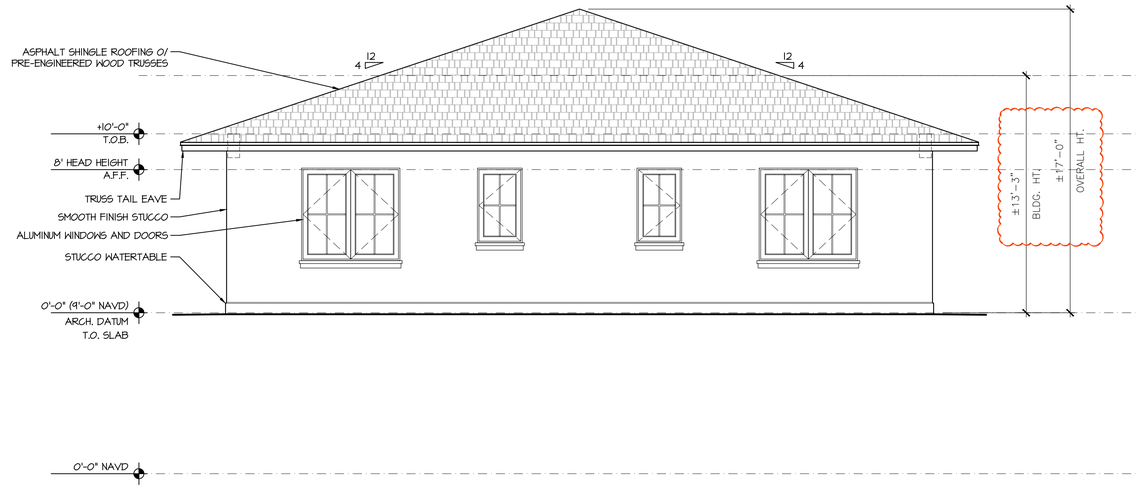


NORTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED MAINTENANCE BUILDING AND GUARDHOUSE AT:

BEAR'S CLUB

JUPITER

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001814

DATE: 5.21.26
DRAWN: CS
REVISIONS:

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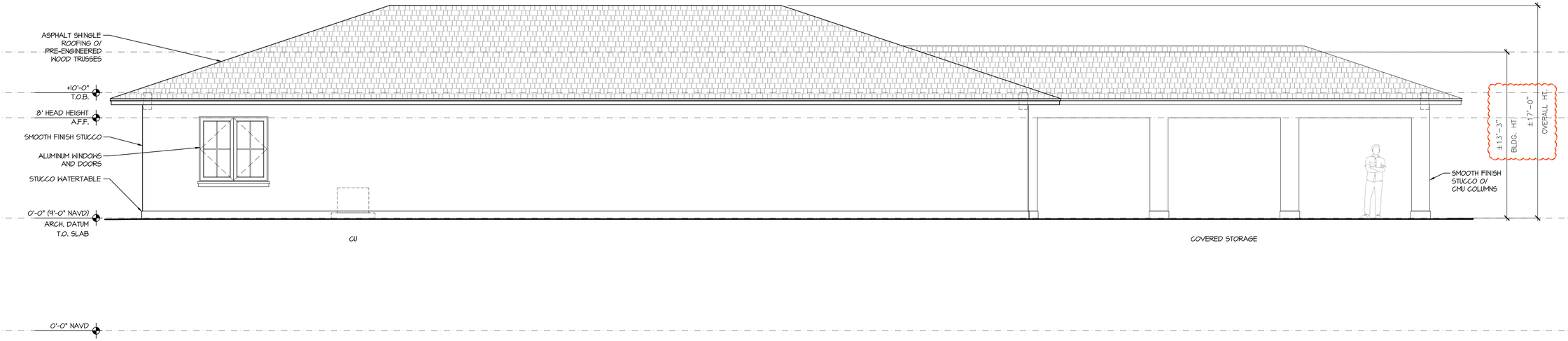
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A-2.01

JOB NUMBER: 25-114



SOUTH ELEVATION

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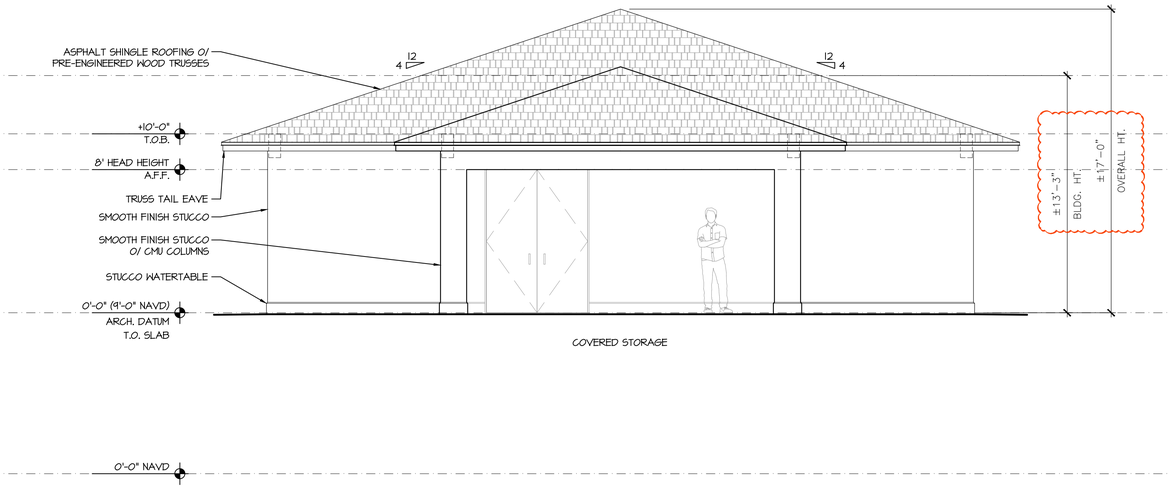

EAST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED MAINTENANCE BUILDING AND GUARDHOUSE AT:

BEARS CLUB

JUPITER

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
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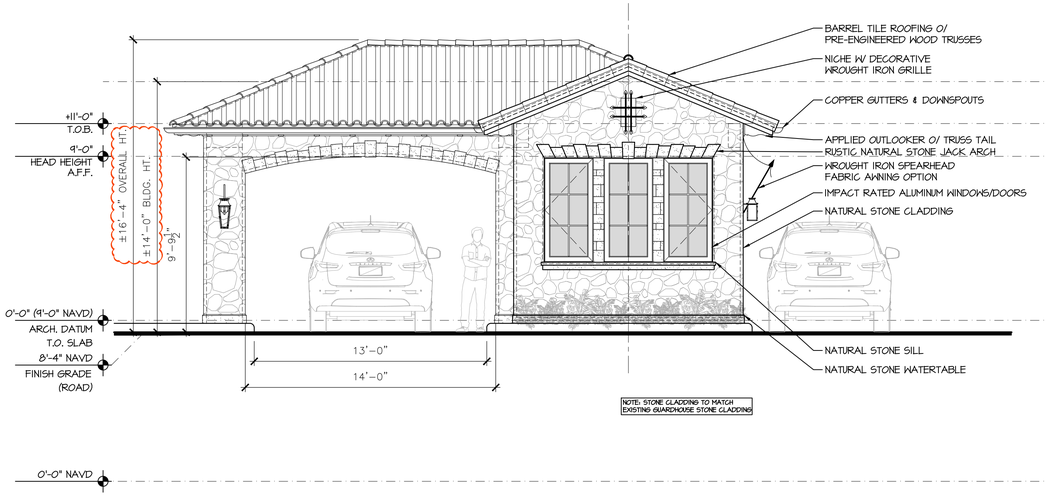
STATE OF FLORIDA ROGER PATTON JANSSEN AR0014785 REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

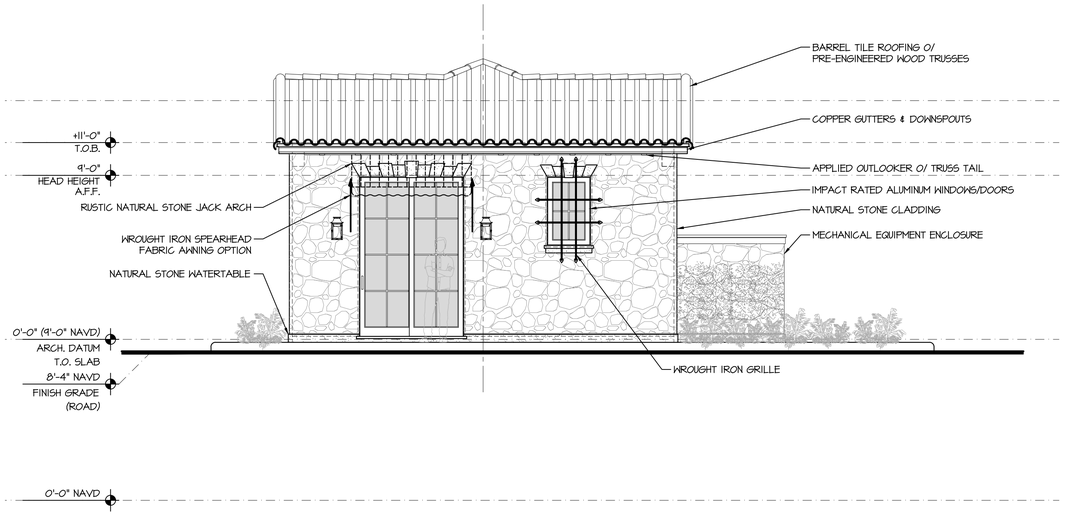
A-2.02

JOB NUMBER: 25-114



NORTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

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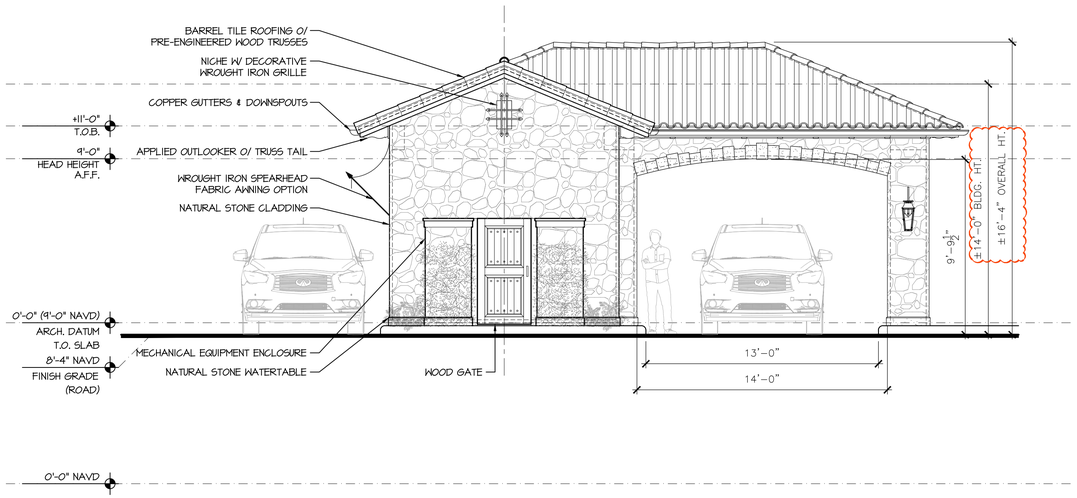

SOUTH ELEVATION

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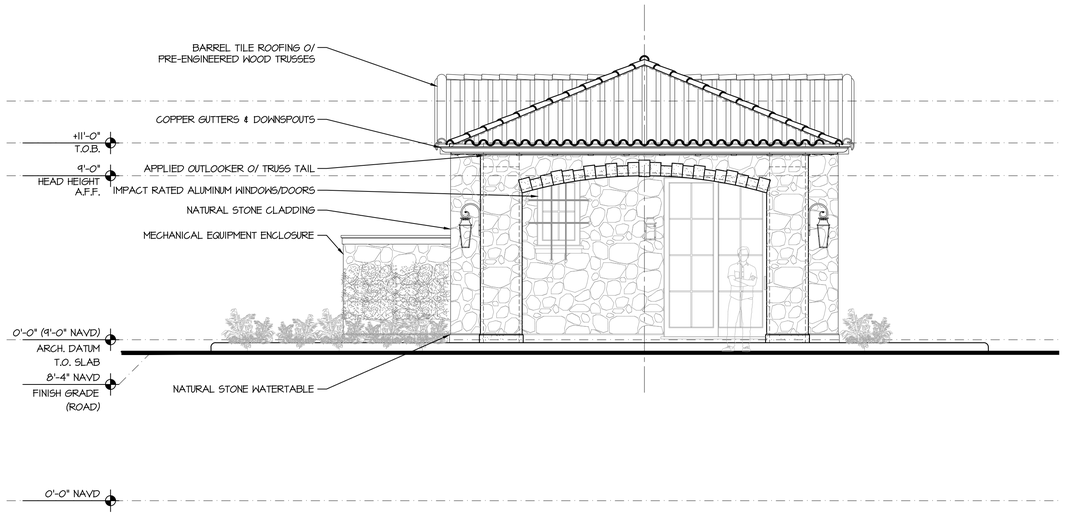

EAST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED MAINTENANCE BUILDING AND GUARDHOUSE AT:

BEAR'S CLUB

JUPITER PALM BEACH COUNTY, FLORIDA

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A-2.03

JOB NUMBER: 25-114

PERSPECTIVE VIEW FROM FREDERICK SMALL RD

PROPOSED MAINTENANCE BUILDING AND GUARDHOUSE AT:

BEAR'S CLUB

JUPITER

PALM BEACH COUNTY, FLORIDA

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ROGER P. JANSSEN AR-14785

DRAWING NO.

R-1

JOB NUMBER: 25-114

PERSPECTIVE VIEW FROM FREDERICK SMALL RD

PROPOSED MAINTENANCE BUILDING AND GUARDHOUSE AT:

BEAR'S CLUB

JUPITER

PALM BEACH COUNTY, FLORIDA

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ROGER P. JANSSEN AR-14785

DRAWING NO.

R-2

JOB NUMBER: 25-114

PERSPECTIVE VIEW OF GUARDHOUSE

PROPOSED MAINTENANCE BUILDING AND GUARDHOUSE AT:

BEAR'S CLUB

JUPITER

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

DRAWING NO.

R-3

JOB NUMBER: 25-114

PERSPECTIVE VIEW OF GUARDHOUSE

PROPOSED MAINTENANCE BUILDING AND GUARDHOUSE AT:

BEAR'S CLUB

JUPITER

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

DRAWING NO.

R-4

JOB NUMBER: 25-114

PERSPECTIVE VIEW OF GUARDHOUSE

PROPOSED MAINTENANCE BUILDING AND GUARDHOUSE AT:

BEAR'S CLUB

JUPITER

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

DRAWING NO.

R-5

JOB NUMBER: 25-114

Shoppes at Jupiter Site Plan Amendment
TOWN MANAGER'S OFFICE

DATE: June 2, 2026

TO: Honorable Mayor and Members of Town Council

THRU: Frank J. Kitzerow, Town Manager

FROM: John Sickler, Director of Planning and Zoning

SUBJECT: **Shoppes at Jupiter -** Site plan amendment to revise the architectural elevations, add an enclosed loading dock, modify uses, and reconfigure a portion of the parking lot, for a 24.9+/- acre property located at 101 N. US Highway One

Resolution # 72-16	P&Z Commission:	06/09/26
PZ 25-6584	Town Council:	07/21/26 Quasi-judicial
J. Johnston		

Project name:	Shoppes at Jupiter
Owner	RRF Shoppes Jupiter LLLP
Agent:	Janelle Vinson, Urban Design Studio
Location:	101 N US Highway 1 (Attachment A – Location Map)
Acreage:	24.9 +/- acres
Present land use designation:	Commercial
Present zoning:	Indiantown Road Overlay Zoning District (IOZ), US Highway One District with underlying Commercial, General (C-2) zoning
Existing use:	A shopping center and three freestanding buildings containing a mix of commercial uses, totaling approximately 197,246 square feet.
Request:	Application to revise the architectural elevations of an existing shopping plaza, add a 1,244 square foot enclosed loading dock, modify uses, reconfigure a portion of the parking lot, and increase project traffic with the addition of a supermarket use (see Attachment B).

Staff Compliance Review Summary

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

Project data

Please find listed below pertinent site plan data and information in reference to the application:

Table 1. Adjacent Properties

Direction	Existing Land Uses	Future Land Use/Zoning Districts
North	Residential (Jupiter River Park Condos)	High Density Residential / Residential, Limited Multi-Family (R-3)
South	Commercial (Jupiter Square)	Commercial / IOZ US Highway One district with underlying Commercial, General (C-2)
East	Residential (Ocean Parks Condo)	High Density Residential / Residential, Limited Multi-Family (R-3)
West	Commercial (Harbourside)	Commercial / US One/Intracoastal Waterway Corridor Zoning District/Waterway Commercial and Entertainment subdistrict

Table 2. Site Plan Data

	Required	Applicant's Proposal
Minimum lot area	15,000 square feet	1,085,502 square feet
Minimum lot width	75 feet	1331 feet
Minimum lot depth	150 feet	668 feet
Maximum building height	50 feet	33.5 feet
Maximum lot coverage	35 percent	18.6 percent

Table 3. Setbacks

Storage buildings	Required	Applicant's Proposal[1]
Front (South)	50 feet	~75 feet
Rear (North)	30 feet	72.8 feet
Side corner (West)	35 feet	70.3 feet
Side (East)	10 feet	34.8 feet

Table 4: Landscaping

	Minimum requirements	Applicant's proposal
Perimeter trees (quantity)	111 Trees (1/25 LF)	111 Trees
Foundation Perimeter Planting (linear ft)	1,550.4 LF	~546 LF[2]
Foundation Planting (square ft)	5,814 SF	10,635 SF
Native trees, shrubs, and groundcovers	50%	50%

Table 5. Traffic (see Attachment C)

Traffic Performance Standards (TPS)	Applicant's proposal
Satisfies Town of Jupiter TPS	Yes (subject to conditions)
Satisfies Palm Beach County TPS	Yes
New daily trips	3,575
New AM peak hour trips	175
New PM peak hour trips	436

1 Applicant Site Plan incorrectly labels setbacks and will be corrected at time of final plans.
2 Pursuant to Section 27-1830(b)(3), the applicant is proposing a reduction in non-conformities related to foundation perimeter plantings.

Table 6. Shared Parking Data

Shared parking calculations.						
		Weekday			Weekend	
Uses (square footage / seats)	Minimum code req.	12:00 am - 6:00 am	9:00 am - 4:00 pm	6:00 pm - 12:00 am	9:00 am - 4:00 pm	6:00 pm - 12:00 am
Retail (99,298 SF)	397 (1 per 250)	20 (5%)	278 (70%)	357 (90%)	397 (100%)	278 (70%)
Restaurant (13,051 SF)	153 (1 per 85)	16 (10%)	77 (50%)	153 (100%)	77 (50%)	153 (100%)
In-line Restaurant[3] (9,304 SF)	37 (1 per 250)	4 (10%)	19 (50%)	37 (100%)	19 (50%)	37 (100%)
Restaurant, Fast Food (4,563 SF)	46 (1 per 100)	5 (10%)	23 (50%)	46 (100%)	23 (50%)	46 (100%)
Outdoor Seating (996 SF)	12 (1 per 85)	1 (10%)	6 (50%)	12 (100%)	6 (50%)	12 (100%)
Bank (2,920 SF)	16 (1 per 250 and 1 space per drive thru)	1 (5%)	16 (100%)	2 (10%)	2 (10%)	1 (5%)
Theatre (1288 seats)	429 (1 per 3 seats)	43 (10%)	172 (40%)	429 (100%)	300 (70%)	429 (100%)
Total Req.	**1090**	90	591	**1,036**	824	956
Parking Provided	**1,036 (5% reduction, no more than 25% reduction is allowed)**					
Handicapped parking spaces	**24**					

Table 7. Stormwater Management

Minimum Requirements	**Applicant's Proposal**
Satisfies Town of Jupiter Requirements	Yes (subject to conditions)

Table 8. Pedestrian Amenities

	Required	**Provided**
Benches	10	10
Trash receptacles	8	8
Bicycle racks provided	7	7

3 Per Section 27-1258, shopping centers receive a five (5) percent credit for in-line restaurant square footage that can be parked at 1 per 250 square feet. The peak usage percentages were based on the percentage demand of the restaurant use.

History and Background

Table 9. Project History

Date of approval	Description
1978	Original application for the construction of a 195,580 square foot shopping center.
1979	Modification to site plan to construct a 204,133 square foot air conditioned mall and construction of a freestanding bank with 3 drive- thru lanes as an outparcel.
1984	Approval to "de-mall" the shopping center to include two anchor tenants which included a "Publix" supermarket and eight screen theater.
1991	Modification to site plan completing major renovations to existing center decreasing the square footage to 192,184 to include: 1. Expansion of the 8 screens 2,002 seat movie theater to 14 screens and 3,602 seats; 2. Relocation of Beall's to the previous Publix location, remodeling to occur with relation to facility; 3. A 16% variance to the parking based upon a submitted parking study; 4. Variance to allow additional signage; and, 5. Construction of a 7,000 square foot commercial structure (most recently known as the "Chili's Restaurant").
1995	Modification to approved site plan for the following: 1. Expansion of Jupiter 14 theater to 18 screens (3,602 seats to 4,114). 2. Construction of a new exterior facade of the theater. 3. Reconfiguration of the northern parking area and entrance/exit on U.S. Highway One. 4. Installation of directory signs for the theater parking areas.
1996	Modification to an approved site plan/special exception for the following: 1. Construction of a new exterior facade for the proposed tenant "Staples"; and, 2. Change in the color palette for the entire facade of the shopping center including the previously approved theater expansion.
1996	Addition of Jupiter 18 Cinema to increase the building size by 6,003 square feet, and reduce the seats by 644 within the theater addition.
1997	Modification to the site plan for the following: 1. A total façade renovation incorporating all aspects of the west and south elevations which have not been affected by the previous applications; 2. Redesign of the "courtyard"; 3. Reconfigure the main vehicular ingress/egress drive on U.S. Highway One; 4. Reconfigure the parking areas throughout the Property; 5. New sign program, including both façade and freestanding signage; and 6. Redesign the approved landscape plans to comply with the IOZ requirements.
2002	Modification of the development order to delete certain façade improvements, modification of the site plan, and postponement of the under grounding of the overhead power lines

The subject application proposes two major modifications: revising the architectural elevations and adding a supermarket use. The supermarket includes the addition of a 1,244 square foot enclosed loading dock and the reconfiguration of a portion of the parking lot to accommodate cart corrals. The application also proposes to modify other uses within the plaza, including a use change from indoor recreation (currently Palm Beach Sports Club) to retail and enclosing a small area near the unit front doors, resulting in 9 square feet of added retail. As the introduction of a supermarket into the plaza is projected to result in an increase in traffic which exceeds the thresholds in Section 27-259(4)(c)(3)[4], and the significance of the changes to the architectural elevations (Section 27-259(4)(c)(5)), the site plan amendment requires review by the Planning and Zoning Commission and approval by Town Council.

The subject property was originally approved in 1978, prior to the 1990 adoption of the Indiantown Road Overlay Zoning District (IOZ). Because of this, the shopping center contains existing legal non-conformities. Based on the square footage increase of the proposed project, the project is eligible for the "Incentives for redevelopment" section of the Town Code and thereby is not required to bring the entire site up to today's code requirements. Pursuant to Section 27-1830(b), owners who propose to redevelop their property by increasing ten percent or less of its existing gross floor area shall dedicate required easements and reduce existing non-conformities on the property. The applicant has made efforts to reduce some existing non-conformities, improve stormwater quality, and has expressed they remain "open to continued coordination with Staff regarding any potential easement requirements associated with traffic or roadway improvements, should they be deemed necessary as part of the review process" (see Attachment B – Statement of Use pg. 8).

Analysis.

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

Comprehensive Plan consistency. The proposed development is in conformance with Policy 1.3.9 of the Future Land Use Element of the Comprehensive Plan.

Site Plan. The proposed development is not in conformance with the requirements of Chapter 27 of the Town Code; however, as further analyzed below, the nonconformities related to buffer requirements are being reduced as required per Section 27-1830(b), and conditions related to outdoor seating requirements are being included.

- Buffer: Specifically, the site does not meet requirements of Section 27-1526(11), titled "Screening of residential zoning districts," which requires a buffer area of at least 15 feet where commercial sites abut a residential zoning district. Currently, there is a 8' wall and nonconforming landscape buffer separating the residential uses and plaza site. The proposed provides a 10-foot buffer between the plaza use and the residential uses to the north and the east, consisting of the existing wall and required landscaping shade trees and hedge material. While the site does not meet the code buffer width requirement, the

4 Requires public hearing review of applications proposing an increase in the project's traffic that is in excess of the higher of the following criteria:(i)100 gross daily trips,..." This application proposes an increase of 3,575 daily trips.

proposed site plan and landscape improvements will lessen the existing nonconformity on the site by proposing additional plantings along the east and north buffer wall. The applicant has stated in the Statement of Use (Attachment B, pg. 9), that there are existing site constraints and back-of-house conditions limiting the ability to expand the rear buffer to meet code requirements.

- Outdoor seating: The applicant is proposing outdoor seating within the plaza but has included a note on the outdoor seating plan that proposes a furniture manufacturer followed by "or equal as approved by the Owner or Owners representative". The implication of this note is that the outdoor seating furniture may change without permission from the Town. Pursuant to Section 27-2760(7), outdoor seating areas shall be compatible with the color and style of the exterior building and Section 27-2760(9)(a) requires proposed furniture be included as part of the application for outdoor seating. To ensure Department review of proposed changes to the outdoor seating furniture, Staff has included a condition that, prior to the issuance of development permits, **the Owner shall submit to the Department a revised outdoor seating plan, removing the note related to changing the manufacturer "as approved by the owner or owners representative." Any revisions to the outdoor seating plan shall be reviewed and approved by the Department.**

Shared Parking. The proposed project is in conformance with Section 27-2830 entitled "Shared Parking". The proposal will provide 1,036 parking spaces which is the required number of parking spaces with the proposed mix of uses that have different peaking characteristics, as detailed in Sec. 27-2831. - Table 4. Without shared parking, the site would require 1,090 parking spaces based on the proposed uses. However, because the uses (office, retail, indoor recreation, and restaurant) have different peak usage times, the parking will function based on the shared parking demand.

- Theater seat reduction: In order for the shared parking to meet the Town Code, the number of seats in the theater is proposed to be reduced slightly. In order to ensure the seats are removed at the same time as the other changes of use on the property, staff has included a condition that, prior to the issuance of any development permits related to interior buildouts in the plaza, **the Owner shall submit a building permit to reduce the theater seat from 1,330 to 1,288 seats. Prior to the issuance of a Certificate of Completion for any interior buildout in the plaza, the theater seats must be removed and inspected by the Department.**

Traffic. The proposed project is in conformance with Palm Beach County's and Town of Jupiter's traffic performances standards related to roadway level of service capacity; however, the site plan review criteria, Section 27-175 (a)(4), requires a finding that the proposed development will not create traffic congestion or otherwise affect public safety. There are operational concerns with turning movements and safety, as detailed below.

- Traffic Impact: Utilizing the trip generation tables contained in the applicant's traffic statement (Attachment C), with the increase in square footage and changes in use, including change 38,265 square feet from retail to allow a supermarket, the proposed amendment is estimated to generate an additional 3,575 daily trips, 175 AM peak hour trips, and 436 PM peak hour trips. Pursuant to Section 27-3277, the proposed project constitutes a significant traffic impact; however, the impacts the project has on the roadway network does not exceed the adopted level of service as identified in the Town's Comprehensive Plan. While the applicant is not required to construct any roadway

improvements to US Highway 1 or Indiantown Road, they are required pursuant to Section 27-1830(b)(1) to provide easements as further detailed below.

Table 10. Trip Generation (see Attachment C)

Type	Average Daily Trips	AM Peak Hour	PM Peak Hour
Existing Uses	7,834	253	564
Proposed with supermarket	11,409	428	1,000
Increase	**3,575**	**175**	**436**

- Access Concerns: In 2015 and 2016, the Town evaluated East Indiantown Road to identify opportunities for improved mobility and quality of life along the corridor, incorporating "Complete Street" design standards, as required per Transportation Element Policy 2.2.9 and Objective 3.7. The southeast entrance into Shoppes at Jupiter was identified as an area of opportunity due to access issues and safety concerns. The location of the median and driveways require either (1) an eastbound U-turn movement from Indiantown Road or (2) an illegal left turn movement into the rear, loading access driveway. No area of refuge is available for cars to move out of traffic to wait to make either movement. Adjacent to the loading access point is a dual-drive serving both the church and the Ocean Parks condominium community. Further complicating the condition is an access drive serving Jupiter Square located on the south side of Indiantown Road that is not aligned with either of the driveways on the north side. The Town did not move forward with modifying Indiantown Road to address these issues at the time the study was conducted. The supermarket use is proposed in the southeast corner of the plaza, directly adjacent to the entrance of concern, and is anticipated to result in increased vehicular use of that entrance.

  As part of the pre-application process, staff informed the applicant of the above challenges and requested they evaluate and propose improvements to improve the access, particularly in light of the increase in intensity proposed. The Applicant has proposed minor revisions to the southeast driveway, improving visibility and circulation for those entering and exiting the plaza. The Applicant has also expressed in the Statement of Use that they are open to working with the Town to provide the easements needed for future Indiantown roadway improvements. Staff has identified a potential future traffic safety enhancement by introducing a traffic circle to be constructed in the future which would create safer access to the subject property as well as the property to the south (see Attachment D). Right of way easements on the subject property would be needed before any such improvement could be planned and constructed.

  The subject property does not provide for the ultimate right-of-way for Indiantown Road of 120 feet. In order to be compliant, the subject property would require a 10 foot dedication along the southern property line. The property to the south would also be required to dedicate 10 feet upon redevelopment. The dedication of ultimate right-of-way would create immediate nonconformities on the property without having a roadway project design ready for development. Furthermore, the property's southern landscape buffer would now be located in the Town's right-of-way, necessitating a right-of-way maintenance agreement between the owner and the Town to maintain the landscaping.

  In order to provide for the necessary rights for future safety improvements, but not create more nonconformities on the property by requiring ultimate right-of-way ahead of any

planned roadway improvement, staff has included conditions that, prior to the issuance of any development permits, **the Owner shall submit a draft right-of-way easement for pavement and pedestrian pathways, and provide all necessary permanent easements for drainage, utilities, signage, lighting, grading, and landscaping, as well as temporary construction easements, for construction of a roundabout or alternative access improvement on Indiantown Road approximately 600 feet east of the US-1 intersection. The location and language of the easement shall be subject to the review and approval of the Town Engineer, Town Traffic Engineer, and Town Attorney. Prior to issuance of the first Certificate of Completion, the Owner shall execute and record the easement.**

It is important to note that both the ultimate right-of-way dedication and the easement option will result in nonconformities; however, the ultimate right-of-way causes those nonconformities immediately, whereas the easement option only presents nonconformities once a roadway design has been finalized. Future modifications within the easement area will necessitate changes to the subject property such as shifting landscape buffers, removing parking, and studying the project driveways to ensure access is provided in a safe manner. These future modifications will need to be planned when the necessary right-of-way and funding are in place to make the modifications. While the dedication of ultimate right-of-way is a requirement for properties that redevelop per Section 27-1830, so is the reduction of nonconformities. Should the Town Council deem the additional ultimate right-of-way a higher priority than minimizing nonconformities on the property, a condition could be added to require the dedication of ultimate right-of-way.

Vegetation/Environmental Preservation. The proposed development is not in conformance with Section 26-125(a) related to the removal of prohibited plant species within the mangrove area. The Applicant has submitted a Restoration Plan (Attachment E), identifying existing conditions and proposing necessary treatment of the exotics and planned maintenance and monitoring. The applicant has also committed to full compliance with Florida Department of Environmental Protection mangrove permitting requirements and best management practices. In order to ensure that the work is completed in a timely manner, staff has included a condition that, prior to the issuance of development permit, **the Florida Invasive Species Council-listed Category I exotic vegetation shall be removed from the subject property.**

Landscaping. The proposed development is not in conformance with the requirements of Chapter 23 of the Town Code; however, the nonconformities are being reduced as required per Section 27-1830(b). Specifically, the site does not meet the minimum 1,550 linear feet foundation perimeter planting requirements. The applicant meets the perimeter foundation planting requirement of the proposed supermarket unit, slightly lessening nonconformities of the entire plaza with the addition of two planting areas along the southwest façade, increasing the perimeter planting by approximately 74 linear feet. To further reduce nonconformities pursuant to Section 27-1830(b) and improve the proposed outdoor seating area located in front of the proposed supermarket (Building F), staff has included a condition that upon the submission of the final plans and prior to the issuance of development permits, **the landscape plan be updated to include an additional planter adjacent to the supermarket outdoor seating area.**

Additionally, during a recent site visit, staff has noticed dead landscaping within the existing landscape buffer along both Indiantown Road and U.S. 1. This is believed to be a result of the

freeze that took place earlier this year. Staff will be inspecting the subject property to ensure all dead or dying landscaping is replaced per the approved landscape plan either as part of this project or through code compliance, if necessary.

Utilities. The proposed development will be in conformance with the requirements of Chapter 20, Article III, entitled "Water Service" and Article VI, entitled "Stormwater Management System", with the recommended conditions of approval as further analyzed below.

- Water Service Agreement: As is typical of major site plan amendments and required by Chapter 20, Article III, entitled "Water Service", the water service agreement is required to be amended. Therefore, staff has included a condition of approval that **within 60 days of site plan approval and prior to the issuance of any development permits, the Owner shall update and amend the water service agreement.**
- Stormwater management: Staff has been made aware by neighboring property owners of stormwater quality issues with the existing plaza design that have negative environmental impacts to the Jupiter Oxbow and Loxahatchee River, including standing water in parking areas and discharge into the river without pretreatment. In order to reduce nonconformities pursuant to Section 27-1830(b) and comply with Chapter 20, Article VI entitled "Stormwater Management System", staff has included the following conditions of approval:
  - **At the time of Engineering/Utility permit application and prior to issuance of development permits, the Owner shall:**
    - **Confirm existing watermains are in existing utility easements and provide the easements. If existing watermains are determined to be outside of utility easements, provide easements for all watermains, whether existing and new.**
    - **No structures of any type, fencing, trees, or landscaping shall be installed within utility easements whether existing or new.**
    - **Provide indemnity agreements for all surface improvements, whether existing or new, that encroach into utility easements, including but not limited to, brick pavers, specialty concrete, painted surfaces, artificial turf and all other non-standard concrete and asphalt surfaces.**
    - **Identify the maintenance requirements for the inserts in the existing catch basins and the schedule for maintenance activities to be performed by the Owner.**
    - **Coordinate with staff to ensure appropriate pretreatment of stormwater runoff for enhanced water quality prior to discharge, is provided.**
    - **Perform a camera-inspection of the interior of the existing drainage infrastructure and submit video footage and an inspection report signed and sealed by a Florida licensed Professional Engineer (PE) identifying the existing condition of the system and deficiencies needing correction. The Owner shall work with staff to implement necessary repairs and improvements based on identified deficiencies.**

Architecture. The proposed project will be in conformance with Chapter 27, Article 11, Division 5, entitled "Architectural and community appearance standards" subject to the Town Council's approval of the revised architecture for the building.

The existing architecture consists of arched entry parapet features and utilizes a primarily beige color palette. The Applicant is proposing to significantly change the architectural style. As detailed

within the Applicant's architectural design statement, the proposed contemporary design style will include the removal of arched entry parapets and the addition of low profile covered canopies with wood ceiling treatments and recessed lighting, stone veneer wainscots, and a white uniform building color with grey accents.

Due to existing lease constraints, the theater façade is not included as part of the proposed elevation changes. In the Applicant's Statement of Use, they have stated that revised elevations of the theater utilizing the proposed canopy section, materials, colors, and finishes of the plaza will be submitted at such time that lease terms allow and will be complimentary to the current proposal.

Site plan criteria. Town Code, Section 27-175, contains minimum criteria for review of all development application processed. Upon review of the 12 criteria in Section 27-175, staff finds that the applicant has satisfied 9 of the 12 criteria. The two criteria not satisfied is:

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

Staff comment: Conditions have been included related to utilities and environmental preservation. As discussed, the applicant has proposed reductions to existing non-conformities that are unable to meet Code due to existing conditions.

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

Staff comment: Conditions have been recommended related to traffic and safety improvements by requiring an easement for a future roadway improvement.

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

Staff comment: Conditions have been recommended related to stormwater improvements.

Attachments.

Exhibit 1 - Conditions

Attachment A – Location Map
Attachment B – Statement of Use
Attachment C – Traffic Statement
Attachment D – Traffic Engineer's Conceptual Design
Attachment E – Restoration Plan

Conditions

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

1) The Owner shall install and maintain all improvements in compliance with the following:
   a) Statement of Use, prepared by Urban Design Studio, dated 05/22/26, received by the Department of Planning and Zoning on 05/28/26.
   b) Site Plan, prepared by Urban Design Studio, referenced as “MSP-1,” dated 05/28/26, received by the Department of Planning and Zoning on 05/22/26.
   c) Landscape Plans, prepared by Urban Design Studio, referenced as “LA-1” thru “LA-8,” dated 05/22/26, received by the Department of Planning and Zoning on 05/28/26.
   d) Architectural Plans, prepared by MWA Architecture, referenced as “A-1” thru “A-21,” dated 05/22/26, received by the Department of Planning and Zoning on 06/01/26.
   e) Restoration Plan, prepared by Terracon, dated 05/22/26, received by the Department of Planning and Zoning on 05/22/26.
   f) Traffic Impact Analysis, prepared by Kimley Horn, dated 04/20/26, received by the Department of Planning and Zoning on 04/28/26.
2) The uses conducted on the subject property shall be consistent with the Statement of Use, dated 05/22/26, received by the Department of Planning and Zoning on 05/28/26.
3) Any revisions to the Site Plan, Statement of Use, or other details submitted as part of this application, including but not limited to the location of the proposed improvements or additional, revised or deleted colors, materials, or structures, or changes to how the use operates, shall be submitted to the Department of Planning and Zoning and shall be subject to its review and approval.
4) **Site Plan.** Prior to the issuance of development permits, the Owner shall submit to the Department a revised outdoor seating plan, removing the note related to changing the manufacturer “as approved by the owner or owners representative.” Any revisions to the outdoor seating plan shall be reviewed and approved by the Department.
5) ***Shared Parking.*** Prior to the issuance of any development permits related to interior buildouts in the plaza, the Owner shall submit a building permit to reduce the theater seat from 1,330 to 1,288 seats. Prior to the issuance of a Certificate of Completion for any interior buildout in the plaza, the theater seats must be removed and inspected by the Department.
6) **Traffic.** Prior to the issuance of any development permits, the Owner shall submit a draft right-of-way easement for pavement and pedestrian pathways, and provide all necessary permanent easements for drainage, utilities, signage, lighting, grading, and landscaping, as well as temporary construction easements, for construction of a roundabout or alternative access improvement on Indiantown Road approximately 600 feet east of the US-1 intersection. The location and language of the easement shall be subject to the review and approval of the Town Engineer and Town Attorney. Prior to issuance of the first Certificate of Completion, the Owner shall execute and record the easement.

7) ***Vegetation/Environmental Preservation.*** Prior to the issuance of development permits, the Florida Invasive Species Council-listed Category I exotic vegetation shall be removed from the subject property.

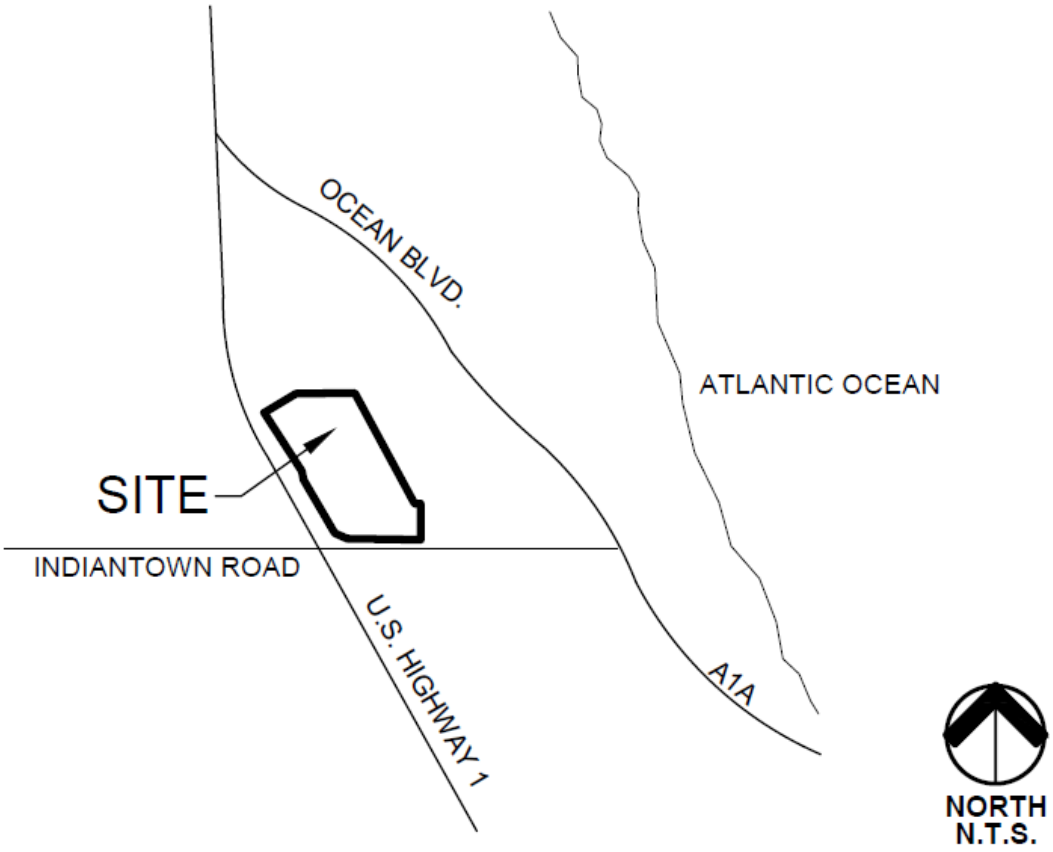
8) **Landscaping.** Upon the submission of the final plans and prior to the issuance of development permits, the landscape plan shall be revised to include an additional planter adjacent to the supermarket outdoor seating area.

9) **Utilities.**
   a) Within 60 days of site plan approval and prior to the issuance of any development permits, the Owner shall update and amend the water service agreement.
   b) At the time of Engineering/Utility permit application, the Owner shall:
      1) Confirm existing watermains are in existing utility easements and provide the easements. If existing watermains are determined to be outside of utility easements, provide easements for all watermains, whether existing and new.
      2) No structures of any type, fencing, trees, or landscaping shall be installed within utility easements whether existing or new.
      3) Provide indemnity agreements for all surface improvements, whether existing or new, that encroach into utility easements, including but not limited to, brick pavers, specialty concrete, painted surfaces, artificial turf and all other non-standard concrete and asphalt surfaces.
      4) Identify the maintenance requirements for the inserts in the existing catch basins and the schedule for maintenance activities to be performed by the Owner.
      5) Coordinate with staff to ensure appropriate pretreatment of stormwater runoff for enhanced water quality prior to discharge, is provided.
      6) Perform a camera-inspection of the interior of the existing drainage infrastructure and submit video footage and an inspection report signed and sealed by a Florida licensed Professional Engineer (PE) identifying the existing condition of the system and deficiencies needing correction. The Owner shall work with staff to implement necessary repairs and improvements based on identified deficiencies.

10) The conditions of approval herein shall apply to the Owner, Applicant, and their successors and assigns.

SHOPPES AT JUPITER

LOCATION MAP



SHOPPES AT JUPITER
JUSTIFICATION STATEMENT

Request: Site Plan Modification
Submittal: October 13, 2025
Resubmittals: January 23, 2026, April 28, 2026, May 22, 2026

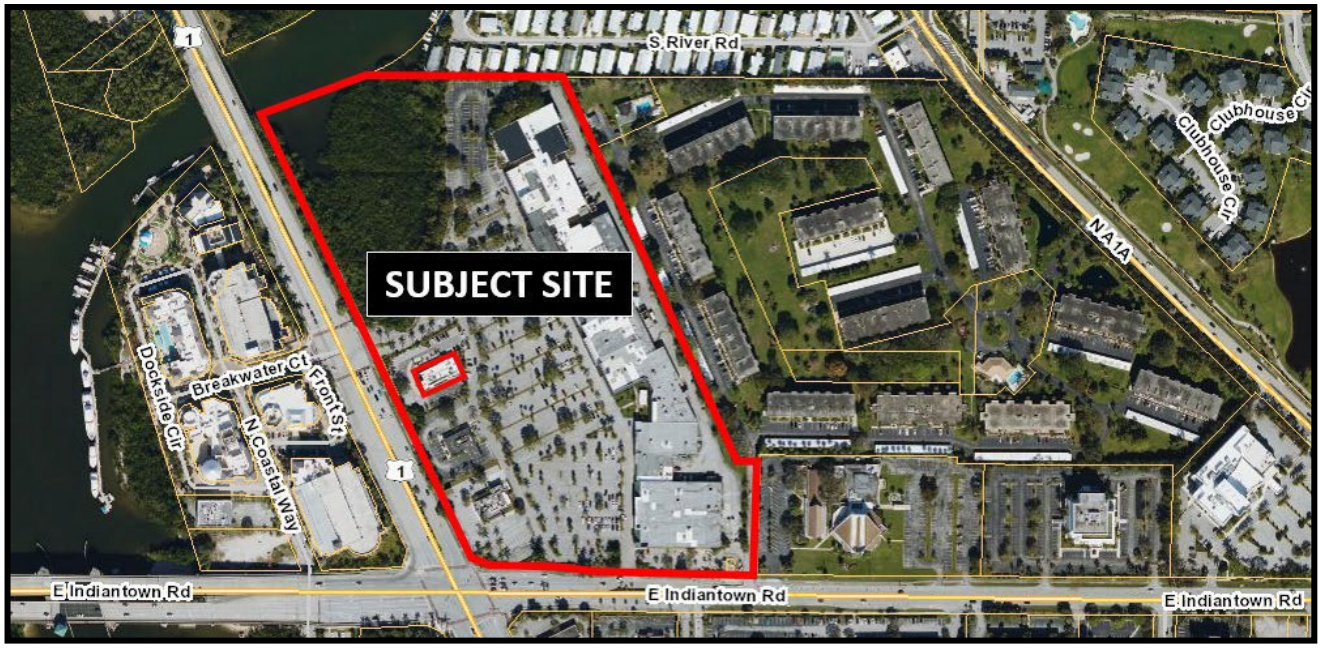
urban design studio
Urban Design
Land Planning
Landscape Architecture

APPLICATION REQUEST

On behalf of the Applicant, RRF SHOPPES JUPITER LLLP, Urban Design Studio (UDS), as Agent, has prepared and hereby respectfully submits this application **for a modification to a previously approved site plan requiring Town Council review** to modify the existing development approvals for the project known as *Shoppes at Jupiter*.

The property is a 24.92-acre site located on the northeast corner of E. Indiantown Road and U.S. Highway One ("US-1"), approximately 0.4 miles west of State Highway A1A, within the Town of Jupiter, Florida. The property is commonly referenced as 101 N U.S. Highway or *Shoppes at Jupiter*, and consists of two parcels as shown below ("Subject site"):

Address	Parcel Control Number	Zoning	FLU
101 N. US Highway 1	30-43-41-06-00-004-0012	C-2	Commercial
181 N. US Highway 1	30-43-41-06-00-004-0130	C-2	Commercial



Shoppes at Jupiter is a commercial development with a C-2 (Commercial, General District) zoning designation, consisting of four structures; a ~184,124 SF shopping center containing a mix of retail, restaurants, a fitness gym and a movie theatre, and three free-standing buildings along U.S. Highway One on the west side of the parcel. The buildings along US-1 include a 4,563 SF McDonalds building, a 2,920 office/bank, and a 5,639 sit down restaurant, which is currently vacant. According to what is believed to be the current Master Site Plan, prepared by Kimley-Horn and Associates and approved by the Town on June 10, 2020, development on the property totals approximately 197,246 square feet.

FORMAL REQUEST

This application for a modification to previously approved site plan requiring Town Council review to modify the existing development approvals includes the following requests:

1. Significant changes in architectural styles, colors or building materials that are inconsistent with the approved site plan (major amendment per27-259.(4).c.5.)

2. Addition of a 1,344 Sq. ft. enclosed loading dock (.68% of overall SF) on the rear of the building for a new total of 199,209 SF (minor amendment)

3. Rearrangement of required on-site parking to accommodate shopping cart corrals and short term “curbside pick-up” spaces (minor amendment)

4. Change of use for one existing tenant from ‘Indoor Fitness’ to ‘General Retail Use’. Addition of 9 Sq. ft. to enclose a small area at the existing front doors for a new total of 199,209 SF (minor amendment)

SITE HISTORY

Development of the Property was originally approved by the Town in 1978 for a 195,580 square foot open-air shopping center. In the years following, the plan was modified to increase the square footage and propose an indoor mall instead of the previously approved open-air center. The mall was the only major development in the Town at the time; it was completed in 1981. The development included a Publix, Bealls department store, Fountain’s department store, Super X drug store, and a three-screen movie theater. The Property was also the location of the Town’s first McDonalds. The indoor mall was converted back to an open-air shopping center in 1987 by removing the roof. Since that time, additional changes have been made, including reductions in square footage to the currently constructed development. An outline of the known approval history is provided on the following page.

Date	Approval Document	Description
1978	Unknown	Approval for the construction of a **195,580** square foot shopping center.
1979	Unknown	Modified the development order to construct a **204,133** square foot air-conditioned mall and construction of a freestanding bank with three drive-thru teller lanes as an outparcel.
1984	Unknown	Modified the development order to convert the mall to a shopping center, including two anchor tenants (Publix supermarkets and eight screen theater).

1991	Res. 35-91	Modified the development order to complete major renovations to decrease the size of the development to **192,184** square feet, and: 1. Expand the eight screen (2,002 seat) movie theater to 14 screens (3,602 seats); 2. Relocate an anchor tenant (Bealls) to the location of the former supermarket; 3. Variance (16%) to the required parking based upon a submitted parking study; 4. Variance to allow additional signage; and 5. Construction of a 7,000 square foot free-standing restaurant.
1995	Res. 61-95	Modified the development order for the following: 1. Expansion of the theater from 14 screens (3,602 seats) to 18 screens (4,114 seats); 2. Construction of a new exterior façade for the theater; 3. Reconfiguration of the northern parking area and entrance/exit onto U.S. Highway One; and 4. Installation of directory signs for the theater parking areas.
1996	Res. 29-96	Modified the development order for the following: 1. Construction of a new exterior façade for a new anchor tenant; 2. Change the color palette for the entire face of the shopping center, including the previously approved theater expansion.
1996	Unknown	Modified the development order for the following: 1. Increase the size of the theater by 6,003 square feet and reduce the seats by 644 within the theater addition.
1997	Res. 32-97	Modified the development order for the following: 1. A total façade renovation incorporating all aspects of the west and south elevations which have not been affected by the previous applications; 2. Redesign of the “courtyard”; 3. Reconfigure the main vehicular ingress/egress drive on U.S. Highway One; 4. Reconfigure the parking areas throughout the Property; 5. Approve a new sign program, including both façade and freestanding signage; and 6. Redesign the approved landscape plans to comply with the IOZ requirements.
2002	Res. 36-02	Modified the development order to delete certain façade improvements and to postpone the deadline to underground the power lines on Indiantown Road.
2020	Staff Letter – Case No. PZ 19-3903	Minor site plan amendment to the freestanding McDonalds to: 1. Upgrade the architectural elevations to be compatible with the existing plaza and movie theater elevations; 2. Upgrade the site landscaping, including increasing the amount of green space, with the addition of landscape islands, increasing the width of existing landscape islands, removing paved area and adding landscaping along the frontage, and adding foundation planting; 3. Remove the outdoor play area; 4. Convert the existing single-lane drive-thru to a dual-lane drive-thru.

Proposed Site Plan Changes

1. The major amendment to the development order includes changes in architectural styles, colors and building materials that are inconsistent with the approved site plan. This application seeks to amend the approved architectural plans to accommodate façade changes to the color, material and style as follows:

    - Revised plans propose to change the façade paint color from “Benjamin Moore #0064 – (Light), Benjamin Moore #0066 – (Medium), and Benjamin Moore #0061” to “White’; Sherwin Williams High Reflective White (SW 7757) with accent colors of ‘Light Gray’; Sherwin Williams Argos SW 7065 and ‘Dark Gray’; and Sherwin Williams Cityscape SW 7067” as detailed within the architectural plan set
    - Addition of grey accent elements to distinguish prominent architectural features along awning and roof lines
    - Changes to the architectural style along the roof lines to remove the arch features and replace them with flat roof and parapet elements
    - The architectural changes encompass the façades of all retail and sit-down restaurant tenants within in the commercial strip center. Revised elevations matching the proposed (with this application) will be submitted at a later date when lease terms allow.
    - Please refer to the architecture drawings for a typical canopy section, materials and colors to be used in the building renovation to make its ultimate elevation compatible with the remaining shopping center.
    - Please refer to the architecture drawings for the proposed canopy section along with proposed materials, colors and finishes which could be used as a baseline for future improvements to the theater building. It would be recommended that the arched entry element be revised similar to the existing Beall’s and Office Depot entries, creation of a flat parapet, to maintain the new building theme.
    - The proposed façade changes are intended to be implemented in one phase at this time.
    - The movie theater has a reduction of 38 seats proposed in an effort to bring the site to current code standards in regard to the required parking provided.

2. Addition of a 1,344 Sq. ft. enclosed loading dock (.68% of overall SF) on the rear of the building for a new total of 199,209 SF (minor amendment)

The southernmost retail box, currently occupied by Bealls, is being renovated to accommodate a high-end organic grocer. In addition to internal renovations, a 1,344 square foot enclosed loading dock is being added in the location of the existing loading area in the rear (east) of the building

3. Rearrangement of required on-site parking to accommodate shopping cart corrals and short term “curbside pick-up” spaces (minor amendment)

    - Five shopping cart corrals are proposed to be added within the central area of the main parking lot.
    - The parking along the south side of the commercial center is being rearranged to accommodate wide spaces, with an awning proposed to cover these spaces.
    - Seven Pick-Up spaces are proposed to be added in the southern parking lot under the proposed cover canopy.

4. Minor revisions to the Landscape Plan to accommodate the following:

   - Proposed Foundation planting along the south façade of the commercialcenter.
     - Removal of dead existing landscape and replaced with colorful, purposeful plantings, including new trellis along the existing six (6) parking spaces and landscape islands.
   - Proposed Foundation planting along the southwest façade of the commercial center.
     - Addition two planting areas with colorful annuals are proposed along the southwest facade under the overhang and to be counted towards foundation planting.
   - Additional plantings along the East buffer.
     - Proposed plantings along the East Buffer to enhance visual screening from the adjacent property (northeast area) and entry into Ocean Parks Condominium.
   - Proposed plantings in numerous landscape islands (specifically in the south parking area) and also around cart corrals to provide screening.

5. Minor revisions to the Photometric Plan to proposed lighting wereapplicable

6. Change of use from 'Indoor Fitness' to 'General Retail Use'

   The proposed General Retail Use consists of the conversion of an approved Indoor Fitness tenant space to a specialty retail establishment for the sale of alcoholic beverages. Ancillary to the retail use, the tenant may periodically host educational seminars, product demonstrations, and limited tastings for customers. These seminars will be directly related to the products sold on-site. The educational seminars and tastings are intended as accessory components of the primary retail use and will not function as a standalone event venue or instructional facility. Any alcohol tastings conducted on-site will operate in conjunction with a valid quota alcohol beverage license and in accordance with applicable Florida Statutes and Florida Beverage Law.

   - Minor increase in floor area from 20,066 square feet to 20,075 square feet (a net increase of 9 square feet).
   - The proposed use will utilize the existing rear loading dock, with no expansion or modification to the loading area.
   - Two (2) shopping cart corrals are proposed to support customer convenience for the retail use.

Square Footage Breakdown as proposed		
Land Use	**Intensity**	**Note**
Retail	99,298 sq. ft.	
Restaurant (Sit Down)	7,412 sq. ft.	
5% of SF Restaurant (Sit Down)	9,304 sq. ft.	
Restaurant (Fast Food)	4,563 sq. ft.	Standalone Building
Outparcel Restaurant	5,639 sq. ft.	Standalone Building
Outdoor seating	996 sq. ft.	
Office/Bank	2,920 sq. ft.	Standalone Building
Multi-screen theatre	70,073 sq. ft.	Parking based on seats @ 1 space/ 3 seats; 1288 seats
TOTAL	**199, 209 sq. ft.**	

Parking

With the approval of Resolution No. 32-97, the Town required the recording of a Declaration of Shared Parking in the Public Records. The Declaration was recorded on May 28, 1998, at Official Record Book 10426, Page 1088 in the Public Records of Palm Beach County. The Declaration sets forth shared parking arrangements, restrictions, and requirements to ensure compliance with the Town's regulations and to maintain adequate parking for all uses within the shopping center. The Declaration was based on a Shared Parking Study and a site plan prepared by David Plummer & Associates, Inc.; both are included as part of the Declaration. The study outlined that the uses within the Property have differing peak parking demands and that the sharing of parking would reduce the overall number of spaces needed to adequately service the Property. The Shared Parking Study was relied upon by the Town when approving the site plan amendment.

Subsequent site plan amendments and approvals have altered the parking demand of the site, which is now regulated per the towns shared parking code per the approved 2020 site plan. The existing parking requirements are shown below:

EXISTING PARKING REQUIREMENTS					
LAND USE	**INTENSITY**	**PARKING STANDARD**	**REQUIRED SPACES**	**% AT PEAK**	**NUMBER AT PEAK**
RETAIL	91,303 SF	1 SP / 250 SF	366	90%	330
RESTAURANT (SIT DOWN)	17,308 SF	1 SP / 85 SF	203	100%	203
5 %	*9,872 SF*	1 SP / 250 SF	40	100%	40
RESTAURANT (FAST FOOD)	5,770 SF	1 SP / 100 SF	58	100%	58
OFFICE / BANK	2,920 SF	1 SP / 250 SF & 1 PER DRIVE THRU	16	10%	2
MULTI-SCREEN THEATER	1,330 SEATS	1 SP / 3 SEATS	443	100%	443
TOTAL					**1,076**

As part of this application, an inventory of the exiting uses was updated to reflect the current users of the retail and sit-down restaurant spaces. This update resulted in:

- A conversion of 7,867 SF of sit-down restaurant to retail
- A conversion of 1,207 SF of fast-food restaurant converted to retail
- The addition of 610 SF of retail as a result of corrected area calculations
- A net reduction of 41 required parking spaces

PROPOSED PARKING

REVISED PARKING REQUIREMENT					
LAND USE	**INTENSITY**	**PARKING STANDARD**	**REQUIRED SPACES**	**% AT PEAK**	**NUMBER AT PEAK**
RETAIL	99,298 SF	1 SP / 250 SF	397	90%	357

RESTAURANT (SIT DOWN)	7,412 SF	1 SP / 85 SF	87	100%	87
5 %	*9,304SF*	1 SP / 250 SF	37	100%	37
RESTAURANT (FAST FOOD)	4,563 SF	1 SP / 100 SF	46	100%	46
OUTPARCEL RESTURANT	5,639 SF	1 SP / 85 SF	66	100%	66
OUTDOOR SEATING	996 SF	1 SP / 85 SF	12	100%	12
OFFICE / BANK	2,920 SF	1 SP / 250 SF & 1 PER DRIVE THRU	16	10%	2
THEATER	1288 SEATS	1 SP / 3 SEATS	429	100%	429
TOTAL					**1,036**

The plan proposes 1,036 parking spaces and is compliant with the shared parking requirement that regulates the required on-site parking. The movie theater includes a reduction of 38 seats to better align with current code requirements.

Shared Parking Analysis

Pursuant to Section 27-2830 of the Code, a shared parking analysis has been prepared to evaluate the combined parking demand generated by the proposed mix of commercial/retail, restaurant, and entertainment uses. The analysis accounts for varying peak demand periods by time of day and day of week, demonstrating that shared parking can be effectively utilized without creating a parking shortfall. Please refer to the “Revised Parking Requirement” table above or the Shared Parking table included on the proposed Master Plan.

Developers Agreement

Concurrent with the major renovations in 1991, the Town adopted Resolution No. 35-91 approving a “Developer’s Agreement” with the property owner (the “Agreement”); the Agreement is recorded in Official Record Book 7191, Page 62 of the Public Records of Palm Beach County. The Agreement reiterates the conditions of approval associated with the site plan, special exception, and variances. While these conditions have been added to, modified, and deleted over the years by the subsequent approvals outlined above, there does not appear to be any recorded termination of, or amendments to, the Agreement.

In response to Staff comments, the Applicant has confirmed that the proposed loading area is necessary to adequately serve the tenant’s delivery and service functions. Additionally, the previously existing fenced enclosures located behind the building, which were associated with older dumpster locations, are being removed. In their place, three new dumpster enclosures are proposed and have been designed to comply with current code requirements for screening and functionality, thereby improving the overall organization and appearance of service areas at the rear of the site.

Current Development Order

Based on a review of the prior approvals, Resolution No. 36-02 appears to be the current Development Order along with the conditions contained within that approval letter issued by the Town’s staff on April 24, 2020

- Resolution No. 36-02 incorporates "all other conditions of approval in Resolution No. 32-97 [that are] not in conflict…"

- Resolution No. 32-97 does the same, incorporating the conditions of approval contained in Resolution Nos. 35-91, 61-95, and 29-96.16

The current Development Order outlines a wide-range of site-specific development regulations for the shopping center including but not limited to landscaping, signage, color palette, parking, outdoor storage, lighting, and noise. Due to the proposed modifications to the requirements contained in the Development Order, this application requires approval by the Town Council.

Community Outreach
On January 14, 2026, a virtual meeting between the Applicant and the Ocean Parks Condominium President and Board of Directors to discuss the proposed site plan.

This outreach effort was in addition to a prior coordination meeting held with City Staff on December 17, 2025, during which potential traffic mitigation strategies were evaluated for the entrance and exit driveways along Indiantown Road. As part of this analysis, multiple intersection control alternatives were considered, including unsignalized control, signalized control, and a roundabout configuration. Based on these discussions and supporting analysis, the site plan has been revised to introduce a modified driveway at the southeast access point, forming a four-legged intersection to improve overall circulation and safety. Additional details are provided within the Supplemental Intersection Analysis.

At this time, no changes are proposed to the existing access configuration beyond the previously described driveway improvements. The Applicant remains open to continued coordination with Staff regarding any potential easement requirements associated with traffic or roadway improvements, should they be deemed necessary as part of the review process.

The Applicant also coordinated directly with the Ocean Parks Condominium regarding the proposed driveway modifications, particularly as it relates to the secondary access point serving their community. To further minimize potential impacts, provisions have been incorporated into the tenant's lease agreement limiting the use of this access point by delivery trucks.

In response to Staff's comments regarding existing site conditions, the Applicant proposes to remove or relocate all dumpsters currently situated in multiple, unorganized locations at the rear of the building. These will be consolidated into new, code-compliant dumpster enclosures designed to meet current screening and operational standards.

While landscape screening is not proposed for two centrally located enclosures along the rear of the principal building, these enclosures are situated outside of required setbacks, directly adjacent to the building wall, and are not visible from the public realm. To further mitigate visibility from adjacent properties, supplemental landscaping has been introduced along the west side of the existing wall to enhance screening from the east.

Additionally, the Applicant has confirmed that the proposed loading area (behind the 21,515 SF Retail Building) is necessary to adequately serve the tenant's delivery and service functions.

Landscape Buffer Enhancements

The landscape plan has been updated to respond to Staff's comments regarding buffer consistency and effectiveness, particularly along areas adjacent to residential uses. While the existing site constraints and back-of-house conditions limit the ability to expand the rear buffer to the requested 15-foot width, the Applicant has enhanced the buffer through the introduction of additional and denser plant materials along the rear elevation. These improvements include taller species, where feasible, to strengthen visual screening while remaining consistent with the existing FPL easement restrictions and the "Right Tree, Right Place" principle.

Similarly, along the northern property line, the existing 10-foot buffer cannot be expanded due to site limitations. However, the Applicant will maintain the existing 8-foot CBS wall and supplement the buffer with additional landscaping to improve screening of service and operational areas from the adjacent property.

ZONING ANAYLSIS

SITE PLAN REVIEW CRITERIA

The following section provides the code standards for applications requiring administrative review only. After a review of these standards, the approved plans, and associated conditions, it was determined that due to the changes in architectural styles, colors and building materials that are inconsistent with the approved site plans will require Town Council approval per Section 27-259.(4).c.5.

Sec 27-259 Reviewing Authority

(4) Applications requiring administrative review only include:

a. The review of proposed site plans for uses by right, small-scale developments, infill, and administrative Small-Scale Planned Unit Development Districts (SSPUD) as provided for in division 2 of article VIII of this chapter, except for:

    1. Properties that have frontage on arterial roadways over one acre and up to two acres (i.e., U.S. Highway One, Alternate A1A, County Road A1A, Military Trail, Central Boulevard, Indian Creek Parkway, Center Street, and Indiantown Road), and

       REPONSE: The site is located at the intersection of two major roadways identified above; US-1 and Indiantown Road.

    2. Properties located within the U.S. Highway One/Intracoastal Waterway Corridor, as depicted on the future land use map, which shall be reviewed by the town council as large-scale developments.

       REPONSE: This standard does not apply

b. All site plan applications for uses by right, small-scale development, infill, and administrative Small-Scale Planned Unit Development Districts (SSPUD) which conform

to sections 27-175, 27-450 and the applicable provisions of the underlying zoning district, shall be reviewed and may be approved administratively by the town staff, provided no other sections of this chapter require additional reviewand approval.

REPONSE: This standard does not apply

Minor amendments to approved site plans and special exceptions. Minor amendments to a site plan or special exception that was previously approved by the town council may be approved by the director of the department of planning and zoning in consultation with other town staff, as appropriate. The following types of amendments are not considered to be minor, and therefore are subject to review by the town's planning and zoning commission and the town council:

1. Any proposed increases in:
    i. The square footage to any building by more than 20 percent, excluding accessory structures, and maintenance/storage buildings that are 2,000 square feet or less. If the addition is on a lot with a nonconforming lot size, then the maximum increase of additional square footage to any building shall not exceed 30 percent;

    REPONSE: This application proposes a 1,353 SF addition, or 0.68%, of the overall square footage.

    ii. The number of structures, excluding accessory structures of 2,000 square feet or less;

    REPONSE: This application does not propose any new primary or accessory structures

    ii. The number of residential dwelling units in a residential or mixed-use zoning district, except an auxiliary dwelling unit, or more than one accessory residential unit in a nonresidential district;

    REPONSE: This application does not propose the addition or inclusion of any residential units

    iv. The building height of any building as specified by the adopted site plan that results in increasing the number of stories, except if in conjunction with adding one accessory residential unit in a nonresidential district above the ground floor;(v)An existing building or buildings proposed to be removed and replaced with a new building or buildings of more than 15,000 square feet, regardless of the size of parcel; or(vi)New businesses requesting approval for an outdoor venue.

    REPONSE: This application does not propose any height increases to the existing structure; all structures comply with the height limit of 50', with a maximum height of 33' 6".

However, any proposed reductions in the total square footage of any building, or in the number of structures, stories, or units, as specified by the site plan, may be approved as minor amendments, subject to the provisions of this subsection.

2. Significant changes to the approved site plan and/or special exception that create

cumulative impacts, including, but not limited to, increases in traffic, parking, additions of square footage, changes in uses, recreation facilities and amenities, green space and/or other similar modifications which have the potential for a negative, adverse, or undesirable impact as determined by town staff.

REPONSE: This application does not propose any significant changes to traffic, parking, building square footage, recreation amenities or greenspace. The 1,344 SF addition entails redesigning and enclosing the loading dock area, which is located in a similar area as the existing loading doors on the east side (rear) of the building. The redesign of the loading dock will allow for loading and unloading to occur within the building, which will mitigate potential negative impacts that may otherwise occur in an unenclosed loading area. The proposed redesign adds minimal square footage without increasing patron occupancy.

3. Any increase in the project's traffic that is in excess of the higher of the following criteria:

    i. (i)100 gross daily trips; or

    ii. (ii)One-half percent of the net two-way peak hour level of service "D" volume of the first directly accessed major thoroughfare, as defined in the transportation element of the town's comprehensive plan.

REPONSE: Please see the revised Traffic Impact Analysis included with this application.

4. Any amendments, which would significantly alter the character and/or the appearance of the development, or result in a decrease in the amount or quality of the approved amenities. Such amenities shall include, but not be limited to, pools, clubhouses, common parking areas for large vehicles and boats, exercise trails, public access to waters or beaches, marinas, boat docks, tennis courts and racquetballcourts.

REPONSE: This application proposes a façade redesign that will alter the character and appearance of the building and the overall site.

5. Significant changes in architectural styles, colors or building materials that are inconsistent with the approved site plans.

REPONSE: This application proposes a façade redesign that will alter the character and appearance of the building and site. The façade changes, along with the addition of the proposed Retail, will enhance the quality of architecture of the existing strip center while maintain the overall efficiency of the site design.

6. Changes to such items as a phasing plan or developer control that substantially impact the development.

REPONSE: The improvements proposed within this application are intended to be completed in one phase.

7. For those resolutions and/or ordinances approved prior to August 19, 2008, any amendment that would modify any aspect or portion of the adopted site plan and/or special exception for which a specific condition was added at a public hearing by the town council. For resolutions and/or ordinances approved after September 9, 2008, any

amendments that modify a specific portion of an adopted site plan for a condition of approval that states it can only be amended by the town council.

REPONSE: The improvements proposed within this application won't modify any existing conditions.

INDIANTOWN ROAD OVERLAY

The Property is also located within the Indiantown Road Overlay Zoning District ("IOZ"), which supersedes the underlying C-2 zoning district. The IOZ was established in the early 1990s following completion of the Indiantown Road Corridor Study with the purpose and intent "to encourage and provide for enhanced property development within the Indiantown Road commercial corridor. Objectives to be attained through the establishment of this district include protection of adjacent residential land uses; enhancement of the commercial status of the corridor; reduction of visual distraction through uniform sign criteria; enhancement of physical appearance through increased landscaping of public and private property; clustering of complementary uses throughout various locations within the corridor; provision of architectural design guidelines within specific locations along the corridor; encourage the construction of pedestrian oriented facilities in both public and private structures; installation of special landscape and architectural features at major intersections; and establish development incentives to accomplish these objectives."

Because much of the Property received site plan approval prior to March 1, 1988, it is not subject to the regulatory provisions of the IOZ zoning district, except "in the event of an amendment to the site plan or development approval" the provisions are applicable to the extent they can be incorporated. Based on the current site configuration and existing conditions, there do not appear to be any applicable IOZ standards that can reasonably be applied without creating additional nonconformities.

ARCHITECTURAL AND COMMUNITY APPEARANCE STANDARDS

Chapter 27, Article XI, Division 5 of the Town's Code does provide architectural and community appearance standards as part of any site plan or subdivision that is required to be approved by the Town Council. The purpose of these standards is to maintain and/or enhance the architectural character and community appearance of present and future land use and development in the Town and prohibit the development of monotonous structures and streetscapes. Key elements of the standards include

- Architectural consistency: Buildings must reflect compatible styles and materials that enhance the surrounding area.

  RESPONSE: The proposed architectural changes aim to create a cohesive façade that respects the current development pattern on site and within the surrounding area. The changes propose a modern design with neutral colors, and accent color that compliant the anchor tenant branding theme.

- Pedestrian-oriented design: Site layouts should prioritize walkability, with features like shaded walkways, human-scale facades, and active street frontages.

  RESPONSE: The site will utilize and upgrade the exiting pedestrian circulation system that provides access from both US-1 and Indiantown Road. Human scale elements, such as awnings, enhanced crosswalks and upgraded landscaping, are proposed to active the pedestrian environment on site.

- Screened and structured parking: Surface lots must be minimized or screened, and structured parking should be integrated into the overall design.

  RESPONSE: The existing surface parking will maintain the current screening that is in place along the adjacent rights-of-way. This screening consists on natural landscaping, as well as approved existing physical structures and signage. All exterior landscaping is proposed to remain, in addition to those provided on the proposed Landscape Plan.

- Landscaping and sustainability: Use of native, drought-tolerant plants is encouraged, along with sustainable materials and heat-island mitigation strategies.

  RESPONSE: Drought-tolerant plants, sustainable materials and heat-island mitigation strategies will be implements where practical or required.

- Functional aesthetics: Elements like awnings, arcades, and weather protection features are required to enhance usability and comfort.

  RESPONSE: New awnings are proposed along the front (west) side of the strip center, aimed at enhancing the pedestrian experience by providing protection from sun, wind and rain elements.

There is flexibility within these guidelines to encourage innovation while maintaining design integrity, therefore, these standards allow an opportunity to create distinctive, marketable developments that stand out. They must be considered as part of any improvements or redevelopment of the Property.

CONCLUSION

On behalf of the applicant, UDS respectfully requests approval of this request for **a modification to previously approved site plan requiring Town Council review** for the Shoppes at Jupiter. The Project Managers at UDS are Ken Tuma, Joni Brinkman, Janelle Vinson and Kayla McKenzie, who can be reached via email or by phone at 561-366-1100. Please contact us with any questions or for additional information in support of the requested application.

TRAFFIC IMPACT ANALYSIS

SHOPPES AT JUPITER
JUPITER, FL

Kimley»Horn

May 28, 2026
Kimley-Horn Project #140288001

TRAFFIC IMPACT ANALYSIS

SHOPPES AT JUPITER

JUPITER, FL

Prepared by:

Kimley»Horn

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Registry No 35106

May 28, 2026

Project #140288001

ADAM B. KERR, P.E. LICENSE No 64773 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Adam B Kerr
Date: 2026.05.28 14:46:32 -04'00'

Adam B. Kerr, P.E.
Florida Registration Number 64773

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INTRODUCTION

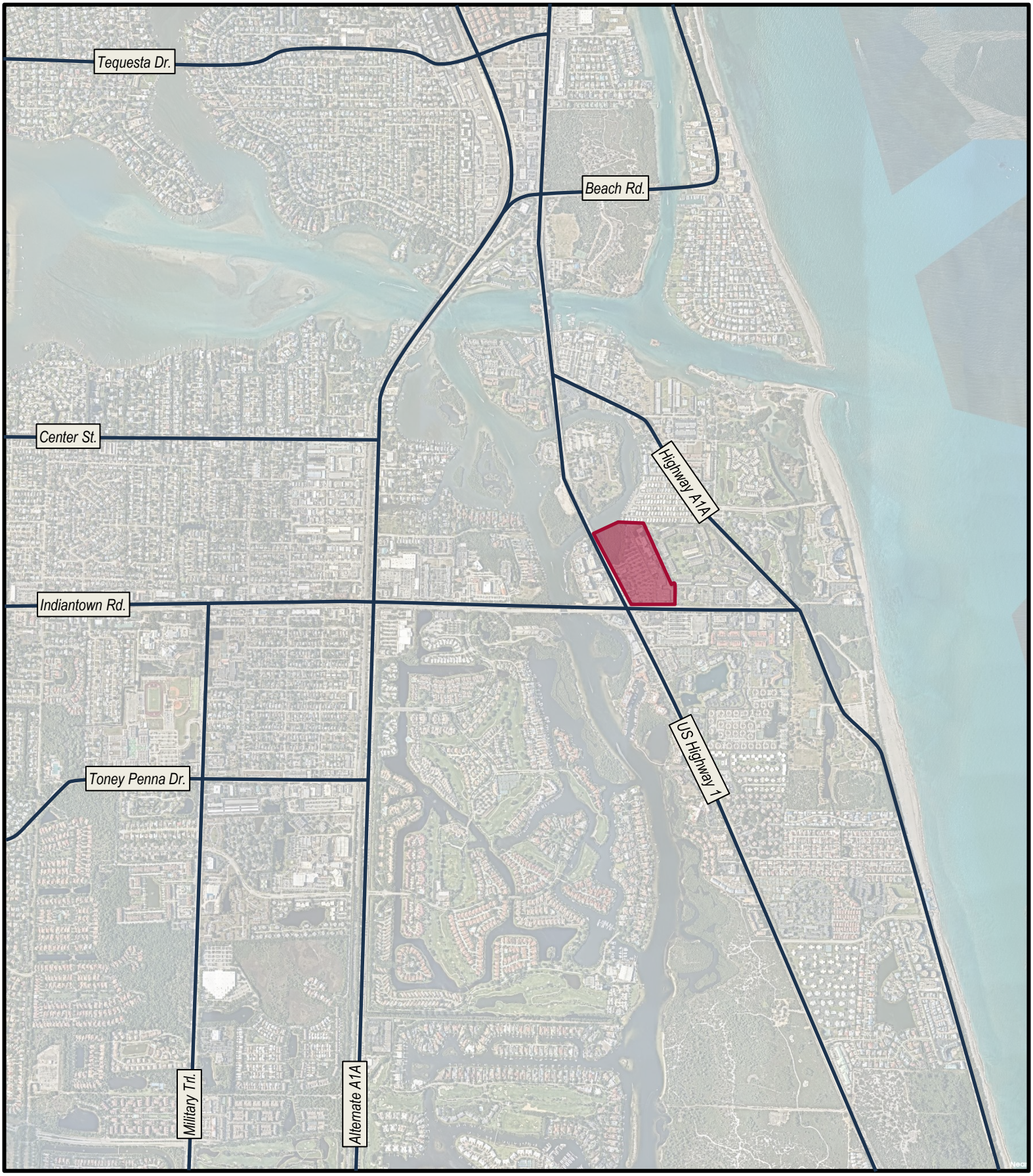
Kimley-Horn and Associates, Inc. has been retained to prepare a traffic study for the site located at the northeast corner of US Highway 1 & Indiantown Road in the Town of Jupiter, Florida. Figure 1 illustrates the site location. The existing site includes 116,014 square feet of general retail use with 996 square feet of outdoor seating, a 1,326-seat movie theatre, 4,563 square feet of fast-food restaurant use, a 2,920 square foot bank with a drive-through, and 5,639 square feet of high-turnover sit-down restaurant use. The proposed development consists of reallocating 38,265 square feet of the existing general retail space to grocery store use and removing 26 seats from the movie theatre.

The Parcel Control Number (PCN) for the site is:

- 30-43-41-06-00-004-0012

This document presents the methodology used and the findings of the traffic impact analysis. The analysis was conducted in accordance with the requirements of the Countywide Traffic Performance Standards (TPS) Ordinance of Palm Beach County as defined in Article 12 of the Unified Land Development Code (ULDC) and the Town of Jupiter. A 2030 buildout year was assumed for the purposes of this analysis.

Parcel ID information and the site plan are included in Appendix A for reference.



NORTH

LEGEND

Site Location

FIGURE 1
Shoppes at Jupiter
Site Location
KH #140288001

Kimley»Horn

PROJECT TRAFFIC

Project traffic used in this analysis is 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.

Existing and Proposed Land Uses

The existing site includes 116,014 square feet of general retail use with 996 square feet of outdoor seating, a 1,326-seat movie theatre, 4,563 square feet of fast-food restaurant use, a 2,920 square foot bank with a drive-through, and 5,639 square feet of high-turnover sit-down restaurant use. The proposed development consists of reallocating 38,265 square feet of the existing general retail space to grocery store use and removing 26 seats from the movie theatre.

Trip Generation

The daily and peak hour traffic generation for the existing and proposed use was based on trip generation rates and equations published by the Palm Beach County Traffic Division and taken from *ITE Trip Generation Manual 11th Edition*. Table 1 provides a summary of that calculation.

Table 1: Trip Generation Calculations

Source	Land Use	ITE Code	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
Existing Scenario >5 Years										
PBC	Shop Plaza (40-150ksf w/out supermarket)	ITE 821	117.010 ksf	7,901	202	125	77	607	297	310
PBC	Movie Theatre *	ITE 444	1,326 seat(s)	2,334	0	0	0	119	65	54
PBC	Fast Food Restaurant + DT	ITE 934	4.563 ksf	2,133	204	104	100	151	79	72
PBC	Drive-In Bank	ITE 912	2.92 ksf	293	29	17	12	61	31	30
PBC	High Turnover Sit-Down Rest.	ITE 932	5.639 ksf	605	54	30	24	51	31	20
			Subtotal	*13,266*	*489*	*276*	*213*	*989*	*503*	*486*
Internal Capture			**% Daily** / **% AM** / **% PM**							
	Shop Plaza (40-150ksf w/out supermarket)		10.0% / 10.0% / 10.0%	778	20	10	10	59	30	29
	Movie Theatre		10.0% / 0.0% / 10.0%	235	0	0	0	12	7	5
	Fast Food Restaurant + DT		10.0% / 9.0% / 10.0%	209	18	9	9	15	7	8
	Drive-In Bank		10.0% / 10.0% / 10.0%	28	3	1	2	6	3	3
	High Turnover Sit-Down Rest.		10.0% / 9.0% / 10.0%	60	5	3	2	5	2	3
			Subtotal	*1,310*	*46*	*23*	*23*	*97*	*49*	*48*
Pass-By Capture			**Daily** / **AM** / **PM**							
	Shop Plaza (40-150ksf w/out supermarket)		39.0% / 39.0% / 39.0%	2,778	71	45	26	214	104	110
	Movie Theatre		5.0% / 5.0% / 5.0%	105	0	0	0	5	3	2
	Fast Food Restaurant + DT		45.0% / 45.0% / 45.0%	866	84	43	41	61	32	29
	Drive-In Bank		50.0% / 50.0% / 50.0%	133	13	8	5	28	14	14
	High Turnover Sit-Down Rest.		44.0% / 44.0% / 44.0%	240	22	12	10	20	13	7
			Subtotal	4,122	190	108	82	328	166	162
Driveway Volumes				**11,956**	**443**	**253**	**190**	**892**	**454**	**438**
Net New External Trips				**7,834**	**253**	**145**	**108**	**564**	**288**	**276**
Proposed Scenario										
PBC	Shop Plaza (40-150ksf w/ supermarket)	ITE 821	117.010 ksf	11,056	413	256	157	1,057	507	550
PBC	Movie Theatre *	ITE 444	1,300 seat(s)	2,288	0	0	0	117	64	53
PBC	Fast Food Restaurant + DT	ITE 934	4.563 ksf	2,133	204	104	100	151	79	72
PBC	Drive-In Bank	ITE 912	2.92 ksf	293	29	17	12	61	31	30
PBC	High Turnover Sit-Down Rest.	ITE 932	5.639 ksf	605	54	30	24	51	31	20
			Subtotal	*16,375*	*700*	*407*	*293*	*1,437*	*712*	*725*
Internal Capture			**% Daily** / **% AM** / **% PM**							
	Shop Plaza (40-150ksf w/ supermarket)		5.0% / 7.0% / 4.0%	527	28	8	20	40	20	20
	Movie Theatre		12.0% / 0.0% / 11.0%	274	0	0	0	13	8	5
	Fast Food Restaurant + DT		10.0% / 14.0% / 10.0%	209	29	15	14	15	7	8
	Drive-In Bank		10.0% / 10.0% / 10.0%	30	3	1	2	6	3	3
	High Turnover Sit-Down Rest.		10.0% / 13.0% / 10.0%	60	7	4	3	5	2	3
			Subtotal	*1,100*	*67*	*28*	*39*	*79*	*40*	*39*
Pass-By Capture			**Daily** / **AM** / **PM**							
	Shop Plaza (40-150ksf w/ supermarket)		24.0% / 24.0% / 24.0%	2,527	92	60	32	244	117	127
	Movie Theatre		5.0% / 5.0% / 5.0%	101	0	0	0	5	3	2
	Fast Food Restaurant + DT		45.0% / 45.0% / 45.0%	866	79	40	39	61	32	29
	Drive-In Bank		50.0% / 50.0% / 50.0%	132	13	8	5	28	14	14
	High Turnover Sit-Down Rest.		44.0% / 44.0% / 44.0%	240	21	11	10	20	13	7
			Subtotal	3,866	205	119	86	358	179	179
Driveway Volumes				**15,275**	**633**	**379**	**254**	**1,358**	**672**	**686**
Net New External Trips				**11,409**	**428**	**260**	**168**	**1,000**	**493**	**507**
Proposed Net External Trips-Existing Net New External Trips				**3,575**	**175**	**115**	**60**	**436**	**205**	**231**

Radius of Development Influence: **2 miles**

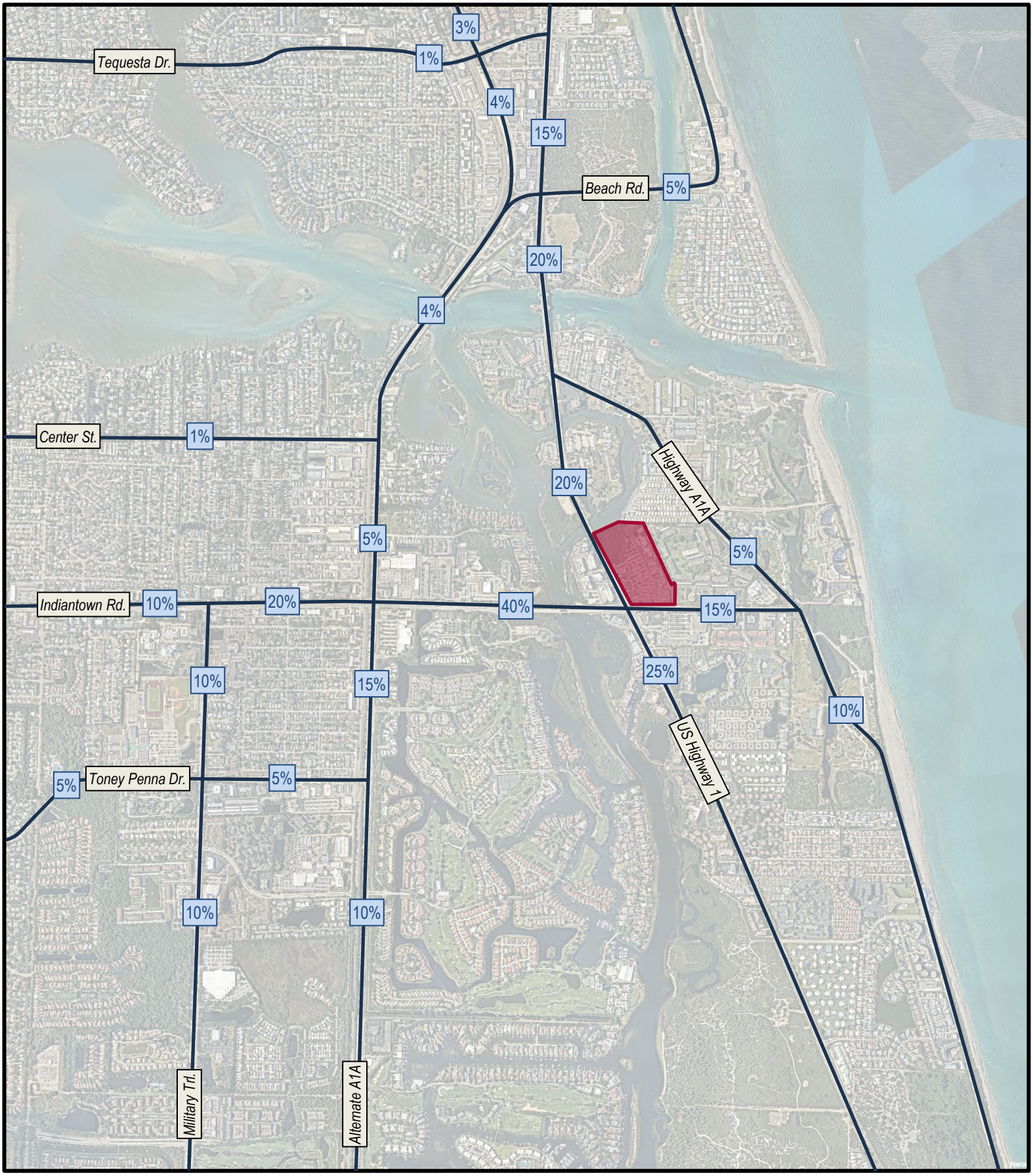
Land Use	Daily	AM Peak Hour	PM Peak Hour	Pass By
Shop Plaza (40-150ksf w/out supermarket)	67.52 trips/ksf	1.73 trips/ksf (62% in, 38% out)	5.19 trips/ksf (49% in, 51% out)	39.0%
Movie Theatre	1.76 trips/seat(s)	0 trips/seat(s) (0% in, 0% out)	0.09 trips/seat(s) (55% in, 45% out)	5.0%
Fast Food Restaurant + DT	467.48 trips/ksf	44.61 trips/ksf (51% in, 49% out)	33.03 trips/ksf (52% in, 48% out)	45.0%
Drive-In Bank	100.35 trips/ksf	9.95 trips/ksf (58% in, 42% out)	21.01 trips/ksf (50% in, 50% out)	50.0%
High Turnover Sit-Down Rest.	107.2 trips/ksf	9.57 trips/ksf (55% in, 45% out)	9.05 trips/ksf (61% in, 39% out)	44.0%
Shop Plaza (40-150ksf w/ supermarket)	94.49 trips/ksf	3.53 trips/ksf (62% in, 38% out)	9.03 trips/ksf (48% in, 52% out)	24.0%

*Trip generation rates for the movie theatre were obtained from the rates published by the Palm Beach County Traffic Engineering Division, last updated on March 2, 2020

As summarized in this table, the proposed plan has the potential to generate 3,575 external daily trips, 175 external AM peak hour trips (+115 inbound, +60 outbound), and 436 external PM peak hour trips (+205 inbound, +231 outbound). Based on the trip generation potential of the proposed development, the project's radius of development influence (RDI) is 2 miles.

Traffic Distribution

Traffic distribution is the pairing of trip ends from the subject site with other land uses in the area. These trips were assigned to the surrounding roadways based upon a review of the roadway network proposed to be in place at the time of buildout and its travel time characteristics. Figure 2 illustrates the proposed roadway link assignment.



LEGEND

Site Location

XX% Project Traffic

FIGURE 2
Shoppes at Jupiter
Traffic Distribution
KH #140288001

Kimley»Horn

TEST 1 SIGNIFICANCE ANALYSIS

Peak hour peak directional project volumes were compared to each roadway link's adopted generalized service volume for Test 1 on Palm Beach County Thoroughfare Roadways and Town of Jupiter major roads within the two-mile radius of development influence. Per Article 12 of the ULDC, any links on which the project traffic exceeds 1% of the adopted LOS D service volumes are considered significantly impacted. Table 2 and Table 3 summarize the AM and PM peak hour significance analysis, respectively.

As indicated in the following Tables, the following roadway links are significantly impacted by the project traffic during the AM and PM peak hour.

- Indiantown Road – Military Trail to Alternate A1A (PM Peak Hour, EB and WB)
- Indiantown Road – Alternate A1A to US Highway 1 (AM Peak Hour, EB, PM Peak Hour, EB and WB)
- Indiantown Road – US Highway 1 to Highway A1A (AM Peak Hour, WB, PM Peak Hour, EB and WB)
- Toney Penna Drive – Central Boulevard to Military Trail (PM Peak Hour, EB and WB)
- Toney Penna Drive – Military Trail to Alternate A1A (PM Peak Hour, EB and WB)
- Alternate A1A - Tequesta Drive to Beach Road (PM Peak Hour, NB)
- Alternate A1A – Indiantown Road to Toney Penna Drive (PM Peak Hour, NB and SB)
- US Highway 1 – County Line Road to Tequesta Drive (PM Peak Hour NB and SB)
- US Highway 1 – Tequesta Drive to Beach Road (PM Peak Hour, NB and SB)
- US Highway 1 – Beach Road to Highway A1A (AM Peak Hour, SB, PM Peak Hour, NB and SB)
- US Highway 1 – Highway A1A to Indiantown Road (AM Peak Hour, NB and PM Peak Hour, NB and SB)
- US Highway 1 – Indiantown Road to Marcinski Road (AM Peak Hour, NB and PM Peak Hour, NB and SB)
- Highway A1A – US Highway 1 to Indiantown Road (PM Peak Hour, NB and SB)
- Highway A1A – Indiantown Road to Marcinski Road (AM Peak Hour, NB and PM Peak Hour, NB and SB)

Therefore, further link analysis is required for the significantly impacted roadway segments.

Table 2: Test 1 AM Peak Hour Significance Analysis

ROADWAY	FROM	TO	EXISTING NUMBER OF LANES	LOS D 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?
Tequestra Dr.	Country Club Dr.	Old Dixie Hwy.	2L	810	1%	i	1	1	0.12%	No	0.12%	No
Tequestra Dr.	Old Dixie Hwy.	US Highway 1	4LD	1,770	0%	i	0	0	0.00%	No	0.00%	No
Center St.	Loxahatchee River Rd.	Alternate A1A	2L	810	1%	i	1	1	0.12%	No	0.12%	No
Indiantown Rd.	Center St.	Military Trl.	6LD	2,680	10%	i	12	6	0.45%	No	0.22%	No
Indiantown Rd.	Military Trl.	Alternate A1A	6LD	2,680	20%	i	23	12	0.86%	No	0.45%	No
Indiantown Rd.	Alternate A1A	US Highway 1	6LD	2,680	40%	i	46	24	1.72%	Yes	0.90%	No
Indiantown Rd.	US Highway 1	Highway A1A	4L	1,680	15%	o	9	17	0.54%	No	1.01%	Yes
Toney Penna Dr.	Central Blvd.	Military Trl.	2L	810	5%	i	6	3	0.74%	No	0.37%	No
Toney Penna Dr.	Military Trl.	Alternate A1A	2L	810	5%	i	6	3	0.74%	No	0.37%	No
Military Trl.	Indiantown Rd.	Toney Penna Dr.	6LD	2,940	10%	i	12	6	0.41%	No	0.20%	No
Military Trl.	Toney Penna Dr.	Indian Creek Pkwy.	6LD	2,940	10%	i	12	6	0.41%	No	0.20%	No
Alternate A1A	County Line Rd.	Tequesta Dr.	2L	810	3%	o	2	3	0.25%	No	0.37%	No
Alternate A1A	Tequesta Dr.	Beach Rd.	2L	810	4%	o	2	5	0.25%	No	0.62%	No
Alternate A1A	Beach Rd.	Center St.	6LD	2,940	4%	o	2	5	0.07%	No	0.17%	No
Alternate A1A	Center St.	Indiantown Rd.	6LD	2,680	5%	o	3	6	0.11%	No	0.22%	No
Alternate A1A	Indiantown Rd.	Toney Penna Dr.	6LD	2,940	15%	i	17	9	0.58%	No	0.31%	No
Alternate A1A	Toney Penna Dr.	Frederick Small Rd.	6LD	2,940	10%	i	12	6	0.41%	No	0.20%	No
US Highway 1	County Line Rd.	Tequesta Dr.	4LD	1,770	15%	o	9	17	0.51%	No	0.96%	No
US Highway 1	Tequesta Dr.	Beach Rd.	4LD	1,770	15%	o	9	17	0.51%	No	0.96%	No
US Highway 1	Beach Rd.	Highway A1A	4LD	1,770	20%	o	12	23	0.68%	No	1.30%	Yes
US Highway 1	Highway A1A	Indiantown Rd.	4LD	1,770	20%	i	23	12	1.30%	Yes	0.68%	No
US Highway 1	Indiantown Rd.	Marcinski Rd.	4LD	1,770	25%	i	29	15	1.64%	Yes	0.85%	No
Highway A1A	US Highway 1	Indiantown Rd.	2L	810	5%	o	3	6	0.37%	No	0.74%	No
Highway A1A	Indiantown Rd.	Marcinski Rd.	2L	810	10%	i	12	6	1.48%	Yes	0.74%	No

Table 3: Test 1 PM Peak Hour Significance Analysis

ROADWAY	FROM	TO	EXISTING NUMBER OF LANES	LOS D 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?
Tequestra Dr.	Country Club Dr.	Old Dixie Hwy.	2L	810	1%	i	2	2	0.25%	No	0.25%	No
Tequestra Dr.	Old Dixie Hwy.	US Highway 1	4LD	1,770	0%	i	0	0	0.00%	No	0.00%	No
Center St.	Loxahatchee River Rd.	Alternate A1A	2L	810	1%	i	2	2	0.25%	No	0.25%	No
Indiantown Rd.	Center St.	Military Trl.	6LD	2,680	10%	i	21	23	0.78%	No	0.86%	No
Indiantown Rd.	Military Trl.	Alternate A1A	6LD	2,680	20%	i	41	46	1.53%	Yes	1.72%	Yes
Indiantown Rd.	Alternate A1A	US Highway 1	6LD	2,680	40%	i	82	92	3.06%	Yes	3.43%	Yes
Indiantown Rd.	US Highway 1	Highway A1A	4L	1,680	15%	o	35	31	2.08%	Yes	1.85%	Yes
Toney Penna Dr.	Central Blvd.	Military Trl.	2L	810	5%	i	10	12	1.23%	Yes	1.48%	Yes
Toney Penna Dr.	Military Trl.	Alternate A1A	2L	810	5%	i	10	12	1.23%	Yes	1.48%	Yes
Military Trl.	Indiantown Rd.	Toney Penna Dr.	6LD	2,940	10%	i	21	23	0.71%	No	0.78%	No
Military Trl.	Toney Penna Dr.	Indian Creek Pkwy.	6LD	2,940	10%	i	21	23	0.71%	No	0.78%	No
Alternate A1A	County Line Rd.	Tequesta Dr.	2L	810	3%	o	7	6	0.86%	No	0.74%	No
Alternate A1A	Tequesta Dr.	Beach Rd.	2L	810	4%	o	9	8	1.11%	Yes	0.99%	No
Alternate A1A	Beach Rd.	Center St.	6LD	2,940	4%	o	9	8	0.31%	No	0.27%	No
Alternate A1A	Center St.	Indiantown Rd.	6LD	2,680	5%	o	12	10	0.45%	No	0.37%	No
Alternate A1A	Indiantown Rd.	Toney Penna Dr.	6LD	2,940	15%	i	31	35	1.05%	Yes	1.19%	Yes
Alternate A1A	Toney Penna Dr.	Frederick Small Rd.	6LD	2,940	10%	i	21	23	0.71%	No	0.78%	No
US Highway 1	County Line Rd.	Tequesta Dr.	4LD	1,770	15%	o	35	31	1.98%	Yes	1.75%	Yes
US Highway 1	Tequesta Dr.	Beach Rd.	4LD	1,770	15%	o	35	31	1.98%	Yes	1.75%	Yes
US Highway 1	Beach Rd.	Highway A1A	4LD	1,770	20%	o	46	41	2.60%	Yes	2.32%	Yes
US Highway 1	Highway A1A	Indiantown Rd.	4LD	1,770	20%	i	41	46	2.32%	Yes	2.60%	Yes
US Highway 1	Indiantown Rd.	Marcinski Rd.	4LD	1,770	25%	i	51	58	2.88%	Yes	3.28%	Yes
Highway A1A	US Highway 1	Indiantown Rd.	2L	810	5%	o	12	10	1.48%	Yes	1.23%	Yes
Highway A1A	Indiantown Rd.	Marcinski Rd.	2L	810	10%	i	21	23	2.59%	Yes	2.84%	Yes

Test 1 Capacity Analysis

The future traffic volumes on the significantly impacted roadway segments were analyzed in comparison to the LOS D adopted service volumes for each segment. Table 4 and Table 5 details these calculations for the AM and PM peak hour, respectively. As shown in the following tables the significantly impacted roadway links are projected to operate acceptably during the AM and PM peaks hour through 2030 with the addition of project traffic.

Table 4: Test 1 Capacity Analysis (AM Peak Hour)

Roadway			Committed			Direction	Significantly Impacted?	Count Year	Count Year Traffic Volume	Committed Traffic - Option #1			Committed Traffic - Option #2			Utilized (Maximum) Committed Traffic	Project Traffic	2030 Total Traffic	Meets Standard ??	Back-ground Def. ??
	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					
Indiantown Rd.	Alternate A1A	US Highway 1	6LD	Class II	2,680	NB/EB	Yes	2022	1,245	179	103	282	1.00%	1.00%	103	282	46	1,573	Yes	-
			6LD	Class II	2,680	SB/WB	No	-	-	-	-	-	-	-	-	-	-	-	-	-
Indiantown Rd.	US Highway 1	Highway A1A	4L	Class I	1,860	NB/EB	No	-	-	-	-	-	-	-	-	-	-	-	-	-
			4L	Class I	1,860	SB/WB	Yes	2024	477	46	29	75	1.00%	1.00%	29	75	17	569	Yes	-
US Highway 1	Beach Rd.	Highway A1A	4LD	Class I	1,960	NB/EB	No	-	-	-	-	-	-	-	-	-	-	-	-	-
			4LD	Class I	1,960	SB/WB	Yes	2022	990	45	82	127	1.00%	1.00%	82	127	23	1,140	Yes	-
US Highway 1	Highway A1A	Indiantown Rd.	4LD	Class II	1,770	NB/EB	Yes	2022	765	56	63	119	1.00%	1.00%	63	119	23	907	Yes	-
			4LD	Class II	1,770	SB/WB	No	-	-	-	-	-	-	-	-	-	-	-	-	-
US Highway 1	Indiantown Rd.	Marcinski Rd.	4LD	Class I	1,960	NB/EB	Yes	2022	1,064	57	88	145	1.00%	1.00%	88	145	29	1,238	Yes	-
			4LD	Class I	1,960	SB/WB	No	-	-	-	-	-	-	-	-	-	-	-	-	-
Highway A1A	Indiantown Rd.	Marcinski Rd.	2L	Uninterrupted	1,140	NB/EB	Yes	2024	182	11	11	22	1.00%	1.00%	11	22	12	216	Yes	-
			2L	Uninterrupted	1,140	SB/WB	No	-	-	-	-	-	-	-	-	-	-	-	-	-

Table 5: Test 1 Capacity Analysis (PM Peak Hour)

Roadway			Committed			Direction	Significantly Impacted?	Count Year	Count Year Traffic Volume	Committed Traffic - Option #1			Committed Traffic - Option #2			Utilized (Maximum) Committed Traffic	Project Traffic	2030 Total Traffic	Meets Standard ??	Back-ground Def. ??
	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					
Indiantown Rd.	Military Trl.	Alternate A1A	6LD	Class II	2,680	NB/EB	Yes	2022	1,209	182	100	282	1.00%	1.00%	100	282	41	1,532	Yes	-
			6LD	Class II	2,680	SB/WB	Yes	2022	1,338	227	111	338	1.00%	1.00%	111	338	46	1,722	Yes	-
Indiantown Rd.	Alternate A1A	US Highway 1	6LD	Class II	2,680	NB/EB	Yes	2022	1,209	182	100	282	1.00%	1.00%	100	282	82	1,573	Yes	-
			6LD	Class II	2,680	SB/WB	Yes	2022	1,338	227	111	338	1.00%	1.00%	111	338	92	1,768	Yes	-
Indiantown Rd.	US Highway 1	Highway A1A	4L	Class I	1,860	NB/EB	Yes	2024	605	63	37	100	1.00%	1.00%	37	100	35	740	Yes	-
			4L	Class I	1,860	SB/WB	Yes	2024	826	74	51	125	1.00%	1.00%	51	125	31	982	Yes	-
Toney Penna Dr.	Central Blvd.	Military Trl.	2L	Class I	880	NB/EB	Yes	2024	490	56	30	86	1.00%	1.00%	30	86	10	586	Yes	-
			2L	Class I	880	SB/WB	Yes	2024	729	25	45	70	1.00%	1.00%	45	70	12	811	Yes	-
Toney Penna Dr.	Military Trl.	Alternate A1A	3L	Class I	880	NB/EB	Yes	2024	589	21	36	57	1.00%	1.00%	36	57	10	656	Yes	-
			3L	Class I	880	SB/WB	Yes	2024	651	20	40	60	1.00%	1.00%	40	60	12	723	Yes	-
Alternate A1A	Tequesta Dr.	Beach Rd.	4L	Class II	1,680	NB/EB	Yes	2025	431	12	22	34	1.00%	1.00%	22	34	9	474	Yes	-
			4L	Class II	1,680	SB/WB	No	-	-	-	-	-	-	-	-	-	-	-	-	-
Alternate A1A	Indiantown Rd.	Toney Penna Dr.	6LD	Class I	2,940	NB/EB	Yes	2024	1,932	100	119	219	1.00%	1.00%	119	219	31	2,182	Yes	-
			6LD	Class I	2,940	SB/WB	Yes	2024	1,413	93	87	180	1.00%	1.00%	87	180	35	1,628	Yes	-
US Highway 1	County Line Rd.	Tequesta Dr.	6LD	Class I	2,940	NB/EB	Yes	2022	1,657	36	137	173	1.00%	1.00%	137	173	35	1,865	Yes	-
			6LD	Class I	2,940	SB/WB	Yes	2022	1,101	50	91	141	1.00%	1.00%	91	141	31	1,273	Yes	-
US Highway 1	Tequesta Dr.	Beach Rd.	6LD	Class II	2,680	NB/EB	Yes	2022	1,682	83	139	222	1.00%	1.00%	139	222	35	1,939	Yes	-
			6LD	Class II	2,680	SB/WB	Yes	2022	1,184	70	98	168	1.00%	1.00%	98	168	31	1,383	Yes	-
US Highway 1	Beach Rd.	Highway A1A	4LD	Class I	1,960	NB/EB	Yes	2022	1,145	55	95	150	1.00%	1.00%	95	150	46	1,341	Yes	-
			4LD	Class I	1,960	SB/WB	Yes	2022	936	56	78	134	1.00%	1.00%	78	134	41	1,111	Yes	-
US Highway 1	Highway A1A	Indiantown Rd.	4LD	Class II	1,770	NB/EB	Yes	2022	1,145	122	95	217	1.00%	1.00%	95	217	41	1,403	Yes	-
			4LD	Class II	1,770	SB/WB	Yes	2022	936	88	78	166	1.00%	1.00%	78	166	46	1,148	Yes	-
US Highway 1	Indiantown Rd.	Marcinski Rd.	4LD	Class I	1,960	NB/EB	Yes	2022	1,350	137	112	249	1.00%	1.00%	112	249	51	1,650	Yes	-
			4LD	Class I	1,960	SB/WB	Yes	2022	1,120	104	93	197	1.00%	1.00%	93	197	58	1,375	Yes	-
Highway A1A	US Highway 1	Indiantown Rd.	2L	Class I	880	NB/EB	Yes	2024	374	115	23	138	1.00%	1.00%	23	138	12	524	Yes	-
			2L	Class I	880	SB/WB	Yes	2024	367	134	23	157	1.00%	1.00%	23	157	10	534	Yes	-
Highway A1A	Indiantown Rd.	Marcinski Rd.	2L	Uninterrupted	1,140	NB/EB	Yes	2024	248	12	15	27	1.00%	1.00%	15	27	21	296	Yes	-
			2L	Uninterrupted	1,140	SB/WB	Yes	2024	294	14	18	32	1.00%	1.00%	18	32	23	349	Yes	-

INTERSECTION ANALYSIS

Based upon the analyses undertaken, some of the segments were significantly impacted during the AM and PM peak hour conditions. Intersection analyses were then undertaken at the points at which these roadways intersect with the Thoroughfare network.

Intersections were analyzed using the Critical Movement Analysis (CMA) planning methodology as outlined in the 1985 Highway Capacity Manual (HCM) and using *Synchro 12*. The following intersections are the nearest major signalized intersections that were analyzed using the CMA methodology:

- Indiantown Road & US Highway 1
- Indiantown Road & Highway A1A

The critical movement analyses for these intersections are included in Appendix D.

Indiantown Road & US Highway 1

The critical movement analysis shows that the critical sum for the intersection of Indiantown Road & US Highway 1 will be 780 and 1,177 vehicles during the AM and PM peak hours, respectively. The critical sum is less than the maximum threshold of 1,400 vehicles per hour per lane with the current lane configuration during the AM and PM peak hours. Therefore, this intersection is expected to meet the Test 1 Part 1 standards through 2030 with the current lane configuration.

Indiantown Road & Highway A1A

The critical movement analysis shows that the critical sum for the intersection of Indiantown Road & Highway A1A will be 603 and 682 vehicles during the AM and PM peak hours, respectively. The critical sum is less than the maximum threshold of 1,400 vehicles per hour per lane with the current lane configuration during the AM and PM peak hours. Therefore, this intersection is expected to meet the Test 1 Part 1 standards through 2030 with the current lane configuration.

SUPPLIMENTAL INTERSECTION ANALYSIS

At the request of the Town of Jupiter Traffic Division, a detailed operational analysis was conducted using *Synchro 12.0* Software, which is based on the methodology detailed in the *Highway Capacity Manual, 7th Edition*. The Town of Jupiter is proposing a new driveway connection to the subject site along Indiantown Road. This proposed driveway, together with the existing driveway serving the Jupiter Square Plaza, would be reconfigured to form a four-legged intersection. Three intersection control alternatives were evaluated: unsignalized control, signalized control, and a roundabout.

The anticipated traffic volumes at the proposed intersection were analyzed under the three control alternatives: Unsignalized Conditions (2030), Signalized Conditions (2030), and Roundabout Conditions (2030).

Data Collection

Baseline traffic count data published by Palm Beach County was collected during the AM and PM peak period (7:00 AM to 9:00 AM) and the PM peak period (4:00 PM to 6:00 PM) for the intersection Indiantown Road & US Highway 1. These counts were used to estimate eastbound and westbound traffic volumes at the proposed intersection. In addition, traffic volumes exiting the proposed intersection from the Jupiter Square Plaza were projected using rates and equations published by the Palm Beach County Traffic Division, based on the existing land uses within the Jupiter Square Plaza.

Synchro summaries for the Unsignalized Conditions (2030), Signalized Conditions (2030), and Roundabout Conditions (2030), are shown in Table 6, Table 7, and Table 8.

The results indicated that the unsignalized condition operates acceptably during the AM peak hour; however, during the PM peak hour, the northbound and southbound left-turn movements operate at LOS F. The signalized condition is anticipated to operate acceptably at an overall LOS C during both the AM and PM peak hour. The roundabout scenario exhibits the lowest delays among the three scenarios, with an overall LOS A during both the AM and PM peak hours.

However, due to existing geometric limitations, right-of-way constraints, and constructability considerations, reconfiguration of the intersection to a four-leg configuration is not recommended, and the intersection is recommended to remain two-way stop controlled.

Table 6: Unsignalized Conditions (2030) Synchro Summary

#	Intersection	Control Type	Movement	AM Peak Hour		PM Peak Hour	
				Delay (s)	LOS	Delay (s)	LOS
2	Indiantown Road & Jupiter Square/Proposed Driveway	TWSC	EBL	8.5	A	9.9	A
			WBL	8.7	A	9.2	A
			NBL	28.1	D	728.4	F
			NBR	8.9	A	8.8	A
			SBL	20.2	C	263.4	F
			SBR	10.0	B	12.1	B
			Overall	**-**	**-**	**-**	**-**

Table 7: Signalized Conditions (2030) Synchro Summary

#	Intersection	Control Type	Movement	AM Peak Hour		PM Peak Hour	
				Delay (s)	LOS	Delay (s)	LOS
2	Indiantown Road & Jupiter Square/Proposed Driveway	Signalized	EB	36.1	D	41.1	D
			WB	40.8	D	33.8	C
			NB	9.1	A	16.3	B
			SB	9.9	A	20.9	C
			Overall	**33.6**	**C**	**32.5**	**C**

Table 8: Roundabout Conditions (2030) Synchro Summary

#	Intersection	Control Type	Movement	AM Peak Hour		PM Peak Hour	
				Delay (s)	LOS	Delay (s)	LOS
2	Indiantown Road & Jupiter Square/Proposed Driveway	Roundabout	EB	5.5	A	6.8	A
			WB	5.1	A	9.1	A
			NB	6.2	A	9.8	A
			SB	5.4	A	12.9	B
			Overall	**5.4**	**A**	**8.7**	**A**

TOWN OF JUPITER ANALYSIS

Included in this analysis is a Town of Jupiter specific capacity analysis on Town roads within the RDI of which project traffic is expected to be utilized. Table 3 of the Town of Jupiter Transportation Element was utilized to determine future year 2030 volumes on these roadways. The project traffic distribution previously utilized for the Test 1 analysis was used to determine the project traffic utilizing these roadway links.

As illustrated in Table 9, the Town roadways analyzed are not anticipated to be over the LOS D capacity as illustrated in the Town of Jupiter Transportation Element, except for;

- Toney Penna Drive – Military Trail to Alternate A1A

The roadway is overcapacity without the addition of project traffic, therefore is considered a background deficiency.

Table 9 : Town of Jupiter Roadway Capacity Analysis

Roadway			Existing					2030 Future Cond.				
	From	To	Lanes	LOS D Service Two-Way Vol.	Count Year	Count Year Vol.	2030 Traffic Volume	Project Traffic Dist. %	Project Traffic Volume	Total 2030 Future Traffic Vol.	Meets Std.?	Back-ground Def.?
Indiantown Road	US 1	Highway A1A	4LD	3,220	2024	1,420	1,507	15%	65	1,572	Yes	-
Toney Penna Drive	Maplewood Drive	Military Trail	2L	1,350	2024	1,219	1,294	5%	22	1,316	Yes	-
Toney Penna Drive	Military Trail	Alternate A1A	2L	1,120	2024	1,231	1,307	5%	22	1,329	No	Yes
Highway A1A	US Highway 1	Jupiter Beach Road	2L	1,180	2024	729	774	5%	22	796	Yes	-

SITE CIRCULATION AND TURN LANE REQUIREMENTS

Future total driveway volumes were determined by applying the project distribution to the proposed trip generation potential of the site. The project trip volumes at the existing site driveways after full buildout is illustrated in Figure 3.

Driveway Classification

Access to the site is proposed via one driveway connection on US Highway 1 and two driveway connections located along Indiantown Road. The description of the site's driveways are stated below:

- Driveway #1: Full-access signalized driveway on US Highway 1
- Driveway #2: Right-in/Right-out driveway on Indiantown Road
- Driveway #3: Right-in/Right-out driveway on Indiantown Road

According to "Section 300 Driveway and Other Turnouts of the Palm Beach County Design Manual, it is necessary to classify project driveways as minor, intermediate, or major according to the following criteria:

1. Minor – Services a maximum daily volume of 500 vehicles
2. Intermediate – Services a daily volume ranging from 501 to 2000 vehicles.
3. Major – Services a daily volume of more than 2000 vehicles

Based on these criteria, the driveways are classified as follows:

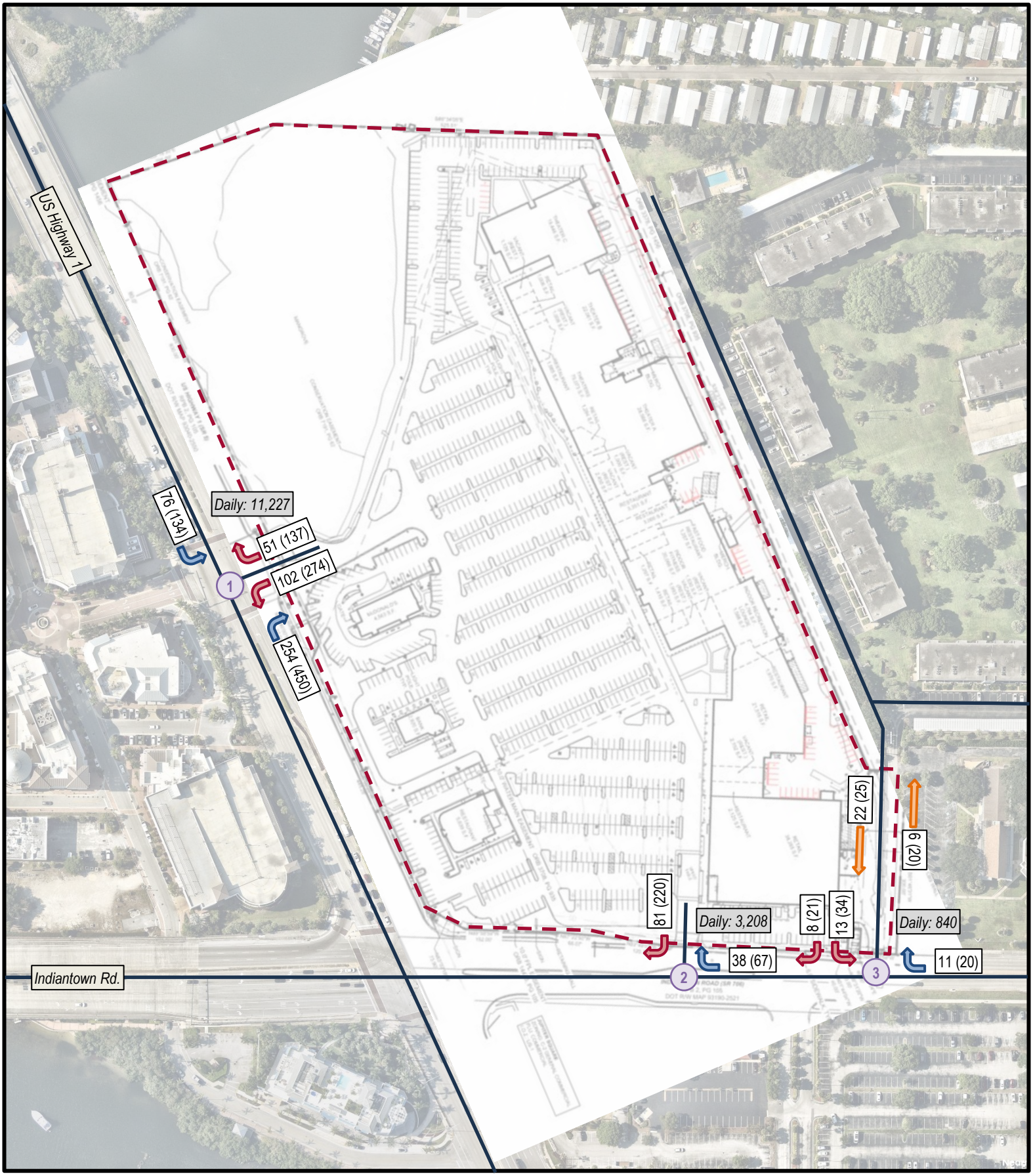
Driveway	Classification
1	Major
2	Major
3	Minor

Turn Lane Requirements

"Section 300 Driveway and Other Turnouts of the Palm Beach County Design Manual provides guidance on the provision of turn lanes at site driveways. According to the standards noted in this document, the volume thresholds for providing exclusive turn lanes are as follows:

- Right-Turn Lane – 75 peak hour right turns, with driveway volumes that exceed 1,000 trips per day, and average daily traffic volumes that exceed 10,000 vehicles per day.
- Left-Turn Lane – 30 peak hour left turns

Based on these requirements, the thresholds for both right-turn and left-turn lanes are met for the driveway located on US Highway 1. It should be noted that this driveway connection is signalized, therefore an exclusive right turn lane into the site is not anticipated to be needed. Additionally, the driveway connection currently includes a southbound left turn lane therefore no geometric changes are recommended at this driveway connection.



NORTH

LEGEND

Overall Site Location

XX(XX) AM (PM) Peak Hour Volumes

Residential Traffic (Excluded from Driveway volumes)

FIGURE 3
Shoppes at Jupiter
Project Driveway Volumes
KH #140288001

Kimley»Horn

CONCLUSION

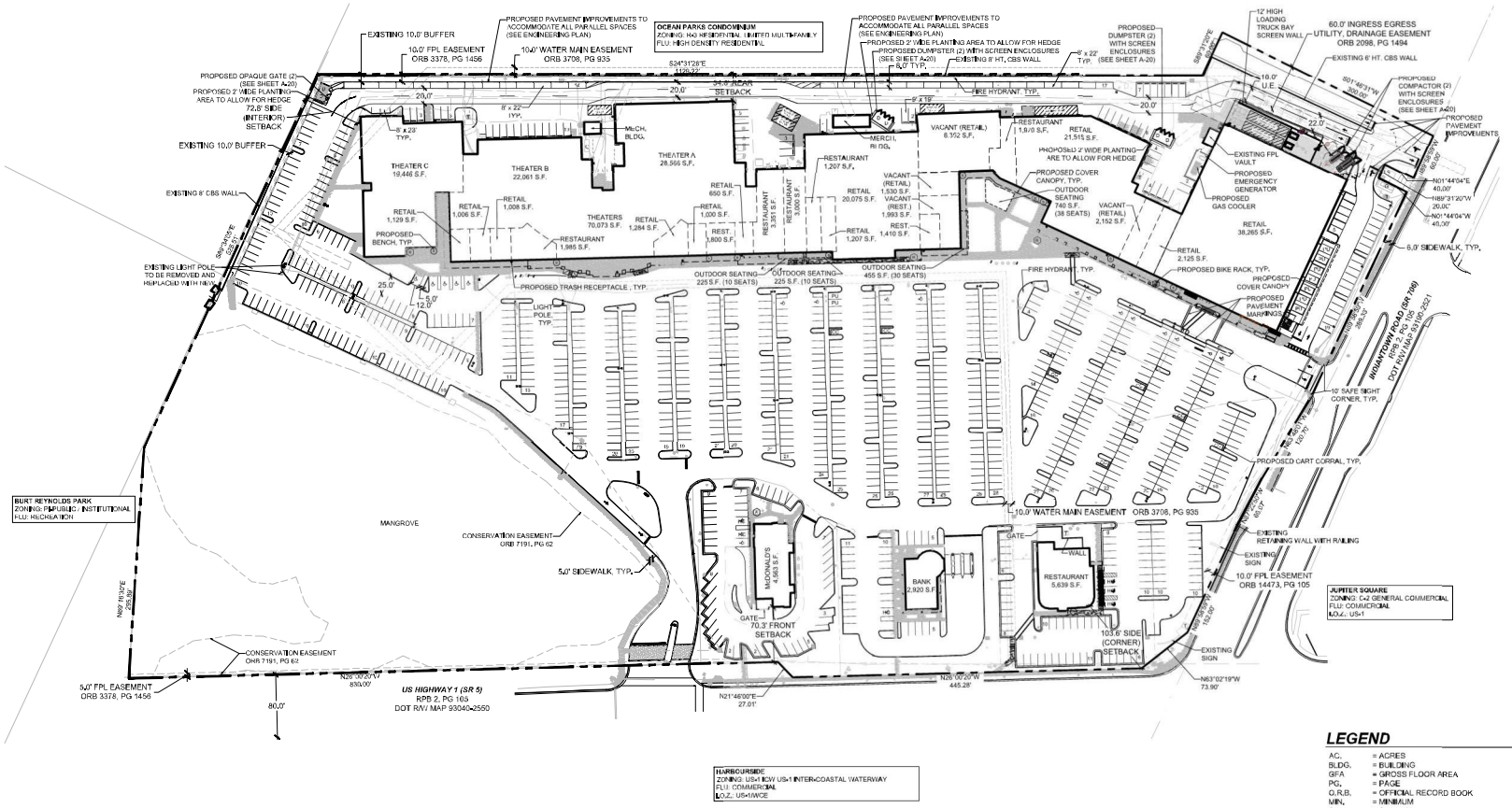
The traffic impact analysis that was undertaken evaluated the impacts of traffic generated by the reallocation of 38,265 square feet of general retail space to grocery store use and the removal of 26 movie theatre seats at the Shoppes at Jupiter. The site is located on the northeast corner of US Highway 1 & Indiantown Road in the Town of Jupiter, Florida.

A capacity analysis was undertaken to determine if any roadway links within the radius of development would be considered significantly impacted with the addition of project traffic. Several roadway links were identified to be significantly impacted. The significantly impacted roadways meet the standards outlined in the *Palm Beach County Traffic Performance Standards Ordinance (TPSO)*.

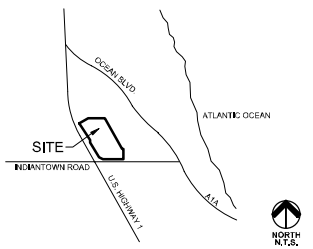
The intersection analysis using the Critical Movement Analysis planning methodology indicated that the critical sum for the study intersections will be less than the maximum threshold of 1,400 vehicles during the AM and PM peak hour.

Access is proposed to be provided via three driveway connections, one full access driveway on US Highway 1 and two right-in/right-out driveways located on Indiantown Road. The left and right turn lane volume thresholds are anticipated to be met for the driveway located on US Highway 1. However, a left turn lane currently exists, and the driveway connection is signalized therefore a right turn lane is not anticipated to be needed. Therefore, no geometric changes are recommended at this location.

APPENDIX A: SITE PLAN AND PARCEL DATA



LOCATION MAP



SITE DATA

PROJECT NAME:	SHOPPES AT JUPITER
PCN:	30-43-41-06-20-004-0012
	30-43-41-06-20-004-0130
EXISTING LAND USE:	COMMERCIAL
EXISTING ZONING:	C2|02
TOTAL SITE AREA:	24.92 ACRES
MAXIMUM BUILDING HEIGHT REQUIRED:	50'
MAXIMUM BUILDING HEIGHT PROPOSED:	31'
GROSS FLOOR AREA:	199,209 S.F.
FLOOR AREA:	18.6%
LOT COVERAGE:	18.6%
GREEN SPACE (MIN. 30%):	+35%
PERVIOUS AREA:	+ 35%
IMPERVIOUS AREA:	+ 65%
SETBACKS:	
FRONT - MIN. 35'	70.3'
REAR - MIN. 30'	34.8'
SIDE (INTERIOR) - MIN. 10'	72.8'
SIDE (CORNER) - MIN. 35'	103.6'
BICYCLE RACK REQUIRED (1/30,000 SF OF GFA):	7
BICYCLE RACK PROVIDED:	7
BENCHES REQUIRED (1/20,000 SF OF GFA):	10
BENCHES PROVIDED:	10
TRASH RECEPTACLES REQUIRED (1/25,000 SF OF GFA):	8
TRASH RECEPTACLES PROVIDED:	8

PARKING REQUIRED (SEE BELOW): 1,035 SP.
ADA SPACES REQUIRED (20 PLUS 1 FOR EACH 100 OVER 1,000) = 20
PARKING PROVIDED: 1,036 SP.
ADA SPACES PROVIDED = 23
REQUIRED PARKING BREAKDOWN:

LAND USE	INTENSITY	PARKING STD.	REQD SPACES PER CODE	% AT PEAK	NUMBER AT PEAK
retail	99298 SF	1 SPACE / 250 SF GFA	397	90%	357
restaurant (sit down)	7412 SF	1 SPACE / 85 SF GFA	87	100%	87
5% of SF restaurant (sit down)	9304 SF	1 SPACE / 250 SF GFA	37	90%	33
restaurant (fast food)	4563 SF	1 SPACE / 100 SF GFA	46	100%	46
out parcel Restaurant	5639 SF	1 SPACE / 85 SF GFA	66	100%	66
outdoor seating					
*996 SF CONTRIBUTES TOWARDS PARKING	996 SF	1 SPACE / 85 SF GFA	12	100%	12
office/bank	2920 SF	1 SPACE / 250 SF GFA & 1 SPACE PER DRIVE-THRU	16	10%	2
theater	1300 SEATS	1 SEAT THRU 1,500 + 1 SPACE PER 3 SEATS	433	100%	433
		70073 SF			
TOTAL SF	199209 SF	PARKING REQUIRED	1094		1036

SHARED PARKING

Uses	Weekday Night: 12:00 midnight to 6:00 a.m.	Weekday Day: 9:00 a.m. to 4:00 p.m.	Weekday Evening: 6:00 p.m. to 12:00 midnight	Weekend Day: 9:00 a.m. to 4:00 p.m.	Weekend Evening: 6:00 p.m. to 12:00 midnight
Commercial/retail	19.85	277.9	357.3	397	277.9
Restaurant	14.7	73.5	147	73.5	147
Entertainment/recreational (theaters, bowling alleys, etc.)	44.2	176.8	442	309.4	442

LEGEND

AC.	= ACRES
BLDG.	= BUILDING
GFA	= GROSS FLOOR AREA
PG.	= PAGE
O.R.B.	= OFFICIAL RECORD BOOK
MIN.	= MINIMUM
S.B.	= SETBACK
S.F.	= SQUARE FEET
R	= RADIUS
R/W	= RIGHT OF WAY
TYP.	= TYPICAL
U.E.	= UTILITY EASEMENT
PU	= PICKUP SPACE
CC	= CART CORRAL
HC	= HANDICAP PARKING SPACE
D	= DUMPSTER
T	= TRANSFORMER
G	= GENERATOR
LS	= LIFT STATION

SITE FURNISHINGS (REFER TO SHEET MSP-2 FOR DETAIL)
(B) = BENCH
(R) = LITTER RECEPTACLE
(K) = BIKE RACK (5 SPACES)

DEVELOPMENT TEAM

OWNER / APPLICANT:
RAM REALTY ADVISORS

LANDSCAPE ARCHITECT & PLANNER:
URBAN DESIGN STUDIO
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401

ARCHITECT:
MWA ARCHITECTURE LLC
1701 WEST HILLSBORO BLVD, #308
DEERFIELD BEACH, FL 33442

CIVIL ENGINEER:
THOMAS ENGINEERING GROUP
840 SE OSCEOLA STREET
JUPITER, FL 34994

SURVEYOR:
LIDBERG LAND SURVEYING, INC.
3780 BURNS ROAD, SUITE 6
PALM BEACH GARDENS, FL 33410

NOTES

1) BASE INFORMATION OBTAINED FROM A SURVEY PREPARED BY LIDBERG LAND SURVEYING, INC., REVISION DATED SEPTEMBER 16, 2025.

urban design studio
Urban Design
Land Planning
Landscape Architecture
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
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Shoppes at Jupiter

Town of Jupiter, Florida
Master Site Plan

K:\JOBS\22-064.001 Jupiter 2024\Working\Arch\22-064.001 Shoppes at Jupiter MSP-1 Site Plan.dwg

NORTH
0 35' 70' 140'
Scale: 1" = 70'-0"

Date:	October 2025
Project No.:	22-064.001
Designed By:	JEV
Drawn By:	JEV
Checked By:	KT

Revision Dates:
10-13-2025 SUBMITTAL
01.22.2026 RESUBMITTAL
04-17-2026 RESUBMITTAL

MSP-1
of 2

Property Detail

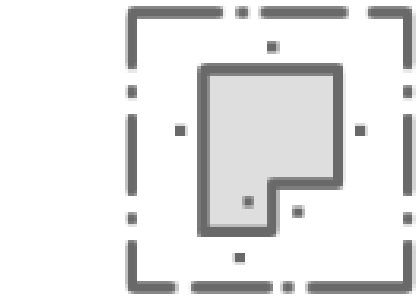
Parcel Control Number :	30-43-41-06-00-004-0012
Owners :	RRF SHOPPES JUPITER LLLP
Mailing Address :	4801 PGA BLVD PALM BEACH GARDENS FL 33418 3941
Location Address :	101 N US HIGHWAY 1
Book/Page :	35971 / 1657
Sale Date :	08/19/2025
Legal Description :	6-41-43, TH PT OF GOV LT 4 LYGE OF SR 5 & W OF OCEAN PARKS CONDOS (LESS SLY 320 FT OF ELY566.02 FT, S 40 FT OF W 20 FT OF E 646.02 FT, NLY 67.20 FT OF SLY 553.23 FT OF ELY 125 FT OF WLY 203 FT & TRGLR PAR & SLY 10 FT OF WLY 338.77 FT SR 706 R/W) & PAR OF GOV LAND IN TIIF DEED 22356 LYG NWLY OF & ADJ THERETO
Property Use Code :	1600—SHOPPING CENTER CMMITY
Zoning :	C2—COMMERCIAL, GENERAL (30-JUPITER)
Total Square Feet :	208493
Acres :	24.16

Building Details

Subarea and Square Footage for Building 1

Description	square Footage
COMMUNITY RETAIL	4472
COMMUNITY RETAIL	5160
COMMUNITY RETAIL	48933
Total Square Footage	58565

Sketch for Building 1



Property Extra Feature

Description	Year Built	Units
Wall	1981	16880
Paving- Asphalt	1981	461018
Walkway-Concrete	1990	18404
Drive-In Window	1981	1
Paving- Asphalt	1981	19072
Walkway-Concrete	1981	1640

Structural Element for Building 1

Year Built	1981
COMM SHOPPING CENTER	58565

Tax Year	**2025**		
Improvement Value	$17,987,436		
Land Value	$11,050,461	AD VALOREM	$494,033
Total Market Value	$29,037,897	NON AD VALOREM	$79,127
Assessed Value	$29,037,897	TOTAL TAX	$573,160
Exemption Amount	$0		
Taxable Value	$29,037,897		

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

APPENDIX B: TPS DATA

Input Data

ROAD NAME: Indiantown STATION: 1807 Report
CURRENT YEAR: 2022 FROM: Old Dixie Hwy 1/22/2026
ANALYSIS YEAR: 2030 TO: Midpoint
GROWTH RATE: -0.95% COUNT 2/7/2022
PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2421	1245	1232	2547	1209	1338
Peak Volume	2421	1245	1232	2547	1209	1338
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2421	1245	1232	2547	1209	1338

Committed Developments							Type	% Complete
AutoZone #4991	0	0	0	0	0	0	NR	100%
Lakewood	15	9	6	18	8	9	Res	55%
Harbourside Jupiter	0	0	0	0	0	0	NR	100%
Jupiter Medical Center	1	0	0	1	0	0	NR	85%
Barcelona	0	0	0	0	0	0	Res	100%
Jupiter Medical Technology Park	6	5	1	7	2	5	NR	43%
Abacoa DRI	15	8	7	21	11	10	NR	85%
Bluewater Plaza	22	19	3	47	15	32	NR	0%
Seagrape Plaza	0	0	0	0	0	0	NR	100%
Fishermans Wharf	20	17	4	66	36	30	Res	0%
Brown Private School	0	0	0	0	0	0	NR	100%
Indiantown Road Office	23	21	3	26	5	21	NR	0%
Briger West	3	2	1	4	2	3	Res	40%
Briger East	23	6	16	26	17	8	NR	55%
Power Systems	0	0	0	0	0	0	NR	100%
Love Street	9	6	3	89	50	40	NR	0%
Villa Diamante	0	0	0	0	0	0	Res	100%
Jupiter Yacht Club	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	3	2	1	4	1	3	Res	0%
Cornerstone PUD	3	1	2	16	8	8	Res	0%
Flaglers Wharf	0	1	1	1	1	1	Res	0%
900 S US 1	63	53	10	85	27	58	NR	0%
Inlet Village Market	72	37	35	26	13	13	NR	0%
Total Committed Developments	278	187	93	437	196	241		
Total Committed Residential	44	32	15	109	56	54		
Total Committed Non-Residential	234	155	78	328	140	187		
Double Count Reduction	11	8	4	27	14	14		
Total Discounted Committed Developments	267	179	89	410	182	227		
Historical Growth	-178	-92	-91	-188	-89	-99		
Comm Dev+1% Growth	468	282	191	621	282	338		
Growth Volume Used	468	282	191	621	282	338		
Total Volume	2889	1527	1423	3168	1491	1676		

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 STATION: 1807 Report
CURRENT YEAR: 2022 FROM: Midpoint 1/22/2026
ANALYSIS YEAR: 2030 TO: N Us Highway 1
GROWTH RATE: -0.95% COUNT 2/7/2022
PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2421	1245	1232	2547	1209	1338
Peak Volume	2421	1245	1232	2547	1209	1338
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2421	1245	1232	2547	1209	1338

Committed Developments							Type	% Complete
AutoZone #4991	0	0	0	0	0	0	NR	100%
Lakewood	15	9	6	18	8	9	Res	55%
Harbourside Jupiter	0	0	0	0	0	0	NR	100%
Jupiter Medical Center	1	0	0	1	0	0	NR	85%
Barcelona	0	0	0	0	0	0	Res	100%
Jupiter Medical Technology Park	6	5	1	7	2	5	NR	43%
Abacoa DRI	15	8	7	21	11	10	NR	85%
Bluewater Plaza	18	3	15	39	26	13	NR	0%
Seagrape Plaza	0	0	0	0	0	0	NR	100%
Fishermans Wharf	7	1	6	22	10	12	Res	0%
Brown Private School	0	0	0	0	0	0	NR	100%
Indiantown Road Office	23	21	3	26	5	21	NR	0%
Briger West	3	2	1	4	2	3	Res	40%
Briger East	23	6	16	26	17	8	NR	55%
Power Systems	0	0	0	0	0	0	NR	100%
Love Street	9	6	3	89	50	40	NR	0%
Villa Diamante	0	0	0	0	0	0	Res	100%
Jupiter Yacht Club	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	3	2	1	4	1	3	Res	0%
Cornerstone PUD	3	1	2	16	8	8	Res	0%
Flaglers Wharf	0	1	1	1	1	1	Res	0%
900 S US 1	63	53	10	85	27	58	NR	0%
Inlet Village Market	72	37	35	26	13	13	NR	0%
Total Committed Developments	261	155	107	385	181	204		
Total Committed Residential	31	16	17	65	30	36		
Total Committed Non-Residential	230	139	90	320	151	168		
Double Count Reduction	8	4	4	16	8	9		
Total Discounted Committed Developments	253	151	103	369	173	195		
Historical Growth	-178	-92	-91	-188	-89	-99		
Comm Dev+1% Growth	454	254	205	580	273	306		
Growth Volume Used	454	254	205	580	273	306		
Total Volume	2875	1499	1437	3127	1482	1644		

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			STATION:	1807			Report
CURRENT YEAR:	2022			FROM:	Old Dixie Hwy			9/25/2025
ANALYSIS YEAR:	2030			TO:	Midpoint			
GROWTH RATE:	-0.95%			COUNT	2/7/2022			
				PSF:	1			
			Link Analysis					
Time Period			AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB		
Existing Volume	2421	1245	1232	2547	1209	1338		
Peak Volume	2421	1245	1232	2547	1209	1338		
Diversion(%)	0	0	0	0	0	0		
Volume after Diversion	2421	1245	1232	2547	1209	1338		
Committed Developments							Type	% Complete
AutoZone #4991	0	0	0	0	0	0	NR	100%
Lakewood	15	9	6	18	8	9	Res	55%
Harbourside Jupiter	0	0	0	0	0	0	NR	100%
Jupiter Medical Center	1	0	0	1	0	0	NR	85%
Barcelona	0	0	0	0	0	0	Res	100%
Jupiter Medical Technology Park	6	5	1	7	2	5	NR	43%
Abacoa DRI	15	8	7	21	11	10	NR	85%
Bluewater Plaza	22	19	3	47	15	32	NR	0%
Seagrape Plaza	0	0	0	0	0	0	NR	100%
Fishermans Wharf	20	17	4	66	36	30	Res	0%
Brown Private School	0	0	0	0	0	0	NR	100%
Indiantown Road Office	23	21	3	26	5	21	NR	0%
Briger West	3	2	1	4	2	3	Res	40%
Briger East	23	6	16	26	17	8	NR	55%
Power Systems	0	0	0	0	0	0	NR	100%
Love Street	9	6	3	89	50	40	NR	0%
Villa Diamante	0	0	0	0	0	0	Res	100%
Jupiter Yacht Club	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	3	2	1	4	1	3	Res	0%
Cornerstone PUD	3	1	2	16	8	8	Res	0%
Flaglers Wharf	0	1	1	1	1	1	Res	0%
900 S US 1	63	53	10	85	27	58	NR	0%
Inlet Village Market	72	37	35	26	13	13	NR	0%
Total Committed Developments	278	187	93	437	196	241		
Total Committed Residential	44	32	15	109	56	54		
Total Committed Non-Residential	234	155	78	328	140	187		
Double Count Reduction	11	8	4	27	14	14		
Total Discounted Committed Developments	267	179	89	410	182	227		
Historical Growth	-178	-92	-91	-188	-89	-99		
Comm Dev+1% Growth	468	282	191	621	282	338		
Growth Volume Used	468	282	191	621	282	338		
Total Volume	2889	1527	1423	3168	1491	1676		
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			STATION:	1807			Report
CURRENT YEAR:	2022			FROM:	Midpoint			9/25/2025
ANALYSIS YEAR:	2030			TO:	N Us Highway 1			
GROWTH RATE:	-0.95%			COUNT	2/7/2022			
				PSF:	1			
			Link Analysis					
Time Period			AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB		
Existing Volume	2421	1245	1232	2547	1209	1338		
Peak Volume	2421	1245	1232	2547	1209	1338		
Diversion(%)	0	0	0	0	0	0		
Volume after Diversion	2421	1245	1232	2547	1209	1338		
Committed Developments							Type	% Complete
AutoZone #4991	0	0	0	0	0	0	NR	100%
Lakewood	15	9	6	18	8	9	Res	55%
Harbourside Jupiter	0	0	0	0	0	0	NR	100%
Jupiter Medical Center	1	0	0	1	0	0	NR	85%
Barcelona	0	0	0	0	0	0	Res	100%
Jupiter Medical Technology Park	6	5	1	7	2	5	NR	43%
Abacoa DRI	15	8	7	21	11	10	NR	85%
Bluewater Plaza	18	3	15	39	26	13	NR	0%
Seagrape Plaza	0	0	0	0	0	0	NR	100%
Fishermans Wharf	7	1	6	22	10	12	Res	0%
Brown Private School	0	0	0	0	0	0	NR	100%
Indiantown Road Office	23	21	3	26	5	21	NR	0%
Briger West	3	2	1	4	2	3	Res	40%
Briger East	23	6	16	26	17	8	NR	55%
Power Systems	0	0	0	0	0	0	NR	100%
Love Street	9	6	3	89	50	40	NR	0%
Villa Diamante	0	0	0	0	0	0	Res	100%
Jupiter Yacht Club	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	3	2	1	4	1	3	Res	0%
Cornerstone PUD	3	1	2	16	8	8	Res	0%
Flaglers Wharf	0	1	1	1	1	1	Res	0%
900 S US 1	63	53	10	85	27	58	NR	0%
Inlet Village Market	72	37	35	26	13	13	NR	0%
Total Committed Developments	261	155	107	385	181	204		
Total Committed Residential	31	16	17	65	30	36		
Total Committed Non-Residential	230	139	90	320	151	168		
Double Count Reduction	8	4	4	16	8	9		
Total Discounted Committed Developments	253	151	103	369	173	195		
Historical Growth	-178	-92	-91	-188	-89	-99		
Comm Dev+1% Growth	454	254	205	580	273	306		
Growth Volume Used	454	254	205	580	273	306		
Total Volume	2875	1499	1437	3127	1482	1644		
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: 1811 | Report Created
CURRENT YEAR: 2024 | FROM: Us Highway 1 | 1/22/2026
ANALYSIS YEAR: 2030 | TO: Midpoint
GROWTH RATE: 0% | COUNT DATE: 1/24/2024
PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1131	658	477	1420	605	826
Peak Volume	1131	658	477	1420	605	826
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1131	658	477	1420	605	826

Committed Developments							Type	% Complete
Harbourside Jupiter	0	0	0	0	0	0	NR	100%
Abacoa DRI	3	2	2	5	2	2	NR	90%
Bluewater Plaza	4	1	3	9	6	3	NR	0%
Seagrape Plaza	0	0	0	0	0	0	NR	100%
Fishermans Wharf	1	0	1	4	2	2	Res	0%
Indiantown Road Office	37	33	4	41	7	34	NR	0%
Lighthouse Cove Mini Golf	0	0	0	0	0	0	NR	100%
Love Street	0	0	0	0	0	0	NR	100%
Jupiter Yacht Club	0	0	0	0	0	0	NR	100%
Inlet Waters	0	0	0	0	0	0	Res	100%
Cornerstone PUD	1	0	0	3	2	2	Res	80%
Sperry Project	34	14	19	73	40	33	Res	0%
900 S US 1	4	1	3	5	3	2	NR	35%
Inlet Village Market	30	15	15	11	5	5	NR	0%
Total Committed Developments	114	66	47	151	67	83		
Total Committed Residential	36	14	20	80	44	37		
Total Committed Non-Residential	78	52	27	71	23	46		
Double Count Reduction	9	4	5	14	5	9		
Total Discounted Committed Developments	105	62	42	137	62	74		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	175	102	71	224	99	125		
Growth Volume Used	175	102	71	224	99	125		
Total Volume	1306	760	548	1644	704	951		

Lanes	4L					
LOS D Capacity	3060	1860	1860	3060	1860	1860
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3230	1860	1860	3230	1860	1860
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data

ROAD NAME: Indiantown Rd | STATION: 1811 | Report Created
CURRENT YEAR: 2024 | FROM: Midpoint | 1/22/2026
ANALYSIS YEAR: 2030 | TO: Ocean Dr
GROWTH RATE: 0% | COUNT DATE: 1/24/2024
PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1131	658	477	1420	605	826
Peak Volume	1131	658	477	1420	605	826
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1131	658	477	1420	605	826

Committed Developments							Type	% Complete
Harbourside Jupiter	0	0	0	0	0	0	NR	100%
Abacoa DRI	3	2	2	5	2	2	NR	90%
Bluewater Plaza	4	1	3	9	6	3	NR	0%
Seagrape Plaza	0	0	0	0	0	0	NR	100%
Fishermans Wharf	1	0	1	4	2	2	Res	0%
Indiantown Road Office	9	1	8	10	8	2	NR	0%
Lighthouse Cove Mini Golf	0	0	0	0	0	0	NR	100%
Love Street	0	0	0	0	0	0	NR	100%
Jupiter Yacht Club	0	0	0	0	0	0	NR	100%
Inlet Waters	0	0	0	0	0	0	Res	100%
Cornerstone PUD	1	0	0	3	2	2	Res	80%
Sperry Project	34	14	19	73	40	33	Res	0%
900 S US 1	4	1	3	5	3	2	NR	35%
Inlet Village Market	30	15	15	11	5	5	NR	0%
Total Committed Developments	86	34	51	120	68	51		
Total Committed Residential	36	14	20	80	44	37		
Total Committed Non-Residential	50	20	31	40	24	14		
Double Count Reduction	9	4	5	8	5	3		
Total Discounted Committed Developments	77	30	46	112	63	48		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	147	70	75	199	100	99		
Growth Volume Used	147	70	75	199	100	99		
Total Volume	1278	728	552	1619	705	925		

Lanes	4L					
LOS D Capacity	3060	1860	1860	3060	1860	1860
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3230	1860	1860	3230	1860	1860
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
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 1607
FROM: Central Blvd
TO: Midpoint
COUNT DATE: 4/24/2024
PSF: 1
Created: 1/22/2026

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1024	545	479	1219	490	729
Peak Volume	1024	545	479	1219	490	729
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1024	545	479	1219	490	729

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	3	2	1	4	2	2	Res	80%
Rialto South	0	0	0	0	0	0	Res	100%
Barcelona	0	0	0	0	0	0	Res	100%
Abacoa DRI	10	5	5	14	7	7	NR	90%
Brown Private School	0	0	0	0	0	0	NR	100%
Hawkeye	37	4	32	39	34	5	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	0	0	0	0	0	0	NR	100%
320 Hibiscus St	0	0	0	0	0	0	NR	100%
Island Way South	2	0	2	3	2	1	Res	0%
Public Storage	2	1	1	4	2	2	NR	50%
Sperry Project	9	4	5	20	11	9	Res	0%
Total Committed Developments	63	16	46	88	60	28		
Total Committed Residential	14	6	8	27	15	12		
Total Committed Non-Residential	49	10	38	61	45	16		
Double Count Reduction	4	2	2	7	4	3		
Total Discounted Committed Developments	59	14	44	81	56	25		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	122	48	73	156	86	70		
Growth Volume Used	122	48	73	156	86	70		
Total Volume	1146	593	552	1375	576	799		

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
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 1607
FROM: Midpoint
TO: N Military Trl
COUNT DATE: 4/24/2024
PSF: 1
Created: 1/22/2026

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1024	545	479	1219	490	729
Peak Volume	1024	545	479	1219	490	729
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1024	545	479	1219	490	729

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	3	2	1	4	2	2	Res	80%
Rialto South	0	0	0	0	0	0	Res	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	2	0	1	NR	90%
Abacoa DRI	10	5	5	14	7	7	NR	90%
Brown Private School	0	0	0	0	0	0	NR	100%
Hawkeye	37	4	32	39	34	5	NR	0%
Power Systems	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%
Island Way South	2	0	2	3	2	1	Res	0%
Public Storage	2	1	1	4	2	2	NR	50%
Sperry Project	9	4	5	20	11	9	Res	0%
Total Committed Developments	64	17	46	86	58	27		
Total Committed Residential	14	6	8	27	15	12		
Total Committed Non-Residential	50	11	38	59	43	15		
Double Count Reduction	4	2	2	7	4	3		
Total Discounted Committed Developments	60	15	44	79	54	24		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	123	49	73	154	84	69		
Growth Volume Used	123	49	73	154	84	69		
Total Volume	1147	594	552	1373	574	798		

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: Toney Penna | STATION: 1609 | Created
CURRENT YEAR: 2024 | FROM: N Military Trl | 1/22/2026
ANALYSIS YEAR: 2030 | TO: Midpoint
GROWTH RATE: 0% | COUNT DATE: 4/24/2024
PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1002	520	482	1240	589	651
Peak Volume	1002	520	482	1240	589	651
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1002	520	482	1240	589	651

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	2	1	1	2	1	1	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	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	28	14	12	45	23	22		
Total Committed Residential	8	3	4	15	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	26	13	11	41	21	20		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	88	45	41	117	57	60		
Growth Volume Used	88	45	41	117	57	60		
Total Volume	1090	565	523	1357	646	711		

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 | STATION: 1609 | Created
CURRENT YEAR: 2024 | FROM: Midpoint | 1/22/2026
ANALYSIS YEAR: 2030 | TO: Old Dixie Hwy
GROWTH RATE: 0% | COUNT DATE: 4/24/2024
PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1002	520	482	1240	589	651
Peak Volume	1002	520	482	1240	589	651
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1002	520	482	1240	589	651

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	2	1	1	2	1	1	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	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	28	14	12	45	23	22		
Total Committed Residential	8	3	4	15	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	26	13	11	41	21	20		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	88	45	41	117	57	60		
Growth Volume Used	88	45	41	117	57	60		
Total Volume	1090	565	523	1357	646	711		

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

Input Data

ROAD NAME: N Old Dixie Hwy
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 1806
FROM: Beach Rd
TO: Midpoint
COUNT DATE: 2/5/2025
PSF: 1
Report Created: 1/22/2026

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1114	422	721	939	431	531
Peak Volume	1114	422	721	939	431	531
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1114	422	721	939	431	531

Committed Developments							Type	% Complete
Chivers Office Building	0	0	0	0	0	0	NR	100%
Tequesta Offices	5	5	1	6	1	5	NR	0%
The Reserve at Tequesta	6	1	5	8	5	3	Res	0%
Love Street	0	0	0	0	0	0	NR	100%
Lighthouse ArtCenter	0	0	0	0	0	0	NR	100%
Sperry Project	4	2	2	8	5	4	Res	0%
Starbucks Tequesta	0	0	0	0	0	0	NR	100%
Inlet Village Market	6	3	3	2	1	1	NR	0%
Total Committed Developments	21	11	11	24	12	13		
Total Committed Residential	10	3	7	16	10	7		
Total Committed Non-Residential	11	8	4	8	2	6		
Double Count Reduction	2	1	1	2	0	1		
Total Discounted Committed Developments	19	10	10	22	12	12		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	88	36	54	80	39	45		
Growth Volume Used	88	36	54	80	39	45		
Total Volume	1202	458	775	1019	470	576		

Lanes	4L					
LOS D Capacity	3060	1680	1680	3060	1680	1680
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3230	1780	1780	3230	1780	1780
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data

ROAD NAME: Old Dixie Hwy S
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 1806
FROM: Midpoint
TO: Tequesta Dr
COUNT DATE: 2/5/2025
PSF: 1
Report Created: 1/22/2026

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1114	422	721	939	431	531
Peak Volume	1114	422	721	939	431	531
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1114	422	721	939	431	531

Committed Developments							Type	% Complete
Chivers Office Building	0	0	0	0	0	0	NR	100%
Tequesta Offices	5	5	1	6	1	5	NR	0%
The Reserve at Tequesta	6	1	5	8	5	3	Res	0%
Love Street	0	0	0	0	0	0	NR	100%
Lighthouse ArtCenter	0	0	0	0	0	0	NR	100%
Sperry Project	3	1	1	6	3	3	Res	0%
Starbucks Tequesta	0	0	0	0	0	0	NR	100%
Inlet Village Market	6	3	3	2	1	1	NR	0%
Total Committed Developments	20	10	10	22	10	12		
Total Committed Residential	9	2	6	14	8	6		
Total Committed Non-Residential	11	8	4	8	2	6		
Double Count Reduction	2	1	1	2	0	1		
Total Discounted Committed Developments	18	9	9	20	10	11		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	87	35	53	78	37	44		
Growth Volume Used	87	35	53	78	37	44		
Total Volume	1201	457	774	1017	468	575		

Lanes	4L					
LOS D Capacity	3060	1680	1680	3060	1680	1680
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3230	1780	1780	3230	1780	1780
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 STATION: 1808 Report
CURRENT YEAR: 2024 FROM: MIDPOINT 1/22/2026
ANALYSIS YEAR: 2030 TO: W Indiantown Rd
GROWTH RATE: 2.71% COUNT 4/23/2024
PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3032	1638	1394	3345	1932	1413
Peak Volume	3032	1638	1394	3345	1932	1413
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3032	1638	1394	3345	1932	1413

Committed Developments							Type	% Complete
Sea Plum Res	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	8	3	5	9	5	4	Res	55%
Harbourside Jupiter	0	0	0	0	0	0	NR	100%
Jupiter Medical Center	3	1	2	3	2	1	NR	85%
Barcelona	0	0	0	0	0	0	Res	100%
Jupiter Medical Technology Park	2	2	0	3	1	2	NR	43%
Abacoa DRI	20	11	10	29	15	14	NR	85%
Bluewater Plaza	6	5	1	13	4	9	NR	0%
Seagrape Plaza	0	0	0	0	0	0	NR	100%
Fishermans Wharf	4	3	1	13	7	6	Res	0%
Brown Private School	0	0	0	0	0	0	NR	100%
Briger West	4	3	1	7	3	4	Res	40%
Briger East	45	13	33	52	35	17	NR	55%
Power Systems	0	0	0	0	0	0	NR	100%
Love Street	3	2	1	26	14	11	NR	0%
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%
Island Way South	1	1	0	2	0	1	Res	0%
Public Storage	2	1	1	4	2	2	NR	50%
Flaglers Wharf	1	1	1	2	2	1	Res	0%
900 S US 1	23	19	4	31	10	21	NR	0%
Inlet Village Market	21	10	10	7	4	4	NR	0%
Total Committed Developments	143	75	70	201	104	97		
Total Committed Residential	18	11	8	33	17	16		
Total Committed Non-Residential	125	64	62	168	87	81		
Double Count Reduction	5	3	2	8	4	4		
Total Discounted Committed Developments	138	72	68	193	100	93		
Historical Growth	722	390	332	797	460	336		
Comm Dev+1% Growth	389	208	184	470	260	210		
Growth Volume Used	722	390	332	797	460	336		
Total Volume	3754	2028	1726	4142	2392	1749		

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 STATION: 1808 Report
CURRENT YEAR: 2024 FROM: Toney Penna Dr 1/22/2026
ANALYSIS YEAR: 2030 TO: 4/23/2024
GROWTH RATE: 2.71% COUNT 1
PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3032	1638	1394	3345	1932	1413
Peak Volume	3032	1638	1394	3345	1932	1413
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3032	1638	1394	3345	1932	1413

Committed Developments							Type	% Complete
Sea Plum Res	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	8	3	5	9	5	4	Res	55%
Harbourside Jupiter	0	0	0	0	0	0	NR	100%
Jupiter Medical Center	3	1	2	3	2	1	NR	85%
Barcelona	0	0	0	0	0	0	Res	100%
Jupiter Medical Technology Park	2	2	0	3	1	2	NR	43%
Abacoa DRI	20	11	10	29	15	14	NR	85%
Bluewater Plaza	6	5	1	13	4	9	NR	0%
Seagrape Plaza	0	0	0	0	0	0	NR	100%
Fishermans Wharf	4	3	1	13	7	6	Res	0%
Brown Private School	0	0	0	0	0	0	NR	100%
Briger West	4	3	1	7	3	4	Res	40%
Briger East	45	13	33	52	35	17	NR	55%
Power Systems	0	0	0	0	0	0	NR	100%
Love Street	3	2	1	26	14	11	NR	0%
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%
Island Way South	1	1	0	2	0	1	Res	0%
Public Storage	2	1	1	4	2	2	NR	50%
Flaglers Wharf	1	1	1	2	2	1	Res	0%
900 S US 1	23	19	4	31	10	21	NR	0%
Inlet Village Market	21	10	10	7	4	4	NR	0%
Total Committed Developments	143	75	70	201	104	97		
Total Committed Residential	18	11	8	33	17	16		
Total Committed Non-Residential	125	64	62	168	87	81		
Double Count Reduction	5	3	2	8	4	4		
Total Discounted Committed Developments	138	72	68	193	100	93		
Historical Growth	722	390	332	797	460	336		
Comm Dev+1% Growth	389	208	184	470	260	210		
Growth Volume Used	722	390	332	797	460	336		
Total Volume	3754	2028	1726	4142	2392	1749		

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:	N US Highway 1	STATION: 1304	Report Created
CURRENT YEAR:	2022	FROM: Tequesta Dr	1/22/2026
ANALYSIS YEAR:	2030	TO: Midpoint	
GROWTH RATE:	0%	COUNT DATE:	4/20/2022
		PSF:	1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2420	828	1592	2758	1657	1101
Peak Volume	2420	828	1592	2758	1657	1101
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2420	828	1592	2758	1657	1101

Committed Developments							Type	% Complete
Tequesta Offices	32	28	4	35	6	29	NR	0%
The Reserve at Tequesta	6	1	5	8	5	3	Res	0%
Love Street	1	0	1	7	3	4	NR	0%
Austrade Tequesta Office Building	0	0	0	0	0	0	NR	100%
Mastroianni Family Office	30	26	4	16	3	13	NR	0%
Lighthouse ArtCenter	0	0	0	2	1	1	NR	83%
Starbucks Tequesta	0	0	0	0	0	0	NR	100%
Inlet Village Market	6	3	3	2	1	1	NR	0%
Total Committed Developments	75	58	17	70	19	51		
Total Committed Residential	6	1	5	8	5	3		
Total Committed Non-Residential	69	57	12	62	14	48		
Double Count Reduction	2	0	1	2	1	1		
Total Discounted Committed Developments	73	58	16	68	18	50		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	274	127	148	297	155	141		
Growth Volume Used	274	127	148	297	155	141		
Total Volume	2694	955	1740	3055	1812	1242		

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:	US Highway 1	STATION: 1304	Report Created
CURRENT YEAR:	2022	FROM: Midpoint	1/22/2026
ANALYSIS YEAR:	2030	TO: County Rd	
GROWTH RATE:	0%	COUNT DATE:	4/20/2022
		PSF:	1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2420	828	1592	2758	1657	1101
Peak Volume	2420	828	1592	2758	1657	1101
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2420	828	1592	2758	1657	1101

Committed Developments							Type	% Complete
Tequesta Offices	21	3	18	23	19	4	NR	0%
The Reserve at Tequesta	26	20	6	31	12	19	Res	0%
Love Street	1	0	1	7	3	4	NR	0%
Austrade Tequesta Office Building	0	0	0	0	0	0	NR	100%
Mastroianni Family Office	8	1	7	4	3	1	NR	0%
Lighthouse ArtCenter	0	0	0	2	1	1	NR	83%
Starbucks Tequesta	0	0	0	0	0	0	NR	100%
Inlet Village Market	6	3	3	2	1	1	NR	0%
Total Committed Developments	62	27	35	69	39	30		
Total Committed Residential	26	20	6	31	12	19		
Total Committed Non-Residential	36	7	29	38	27	11		
Double Count Reduction	7	1	2	8	3	2		
Total Discounted Committed Developments	55	26	33	61	36	28		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	256	95	165	290	173	119		
Growth Volume Used	256	95	165	290	173	119		
Total Volume	2676	923	1757	3048	1830	1220		

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: S US Highway 1 | STATION: 1304 | Report Created
CURRENT YEAR: 2022 | FROM: Midpoint | 1/22/2026
ANALYSIS YEAR: 2030 | TO: Tequesta Dr
GROWTH RATE: 0% | COUNT DATE: 4/20/2022
PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2476	834	1642	2866	1682	1184
Peak Volume	2476	834	1642	2866	1682	1184
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2476	834	1642	2866	1682	1184

Committed Developments							Type	% Complete
Harbourside Jupiter	0	0	0	0	0	0	NR	100%
Chivers Office Building	0	0	0	0	0	0	NR	100%
Tequesta Offices	24	21	3	26	5	22	NR	0%
The Reserve at Tequesta	19	4	15	23	14	9	Res	0%
Love Street	1	0	1	9	4	5	NR	0%
Austrade Tequesta Office Building	0	0	0	0	0	0	NR	100%
Lighthouse ArtCenter	0	0	0	2	1	1	NR	83%
Starbucks Tequesta	0	0	0	0	0	0	NR	100%
Inlet Village Market	7	3	3	2	1	1	NR	0%
Total Committed Developments	51	28	22	62	25	38		
Total Committed Residential	19	4	15	23	14	9		
Total Committed Non-Residential	32	24	7	39	11	29		
Double Count Reduction	5	1	1	6	2	2		
Total Discounted Committed Developments	46	27	21	56	23	36		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	251	96	157	293	162	134		
Growth Volume Used	251	96	157	293	162	134		
Total Volume	2727	930	1799	3159	1844	1318		

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: US Highway 1 | STATION: 1304 | Report Created
CURRENT YEAR: 2022 | FROM: Beach Rd | 1/22/2026
ANALYSIS YEAR: 2030 | TO: Midpoint
GROWTH RATE: 0% | COUNT DATE: 4/20/2022
PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2476	834	1642	2866	1682	1184
Peak Volume	2476	834	1642	2866	1682	1184
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2476	834	1642	2866	1682	1184

Committed Developments							Type	% Complete
Harbourside Jupiter	0	0	0	0	0	0	NR	100%
Chivers Office Building	0	0	0	0	0	0	NR	100%
Tequesta Offices	24	21	3	26	5	22	NR	0%
The Reserve at Tequesta	19	4	15	23	14	9	Res	0%
Briger West	8	6	2	13	5	8	Res	40%
Briger East	75	21	55	86	58	28	NR	55%
Love Street	1	0	1	9	4	5	NR	0%
Austrade Tequesta Office Building	0	0	0	0	0	0	NR	100%
Lighthouse ArtCenter	0	0	0	2	1	1	NR	83%
Starbucks Tequesta	0	0	0	0	0	0	NR	100%
Inlet Village Market	7	3	3	2	1	1	NR	0%
Total Committed Developments	134	55	79	161	88	74		
Total Committed Residential	27	10	17	36	19	17		
Total Committed Non-Residential	107	45	62	125	69	57		
Double Count Reduction	7	3	4	9	5	4		
Total Discounted Committed Developments	127	52	75	152	83	70		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	332	121	211	389	222	168		
Growth Volume Used	332	121	211	389	222	168		
Total Volume	2808	955	1853	3255	1904	1352		

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: US Highway 1 STATION: 1802 Created
CURRENT YEAR: 2022 FROM: Midpoint 1/22/2026
ANALYSIS YEAR: 2030 TO: Beach Rd
GROWTH RATE: 1.98% COUNT DATE: 2/15/2022
PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1617	765	990	2063	1145	936
Peak Volume	1617	765	990	2063	1145	936
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1617	765	990	2063	1145	936

Committed Developments							Type	% Complete
Harbourside Jupiter	0	0	0	0	0	0	NR	100%
Chivers Office Building	0	0	0	0	0	0	NR	100%
Jupiter Outdoor Center - Guanabana	0	0	0	0	0	0	NR	100%
Tequesta Offices	19	16	2	20	4	17	NR	0%
The Reserve at Tequesta	8	2	6	10	6	4	Res	0%
Seagrape Plaza	0	0	0	0	0	0	NR	100%
Fishermans Wharf	0	0	0	0	0	0	Res	0%
Briger West	5	4	1	9	4	5	Res	40%
Briger East	30	8	22	34	23	11	NR	55%
Kempe Office Building	10	3	7	12	8	4	Res	60%
Love Street	2	1	2	21	9	12	NR	0%
Inlet Waters	0	0	0	0	0	0	Res	100%
Kempe West	1	1	0	8	4	4	Res	0%
Starbucks Tequesta	0	0	0	0	0	0	NR	100%
Inlet Village Market	17	8	9	6	3	3	NR	0%
Total Committed Developments	92	43	49	120	61	60		
Total Committed Residential	24	10	14	39	22	17		
Total Committed Non-Residential	68	33	35	81	39	43		
Double Count Reduction	6	3	4	10	6	4		
Total Discounted Committed Developments	86	40	45	110	55	56		
Historical Growth	275	130	168	350	194	159		
Comm Dev+1% Growth	220	103	127	281	150	134		
Growth Volume Used	275	130	168	350	194	159		
Total Volume	1892	895	1158	2413	1339	1095		

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: US Highway 1 STATION: 1802 Created
CURRENT YEAR: 2022 FROM: N Ocean Dr 1/22/2026
ANALYSIS YEAR: 2030 TO: Midpoint
GROWTH RATE: 1.98% COUNT DATE: 2/15/2022
PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1617	765	990	2063	1145	936
Peak Volume	1617	765	990	2063	1145	936
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1617	765	990	2063	1145	936

Committed Developments							Type	% Complete
Harbourside Jupiter	0	0	0	0	0	0	NR	100%
Chivers Office Building	0	0	0	0	0	0	NR	100%
Jupiter Outdoor Center - Guanabana	0	0	0	0	0	0	NR	100%
Tequesta Offices	19	16	2	20	4	17	NR	0%
The Reserve at Tequesta	8	2	6	10	6	4	Res	0%
Seagrape Plaza	0	0	0	0	0	0	NR	100%
Fishermans Wharf	0	0	0	0	0	0	Res	0%
Briger West	5	4	1	9	4	5	Res	40%
Briger East	30	8	22	34	23	11	NR	55%
Kempe Office Building	10	3	7	12	8	4	Res	60%
Love Street	2	1	2	21	9	12	NR	0%
Inlet Waters	0	0	0	0	0	0	Res	100%
Kempe West	1	1	0	8	4	4	Res	0%
Starbucks Tequesta	0	0	0	0	0	0	NR	100%
Inlet Village Market	17	8	9	6	3	3	NR	0%
Total Committed Developments	92	43	49	120	61	60		
Total Committed Residential	24	10	14	39	22	17		
Total Committed Non-Residential	68	33	35	81	39	43		
Double Count Reduction	6	3	4	10	6	4		
Total Discounted Committed Developments	86	40	45	110	55	56		
Historical Growth	275	130	168	350	194	159		
Comm Dev+1% Growth	220	103	127	281	150	134		
Growth Volume Used	275	130	168	350	194	159		
Total Volume	1892	895	1158	2413	1339	1095		

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: N US Highway
CURRENT YEAR: 2022
ANALYSIS YEAR: 2030
GROWTH RATE: 1.98%
STATION: 1802
FROM: E Indiantown Rd
TO: Midpoint
COUNT 2/15/2022
PSF: 1
Report 1/22/2026

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1617	765	990	2063	1145	936
Peak Volume	1617	765	990	2063	1145	936
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1617	765	990	2063	1145	936

Committed Developments							Type	% Complete
Harbourside Jupiter	0	0	0	0	0	0	NR	100%
Jupiter Outdoor Center - Guanabana	0	0	0	0	0	0	NR	100%
Bluewater Plaza	6	1	5	13	9	4	NR	0%
Seagrape Plaza	0	0	0	0	0	0	NR	100%
Fishermans Wharf	0	0	0	0	0	0	Res	0%
Indiantown Road Office	5	1	4	5	4	1	NR	0%
Briger West	5	4	1	9	4	5	Res	40%
Briger East	30	8	22	34	23	11	NR	55%
Kempe Office Building	7	5	2	8	3	5	Res	60%
Love Street	8	5	3	74	41	33	NR	0%
Jupiter Yacht Club	0	0	0	0	0	0	NR	100%
Inlet Waters	0	0	0	0	0	0	Res	100%
Island Way South	1	0	0	1	1	0	Res	0%
Kempe West	3	1	2	29	15	14	Res	0%
Cornerstone PUD	3	2	1	16	8	8	Res	0%
900 S US 1	11	2	10	15	11	5	NR	0%
Starbucks Tequesta	0	0	0	0	0	0	NR	100%
Inlet Village Market	59	30	29	21	11	10	NR	0%
Total Committed Developments	138	59	79	225	130	96		
Total Committed Residential	19	12	6	63	31	32		
Total Committed Non-Residential	119	47	73	162	99	64		
Double Count Reduction	5	3	2	16	8	8		
Total Discounted Committed Developments	133	56	77	209	122	88		
Historical Growth	275	130	168	350	194	159		
Comm Dev+1% Growth	267	119	159	380	217	166		
Growth Volume Used	275	130	168	380	217	166		
Total Volume	1892	895	1158	2443	1362	1102		

Lanes	4LD					
LOS D Capacity	3220	1770	1770	3220	1770	1770
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1870	1870	3400	1870	1870
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data

ROAD NAME: US Highway 1
CURRENT YEAR: 2022
ANALYSIS YEAR: 2030
GROWTH RATE: 1.98%
STATION: 1802
FROM: Midpoint
TO: Ocean Dr
COUNT 2/15/2022
PSF: 1
Report 1/22/2026

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1617	765	990	2063	1145	936
Peak Volume	1617	765	990	2063	1145	936
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1617	765	990	2063	1145	936

Committed Developments							Type	% Complete
Harbourside Jupiter	0	0	0	0	0	0	NR	100%
Jupiter Outdoor Center - Guanabana	0	0	0	0	0	0	NR	100%
Seagrape Plaza	0	0	0	0	0	0	NR	100%
Fishermans Wharf	0	0	0	0	0	0	Res	0%
Indiantown Road Office	5	1	4	5	4	1	NR	0%
Briger West	5	4	1	9	4	5	Res	40%
Briger East	30	8	22	34	23	11	NR	55%
Kempe Office Building	7	5	2	8	3	5	Res	60%
Love Street	8	5	3	74	41	33	NR	0%
Jupiter Yacht Club	0	0	0	0	0	0	NR	100%
Inlet Waters	0	0	0	0	0	0	Res	100%
Island Way South	1	0	0	1	1	0	Res	0%
Kempe West	3	1	2	29	15	14	Res	0%
Cornerstone PUD	3	2	1	16	8	8	Res	0%
900 S US 1	11	2	10	15	11	5	NR	0%
Starbucks Tequesta	0	0	0	0	0	0	NR	100%
Inlet Village Market	59	30	29	21	11	10	NR	0%
Total Committed Developments	132	58	74	212	121	92		
Total Committed Residential	19	12	6	63	31	32		
Total Committed Non-Residential	113	46	68	149	90	60		
Double Count Reduction	5	3	2	16	8	8		
Total Discounted Committed Developments	127	55	72	196	113	84		
Historical Growth	275	130	168	350	194	159		
Comm Dev+1% Growth	261	118	154	367	208	162		
Growth Volume Used	275	130	168	367	208	162		
Total Volume	1892	895	1158	2430	1353	1098		

Lanes	4LD					
LOS D Capacity	3220	1770	1770	3220	1770	1770
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1870	1870	3400	1870	1870
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME: US Highway 1 STATION: 1810 Report Created
CURRENT YEAR: 2022 FROM: Midpoint 1/22/2026
ANALYSIS YEAR: 2030 TO: E Indiantown Rd
GROWTH RATE: -0.13% COUNT DATE: 2/7/2022
PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2090	1064	1258	2474	1350	1120
Peak Volume	2090	1064	1258	2474	1350	1120
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2090	1064	1258	2474	1350	1120

Committed Developments							Type	% Complete
Harbourside Jupiter	0	0	0	0	0	0	NR	100%
Bluewater Plaza	7	6	1	15	5	10	NR	0%
Seagrape Plaza	0	0	0	0	0	0	NR	100%
Fishermans Wharf	5	5	1	18	10	8	Res	0%
Indiantown Road Office	9	8	1	10	2	8	NR	0%
Briger West	3	2	1	4	2	3	Res	40%
Briger East	15	4	11	17	12	6	NR	55%
Mangrove Bay US-1	0	0	0	0	0	0	Res	100%
Love Street	2	2	1	21	12	9	NR	0%
Jupiter Yacht Club	0	0	0	0	0	0	NR	100%
Island Way South	1	0	0	1	0	1	Res	0%
Cornerstone PUD	3	1	2	16	8	8	Res	0%
900 S US 1	80	13	68	108	74	34	NR	0%
Caretta	11	7	4	33	14	19	NR	0%
Inlet Village Market	17	9	8	6	3	3	NR	0%
Total Committed Developments	153	57	98	249	142	109		
Total Committed Residential	12	8	4	39	20	20		
Total Committed Non-Residential	141	49	94	210	122	89		
Double Count Reduction	3	2	1	10	5	5		
Total Discounted Committed Developments	150	55	97	239	137	104		
Historical Growth	-21	-11	-13	-25	-14	-11		
Comm Dev+1% Growth	323	143	201	444	249	197		
Growth Volume Used	323	143	201	444	249	197		
Total Volume	2413	1207	1459	2918	1599	1317		

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: US Highway 1 STATION: 1810 Report Created
CURRENT YEAR: 2022 FROM: Marcinski Rd 1/22/2026
ANALYSIS YEAR: 2030 TO: Midpoint
GROWTH RATE: -0.13% COUNT DATE: 2/7/2022
PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2090	1064	1258	2474	1350	1120
Peak Volume	2090	1064	1258	2474	1350	1120
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2090	1064	1258	2474	1350	1120

Committed Developments							Type	% Complete
Harbourside Jupiter	0	0	0	0	0	0	NR	100%
Fishermans Wharf	5	5	1	18	10	8	Res	0%
Briger West	3	2	1	4	2	3	Res	40%
Briger East	15	4	11	17	12	6	NR	55%
Mangrove Bay US-1	0	0	0	0	0	0	Res	100%
Love Street	2	2	1	21	12	9	NR	0%
Jupiter Yacht Club	0	0	0	0	0	0	NR	100%
Island Way South	1	0	0	1	0	1	Res	0%
Cornerstone PUD	3	1	2	16	8	8	Res	0%
900 S US 1	34	29	5	46	15	32	NR	0%
Caretta	11	7	4	33	14	19	NR	0%
Inlet Village Market	17	9	8	6	3	3	NR	0%
Total Committed Developments	91	59	33	162	76	89		
Total Committed Residential	12	8	4	39	20	20		
Total Committed Non-Residential	79	51	29	123	56	69		
Double Count Reduction	3	2	1	10	5	5		
Total Discounted Committed Developments	88	57	32	152	71	84		
Historical Growth	-21	-11	-13	-25	-14	-11		
Comm Dev+1% Growth	261	145	136	357	183	177		
Growth Volume Used	261	145	136	357	183	177		
Total Volume	2351	1209	1394	2831	1533	1297		

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: Ocean Dr | STATION: 1804 | Report Created
CURRENT YEAR: 2024 | FROM: Midpoint | 3/25/2026
ANALYSIS YEAR: 2030 | TO: Midpoint
GROWTH RATE: 0% | COUNT DATE: 1/24/2024
PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	604	268	226	729	374	367
Peak Volume	604	268	226	729	374	367
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	604	268	226	729	374	367

Committed Developments							Type	% Complete
Harbourside Jupiter	0	0	0	0	0	0	NR	100%
Jupiter Outdoor Center - Guanabana	0	0	0	0	0	0	NR	100%
Fishermans Wharf	1	0	0	2	1	1	Res	0%
Indiantown Road Office	5	1	4	5	4	1	NR	0%
Lighthouse Cove Mini Golf	0	0	0	0	0	0	NR	100%
Kempe Office Building	17	12	6	20	7	14	Res	60%
Love Street	0	0	0	0	0	0	NR	100%
Inlet Waters	0	0	0	0	0	0	Res	100%
Kempe West	4	3	1	37	18	19	Res	0%
Sperry Project	43	18	24	92	51	41	Res	0%
Starbucks Tequesta	0	0	0	0	0	0	NR	100%
Inlet Village Market	76	38	39	27	13	14	NR	0%
Total Committed Developments	146	72	74	183	94	90		
Total Committed Residential	65	33	31	151	77	75		
Total Committed Non-Residential	81	39	43	32	17	15		
Double Count Reduction	16	8	8	6	3	3		
Total Discounted Committed Developments	130	64	66	177	91	87		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	167	80	80	222	114	110		
Growth Volume Used	167	80	80	222	114	110		
Total Volume	771	348	306	951	488	477		

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: Ocean Dr | STATION: 1804 | Report Created
CURRENT YEAR: 2024 | FROM: E Indiantown Rd | 3/25/2026
ANALYSIS YEAR: 2030 | TO: Midpoint
GROWTH RATE: 0% | COUNT DATE: 1/24/2024
PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	604	268	226	729	374	367
Peak Volume	604	268	226	729	374	367
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	604	268	226	729	374	367

Committed Developments							Type	% Complete
Harbourside Jupiter	0	0	0	0	0	0	NR	100%
Jupiter Outdoor Center - Guanabana	0	0	0	0	0	0	NR	100%
Bluewater Plaza	1	0	1	3	2	1	NR	0%
Fishermans Wharf	1	0	0	2	1	1	Res	0%
Indiantown Road Office	5	1	4	5	4	1	NR	0%
Lighthouse Cove Mini Golf	0	0	0	0	0	0	NR	100%
Kempe Office Building	6	4	2	7	2	5	Res	60%
Love Street	0	0	0	0	0	0	NR	100%
Inlet Waters	0	0	0	0	0	0	Res	100%
Kempe West	4	1	3	36	18	18	Res	0%
Sperry Project	86	50	37	187	84	103	Res	0%
Starbucks Tequesta	0	0	0	0	0	0	NR	100%
Inlet Village Market	38	19	18	14	7	7	NR	0%
Total Committed Developments	141	75	65	254	118	136		
Total Committed Residential	97	55	42	232	105	127		
Total Committed Non-Residential	44	20	23	22	13	9		
Double Count Reduction	9	4	5	4	3	2		
Total Discounted Committed Developments	132	71	60	250	115	134		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	169	87	74	295	138	157		
Growth Volume Used	169	87	74	295	138	157		
Total Volume	773	355	300	1024	512	524		

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: Ocean Dr
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 1812
FROM: Midpoint
TO: E Indiantown Rd
COUNT DATE: 1/24/2024
PSF: 1
Report Created: 1/22/2026

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	371	182	200	543	248	294
Peak Volume	371	182	200	543	248	294
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	371	182	200	543	248	294

Committed Developments							Type	% Complete
Harbourside Jupiter	0	0	0	0	0	0	NR	100%
Bluewater Plaza	1	1	0	3	1	2	NR	0%
Fishermans Wharf	1	0	0	2	1	1	Res	0%
Indiantown Road Office	5	4	1	5	1	4	NR	0%
Lighthouse Cove Mini Golf	0	0	0	0	0	0	NR	100%
Love Street	0	0	0	0	0	0	NR	100%
Sperry Project	6	3	4	14	8	6	Res	0%
Caretta	1	1	0	3	1	2	NR	0%
Inlet Village Market	6	3	3	2	1	1	NR	0%
Total Committed Developments	20	12	8	29	13	16		
Total Committed Residential	7	3	4	16	9	7		
Total Committed Non-Residential	13	9	4	13	4	9		
Double Count Reduction	2	1	1	3	1	2		
Total Discounted Committed Developments	18	11	7	26	12	14		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	41	22	19	59	27	32		
Growth Volume Used	41	22	19	59	27	32		
Total Volume	412	204	219	602	275	326		
Lanes	2L							
LOS D Capacity	1480	1140	1140	1480	1140	1140		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	1570	1440	1440	1570	1440	1440		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Input Data

ROAD NAME: Ocean Dr
CURRENT YEAR: 2024
ANALYSIS YEAR: 2030
GROWTH RATE: 0%
STATION: 1812
FROM: Marcinski Rd
TO: Midpoint
COUNT DATE: 1/24/2024
PSF: 1
Report Created: 1/22/2026

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	371	182	200	543	248	294
Peak Volume	371	182	200	543	248	294
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	371	182	200	543	248	294

Committed Developments							Type	% Complete
Harbourside Jupiter	0	0	0	0	0	0	NR	100%
Fishermans Wharf	1	0	0	2	1	1	Res	0%
Lighthouse Cove Mini Golf	0	0	0	0	0	0	NR	100%
Love Street	0	0	0	0	0	0	NR	100%
Sperry Project	6	3	4	14	8	6	Res	0%
Caretta	1	1	0	3	1	2	NR	0%
Inlet Village Market	6	3	3	2	1	1	NR	0%
Total Committed Developments	14	7	7	21	11	10		
Total Committed Residential	7	3	4	16	9	7		
Total Committed Non-Residential	7	4	3	5	2	3		
Double Count Reduction	1	1	1	1	0	1		
Total Discounted Committed Developments	13	6	6	20	11	9		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	36	17	18	53	26	27		
Growth Volume Used	36	17	18	53	26	27		
Total Volume	407	199	218	596	274	321		
Lanes	2L							
LOS D Capacity	1480	1140	1140	1480	1140	1140		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	1570	1440	1440	1570	1440	1440		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Input Data

E-W Street: Indiantown Rd
N-S STREET: US Highway 1
TIME PERIOD: AM
GROWTH RATE: -0.15%
SIGNAL ID: 4800

COUNT DATE: 2/22/2022
CURRENT YEAR: 2022
ANALYSIS YEAR: 2030
PSF: 1

Report Created 9/29/2025

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume	321	459	376	73	302	43	364	383	51	59	616	184
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Peak Season Volume	321	459	376	73	302	43	364	383	51	59	616	184

Committed Developments													Type	% Complete
Fishermans Wharf	0	0	1	0	1	0	5	0	0	0	0	0	Res	0%
Briger East	6	4	0	11	11	0	0	4	4	0	11	16	NR	55%
Bluewater Plaza	1	1	1	0	3	0	6	0	0	0	0	5	NR	0%
Abacoa DRI	0	3	0	0	2	0	0	0	0	0	0	0	NR	85%
Love Street	5	3	0	1	1	0	0	2	2	0	1	3	NR	0%
900 S US 1	0	0	53	5	0	0	10	2	1	0	10	0	NR	0%
Indiantown Road Office	0	21	0	1	3	1	0	0	8	4	0	0	NR	0%
Briger West	2	0	0	0	0	0	0	2	0	0	0	0	Res	40%
Inlet Village Market	30	15	0	8	15	0	0	9	9	0	8	29	NR	0%
Total Committed Developments	44	47	55	26	36	1	21	19	24	4	30	53		
Total Committed Residential	2	0	1	0	1	0	5	2	0	0	0	0		
Total Committed Non-Residential	42	47	54	26	35	1	16	17	24	4	30	53		
Double Count Reduction	1	0	0	0	0	0	1	1	0	0	0	0		
Total Discounted Committed	43	47	55	26	36	1	20	18	24	4	30	53		
Historical Growth	-4	-5	-4	-1	-4	-1	-4	-5	-1	-1	-7	-2		
Comm Dev+1% Growth	70	85	86	32	61	5	50	50	28	9	81	68		
Growth Volume Used	70	85	86	32	61	5	50	50	28	9	81	68		
Total Volume	391	544	462	105	363	48	414	433	79	68	697	252		

Input Data

E-W Street: Indiantown Rd
N-S STREET: US Highway 1
TIME PERIOD: PM
GROWTH RATE: -0.15%
SIGNAL ID: 4800

COUNT DATE: 2/22/2022
CURRENT YEAR: 2022
ANALYSIS YEAR: 2030
PSF: 1

Report Created 9/29/2025

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume	618	461	302	180	487	93	439	803	58	89	495	273
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Peak Season Volume	618	461	302	180	487	93	439	803	58	89	495	273

Committed Developments													Type	% Complete
Fishermans Wharf	0	2	8	0	2	0	10	0	0	0	0	0	Res	0%
Briger East	17	11	0	6	6	0	0	11	11	0	6	9	NR	55%
Bluewater Plaza	9	6	10	0	3	0	5	0	0	0	0	4	NR	0%
Abacoa DRI	0	4	0	0	3	0	0	0	0	0	0	0	NR	85%
Love Street	41	21	0	9	16	0	0	12	12	0	9	33	NR	0%
900 S US 1	0	0	27	2	0	0	58	11	5	0	5	0	NR	0%
Indiantown Road Office	0	5	0	8	21	4	0	0	2	1	0	0	NR	0%
Briger West	2	0	0	0	0	0	0	2	0	0	3	3	Res	40%
Inlet Village Market	11	5	0	3	5	0	0	3	3	0	3	10	NR	0%
Total Committed Developments	80	54	45	28	56	4	73	39	33	1	26	59		
Total Committed Residential	2	2	8	0	2	0	10	2	0	0	3	3		
Total Committed Non-Residential	78	52	37	28	54	4	63	37	33	1	23	56		
Double Count Reduction	1	1	2	0	1	0	3	1	0	0	1	1		
Total Discounted Committed	79	53	43	28	55	4	70	38	33	1	25	58		
Historical Growth	-7	-6	-4	-2	-6	-1	-5	-10	-1	-1	-6	-3		
Comm Dev+1% Growth	130	91	68	43	95	12	106	105	38	8	66	81		
Growth Volume Used	130	91	68	43	95	12	106	105	38	8	66	81		
Total Volume	748	552	370	223	582	105	545	908	96	97	561	354		

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O

Input Data

E-W Street: Indiantown Rd | COUNT DATE: 2/27/2018 | Report Created
N-S STREET: Ocean Dr | CURRENT YEAR: 2018 | 1/22/2026
TIME PERIOD: AM | ANALYSIS YEAR: 2030
GROWTH RATE: 1.31% | PSF: 1
SIGNAL ID: 4810

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume	210	19	184	6	15	5	165	87	10	13	114	197
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Peak Season Volume	210	19	184	6	15	5	165	87	10	13	114	197

Committed Developments													Type	% Complete
Bluewater Plaza	0	0	0	0	0	0	1	0	0	0	0	1	NR	0%
Harbourside Jupiter	1	0	1	0	0	0	3	0	0	0	0	2	NR	80%
Lighthouse Cove Mini Golf	2	0	0	0	0	0	0	0	0	0	0	0	NR	80%
Love Street	3	0	0	0	0	0	0	1	0	0	0	1	NR	0%
Inlet Waters	2	0	0	0	0	0	0	0	0	0	0	9	Res	0%
Indiantown Road Office	1	0	1	0	0	0	4	0	0	0	0	4	NR	0%
Total Committed Developments	9	0	2	0	0	0	8	1	0	0	0	17		
Total Committed Residential	2	0	0	0	0	0	0	0	0	0	0	9		
Total Committed Non-Residential	7	0	2	0	0	0	8	1	0	0	0	8		
Double Count Reduction	1	0	0	0	0	0	0	0	0	0	0	2		
Total Discounted Committed	8	0	2	0	0	0	8	1	0	0	0	15		

Historical Growth	35	3	31	1	3	1	28	15	2	2	19	33
Comm Dev+1% Growth	35	2	25	1	2	1	29	12	1	2	14	40
Growth Volume Used	35	3	31	1	3	1	29	15	2	2	19	40
Total Volume	245	22	215	7	18	6	194	102	12	15	133	237

Input Data

E-W Street: Indiantown Rd | COUNT DATE: 2/27/2018 | Report Created
N-S STREET: Ocean Dr | CURRENT YEAR: 2018 | 1/22/2026
TIME PERIOD: PM | ANALYSIS YEAR: 2030
GROWTH RATE: 1.31% | PSF: 1
SIGNAL ID: 4810

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Existing Volume	252	22	200	7	36	11	149	146	8	6	103	245
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Peak Season Volume	252	22	200	7	36	11	149	146	8	6	103	245

Committed Developments													Type	% Complete
Fishermans Wharf	1	0	1	0	0	0	1	0	0	0	0	1	Res	0%
Bluewater Plaza	2	0	2	0	0	0	1	0	0	0	0	1	NR	0%
Harbourside Jupiter	6	0	12	0	0	0	8	0	0	0	0	4	NR	80%
Lighthouse Cove Mini Golf	2	0	0	0	0	0	0	1	0	0	0	2	NR	80%
Love Street	21	0	0	0	0	0	0	4	0	0	3	16	NR	0%
Inlet Waters	8	0	0	0	0	0	0	0	0	0	0	4	Res	0%
Indiantown Road Office	4	0	4	0	0	0	1	0	0	0	0	1	NR	0%
Total Committed Developments	44	0	19	0	0	0	11	5	0	0	3	29		
Total Committed Residential	9	0	1	0	0	0	1	0	0	0	0	5		
Total Committed Non-Residential	35	0	18	0	0	0	10	5	0	0	3	24		
Double Count Reduction	2	0	0	0	0	0	0	0	0	0	0	1		
Total Discounted Committed	42	0	19	0	0	0	11	5	0	0	3	28		

Historical Growth	43	4	34	1	6	2	25	25	1	1	17	41
Comm Dev+1% Growth	74	3	44	1	5	1	30	24	1	1	16	59
Growth Volume Used	74	4	44	1	6	2	30	25	1	1	17	59
Total Volume	326	26	244	8	42	13	179	171	9	7	120	304

APPENDIX C: DATA COLLECTION

Residential Driveway Turning Movement Counts (AM Peak Hour)

	Indiantown Road	Indiantown Road	Residential Driveway	
	Eastbound	Westbound	Southbound	
Time	Left	Right	Left	Right
7:00 AM	0	0	1	7
7:15 AM	1	0	0	4
7:30 AM	1	1	0	5
7:45 AM	0	1	0	1
8:00 AM	0	1	0	5
8:15 AM	0	0	0	1
8:30 AM	3	1	0	10
8:45 AM	1	0	0	6
Peak Hour Total	4	2	0	22

In	6
Out	22

Residential Driveway Turning Movement Counts (PM Peak Hour)

	Indiantown Road	Indiantown Road	Residential Driveway	
	Eastbound	Westbound	Southbound	
Time	Left	Right	Left	Right
4:00 PM	5	1	0	5
4:15 PM	8	1	0	3
4:30 PM	2	1	0	4
4:45 PM	3	0	0	1
5:00 PM	7	1	0	5
5:15 PM	3	0	0	13
5:30 PM	3	0	0	5
5:45 PM	6	0	0	2
Peak Hour Total	19	1	0	25

In	20
Out	25

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
40350	Ocean Ave	Broadway (Lantana)	4/19/2021	4:30 PM	0	14	580	114	0	158	526	25	0	11	46	9	1	212	87	112	1895
40375	Ocean Ave	US-1/Dixie Hwy	10/25/2022	7:45 AM	0	18	436	182	0	288	587	24	0	25	76	8	0	132	29	113	1918
40375	Ocean Ave	US-1/Dixie Hwy	10/25/2022	12:00 PM	0	20	384	126	0	269	420	31	0	31	75	25	0	181	82	240	1884
40375	Ocean Ave	US-1/Dixie Hwy	10/25/2022	4:30 PM	0	17	789	134	0	175	696	45	0	25	59	15	0	294	92	307	2648
40375	Ocean Ave	US-1/Dixie Hwy	3/29/2021	7:45 AM	0	10	391	185	0	290	673	26	0	20	52	20	0	135	26	120	1948
40375	Ocean Ave	US-1/Dixie Hwy	3/29/2021	12:00 PM	0	21	404	181	0	263	400	49	0	43	86	24	0	197	75	264	2007
40375	Ocean Ave	US-1/Dixie Hwy	3/29/2021	4:15 PM	0	47	678	167	0	216	721	54	0	29	72	29	0	230	81	264	2588
46350	Ocean Ave (BB)	US-1	10/23/2023	8:00 AM	13	17	315	39	10	307	671	4	0	12	34	24	0	47	18	117	1628
46350	Ocean Ave (BB)	US-1	10/23/2023	12:00 PM	14	22	439	71	3	235	466	26	0	16	30	26	5	101	40	181	1675
46350	Ocean Ave (BB)	US-1	10/23/2023	4:45 PM	3	32	984	83	8	209	511	24	0	23	29	16	0	82	42	302	2348
46350	Ocean Ave (BB)	US-1	12/14/2021	8:00 AM	4	19	253	42	2	123	581	5	0	10	21	8	0	64	19	46	1197
46350	Ocean Ave (BB)	US-1	12/14/2021	12:00 PM	9	29	416	62	7	175	358	14	0	20	34	26	2	84	53	152	1441
46350	Ocean Ave (BB)	US-1	12/14/2021	4:45 PM	6	48	856	54	10	142	482	11	0	18	37	25	0	96	47	177	2009
46300	Ocean Dr/Congress Middl	Congress Ave	9/5/2024	8:00 AM	1	39	853	39	18	92	1442	78	0	30	3	18	0	44	3	66	2726
46300	Ocean Dr/Congress Middl	Congress Ave	9/5/2024	2:00 PM	5	12	1439	50	77	170	1276	13	0	9	3	8	0	74	4	176	3316
46300	Ocean Dr/Congress Middl	Congress Ave	9/5/2024	4:15 PM	5	25	1625	54	77	136	1407	61	0	134	64	70	0	69	6	75	3808
46300	Ocean Dr/Congress Middl	Congress Ave	12/13/2021	8:00 AM	2	44	958	41	29	91	1228	124	0	61	1	21	0	44	5	79	2728
46300	Ocean Dr/Congress Middl	Congress Ave	12/13/2021	2:00 PM	2	4	1386	55	78	159	1153	18	0	5	0	2	0	55	2	138	3057
46300	Ocean Dr/Congress Middl	Congress Ave	12/13/2021	4:15 PM	3	22	1600	55	72	124	1366	57	0	129	42	62	0	61	3	116	3712
27668	Okeechobee Bl	162nd Dr N	9/18/2024	6:45 AM	0	49	11	81	0	92	32	12	0	2	663	80	0	78	442	19	1561
27668	Okeechobee Bl	162nd Dr N	9/18/2024	1:30 PM	0	114	13	89	0	30	14	9	0	3	429	29	0	51	479	37	1297
27668	Okeechobee Bl	162nd Dr N	9/18/2024	5:00 PM	0	36	2	26	0	41	1	1	0	9	431	20	0	30	740	37	1374
27668	Okeechobee Bl	162nd Dr N	9/27/2021	6:45 AM	0	80	13	103	0	53	26	7	0	3	431	90	0	83	304	9	1202

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
27675	Sycamore Dr	Seminole Pratt Whitne	8/22/2024	7:00 AM	1	119	826	1	2	11	1218	122	0	226	11	268	0	3	5	13	2826
27675	Sycamore Dr	Seminole Pratt Whitne	8/22/2024	2:00 PM	4	163	880	5	3	7	713	130	0	129	1	111	0	4	2	12	2164
27675	Sycamore Dr	Seminole Pratt Whitne	8/22/2024	5:00 PM	0	236	1150	5	0	20	962	238	0	143	4	119	0	2	1	5	2885
27675	Sycamore Dr	Seminole Pratt Whitne	1/10/2024	7:00 AM	0	119	1291	2	1	8	1446	53	0	274	2	239	0	1	6	11	3453
27675	Sycamore Dr	Seminole Pratt Whitne	1/10/2024	2:00 PM	2	175	1097	3	1	5	1198	151	0	180	2	178	0	1	2	6	3001
27675	Sycamore Dr	Seminole Pratt Whitne	1/10/2024	5:00 PM	0	457	2010	7	0	21	1702	204	0	222	2	208	0	1	3	23	4860
27675	Sycamore Dr	Seminole Pratt Whitne	4/13/2023	7:00 AM	1	75	845	2	2	6	1039	74	0	318	2	213	0	1	1	9	2588
27675	Sycamore Dr	Seminole Pratt Whitne	4/13/2023	2:00 PM	1	138	859	5	1	3	741	123	0	121	1	124	0	2	2	7	2128
27675	Sycamore Dr	Seminole Pratt Whitne	4/13/2023	5:00 PM	0	291	1103	3	0	10	985	190	0	177	0	133	0	1	2	7	2902
27675	Sycamore Dr	Seminole Pratt Whitne	9/27/2021	6:45 AM	0	49	873	20	2	1	882	57	0	225	4	224	0	2	1	17	2357
27675	Sycamore Dr	Seminole Pratt Whitne	9/27/2021	2:30 PM	1	108	698	3	3	5	661	175	0	110	2	116	0	0	4	8	1894
27675	Sycamore Dr	Seminole Pratt Whitne	9/27/2021	4:00 PM	3	224	794	9	0	8	819	214	0	134	1	163	0	1	1	10	2381
27675	Sycamore Dr	Seminole Pratt Whitne	2/3/2020	6:45 AM	0	49	781	0	0	2	862	50	0	237	5	258	0	3	0	33	2280
27675	Sycamore Dr	Seminole Pratt Whitne	2/3/2020	2:30 PM	0	119	414	3	3	2	528	147	0	103	3	96	0	1	1	8	1428
27675	Sycamore Dr	Seminole Pratt Whitne	2/3/2020	5:00 PM	0	263	874	9	0	9	791	214	0	137	1	153	0	4	0	7	2462
2600	Tequesta Dr	Old Dixie Hwy	4/20/2022	8:00 AM	0	176	252	22	1	26	267	65	0	98	187	263	0	52	161	11	1581
2600	Tequesta Dr	Old Dixie Hwy	4/20/2022	12:30 PM	1	198	278	46	1	40	237	95	0	107	180	179	1	73	183	45	1664
2600	Tequesta Dr	Old Dixie Hwy	4/20/2022	5:00 PM	0	208	372	55	0	24	242	96	0	103	181	180	0	69	212	33	1775
2600	Tequesta Dr	Old Dixie Hwy	3/9/2020	8:00 AM	0	126	230	29	0	17	306	76	0	72	182	221	0	47	155	11	1472
2600	Tequesta Dr	Old Dixie Hwy	3/9/2020	12:30 PM	0	166	262	60	0	52	229	132	0	128	237	196	0	68	229	55	1814
2600	Tequesta Dr	Old Dixie Hwy	3/9/2020	4:30 PM	0	194	415	87	0	54	256	114	0	120	244	195	1	57	196	56	1989
2700	Tequesta Dr	US-1	4/20/2022	7:45 AM	13	67	733	21	1	24	1456	111	2	83	11	136	0	50	24	12	2744
2700	Tequesta Dr	US-1	4/20/2022	12:30 PM	24	129	839	43	13	55	928	98	9	132	55	122	0	127	65	36	2675

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

TABLE 2
JUPITER TRANSPORTATION ELEMENT
EXISTING CONDITIONS (2019-20)

Roadway		Owner	Existing Lanes	LOS C/D (1) Average Daily		LOS D Two-Way Peak Hour		2019-20 (5) PSWADT Count		LOS	2019-20 (5) Two-way Peak Hour	LOS
From	**To**											
A1A												
US 1	Jupiter Beach Rd	TOJ	2L	12,400	(4)	1,180		9,835		D	916	C
Jupiter Beach Rd	Indiantown Road	PBC	2L	15,200		1,480		9,228		C	807	C
Indiantown Road	Marcinski Road	PBC	2L	15,200		1,480		5,930		C	587	C
Marcinski Road	Donald Ross Road	PBC	2L	15,200		1,480		4,411		C	345	C
Alternate A1A												
US 1	Center Street	FDOT	6LD	50,300		4,880		46,406	(6)	D	3,945	D
Center Street	Indiantown Road	FDOT	6LD	50,300		4,880		35,578	(6)	C	3,024	C
Indiantown Road	Toney Penna Drive	FDOT	6LD	50,300		4,880		33,150		C	2,823	C
Toney Penna Drive	Donald Ross Road	FDOT	6LD	50,300		4,880		32,688		C	2,823	C
Bush Rd												
Indiantown Road	Toney Penna Drive	TOJ	2L	8,500	(3)	1,010		4,916		B	454	B
Center Street												
Indiantown Road	Loxahatchee River Rd	PBC	3L	15,500	(2)	1,480	(2)	16,137		E	1,355	D
Loxahatchee River Rd	Alternate A1A	PBC	2L	20,700	(2)	1,990	(2)	16,772		F	1,469	D
Central Boulevard												
Roebuck Road	Church Street	PBC	3L	15,200		1,480		10,848		D	1,074	D
Church Street	Indiantown Road	PBC	2L	15,200		1,480		16,178		E	1,477	D
Indiantown Road	Toney Penna Drive	PBC	4LD	33,200		3,220		28,574		D	2,613	D
Toney Penna Drive	Maplewood Drive	PBC	4LD	33,200		3,220		18,728		C	1,971	C
Indian Creek Parkway	Frederick Small Road	PBC	4LD	33,200		3,220		14,210		C	1,454	C
Frederick Small Road	Donald Ross Road	PBC	4LD	33,200		3,220		19,371		C	1,954	C
Church Street												
Limestone Creek Rd	Central Boulevard	PBC	2L	15,200		1,480		4,414		C	518	C
Dakota Dr												
Greenway Dr	Central Boulevard	TOJ	2L	13,100	(3)	1,530		2,153		A	217	A
Central Boulevard	Military Trail	TOJ	2L	9,700	(3)	1,120		3,115		A	491	B
Donald Ross Road												
I-95/Turnpike	Heights Blvd	PBC	6LD	50,300		4,880		41,340		D	4,189	D
Heights Blvd	Central Boulevard	PBC	6LD	50,300		4,880		34,170		C	3,280	C
Central Boulevard	Alternate A1A	PBC	6LD	50,300		4,880		33,386		C	3,021	C
Alternate A1A	Prosperity Farms Rd	PBC	6LD	50,300		4,880		31,257		C	2,702	C
Prosperity Farms Rd	Ellison-Wilson Rd	PBC	4LD	33,200		3,220		29,871		D	3,037	D
Florida Turnpike												
Martin County Line	Indiantown Road	FDOT	4L	73,600		6,770		53,760	(6)	C	5,107	C
Indiantown Road	Donald Ross Road	FDOT	4L	73,600		6,770		55,650	(6)	C	5,287	C
Frederick Small Road												
Parkside Drive	Central Boulevard	TOJ	2L	11,700	(3)	1,370		7,173		B	675	B
Central Boulevard	Military Trail	PBC	4LD	33,200		3,220		9,075		C	876	C
Military Trail	Alternate A1A	PBC	2L	15,200		1,480		10,233		C	958	C
Alternate A1A	Palmwood Drive	PBC	2L	15,200		1,480		4,287		A	374	A
Greenway Dr												
Jeaga Dr	Indian Creek Parkway	TOJ	2L	11,000	(3)	1,130		8,060		B	780	C
Heights Boulevard												
Leslie Street	Frederick Small Road	TOJ	2L	11,700	(3)	1,370		5,226		B	518	B
Frederick Small Road	Donald Ross Road	TOJ	2L	11,600	(3)	1,380		7,679		B	732	B
I-95												
Martin County Line	Indiantown Road	FDOT	6L	110,300		10,150		89,203	(6)	C	8,028	C
Indiantown Road	Donald Ross Road	FDOT	10L	184,000		16,930		122,296	(6)	C	11,007	C
Indian Creek Parkway												
Maplewood Drive	Central Boulevard	PBC	4LD	33,200		3,220		18,301		C	1,875	C
Central Boulevard	Military Trail	PBC	4LD	33,200		3,220		13,567		C	1,276	C
Indiantown Road												
Jupiter Farm Rd	Florida Turnpike	PBC	6LD	50,300		4,880		32,996		C	3,027	C
Florida Turnpike	I-95	FDOT	6LD	50,300		4,880		58,344		F	5,214	F
I-95	Island Way	FDOT	6LD	50,300		4,880		68,340		F	6,058	F
Island Way	Central Boulevard	FDOT	6LD	50,300		4,880		62,111		F	5,357	F
Central Boulevard	Center Street	FDOT	6LD	50,300		4,880		54,352		F	4,381	D
Center Street	Military Trail	FDOT	6LD	50,300		4,880		45,315		D	3,483	C

TABLE 4
JUPITER TRANSPORTATION ELEMENT
FUTURE-YEAR CONDITIONS (2045)

Roadway From	To	Owner	Existing Lanes	LOS C/D (1) Average Daily		LOS D Two-Way Peak Hour	2045 PSWADT Count	LOS	2045 Two-way Peak Hour	LOS
Military Trail	Alternate A1A	FDOT	6LD	50,300		4,880	49,480	D	3,830	D
Alternate A1A	US 1	FDOT	6LD	50,300		4,880	40,890	D	3,310	C
US 1	Ocean Boulevard	TOJ	4LD	33,200		3,220	19,070	C	1,660	C
Island Way										
Church Street	Indiantown Road	PBC	4LD	33,200		3,220	30,640	D	3,380	E
Indiantown Road	Jupiter Park Dr	TOJ	2L	9,900	(3)	1,160	12,990	D	1,450	F
Jupiter Park Drive										
West of Central Blvd		TOJ	2L	9,300	(3)	1,080	8,860	C	830	C
Limestone Creek Road										
Church Street	Island Way	TOJ	2L	8,400	(3)	990	5,390	B	610	C
Longshore Drive										
Northfork Drive	Central Boulevard	TOJ	2L	10,000	(3)	1,180	5,700	B	540	B
Loxahatchee Drive										
Center Street	Indiantown Road	TOJ	2L	7,400	(3)	840	3,760	B	350	B
Indiantown Road	Toney Penna Drive	TOJ	2L	7,100	(3)	810	3,790	B	390	B
Loxahatchee River Road										
County Line Rd	Roebuck Road	PBC	2L	15,200		1,480	4,150	C	420	C
Roebuck Road	Center Street	PBC	2L	15,200		1,480	9,480	C	930	C
Maplewood Drive										
Indiantown Road	Toney Penna Drive	TOJ	4LD	22,500	(3)	2,660	14,740	B	1,160	B
Toney Penna Drive	Indian Creek Parkway	TOJ	2L	13,500	(3)	1,610	9,580	B	930	C
Marcinski Road										
Intracoastal	US 1	PBC	4LD	33,200		3,220	11,810	C	1,010	C
US 1	Ocean Boulevard	PBC	3L	15,200		1,480	3,610	C	330	C
Military Trail										
Indiantown Road	Indian Creek Parkway	PBC	6LD	50,300		4,880	29,590	C	2,350	C
Indian Creek Parkway	Frederick Small Road	PBC	6LD	50,300		4,880	34,630	C	3,140	C
Frederick Small Road	Donald Ross Road	PBC	6LD	50,300		4,880	49,040	D	4,360	D
Old Dixie Highway										
Toney Penna Drive	Jupiter Lakes Blvd	TOJ	2L	9,200	(3)	1,040	5,540	B	420	B
Parkside Dr										
Donald Ross Road	University Dr	TOJ	4LD	21,500	(3)	2,440	13,380	B	1,240	B
Pennock Lane										
Center Street	Indiantown Road	TOJ	2L	7,100	(3)	800	5,520	C	530	C
Indiantown Road	Toney Penna Drive	TOJ	2L	10,000	(3)	1,190	4,890	B	490	B
Riverside Drive										
Alternate A1A	Seabrook Rd	TOJ	2L	9,600	(3)	990	11,820	E	1,040	F
Seabrook Rd	Tequesta Dr	TOJ	2L	9,100	(3)	960	6,480	B	520	B
Roebuck Road										
Central Boulevard	Loxahatchee River Rd	PBC	2L	15,200		1,480	6,700	C	680	C
Toney Penna Drive										
Central Boulevard	Maplewood Drive	TOJ	2L	11,000	(3)	1,310	11,720	D	1,170	D
Maplewood Drive	Military Trail	TOJ	2L	11,100	(3)	1,350	13,820	D	1,270	D
Military Trail	Alternate A1A	TOJ	2L	9,600	(3)	1,120	11,240	D	910	C
University Drive										
Parkside Drive	Central Boulevard	TOJ	2L	7,800	(3)	890	3,280	A	250	A
Central Boulevard	Military Trail	TOJ	2L	7,500	(3)	830	5,140	B	530	B
US 1										
Alternate A1A	Indiantown Road	FDOT	4LD	33,200		3,220	24,300	C	2,400	C
Indiantown Road	Marcinski Road	FDOT	4LD	33,200		3,220	29,920	D	2,570	D
Marcinski Road	Donald Ross Road	FDOT	4LD	33,200		3,220	33,130	D	3,020	D

NOTES: (1) LOS D for State/County Roads and LOS C for Town Roads

(2) CRALLS designation per Palm Beach County Board of County Commissioners

(3) LOS C service volume for Town road sections

(4) Multimodal LOS C (Auto = D, Bike = C and Walk = B) for Town road A1A section from US-1 to Jupiter Beach Rd

(5) Demand exceeds practical hourly capacity at intersection approach

APPENDIX D: VOLUME DEVELOPMENT WORKSHEETS

VOLUME DEVELOPMENT SHEET
Shoppes at Jupiter
Indiantown Road & US Highway 1
EXISTING GEOMETRY

COUNT DATE: February 22, 2022
AM PEAK HOUR FACTOR: 0.95

AM Peak Hour

	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		321	459	376		73	302	43		364	383	51		59	616	184
Peak Season Correction Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
AM Peak Season Volume		318	454	372		72	299	43		360	379	50		58	610	182
Vested Projects	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PBC TPS Database		43	47	55		26	36	1		20	18	24		4	30	53
TOTAL "VESTED" TRAFFIC		43	47	55		26	36	1		20	18	24		4	30	53
Years To Buildout	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Yearly Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
AM BACKGROUND TRAFFIC GROWTH		26	38	31		6	25	4		30	31	4		5	51	15
Background Traffic Volumes		387	539	458		104	360	48		410	428	78		67	691	250

AM PROJECT DISTRIBUTION

TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Entering		40.0%						2.0%			25.0%					
		46						2			29					
Exiting							35.0%							10.0%	25.0%	5.0%
							21							6	15	3
AM TOTAL PROJECT TRAFFIC	0	46	0	0	0	0	21	2	0	0	29	0	0	6	15	3
Future Total AM Volumes	0	433	539	458	0	104	381	50	0	410	457	78	0	73	706	253

Critical Volume Analysis

No. of Lanes		2	2	2		1	2	1		3	3	1		1	3	1
Approach Volume			1,430				535				945				1,032	
Per Lane Volume		217	270	229		104	191	50		137	152	78		73	235	253
Overlap Reduction		0	0	(73)		0	0	(50)		0	0	(78)		0	0	(104)
Net Per Lane Volume		217	270	156		104	191	0		137	152	0		73	235	149
North-South Critical	NB LT + SB TH =			408					SB LT + NB TH =			374				
East-West Critical	EB LT + WB TH =			372					WB LT + EB TH =			225				
Maximum Critical Sum	408		+	372	=	780										
Status?	UNDER															

VOLUME DEVELOPMENT SHEET
Shoppes at Jupiter
Indiantown Road & US Highway 1
EXISTING GEOMETRY

COUNT DATE: February 22, 2022
PM PEAK HOUR FACTOR: 0.95

PM Peak Hour

	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		618	461	302		180	487	93		439	803	58		89	495	273
Peak Season Correction Factor	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
PM Peak Season Volume		612	456	299		178	482	92		435	795	57		88	490	270
Vested Projects	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PBC TPS Database		79	53	43		28	55	4		70	38	33		1	25	58
TOTAL "VESTED" TRAFFIC		79	53	43		28	55	4		70	38	33		1	25	58
Years To Buildout	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Yearly Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
PM BACKGROUND TRAFFIC GROWTH		51	38	25		15	40	8		36	66	5		7	41	22
Background Traffic Volumes		742	547	367		221	577	104		541	899	95		96	556	350

PM PROJECT DISTRIBUTION

TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Entering		40.0%						2.0%			25.0%					
		82						4			51					
Exiting							35.0%							10.0%	25.0%	5.0%
							81							23	58	12
PM TOTAL PROJECT TRAFFIC	0	82	0	0	0	0	81	4	0	0	51	0	0	23	58	12
Future Total PM Volumes	0	824	547	367	0	221	658	108	0	541	950	95	0	119	614	362

Critical Volume Analysis

No. of Lanes		2	2	2		1	2	1		3	3	1		1	3	1
Approach Volume			1,738				987				1,586				1,095	
Per Lane Volume		412	274	184		221	329	108		180	317	95		119	205	362
Overlap Reduction		0	0	(119)		0	0	(108)		0	0	(95)		0	0	(221)
Net Per Lane Volume		412	274	65		221	329	0		180	317	0		119	205	141
North-South Critical	NB LT + SB TH =			741					SB LT + NB TH =			495				
East-West Critical	EB LT + WB TH =			385					WB LT + EB TH =			436				
Maximum Critical Sum	741		+	436	=	1,177										
STATUS?	UNDER															

VOLUME DEVELOPMENT SHEET
Shoppes at Jupiter
Indiantown Road & Highway A1A
EXISTING GEOMETRY

COUNT DATE: February 27, 2018
AM PEAK HOUR FACTOR: 0.95

AM Peak Hour

	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		210	19	184		6	15	5		165	87	10		13	114	197
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AM Peak Season Volume		210	19	184		6	15	5		165	87	10		13	114	197
Vested Projects	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PBC TPS Database		8	0	2		0	0	0		8	1	0		0	0	15
TOTAL "VESTED" TRAFFIC		8	0	2		0	0	0		8	1	0		0	0	15
Years To Buildout	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Yearly Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
AM BACKGROUND TRAFFIC GROWTH		27	2	23		1	2	1		21	11	1		2	14	25
Background Traffic Volumes		245	21	209		7	17	6		194	99	11		15	128	237

AM PROJECT DISTRIBUTION

TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Entering										10.0%						5.0%
										12						6
Exiting		5.0%		10.0%												
		3		6												
AM TOTAL PROJECT TRAFFIC	0	3	0	6	0	0	0	0	0	12	0	0	0	0	0	6
Future Total AM Volumes	0	248	21	215	0	7	17	6	0	206	99	11	0	15	128	243

Critical Volume Analysis

No. of Lanes		0>	1	1		0>	1	<0		1	1	<0		1	1	1
Approach Volume			484				30				316				386	
Per Lane Volume		-	269	215		-	30	-		206	110	-		15	128	243
Overlap Reduction		-	0	(15)		-	0	-		0	0	-		0	0	(243)
Net Per Lane Volume		0	269	200		0	30	0		206	110	0		15	128	0
North-South Critical	NB LT + SB TH =			30					SB LT + NB TH =			269				
East-West Critical	EB LT + WB TH =			334					WB LT + EB TH =			125				
Maximum Critical Sum	269			+				334	=				603			
Status?	UNDER															

VOLUME DEVELOPMENT SHEET
Shoppes at Jupiter
Indiantown Road & Highway A1A
EXISTING GEOMETRY

COUNT DATE: February 27, 2018
PM PEAK HOUR FACTOR: 0.95

PM Peak Hour

	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		252	22	200		7	36	11		149	146	8		6	103	245
Peak Season Correction Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PM Peak Season Volume		252	22	200		7	36	11		149	146	8		6	103	245
Vested Projects	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PBC TPS Database		42	0	19		0	0	0		11	5	0		0	3	28
TOTAL "VESTED" TRAFFIC		42	0	19		0	0	0		11	5	0		0	3	28
Years To Buildout	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Yearly Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
PM BACKGROUND TRAFFIC GROWTH		32	3	25		1	5	1		19	19	1		1	13	31
Background Traffic Volumes		326	25	244		8	41	12		179	170	9		7	119	304

PM PROJECT DISTRIBUTION

TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Entering										10.0%						5.0%
										21						10
Exiting		5.0%		10.0%												
		12		23												
PM TOTAL PROJECT TRAFFIC	0	12	0	23	0	0	0	0	0	21	0	0	0	0	0	10
Future Total PM Volumes	0	338	25	267	0	8	41	12	0	200	170	9	0	7	119	314

Critical Volume Analysis

No. of Lanes		0>	1	1		0>	1	<0		1	1	<0		1	1	1
Approach Volume			630				61				379				440	
Per Lane Volume		-	363	267		-	61	-		200	179	-		7	119	314
Overlap Reduction		-	0	(7)		-	0	-		0	0	-		0	0	(314)
Net Per Lane Volume		0	363	260		0	61	0		200	179	0		7	119	0
North-South Critical	NB LT + SB TH =			61					SB LT + NB TH =			363				
East-West Critical	EB LT + WB TH =			319					WB LT + EB TH =			186				
Maximum Critical Sum	363			+				319	=				682			
STATUS?	UNDER															

APPENDIX E: SUPPLIMENTAL INTERSECTION ANALYSIS DATA

Source	Land Use	ITE Code	Intensity			Daily Trips	AM Peak Hour			PM Peak Hour		
							Total	In	Out	Total	In	Out
Jupiter Square Plaza												
PBC	Shop Plaza (40-150ksf w/out supermarket)	ITE 821	45.83 ksf			3,094	79	49	30	238	117	121
PBC	Supermarket *	ITE 850	64.174 ksf			6,022	184	109	75	574	287	287
PBC	High Turnover Sit-Down Rest.	ITE 932	5.679 ksf			609	54	30	24	51	31	20
PBC	Small Office Building (<=10k SF GFA)	ITE 712	3.668 ksf			53	6	5	1	8	3	5
PBC	Fast Food Restaurant + DT	ITE 934	2.236 ksf			1,045	100	51	49	74	38	36
PBC	Drive-In Bank	ITE 912	5.87 ksf			589	58	34	24	123	62	61
PBC	Gas Station w/Convenience Store	ITE FDOT	8 FP			1,616	113	57	57	113	57	57
					Subtotal	*13,028*	*594*	*335*	*260*	*1,181*	*595*	*587*
Internal Capture			% Daily	% AM	% PM							
	Shop Plaza (40-150ksf w/out supermarket)		8.0%	11.0%	8.0%	260	9	5	4	18	10	8
	Supermarket		8.0%	8.0%	3.0%	509	14	4	10	15	8	7
	High Turnover Sit-Down Rest.		20.0%	41.0%	18.0%	119	22	18	4	9	4	5
	Small Office Building (<=10k SF GFA)		2.0%	33.0%	0.0%	1	2	1	1	0	0	0
	Fast Food Restaurant + DT		3.0%	6.0%	3.0%	34	6	4	2	2	1	1
	Drive-In Bank		32.0%	12.0%	12.0%	186	7	4	3	15	8	7
	Gas Station w/Convenience Store		5.0%	8.0%	4.0%	81	9	2	7	5	3	2
					Subtotal	*1,190*	*69*	*38*	*31*	*64*	*34*	*30*
Pass-By Capture			Daily	AM	PM							
	Shop Plaza (40-150ksf w/out supermarket)		39.0%	39.0%	39.0%	1,105	27	17	10	86	42	44
	Supermarket		28.0%	28.0%	28.0%	1,544	48	29	19	157	78	79
	High Turnover Sit-Down Rest.		44.0%	44.0%	44.0%	216	14	5	9	18	12	6
	Small Office Building (<=10k SF GFA)		10.0%	10.0%	10.0%	5	0	0	0	1	0	1
	Fast Food Restaurant + DT		45.0%	45.0%	45.0%	455	42	21	21	32	17	15
	Drive-In Bank		50.0%	50.0%	50.0%	202	26	15	11	54	27	27
	Gas Station w/Convenience Store		61.0%	61.0%	61.0%	936	63	34	29	66	33	33
					Subtotal	4,463	220	121	99	414	209	205
Driveway Volumes						11,838	525	297	229	1,117	561	557
Net New External Trips						7,375	305	176	130	703	352	352
Proposed Net External Trips-Existing Net New External Trips						7,375	305	176	130	703	352	352
Radius of Development Influence:						3 miles						

Land Use	Daily	AM Peak Hour	PM Peak Hour	Pass By
Shop Plaza (40-150ksf w/out supermarket)	67.52 trips/ksf	1.73 trips/ksf (62% in, 38% out)	5.19 trips/ksf (49% in, 51% out)	39.0%
Supermarket	93.84 trips/ksf	2.86 trips/ksf (59% in, 41% out)	8.95 trips/ksf (50% in, 50% out)	28.0%
High Turnover Sit-Down Rest.	107.2 trips/ksf	9.57 trips/ksf (55% in, 45% out)	9.05 trips/ksf (61% in, 39% out)	44.0%
Small Office Building (<=10k SF GFA)	14.39 trips/ksf	1.67 trips/ksf (82% in, 18% out)	2.16 trips/ksf (34% in, 66% out)	10.0%
Fast Food Restaurant + DT	467.48 trips/ksf	44.61 trips/ksf (51% in, 49% out)	33.03 trips/ksf (52% in, 48% out)	45.0%
Drive-In Bank	100.35 trips/ksf	9.95 trips/ksf (58% in, 42% out)	21.01 trips/ksf (50% in, 50% out)	50.0%
Gas Station w/Convenience Store	14.3*PM Trips	12.3*FP + 15.5*(X)	12.3*FP + 15.5*(X)	61.0%

*Trip generation rates for the movie theatre were obtained from the rates published by the Palm Beach County Traffic Engineering Division, last updated on March 2, 2020

VOLUME DEVELOPMENT SHEET

Shoppes at Jupiter

Indiantown Road & Jupiter Square/Proposed Driveway

COUNT DATE: February 23, 2022
AM PEAK HOUR FACTOR: 0.95

AM Peak Hour

	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements			376	193		30	315			103	11	18				
Peak Season Correction Factor	0.99	0.99	0.99	1.00	0.99	1.00	0.99	0.99	0.99	1.00	1.00	1.00	0.99	0.99	0.99	0.99
AM Peak Season Volume			372	193		30	312			103	11	18				
Vested Projects	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PBC TPS Database			75				63									
TOTAL "VESTED" TRAFFIC			75	0		0	63			0	0	0				
Years To Buildout	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Yearly Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
AM BACKGROUND TRAFFIC GROWTH			31	16		2	26			9	1	1				
Background Traffic Volumes			478	209		32	401			112	12	19				
AM PROJECT DISTRIBUTION																
TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Entering		15.0%					5.0%	10.0%								
		57					19	38								
Exiting														15.0%	2.0%	15.0%
														38	5	38
AM TOTAL PROJECT TRAFFIC	0	57	0	0	0	0	19	38	0	0	0	0	0	38	5	38
Future Total AM Volumes	0	57	478	209	0	32	420	38	0	112	12	19	0	38	5	38

VOLUME DEVELOPMENT SHEET

Shoppes at Jupiter

Indiantown Road & Jupiter Square/Proposed Driveway

COUNT DATE: February 23, 2022
PM PEAK HOUR FACTOR: 0.95

PM Peak Hour

	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements			241	365		56	509			251	28	45				
Peak Season Correction Factor	0.99	0.99	0.99	1.00	0.99	1.00	0.99	0.99	0.99	1.00	1.00	1.00	0.99	0.99	0.99	0.99
PM Peak Season Volume			239	365		56	504			251	28	45				
Vested Projects	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PBC TPS Database			87				87									
TOTAL "VESTED" TRAFFIC			87	0		0	87			0	0	0				
Years To Buildout	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Yearly Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
PM BACKGROUND TRAFFIC GROWTH			20	30		5	42			21	2	4				
Background Traffic Volumes			346	395		61	633			272	30	49				
PM PROJECT DISTRIBUTION																
TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Entering		15.0%					5.0%	10.0%								
		100					33	67								
Exiting														15.0%	2.0%	15.0%
														102	14	102
PM TOTAL PROJECT TRAFFIC	0	100	0	0	0	0	33	67	0	0	0	0	0	102	14	102
Future Total PM Volumes	0	100	346	395	0	61	666	67	0	272	30	49	0	102	14	102

Intersection	
Int Delay, s/veh	3.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	57	478	209	32	420	38	112	12	19	38	5	38
Future Vol, veh/h	57	478	209	32	420	38	112	12	19	38	5	38
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	165	-	165	165	-	-	0	-	0	0	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	60	503	220	34	442	40	118	13	20	40	5	40

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	482	0	0	723	0	0	914	1173	252	907	1373	241
Stage 1	-	-	-	-	-	-	623	623	-	529	529	-
Stage 2	-	-	-	-	-	-	291	549	-	378	843	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1077	-	-	1007	-	-	323	236	*953	327	173	760
Stage 1	-	-	-	-	-	-	605	586	-	501	525	-
Stage 2	-	-	-	-	-	-	693	514	-	879	454	-
Platoon blocked, %		-	-	0	-	-	0	0	0	0	0	
Mov Cap-1 Maneuver	1077	-	-	1007	-	-	271	216	*953	277	158	760
Mov Cap-2 Maneuver	-	-	-	-	-	-	271	216	-	277	158	-
Stage 1	-	-	-	-	-	-	571	553	-	484	508	-
Stage 2	-	-	-	-	-	-	628	497	-	794	428	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.65	0.57	25.33	15.09
HCM LOS			D	C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	271	953	1077	-	-	1007	-	-	277	760
HCM Lane V/C Ratio	0.435	0.021	0.056	-	-	0.033	-	-	0.144	0.053
HCM Ctrl Dly (s/v)	28.1	8.9	8.5	-	-	8.7	-	-	20.2	10
HCM Lane LOS	D	A	A	-	-	A	-	-	C	B
HCM 95th %tile Q(veh)	2.1	0.1	0.2	-	-	0.1	-	-	0.5	0.2

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	112.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	101	346	395	61	667	67	272	30	49	103	14	103
Future Vol, veh/h	101	346	395	61	667	67	272	30	49	103	14	103
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	165	-	165	165	-	-	0	-	0	0	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	106	364	416	64	702	71	286	32	52	108	15	108

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	773	0	0	780	0	0	1064	1478	182	1276	1858	386
Stage 1	-	-	-	-	-	-	577	577	-	866	866	-
Stage 2	-	-	-	-	-	-	487	901	-	411	993	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	838	-	-	912	-	-	~ 220	139	*991	149	77	612
Stage 1	-	-	-	-	-	-	585	578	-	314	369	-
Stage 2	-	-	-	-	-	-	531	355	-	748	360	-
Platoon blocked, %		-	-	0	-	-	0	0	0	0	0	
Mov Cap-1 Maneuver	838	-	-	912	-	-	~ 118	113	*991	~ 87	63	612
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 118	113	-	~ 87	63	-
Stage 1	-	-	-	-	-	-	511	504	-	292	343	-
Stage 2	-	-	-	-	-	-	389	330	-	580	314	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	1.19	0.71	$ 618.6	137.78
HCM LOS			F	F

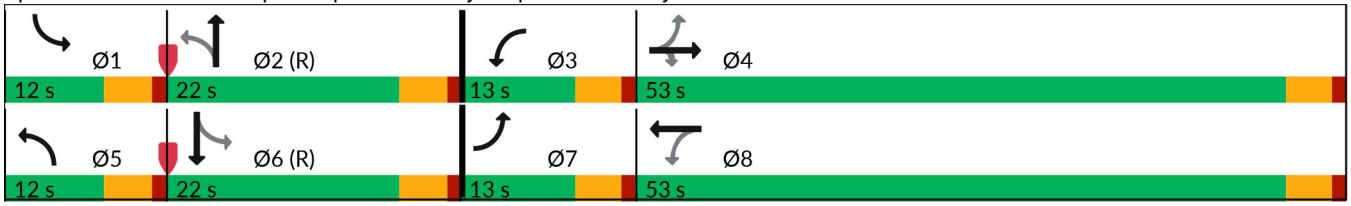
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	118	991	838	-	-	912	-	-	87	612
HCM Lane V/C Ratio	2.432	0.052	0.127	-	-	0.07	-	-	1.245	0.177
HCM Ctrl Dly (s/v)	$ 728.4	8.8	9.9	-	-	9.2	-	-	263.4	12.1
HCM Lane LOS	F	A	A	-	-	A	-	-	F	B
HCM 95th %tile Q(veh)	25.3	0.2	0.4	-	-	0.2	-	-	7.8	0.6

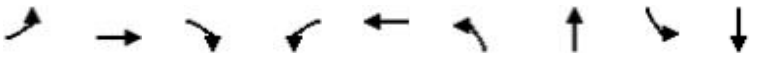
Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	57	478	209	32	420	112	12	38	5
Future Volume (vph)	57	478	209	32	420	112	12	38	5
Turn Type	pm+pt	NA	Perm	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	7	4		3	8	5	2	1	6
Permitted Phases	4		4	8		2		6	
Detector Phase	7	4	4	3	8	5	2	1	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5	22.5	9.5	22.5	9.5	22.5	9.5	22.5
Total Split (s)	13.0	53.0	53.0	13.0	53.0	12.0	22.0	12.0	22.0
Total Split (%)	13.0%	53.0%	53.0%	13.0%	53.0%	12.0%	22.0%	12.0%	22.0%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Max	None	C-Max
Act Effct Green (s)	28.8	23.8	23.8	27.0	21.1	58.9	52.8	53.3	46.7
Actuated g/C Ratio	0.29	0.24	0.24	0.27	0.21	0.59	0.53	0.53	0.47
v/c Ratio	0.25	0.60	0.40	0.14	0.64	0.15	0.04	0.05	0.06
Control Delay (s/veh)	22.6	37.0	15.0	21.4	38.4	11.6	10.9	11.8	8.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	22.6	37.0	15.0	21.4	38.4	11.6	10.9	11.8	8.3
LOS	C	D	B	C	D	B	B	B	A
Approach Delay (s/veh)		29.7			37.3		11.4		10.0
Approach LOS		C			D		B		A

Intersection Summary	
Cycle Length: 100	
Actuated Cycle Length: 100	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 65	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.64	
Intersection Signal Delay (s/veh): 29.4	Intersection LOS: C
Intersection Capacity Utilization 41.5%	ICU Level of Service A
Analysis Period (min) 15	

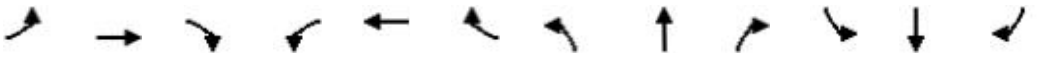
Splits and Phases: 2: Jupiter Square Driveway/Proposed Driveway & Indiantown Road





Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	60	503	220	34	482	118	33	40	45
v/c Ratio	0.25	0.60	0.40	0.14	0.64	0.15	0.04	0.05	0.06
Control Delay (s/veh)	22.6	37.0	15.0	21.4	38.4	11.6	10.9	11.8	8.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	22.6	37.0	15.0	21.4	38.4	11.6	10.9	11.8	8.3
Queue Length 50th (ft)	44	240	121	15	147	32	4	10	2
Queue Length 95th (ft)	68	291	195	32	180	73	26	31	27
Internal Link Dist (ft)		529			507		268		209
Turn Bay Length (ft)	165		165	165					
Base Capacity (vph)	255	1716	881	267	1702	775	903	775	775
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.24	0.29	0.25	0.13	0.28	0.15	0.04	0.05	0.06

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	57	478	209	32	420	38	112	12	19	38	5	38
Future Volume (veh/h)	57	478	209	32	420	38	112	12	19	38	5	38
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	60	503	220	34	442	40	118	13	20	40	5	40
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	197	692	309	174	609	55	884	373	573	884	98	783
Arrive On Green	0.05	0.26	0.26	0.03	0.18	0.18	0.05	0.56	0.56	0.03	0.55	0.55
Sat Flow, veh/h	1781	3554	1585	1781	3297	297	1781	664	1022	1781	179	1433
Grp Volume(v), veh/h	60	503	220	34	237	245	118	0	33	40	0	45
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1817	1781	0	1686	1781	0	1612
Q Serve(g_s), s	2.7	12.9	12.6	1.5	12.6	12.7	2.9	0.0	0.9	1.0	0.0	1.3
Cycle Q Clear(g_c), s	2.7	12.9	12.6	1.5	12.6	12.7	2.9	0.0	0.9	1.0	0.0	1.3
Prop In Lane	1.00		1.00	1.00		0.16	1.00		0.61	1.00		0.89
Lane Grp Cap(c), veh/h	197	692	309	174	328	336	884	0	946	884	0	881
V/C Ratio(X)	0.30	0.73	0.71	0.19	0.72	0.73	0.13	0.00	0.03	0.05	0.00	0.05
Avail Cap(c_a), veh/h	276	1724	769	271	862	881	932	0	946	957	0	881
HCM Platoon Ratio	1.33	1.33	1.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.95	0.95	0.95	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	31.5	34.6	34.5	32.1	38.3	38.4	8.8	0.0	9.8	9.0	0.0	10.6
Incr Delay (d2), s/veh	0.8	1.4	2.9	0.5	3.0	3.0	0.1	0.0	0.1	0.0	0.0	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	5.3	4.8	0.7	5.7	5.9	1.1	0.0	0.3	0.4	0.0	0.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	32.3	36.0	37.4	32.7	41.4	41.4	8.9	0.0	9.9	9.0	0.0	10.7
LnGrp LOS	C	D	D	C	D	D	A		A	A		B
Approach Vol, veh/h		783			516			151			85	
Approach Delay, s/veh		36.1			40.8			9.1			9.9	
Approach LOS		D			D			A			A	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	7.9	60.6	7.6	24.0	9.3	59.1	8.6	23.0
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	7.5	17.5	8.5	48.5	7.5	17.5	8.5	48.5
Max Q Clear Time (g_c+I1), s	3.0	2.9	3.5	14.9	4.9	3.3	4.7	14.7
Green Ext Time (p_c), s	0.0	0.1	0.0	4.6	0.1	0.1	0.0	3.1

Intersection Summary	
HCM 7th Control Delay, s/veh	33.6
HCM 7th LOS	C

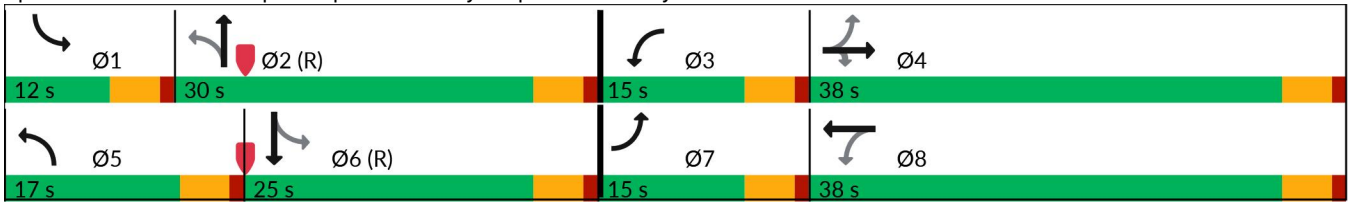
Notes

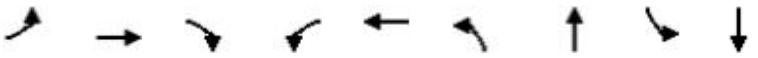
User approved pedestrian interval to be less than phase max green.

Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	101	346	395	61	667	272	30	103	14
Future Volume (vph)	101	346	395	61	667	272	30	103	14
Turn Type	pm+pt	NA	Perm	pm+pt	NA	pm+pt	NA	pm+pt	NA
Protected Phases	7	4		3	8	5	2	1	6
Permitted Phases	4		4	8		2		6	
Detector Phase	7	4	4	3	8	5	2	1	6
Switch Phase									
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	9.5	22.5	22.5	9.5	22.5	9.5	22.5	9.5	22.5
Total Split (s)	15.0	38.0	38.0	15.0	38.0	17.0	30.0	12.0	25.0
Total Split (%)	15.8%	40.0%	40.0%	15.8%	40.0%	17.9%	31.6%	12.6%	26.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Max	None	C-Max
Act Effct Green (s)	36.9	29.1	29.1	33.9	27.6	47.0	36.6	37.7	29.7
Actuated g/C Ratio	0.39	0.31	0.31	0.36	0.29	0.49	0.39	0.40	0.31
v/c Ratio	0.42	0.34	0.54	0.16	0.76	0.46	0.12	0.19	0.21
Control Delay (s/veh)	29.6	36.6	26.3	15.0	34.9	19.8	12.7	17.5	9.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	29.6	36.6	26.3	15.0	34.9	19.8	12.7	17.5	9.2
LOS	C	D	C	B	C	B	B	B	A
Approach Delay (s/veh)		30.9			33.4		18.2		13.1
Approach LOS		C			C		B		B

Intersection Summary	
Cycle Length: 95	
Actuated Cycle Length: 95	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 65	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.76	
Intersection Signal Delay (s/veh): 28.0	Intersection LOS: C
Intersection Capacity Utilization 59.2%	ICU Level of Service B
Analysis Period (min) 15	

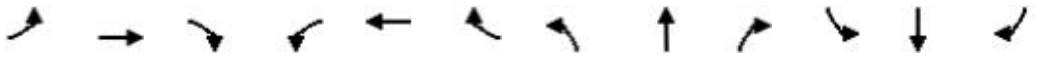
Splits and Phases: 2: Jupiter Square Driveway/Proposed Driveway & Indiantown Road





Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	106	364	416	64	773	286	84	108	123
v/c Ratio	0.42	0.34	0.54	0.16	0.76	0.46	0.12	0.19	0.21
Control Delay (s/veh)	29.6	36.6	26.3	15.0	34.9	19.8	12.7	17.5	9.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	29.6	36.6	26.3	15.0	34.9	19.8	12.7	17.5	9.2
Queue Length 50th (ft)	92	186	272	22	222	108	13	36	7
Queue Length 95th (ft)	141	229	411	40	265	194	51	78	54
Internal Link Dist (ft)		529			507		268		209
Turn Bay Length (ft)	165		165	165					
Base Capacity (vph)	276	1258	831	445	1238	632	682	563	579
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	5	0	0	8
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.38	0.29	0.50	0.14	0.62	0.46	0.12	0.19	0.22

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	101	346	395	61	667	67	272	30	49	103	14	103
Future Volume (veh/h)	101	346	395	61	667	67	272	30	49	103	14	103
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	106	364	416	64	702	71	286	32	52	108	15	108
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	245	1080	482	297	937	95	657	261	424	627	68	486
Arrive On Green	0.02	0.10	0.10	0.04	0.29	0.29	0.12	0.41	0.41	0.06	0.34	0.34
Sat Flow, veh/h	1781	3554	1585	1781	3259	329	1781	641	1042	1781	197	1418
Grp Volume(v), veh/h	106	364	416	64	383	390	286	0	84	108	0	123
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1811	1781	0	1683	1781	0	1615
Q Serve(g_s), s	3.9	9.1	24.6	2.4	18.6	18.6	9.4	0.0	3.0	3.7	0.0	5.1
Cycle Q Clear(g_c), s	3.9	9.1	24.6	2.4	18.6	18.6	9.4	0.0	3.0	3.7	0.0	5.1
Prop In Lane	1.00		1.00	1.00		0.18	1.00		0.62	1.00		0.88
Lane Grp Cap(c), veh/h	245	1080	482	297	511	521	657	0	685	627	0	554
V/C Ratio(X)	0.43	0.34	0.86	0.22	0.75	0.75	0.44	0.00	0.12	0.17	0.00	0.22
Avail Cap(c_a), veh/h	337	1253	559	417	627	639	676	0	685	667	0	554
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.87	0.87	0.87	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	24.7	33.8	40.8	22.4	30.7	30.7	15.4	0.0	17.6	18.2	0.0	22.2
Incr Delay (d2), s/veh	1.0	0.2	10.5	0.4	4.0	3.9	0.5	0.0	0.4	0.1	0.0	0.9
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.8	4.2	11.8	1.0	8.3	8.5	3.7	0.0	1.2	1.5	0.0	2.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	25.8	34.0	51.3	22.8	34.7	34.7	15.8	0.0	18.0	18.4	0.0	23.1
LnGrp LOS	C	C	D	C	C	C	B		B	B		C
Approach Vol, veh/h		886			837			370			231	
Approach Delay, s/veh		41.1			33.8			16.3			20.9	
Approach LOS		D			C			B			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.9	43.2	8.6	33.4	16.0	37.1	10.1	31.8
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	7.5	25.5	10.5	33.5	12.5	20.5	10.5	33.5
Max Q Clear Time (g_c+I1), s	5.7	5.0	4.4	26.6	11.4	7.1	5.9	20.6
Green Ext Time (p_c), s	0.0	0.4	0.1	2.3	0.1	0.5	0.1	4.0

Intersection Summary	
HCM 7th Control Delay, s/veh	32.5
HCM 7th LOS	C

Intersection	
Intersection Delay, s/veh	5.4
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	2	2	1	1
Conflicting Circle Lanes	1	1	2	2
Adj Approach Flow, veh/h	783	516	151	85
Demand Flow Rate, veh/h	798	527	153	87
Vehicles Circulating, veh/h	81	194	615	606
Vehicles Exiting, veh/h	612	574	264	115
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	5.5	5.1	6.2	5.4
Approach LOS	A	A	A	A

Lane	Left	Right	Left	Right	Left	Left
Designated Moves	LT	TR	LT	TR	LTR	LTR
Assumed Moves	LT	TR	LT	TR	LTR	LTR
RT Channelized						
Lane Util	0.470	0.530	0.471	0.529	1.000	1.000
Follow-Up Headway, s	2.535	2.535	2.535	2.535	2.535	2.535
Critical Headway, s	4.544	4.544	4.544	4.544	4.328	4.328
A (Intercept)	1420	1420	1420	1420	1420	1420
B (Slope)	9.101e-4	9.101e-4	9.101e-4	9.101e-4	8.501e-4	8.501e-4
Entry Flow, veh/h	375	423	248	279	153	87
Cap Entry Lane, veh/h	1319	1319	1190	1190	842	848
Entry HV Adj Factor	0.981	0.981	0.978	0.981	0.985	0.976
Flow Entry, veh/h	368	415	243	274	151	85
Cap Entry, veh/h	1295	1294	1164	1167	829	828
V/C Ratio	0.284	0.321	0.208	0.234	0.182	0.103
Control Delay, s/veh	5.3	5.7	4.9	5.2	6.2	5.4
LOS	A	A	A	A	A	A
95th %tile Queue, veh	1	1	1	1	1	0

Intersection	
Intersection Delay, s/veh	8.7
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	2	2	1	1
Conflicting Circle Lanes	1	1	2	2
Adj Approach Flow, veh/h	886	837	370	231
Demand Flow Rate, veh/h	903	853	378	235
Vehicles Circulating, veh/h	190	433	589	1073
Vehicles Exiting, veh/h	1118	534	504	213
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	6.8	9.1	9.8	12.9
Approach LOS	A	A	A	B

Lane	Left	Right	Left	Right	Left	Left
Designated Moves	LT	TR	LT	TR	LTR	LTR
Assumed Moves	LT	TR	LT	TR	LTR	LTR
RT Channelized						
Lane Util	0.470	0.530	0.470	0.530	1.000	1.000
Follow-Up Headway, s	2.535	2.535	2.535	2.535	2.535	2.535
Critical Headway, s	4.544	4.544	4.544	4.544	4.328	4.328
A (Intercept)	1420	1420	1420	1420	1420	1420
B (Slope)	9.101e-4	9.101e-4	9.101e-4	9.101e-4	8.501e-4	8.501e-4
Entry Flow, veh/h	424	479	401	452	378	235
Cap Entry Lane, veh/h	1195	1195	958	958	861	570
Entry HV Adj Factor	0.982	0.980	0.981	0.981	0.980	0.982
Flow Entry, veh/h	416	469	393	444	370	231
Cap Entry, veh/h	1173	1171	939	940	843	560
V/C Ratio	0.355	0.401	0.419	0.472	0.439	0.412
Control Delay, s/veh	6.5	7.1	8.7	9.6	9.8	12.9
LOS	A	A	A	A	A	B
95th %tile Queue, veh	2	2	2	3	2	2

E Indiantown Road - Traffic Engineer's Conceptual Design

Restoration Plan

Shoppes at Jupiter

January 19, 2026 | *revised May 22, 2026* | Project No. H1257J41

Prepared For:
The Goldstein Environmental Law Firm, P.A.

Site Address:
101 North West Highway 1
Jupiter, Palm Beach County, Florida

Terracon

Nationwide
Terracon.com

- Environmental
- Facilities
- Geotechnical
- Materials

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January 19, 2026 / *Revised May 22, 2026*

The Goldstein Environmental Law Firm, P.A.
2100 Ponce De Leon Boulevard, Suite 710
Coral Gables, Florida 33134

Attn: Mr. Michael R. Goldstein, Esq. – Managing Partner
P: (305) 777-1682
E: mgoldstein@goldsteinenvlaw.com

RE: Restoration Plan
Shoppes at Jupiter
101 North Highway 1
Jupiter, Palm Beach County, Florida
Terracon Project No. H1257J41

To whom it may concern:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed revised Restoration Plan for the above-referenced site. This plan outlines proposed restoration activities within the environmentally sensitive area on the subject site back. This restoration plan includes the current status of the area, pre-restoration activities, and proposed maintenance activities.

We trust that this information will assist you in your evaluation of the permit application. If you have questions concerning this report, or if we can assist you in other matters, please contact us.

Sincerely,
Terracon

Arizona Boyd
Project Manager
(561) 494-7002
Arizona.Boyd@terracon.com

on behalf of
Brian P. Brandon, PWS
Sr. Associate/Department Manager
(407) 740-6739
Brian.brandon@terracon.com

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2.0 Background & Current Site Conditions 2
3.0 Pre-Restoration Activities 3
4.0 Treatment 3
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1.0 Introduction

The site consists of a ±5.10-acre portion of a ±24.16-acre parent parcel of land located at 101 North US Highway 1 (identified as Palm Beach County Parcel ID No. 30-43-41-06-00-004-0012) in Jupiter, Florida. The site consists of an environmentally sensitive area located on the northwestern portion of the parent parcel. It is the understanding of Terracon that the upland property owner intends to complete a site amendment and exotic, invasive vegetation removal within the environmentally sensitive area is required by the Town of Jupiter to move forward.

This restoration plan was prepared to address the exotic, invasive species within and adjacent to the environmentally sensitive area on the subject site. The objective of this plan is to achieve ≤ 5% presence of nuisance, exotic, or invasive plant species within the area via chemical treatment. The following sections outline the status of the area, pre-restoration activities, proposed maintenance activities, monitoring events, and a schedule of events.

2.0 Background & Current Site Conditions

Based on a review of historical records from the Division of State Lands, the environmentally sensitive area was deeded from the Trustees of the Internal Improvement fund of the State of Florida to Palm Beach County in 1964. According to a title determination request made in January 2002, there is no state submerged lands interest at the site but the Jupiter River, North of the subject environmentally sensitive area, falls within the Loxahatchee River – Lake Worth Creek Aquatic Preserve. By 2025, Palm Beach County is not part of the current chain of title, and the property is now privately owned by RRF Shoppes Jupiter LLLP.

Barring the development of commercial space in the nearby vicinity, the environmentally sensitive area has been unaltered except for the construction of a pedestrian boardwalk and associated mangrove trimming authorized by the Florida Department of Environmental Protection (FDEP) in 2002.

Terracon visited the subject site on December 18, 2025, to conduct a baseline assessment of the area. The site is characterized by a narrow upland boundary which then transitions to estuarine tidal wetlands adjacent to the Jupiter River. Field personnel verified the presence of nuisance and exotic vegetation along the upland boundary of the area and confirmed the estuarine tidal wetlands are undisturbed.

The upland boundary is comprised of various nuisance and exotic vegetation, such as Brazilian pepper (*Schinus terebinthifolia*), west indies mahogany (*Swietenia mahagoni*), carrot wood (*Cupaniopsis anacardioides*), royal poinciana (*Delonix regia*), and other various non-native landscape plants. However, in undisturbed areas of the upland boundary, gumbo limbo (*Bursera simaruba*), strangler fig (*Ficus aurea*), sea grape (*Coccoloba uvifera*), and cocoplum (*Chrysobalanus icaco*) were present, demonstrating a healthy, native assemblage.

The estuarine tidal wetlands are dominated by red mangrove (*Rhizophora mangle*), black mangrove (*Avicennia germinans*), white mangrove (*Laguncularia racemosa*), and pond apple (*Annona glabra*). The dominance of desirable vegetation and the absence of exotic, nuisance, or invasive species in this tidal wetland indicates regular inundation, which suppresses the invasion of exotic species into the habitat.

The area retains its ecological integrity within the estuarine tidal wetlands, where native mangrove communities thrive under regular inundation, effectively resisting exotic invasion. However, the upland boundary exhibits clear signs of edge effects, with nuisance and exotic species in disturbed zones adjacent to US-1 and near residential development. While pockets of native vegetation persist, the encroachment of Brazilian pepper, West Indies mahogany, and other non-native species threatens long-term habitat quality and biodiversity. Targeted invasive species management along the upland edge is therefore critical to maintaining the ecological function of this site and preventing further degradation of its native assemblages.

3.0 Pre-Restoration Activities

Prior to initiating vegetation removal, a preliminary site inspection will be conducted in coordination with a commercial pesticide applicator registered with the Florida Department of Agriculture and Consumer Services (FDACS). The inspection will evaluate the extent of vegetation requiring removal and estimate the level of effort to achieve ≤ 5% nuisance, exotic presence.

A survey and staking are **recommended** to ensure that removal activities remain within the designated boundaries. Staking will confirm the delineation between areas under the property owner's responsibility and those within the roadside easement.

Based on staking results, several royal poinciana trees extend into the US-1 roadway. To address this, a Maintenance of Traffic (MOT) plan **will be required** during removal activities to ensure compliance with roadway safety standards. This plan will include lane closures, appropriate signage, and coordination with local traffic authorities.

4.0 Treatment

Following completion of the pre-restoration activities, an initial treatment event (two to three days) will take place which aims to achieve 0% presence of nuisance, exotic species. At this time, the commercial pesticide applicator will apply approved herbicides in selective, targeted, and species specific applications to treat vegetation in the vicinity. During the initial treatment, Terracon staff will be present to document site progress and ensure best management practices are implemented to guarantee environmental compliance.

Following the initial treatment, Terracon staff will revisit the site within one month to evaluate the success of the initial treatment. At this time, an evaluation of the percentage eliminated

will be provided and an estimate of full eradication. **If** further treatment is recommended at this time, the approved commercial applicator will provide a final application. Should the site meet the 95% success criteria at this time, no further treatments will be recommended.

It is anticipated that invasive species control will be an ongoing requirement for the environmentally sensitive area. Regular herbicide applications treatments will likely be necessary in perpetuity to maintain and preserve the ecological function of the site. This expectation aligns with best practices for land management in South Florida, where disturbed upland edges adjacent to transportation corridors are particularly vulnerable to exotic species encroachment. By committing to a proactive monitoring and maintenance schedule, the property owner can ensure that the area continues to meet regulatory standards and sustain its intended environmental value.

5.0 Maintenance & Monitoring Plan

To support the long-term ecological condition of the site and to manage the ongoing presence of nuisance, exotic, or invasive plant species, a perpetual vegetation management and monitoring program consistent with standard best management practices **may** be implemented at the discretion of the property owner. Due to edge effects and external seed sources, long-term maintenance is an expected and continuing responsibility of ownership and is not intended to serve as a regulatory compliance program.

If authorized under contract, monitoring would be conducted on an ongoing basis for the life of the site, with the frequency and intensity of inspections adjusted based on observed site conditions, seasonal factors, and management needs. Rather than a fixed schedule, monitoring would occur **as needed** to identify emerging invasive pressures and to guide timely maintenance actions.

Monitoring and maintenance would include periodic visual inspections of the upland boundary and adjacent areas, identification and documentation of nuisance or invasive species, and notation of localized areas requiring treatment. When monitoring indicates increased invasive or nuisance vegetation, targeted follow-up actions—typically selective herbicide application and mechanical removal appropriate to the species and location—would be implemented as part of routine site maintenance. This adaptive, ongoing approach reflects standard management practices for similar sites and provides flexibility to respond to changing conditions while supporting long-term site function and ecological intent.

6.0 Commitment to Compliance

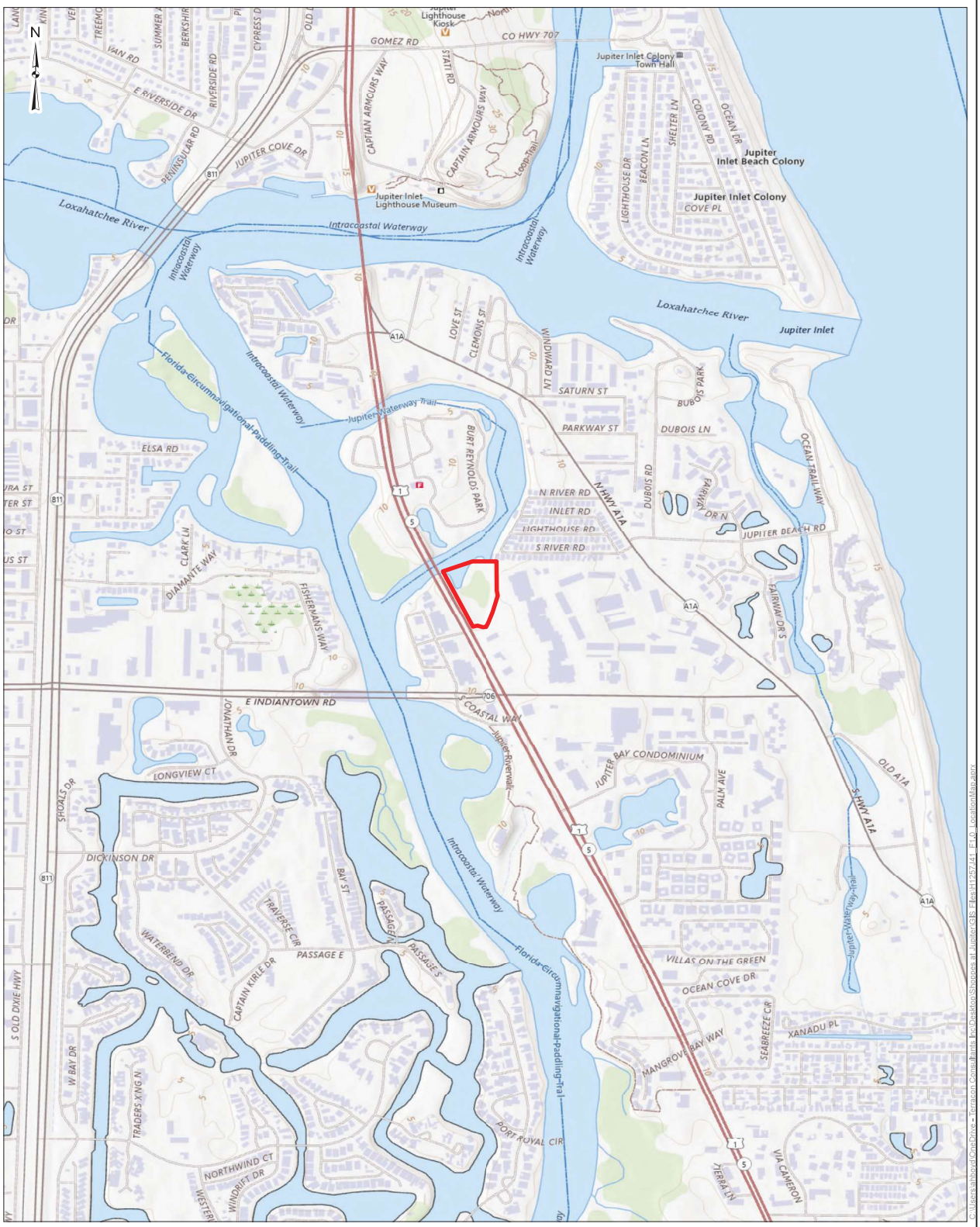
The property manager hereby acknowledges and affirms that all chemical and mechanical control of invasive and exotic plant species conducted within or adjacent to mangrove areas shall be performed in strict accordance with all applicable FDEP and any other relevant state and federal permitting requirements.

The Applicant further commits that:

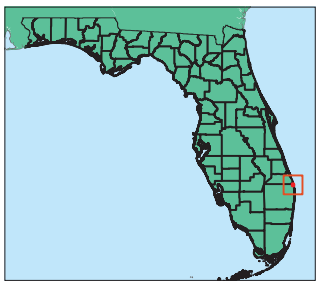
- All activities involving herbicide application, vegetation removal, and maintenance operations in proximity to mangroves will comply with Chapter 403, Florida Statutes, and applicable provisions of Chapter 62-330, Florida Administrative Code, as well as any conditions of issued environmental resource permits.
- Only approved herbicides and application methods appropriate for use in or near mangrove ecosystems will be utilized, and such applications will be conducted by properly licensed personnel, where required.
- Mechanical removal of invasive species will be conducted in a manner that avoids direct or indirect impacts to mangroves, including but not limited to root damage, hydrologic alteration, or substrate disturbance.
- No impacts to mangroves shall occur unless expressly authorized by the appropriate regulatory agencies.
- All maintenance activities will be implemented in accordance with best management practices (BMPs) for the protection of mangrove habitats and associated wetlands.

This commitment is intended to ensure full compliance with all applicable regulatory requirements governing invasive species management in mangrove environments and shall remain in effect for the duration of the permitted maintenance period.

Appendix A
Figures



DATA SOURCES:
ESRI, USGS,

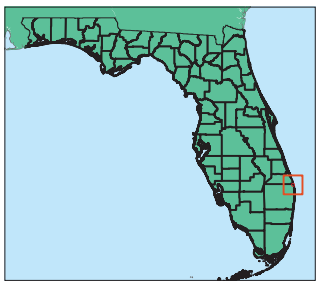


Project No.:	H1257J41
Date:	Jan 2026
Drawn By:	AB
Reviewed By:	BB

terracon
1480 Skees Rd
West Palm Beach, FL
PH. 561-689-4299 terracon.com

Location Map	Exhibit
Restoration Plan Shoppes at Jupiter Palm Beach County, Florida	1

DATA SOURCES:
ESRI; PBCPA



Project No.: H1257J41 Date: Jan 2026 Drawn By: AB Reviewed By: BB	terracon 1480 Skees Rd West Palm Beach, FL PH. 561-689-4299 terracon.com	**Aerial Map** Restoration Plan Shoppes at Jupiter Palm Beach County, Florida	**Exhibit** **2**

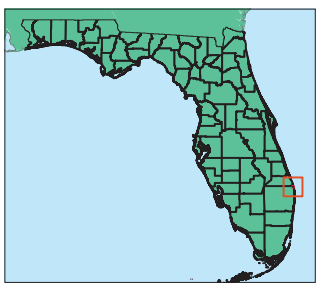
Feet
0 75 150 300

DATA SOURCES:
ESRI; PBCPA; USDA

Assessment Area (±5.25 ac)

Soils

- 4, ARENTS-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES
- 44, KESSON MUCKY SAND, TIDAL
- 41, ST. LUCIE-PAOLA-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES
- 99, WATER



Project No.:	H1257J41
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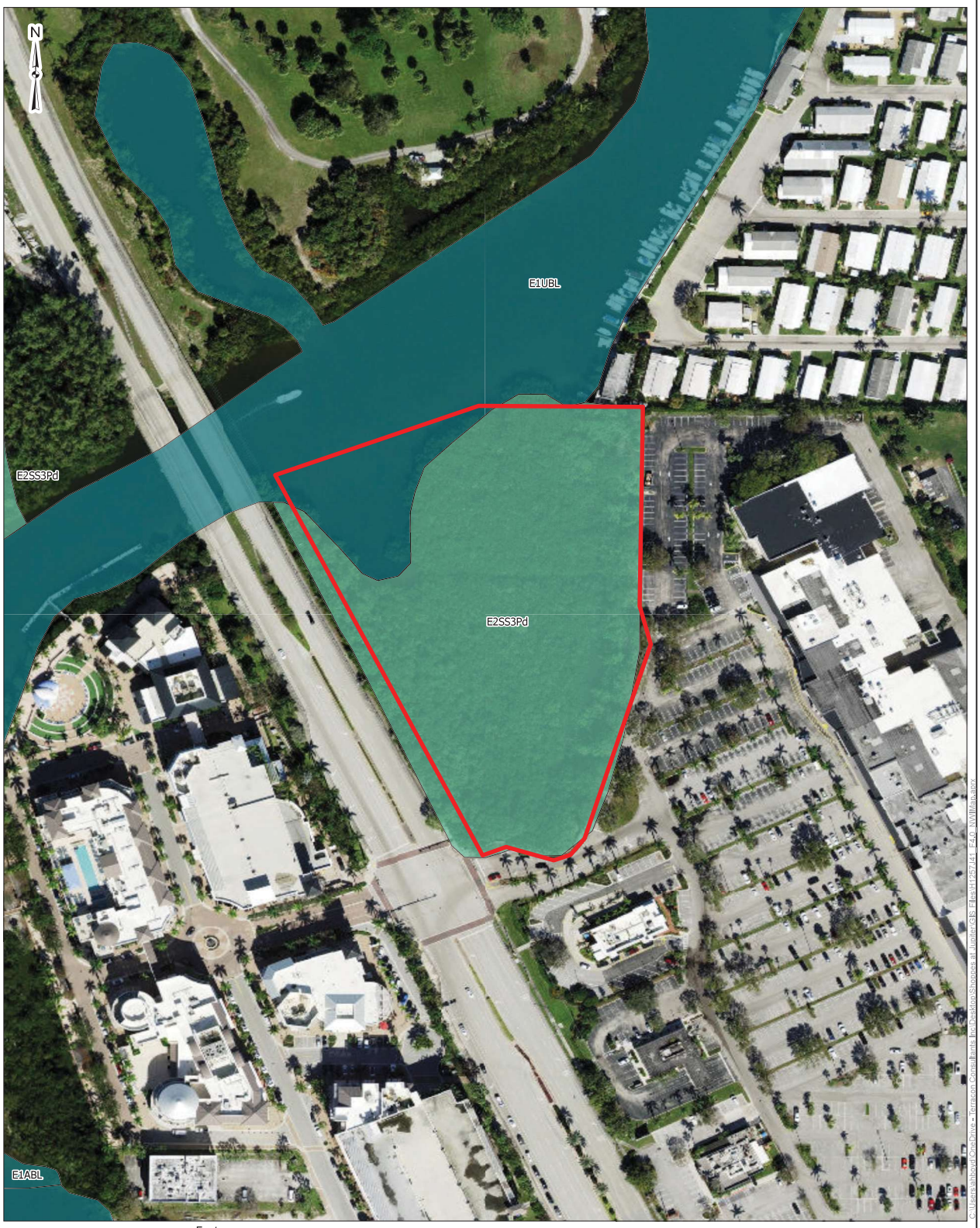
NRCS Soils Map

Restoration Plan
Shoppes at Jupiter
Palm Beach County, Florida

Exhibit

3



Feet
0 75 150 300

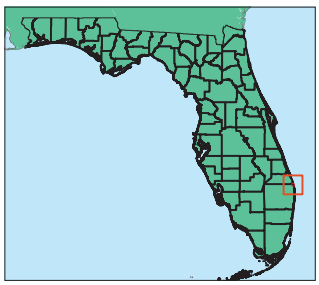
DATA SOURCES:
ESRI; PBCPA; USDA

Assessment Area (±5.25 ac)

NWI Wetland Type

Estuarine and Marine Deepwater

Estuarine and Marine Wetland



Project No.:	H1257J41
Date:	Jan 2026
Drawn By:	AB
Reviewed By:	BB

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National Wetlands Inventory Map

Restoration Plan
Shoppes at Jupiter
Palm Beach County, Florida

Exhibit

4

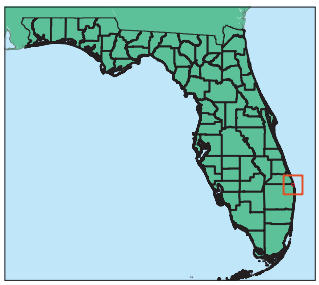
Feet
0 75 150 300

DATA SOURCES:
ESRI; PBCPA; USFWS

Assessment Area (±5.25 ac)

FLORIDA LAND USE, COVER AND FORMS (FLUCCS)

Brazilian Pepper (FLUCCS 4220) (±0.24 ac)
Mangrove Swamp (FLUCCS 6120) (±4.42)
Natural River, Stream, Waterway (FLUCCS 5110) (±0.59)



Project No.:	H1257J41
Date:	May 2026
Drawn By:	AB
Reviewed By:	BB

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Existing Site Conditions Map

Restoration Plan
Shoppes at Jupiter
Palm Beach County, Florida

Exhibit

5

Appendix B
Photos

Photo #1 Overview – Northeastern Boundary

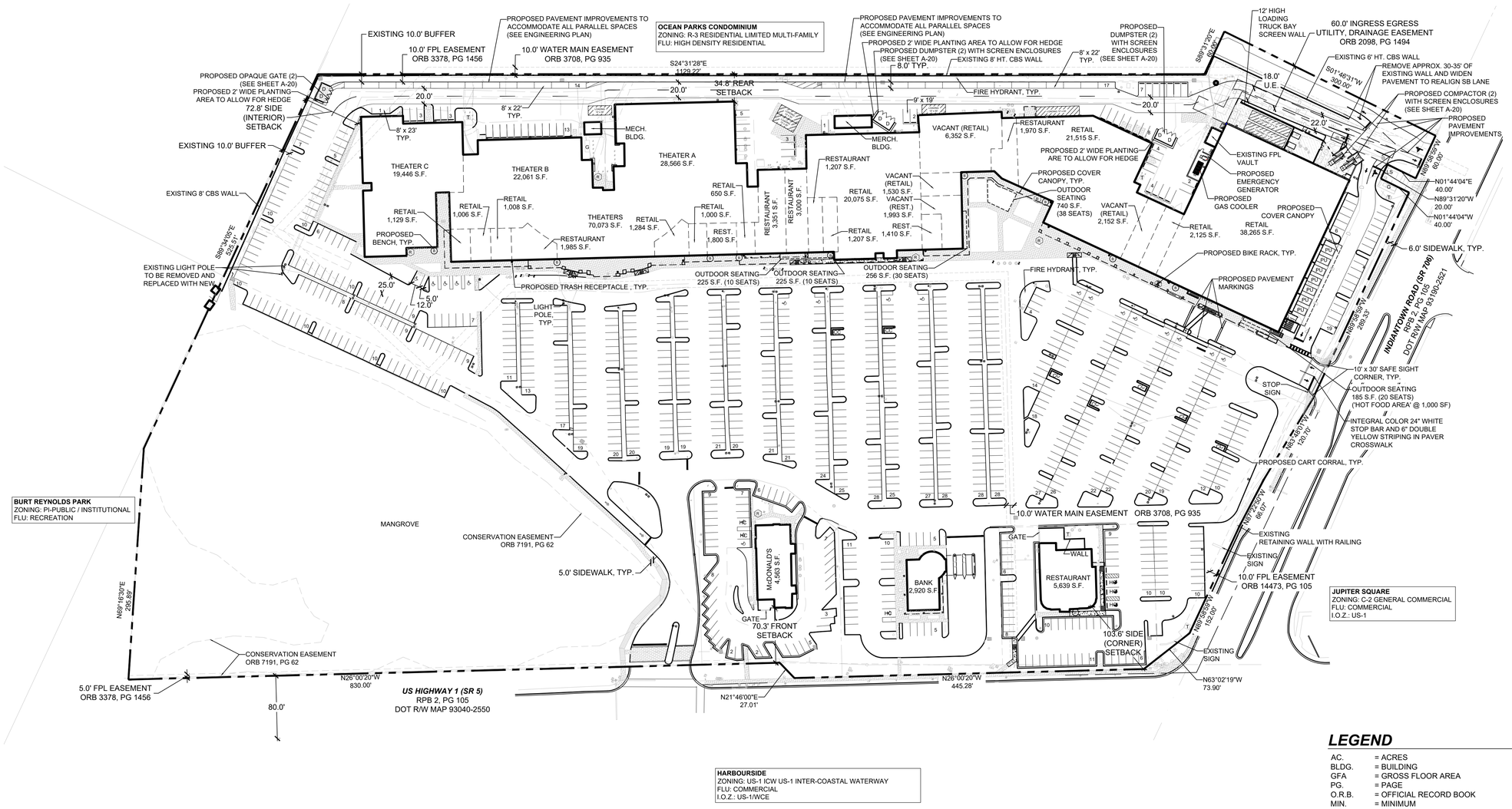
Photo #2 Overview – Southeastern Boundary

Photo #3 Overview – Western Boundary

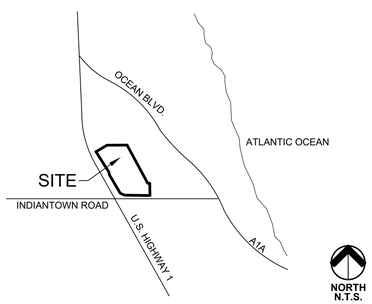
Photo #4 Exotic, invasive *Tradescantia spathacea* population

Photo #5 Overview – Northern Boundary

Photo #6 Cohabitating *Schinus terebinthifolia*, *Rhizophora mangle*, and *Laguncularia racemosa* canopy.



LOCATION MAP



SITE DATA

PROJECT NAME:	SHOPPES AT JUPITER
PCN:	30-43-41-06-00-004-0012
	30-43-41-06-00-004-0130
EXISTING LAND USE:	COMMERCIAL
EXISTING ZONING:	C2/IOZ
TOTAL SITE AREA:	24.92 ACRES
MAXIMUM BUILDING HEIGHT REQUIRED:	50'
MAXIMUM BUILDING HEIGHT PROPOSED:	33'-6"
GROSS FLOOR AREA:	199,209 S.F.
FLOOR AREA:	18.6%
LOT COVERAGE:	18.6%
GREEN SPACE (MIN. 30%):	+35%
PERVIOUS AREA:	+ 35%
IMPERVIOUS AREA:	+ 65%
SETBACKS:	
FRONT - MIN. 35'	70.3'
REAR - MIN. 30'	34.8'
SIDE (INTERIOR) - MIN. 10'	72.8'
SIDE (CORNER) - MIN. 35'	103.6'
BICYCLE RACK REQUIRED (1/30,000 SF OF GFA):	7
BICYCLE RACK PROVIDED:	7
BENCHES REQUIRED (1/20,000 SF OF GFA):	10
BENCHES PROVIDED:	10
TRASH RECEPTACLES REQUIRED (1/25,000 SF OF GFA):	8
TRASH RECEPTACLES PROVIDED:	8

PARKING REQUIRED (SEE BELOW): 1,036 SP.
ADA SPACES REQUIRED (20 PLUS 1 FOR EACH 100 OVER 1,000) = 20
PARKING PROVIDED: 1,036 SP.
ADA SPACES PROVIDED = 24
REQUIRED PARKING BREAKDOWN:

LAND USE	INTENSITY		PARKING STD.	REQD SPACES PER CODE	% AT PEAK	NUMBER AT PEAK
retail	99298	SF	1 SPACE / 250 SF GFA	397	90%	357
restaurant (sit down)	7412	SF	1 SPACE / 85 SF GFA	87	100%	87
5% of SF restaurant (sit down)	9304	SF	1 SPACE / 250 SF GFA	37	100%	37
restaurant (fast food)	4563	SF	1 SPACE / 100 SF GFA	46	100%	46
out parcel Restaurant	5639	SF	1 SPACE / 85 SF GFA	66	100%	66
outdoor seating *996 SF CONTRIBUTES TOWARDS PARKING	996	SF	1 SPACE / 85 SF GFA	12	100%	12
office/bank	2920	SF	1 SPACE / 250 SF GFA & 1 SPACE PER DRIVE-THRU	16	10%	2
theater	1288	SEATS	1 SEAT THRU 1,500 = 1 SPACE PER 3 SEATS	429	100%	429
			70073 SF			
TOTAL SF	199209	SF	PARKING REQUIRED	1090		1036

Land Use	Weekend Night		Weekend Day		Weekend Evening		Weekday Day		Weekday Evening	
Retail	5%	20	70%	278	90%	357	100%	397	70%	278
Restaurant (sit down)	10%	9	50%	44	100%	87	50%	44	100%	87
5% of SF restaurant (sit down)	10%	4	50%	19	100%	37	50%	19	100%	37
Restaurant (fast food)	10%	5	50%	23	100%	46	50%	23	100%	46
Out parcel Restaurant	10%	7	50%	33	100%	66	50%	33	100%	66
Outdoor seating *996 SF contributes towards parking	10%	1	50%	6	100%	12	50%	6	100%	12
Office/bank	5%	1	100%	16	10%	2	10%	2	5%	1
Theater	10%	43	40%	172	100%	429	70%	300	100%	429
Total Parking Demand		90		591		1036		824		956

LEGEND

AC.	= ACRES
BLDG.	= BUILDING
GFA	= GROSS FLOOR AREA
PG.	= PAGE
O.R.B.	= OFFICIAL RECORD BOOK
MIN.	= MINIMUM
S.B.	= SETBACK
S.F.	= SQUARE FEET
R	= RADIUS
R/W	= RIGHT OF WAY
TYP.	= TYPICAL
U.E.	= UTILITY EASEMENT
PU	= PICKUP SPACE
CC	= CART CORRAL
HC	= HANDICAP PARKING SPACE
D	= DUMPSTER
T	= TRANSFORMER
G	= GENERATOR
LS	= LIFT STATION

SITE FURNISHINGS (REFER TO SHEET MSP-2 FOR DETAIL)
- (B) = BENCH
- (•) = LITTER RECEPTACLE
- (R) = BIKE RACK (5 SPACES)

DEVELOPMENT TEAM

OWNER / APPLICANT:
RAM REALTY ADVISORS

LANDSCAPE ARCHITECT & PLANNER:
URBAN DESIGN STUDIO
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401

ARCHITECT:
MWA ARCHITECTURE LLC
1701 WEST HILLSBORO BLVD. #308
DEERFIELD BEACH, FL 33442

CIVIL ENGINEER:
THOMAS ENGINEERING GROUP
840 SE OSCEOLA STREET
JUPITER, FL 34994

SURVEYOR:
LIDBERG LAND SURVEYING, INC.
3780 BURNS ROAD, SUITE 6
PALM BEACH GARDENS, FL 33410

NOTES

1) BASE INFORMATION OBTAINED FROM A SURVEY PREPARED BY LIDBERG LAND SURVEYING, INC. REVISION DATED SEPTEMBER 16, 2025.

urban design studio
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Land Planning
Landscape Architecture
610 Clematis Street, Suite CU02
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Shoppes at Jupiter

Town of Jupiter, Florida
Master Site Plan

H:\JOBS\Shoppes at Jupiter_22-064\RAM Realty Ad-Hocs_001\Drawings\Master Plan\2026.05.22_MP_Resubmittal_2026.05.28 Update.dwg

NORTH
0 35' 70' 140'
Scale: 1" = 70'-0"

Date:	October 2025
Project No.:	22-064.001
Designed By:	JEV
Drawn By:	JEV
Checked By:	KT

Revision Dates:
10-13-2025 SUBMITTAL
01-22-2026 RESUBMITTAL
04-24-2026 RESUBMITTAL
05-22-2026 RESUBMITTAL

MSP-1
of 3

TYPICAL TRASH RECEPTACLE DETAIL

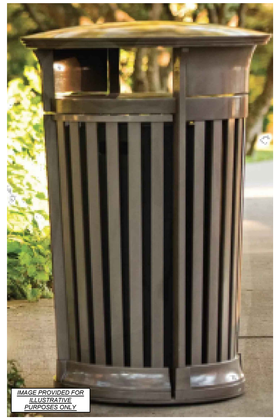
NTS

PRODUCT: CONCORD COLLECTION

MANUFACTURER: landscapeforms (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE)

PRODUCT DETAILS:

- POE LITTER
- INSTALL PER MANUF. SPECS.



TYPICAL BENCH DETAIL

NTS

PRODUCT: GENERATION 50 BENCH

MANUFACTURER: landscapeforms (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE)

PRODUCT DETAILS:

- INSTALL PER MANUF. SPECS.

TYPICAL BENCH DETAIL

NTS

PRODUCT: BIKE RACK (5 SPACES)

MANUFACTURER: ULINE (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE)

PRODUCT DETAILS:

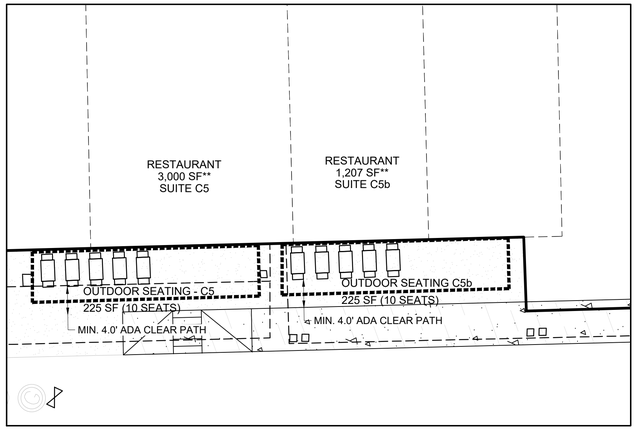
- INSTALL PER MANUF. SPECS.

OUTDOOR SEATING PLAN

NTS

PRODUCT: OUTDOOR SEATING/TABLE

MANUFACTURER: RESTAURANT FURNITURE PLUS (OR EQUAL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE)



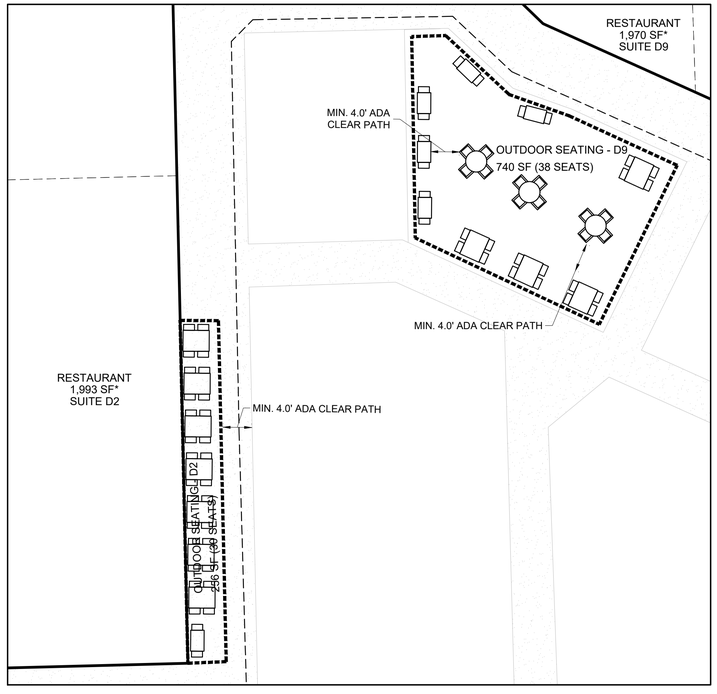
OUTDOOR SEATING PARKING BREAKDOWN:

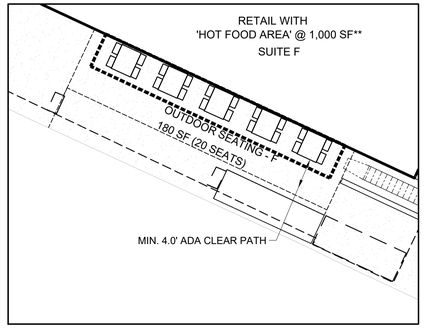
**RESTAURANT'S OUTDOOR SEATING AREA REQUIRES ADDITIONAL PARKING PER SEC. 27-2760(10)*

***RESTAURANT'S OUTDOOR SEATING AREA DOES NOT REQUIRE ADDITIONAL PARKING PER SEC. 27-2760(10)*

RESTAURANT @ 3,000 SF X 10% = 300 (OUTDOOR SEATING AREA IS LESS THAN 300 - DOES NOT REQUIRE PARKING)
RESTAURANT @ 1,207 SF X 25% = 301.75 (OUTDOOR SEATING AREA IS LESS THAN 301.75 - DOES NOT REQUIRE PARKING)
RESTAURANT @ 1,993 SF X 10% = 199.3 (OUTDOOR SEATING AREA IS MORE THAN 199.3 - DOES REQUIRE PARKING)
RESTAURANT @ 1,970 SF X 10% = 197 (OUTDOOR SEATING AREA IS MORE THAN 740 - DOES REQUIRE PARKING)
RETAIL 'HOT FOOD AREA' @ 1,000 SF X 25% = 250 (OUTDOOR SEATING AREA IS LESS THAN 250 - DOES NOT REQUIRE PARKING)

PARKING REQUIRED: 12 SP
740 SF + 256 SF = 996 / 85 SF = 12
PARKING PROVIDED: 12 SP
INCLUDED IN OVERALL REQUIRED PARKING
BREAKDOWN ON SHEET MSP-1





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Shoppes at Jupiter

Town of Jupiter, Florida
Master Site Plan - Details

H:\JDBS\Shoppes at Jupiter_23-064\RAM Reality Advisors_001\Drawings\Master Plan\2026.05.22_MP_Resubmittal_2026.05.28 Update.dwg

NORTH

0 35' 70' 140'

Scale: 1" = 70'-0"

Date:	October 2025
Project No.:	22-064.001
Designed By:	JEV
Drawn By:	JEV
Checked By:	KT

Revision Dates:

10-13-2025	SUBMITTAL
01-22-2026	RESUBMITTAL
04-24-2026	RESUBMITTAL
05-22-2026	RESUBMITTAL

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of 3

TYPICAL PICK-UP SPACE SIGN DETAIL

NOTE: SIGN TO HAVE A MAXIMUM SIGN COPY AREA OF 1.5 SQUARE FEET.

NTS

3 PICKUP PARKING STALL SIGN

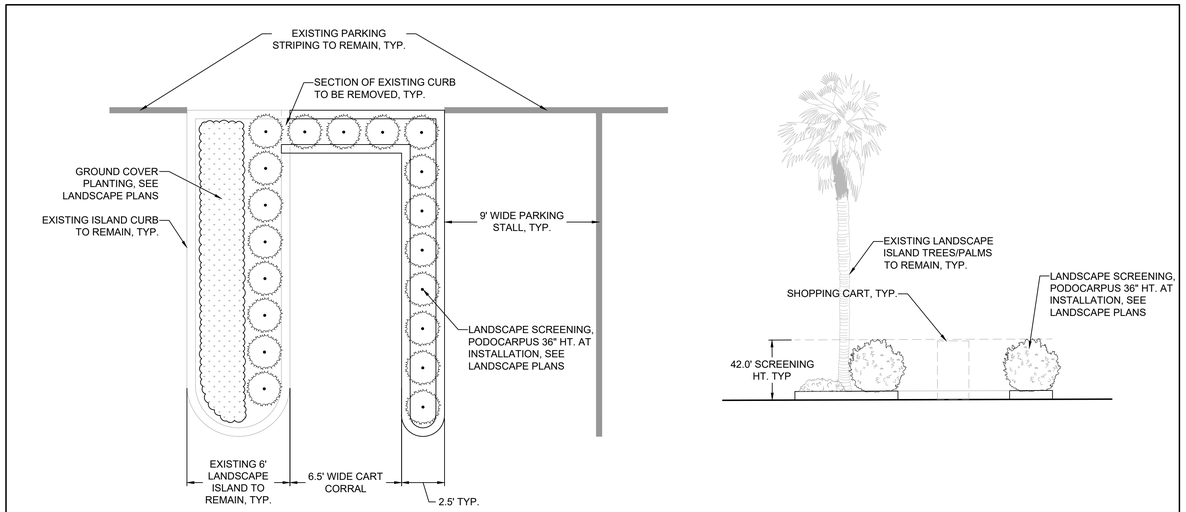
CUSTOMER PARKING

Grocery
Pickup
1

Check in from your confirmation email.

TYPICAL CART CORRAL DETAIL

NTS



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Shoppes at Jupiter

Town of Jupiter, Florida
Master Site Plan - Details

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0 35' 70' 140'

Scale: 1" = 70'-0"

Date:	October 2025
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10-13-2025 SUBMITTAL
01-22-2026 RESUBMITTAL
04-24-2026 RESUBMITTAL
05-22-2026 RESUBMITTAL

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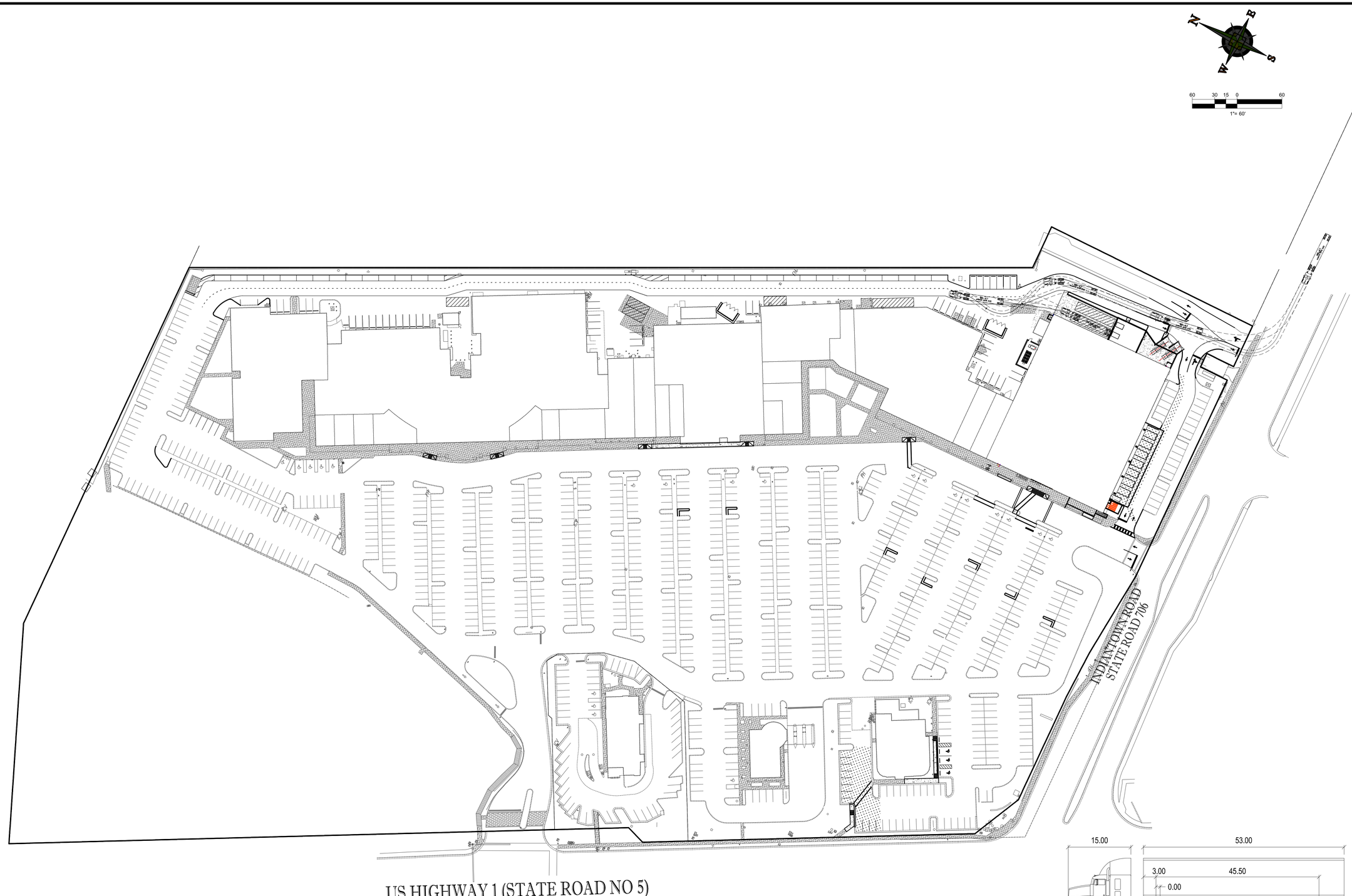
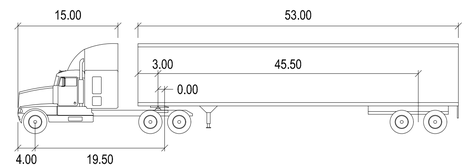
of 3





WB-67

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1502 W. FLETCHER AVE.
UNIT NO., 101
TAMPA, FL 33612
P: (813) 379-4100
6300 NW 31ST AVENUE FORT
LAUDERDALE, FL 33309
PH: (954) 202-7000

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REVISIONS:

REV:	DATE:	COMMENT:	BY:
1	5/8/26	REV PER LRD	DW

Sunshine 811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

PROJECT No.: FJ250009
DRAWN BY: JFV
CHECKED BY: KR
DATE: 10-17-2025
CAD I.D.: FJ250009 CIRCULATION PLAN

PROJECT:

SHOPPES OF JUPITER

FOR

RAM REALTY ADVISORS

JUPITER
FLORIDA

THOMAS ENGINEERING GROUP
840 SE OSCEOLA STREET
STUART, FL 34994
P: (772) 888-3138
www.ThomasEngineeringGroup.com

KENNETH M. RAU LICENSE No 77738 STATE OF FLORIDA PROFESSIONAL ENGINEER

June 1, 2026
FLORIDA LICENSE No. 77738
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

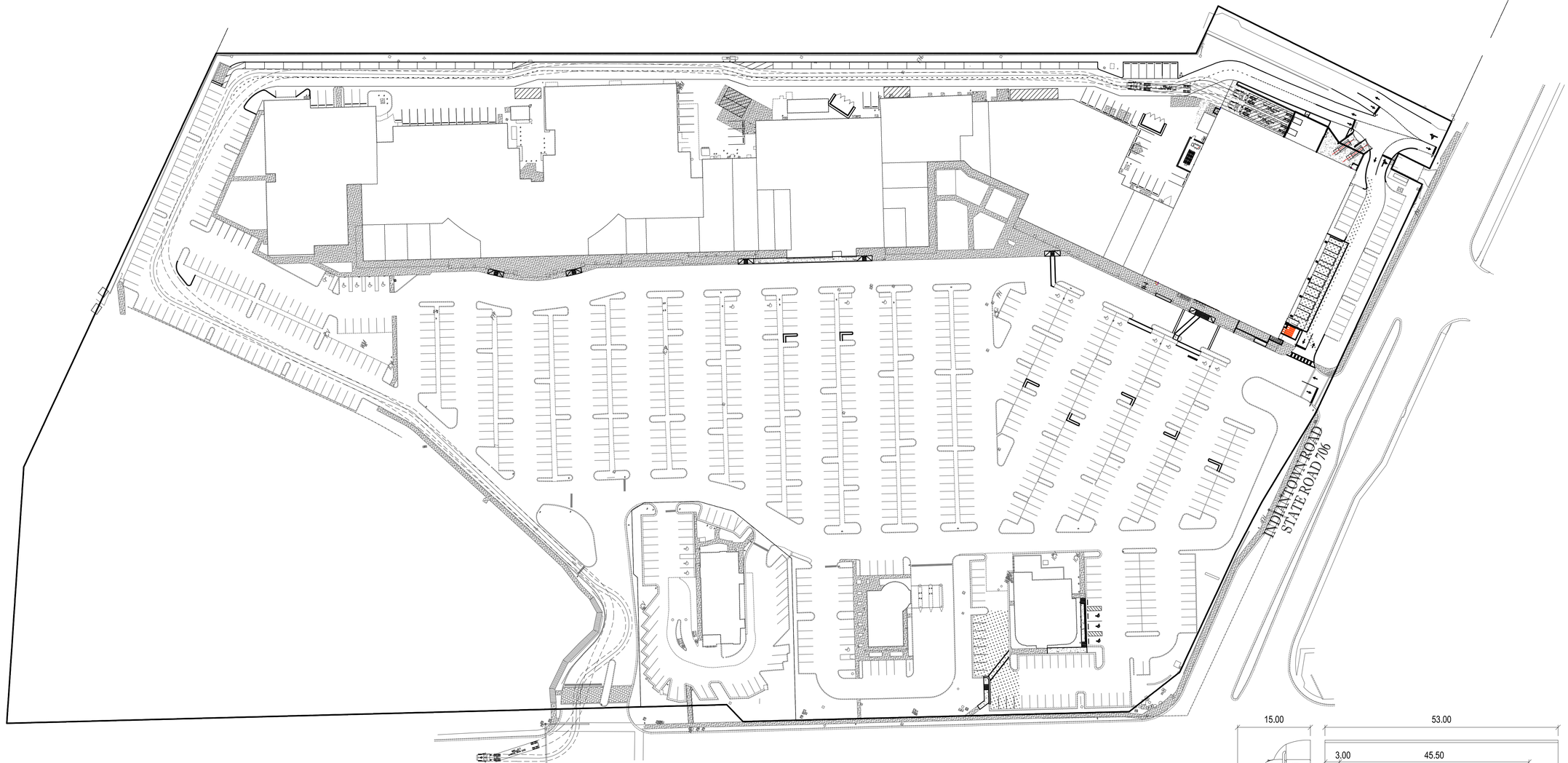
SHEET TITLE:

INGRESS CIRCULATION PLAN

SHEET NUMBER:

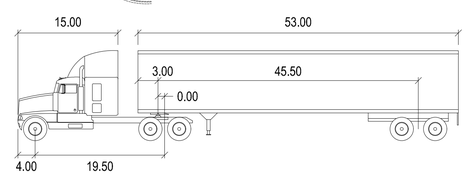
EX-1

Printed on Monday, June 01, 2026, 10:09 AM by Kenneth Rau



60 30 15 0 60

1"= 60'



WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1502 W. FLETCHER AVE.
UNIT NO., 1014
TAMPA, FL 33612
P: (813) 379-4100
6300 NW 31ST AVENUE FORT
LAUDERDALE, FL 33309
PH: (954) 202-7000

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REVISIONS:

REV:	DATE:	COMMENT:	BY:
1	5/8/26	REV PER LRD	DW

Sunshine 811

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PROJECT No.: FJ250009
DRAWN BY: JFV
CHECKED BY: KR
DATE: 10-17-2025
CAD I.D.: FJ250009 CIRCULATION PLAN

PROJECT:

SHOPPES OF JUPITER

FOR

RAM REALTY ADVISORS

JUPITER
FLORIDA

THOMAS ENGINEERING GROUP
840 SE OSCEOLA STREET
STUART, FL 34994
P: (772) 888-3138
www.ThomasEngineeringGroup.com

KENNETH M. RAU LICENSE No 77738 STATE OF FLORIDA PROFESSIONAL ENGINEER

June 1, 2026
FLORIDA LICENSE No. 77738
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

EGRESS CIRCULATION PLAN

SHEET NUMBER:

EX-2

Printed on Monday, June 01, 2026, 10:21 AM by Kenneth Rau
C:\Users\krau\Documents\FJ250009_SHOPPES OF JUPITER_krau.rvt

Shoppes at Jupiter

Landscape Plan

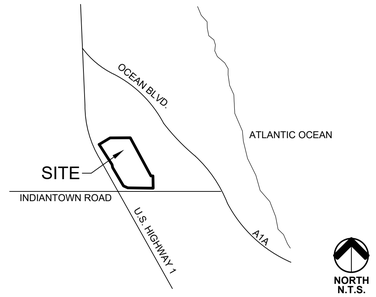
Town of Jupiter, Florida

NOTE: These Landscape Plans have been prepared to satisfy Town of Jupiter zoning requirements and to conceptually reflect landscape requirements for the site. They are not to be utilized for construction drawings until final engineering and architectural plans are available. These drawings are not to be used for Building Permit application until these plans are finalized.

SHEET INDEX

COVER SHEET & PLANT SCHEDULE LA-1
FOUNDATION PLANTING EXHIBIT LA-1.2
TREE DISPOSITION PLAN LA-2
LANDSCAPE PLAN ..... LA-3 THRU LA-5
PLANTING DETAILS LA-6
PLANTING SPECIFICATIONS LA-7
TREE PROTECTION & RELOCATION LA-8

LOCATION MAP

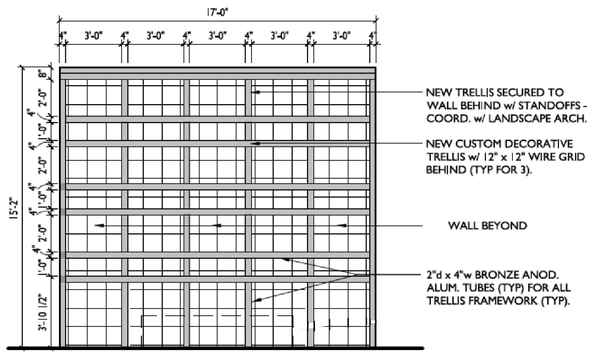


SITE DATA

PROJECT NAME:	SHOPPES AT JUPITER
PCN:	30-43-41-06-00-004-0012
	30-43-41-06-00-004-0130
EXISTING LAND USE:	COMMERCIAL
EXISTING ZONING:	C2/IOZ
TOTAL SITE AREA:	24.92 ACRES

TRELLIS DETAIL

1) DETAIL IS SHOWN FOR DESIGN INTENT PURPOSES ONLY. SEE ARCHITECTURE PLANS FOR ADDITIONAL DETAILS.
2) CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR CONSTRUCTION AND ENGINEERING THAT ARE SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER. TO BE REVIEWED AND APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.



MAINTENANCE PLAN:

DECEMBER - FEBRUARY
- LIGHT PRUNING, WEAVE SHOOTS HORIZONTALLY AS NEEDED
- IRRIGATION SCHEDULE: 1 TIME A WEEK

MARCH-MAY
- MAIN PRUNING, TRIM BACK LONG, WILD SHOOTS
- REMOVE DEAD, TANGLED, OR CROSSING STEMS / ADD FERTILIZER AS NEEDED
- IRRIGATION SCHEDULE: 1 TIME A WEEK

JUNE - AUGUST
- WEAVE SHOOTS HORIZONTALLY AS THIS IS THE HEAVY GROWTH PERIOD
- IRRIGATION SCHEDULE: 2 TIMES A WEEK

SEPTEMBER - NOVEMBER
- LIGHT PRUNING TO KEEP SHOOTS TIDY
- MULCH REFRESH AS NEEDED / ADD FERTILIZER AS NEEDED
- IRRIGATION SCHEDULE: 1 TIME A WEEK

*PER SECTION 23-75, VINES WILL BE IRRIGATED WITH A AUTOMATIC IRRIGATION SYSTEM.

DEVELOPMENT TEAM

OWNER / APPLICANT:
RAM REALTY ADVISORS

LANDSCAPE ARCHITECT & PLANNER:
URBAN DESIGN STUDIO
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401

ARCHITECT:
MWA ARCHITECTURE LLC
1701 WEST HILLSBORO BLVD. #308
DEERFIELD BEACH, FL 33442

CIVIL ENGINEER:
THOMAS ENGINEERING GROUP
840 SE OSCEOLA STREET
JUPITER, FL 34994

SURVEYOR:
LIDBERG LAND SURVEYING, INC.
3780 BURNS ROAD, SUITE 6
PALM BEACH GARDENS, FL 33410

LANDSCAPE DATA

PERIMETER BUFFER:	
NORTH (368 L.F. EXCLUDES PRESERVE):	
1 TREE / 25 L.F. @ 368 = 15 TREES	15 TREES
4' HT. CONTINUOUS HEDGE	YES
6' HT. OPAQUE WALL	YES
EAST (1,155 L.F. EXCLUDES DRIVEWAY ACCESS FOR OPC):	
1 TREE / 25 L.F. @ 1155 = 46 TREES	46 TREES
4' HT. CONTINUOUS HEDGE	YES
6' HT. OPAQUE WALL	YES
SOUTH (608 L.F. EXCLUDES DRIVEWAY ACCESS):	
1 TREE / 25 L.F. @ 608 = 24 TREES	24 TREES
WEST (659 L.F. EXCLUDES DRIVEWAY ACCESS):	
1 TREE / 25 L.F. @ 659 = 26 TREES	26 TREES
FORMAL PALM TREE REQUIRED:	63 ROYAL PALMS
FORMAL PALM TREE PROVIDED:	63 ROYAL PALMS *
**DUE TO EXISTING UTILITIES AND FPL OVERHEAD LINES, PROPOSED ROYAL PALM PLACEMENT IS LOCATED ALONG A1A AND INDIANTOWN ROAD FRONTAGE WHERE FEASIBLE, EXISTING ROYAL PALMS AT MAJOR VEHICULAR LOCATIONS HAVE ALSO BEEN COUNTED TOWARDS THE PROVIDED QTY.*	
INTERIOR REQUIRED:	31,706 SF
20% OF VUA 158,508 X .20	
INTERIOR PROVIDED:	31,706 SF
FOUNDATION PLANTING REQUIRED (PRINCIPLE BLDG.):	23 SHADE TREES, 69 PALMS
1,550.4 X 3.75 = 5,814 / 250	OR 69 ACCENT TREES
FOUNDATION PLANTING PROVIDED:	EXISTING 6 SHADE TREES
SEE SHEET LA-1.1 FOR EXHIBIT	(1 GUMBO LIMBO,
10,635 SF OF MIN. 3' WIDE PLANTING AREA	3 BOUGAINVILLEA TREES,
	2 MAHOGANY)
	+ PROPOSED 11 TREES
	(11 GREEN BUTTONWOOD)
	+ EXISTING 15 PALMS
	(3 COCONUT PALMS,
	6 PYGMY DATE PALMS,
	3 SABAL PALMS)
	+ PROPOSED 3 PALMS
	(ALEXANDER PALMS)
PARKING ISLAND REQUIRED:	136
1 TREE + 7 SHRUBS OR 15 G.C. / PARKING ISLAND	
PARKING ISLAND PROVIDED:	136
MITIGATION REQUIRED:	10 PALMS + 7 TREES @ 4" DBH
MITIGATION PROVIDED:	10 SABAL PALMS
	2 ROYAL PALMS (TREE REPLACEMENT)
	5 GREEN BUTTONWOOD TREES
NATIVE TREES REQUIRED:	50%
NATIVE TREES PROVIDED:	50%
NATIVE SHRUBS REQUIRED:	50%
NATIVE SHRUBS PROVIDED:	50%
NATIVE GROUNDCOVER REQUIRED:	50%
NATIVE GROUNDCOVER PROVIDED:	50%

PLANT SCHEDULE

1) DROUGHT TOLERANT RATING BASED UPON SFWMD WATERWISE PUBLICATION - SOUTH FLORIDA EDITION.
2) ALL PLANT MATERIAL SPECIFICATIONS AND CONTAINER SIZES LISTED IN THE PROJECT PLANT SCHEDULE ARE REQUIRED MINIMUMS. CONTRACTOR MAY EXCEED THE REQUIRED MINIMUM SPECIFICATION AND CONTAINER SIZE BASED ON MATERIAL AVAILABILITY.
3) ALL PROPOSED LANDSCAPE MATERIAL SHALL CONFORM TO THE MOST RECENT STANDARDS AS OUTLINED BY THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER.
4) QUANTITIES ON PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
MITIGATION PALMS					
M-SP	M-SP	10	Cabbage Palm / Sabal palmetto Min. 12' Ht., Hurricane Cut, No Scarred Trunk	Yes	Very
M-RR	M-RR	2	Roystonea regia / Royal Palm Min. 12' C.T. 18' O.A., Min. 9 Fronds, Straight Trunk, Full Head, No Scarred Trunk	No	Very
MITIGATION TREES					
M-COE	M-COE	5	Conocarpus erectus / Green Buttonwood Min, 12` Ht. x 5` Spr., Min. 2.5` Cal., Full and Dense Canopy, Std. Trunk Form	Yes	Very
PALM TREES					
AR	AR	3	Archontophoenix alexandrae / Alexandra Palm 12' C.T., Single Trunk, Min. 6 Fronds, Full Head, No Scarred Trunk	No	Very
COF	COF	2	Cocos nucifera / Coconut Palm 14' G.W. 18' O.A. Ht. Min. 9 Fronds, Full Head, No Scarred Trunk	No	Very
RR	RR	12	Roystonea regia / Royal Palm 22-24' G.W, Min. 9 Fronds, Full Head, No Scarred Trunk	No	Very
SHADE TREES					
COE	COE	22	Conocarpus erectus / Green Buttonwood Min, 12` Ht. x 5` Spr., Min. 2.5` Cal., Full and Dense Canopy, Std. Trunk Form	Yes	Very
LM	LM	2	Lagerstroemia x 'muskogee' / Crape Myrtle Min, 12` Ht. x 5` Spr., Min. 2.5` Cal., Full and Dense Canopy, Std. Trunk Form	No	Very
MF	MF	28	Myrcianthes fragrans / Simpson's Stopper Min, 12` Ht. x 5` Spr., Min. 2.5` Cal., Full and Dense Canopy, Std. Trunk Form	Yes	Very
SHRUBS					
CMN	CMN	54	Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Natal Plum Min. 3 Gal., 16" Ht. x 12" SPR, 36" O.C., Full to Base and Dense	No	Very
CR3	CR3	198	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum Min. 15 Gal., 36" Ht. x 36" SPR, 36" O.C., Full to Base and Dense	Yes	Very
CI	CI	91	Chrysobalanus icaco 'Red Tip; / Red Tip Cocoplum Min. 15 Gal., 4' Ht. x 36" SPR, 36" O.C., Full to Base and Dense	Yes	Very
COB	COB	33	Conocarpus erectus / Green Buttonwood Min. 3 Gal., 24' Ht. x 24" SPR, 24" O.C., Full to Base and Dense	Yes	Very
CR4	CR4	10	Crinum augustum / Crinum Lily Min. 7 Gal., 36" Ht. x 36" SPR, 36" O.C., Full to Base and Dense	No	Very
MC	MC	430	Muhlenbergia capillaris / Pink Muhly Grass Min. 3 Gal., 36" Ht. x 36" SPR, 36" O.C., Full to Base and Dense	Yes	Very
POD	POD	370	Podocarpus macrophyllus / Yew Pine Min. 7 Gal., 36" Ht. x 36" SPR, 36" O.C., Full to Base and Dense	No	Very
TF	TF	14	Tripsacum dactyloides / Fakahatchee Grass Min. 3 Gal., 36" Ht. x 36" SPR, 36" O.C., Full to Base and Dense	Yes	Very
VINE					
VINE	VINE	24	Jasminum laurifolium nitidum / Confederate Jasmine Min. 7 Gal., 4" Ht. at time of planting. 5 Major Runners, 20" O.C., weave runners into trellis and fasten to trellis where necessary with wire.	No	Yes
SHRUB AREAS					
AGC	AGC	18	Alocasia gageana `California` / Dwarf Elephant Ears 3 Gal., 24" Ht. x 18" Spr., 24" O.C., Full and Dense	No	
ASP	ASP	26	Asparagus densiflorus `Meyersii` / Foxtail Fern Min. 3 Gal., 12" Ht. x 12" Spr., 20" O.C., Full and Dense	No	Very
HAM	HAM	250	Hamelia patens / Fire Bush Min. 7 Gal., 24" Ht. x 24" Spr., 24" O.C., Full and Dense	Yes	Very
MYR	MYR	66	Myrcianthes fragrans / Simpson`s Stopper Min. 3 Gal., 24" Ht. x 24" Spr., 24" O.C., Full and Dense	Yes	Very
GRASSES					
LIR	LIR	256	Liriope muscari ' Emerald Goddess' / Liriope Min. 3 Gal., 12" Ht. x 18" Spr., 18" O.C., Full and Dense	No	Very
MUH	MUH	319	Muhlenbergia capillaris / Muhly Grass Min. 3 Gal., 18" Ht. x 18" Spr., 20" O.C., Full and Dense	Yes	Very
GROUND COVERS					
ANN	ANN	135	Annuals / Seasonal Annuals Min. 4" Pots, Full Flowering when installed, 10" O.C. Nov - Apr: Impatients (color and variety by owner) May - Oct: Wax Begonia (color and variety by owner)	No	Yes
HD	HD	264	Helianthus debilis / Cucumberleaf Sunflower Min. 3 Gal., 12" Ht. x 12" Spr., 12" O.C., Full and Dense	Yes	Very
TJA	TJA	352	Trachelospermum asiaticum `Minima` / Asiatic Jasmine 'Minima' Min. 3 Gal., 6" Ht. x 12" Spr., 12" O.C., Full and Dense	No	Yes
SOD AND MULCH					
	MULCH	TBD	Shredded Melaleuca / Mulch Free of Foreign Materials and Weeds, Minimum Depth After Settling Shall be 3" *Quantity to be Verified in the Field	N/A	N/A
	SOD	TBD*	Stenotaphrum secundatum `CitraBlue` / St. Augustine 'CitraBlue ' Disease Free, Laid Tightly in Staggered Rows, Rolled and Sanded to Level Lawn	N/A	N/A

*NO NEW SOD AREAS ARE PROPOSED ON THE PROJECT SITE; SOD SPECIFICATION TO BE UTILIZED TO REPAIR EXISTING AREAS OF SOD DISTURBED DURING CONSTRICTION ACTIVITY

GENERAL NOTES

1) STREETSCAPE LANDSCAPE PLANS (STREET TREES AND PLANTINGS WITHIN ROW) ARE A SEPARATE DOCUMENT.
2) SEE ENGINEERING PLANS PREPARED BY OTHERS FOR CONFIGURATION, HEIGHT AND SLOPE OF BERMS.
3) DETAILING OF FOCAL POINTS AND HARDSCAPE ARE A SEPARATE DOCUMENT. SEE PLANS PREPARED BY OTHERS FOR THESE DETAILS.
4) PER SECTION 23-75, ALL LANDSCAPING WILL BE IRRIGATED WITH A AUTOMATIC IRRIGATION SYSTEM.

LANDSCAPE NOTES

1) BASE INFORMATION OBTAINED FROM A SURVEY PREPARED BY LIDBERG LAND SURVEYING, INC. REVISION DATED SEPTEMBER 16, 2025.
2) ALL INVASIVE SPECIES WILL BE ERADICATED FROM SITE AS REQUIRED BY CODE.
3) ALL PROPOSED LANDSCAPE MATERIAL SHALL CONFORM TO THE MOST RECENT STANDARDS AS OUTLINED BY THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER.
4) SIGHT TRIANGLES SHALL BE PROVIDED AND MAINTAINED BY OWNER CLEAR OF VEGETATION TO PROVIDE UNOBSTRUCTED VISIBILITY BETWEEN 30 INCHES AND 8 FEET ABOVE GRADE.
5) UTILITY EASEMENTS SHALL NOT ENCROACH INTO LANDSCAPE BUFFERS MORE THAN 5 FEET OR AS PERMITTED BY CODE.
6) FDOT TYPE "D" OR "F" CURB OR WHEEL STOPS TO BE PROVIDED ALONG ALL LANDSCAPE AREAS, INCLUDING DRIVE AISLES AND PARKING SPACES.
7) ALL INSTALLATION WORK SHALL BE CARRIED OUT IN A PROFESSIONAL MANNER IN ACCORDANCE WITH STANDARD NURSERY AND INSTALLATION PRACTICES.
8) ALL LANDSCAPE AREAS SHALL BE SODDED, MULCHED OR OTHERWISE COVERED WITH GROUND COVER PER THESE PLANS AS LABELED.
9) TREES SHOWN ON THIS PLAN ARE GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES.
10) CONTRACTOR TO COORDINATE PLANTING OPERATIONS WITH ALL UNDERGROUND UTILITY PROVIDERS AND CALL "SUNSHINE DIG" / 811 TO FLAG UTILITY LOCATIONS PRIOR TO COMMENCING PLANTING OPERATIONS FOR ANY PORTION OF THE SITE. IF "SUNSHINE DIG" / 811 DOES NOT LOCATE ALL UNDERGROUND UTILITIES ON-SITE, THE CONTRACTOR IS RESPONSIBLE FOR SECURING THESE SERVICES FROM A PRIVATE PROVIDER.
11) LANDSCAPE CONTRACTOR TO HAND DIG PLANTING HOLES FOR TREES AND/OR SHRUBS WITHIN FIVE (5') OF ALL FP&L EASEMENTS.
12) GROUND MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED PER THESE PLANS INCLUDING AS-BUILT EQUIPMENT LOCATIONS AT TIME OF LANDSCAPE INSTALLATION. CONTRACTOR TO NOTIFY OWNER / OWNER'S REPRESENTATIVE OF ADDITIONAL REQUIRED PLANT MATERIAL QUANTITIES AT TIME OF LANDSCAPE INSTALLATION FOR ADDITIONAL MECHANICAL EQUIPMENT OR RELOCATED EQUIPMENT THAT MAY REQUIRE ADDITIONAL LANDSCAPE SCREENING.
13) PLANTINGS ADJACENT TO OVERHEAD LINES TO COMPLY WITH FP&L's "RIGHT TREE IN THE RIGHT PLACE" GUIDELINES FOR MINIMUM SEPARATIONS TO OVERHEAD LINES.

UTILITY SETBACK NOTES

1) ALL SETBACK DIMENSIONS SHOWN ON THE PLANS ARE TO BE MET AT THE TIME OF INSTALLATION.
2) TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS, OR WITH A MINIMUM SEVEN FOOT (7') SETBACK IF INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL ON THE PLANTING DETAILS SHEET FOR INSTALLATION REQUIREMENTS. HOWEVER IN NO CASE SHALL A TREE ENCROACH INTO A UE WITHOUT PRIOR UTILITY PROVIDER APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 5' OF ANY WATER METER AND WITHIN 7.5' OF ANY FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND UTILITY PROVIDER.
3) TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY DRAINAGE OR STORM SEWER INFRASTRUCTURE, OR WITH A MINIMUM SEVEN FOOT (7') SETBACK IF INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" ON THE PLANTING DETAILS SHEET FOR INSTALLATION REQUIREMENTS.
4) WHERE REQUIRED, ROOT BARRIER TO BE INSTALLED WITH A MINIMUM 5' SEPARATION TO THE EDGE OF ALL UNDERGROUND UTILITIES AND INFRASTRUCTURE.
5) TREES SHALL BE PLANTED WITH A MIN. 2' SEPARATION BETWEEN ANY ROOT BARRIER (MEASURED FROM THE CENTER OF THE TREE).

LANDSCAPE EXCAVATION & BACKFILL NOTES

1) TREE AND SHRUB PLANTING BEDS WHICH FALL WITHIN OR NEAR ROADWAY AREAS SHALL BE COMPLETELY EXCAVATED AND BACK-FILLED WITH TOPSOIL. ALL SHELL-ROCK OR OTHER BASE MATERIALS, AND ALL SUBSOIL AND DEBRIS, SHALL BE COMPLETELY REMOVED FROM BENEATH SUCH PLANTING AREAS, TO A MINIMUM DEPTH OF 36", UPON COMPLETION OF EXCAVATION, LANDSCAPE ARCHITECT OR OWNER SHALL INSPECT THE EXCAVATED AREA PRIOR TO BACKFILLING WITH TOPSOIL.
2) ALL TREE AND/OR SHRUB PLANTING AREAS WITHIN 8' OF BUILDING FOUNDATIONS, AND ANY OTHER PLANTING AREAS WHERE SIGNIFICANT BURIED CONSTRUCTION DEBRIS IS ENCOUNTERED, SHALL BE COMPLETELY EXCAVATED TO A MINIMUM DEPTH OF 36", UPON COMPLETION OF EXCAVATION, LANDSCAPE ARCHITECT OR OWNER SHALL INSPECT THE EXCAVATED AREA PRIOR TO BACKFILLING WITH TOPSOIL.

MULCH NOTES

1) MULCH SHALL BE GRADE A PREMIUM NATURAL MULCH, OR APPROVED EQUAL, FREE OF FOREIGN MATERIALS AND WEED SEEDS. MINIMUM DEPTH AFTER SETTLING SHALL BE THREE (3") INCHES.

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Shoppes at Jupiter
Town of Jupiter, Florida
Landscape Plan

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Date:	October 2025
Project No.:	22-064.001
Designed By:	JEV
Drawn By:	JEV
Checked By:	KT

Revision Dates:
10-13-2025 SUBMITTAL
01-22-2026 RESUBMITTAL
04-24-2026 RESUBMITTAL
05-22-2026 RESUBMITTAL

RESUBMITTAL

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of 8

LEGEND

FOUNDATION PLANTING

FOUNDATION PLANTING

TOTAL PERIMETER PRINCIPAL BUILDING:	3,876 L.F.
MIN. 40% REQUIRED OF PERIMETER PRINCIPAL BUILDING :	1,550.4 L.F.
REQUIRED FOUNDATION PLANTING:	5,814 S.F.
1,550.4 X 3.75 = 5,814	
PROVIDED FOUNDATION PLANTING:	10,635 S.F.

MIN. 3' WIDE AND 12" OFF BUILDING FACADE

** SQUARE FOOTAGE EXCLUDES 12" WIDTH FROM BUILDING FACADE TO FOUNDATION PLANTING AREA*

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Shoppes at Jupiter

Town of Jupiter, Florida
Foundation Planting Exhibit

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NORTH

0 35' 70' 140'

Scale: 1" = 70'-0"

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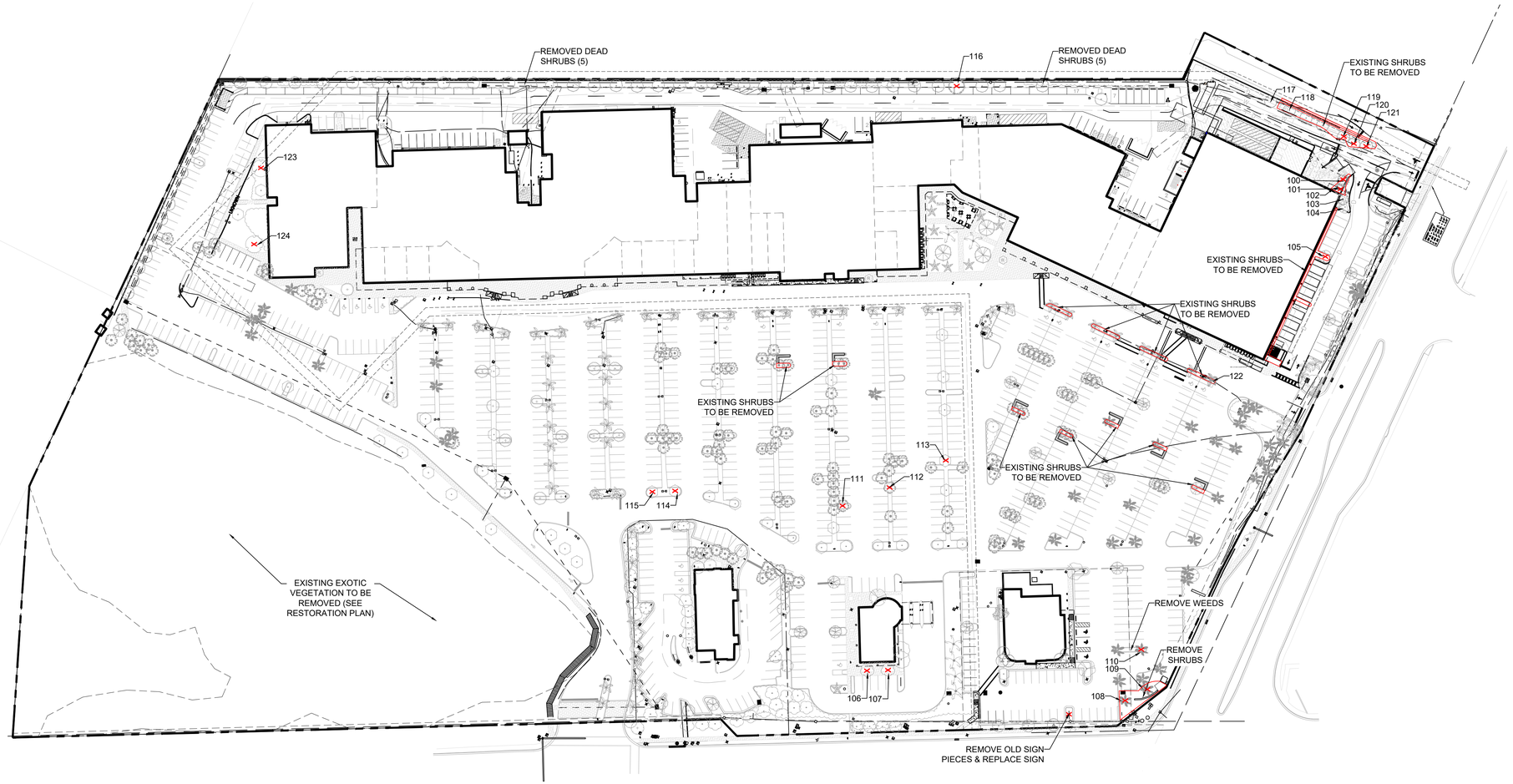
EXISTING PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	CONDITION
EXISTING PALMS		
	Adonidia merrillii / Christmas Palm	GOOD
	Callistemon acuminatus / Bottlebrush	GOOD
	Chamaerops humilis / European Fan Palm	GOOD
	Cocos nucifera / Coconut Palm	GOOD
	Roystonea regia / Royal Palm	GOOD
	Phoenix roebelenii / Pygmy Date Palm	GOOD
	Cabbage Palm / Sabal Palm	GOOD
	Archontophoenix alexandrae / Alexander Palm (Triple)	GOOD
	Washingtonia filifera / Washingtonian Palm	GOOD
	Syagrus romanzoffiana / Queen Palm	GOOD
EXISTING TREES		
	Araucaria heterophylla / Norfolk Island Pine	GOOD
	Bougainvillea arborea / Tree Bougainvillea	GOOD
	Bucida buceras / Black Olive	INVASIVE
	Clusia major / Pitch Apple	GOOD
	Bursera simaruba / Gumbo Limbo Tree	GOOD
	Conocarpus erectus / Green Buttonwood	GOOD
	Ligustrum lucidum / Ligustrum Tree	GOOD
	Myrica cerifera / Wax Myrtle	GOOD
	Cordia sebestena / Orange Geiger Tree	GOOD
	Quercus virginianna / Live Oak	GOOD
	Coccoloba uvifera / Seagrape Tree	GOOD
	Swietenia mahagoni / Mahogany	GOOD
	Jasminum volubile / Wax Jasmine	GOOD
	Quercus hemisphaerica / Laurel Oak	GOOD
EXISTING SHRUBS		
	CROWN OF THORNS	GOOD
	SEAGRAPE HEDGE	GOOD
	SCHELLINGS DWARF	GOOD
	LIRIOPE	GOOD
	ARBORICOLA HEDGE	GOOD
	ORANGE BIRD OF PARADISE	GOOD
	FAKAHATCHEE GRASS	GOOD
	THRYALLIS HEDGE	GOOD



LEGEND

- TREE / PALM TO REMAIN
- TREE / PALM TO BE REMOVED
- TREE / PALM TO BE RELOCATED

NOTES

1) BASE INFORMATION OBTAINED FROM A SURVEY PREPARED BY LIDBERG LAND SURVEYING, INC. REVISION DATED SEPTEMBER 16, 2025.
2) ALL TREES / PALMS TO REMAIN SHALL BE PROTECTED IN ACCORDANCE WITH THE TREE PROTECTION DETAILS ON SHEET LA-6.
3) ALL TREES / PALMS TO BE RELOCATED WILL BE EVALUATED BY A TREE RELOCATION PROFESSIONAL FOR POTENTIAL TO BE TRANSPLANTED AT ISSUANCE OF TREE BARRICADE PERMIT.
4) THE OWNER/APPLICANT MAY ESTABLISH A TEMPORARY HOLDING AREA FOR TREES TO BE RELOCATED, PRIOR TO MOVING THEM TO THEIR ULTIMATE FINAL LOCATION.
5) NO TREES SHALL BE REMOVED OR RELOCATED WITHOUT A TREE REMOVAL PERMIT ISSUED BY THE TOWN OF JUPITER. THERE SHALL BE NO IMPACT TO TREE BRANCHES OR ROOT ZONES. DIRECT BORE ONLY WITHIN THE CRITICAL ROOT ZONE; NO TRENCHING. ANY SUBSURFACE WORK THAT INADVERTENTLY AFFECTS TREE ROOTS SHALL REQUIRE ALL ROOTS TO BE PRUNED WITH SANITIZED EQUIPMENT, RESULTING IN CLEAN CUTS AND NOT SHORN, JAGGED EDGES AS MAY BE INADVERTENTLY CAUSED BY TRENCHING, DRILLING, OR DIGGING. ANY AFFECTED BRANCHES MUST BE PRUNED BY AN ISA CERTIFIED ARBORIST IN CONFORMANCE WITH TOWN CODE REQUIREMENTS AND ANSI A300 STANDARDS. A VEGETATION REMOVAL PERMIT IS REQUIRED PRIOR TO THE REMOVAL OF ANY TREES OR LANDSCAPING. ALL SOD, LANDSCAPING AND IRRIGATION SHALL BE RESTORED TO PRE-WORK CONDITIONS.

TREE DISPOSITION CHART

TAG	COMMON NAME	CONDITION	DISPOSITION
100	SABAL PALM	POOR	REMOVE
101	SABAL PALM	POOR	REMOVE
102	SEAGRAPE HEDGE	GOOD	REMOVE
103	SEAGRAPE HEDGE	GOOD	PRESERVE
104	SEAGRAPE TREE	GOOD	PRESERVE
105	GREEN BUTTONWOOD	GOOD	REMOVE
106	LIGUSTRUM TREE	POOR	REMOVE
107	LIGUSTRUM TREE	POOR	REMOVE
108	COCONUT PALM	GOOD	REMOVE
109	COCONUT PALM	GOOD	REMOVE
110	COCONUT PALM	POOR (DAMAGED TRUNK)	REMOVE
111	SABAL PALM	DEAD	REMOVE
112	SABAL PALM	DEAD	REMOVE
113	MAHOGANY TREE	DEAD	REMOVE
114	MAHOGANY TREE	DEAD	REMOVE
115	MAHOGANY TREE	DEAD	REMOVE
116	NORFOLK ISLAND PINE	INVASIVE	REMOVE
117	GREEN BUTTONWOOD	TRIM DEAD WOOD	PRESERVE
118	GREEN BUTTONWOOD	DEAD	REMOVE
119	SABAL PALM	POOR	REMOVE
120	SABAL PALM	POOR	REMOVE
121	SABAL PALM	POOR	REMOVE
122	ROYAL PALM	GOOD	PRESERVE
123	BLACK OLIVE	GOOD	INVASIVE
124	BLACK OLIVE	GOOD	INVASIVE

MITIGATION REQUIRED: 10 PALMS + 7 TREES @ 4" DBH.

MITIGATION PROVIDED: *(SEE LA-3 FOR MITIGATION LOCATION)*
10 SABLE PALMS
3 ROYAL PALMS (2 TREE REPLACEMENT)
5 GREEN BUTTONWOOD TREES

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Shoppes at Jupiter

Town of Jupiter, Florida
Tree Disposition Plan

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NORTH

0 35' 70' 140'

Scale: 1" = 70'-0"

Date:	October 2025
Project No.:	22-064.001
Designed By:	JEV
Drawn By:	JEV
Checked By:	KT

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01-22-2026 RESUBMITTAL
04-24-2026 RESUBMITTAL
05-22-2026 RESUBMITTAL

RESUBMITTAL

LA-2
of 8

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
MITIGATION PALMS			
M-SP	M-SP	10	Cabbage Palm / Sabal palmetto Min. 12' Ht., Hurricane Cut, No Scarred Trunk
M-RR	M-RR	2	Roystonea regia / Royal Palm Min. 12' C.T. 18' O.A., Min. 9 Fronds, Straight Trunk, Full Head, No Scarred Trunk
MITIGATION TREES			
M-COE	M-COE	5	Conocarpus erectus / Green Buttonwood Min. 12' Ht. x 5' Spr., Min. 2.5 Cal., Full and Dense Canopy, Std. Trunk Form
PALM TREES			
AR	AR	3	Archontophoenix alexandrae / Alexandra Palm 12' C.T., Single Trunk, Min. 6 Fronds, Full Head, No Scarred Trunk
COF	COF	2	Cocos nucifera / Coconut Palm 14' G.W. 18' O.A. Ht. Min. 9 Fronds, Full Head, No Scarred Trunk
RR	RR	12	Roystonea regia / Royal Palm 22-24' G.W. Min. 9 Fronds, Full Head, No Scarred Trunk
SHADE TREES			
COE	COE	22	Conocarpus erectus / Green Buttonwood Min. 12' Ht. x 5' Spr., Min. 2.5' Cal., Full and Dense Canopy, Std. Trunk Form
LM	LM	2	Lagerstroemia x 'muskogee' / Crape Myrtle Min. 12' Ht. x 5' Spr., Min. 2.5' Cal., Full and Dense Canopy, Std. Trunk Form
MF	MF	28	Myrcianthes fragrans / Simpson's Stopper Min. 12' Ht. x 5' Spr., Min. 2.5' Cal., Full and Dense Canopy, Std. Trunk Form
SHRUBS			
CMN	CMN	54	Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Natal Plum Min. 3 Gal., 16" Ht. x 12" SPR, 36" O.C., Full to Base and Dense
CR3	CR3	198	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum Min. 15 Gal., 36" Ht. x 36" SPR, 36" O.C., Full to Base and Dense
CI	CI	91	Chrysobalanus icaco 'Red Tip,' / Red Tip Cocoplum Min. 15 Gal., 4' Ht. x 36" SPR, 36" O.C., Full to Base and Dense
COB	COB	33	Conocarpus erectus / Green Buttonwood Min. 3 Gal., 24" Ht. x 24" SPR, 24" O.C., Full to Base and Dense
CR4	CR4	10	Crinum augustum / Crinum Lily Min. 7 Gal., 36" Ht. x 36" SPR, 36" O.C., Full to Base and Dense
MC	MC	430	Muhlenbergia capillaris / Pink Muhly Grass Min. 3 Gal., 36" Ht. x 36" SPR, 36" O.C., Full to Base and Dense
POD	POD	370	Podocarpus macrophyllus / Yew Pine Min. 7 Gal., 36" Ht. x 36" SPR, 36" O.C., Full to Base and Dense
TF	TF	14	Tripsacum dactyloides / Fakahatchee Grass Min. 3 Gal., 36" Ht. x 36" SPR, 36" O.C., Full to Base and Dense
VINE			
VINE	VINE	24	Jasminum laurifolium nitidum / Confederate Jasmine Min. 7 Gal., 4" Ht. at time of planting. 5 Major Runners, 20" O.C., weave runners into trellis and fasten to trellis where necessary with wire.
SHRUB AREAS			
AGC	AGC	18	Alocasia gageana 'California' / Dwarf Elephant Ears 3 Gal., 24" Ht. x 18" Spr., 24" O.C., Full and Dense
ASP	ASP	26	Asparagus densiflorus 'Meyersii' / Foxtail Fern Min. 3 Gal., 12" Ht. x 12" Spr., 20" O.C., Full and Dense
HAM	HAM	250	Hamelia patens / Fire Bush Min. 7 Gal., 24" Ht. x 24" Spr., 24" O.C., Full and Dense
MYR	MYR	66	Myrcianthes fragrans / Simpson's Stopper Min. 3 Gal., 24" Ht. x 24" Spr., 24" O.C., Full and Dense
GRASSES			
LIR	LIR	256	Liriope muscari ' Emerald Goddess' / Liriope Min. 3 Gal., 12" Ht. x 18" Spr., 18" O.C., Full and Dense
MUH	MUH	319	Muhlenbergia capillaris / Muhly Grass Min. 3 Gal., 18" Ht. x 18" Spr., 20" O.C., Full and Dense

GRASSES			
LIR	LIR	256	Liriope muscari ' Emerald Goddess' / Liriope Min. 3 Gal., 12" Ht. x 18" Spr., 18" O.C., Full and Dense
MUH	MUH	319	Muhlenbergia capillaris / Muhly Grass Min. 3 Gal., 18" Ht. x 18" Spr., 20" O.C., Full and Dense
GROUND COVERS			
ANN	ANN	135	Annuals / Seasonal Annuals Min. 4" Pots, Full Flowering when installed, 10" O.C. Nov - Apr: Impatiens (color and variety by owner) May - Oct: Wax Begonia (color and variety by owner)
HD	HD	264	Helianthus debilis / Cucumberleaf Sunflower Min. 3 Gal., 12" Ht. x 12" Spr., 12" O.C., Full and Dense
TJA	TJA	352	Trachelospermum asiaticum 'Minima' / Asiatic Jasmine 'Minima' Min. 3 Gal., 6" Ht. x 12" Spr., 12" O.C., Full and Dense
SOD AND MULCH			
MULCH	MULCH	TBD	Shredded Melaleuca / Mulch Free of Foreign Materials and Weeds, Minimum Depth After Settling Shall be 3". *Quantity to be Verified in the Field
SOD	SOD	TBD*	Stenotaphrum secundatum 'CitraBlue' / St. Augustine 'CitraBlue' Disease Free, Laid Tightly in Staggered Rows, Rolled and Sanded Level Lawn

*NO NEW SOD AREAS ARE PROPOSED ON THE PROJECT SITE; SOD SPECIFICATION TO BE UTILIZED TO REPAIR EXISTING AREAS OF SOD DISTURBED DURING CONSTRICTION ACTIVITY

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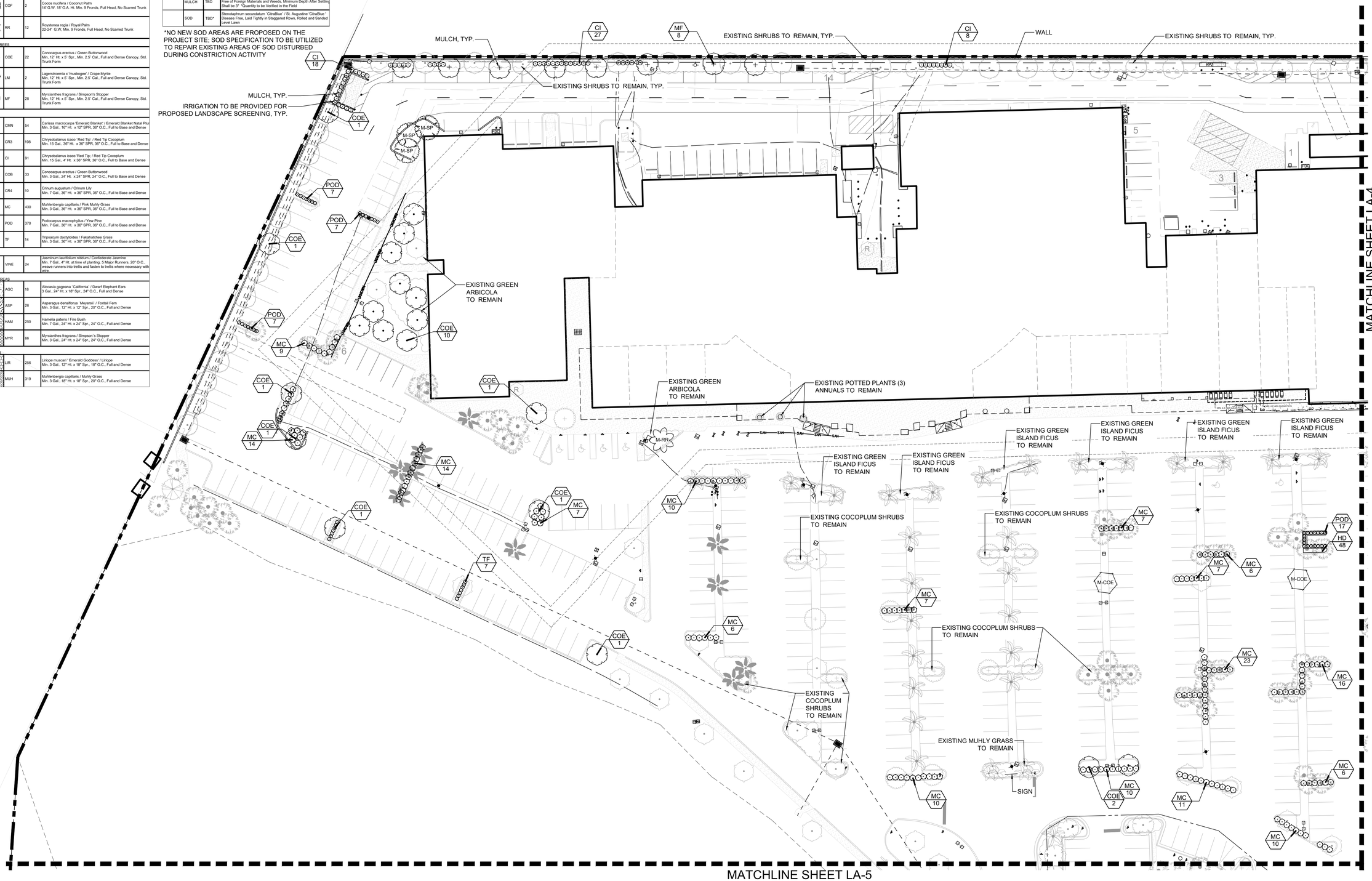

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Shoppes at Jupiter

Town of Jupiter, Florida
Landscape Plan

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NORTH

0 15' 30' 60'

Scale: 1" = 30'-0"

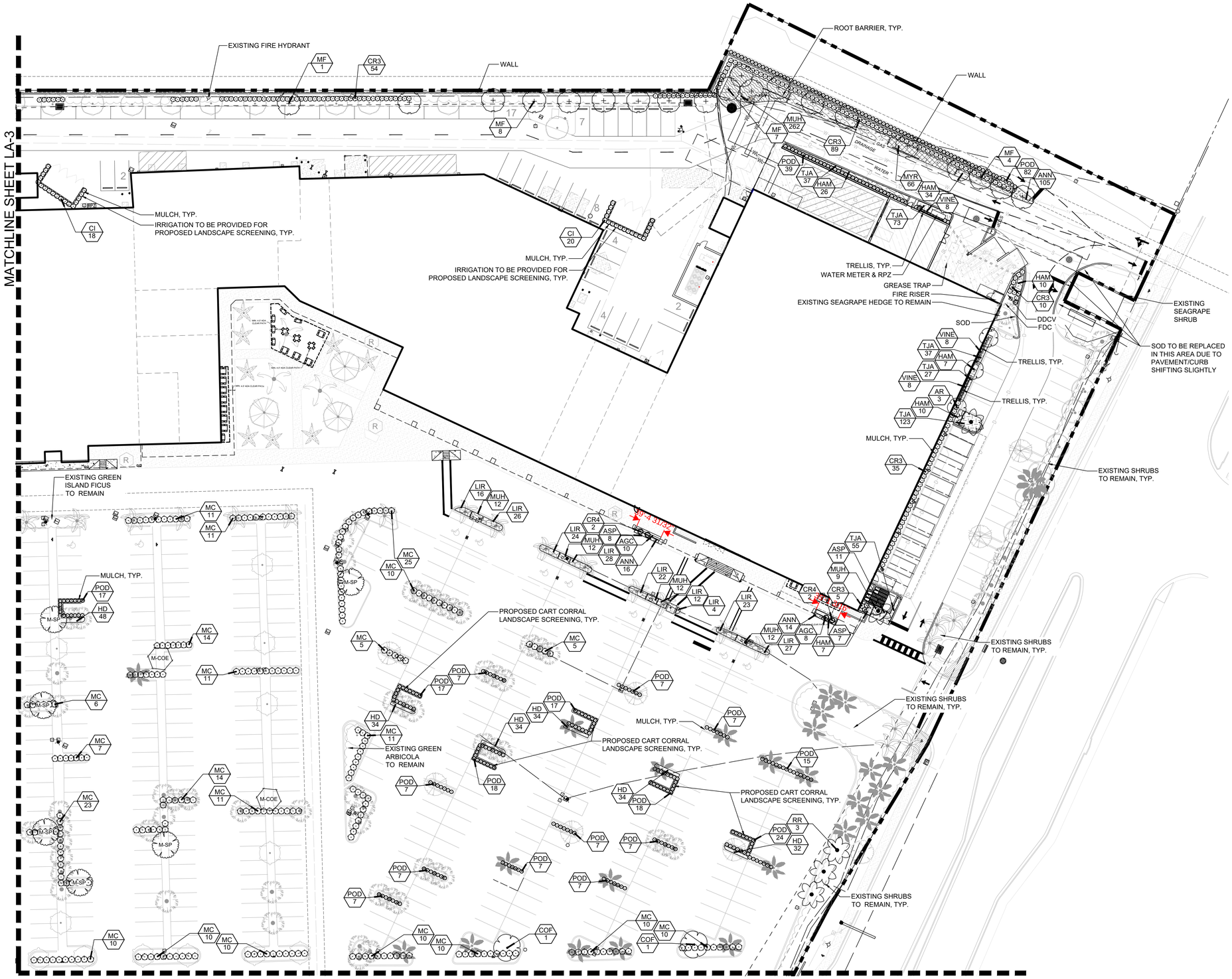
Date:	October 2025
Project No.:	22-064.001
Designed By:	JEV
Drawn By:	JEV
Checked By:	KT

Revision Dates:

10-13-2025	SUBMITTAL
01-22-2026	RESUBMITTAL
04-24-2026	RESUBMITTAL
05-22-2026	RESUBMITTAL

RESUBMITTAL

LA-3
of 8



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
MITIGATION PALMS			
M-SP	M-SP	10	Cabbage Palm / Sabal palmetto Min. 12' Ht., Hurricane Cut, No Scarred Trunk
M-RR	M-RR	2	Roystonea regia / Royal Palm Min. 12' C.T. 18' O.A., Min. 9 Fronds, Straight Trunk, Full Head, No Scarred Trunk
MITIGATION TREES			
M-COE	M-COE	5	Conocarpus erectus / Green Buttonwood Min. 12' Ht. x 5` Spr., Min. 2.5` Cal., Full and Dense Canopy, Std. Trunk Form
PALM TREES			
AR	AR	3	Archontophoenix alexandrae / Alexandra Palm 12' C.T., Single Trunk, Min. 6 Fronds, Full Head, No Scarred Trunk
COF	COF	2	Cocos nucifera / Coconut Palm 14' G.W. 18' O.A. Ht. Min. 9 Fronds, Full Head, No Scarred Trunk
RR	RR	12	Roystonea regia / Royal Palm 22-24` G.W, Min. 9 Fronds, Full Head, No Scarred Trunk
SHADE TREES			
COE	COE	22	Conocarpus erectus / Green Buttonwood Min. 12' Ht. x 5` Spr., Min. 2.5` Cal., Full and Dense Canopy, Std. Trunk Form
LM	LM	2	Lagerstroemia x 'muskogee' / Crape Myrtle Min. 12' Ht. x 5` Spr., Min. 2.5` Cal., Full and Dense Canopy, Std. Trunk Form
MF	MF	28	Myrcianthes fragrans / Simpson's Stopper Min. 12' Ht. x 5` Spr., Min. 2.5` Cal., Full and Dense Canopy, Std. Trunk Form
SHRUBS			
CMN	CMN	54	Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Natal Plu Min. 3 Gal., 16" Ht. x 12" SPR, 36" O.C., Full to Base and Dense
CR3	CR3	198	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum Min. 15 Gal., 36" Ht. x 36" SPR, 36" O.C., Full to Base and Dense
CI	CI	91	Chrysobalanus icaco 'Red Tip; / Red Tip Cocoplum Min. 15 Gal., 4' Ht. x 36" SPR, 36" O.C., Full to Base and Dense
COB	COB	33	Conocarpus erectus / Green Buttonwood Min. 3 Gal., 24" Ht. x 24" SPR, 24" O.C., Full to Base and Dense
CR4	CR4	10	Crinum augustum / Crinum Lily Min. 7 Gal., 36" Ht. x 36" SPR, 36" O.C., Full to Base and Dense
MC	MC	430	Muhlenbergia capillaris / Pink Muhly Grass Min. 3 Gal., 36" Ht. x 36" SPR, 36" O.C., Full to Base and Dense
POD	POD	370	Podocarpus macrophyllus / Yew Pine Min. 7 Gal., 36" Ht. x 36" SPR, 36" O.C., Full to Base and Dense
TF	TF	14	Tripsacum dactyloides / Fakahatchee Grass Min. 3 Gal., 36" Ht. x 36" SPR, 36" O.C., Full to Base and Dense
VINE			
VINE	VINE	24	Jasminum laurifolium nitidum / Confederate Jasmine Min. 7 Gal., 4' Ht. at time of planting. 5 Major Runners, 20" O.C., weave runners into trellis and fasten to trellis where necessary with wire.
SHRUB AREAS			
AGC	AGC	18	Alocasia gageana 'California' / Dwarf Elephant Ears 3 Gal., 24" Ht. x 18" Spr., 24" O.C., Full and Dense
ASP	ASP	26	Asparagus densiflorus 'Meyersii' / Foxtail Fern Min. 3 Gal., 12" Ht. x 12" Spr., 20" O.C., Full and Dense
HAM	HAM	250	Hamelia patens / Fire Bush Min. 7 Gal., 24" Ht. x 24" Spr., 24" O.C., Full and Dense
MYR	MYR	66	Myrcianthes fragrans / Simpson`s Stopper Min. 3 Gal., 24" Ht. x 24" Spr., 24" O.C., Full and Dense
GRASSES			
LIR	LIR	256	Liriope muscari ' Emerald Goddess' / Liriope Min. 3 Gal., 12" Ht. x 18" Spr., 18" O.C., Full and Dense
MUH	MUH	319	Muhlenbergia capillaris / Muhly Grass Min. 3 Gal., 18" Ht. x 18" Spr., 20" O.C., Full and Dense
GROUND COVERS			
ANN	ANN	135	Annuals / Seasonal Annuals Min. 4" Pots, Full Flowering when installed, 10" O.C. Nov - Apr: Impatients (color and variety by owner) May - Oct: Wax Begonia (color and variety by owner)
HD	HD	264	Helianthus debilis / Cucumberleaf Sunflower Min. 3 Gal., 12" Ht. x 12" Spr., 12" O.C., Full and Dense
TJA	TJA	352	Trachelospermum asiaticum `Minima` / Asiatic Jasmine 'Minima' Min. 3 Gal., 6" Ht. x 12" Spr., 12" O.C., Full and Dense
SOD AND MULCH			
MULCH	MULCH	TBD	Shredded Melaleuca / Mulch Free of Foreign Materials and Weeds, Minimum Depth After Settling Shall be 3". *Quantity to be Verified in the Field
SOD	SOD	TBD*	Stenotaphrum secundatum `CitraBlue` / St. Augustine 'CitraBlue ' Disease Free, Laid Tightly in Staggered Rows, Rolled and Sanded Level Lawn

*NO NEW SOD AREAS ARE PROPOSED ON THE PROJECT SITE; SOD SPECIFICATION TO BE UTILIZED TO REPAIR EXISTING AREAS OF SOD DISTURBED DURING CONSTRICTION ACTIVITY

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Shoppes at Jupiter

Town of Jupiter, Florida
Landscape Plan

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NORTH

0 15' 30' 60'

Scale: 1" = 30'-0"

Date:	October 2025
Project No.:	22-064.001
Designed By:	JEV
Drawn By:	JEV
Checked By:	KT

Revision Dates:

10-13-2025	SUBMITTAL
01-22-2026	RESUBMITTAL
04-24-2026	RESUBMITTAL
05-22-2026	RESUBMITTAL

RESUBMITTAL

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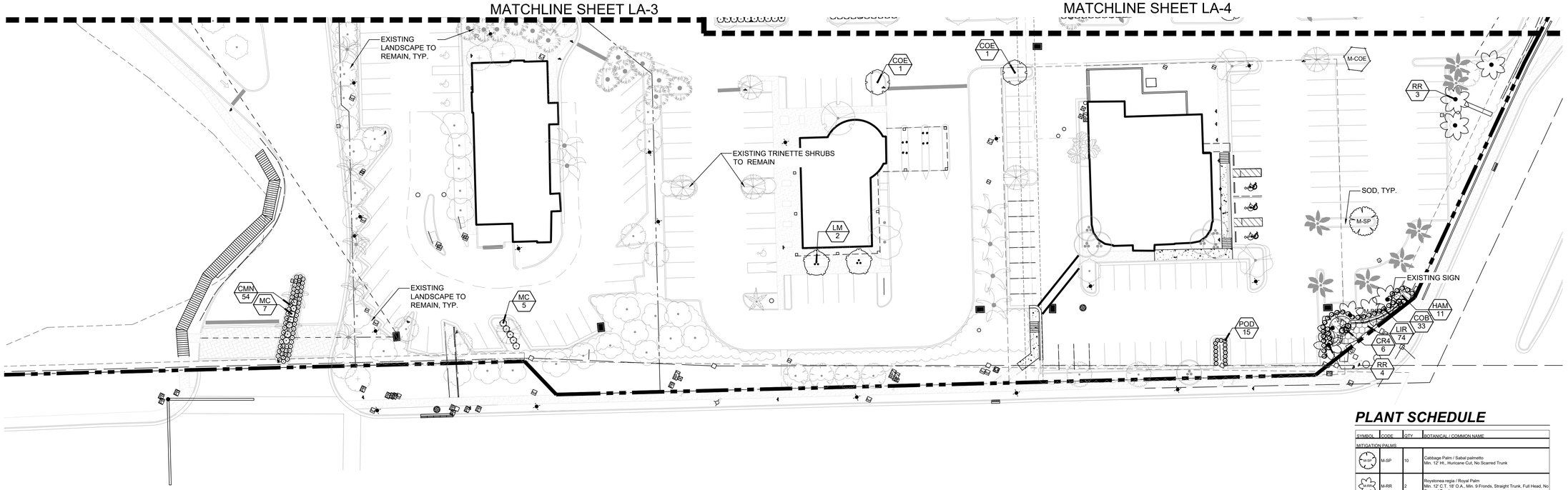
of 8



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
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PALM TREES			
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COF	COF	2	Cocos nucifera / Coconut Palm 14' G.W. 18' O.A. Ht. Min. 9 Fronds, Full Head, No Scarred Trunk
RR	RR	12	Roystonea regia / Royal Palm 22-24' G.W, Min. 9 Fronds, Full Head, No Scarred Trunk
SHADE TREES			
COE	COE	22	Conocarpus erectus / Green Buttonwood Min. 12' Ht. x 5' Spr., Min. 2.5' Cal., Full and Dense Canopy, Std. Trunk Form
LM	LM	2	Lagerstroemia x 'muskogee' / Crape Myrtle Min. 12' Ht. x 5' Spr., Min. 2.5' Cal., Full and Dense Canopy, Std. Trunk Form
MF	MF	28	Myrcianthes fragrans / Simpson's Stopper Min. 12' Ht. x 5' Spr., Min. 2.5' Cal., Full and Dense Canopy, Std. Trunk Form
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POD	POD	370	Podocarpus macrophyllus / Yew Pine Min. 7 Gal., 36" Ht. x 36" SPR, 36" O.C., Full to Base and Dense
TF	TF	14	Tripsacum dactyloides / Fakahatchee Grass Min. 3 Gal., 30" Ht. x 36" SPR, 36" O.C., Full to Base and Dense
VINE			
VINE	VINE	24	Jasminum laurifolium nitidum / Confederate Jasmine Min. 7 Gal., 4' Ht. at time of planting, 5 Major Runners, 20" O.C., weave runners into trellis and fasten to trellis where necessary with wire.
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HAM	HAM	250	Hamelia patens / Fire Bush Min. 7 Gal., 24" Ht. x 24" Spr., 24" O.C., Full and Dense
MYR	MYR	66	Myrcianthes fragrans / Simpson's Stopper Min. 3 Gal., 24" Ht. x 24" Spr., 24" O.C., Full and Dense
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TJA	TJA	352	Trachelospermum asiaticum 'Minima' / Asiatic Jasmine 'Minima' Min. 3 Gal., 6" Ht. x 12" Spr., 12" O.C., Full and Dense
SOD AND MULCH			
	MULCH	TBD	Shredded Melaleuca / Mulch Free of Foreign Materials and Weeds, Minimum Depth After Settling Shall be 3" *Quantity to be Verified in the Field
	SOD	TBD*	Stenotaphrum secundatum 'CitrusBlue' / St. Augustine 'CitrusBlue' Disease Free, Laid Tightly in Staggered Rows, Rolled and Sanded Level Lawn

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Shoppes at Jupiter

Town of Jupiter, Florida

Landscape Plan

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NORTH

0 15' 30' 60'

Scale: 1" = 30'-0"

Date: October 2025
Project No.: 22-064.001
Designed By: JEV
Drawn By: JEV
Checked By: KT

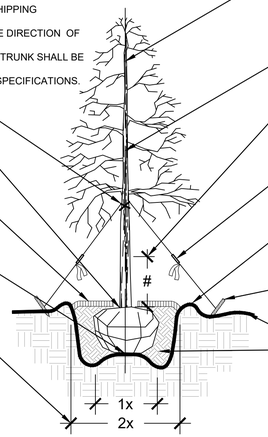
Revision Dates:

10-13-2025 SUBMITTAL
01-22-2026 RESUBMITTAL
04-24-2026 RESUBMITTAL
05-22-2026 RESUBMITTAL

RESUBMITTAL

LA-5
of 8

NOTES:
1. ALL TREES SHALL MEET FLORIDA #1 OR BETTER STANDARDS.
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE TREE AND ROOT BALL.
3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
4. NO NAILS SHALL BE DRIVEN INTO TREE AND TRUNK SHALL BE FREE OF ANY MAJOR SCARS.
5. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.



PLASTIC HOSE OR (2) PLY 3/4" RUBBER TUBE TO PROTECT TRUNK FROM GUY WIRE.

TOP OF ROOT BALL SHALL SIT 2" ABOVE THE FINISHED GRADE. (ALLOW FOR SETTLING)

MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING. MULCH SHOULD NOT BE IN DIRECT CONTACT WITH THE TRUNK. (SEE WRITTEN SPECIFICATIONS)

ROOT BALLS GREATER THAN 2' IN DIAMETER SHALL SIT ON A MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOT BALLS SMALLER THAN 2' IN DIAMETER MAY SIT ON COMPACTED EARTH.

DIAMETER OF EXCAVATED HOLE SHALL BE AT LEAST TWICE THE WIDTH OF THE ORIGINAL ROOT BALL OR CONTAINER. (SEE WRITTEN SPECIFICATIONS)

TREES SHALL BE PLANTED IN A VERTICAL POSITION AND ORIENTED TO GIVE THE BEST POSSIBLE APPEARANCE. DO NOT CUT OUT TERMINAL LEADER SELECTIVELY PRUNE TREE CROWN

USE A PLUM LINE TO ASSURE THE TREE IS PROPERLY PLANTED UPRIGHT BEFORE BACKFILLING AND TAMPING.

TREE CALIPER SHALL BE MEASURED 6" ABOVE GRADE FOR TREES UP TO 4" IN CALIPER AND MEASURED 12" ABOVE GRADE FOR TREES OVER 4" IN CALIPER.

#12 GALVANIZED STEEL GUY WIRE WITH TURNBUCKLE AND CONSPICUOUS COLOR SAFETY FLAGS.

CREATE A 6" HIGH CIRCULAR WATERING BASIN AROUND THE TREE BASE AT LEAST AS WIDE AS THE ROOT BALL IN DIAMETER.

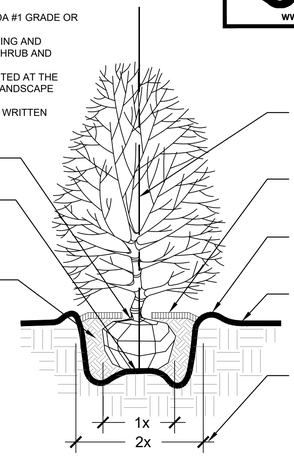
2" x 4" x 24" GUY WIRE STAKE MADE OF PRESSURE TREATED HARDWOOD

FINISHED GRADE

TREE PLANTING PIT TO BE FULLY EXCAVATED AND BACKFILLED WITH TOPSOIL. TAMP FILL AS IT IS ADDED. WHEN HOLE IS 2/3 FILLED, WATER THOROUGHLY, RELEASE ANY AIR POCKETS, THEN COMPLETE FILLING. TAMP AND WATER THOROUGHLY AGAIN. (SEE WRITTEN SPECIFICATIONS)

TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
1. ALL SHRUBS SHALL MEET FLORIDA #1 GRADE OR BETTER STANDARDS.
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE SHRUB AND ROOT BALL.
3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
4. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.



TOP OF ROOT BALL SHALL SIT 1" ABOVE THE FINISHED GRADE. (ALLOW FOR SETTLING)

ROOT BALLS GREATER THAN 2' IN DIAMETER SHALL SIT ON A MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOT BALLS SMALLER THAN 2' IN DIAMETER MAY SIT ON COMPACTED EARTH.

SHRUB PLANTING PIT TO BE FULLY EXCAVATED AND BACKFILLED WITH TOPSOIL. TAMP FILL AS IT IS ADDED. WHEN HOLE IS 2/3 FILLED, WATER THOROUGHLY, RELEASE ANY AIR POCKETS, THEN COMPLETE FILLING. TAMP AND WATER THOROUGHLY AGAIN. (SEE WRITTEN SPECIFICATIONS)

SHRUBS SHALL BE PLANTED IN A VERTICAL POSITION AND ORIENTED TO GIVE THE BEST POSSIBLE APPEARANCE

MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING. MULCH SHOULD NOT BE IN DIRECT CONTACT WITH THE SHRUB BASE. (SEE WRITTEN SPECIFICATIONS)

CREATE A 4" HIGH CIRCULAR WATERING BASIN AROUND THE SHRUB BASE AT LEAST AS WIDE AS THE ROOT BALL IN DIAMETER.

FINISHED GRADE

DIAMETER OF EXCAVATED HOLE SHALL BE AT LEAST TWICE THE WIDTH OF THE ORIGINAL ROOT BALL OR CONTAINER. (SEE WRITTEN SPECIFICATIONS)

LARGE SHRUB PLANTING DETAIL
NOT TO SCALE

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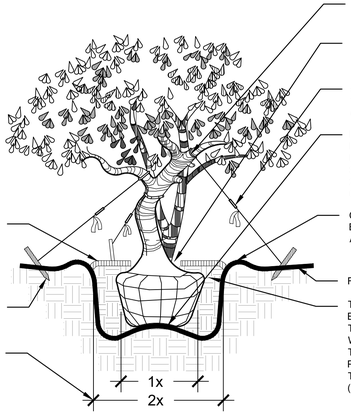


PLASTIC HOSE OR (2) PLY 3/4" RUBBER TUBE TO PROTECT TRUNK FROM GUY WIRE.

TOP OF ROOT BALL SHALL SIT 2" ABOVE THE FINISHED GRADE. (ALLOW FOR SETTLING)

#12 GALVANIZED STEEL GUY WIRE WITH TURNBUCKLE AND CONSPICUOUSLY COLORED SAFETY FLAGS.

ROOT BALLS GREATER THAN 2' IN DIAMETER SHALL SIT ON A MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOT BALLS SMALLER THAN 2' IN DIAMETER MAY SIT ON COMPACTED EARTH.

CREATE A 6" HIGH CIRCULAR WATERING BASIN AROUND THE TREE BASE AT LEAST AS WIDE AS THE ROOT BALL IN DIAMETER.

FINISHED GRADE

TREE PLANTING PIT TO BE FULLY EXCAVATED AND BACKFILLED WITH TOPSOIL. TAMP FILL AS IT IS ADDED. WHEN HOLE IS 2/3 FILLED, WATER THOROUGHLY, RELEASE ANY AIR POCKETS, THEN COMPLETE FILLING. TAMP AND WATER THOROUGHLY AGAIN. (SEE WRITTEN SPECIFICATIONS)

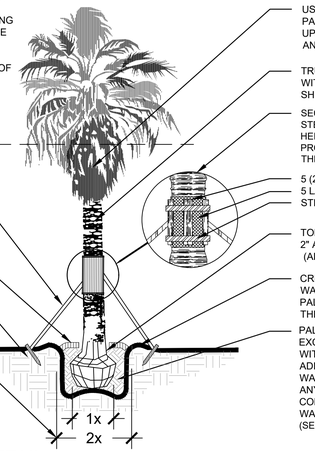
MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING. MULCH SHOULD NOT BE IN DIRECT CONTACT WITH THE TRUNK. (SEE WRITTEN SPECIFICATIONS)

2" x 4" x 24" GUY WIRE STAKE MADE OF PRESSURE TREATED HARDWOOD

DIAMETER OF EXCAVATED HOLE SHALL BE AT LEAST TWICE THE WIDTH OF THE ORIGINAL ROOT BALL OR CONTAINER. (SEE WRITTEN SPECIFICATIONS)

IRREGULAR & MULTI-STEM TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
1. ALL PALMS SHALL MEET FLORIDA #1 GRADE STANDARDS OR BETTER
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE PALM AND ROOT BALL.
3. NO NAILS SHALL BE DRIVEN INTO PALM AND TRUNK SHALL BE FREE OF ANY MAJOR SCARS.
4. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.



TRIM ONLY THOSE FRONDS WHICH HANG BELOW LEVEL OF TREE HEART

MINIMUM 3 (2"x4") WOOD BRACES

MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING. MULCH SHOULD NOT BE IN DIRECT CONTACT WITH THE TRUNK. (SEE WRITTEN SPECIFICATIONS)

2" x 4" x 24" STAKE MADE OF PRESSURE TREATED HARDWOOD

FINISHED GRADE

DIAMETER OF EXCAVATED HOLE SHALL BE AT LEAST TWICE THE WIDTH OF THE ORIGINAL ROOT BALL OR CONTAINER. (SEE WRITTEN SPECIFICATIONS)

USE A PLUM LINE TO ASSURE PALM IS PROPERLY PLANTED UPRIGHT BEFORE BACKFILLING AND TAMPING.

TRUNK DIAMETER SHALL BE CONSISTENT WITHOUT ABRUPT CHANGES, LOOSE SHEATHES, HOLES, OR CAVITIES.

SECURE BATTENS W/ 2-3/4" HIGH CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.

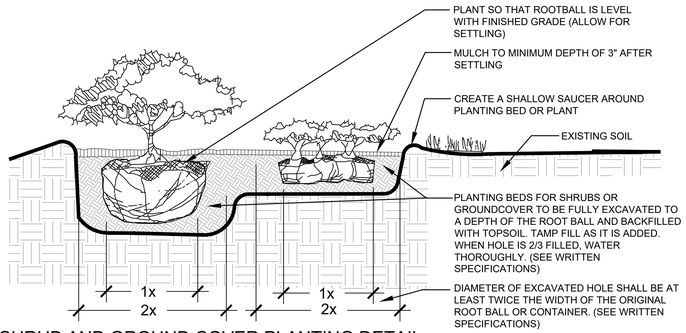
5 (2" x 4 " x 16") WOOD BATTENS.
5 LAYERS OF BURLAP TO WRAP TRUNK.
STEEL BANDS (3/4"; H.C.S.)

TOP OF ROOT BALL SHALL SIT 2" ABOVE THE FINISHED GRADE. (ALLOW FOR SETTLING)

CREATE A 6" HIGH CIRCULAR WATERING BASIN AROUND THE PALM BASE AT LEAST AS WIDE AS THE ROOT BALL IN DIAMETER.

PALM PLANTING PIT TO BE FULLY EXCAVATED AND BACKFILLED WITH TOPSOIL. TAMP FILL AS IT IS ADDED. WHEN HOLE IS 2/3 FILLED, WATER THOROUGHLY, RELEASE ANY AIR POCKETS, THEN COMPLETE FILLING. TAMP AND WATER THOROUGHLY AGAIN. (SEE WRITTEN SPECIFICATIONS)

PALM PLANTING DETAIL
NOT TO SCALE



PLANT SO THAT ROOTBALL IS LEVEL WITH FINISHED GRADE (ALLOW FOR SETTLING)

MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING

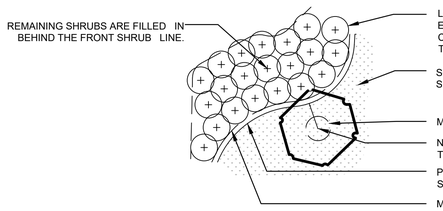
CREATE A SHALLOW SAUCER AROUND PLANTING BED OR PLANT

EXISTING SOIL

PLANTING BEDS FOR SHRUBS OR GROUNDCOVER TO BE FULLY EXCAVATED TO A DEPTH OF THE ROOT BALL AND BACKFILLED WITH TOPSOIL. TAMP FILL AS IT IS ADDED. WHEN HOLE IS 2/3 FILLED, WATER THOROUGHLY. (SEE WRITTEN SPECIFICATIONS)

DIAMETER OF EXCAVATED HOLE SHALL BE AT LEAST TWICE THE WIDTH OF THE ORIGINAL ROOT BALL OR CONTAINER. (SEE WRITTEN SPECIFICATIONS)

SHRUB AND GROUND COVER PLANTING DETAIL
NOT TO SCALE



REMAINING SHRUBS ARE FILLED IN BEHIND THE FRONT SHRUB LINE.

LAYOUT OF SHRUBS AT THE PLANTING EDGE IS DONE FIRST TO ESTABLISH A CONTINUOUS LINE. BEST FACE OF SHRUB TO FACE FRONT OF PLANTING BED.

SOD. USE ROLLER TO SMOOTH SURFACE.

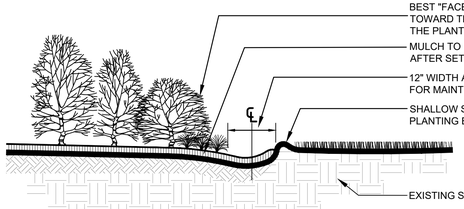
MULCH RING

NO TREE TO BE PLANTED CLOSER THAN 4' TO BED EDGE.

PLANTING BED EDGE CUT CLEAN AND STRAIGHT

MAINTAIN 12" ALONG BED EDGE; SEE PLANTING BED EDGE DETAIL.

SHRUB & GROUNDCOVER LAYOUT DETAIL
NOT TO SCALE



BEST "FACE" OF PLANT TO BE TOWARD THE FRONT EDGE OF THE PLANTING BED.

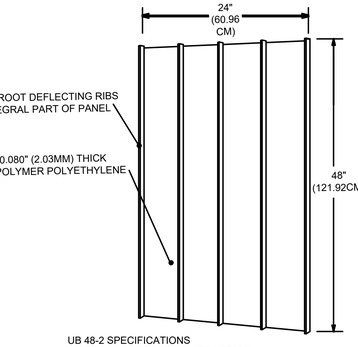
MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING

12" WIDTH ALONG BED EDGE FOR MAINTENANCE

SHALLOW SAUCER AROUND PLANTING BED

EXISTING SOIL

PLANTING BED EDGE DETAIL
NOT TO SCALE



90° ROOT DEFLECTING RIBS INTEGRAL PART OF PANEL

PANEL 0.080" (2.03MM) THICK HOMOPOLYMER POLYETHYLENE

UB 48-2 SPECIFICATIONS
48" DEEPROOT TREE ROOT BARRIER

SPECIFIED TREE ROOT BARRIERS ARE A MECHANICAL BARRIER AND ROOT DEFLECTOR TO PREVENT TREE ROOTS FROM DAMAGING HARDSCAPES, AND LANDSCAPES. ASSEMBLED IN 2 FOOT (61 CM) LONG MODULES TO CREATE VARYING LENGTHS FOR LINEAR APPLICATION DIRECTLY BESIDE A HARDSCAPE ELEMENT, ADJACENT TO ONE SIDE OF A TREE, OR FOR LARGE PERIMETER SURROUND APPLICATIONS WITH A MINIMUM 8 FOOT (2.43 M) DIAMETER USING 12 PANELS.

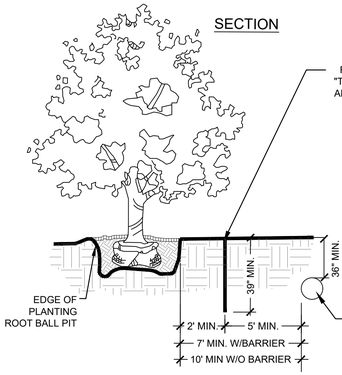
A. MATERIALS
1. THE CONTRACTOR SHALL FURNISH AND INSTALL TREE ROOT BARRIERS AS SPECIFIED. THE TREE ROOT BARRIERS SHALL BE EITHER PRODUCT UB 48-2 AS MANUFACTURED BY DEEPROOT PARNTERS, L.P., 81 LANGTON STREET, SUITE 4, SAN FRANCISCO, CA 94103 (800.458.7668), OR APPROVED EQUAL. THE BARRIER SHALL BE BLACK, EXTRUDE PANELS, OF 0.80" (2.03MM) WALL THICKNESS IN MODULES 24" (61CM) LONG 48" (122 CM) DEEP, MANUFACTURED WITH HOMOPOLYMER POLYETHYLENE WITH ADDED ULTRAVIOLET INHIBITORS; RECYCLABLE. EACH 2 FOOT (61CM) SECTION SHALL HAVE:

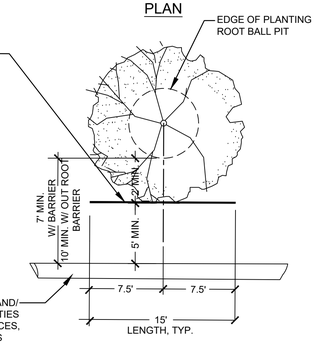
NOT LESS THAN 4 MOLDED INTEGRAL VERTICAL ROOT DIRECTING RIBS OF A MINIMUM 0.080" (2.03MM) THICKNESS PROTRUDING 1/2" (12.7MM) AT 90° FROM INTERIOR OF THE BARRIER PANEL, SPACED 6" (154 MM) APART.
SEE PANEL DRAWING.

AN INTEGRATED JOINING SYSTEM PROVIDING FOR INSTANT ASSEMBLY BY SLIDING ONE PANEL INTO ANOTHER.

B. CONSTRUCTION AND INSTALLATION
1. THE CONTRACTOR SHALL INSTALL THE TREE ROOT BARRIERS WITH THE NUMBER OF PANELS AND IN THE MANNER SHOWN ON THE DRAWINGS. THE VERTICAL ROOT DIRECTING RIB SHALL BE FACING INWARDS TO THE ROOT BALL AND THE TOP EDGE SHALL BE 1/2" TO 1" ABOVE GRADE. EACH OF THE REQUIRED NUMBER OF PANELS SHALL BE JOINED IN A LINEAR FASHION AND PLACED ALONG THE ADJACENT HARDSCAPE OR WHERE SPECIFIED TO FORM A CIRCLE AROUND THE ROOT BALL.

2. EXCAVATION AND PREPARATION SHALL CONFORM TO THE DRAWINGS.





ROOT BARRIER LENGTH
ROOT BARRIER TO BE PLACED 15' ON CENTER OF TREE

ROOT BARRIER DETAIL
NOT TO SCALE

LANDSCAPE AND ROOT BARRIER NOTE:

1.) TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREON.

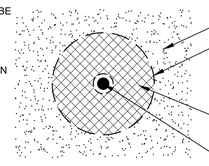
2.) TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PBCUE WITHOUT PRIOR DEPARTMENT APPROVAL.

3.) ONLY SOD CAN BE INSTALLED WITHIN 7.5' MINIMUM OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND THE DEPARTMENT.

4.) SOD ONLY SHALL BE INSTALLED WITHIN 5' MINIMUM OF ANY DEPARTMENT WATER METER.

5.) WHEN INSTALLING A SOLID ROOT BARRIER PANEL SYSTEM, THE PANEL RIBS MUST FACE THE ROOT BALL. *

NOTES:
1. MULCH RINGS SHALL BE PROVIDED FOR ALL TREES AND PALMS PLANTED IN SODDED AREAS OR AS OTHERWISE NOTED ON LANDSCAPE PLAN.



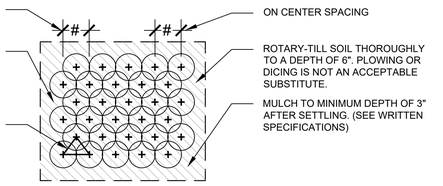
SOD

- MULCH RING SHALL BE CUT INTO A 'PERFECT' CIRCLE'.
- EDGES TO BE WELL-FORMED AND CRISP WITH VERTICALLY STRAIGHT CUTS.
- MULCH RING SHALL MEASURE 5' IN DIAMETER OR EXTEND TO THE EDGE OF THE DRIP LINE, WHICHEVER IS GREATER.

MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING. MULCH SHOULD NOT BE IN DIRECT CONTACT WITH THE TRUNK. (SEE WRITTEN SPECIFICATIONS)

TREE OR PALM TRUNK

MULCH RING IN SOD DETAIL
NOT TO SCALE



SPREAD OF PLANT

CLEAN TOPSOIL OF ANY ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIAL DETRIMENTAL TO PLANT GROWTH

TYPICAL TRIANGULAR SPACING OF PLANTS TO INSURE FULL COVERAGE BY GROUNDCOVER.

ON CENTER SPACING

ROTARY-TILL SOIL THOROUGHLY TO A DEPTH OF 6". PLOWING OR DICING IS NOT AN ACCEPTABLE SUBSTITUTE.

MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING. (SEE WRITTEN SPECIFICATIONS)

GROUND COVERS & ROOTED CUTTING PLANTING DETAIL
NOT TO SCALE

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Urban Design
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Shoppes at Jupiter
Town of Jupiter, Florida
Planting Details

H:\PBS\Shoppes at Jupiter_22-064\RAM Reality Advisors, 2010\Drawings\Landscape Plan\2026.05.22_LP_Resubmittal_2026.05.29 Update.dwg

Date:	October 2025
Project No.:	22-064.001
Designed By:	JEV
Drawn By:	JEV
Checked By:	KT

Revision Dates:
10-13-2025 SUBMITTAL
01-22-2026 RESUBMITTAL
04-24-2026 RESUBMITTAL
05-22-2026 RESUBMITTAL

RESUBMITTAL

LA-6
of 8

SECTION 02950
TREES, SHRUBS AND GROUND COVER

PART I - GENERAL
By bidding on this project and/or signing a contract for landscape work, the Contractor acknowledges that he/she has read and understood these specifications in their entirety, that he/she has inspected the site, and that he/she will abide by all plans, specifications, and conditions found herein. Any perceived conflicts or concerns within the specifications or on the plant list, including unavailability of materials, are to be brought to the attention of the Landscape Architect prior to bid submission.

1.01 WORK INCLUDED
A. Contractor shall obtain or ensure that all necessary permits have been granted to the Owner for work on the Owner's properties or in any adjacent easements prior to commencement of work.
B. All planting and construction work shall be executed as shown on the provided drawings, schedules, and specifications.
C. Any additional work or materials required to install landscape elements as called for on the plans, specifications or plant list shall be provided and installed by the Contractor.
D. Finish Grade Elevations: 2 inch below top of pathway edging.
E. The Contractor shall be entirely responsible for all work until final acceptance by the Owner. The Contractor shall protect all materials and work against injury and shall provide and maintain all necessary guards for the protection of the public. He shall be held responsible for any negligence during the execution of the work.

1.02 QUALITY ASSURANCE
A. All work specified herein shall be performed by a single firm specializing in landscape work. The Landscape Architect and the Owner retain the right to approve any proposed subcontractors prior to awarding the contract.
B. Ship landscape materials with certificates of inspection required by governing authorities. Comply with all regulations applicable to landscape materials.
C. Package standard products with manufacturers certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
D. Provide trees, palms, shrubs and groundcover grown in a recognized nursery in accordance with good horticultural practice. Materials must be healthy and vigorous, free of disease, insects, eggs, larvae, and defects such as decay, rot, knots, sun scald, injuries, abrasions, and poor or unusual form. No collected material will be permitted unless specific written approval is granted.
E. Do not make substitutions. If specified landscape material is not available at time of planting, submit proof of non-availability and provide a list of proposed equivalent material. Once authorized, adjustments to the contract will be made. Owner is not financially responsible for unauthorized substitutions.
F. Plant materials of larger size than specified may be used if acceptable to Landscape Architect and if sizes of root balls are increased proportionately. Installation of larger sizes will not increase contract amount unless specifically authorized by Owner.
G. Owner and Landscape Architect reserve the right to inspect, approve or reject at any time plant materials or work either at the nursery or at the site which does not meet the condition in the plans, plant list or specifications.
H. The Contractor shall be responsible for planting the landscape in complete accordance with all applicable codes, ordinances, and laws. Any modification made to conform with said codes, laws and ordinances, after the bid is awarded, shall be completed at the Contractor's expense at no additional cost to the Owner.

1.03 SUBMITTALS
A. Certification: Submit certificates of inspections as required by governmental authorities, and manufacturers or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
B. Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
C. Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
D. Maintenance Instructions: Submit typewritten procedures for maintenance of landscape work, through final acceptance.

1.04 DELIVERY, STORAGE AND HANDLING
A. Packaged Materials: Deliver packaged materials in original containers showing manufacturer's guaranteed weight analysis and name of manufacturer. Protect materials from damage and deterioration during delivery and storage.
B. Trees, shrubs, and ground covers: Provide freshly dug trees, palms, and shrubs. Do not prune prior to delivery. All plants shall be handled and stored so that they are adequately protected from drying out, from sun or wind burn, and from any other injury at all times. Any plant determined to be wilted or burned may be rejected at any time, whether in the ground or not. Plants shall be handled only by their containers or root balls, not by stems or trunks. Trees that are scraped or scarred during delivery, storage, or planting will be rejected. The on-site storage area shall be approved prior to the delivery of any plant materials. Do not bend or bind plants in such a manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery.
C. Deliver plant materials after preparations for planting are complete, and plant immediately. Roots or balls of all plants shall be adequately protected at all times from sun and/or wind. Balled and burlapped (B&B) plants that cannot be planted immediately upon delivery shall be set on the ground and protected by having soil, wet peat, or other acceptable material covering the roots or balls keeping them moist.
D. Do not remove container grown stock from containers until planting time.
E. Label at least one tree, one palm and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name, if requested by Owner.
F. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.

1.05 JOB CONDITIONS
A. Proceed with and complete landscape work as rapidly as portions of site become available.
B. Utilities: Determine location of overhead and underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Forty eight (48) hours prior to digging, call the appropriate Utility Authority to have all utilities identified and marked in order to avoid conflicts.
C. Protection of Existing Structures: All existing buildings, walks, walls, paving, piping, and other items of construction and planting already completed or established shall be protected from damage. All damage resulting from negligence shall be repaired or replaced, including but not limited to marks on pavers and cracks within existing walkways caused by the Contractor. The Owner may, at his discretion have any damage repaired by others and subsequently costs back-charged to the Contractor.
D. Protection of Existing Plant Material: The Contractor shall be responsible for all unauthorized cutting or damage to existing trees or shrubs caused by careless operation of equipment, stockpiling of materials, etc. This shall include compaction by driving or parking inside the drip-line of any tree, or spilling of oil, gasoline, or other deleterious materials within the drip-line of any tree. No materials shall be burned.
E. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.

PART II - PRODUCTS
2.01 TOPSOIL
A. The Contractor is required to obtain a soil sample and perform a soil analysis test to determine the existing soil composition and conclude whether it complies with the composition criteria below.
B. Where topsoil does not meet the specified limits within the project site, it shall be furnished. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
C. Topsoil shall be friable, fertile soil with representative characteristics of local soils. It shall be free of heavy clay, marl, stone, extraneous lime, plant roots, refuse and/or solid waste, sticks, brush, construction demolition debris, and any other deleterious materials. There shall be no noxious weeds or weed seeds (i.e., nut grass, Bermuda grass and the like). In no case shall there be more than five percent (5%) by dry weight of clay lumps or stones larger than 1". It shall test in the pH range of 6.0 to 7.2 and shall contain no substance that will impede plant growth. The Contractor shall have topsoil laboratory-tested at his expense and approved by Landscape Architect or Owner prior to material delivery.

Topsoil shall conform to the following specifications:

COMPONENTS	DRY WEIGHT MEASURE	PARTICLE SIZE
Organic Matter	2% - 7%	
Silt/Clay	2% - 10%	< 0.074 mm
Sand	85% - 98%	0.075 - 3.00 mm
Gravel	0% - 5%	4.75 mm - 1 inch

The analysis shall also show the following ranges:

Soluble salt	.2 - 1.0mmmhos/cm
Nitrogen	25-150 PPM
Phosphorus	26 - 39 PPM
Potassium	50 - 250 PPM
Calcium	500 - 2500 PPM
Magnesium	50 - 500 PPM
Iron	2.5 - 25 PPM
Manganese	2.5 - 25 PPM
Zinc	2.5 - 25 PPM
Copper	1.3 - 5 PPM
Boron	0.5 - 1.5 PPM
Sulphur	15 - 200 PPM
Chlorine	less than 100 PPM
Sodium	less than 10
Nematodes	none

2.02 SOIL AMENDMENTS AND FERTILIZERS
A. Peat Moss: Peat moss shall be a commercial, baled sphagnum material, free of woody material, minerals, or foreign matter, with a pH range of 3.0 - 5.5.
B. Sand: Sand shall be clean, sharp, and free of all deleterious material.
C. Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
D. Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
E. Fertilizer: Fertilizer shall be a commercial grade, granular, slow release "pre-plant" type fertilizer.
   1. Fertilizer shall be delivered to the site in the original unopened container, bearing the manufacturer's guaranteed analysis. Any opened, caked, or damaged fertilizer will be rejected.
   2. Tree, palm, shrub and grass fertilizer shall be "UF (University of Florida) Formulated" product 8-2-12 or 8-2-13 with minor elements as an all-purpose fertilizer, or equal, and applied according to the manufacturer's direction.
   3. Application of fertilizer shall be consistent with the current recommendations of the Green Industries - Best Management Practices.
   4. Fertilizer shall be applied by an individual who has successfully completed the GI-BMP program and holds a current Urban Fertilizer License or as required by the State and Local Ordinances.

2.03 WATER
A. All water necessary for planting and maintenance shall be of satisfactory quality to sustain adequate growth of plants and shall not contain harmful, natural or man-made elements detrimental to plants.

2.04 OTHER LANDSCAPE PRODUCTS
A. Mulch: Mulch shall be shredded Melaleuca, Eucalyptus, Grade "A" Pine Bark Nuggets, or approved equal, free of foreign materials and weed seeds. Minimum depth after settling shall be 3".
B. Guying and Bracing: Tree guying and bracing shall be the responsibility of the Contractor in accordance with the planting details to insure stability and maintain plants in an upright position.
C. Anti-desiccant: Anti-desiccant shall be "Wiltpruf" or equal, if specified on plans.
D. Tree Wound Paint: Tree wound paint shall be an asphaltic base paint containing an antibacterial agent, specially prepared for tree surgery work.
E. Super Absorbent Polymer: "Terra Sorb" or approved equal as packaged in 3 oz. Handy Pac composed of synthetic acriamide copolymer, potassium, acrylate. Particle size of 1.0 mm to 3.0 mm and absorption rate of 300 times its weight in water, if specified on plans.

   Apply dry, using the following amounts:
   1. For trees and palms up to 36" diameter root ball, use one 3 oz. Handy Pac.
   2. For trees and palms over 36" diameter root ball use two 3 oz.
   3. Handy Pacs. Broadcast throughout planting hole and backfill as per manufacturers specifications.

   For container grown plants:

Container Size	Application Rate
1 Gallon	1 Handy Pac / 9 Containers
3 Gallons	1 Handy Pac / 4 Containers
7-10 Gallons	1 Handy Pac / 2 Containers
20 Gallons	1 Handy Pac / 1 Container

2.05 PLANT MATERIAL
A. Plant list is part of this specification section. The Contractor shall be responsible for furnishing and installing all plant materials shown on the drawings and plant list. In case of conflict between the two documents, the drawings shall rule.
B. Quality: Trees, palms, shrubs, and other plants shall be Florida #1 or better as defined in the latest edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture and Consumer Services. Multi-trunked trees will not be accepted unless they are specifically specified in the planting plans. All plants shall have a normal habit of growth and shall be sound, healthy, and vigorous. Trees shall have normal well-developed branching structures and vigorous root systems that are not root or container bound.
   1. Balled and burlapped plants (BB or b&b) shall be dug with firm, natural balls of earth, of sufficient depth and diameter to include the fibrous and feeding roots. Plants with cracked, dry, or broken balls will not be accepted, nor will plants with root balls of insufficient size.
   2. All plants, other than those collected on site, shall be nursery grown in accordance with good horticultural practices and under climatic conditions similar to the site for at least two years. Transplanting or root pruning shall have taken place during growth.
C. Size: Plant sizes shown in the plant list are minimums. When a plant size is given by height and spread or by container size, all specifications are minimums to be met or exceeded. All trees and shrubs shall be measured when their branches are in a normal position. Spread dimensions specified refer to the main body of the plant and not from extreme branch tip to tip. Height is measured from the soil line to the average height of the canopy. Measurement does not include any terminal growth; the container or root ball is also not included.

   Unless otherwise specified, the determining measurement for trees shall be caliper, which shall be measured 6" above the ground for trees up to 4" in caliper, and 12" above the ground for trees over 4" caliper.

2.06 GRASS MATERIALS
A. Types: Sod type shall be as specified on the provided landscape plan and associated plant schedule.
B. Dimensions: The sod shall be taken up in commercial size rectangles, preferably 12-inch x 24-inch.
C. Measurement: Sod shall be measured on the basis of square footage. Contractor shall be responsible for complete coverage based on the square footage shown on plans; therefore, Contractor shall factor in cutting and shrinkage of materials.
D. The sod shall be sufficiently thick to insure live stand of live grass. The sod shall be live, fresh and uninjured, at the time of planting. It shall be a soil mat of sufficient thickness, at least 2" thick, adhering firmly to the roots to withstand all necessary handling. It shall be free of weeds and other grasses. It shall be planted as soon as possible after being dug, and shall be shaded and kept moist from the time it is dug until it is planted. After approval, the area from which the sod is to be harvested shall be closely mowed and raked as necessary to remove excessive top growth and debris.

2.07 REJECTION, SUBSTITUTION, AND RELOCATION
A. All plants not conforming to the requirements herein specified shall be considered defective and such plants shall be marked as rejected and removed from the site whether in the ground or not, at the Contractor's expense. Such removal shall take place immediately and new plants shall be brought in as replacements. The plant materials must meet all applicable inspections required by law.
B. The Owner or Landscape Architect also reserves the right to require that plants be relocated after installation if their initial installation does not conform to the plans or the intent of the plans, or if the original location poses an unforeseen threat to other facilities, human life, health, or safety, or to site utilities. Such relocation shall be at the Contractor's expense.

PART III - EXECUTION
3.01 GENERAL
A. Proceed with and complete landscape work as rapidly as portions of the site become available.
B. No planting shall be done until all operations in conjunction with the installation of the sprinkler system have been completed, final grades have been established, planting areas have been properly graded and prepared.
C. Adverse Conditions: When conditions potentially detrimental to plant growth are encountered during work, such as rubble or refuse fill, adverse drainage conditions, or obstructions, notify Owner or Landscape Architect before planting.
D. Work Scheduling: Work is to be scheduled to establish a logical sequence of steps for completion of each type and phase of landscape work, in such a way as to correspond with, and avoid damage and conflict with, other disciplines on site.
E. Coordination with Sod/Lawn: Plant trees, palms, and shrubs only after final grades are established, and prior to sodding or lawn establishment. If such planting must be done after lawn work, protect lawn/sod areas during planting and promptly repair any resulting damage.
F. Timing:
   1. Planting work shall not be started until the final subgrade has been established, berms have been constructed and fine finished grading completed.
   2. Under no conditions shall work be done if weather or soil conditions are not satisfactory.
G. Clean-up:
   1. At all times during the construction and installation, the site shall be maintained in a clean, orderly and safe condition. Streets and pavements shall be kept clean. Materials and equipment for planting work shall be limited to the quantity required for the particular phase of work currently underway on the job site.
   2. Protect landscape work and materials from damage due to landscape installation and maintenance operations, operations by other contractors and trades, and trespassers. Maintain protection during installation, Maintenance and Establishment periods. Treat, repair or replace damaged landscape work as directed.

3.02 SOIL PREPARATION
A. Grading and soil preparation work shall be performed only during periods when best results can be obtained. If the moisture content of the soil is high enough that work would damage soil structure, grading and tilling operations shall be suspended.

B. Before mixing in soil amendments, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth. Apply Herbicide for weed control as needed.
C. Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
D. For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
   1. Mix lime with dry soil prior to mixing of fertilizer.
   2. Prevent lime from contacting roots of acid-loving plants.

E. Unless drawings indicate otherwise, berms shall not exceed a 3:1 slope. Berms near buildings or in potentially troublesome drainage situations shall be checked for correct drainage by the project Engineer or Owner prior to planting.
F. Tree and shrub planting beds which fall within or near parking lot areas shall be completely excavated and back-filled with topsoil. All shell-rock or other base materials, and all subsoil and debris, shall be completely removed from beneath such planting areas, to a minimum depth of 24".
G. All tree and/or shrub planting areas within 36" of building foundations, and any other planting areas where significant buried construction debris is encountered, shall be excavated to a minimum depth of 24" and backfilled with topsoil as specified elsewhere in these specifications.

3.03 TILLING
A. Before mixing, clean soil of roots, plants, clay lumps, stones in excess of 1" in diameter, and other extraneous or potentially harmful materials.
B. After all soil conditioning (and topsoil if called for on plans) has been spread at specified rates, the areas to be planted should be thoroughly rotary-tilled to a depth of six (6) inches. Plowing or dicing is not an acceptable substitute for rotary-tilling.
   1. If the sprinkler system is installed after grading and tilling is completed, the backfill shall be re-tilled in the affected areas.
   2. When the subsoil, grading, topsoil addition, soil conditioning, and tilling have been accomplished, all areas so treated shall be compacted and settled by application of heavy irrigation to a minimum depth of twelve (12) inches. Erosion scars shall be repaired.

3.04 FINE FINISH GRADING
A. When preliminary grading has been completed and the soil has dried sufficiently to be readily worked, all lawn and planting areas shall be graded to the elevations indicated on the Engineering Plans. The top four (4) inches shall be completely free of stones larger than one (1) inch. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given. Positive drainage away from buildings shall always be maintained. Surface drainage shall be directed as indicated on the drawings by remodeling surfaces to facilitate the natural run-off of water. All depressions where water will stand, all voids, erosion, settled trenches and excavations, and all ridges and rises shall be amended and/or removed leaving a smooth, even finish grade. If additional amended topsoil is required to accomplish the intent of this specification, it shall be according to the foregoing specifications for topsoil.
   1. All area shall be graded so that the final grades are 2" below adjacent paved areas, sidewalks, valve boxes, mowing strips, clean-outs, drains, etc., with appropriate adjustments for varying sod thicknesses. The intent is for water always to drain away from paving into lawn/sod areas.
   2. Eliminating all erosion scars prior to beginning planting.
   3. The Owner and/or his representative shall approve all final finish grades prior to planting.

B. Prior to fine grading or the installation of plant material the Contractor shall obtain certification that the project area is at the grade levels proposed by the Civil Engineer or Landscape Architect from a licensed Surveyor. The Contractor shall fine grade the lawn and planting areas to bring the rough grade up to final finished grade allowing for thickness of sod and/or mulch depth.

3.05 PLANTING TREES AND PALMS
A. Layout individual tree locations and areas for multiple plantings. Stake all locations and outline areas, then secure Landscape Architect's acceptance before the start of planting work.
B. Prior to preparation of tree pits, ascertain the location of all electrical cables, all conduits, all utility lines, oil tanks and supply lines, so that proper precautions may be taken not to disturb or damage any existing conditions. Properly maintain and protect existing utilities. Should such underground or overhead obstructions be encountered that interfere with planting, the Contractor will inform the Landscape Architect or Owner's representative and shall be consulted as to the adjustment of the location of plants to clear such obstruction or the relocation of the obstruction.
C. Tree pit locations shall be staked by the Contractor and approved by the Owner or Landscape Architect before digging. Pits shall be excavated to the depth and width indicated and all subsoil removed.
D. Protect all areas from excessive compaction by foot traffic or machinery when bringing trees to the planting area.
E. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is at least twice the width of the original plant container or ball. In all cases the holes shall be large enough to permit handling and planting without damage to the roots or root ball.
F. Excess soil shall be removed from the site unless directed by Owner or the Owner's representative. If the excess soil will not be used, it is the responsibility of the Contractor to remove and dispose of the discarded soil off site in an acceptable manner.
G. Tree pits shall be backfilled with a topsoil mixture as specified elsewhere in these specifications. Palm tree pits will be backfilled with a mixture of up to 95% sand and 5% organic material.
H. Add fertilizer to tree pits as specified elsewhere in these specifications.
I. Set balled and burlapped stock on a layer of 50% native soil and 50% topsoil compacted to a 6" depth. Loosen burlap from top of sides of the ball but no burlap shall be pulled from underneath. Remove non-organic binding material (if any) from tree ball. Immediately cut any damaged roots with clean shears. Using a plumb to assure that the tree is properly upright, begin filling the hole and tamping the fill material. When the hole is 2/3 filled, water thoroughly and probe with a stick to be sure that no air pockets remain. Re-plumb, complete filling the hole, re-tamp, and water again.
J. Set container-grown stock as above, taking care not to damage roots when removing the container
K. During planting, do not cover the top of the root ball with the soil mixture. All rope, wires, burlap material, etc., shall be removed from the root ball. No synthetic burlap is allowed on any plant material. Synthetic burlap is unacceptable for rootballs. Trees shall be planted so that the top of the root ball is 2" above final grade. Allow for settling. Any trees resting deeper or higher must be either reset or replaced at the discretion of the Owner or Landscape Architect; such work shall be at the Contractor's expense.
L. Create a watering basin around each tree at least as wide as the root ball in diameter formed by a circular ridge of soil at least 6" high.
M. Each planting basin shall be mulched to a minimum depth of 3" (after settling). Mulch shall not be applied until the tree has been thoroughly watered and two days have elapsed. Mulch should be placed so that it is not in direct contact with trunks.
N. All trees are to be staked or guyed per these specifications. All stakes shall be painted a conspicuous color or shall be flagged for visibility and public safety; guy wires shall be flagged.
O. Palms shall be planted per above specifications.

3.06 PLANTING SHRUBS, VINES, AND GROUND COVERS
A. The locations of all plants, bed outlines and all other areas to be planted shall be clearly marked with agricultural gypsum or landscape marking paint then approved by the Owner or Landscape Architect before any holes are dug.
B. No planting shall be done until the area concerned has been satisfactorily prepared in accordance with these specifications.
C. No more plants shall be distributed in the planting area on any work day than can be planted and watered in that day.
D. Unless otherwise indicated, all plants shall be planted in pits, centered as called for on the plant list, and set in 24" depth of topsoil as specified elsewhere in these specifications to such depth that the soil line of the plants will match the surrounding grade after settling. Plants shall be planted in a vertical position and oriented to give the best possible appearance or relationship to adjacent structures or features. Remove all inorganic containers or binding. All damaged roots shall be cut away cleanly. Planting soil shall be placed and compacted carefully to fill all voids and avoid root injury. When the hole is 2/3 filled, water thoroughly. The hole shall then be filled to finish grade and a shallow saucer shall be formed around each bed. After settling, soil shall be added as needed to bring the hole to grade level.
E. Azaleas and other ericaceous and acid-loving plants shall be backfilled with a mixture of 20% topsoil and 80% acid peat. They shall be set so that the bases of the plants are slightly higher than they grew in the container or nursery after settling. At no time shall lime in any form be brought into contact with the plants or their roots. Mulch with pine straw unless noted otherwise.
F. Add fertilizer to plants as outlined in section 2.02.
G. Vines shall be planted in pits containing at least 2 cubic feet of prepared topsoil. They shall be planted in the same manner as shrubs, and shall be mulched. Vine stems shall be fastened to walls, trellises, etc. as specified in the drawings.
H. Groundcover plants shall be laid out in their proposed planting locations without being removed from their containers after the soil is properly prepared per these specifications. Planting methodology is the same as for other shrubs.
I. Any plants which, after settling, rest significantly higher or even slightly lower than they grew in the nursery or container are subject to resetting or replacement at the discretion of the Owner or Landscape Architect. Such work shall be at the Contractor's expense.
J. If called for in the plans, landscape edging shall be installed as specified.
K. All planting beds and individual plantings shall be mulched with a minimum of 3" (after settling) of mulch as specified in this document. Mulch shall be free of weed seeds and other foreign matter.

3.07 ANNUAL AND SEASONAL COLOR BEDS
A. Beds shall be mounded to a height 6" on top of the existing grade and composed of 50% topsoil and 50% compost.
B. Soil shall be covered with ½" - 1" deep layer of Pine Fines Mulch or comparable product.

3.08 PRUNING
A. All pruning shall be done in the presence of, and with the approval of, the Owner or Landscape Architect. Only clean, sharp tools designed for the purpose shall be used. The goal of pruning is always to preserve and enhance the natural character of the plant. Pruning shall be done per modern horticultural practice (see National Arborist Standards, latest edition).
B. Pruning shall be limited to the minimum necessary to remove injured twigs, branches, and fronds, to compensate for root loss suffered during digging and transplanting, and to thin and shape shrubs and trees. In no case shall more than 1/3 of the branching structure be removed. Damaged, scarred, frayed, split, or skinned twigs, branches, or limbs shall be pruned back to the next sound outside lateral bud, branch or limb. The terminal bud or leader shall never be removed.
C. Prune trees and shrubs to retain required height and spread. Remove the minimal amount of wood necessary on flowering trees and shrubs. Remove only dead or dying fronds from palms. Cuts over 3/4" in diameter shall be treated with tree wound paint; all exposed living tissue shall be covered.
D. Existing Trees: If indicated on drawings, Contractor shall prune and thin existing trees on site. The use of climbing spurs is prohibited. All diseased, dead branches and those interfering with healthy plant growth shall be removed. Also, remove root suckers, low branches, and any others as directed by the Owner or Landscape Architect. Cuts shall be flush with the trunk or limb and shall be painted with tree paint. Remove any nails, wires, etc. fastened to the tree.

3.09 PLANTERS - DECORATIVE OR STRUCTURAL
A. If specified, landscaping in planters shall be installed using the following method:
   1. Install 4" deep layer of fine crushed stone in bottom of planter.
   2. Install filter fabric over stone layer. Turn up edges of fabric all around.
   3. Install planting soil mix over filter fabric to within 3½" of top for planter. Do not compact planting soil.
   4. Install plant material as specified elsewhere in these specifications.
   5. Install 3" of mulch over planting soil.

3.10 SODDING NEW LAWNS
A. The Contractor shall sod all areas indicated and noted on the drawings. No sodding shall occur until areas to be sodded are cleared of any rough grass, weeds and debris, the ground brought to an even grade and specified amendments have been added. See details for specific amendments as per sod type.
B. Whenever a suitable area has been graded and is ready for sodding the Contractor shall, when directed by the Landscape Architect, proceed at once with the sodding of the available areas. Sodding shall be incorporated into the project at the earliest practical time in the life of the contract. No sod which has been cut for more than seventy two (72) hours shall be used unless specifically authorized by the Landscape Architect or Owner after his careful inspection thereof. Any sod which is not planted within twenty four (24) hours after cutting shall be stacked in an approved manner and maintained properly moistened.
C. The sod shall be placed on the prepared surface, with edges in close contact, and shall be firmly and smoothly embedded by light tamping with appropriate tools. Sod shall be rolled with 1,000 lbs. roller unless waived by the Landscape Architect or Owner.
D. Where sodding is used in drainage ditches, sod panels shall be set in a staggered pattern, such as to avoid a continuous seam along the line of flow. Offsets of individual strips shall not exceed six (6) inches. At the inside of the curbs, sod shall abut squarely and evenly.
E. On areas where the sod may slide, due to height and slope, the Landscape Architect or Owner may direct that the sod be pegged, with pegs driven through the sod blocks into firm earth, at suitable intervals.
F. Any pieces of sod which, after placing, show an appearance of extreme dryness shall be removed from the work.
G. Where placement of new sod abuts existing sodded areas, new sod must be placed in such a manner as to produce an even transition to existing sodded areas.
H. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas.

PART IV MAINTENANCE, ESTABLISHMENT AND WARRANTY PERIODS
4.01 MAINTENANCE AND ESTABLISHMENT PERIOD
A. The Maintenance Period shall begin immediately after each plant is planted, and the Contractor shall continuously maintain all areas involved in this contract during the progress of the work.
B. The Establishment Period shall begin on the first day after all planting and installation of all landscape elements is completed and initially accepted. The Contractor shall continuously maintain all areas from initial acceptance until final acceptance by the Owner. The Establishment Period shall continue for not less than ninety (90) continuous calendar days. Hurricane cut Sabal Palms shall have an Establishment Period of not less than one hundred and eighty (180) continuous calendar days. The Establishment Period will end at the time the project is given final acceptance. An inspection shall be made by the Owner or Landscape Architect to accept the completed work and issue a determination of substantial completion. Inspections may be performed on all or partially completed phased work under the Contract, as directed by the Owner.
C. Maintenance of new plantings shall consist of, but not necessarily be limited to, pruning, watering, cultivating, weeding, mulching, tightening or replacing guys and stakes, resetting plants to proper positions, furnishing and applying sprays as necessary to combat insects and disease, litter control, rolling, fertilizing and replanting.
D. Planting areas and plants shall be protected at all times against damage of any kind for the duration of the maintenance and establishment periods. If any plants are injured or damaged, they shall be treated or replaced as directed by the Owner or Landscape Architect at no additional cost. The Contractor is responsible for acts of vandalism or theft during the maintenance and establishment period unless this responsibility is assumed in writing by another party.
E. Restrict foot and vehicular traffic from all lawn and planting areas after seeding and planting operations. Erect signs and barriers if required and remove when lawn and plantings are well established and accepted by Owner.
F. The Contractor shall be responsible for maintaining adequate protection of the site. Areas damaged by the Landscape Contractor's men or equipment, or the men or equipment of his Subcontractor's, shall be repaired at the Landscape Contractor's expense.
G. The Contractor is responsible for keeping all plant materials adequately watered after installation even if the irrigation system is not operational. Plants shall receive a thorough watering immediately after planting. Afterwards, plants shall be watered during the maintenance and establishment periods per the requirements set forth in "Water Requirements for Newly Planted Grass, Ground Covers, Shrubs and Trees in Florida", distributed by South Florida Water Management District. In those areas where a permanent irrigation system will not be provided, the Contractor is responsible for implementing the Watering Program identified in the Landscape Plans.
H. The Landscape Contractor is responsible for keeping all plant materials adequately fertilized throughout the Maintenance and Establishment Periods. Fertilizer shall be applied at a rate to keep plant materials healthy. All fertilizer shall be done under the direction of a licensed fertilizer operator.
I. The Landscape Contractor shall control disease and pest infestations in the planting area. Upon approval, the Contractor shall implement the control measures, exercising extreme caution in using hazardous materials and taking all necessary steps to protect others on and near the job site. All disease and pest control shall be done under the direction of a licensed disease and pest control operator.
J. Herbicide Weed Control: All landscape areas shall be free of nut grass, torpedo grass, and other noxious weeds until final acceptance of work.
   1. "Round-up" shall be applied to all planting areas as needed and determined on-site by the Owner for weed control. Apply per manufacturers specifications.
   2. "Ronstar" pre-emergent or OWNER - approved equal, shall be applied 2 weeks before planting. Apply per manufacturers specifications.
   3. Apply "Fusilade" in all areas where torpedo grass has emerged. Apply per manufacturers specifications.
   4. Apply "Basagram" or "Marage" in all areas where nutgrass has emerged. Apply per manufacturers specifications.

K. Mowing of turf will commence ten (10) days after installation. The height of cut will be 3". After the first cut, the Contractor shall adjust the frequency of mowing so that at each operation no more than 1/3 of the grass blade is removed per cutting.
L. If the lawn surface becomes uneven or develops any low spots or gaps in the sod at any time during the maintenance or establishment periods, contractor to provide clean sand to fill all low spots and gaps to level the lawn surface. Roll the lawn immediately afterwards with a 1,000 lb. roller after thoroughly irrigating lawn. If required, level the lawn again, using the same procedure until a uniform level lawn surface is provided. Between the 15th and 20th day of the Establishment Period, the Contractor shall re-sod all spots or areas within the lawn where normal turf growth is not evident. Turf must be well established and free of bare spots and weeds to the satisfaction of the OWNER or Landscape Architect prior to final acceptance. All planted areas other than lawn shall be weeded at intervals of not more than ten (10) days.
M. Application of fertilizer to be done between the fortieth (40) and fiftieth (50) day of the establishment period. Landscape Architect or Owner are to be notified a minimum of forty eight (48) hours in advance.
N. Improper maintenance or poor condition of any planting at the time of the termination of the scheduled Establishment Period may cause postponement of the final acceptance of the contract. Any material found to be dead, missing, or in poor condition during the establishment period shall be replaced immediately. Maintenance shall be continued by the Contractor until the work is acceptable.
O. Inspection and Final Acceptance:
   1. In all cases the Landscape Architect will perform an initial and final inspection at the beginning and end of the Establishment Period, respectively. It is the responsibility of the Contractor to notify the Owner or Landscape Architect of the beginning and end of this period and to submit a written request for an inspection ten (10) days in advance.
   2. Following inspection(s), Landscape Architect will prepare a listing of outstanding items to be addressed prior to final acceptance. Final acceptance will be given once the outstanding items are completed, and the work performed to the satisfaction of the Landscape Architect and OWNER.
   3. Any material that is 25% or more dying shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died or when 25% of the crown is dead. A tree that has suffered significant leaf drop but shows signs of life may be left for later re-inspection. Such trees shall be subject to removal and replacement at any time up to and including the first re-inspection, as requested by the Owner or Landscape Architect. The Warranty Period for such trees shall not begin until after the second re-inspection.

4.02 WARRANTY PERIOD
A. Unless a different agreement is reached in writing between the Owner and the Contractor, all trees and other plant material, including ground covers, installed under this agreement shall be guaranteed to live and grow, and shall be warranted against defects, death and unsatisfactory growth for a period of one (1) year from the day of final acceptance of contract work.
B. Non-living landscape elements shall also carry a one (1) year guarantee on materials, labor, and workmanship.
C. Material found to be dead or in poor condition within the Warranty Period shall be replaced by the Contractor within fifteen (15) days of written notification by the Owner's representative. The Owner or Landscape Architect shall be the sole judges as to the condition of the material.
D. Materials and labor involved in the replacing of materials shall be supplied by the Contractor at no additional cost to the Owner.
E. Soil Testing: Should plant materials show yellowing or other signs of soil and/or nutritional problems, the Owner or Landscape Architect may request soil testing and analysis. Such testing will be at the expense of the Contractor.
   1. Soil problems (as revealed by testing) shall be corrected by application of corrective chemicals and nutrients, removal and replacement of soil, or other measures as agreed upon by all parties. All such measures shall be at the Contractor's expense unless clear evidence establishes that the soil problem is not pre-existing and is caused by factors beyond the Contractor's control.
F. Replacement and Conditions:
   1. Materials will be replaced as many times as necessary to satisfy the OWNER'S representative and the specifications. All replacement costs will be the responsibility of the Contractor.
   2. Replacements will be of the same size, species, and specifications as the original. No additional soil additives will be required unless significant amounts of soil mix are lost before or during replacement.
   3. Plant losses due to abnormal weather conditions such as floods, excessive wind damage (on properly staked or guyed trees), severe freezing, or hail will not be the responsibility of the Contractor.
   4. Deciduous materials will be guaranteed to break dormancy at the proper season. Materials planted during their normal dormant period will be guaranteed to resume normal growth at the proper time for that species.

LANDSCAPE NOTES
GENERAL:
1. All proposed material shall be Florida No. 1 or better as set forth in "Grades & Standards for Nursery Plants," Part 1&2, Florida Dept. of Agriculture and Consumer Services, latest edition. No deviations will be permitted.
2. By submitting a bid, the landscape contractor is responsible for providing the material specified on the plans. No substitutions will be accepted without prior written approval and acceptance by the Owner or his representative, or Landscape Architect.
3. Materials to be hand-selected at the discretion of the Owner or his representative, or Landscape Architect.
4. All work shall proceed in a professional manner in accordance with standard nursery and installation practice.
5. Quantities on plant list are for convenience only. Landscape Contractor is responsible for all plants shown on planting plans. When discrepancies occur between plant list and planting plans, the plans are to override the plant list in all cases. Contractor is responsible for confirming sod quantities and certifying such to the Owner or his representative.
6. Contractor is responsible for locating all underground utilities prior to digging. Notify the Owner or his representative, or the Landscape Architect immediately regarding discrepancies or conflicts.
7. Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.
8. Owner or Landscape Architect to be immediately notified of any discrepancies found in field.
9. Owner or his representative, or Landscape Architect reserve the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.
10. Existing plant material to be removed, except as noted.

TREES & PALMS
1. All trees, new and relocated, to be staked and guyed as detailed.
2. No double or multi-trunk trees unless otherwise specified.
3. Face of trees and palms to be located a minimum of 2'-0" off all sidewalks/bike paths or other paved surface, unless otherwise notated on plans.
4. Root suckers on Live Oaks are not acceptable.
5. All trees falling within grassed areas to have a mulch ring 3' in diameter, mulched 3" deep with no more than 1" deep directly adjacent to the trunk of the tree.

PLANTING BEDS
1. Groundcover and shrubs to be laid out in a uniform and consistent pattern.
2. All planting beds to receive mulch per plans.
3. Landscape Contractor is responsible for verifying that clean top soil, meeting the attached specifications, exists in each planting bed prior to planting. Contractor shall add or amend top soil if necessary. Tree pits shall be backfilled as noted in attached specifications. Excavate all shrub and groundcover beds as specified and backfill with planting soil per specifications.
4. All existing paving base material to be removed from planting areas and replaced with

Tree Protection Plan

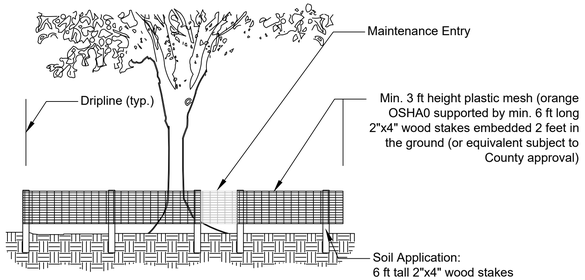
Prior to clearing any of the property for development, the contractor will do the following items:

Clearly identify and tag all trees using either plastic ribbon tied around the tree trunk or a tag that is attached to the tree trunk. The numbers shown on each tag shall correspond to the number identified on the Tree Disposition Tabular and/or the Tree Survey.

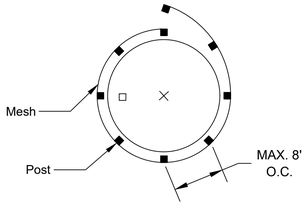
Prior to site clearing and tree removal, trees to be preserved, mitigate, relocated on-site, relocated off-site, or removed shall be identified using different color plastic ribbon or tag.

Place barricades to protect the root zones of the native vegetation to be preserved. All barricades are to remain in place until all construction activities are complete.

Trees to be preserved shall be barricaded with a minimum 3-foot high plastic mesh (orange OSHA) supported by 6-foot length 2"x4" wood stakes embedded a 2 feet in the ground or equivalent as approved in conjunction with the Final Site Plan or Final Subdivision Plan.



PLAN VIEW



Installation Notes:

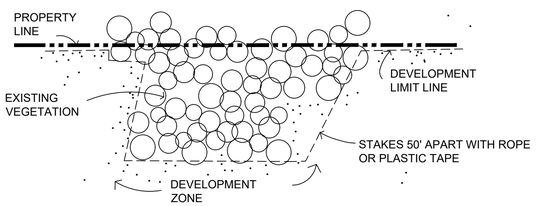
A. Space posts maximum, every 8 ft.
B. Secure fencing to post with nylon cable ties

Plastic and/or wood strips may also be used to provide additional support and protection between ties and posts.

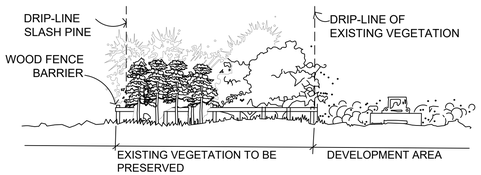
WOOD STAKES CONNECTION

TREE PROTECTION BARRIER DETAIL

Unless conditioned in the vegetation removal permit, groups of trees or areas of vegetation to be preserved shall not require protective barriers. These areas will be marked by stakes installed at a maximum of 50' apart with rope or plastic tape attached to said stakes around the perimeter of the protected area.



Sturdy wood posts and rails shall be used to ensure that barricades can withstand construction activity.



Protective barriers or markings shall remain in place until they are authorized to be removed by staff or receipt of a CO.

There shall be limited development within tree preservation areas:

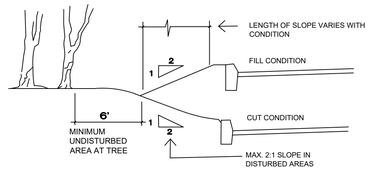
- maintained in its natural state
- provide permeable landscape natural. i.e., grass, mulch
- conform to governing landscape code.

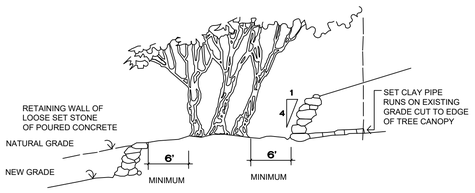
There will be no attachment of signs, etc. to vegetation unless of a non-damaging character.

Light machinery or hand-labor is to be used if vegetation is to be installed in preservation areas.

No grade changes shall be made within tree preservation areas, which require trenching or cutting of roots unless conditioned. Utility lines shall be installed to protect root systems as much as possible.

No removal of soil or fill in tree preservation areas shall occur.





RETAINING WALLS AROUND EXISTING TREES

No clearing shall commence until all protection devices are installed , inspected and approved by the Zoning Division and Environmental Resource Management Department.

TREE RELOCATION PROGRAM

Plant Species Requirements

Live Oaks - Best time to move is in their dormant season. Worst time to move is in the spring because of their flush of new growth and lack of precipitation. They should be root pruned at least two weeks in advance of the move and need to be watered in heavily the first two weeks after transplanting.

Root Pruning and Transplanting

When it is determined that a tree or palm needs to be transplanted, it is beneficial and sometimes required that the plant be root pruned. Root pruning is done to reduce the size of an existing root ball in preparation for transplanting. The root ball is reduced to create a new root system large enough to sustain life in the tree/palm while making its move more effective for transportation. The time it takes for the root system to develop before transplanting will vary from tree to tree, depending on soil moisture content. An estimated wait time follows in the schedule listed below.

1. Clear the area around the tree that has been selected.

2. Determine the size of the root ball that is being prepared.

Tree Caliper	Root Ball
2-4"	36-42"
4-6"	42-48"
6-8"	48-60"
8-10"	72-84"
12-14"	84-96"
14-16"	96-108"
16-18"	108-120"
18-20"	120-132"
20-24"	132-144"
24-28"	144-156"
28-32"	156-168"
32-36"	168-180"

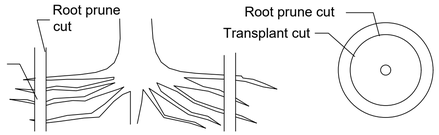
Sabal Palms	4' Root Ball
Coconut Palms	4-5' Root Ball
Queen Palms	4' Root Ball
Canary Island Date Palms	5-6' Root Ball
Reclinata Palms	6-8' Root Ball
Paurotis Palms	6-8' Root Ball
Sago Palms	3-4' Root Ball
Royal Palms	5-6' Root Ball

3. Palms may be cut on three sizes leaving the open side toward the strongest northeast winds.

4. Broadleaf trees should be cut on two sides initially opposite each other.

Transplant cut

5. Once the ball size has been determined, mark the spot around the ball and prepare for a 1' trench around the tree. Use sharp spades for root pruning and do not cut under the root ball. Leave old cut roots on top of root ball.



6. Fill trench with existing soil with 1/3 peat humus mixed in. Leave a depression to hold water.

7. Irrigate with a mist head at root ball to help promote feeder roots and maintain watering.

8. Wait time after root pruning until transplanting per individual specifications, for differing types of plant material.

Ficus Trees	6 weeks to 90 days
Palms	6 weeks to 90 days
Oaks, 6" and under	6 weeks to 90 days
Oaks, 6" - 12"	90 days to 6 months
Oaks, 12" and above	6 months to 1 year

9. Fertilize top of ball with milorganite after root pruning.

10. Some bracing may be required after root pruning.

11. A full top will encourage feeder root growth. Previous to transplanting, remove enough top growth to balance the smaller root system. Thin out and trim back unwanted foliage and branches.

12. Cut trench for transplanting outside of root pruned trench to allow for feeder roots.

13. Lift tree from one side to break suction and peel off root ball. If it doesn't break then dig under to sever roots.

Specifications:

1. Contractor shall be responsible for locating any and all underground utilities or obstructions prior to commencing work. In case of conflict with proposed work, notify landcape architect prior to commencement of work.

2. Contractor shall provide adequate irrigation to assure the healthy establishment of relocated trees.

3. Pruning of limbs shall occur only as necessary to facilitate relocation and shall maintain the natural shape and charracter of tree.

4. Finish grade for top of tree plug shall meet the proposed finsih grade after relocation.

5. All plant materials shall be relocated to freshly dug holes with similiar size and type of tree moving equipment. The holes should be filled 1/3 with water, place tree, back fill and water in thoroughly, being sure to avoid air pockets. Provide 4"-6" dish around newly dug plant material to retain water. Water thoroughly after planting as specified.

6. All trees exhibiting shallow root systems shall be staked as required.

7. Prune, thin out and shape relocated trees, shrubs and understory in accordance with desired effect of the landscape architect and to retain natural character. Remove all vines and exotic vegetation. Maintain relocated plant materials for a period of not less than 90 days. Maintain by watering, removing of exotic vegetation or weeds, providing insecticide applications and mulching.

8. The contractor shall protect trees during relocation procedures from scrapes, scars and undue breakage. Understory plant material moved with primary species shall be protected against damage.

9. Landscaping contractor shall provide a one (1) year warranty on all relocated material.

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Shoppes at Jupiter

Town of Jupiter, Florida
Tree Protection and Relocation

H:\JDBS\Shoppes at Jupiter_22-064\RAM Realty Advisors_001\Drawings\Landscape Plan\2026.05.22_LP_Resubmittal_2026.05.29 Update.dwg

Date:	October 2025
Project No.:	22-064.001
Designed By:	JEV
Drawn By:	JEV
Checked By:	KT

Revision Dates:

10-13-2025 SUBMITTAL
01-22-2026 RESUBMITTAL
04-24-2026 RESUBMITTAL
05-22-2026 RESUBMITTAL

RESUBMITTAL

LA-8
of 8

VIEW POINT '1'

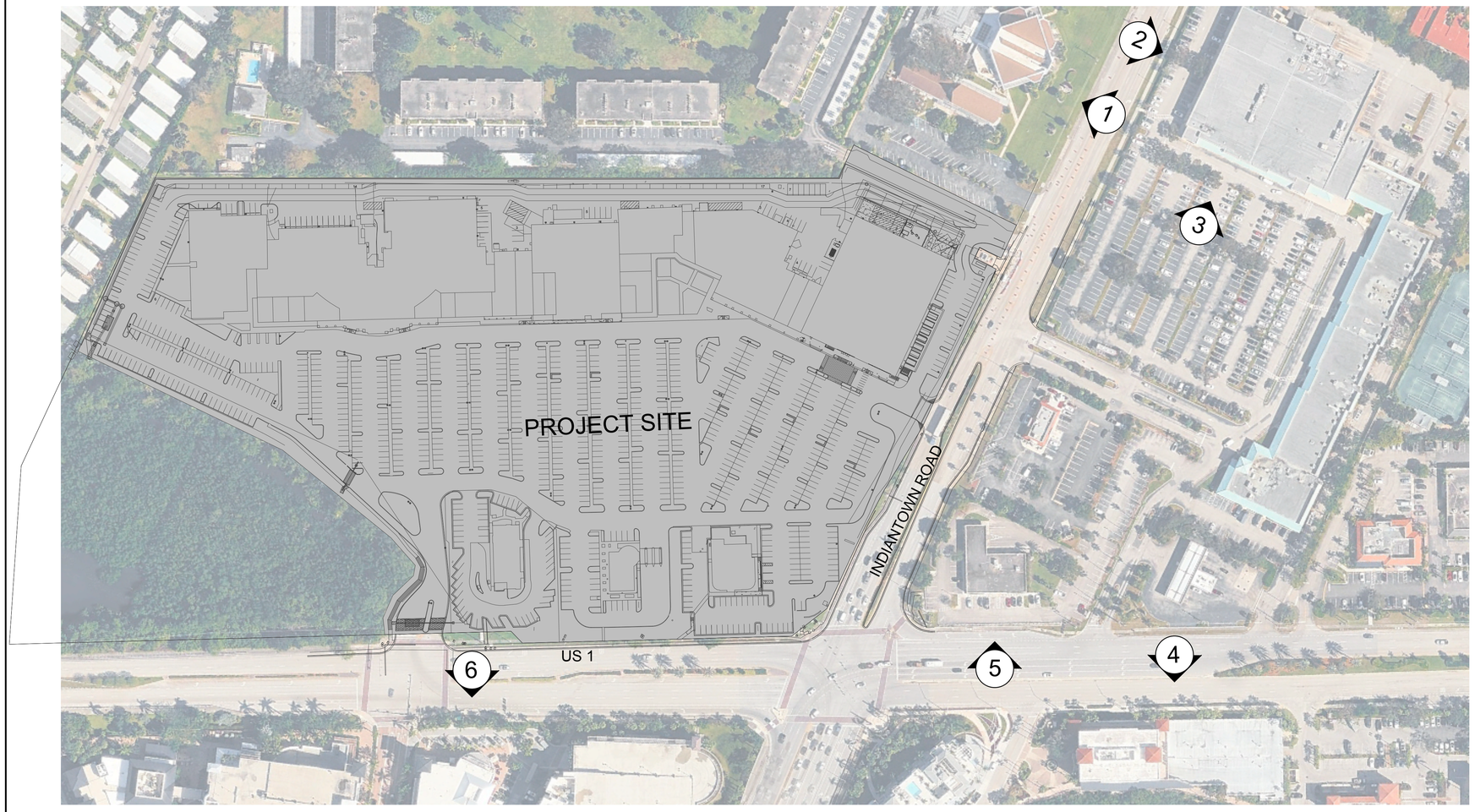
VIEW POINT '2'

VIEW POINT '3'

VIEW POINT '4'

VIEW POINT '5'

VIEW POINT '6'



SHOPPES AT JUPITER DEVELOPMENT
ARCHITECTURAL COMPLIANCE STATEMENT

1. ENVIRONMENTAL ASSESSMENT

The subject parcel is an existing shopping center located on the northeast corner of the intersection of Indiantown Road and US #1, Federal Highway, in the Town of Jupiter. This parcel has an area of approximately 24.92 acres with +/- 1,293 lf of frontage along US #1 and +/- 708 lf of frontage along Indiantown Road.

The property across the US #1 160' right-of-way is zoned 'US-1 ICW US-1 Intercoastal Waterway' with mixed uses and the property across the Indiantown Road 120' right-of-way and an existing shopping cneter zoned 'C-2 General Commercial'.

The abutting property to the east and north are zoned 'R-3 Residential Limited Multi-Family' with existing multi story residential buildings. This property includes a screen wall between the adjacent parcel and subject parcel.

2. SURROUNDING PREVALENT ARCHITECTURAL THEME

The architectural character of the surrounding area is a blend of a variety of architectural styles. The existing properties to the west are multi-story commercial buildings with varying roof lines, roof types and roof materials. The existing shopping center to the south has barrel tiled walkway canopies.

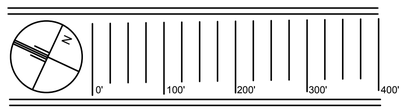
3. ARCHITECTURAL DESIGN STATEMENT

The proposed facade renovations include the removal of arched entry parapets to create unifying parapet types and entry features. New storefronts and entries will have storefront finishes to match existing storefronts. Low profile covered canopies with 'Gray' metal fascias replace the existing fabric awnings allowing for the incorporation of wood ceiling treatments and recessed lighting to enhance the pedestrian experience. Wainscots at larger tenant bays and along storefront kneewalls have stone veneer finishes. A 'White' uniform building color is used to unify the buildings to enhance the contemporary aesthetic.

The Contempary architectural design style incorporates low profile metal canopies with metal columns to enhance the linear aspect of the shopping center. This aesthetic incorporate the following items:

- Horizontal bands to trim roof parapets.
- Metal finished pedestrian canopy fascias.
- Metal finished canopy columns.
- Stone veneer wainscots.

VISUAL IMPACT ANAYLSIS



KEY PLAN

MARK	DESCRIPTION	DATE

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101 North Highway US 1
Jupiter, FL 33477

BUILDING

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SCALE	AS NOTED
ISSUE DATE	5.22.26
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BID DATE	

PROJECT

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CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-1

SHEET

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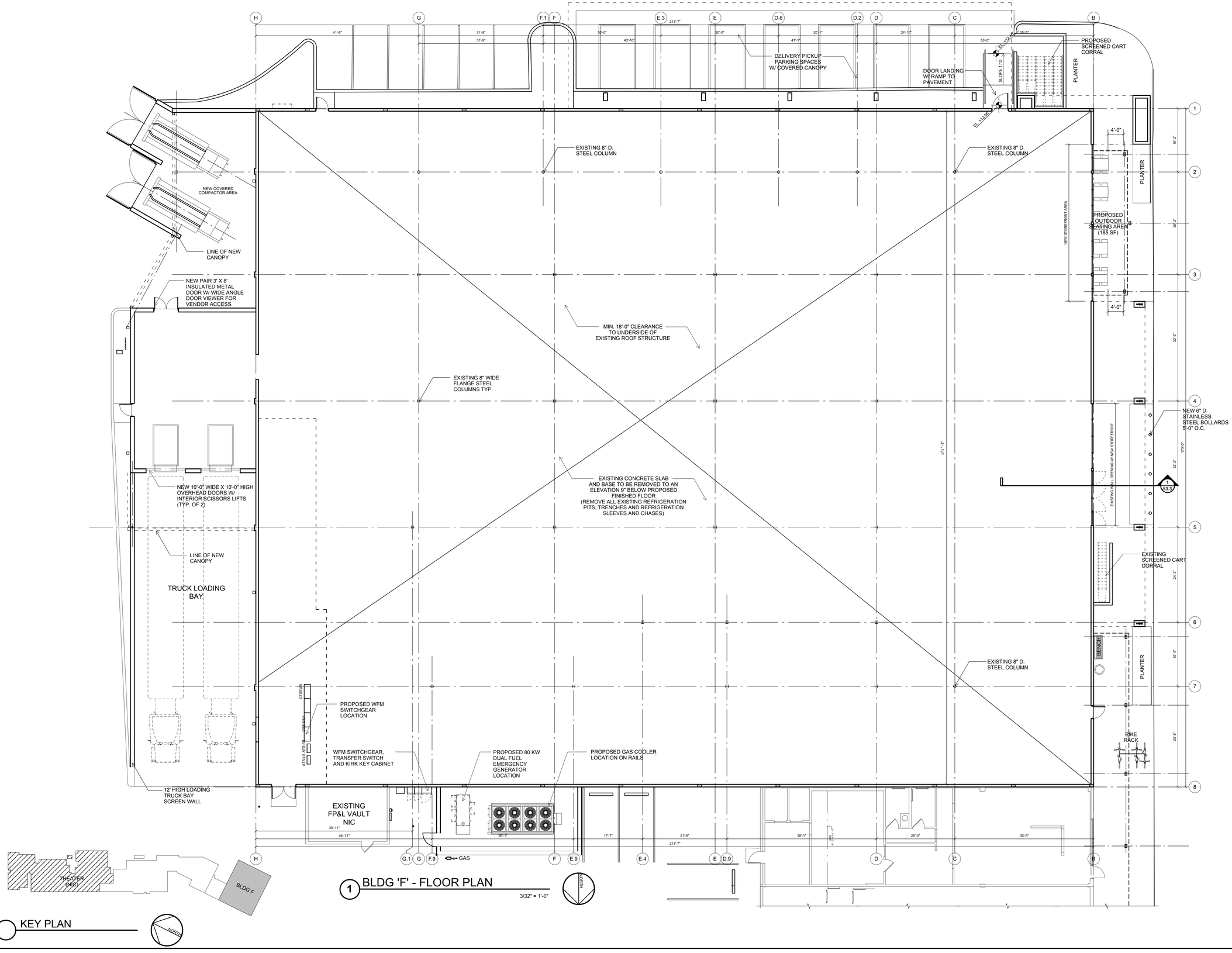

1 BLDG 'F' - FLOOR PLAN

3/32" = 1'-0"

KEY PLAN

25034 - A2.01-08 - 5.22.26
PLOT : 5.22.26

KEY PLAN

N

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PLAN TYPE	
SHEET NUMBER	A-2

SHEET

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MATCH LINE B-B

BAY D-6 / 8

BAY D-9

BAY D-4 / 5

BAY D-1

BAY D-2 / 3

BENCH

PROPOSED OUTDOOR SEATING AREA (740 SF)

PROPOSED OUTDOOR SEATING AREA (256 SF)

HOOD

Hallway

Inaccessible

Closet 2

BAY D-10A

BAY D-10B

BAY D-11A

BAY D-11B

BAY D-11C

BAY E-2

BAY E-3

BIKE RACK

NEW DUMPSTER ENCLOSURE

MATCH LINE A-A

MATCH LINE B-B

THEATER (NIC)

BLDG D

BLDG E

1 BLDG 'D / E' - FLOOR PLAN

3/32" = 1'-0"

KEY PLAN

NORTH

25034 - A2.01-08 - 5.22.26
PLOT : 5.22.26

KEY PLAN

MARK	DESCRIPTION	DATE

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BUILDING

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PLAN TYPE	
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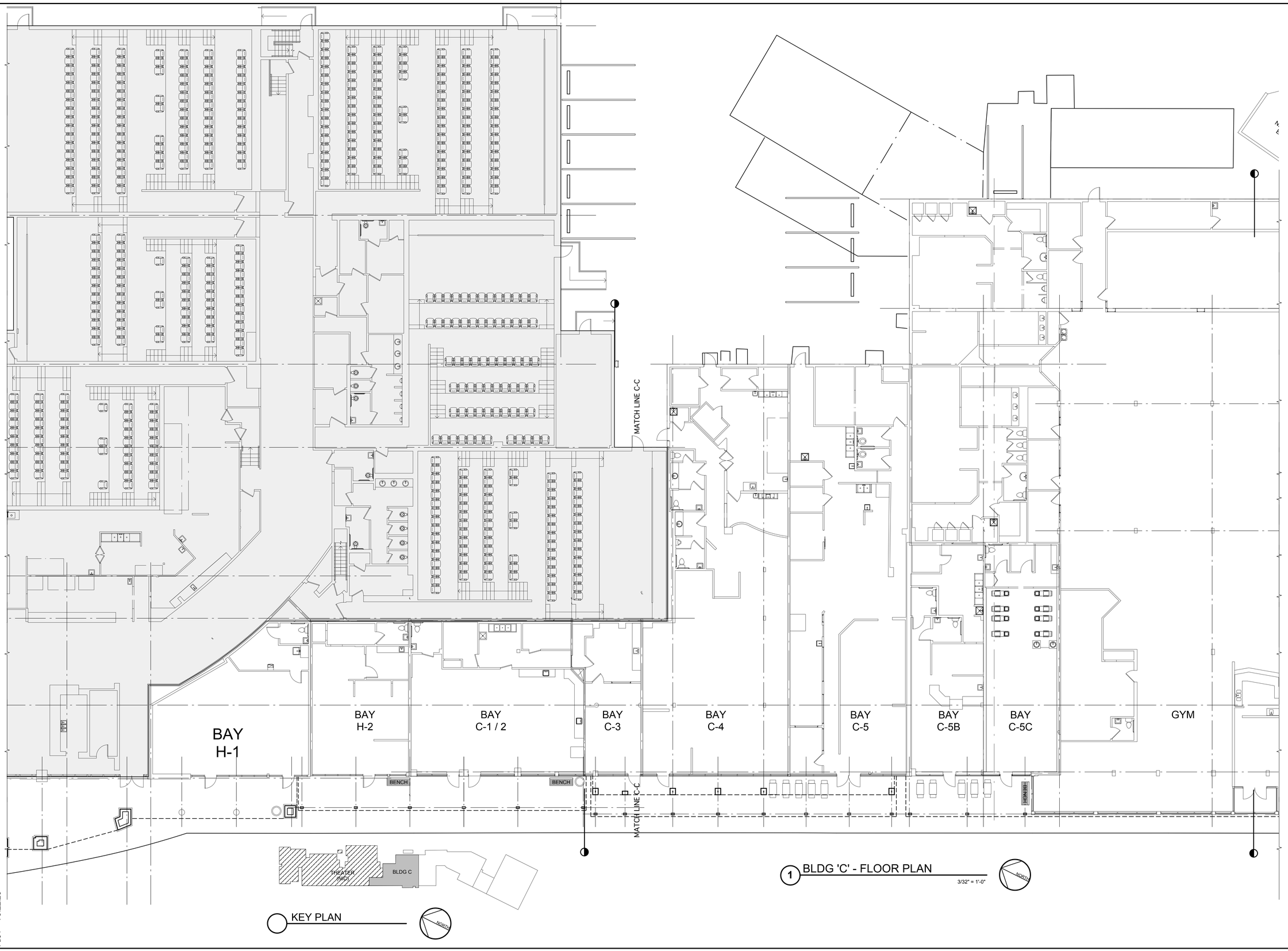

1 BLDG 'C' - FLOOR PLAN

3/32" = 1'-0"

25034 - A2.01-08 - 5.22.26
PLOT : 5.22.26

KEY PLAN

MARK	DESCRIPTION	DATE

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DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-4

SHEET

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MATCH LINE D-D

THEATER
(NIC)

B-2

B-3

G-1 / 2

BAY
H-1

BAY
H-2

BAY
C-1 / 2

BENCH

BENCH

BENCH

MATCH LINE D-D

1 BLDG 'B / G' - FLOOR PLAN

3/32" = 1'-0"

NOTE: EXISTING THEATER SEATING IS TO BE REDUCED BY 38 SEATS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR BUILDING F.

KEY PLAN

THEATER (NIC)

BLDG C

NORTH

NORTH

25034 - A2.01-08 - 5.22.26
PLOT : 5.22.26

KEY PLAN

MARK	DESCRIPTION	DATE

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DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-5

SHEET

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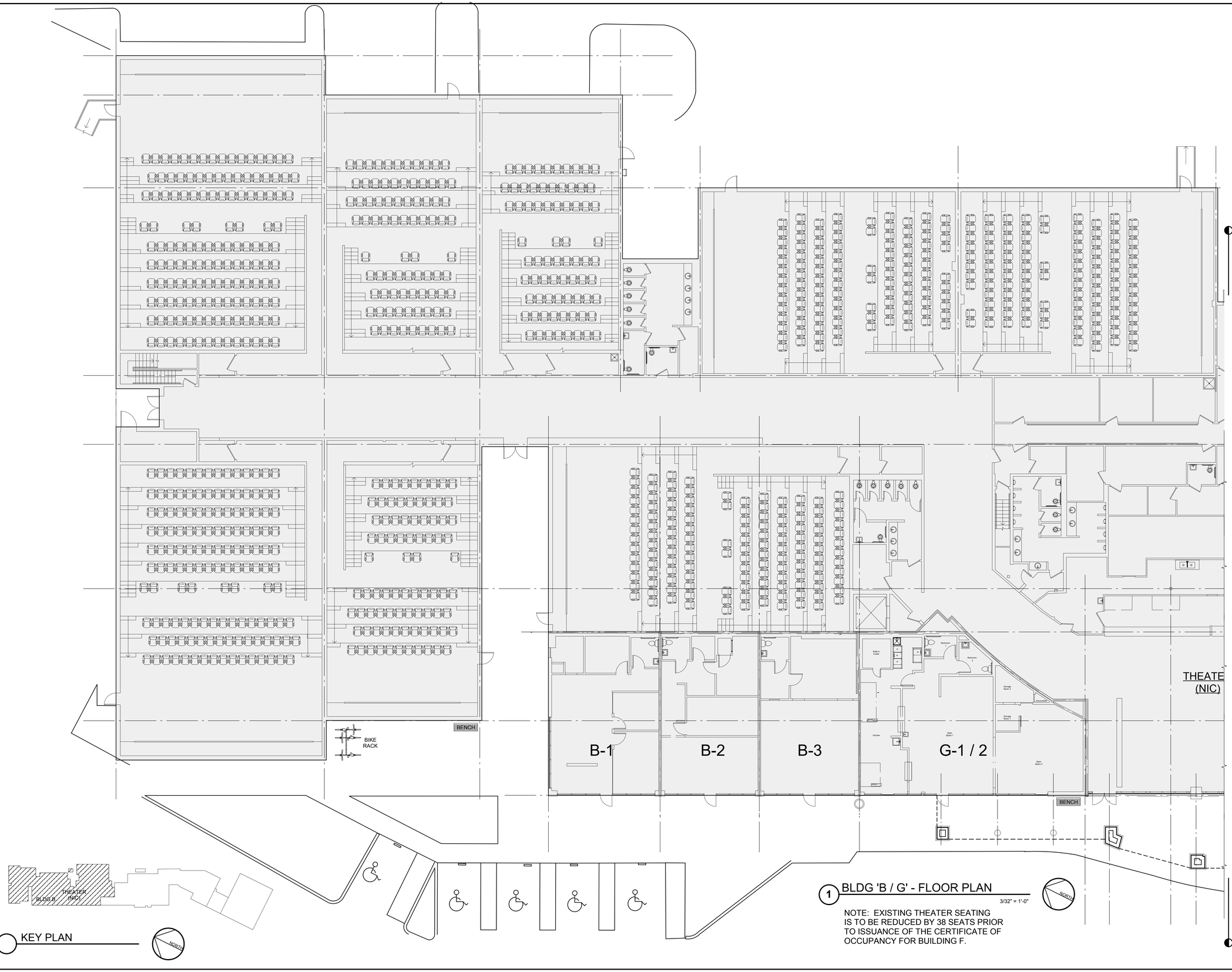

1 BLDG 'B / G' - FLOOR PLAN

3/32" = 1'-0"

NOTE: EXISTING THEATER SEATING IS TO BE REDUCED BY 38 SEATS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR BUILDING F.

KEY PLAN

N

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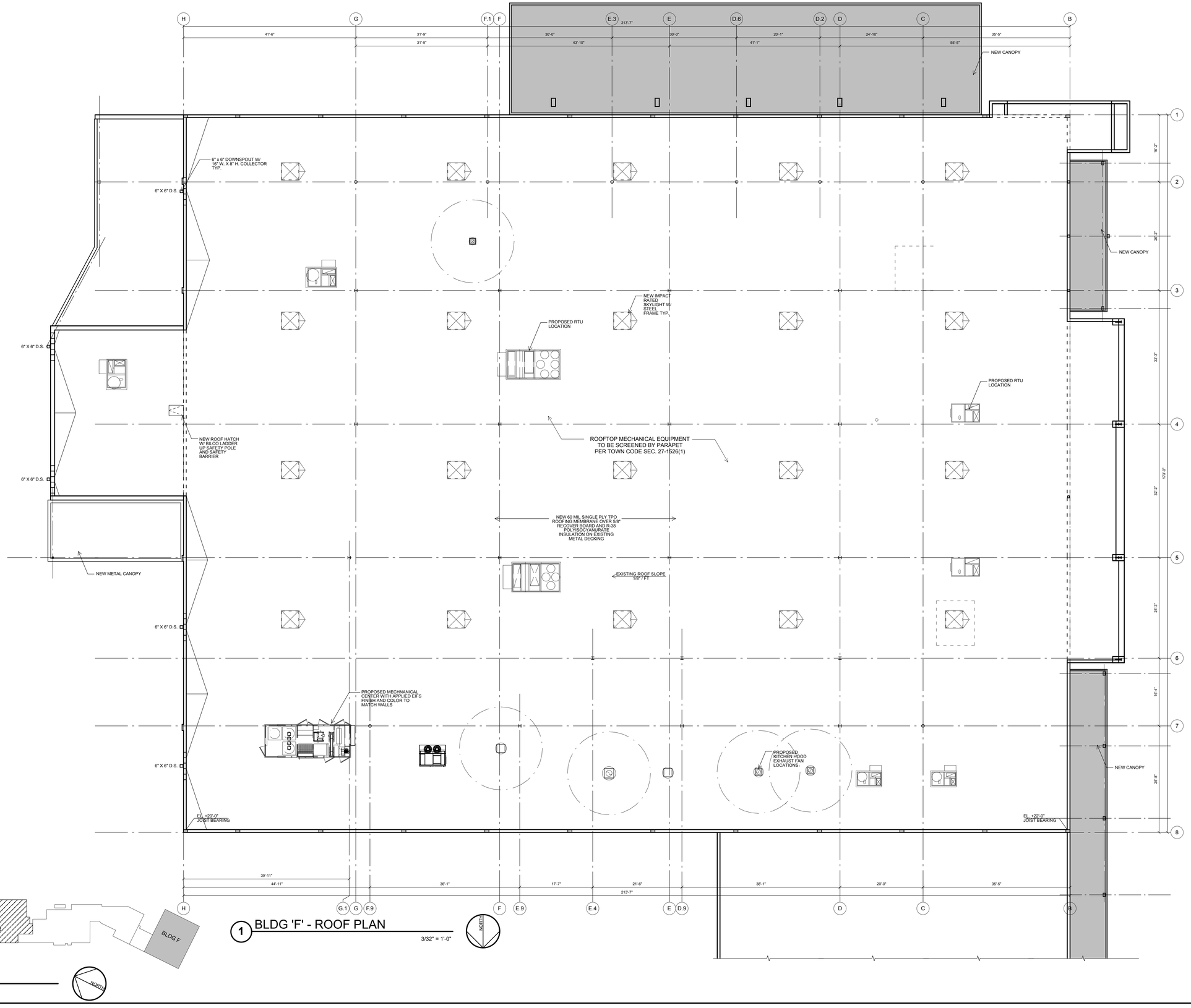
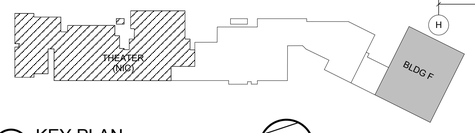


1 BLDG 'F' - ROOF PLAN

3/32" = 1'-0"



KEY PLAN

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PLOT : 5.22.26

KEY PLAN

N

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KEY PLAN

1 BLDG 'D / E' - ROOF PLAN

3/32" = 1'-0"

25034 - A2.01-06 - 5.22.26
PLOT : 5.22.26

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SHEET

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EXISTING ROOFTOP MECHANICAL EQUIPMENT TO REMAIN

EXISTING ROOFTOP MECHANICAL EQUIPMENT TO REMAIN

NEW CANOPY

NEW CANOPY

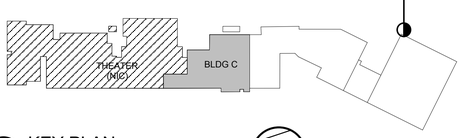
NEW CANOPY

1 BLDG 'B / G' - ROOF PLAN

3/32" = 1'-0"

1 BLDG 'C' - ROOF PLAN

3/32" = 1'-0"



KEY PLAN

25034 - A2.01-08 - 5.22.26
PLOT : 5.22.26

KEY PLAN

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1 BLDG 'B / G' - ROOF PLAN

3/32" = 1'-0"

KEY PLAN

NORTH

KEY PLAN

N

MARK	DESCRIPTION	DATE

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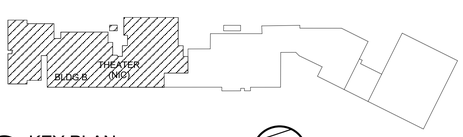
PLOT : 5.22.26



KEY PLAN

1 BLDG 'B' - ROOF PLAN

3/32" = 1'-0"

KEY PLAN

N

MARK	DESCRIPTION	DATE

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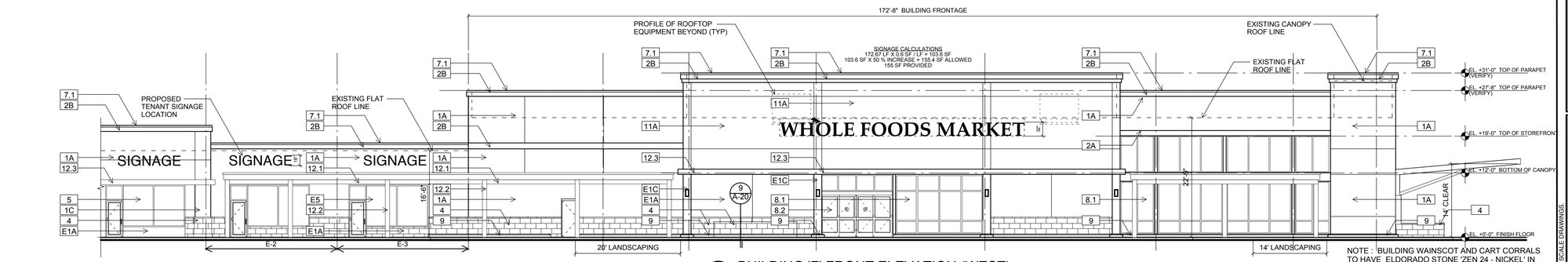
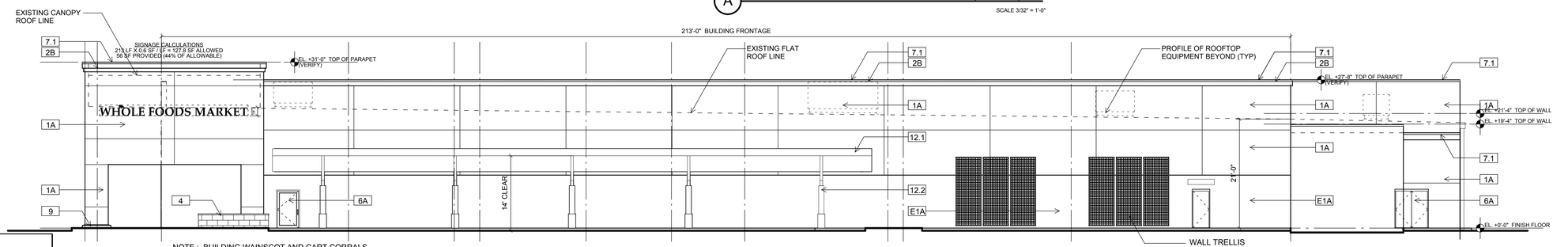


NOTE : BUILDING WAINSCOT AND CART CORRALS TO HAVE ELDORADO STONE 'ZEN 24 - NICKEL' IN RUNNING BOND PATTERN

A BUILDING 'F' FRONT ELEVATION (WEST)

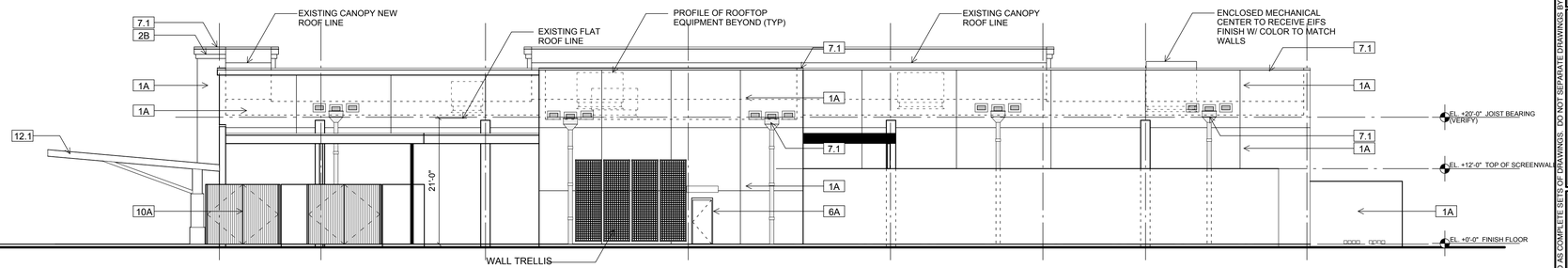
SCALE 3/32" = 1'-0"



NOTE : BUILDING WAINSCOT AND CART CORRALS TO HAVE ELDORADO STONE 'ZEN 24 - NICKEL' IN RUNNING BOND PATTERN

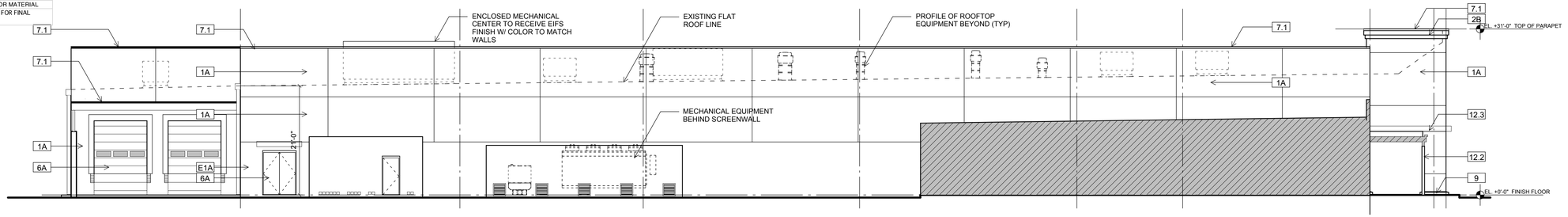
B BUILDING 'F' SIDE ELEVATION (SOUTH)

SCALE 3/32" = 1'-0"



C BUILDING 'F' REAR ELEVATION (EAST)

SCALE 3/32" = 1'-0"



D BUILDING 'F' LEFT SIDE ELEVATION (NORTH)

SCALE 3/32" = 1'-0"

MATERIAL SCHEDULE

Shoppes at Jupiter — 5/20/26

MK	Material	Finish	Remarks
1	STUCCO	SAND FLOAT FINISH / PAINT	EXISTING TEXTURES SHALL BE SKIM COATED
2	E.I.F.S. ON SHAPED FOAM BAND	FINE SAND TEXTURE / PAINT	
3	E.I.F.S.	FINE SAND TEXTURE / PAINT	
4	STONE VENEER	ZEN 24 'NICKEL'	ELDORADO STONE
5	ALUMINUM STOREFRONT	BRONZE ANODIZED W/ CLEAR GLASS	
6	METAL	PAINT	
7.1	METAL	PREFINISHED ALUMINUM	PAC-CLAD 'STONE WHITE'
8.1	ALUMINUM STOREFRONT	IMPACT RATED BRONZE FINISH W/ GRAY TINT GLASS	
8.2	ALUMINUM AUTOMATIC DOOR	IMPACT RATED BRONZE FINISH W/ GRAY TINT GLASS	
9	CART CURB		
10	METAL GATES W/ METAL SIDING	PAINT	
11	NOT USED		
12.1	METAL CANOPY AND GUTTER SYSTEM	PRE-FINISHED METAL	COLOR TO MATCH: CITY SCAPE SW 7067
12.2	METAL CANOPY COLUMN	PRE-FINISHED METAL	COLOR TO MATCH: CITY SCAPE SW 7067
12.3	METAL EYEBROW	PRE-FINISHED METAL	COLOR TO MATCH: CITY SCAPE SW 7067
13	LIGHT FIXTURE	'BRONZE'	
A	PAINT - WHITE	EXTRA WHITE SW 7006	SHERWIN WILLIAMS
B	PAINT - LIGHT GRAY	ARGOS SW 7065	SHERWIN WILLIAMS
C	PAINT - DARK GRAY	CITY SCAPE SW 7067	SHERWIN WILLIAMS

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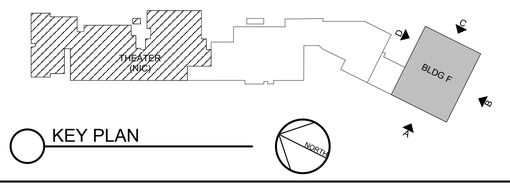

KEY PLAN

25034 - A3.01 ELOT - 5.27.26
PLOT : 5.27.26

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

ARCHITECT

MWA ARCHITECTURE, LLC
ARCHITECTURE / PLANNING

1701 West Hillsboro Blvd., Suite 308
Deerfield Beach, Florida 33442
561-750-4111

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RRF SHOPPES OF JUPITER LLC

Ram Realty Advisors
4801 PGA Blvd.
Palm Beach Gardens, FL 33418

OWNER IDENTIFICATION

Shoppes at Jupiter

101 North Highway US 1
Jupiter, FL 33477

BUILDING

JOB NUMBER	25034
SCALE	AS NOTED
ISSUE DATE	5.22.26
PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-12

SHEET

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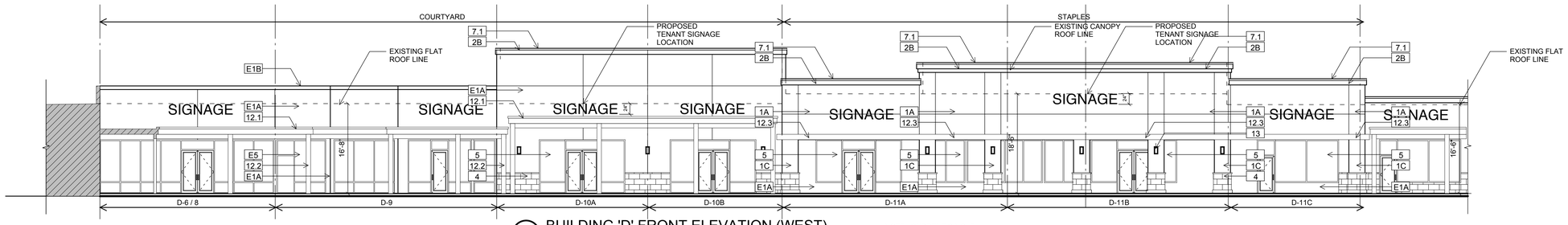
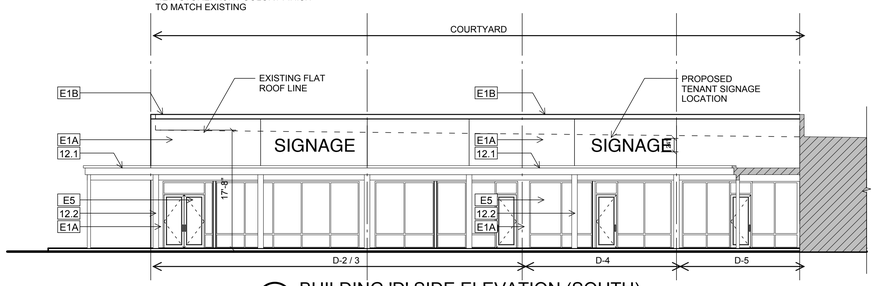


E BUILDING 'D' FRONT ELEVATION (WEST)

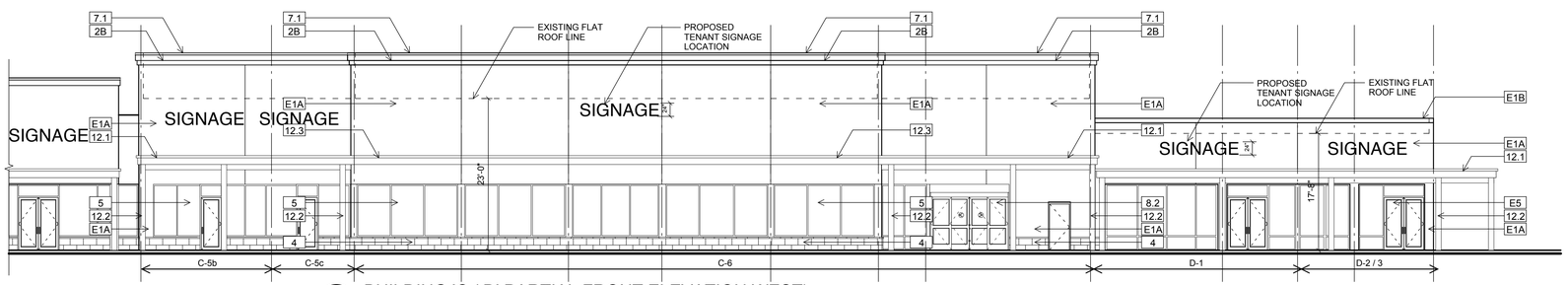
SCALE 3/32" = 1'-0"

NOTE: CURRENT SINGLE TENANT BAY D-10 THRU D-11C IS INTENDED TO BE SUB-DIVIDED INTO MULTIPLE TENANTS AS PROPOSED NEW STOREFRONT COLOR / FINISH TO MATCH EXISTING



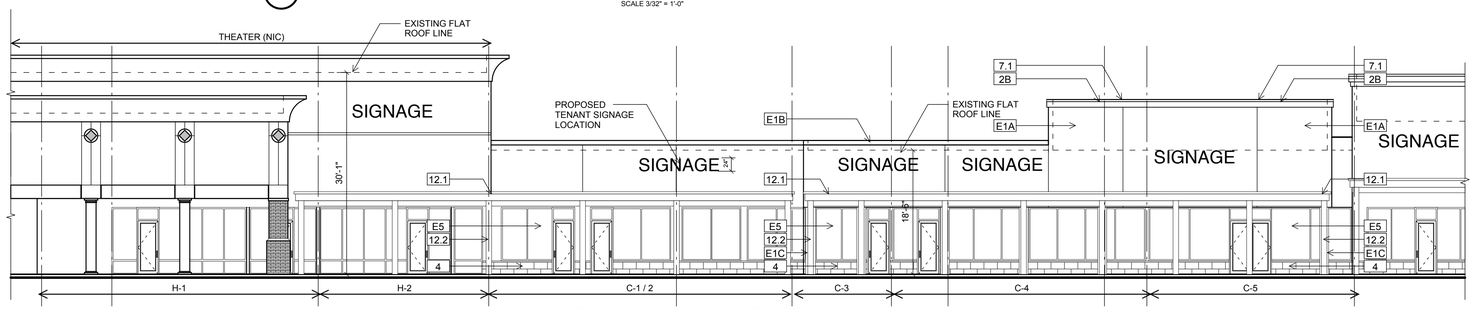
F BUILDING 'D' SIDE ELEVATION (SOUTH)

SCALE 3/32" = 1'-0"



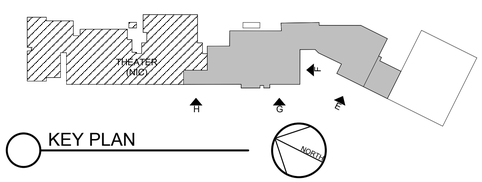
G BUILDING 'C / D' PARTIAL FRONT ELEVATION WEST)

SCALE 3/32" = 1'-0"



H BUILDING 'C' FRONT ELEVATION (WEST)

SCALE 3/32" = 1'-0"



KEY PLAN

MATERIAL SCHEDULE

Shoppes at Jupiter — 5/20/26

MK	Material	Finish	Remarks
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9	CART CURB		
10	METAL GATES W/ METAL SIDING	PAINT	
11	NOT USED		
12.1	METAL CANOPY AND GUTTER SYSTEM	PRE-FINISHED METAL	COLOR TO MATCH: CITY SCAPE SW 7067
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25034 - A3.01 ELO7 - 5.22.26
PLOT : 5.22.26

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

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ARCHITECT

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Palm Beach Gardens, FL 33418

OWNER IDENTIFICATION

Shoppes at Jupiter

101 North Highway US 1
Jupiter, FL 33477

BUILDING

JOB NUMBER	25034
SCALE	AS NOTED
ISSUE DATE	5.22.26
PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-13

SHEET

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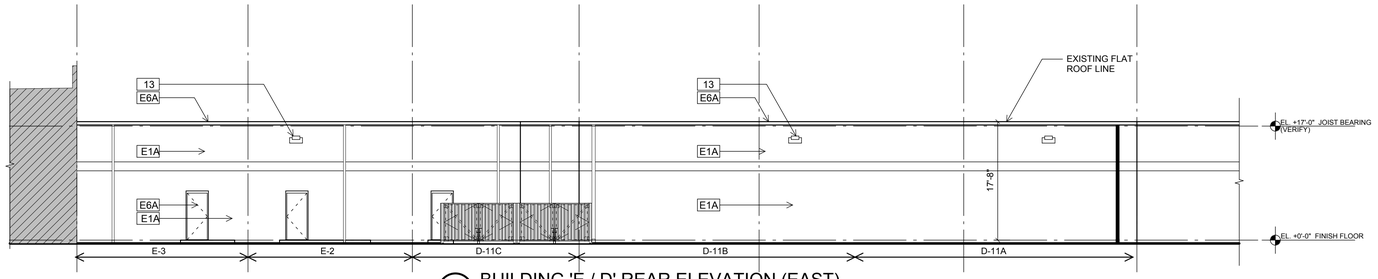
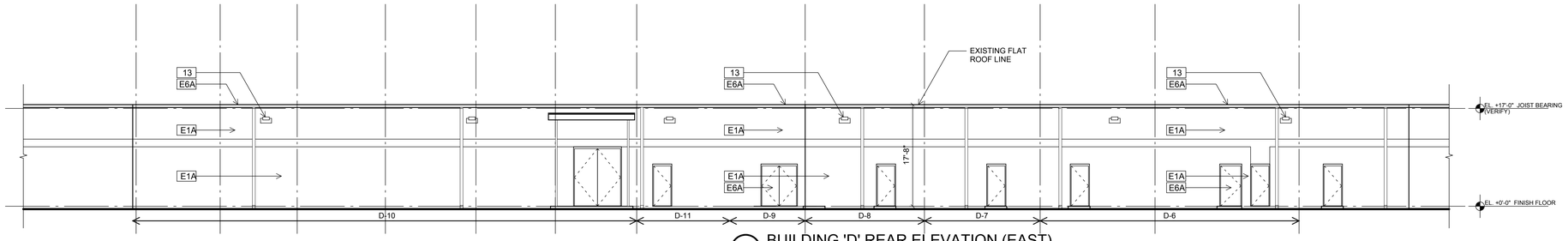


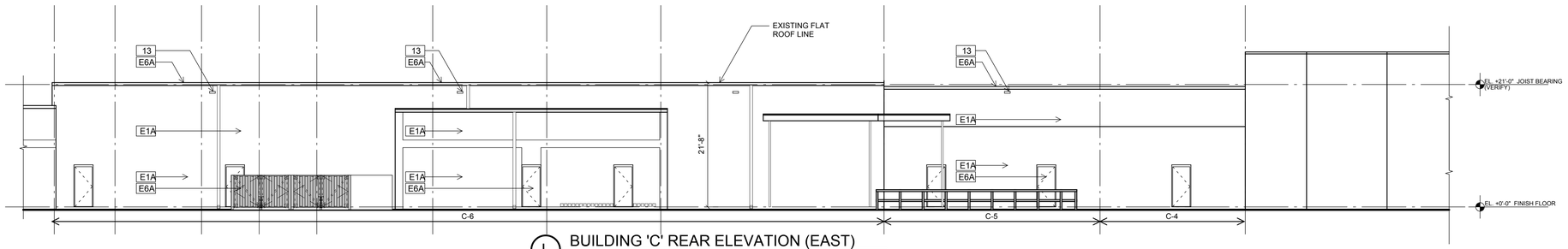
J BUILDING 'E / D' REAR ELEVATION (EAST)

SCALE 3/32" = 1'-0"



K BUILDING 'D' REAR ELEVATION (EAST)

SCALE 3/32" = 1'-0"



L BUILDING 'C' REAR ELEVATION (EAST)

SCALE 3/32" = 1'-0"

MATERIAL SCHEDULE

Shoppes at Jupiter — 5/20/26

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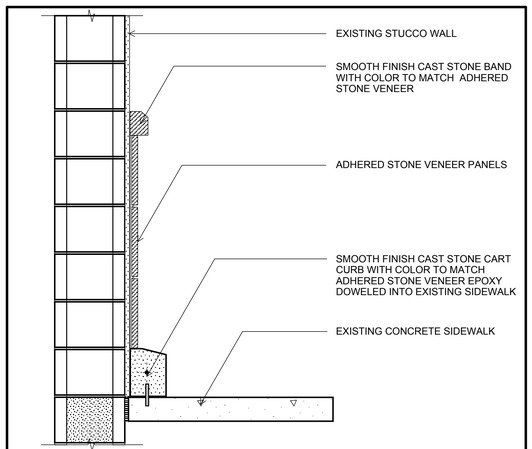
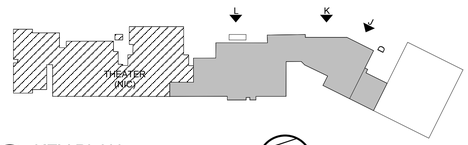


1 WAINSCOT DETAIL

1" = 1'-0"



KEY PLAN

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

MWA ARCHITECTURE, LLC
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561-750-4111
ARCHITECT

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Palm Beach Gardens, FL 33418

OWNER IDENTIFICATION

Shoppes at Jupiter

101 North Highway US 1
Jupiter, FL 33477

BUILDING

JOB NUMBER	25034
SCALE	AS NOTED
ISSUE DATE	5.22.26
PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-14

SHEET

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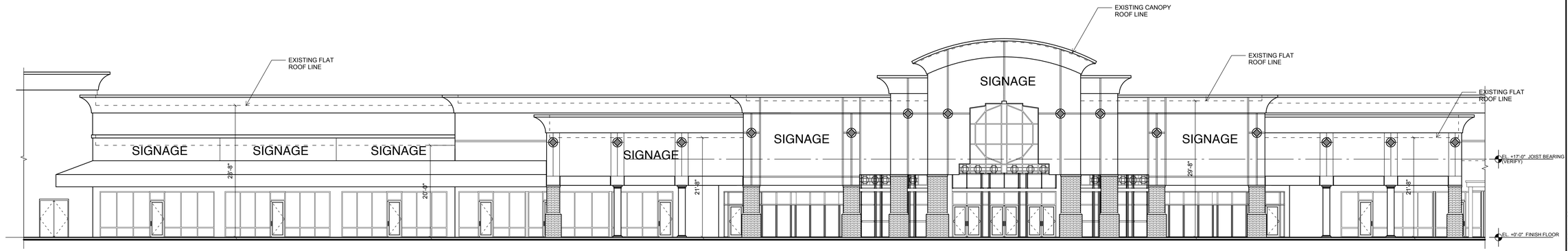
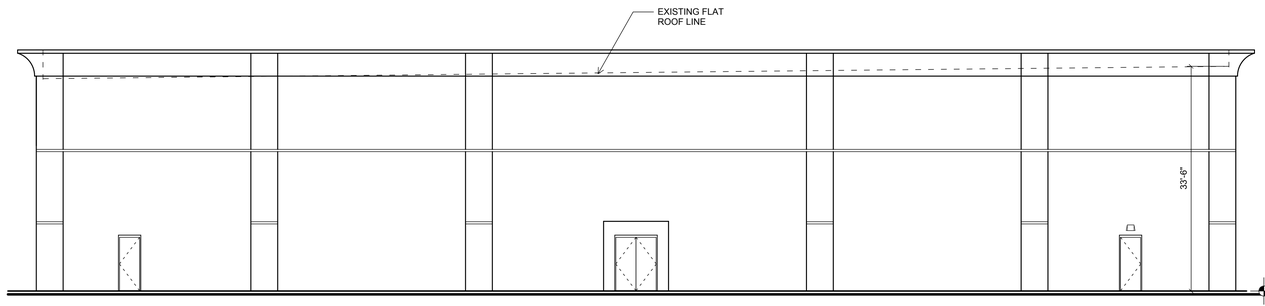
25034 - A3.01 ELO7 - 5.22.26
PLOT : 5.22.26



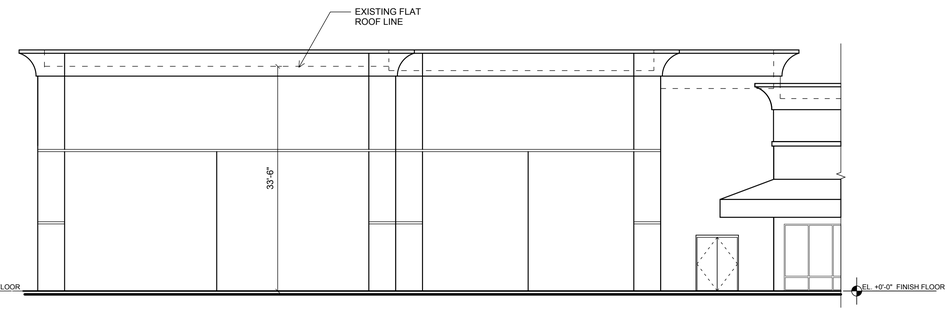
M EXISTING THEATER PARTIAL FRONT ELEVATION (WEST)

SCALE 3/32" = 1'-0"



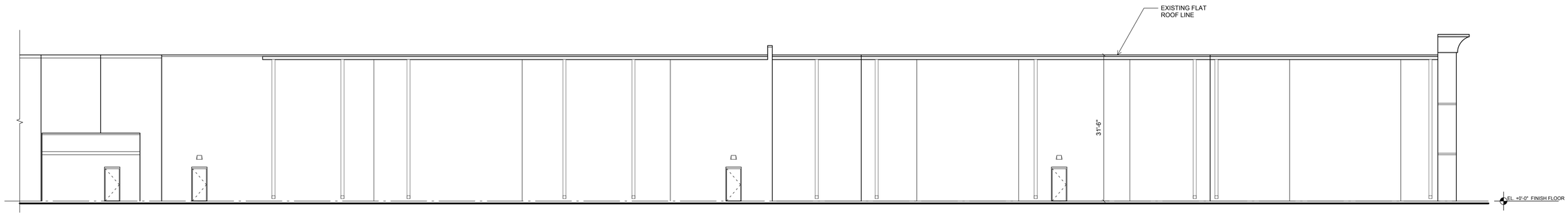
O EXISTING THEATER SIDE ELEVATION (NORTH)

SCALE 3/32" = 1'-0"



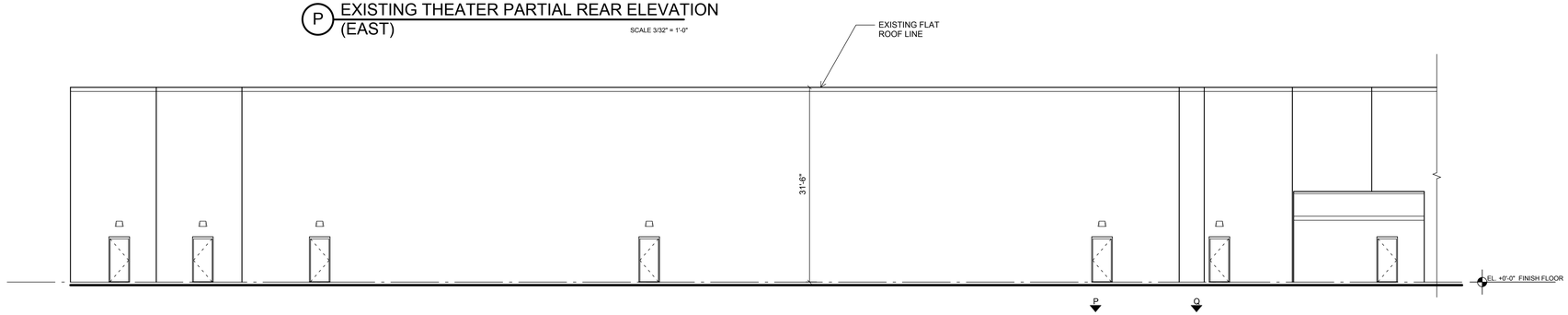
N EXISTING THEATER PARTIAL FRONT ELEVATION (WEST)

SCALE 3/32" = 1'-0"



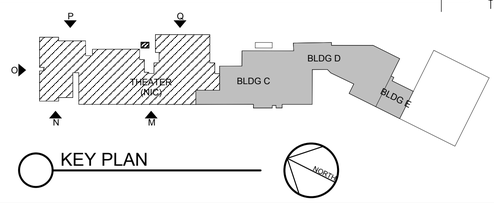
P EXISTING THEATER PARTIAL REAR ELEVATION (EAST)

SCALE 3/32" = 1'-0"



Q EXISTING THEATER PARTIAL REAR ELEVATION (EAST)

SCALE 3/32" = 1'-0"



KEY PLAN

25034 - A3.01 ELO7 - 5.22.26
PLOT : 5.22.26

KEY PLAN

MARK	DESCRIPTION	DATE

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ARCHITECT

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OWNER IDENTIFICATION

Shoppes at Jupiter

101 North Highway US 1
Jupiter, FL 33477

BUILDING

JOB NUMBER	25034
SCALE	AS NOTED
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PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-15

SHEET

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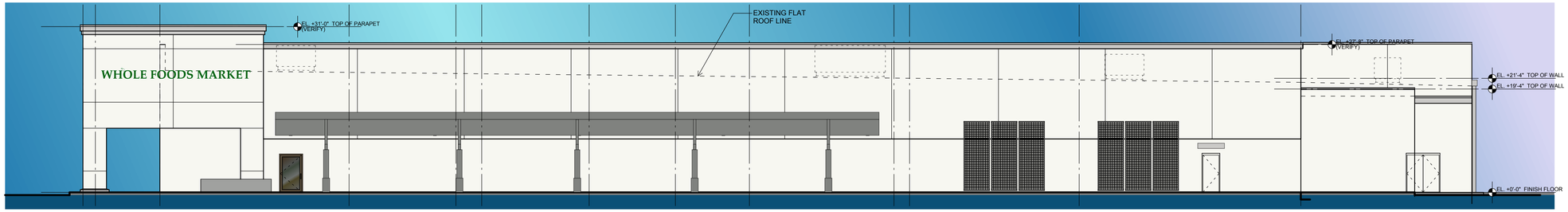
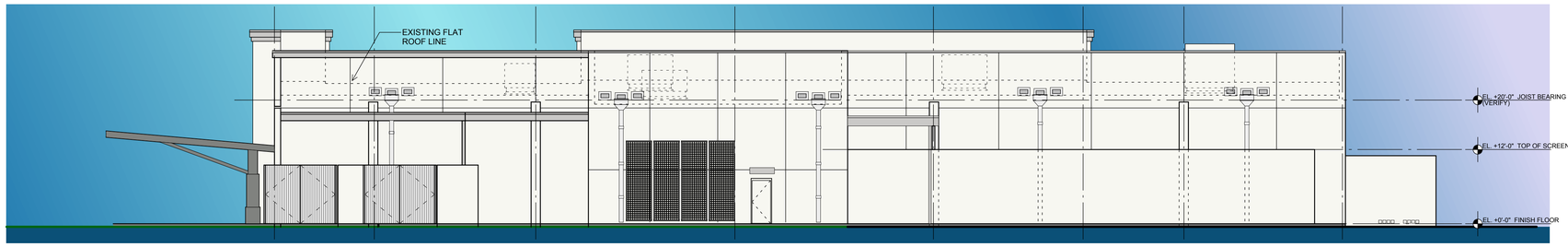
A BUILDING 'F' FRONT ELEVATION (WEST)

SCALE 3/32" = 1'-0"



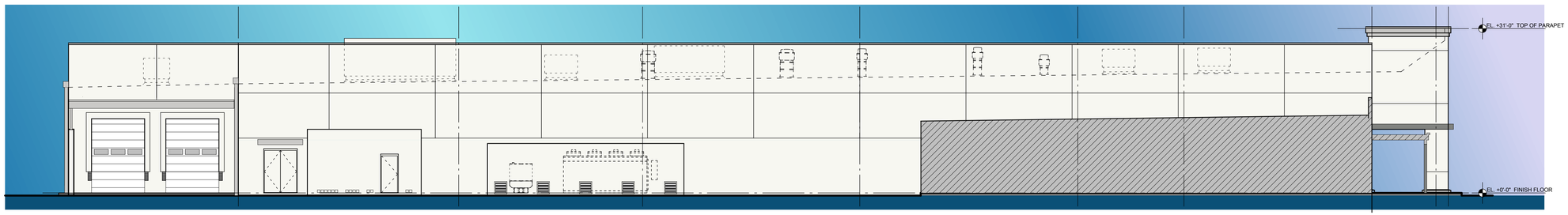
B BUILDING 'F' SIDE ELEVATION (SOUTH)

SCALE 3/32" = 1'-0"



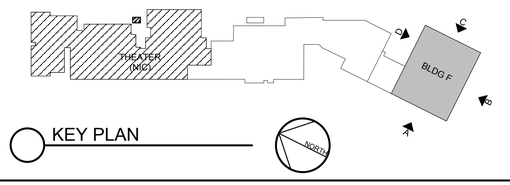
C BUILDING 'F' REAR ELEVATION (EAST)

SCALE 3/32" = 1'-0"



D BUILDING 'F' LEFT SIDE ELEVATION (NORTH)

SCALE 3/32" = 1'-0"



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BUILDING

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PROJECT

JOB NUMBER	25034
SCALE	AS NOTED
ISSUE DATE	5.22.26
PERMIT DATE	
BID DATE	

SHEET

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-16

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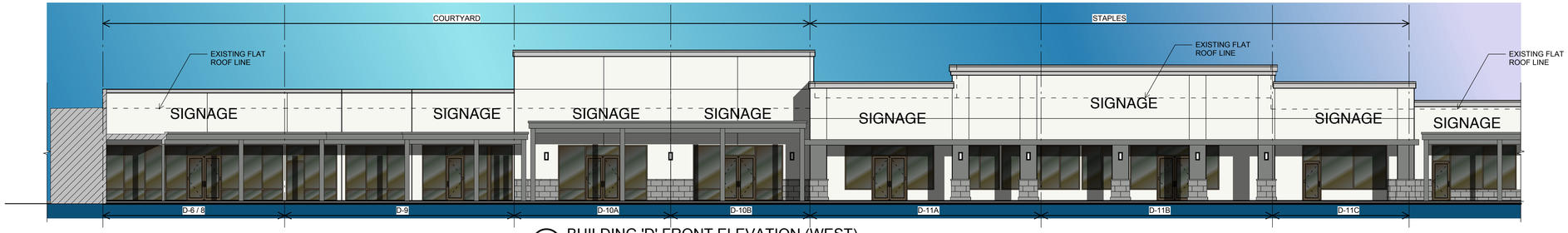
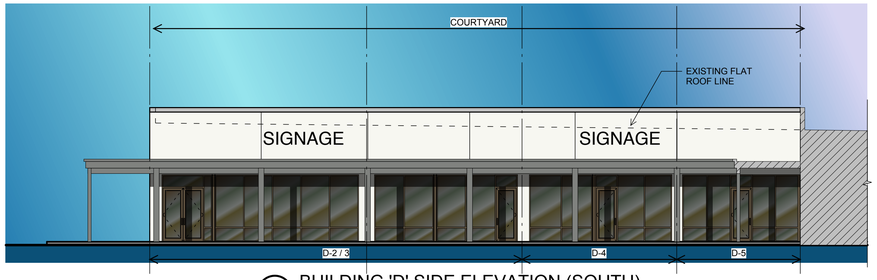
25034 - A3.01 ELO7 - 5.22.26
PLOT : 5.22.26



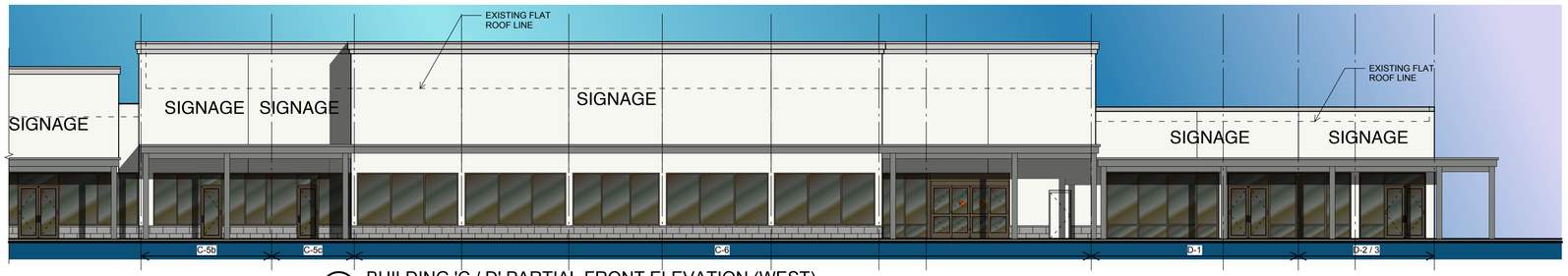
E BUILDING 'D' FRONT ELEVATION (WEST)

SCALE 3/32" = 1'-0"



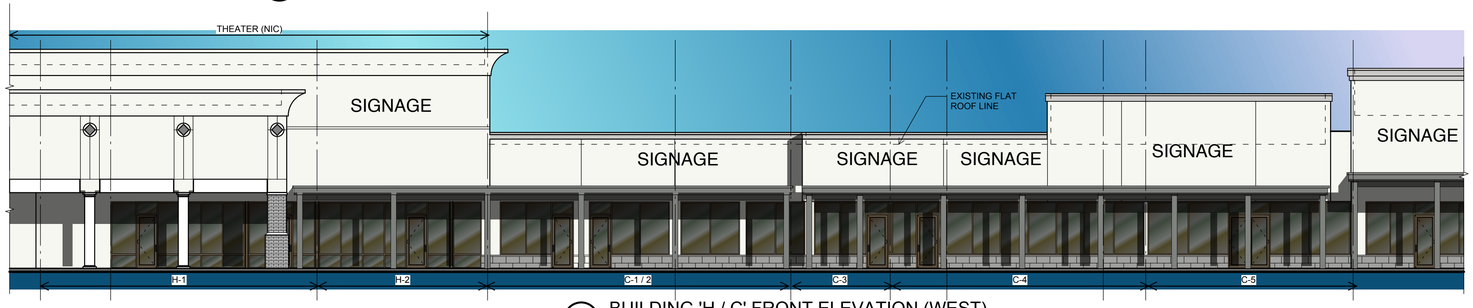
F BUILDING 'D' SIDE ELEVATION (SOUTH)

SCALE 3/32" = 1'-0"



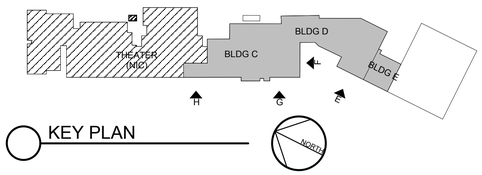
G BUILDING 'C / D' PARTIAL FRONT ELEVATION (WEST)

SCALE 3/32" = 1'-0"



H BUILDING 'H / C' FRONT ELEVATION (WEST)

SCALE 3/32" = 1'-0"



KEY PLAN

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

MWA ARCHITECTURE, LLC
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1701 West Hillsboro Blvd., Suite 308
Deerfield Beach, Florida 33442
561-750-4111

ARCHITECT

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people making places®
RRF SHOPPES OF JUPITER LLC
Ram Realty Advisors
4801 PGA Blvd.
Palm Beach Gardens, FL 33418

OWNER IDENTIFICATION

Shoppes at Jupiter

101 North Highway US 1
Jupiter, FL 33477

BUILDING

JOB NUMBER	25034
SCALE	AS NOTED
ISSUE DATE	5.22.26
PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-17

SHEET

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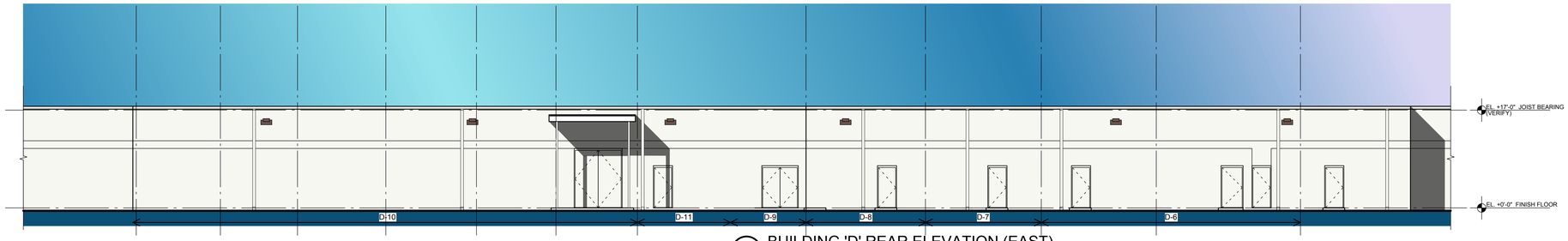
25034 - A3.01 ELO7 - 5.22.26
PLOT : 5.22.26

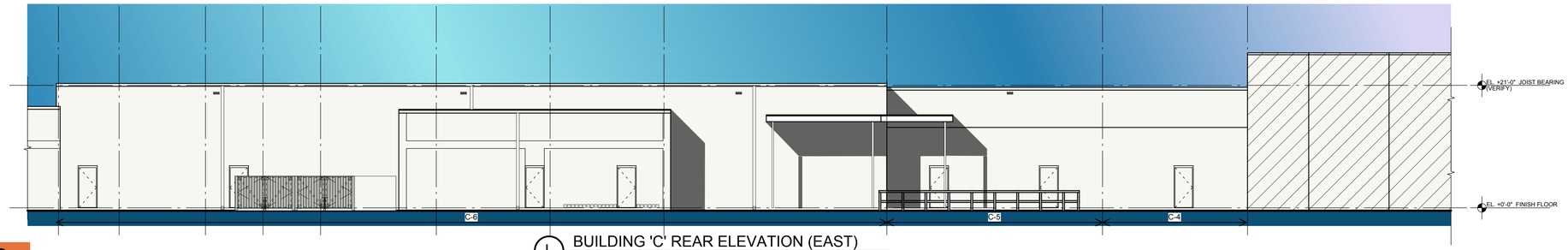
J BUILDING 'E / D' REAR ELEVATION (EAST)

SCALE 3/32" = 1'-0"



K BUILDING 'D' REAR ELEVATION (EAST)

SCALE 3/32" = 1'-0"



L BUILDING 'C' REAR ELEVATION (EAST)

SCALE 3/32" = 1'-0"

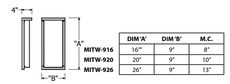
MITW-LED

Construction:
- Steel Housing and chassis
- Diffuser UV-stabilized, high impact resistant, DR acrylic

Light Source:
- LED
- Dimming to 10% **Included**

Notes:
- Integral mounting plate; Hardware Included
- Optional photocell (21) increases fixture depth 1 ½"
- UL and CUL listed **WET** location
- Build America, Buy America Act Compliant
- CRI > 90
- Universal 120/277 volt standard
- 5-Year Warranty on LED ComponentsComponents

Type:	
Job Name:	



	DIM 'A'	DIM 'B'	M.C.
MITW-916	16"	9"	8"
MITW-920	20"	9"	10"
MITW-926	26"	9"	13"

ORDERING INFORMATION

Example: MITW-920-LED-O6B29-3-Z3-WSA

MITW	916	O3C18		3		B1	WSA	DIM

Size	LED	Watts	Source Lumens	Dimming	Energy Star
916-LED	O3C18	18	2430	0-10v	NO
920-LED	O6B29	29	4000	0-10v	NO
926-LED	O6C18	18	2430	0-10v	NO
	O6C36	36	4840	0-10v	NO

Kelvin
- **2** 3000K
- **3** 3500K
- **4** 4000K

Cage

Finish
- **B1** Satin Black
- **Z1** Satin Bronze
- **Z3** Text Bronze
- **W1** Volk
- **W2** Gloss White
- **W3** Text White
- **B2** Text Black
- **T4** Shimmer Gray
- **W13** Anod Silver
- **T6** Pewter
- **W13** Pearl Beige

Optional (see Price List)
- **P2** Brushed Alum
- **P9** Brushed Nickel

Diffuser
- **WSA** White Smooth Acrylic

Options
- **DIM** LED dimming driver (0 - 10v) Dimming to 10% (**Included**)
- **21** Photocell - Specify voltage
  - 01 - 120 volt
  - 02 - 277 volt
- **42** All Aluminum Construction

Battery Backup Options (Available with 0-10v only)
- **BB10** 10 Watts (1170lm) for 90-Minutes

28433 Industry Drive, Valencia, California 91355
800-525-4448 /661-257-0286
www.lightwaymd.com • sales@lightwaymd.com

Revision: 11/14/2024

FACADE DECORATIVE LIGHT FIXTURE

CANOPY CEILING
1 X 6 Nickel Gap Cypress Wood Decking
with Opaqing Stain (To Match Sherwin Williams 'Argos')

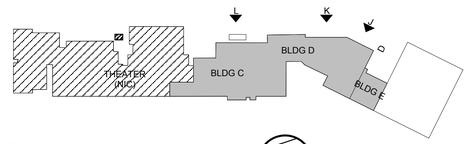
A - BUILDING BODY COLOR
Sherwin Williams
High Reflective White
SW-7757

B - ACCENT COLOR
Sherwin Williams
Argos
SW-7065

C - ACCENT COLOR
Sherwin Williams
Cityscape
SW-7067

WAINSCOT STONE VENEER
Eldorado Stone
ZEN 24
Nickel

BUILDING COLOR / MATERIAL PALETTE



KEY PLAN

NORTH

KEY PLAN

N

MARK	DESCRIPTION	DATE

REVISION BLOCK

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PROJECT

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-18

SHEET

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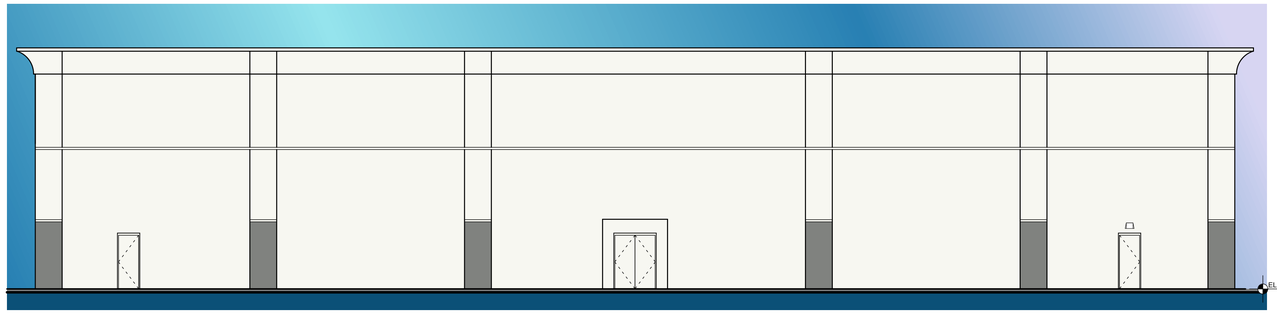
25034 - A3.01 ELO7 - 5.22.26
PLOT : 5.22.26

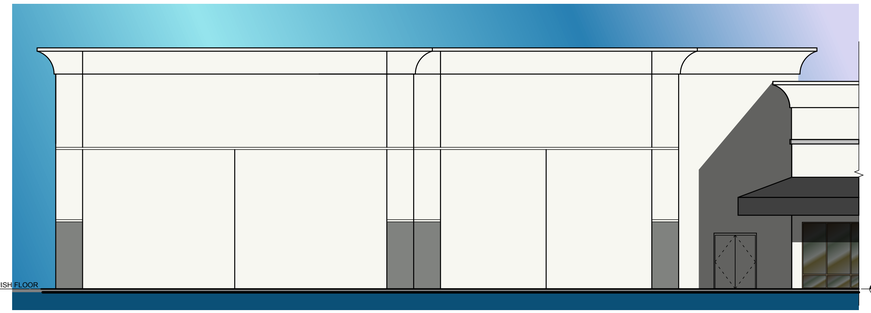
M EXISTING THEATER PARTIAL FRONT ELEVATION (WEST)

SCALE 3/32" = 1'-0"



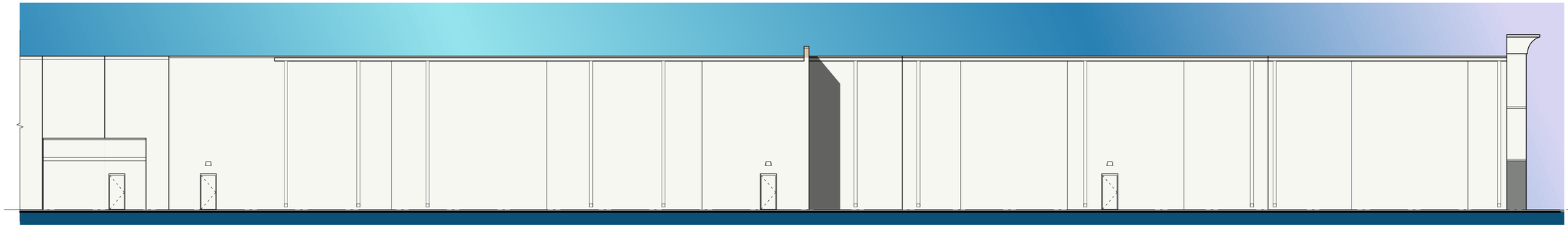
O EXISTING THEATER SIDE ELEVATION (NORTH)

SCALE 3/32" = 1'-0"



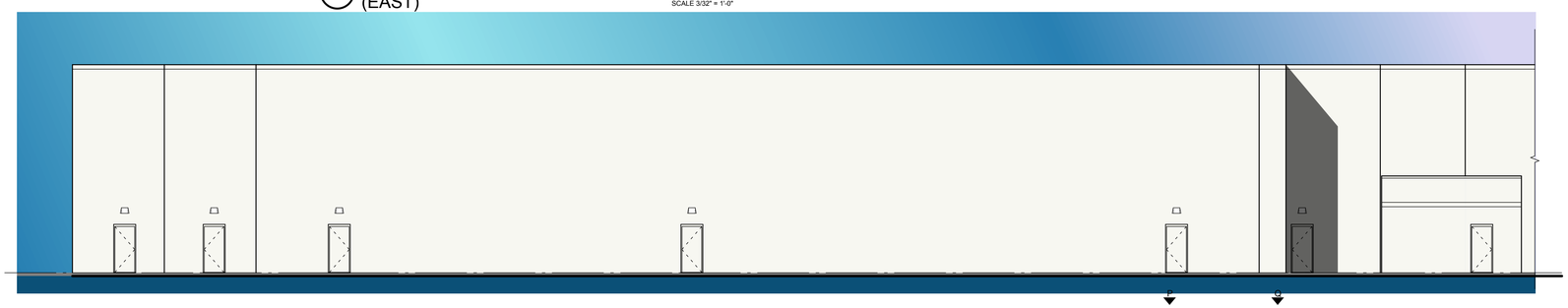
N EXISTING THEATER PARTIAL FRONT ELEVATION (WEST)

SCALE 3/32" = 1'-0"



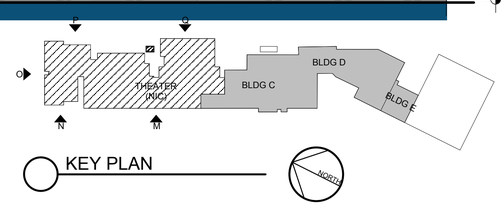
P EXISTING THEATER PARTIAL REAR ELEVATION (EAST)

SCALE 3/32" = 1'-0"



Q EXISTING THEATER PARTIAL REAR ELEVATION (EAST)

SCALE 3/32" = 1'-0"



KEY PLAN

NORTH

25034 - A3.01 ELO7 - 5.22.26
PLOT : 5.22.26

KEY PLAN

N

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DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-19

SHEET

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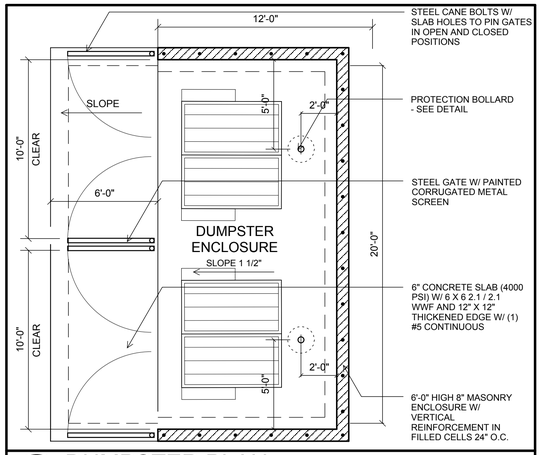
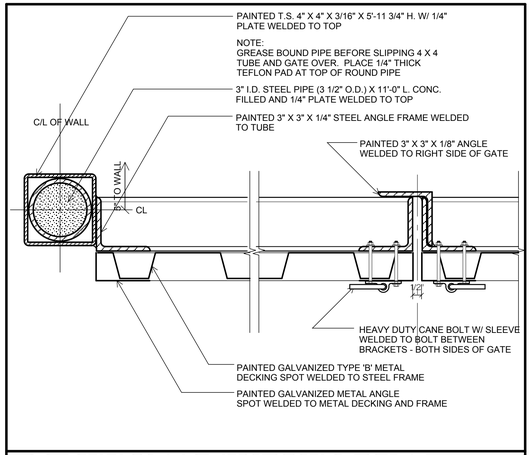


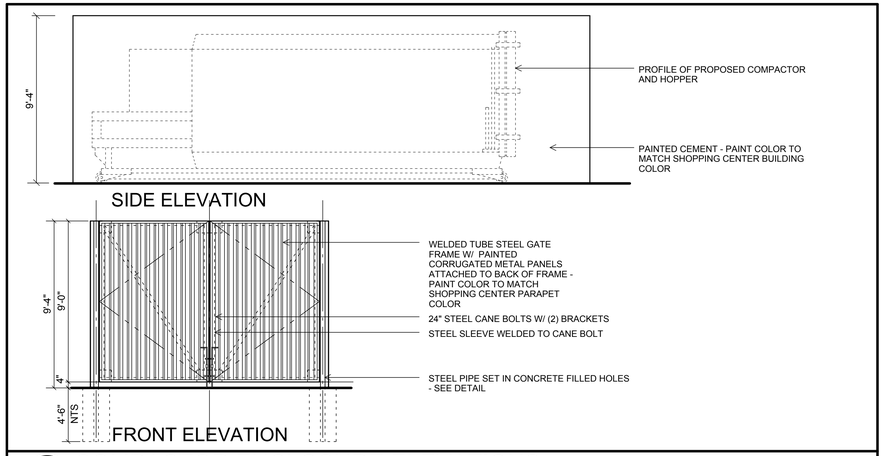
1 DUMPSTER PLAN

1/4" = 1'-0"



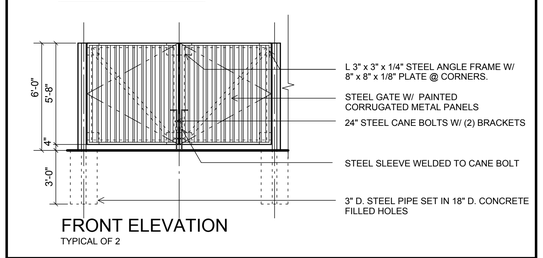
4 DUMPSTER ENCLOSURE GATE

3" = 1'-0"



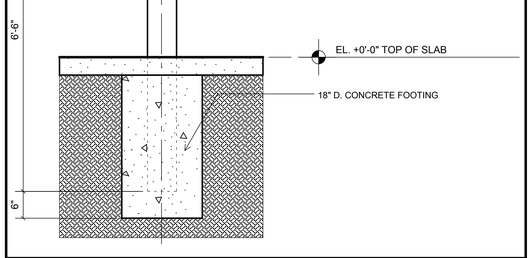
7 COMPACTOR ENCLOSURE ELEVATIONS

1/4" = 1'-0"



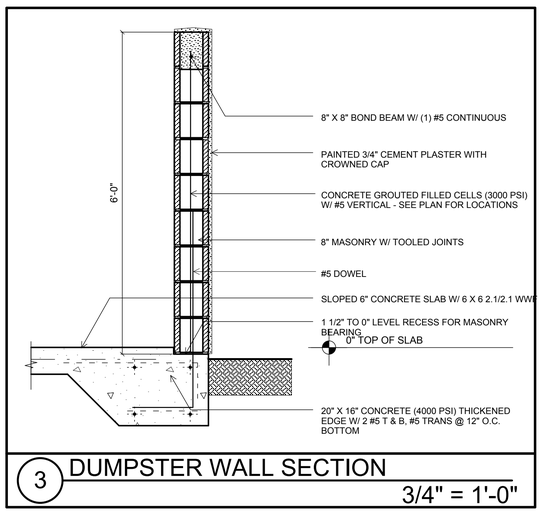
2 DUMPSTER ENCLOSURE ELEVATIONS

1/4" = 1'-0"



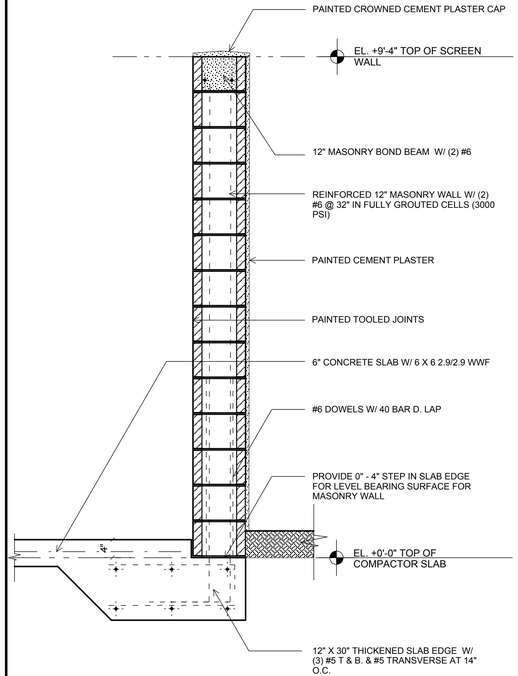
5 DUMPSTER STEEL BOLLARD DETAIL

3/4" = 1'-0"



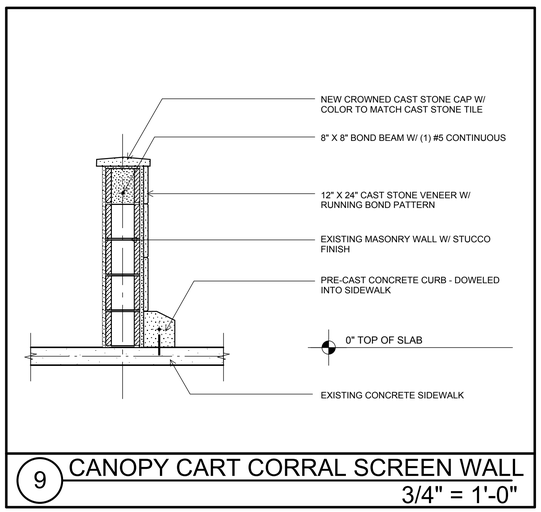
3 DUMPSTER WALL SECTION

3/4" = 1'-0"



8 COMPACTOR SCREEN WALL SECTION

3/4" = 1'-0"



9 CANOPY CART CORRAL SCREEN WALL

3/4" = 1'-0"

KEY PLAN

N

MARK	DESCRIPTION	DATE

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BUILDING

Shoppes at Jupiter

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PROJECT

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SHEET

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CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-20

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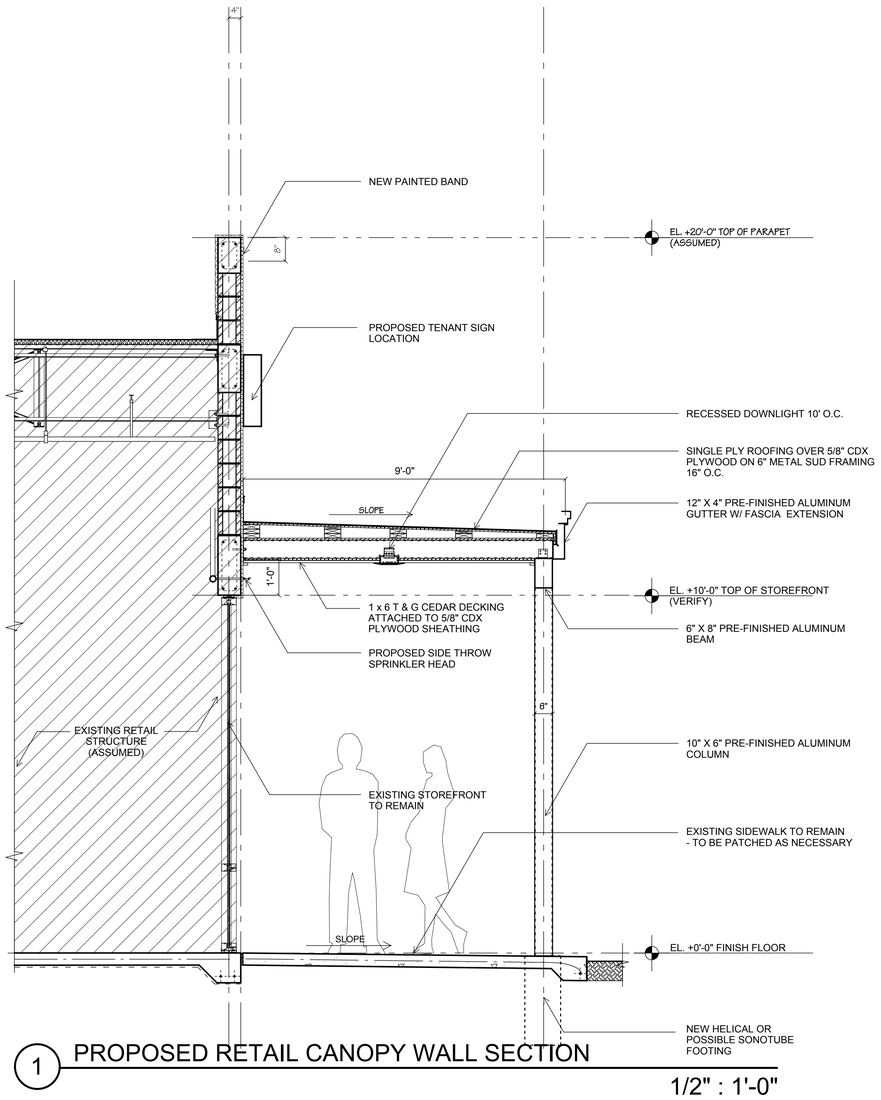
25034 - ARCH COMPLIANCE-05 - 5.20.26
PLOT : 5.20.26

RETAIL CANOPY PROFILE / CEILING FINISH DESIGN INTENT



1 PROPOSED RETAIL CANOPY WALL SECTION

1/2" : 1'-0"

BUILDING FINISH MATERIALS

STUCCO FINISH

Sand Textured Finish

WAINSCOT STONE VENEER

Eldorado Stone
ZEN 24
12" X 24" Running Bond
Nickel

CANOPY CEILING

1 X 6 Nickel Gap Cypress Wood Decking
with Opaqing Stain (To Match Sherwin Williams 'Argos')

METAL CANOPY / EYEBROW COLOR

Sherwin Williams
Cityscape
SW-7067

UNDER CANOPY LIGHTING

WF4/WF6/WF8 SWW5 Series

Oil Rubbed Bronze

RECESSED DOWNLIGHT

Juno Wafer LED Downlighting Series
WF6 Series

BUILDING PAINT COLORS

A - BUILDING BODY COLOR

Sherwin Williams
High Reflective White
SW-7757

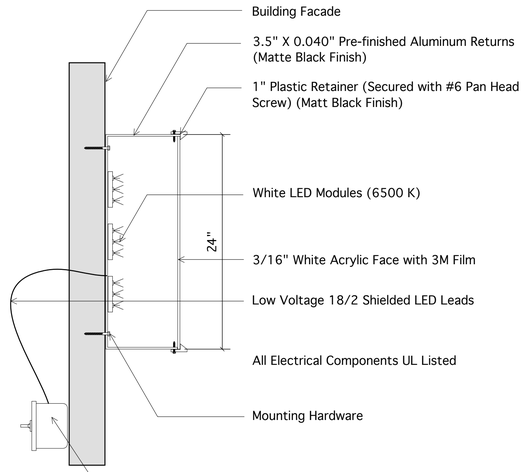
B - ACCENT COLOR

Sherwin Williams
Argos
SW-7065

C - ACCENT COLOR

Sherwin Williams
Cityscape
SW-7067

TYPICAL TENANT SIGN LETTER



ALLOWABLE TENANT SIGN SIZE SHALL BE BASED
ON TOWN OF JUPITER'S SIGN ORDINANCE
SECTION 27-1529, TABLE 8, 'URBAN DISTRICT STANDARDS MATRIX

KEY PLAN

MARK	DESCRIPTION	DATE

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CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-21

SHEET

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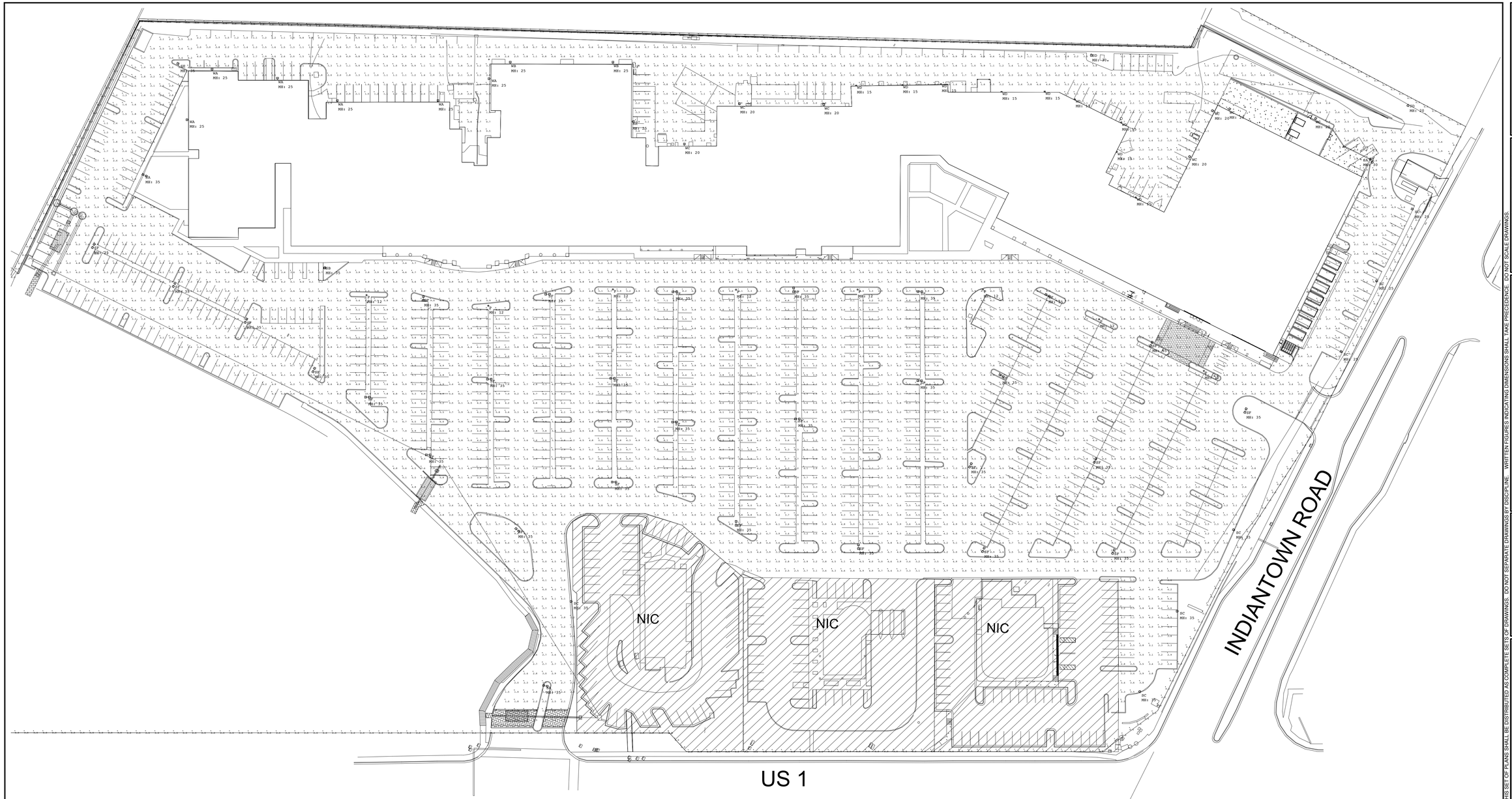
25034 - ARCH COMPLIANCE-03 - 5.20.26
PLOT : 5.20.26



1 PHOTOMETRIC PLAN

1" = 50'

NORTH

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	8	P	Single	Ragni Lighting CIR-32-XX-350-T5-XX-XX	0.900	5010	34.6	276.8
	3	SA	Back-Back	Xtra Light VNTM-15000L-40K-DIM-5S-N-XX-XX, 2@180°	0.900	15887	108	648
	1	SB	Single	Xtra Light VNTM-35000L-50K-DIM-5S-N-XX-XX, Single Head	0.900	31404	216.9	216.9
	7	SC	Single	Xtra Light VNTM-30000L-40K-DIM-4M-N-XX-XX-HSS, Single Head	0.900	20773	217	1519
	2	SD	Single	Xtra Light VNTM-20000L-40K-DIM-3M-N-XX-XX-HSS	0.900	14972	152	304
	1	SE	Single	Xtra Light VNTM-20000L-40K-3M-N-XX-XX, Single Head	0.900	22614	152	152
	28	SF	Back-Back	Xtra Light VNTL-40000L-40K-DIM-5S-N-XX-XX	0.900	40903	280	15680
	7	WA	Single	Xtra Light VNTM-15000L-40K-4M-N-XX-XX, Wall Mount	0.900	15532	108.5	759.5
	2	WB	Single	Xtra Light VNTS-5000L-40K-DIM-2M-N-XX-XX, Wall Mount	0.900	5644	35.8	71.6
	7	WC	Single	Xtra Light VNTS-10000L-40K-DIM-4M-N-XX-XX, Wall Mount	0.900	11214	75.7	529.9
	9	WD	Single	Xtra Light VNTW-5500L-40K-DIM-4S-XX, Wall Mount	0.900	6017	55.7	501.3

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Back of Building	Illuminance	Fc	1.82	5.4	0.5	3.64	10.80
Parking And Drive Lanes	Illuminance	Fc	4.85	11.1	1.0	4.85	11.10
Property Line	Illuminance	Fc	0.11	0.3	0.0	N.A.	N.A.
Residential Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

25034 - PH-01 26.04.10 - 4.10.26
PLOT : 4.10.26

KEY PLAN

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CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	PH-1

SHEET

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REFER TO PHOTOMETRIC PLAN
FOR LUMINAIRE AND DISTRIBUTION

Catalog Number: VNTM-15000L-40K-XX-SS-N-XX-XX
Type: SA/SB/SC SD/SE

XtraLight® LED Lighting Solutions

PROJECT INFORMATION

Project Name	Type
Catalog #	Date

VIENTO AREA LUMINARE

APPLICATIONS
- Area Lighting
- Retail Spaces
- Street Lighting
- Auto Dealerships & Sales Lots
- Parks & Recreation Areas
- Safety & Security

APPROVALS
- ETL Listed
- Complies with UL 1598 and CSA C22.2
- Suitable for wet locations
- 3G Vibration Rated
- IP66 Rated
- BAA Compliant
- RoHS Compliant
- ATAL Tested www.atalabs.com
- Select models DLC Qualified. For a complete list of DLC Qualified products visit: www.xtralight.com/dlc or qpl.designlights.org

FEATURES
- Lumen packages ranging from 5000L to 55000L.
- Outstanding photometric performance results in excellent uniformity, optimal pole spacing and lower power density.
- Low profile architectural design offers a contemporary appearance with excellent light output.
- Enhanced foot candles delivered utilizing multiple optical options.
- Full cut-off optics with zero uplight.

CONSTRUCTION
- Thermal management achieved with a one-piece die-cast aluminum has integral heat sink fins and a hinged electrical compartment.
- Thermoset powder coat, available in bronze, white or custom colors (consult factory)
- IP66, precision molded, polycarbonate optics providing impact resistance and UV stabilization.
- Upgraded door to provide better protection from water intrusion.

ELECTRICAL
- Voltage: 120-277V or 347-480V AC input
- Driver: Class 1, constant current, calibrated to lumen package (0-10V dimming standard)
- Surge Protection: 20kA standard.
- Operating temperature: -40°C to +50°C (-40°F to +122°F)

CONTROLS
- Programmable smart sensor and twist-lock receptacle control options available.

MOUNTING
- Integral arm with key hole slot facilitates quick and easy installation.
- Adjustable slip fitter, round pole adaptor, universal pole adaptor, and other mounting options available as accessories.

WARRANTY
- Backed by XtraLight's limited 5-year warranty.

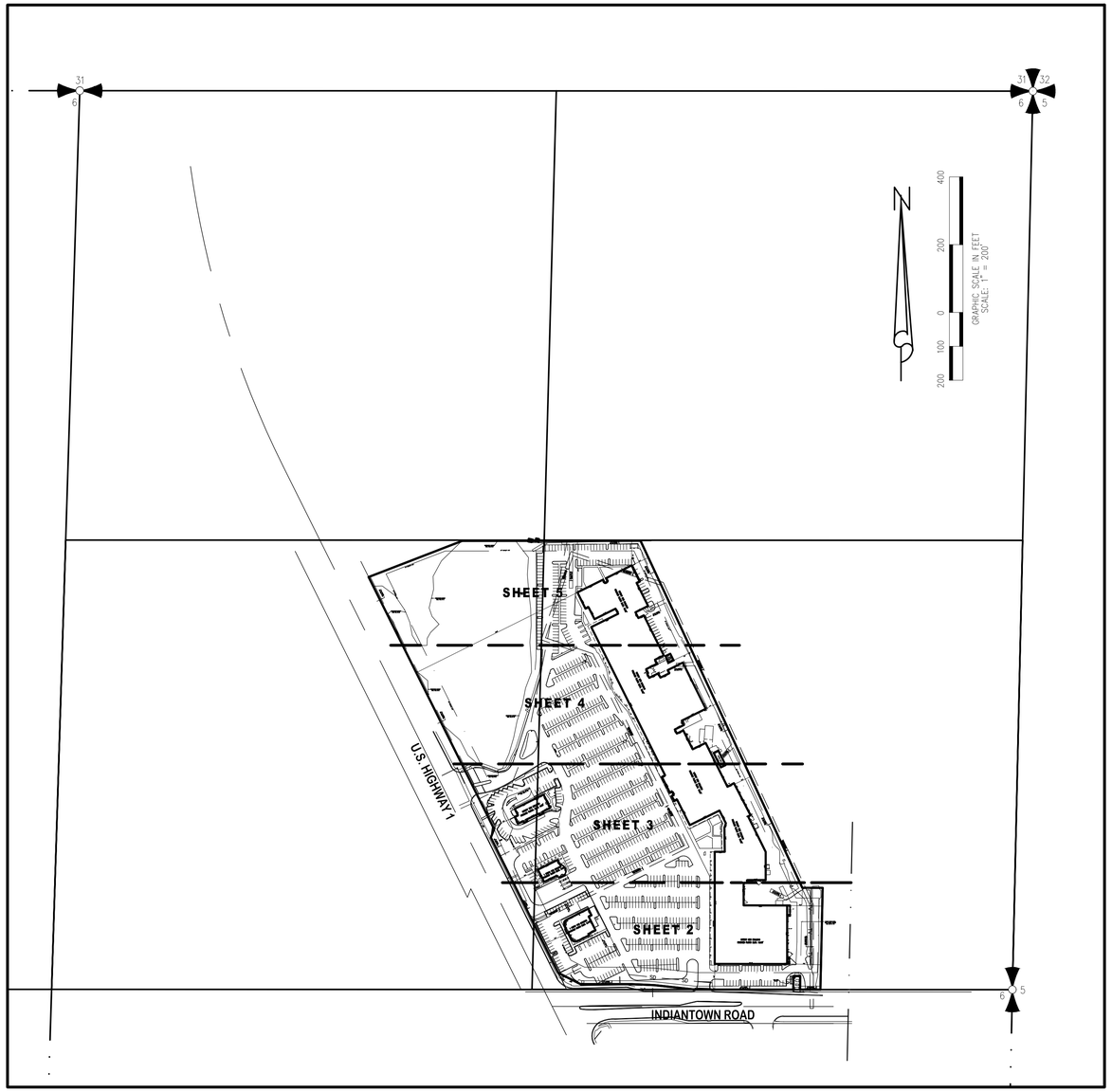
ORDER LOGIC

SAMPLE CATALOG NUMBER: **VNTL-55000L-50K-DIM-SSN-BZ**

VNT | | |

CHICAGO TITLE INSURANCE COMPANY TITLE POLICY, FILE NO. 12474286, DATED AUGUST 21, 2025 AT 8:00AM, SCHEDULE B EXCEPTIONS

AFFECTS PROPERTY	DOES NOT AFFECT	SHOWN HEREON	NOT PLOTABLE	
				1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM.
				2. THE LIEN OF REAL ESTATE TAXES AND ASSESSMENTS FOR THE YEAR 2025 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
				3. STANDARD EXCEPTIONS: A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
				4. INTENTIONALLY DELETED.
				5. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
●		●		6. GRANT OF EASEMENT RECORDED DECEMBER 27, 1972 IN OFFICIAL RECORDS BOOK 2098, PAGE 1494, AND SHOWN ON THE SURVEY BY ACCURIGHT SURVEYS, UNDER JOB NO. 59588, DATED JUNE 16, 2025.
●		●		7. JUPITER RIVER BULKHEAD LINE AS DISCLOSED IN PLAT BOOK 26, PAGE 102, TOGETHER WITH TOWN OF JUPITER ORDINANCE NO. 195 RECORDED IN OFFICIAL RECORDS BOOK 656, PAGE 531.
●			●	8. AGREEMENT WITH DEVELOPER FOR WATER SERVICE RECORDED IN OFFICIAL RECORDS BOOK 3253, PAGE 728, ASSIGNED IN OFFICIAL RECORDS BOOK 3709, PAGE 787 AND AMENDED IN OFFICIAL RECORDS BOOK 3883, PAGE 231.
●			●	9. AGREEMENT WITH LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 3144, PAGE 841 AND AMENDED IN OFFICIAL RECORDS BOOK 3883, PAGE 238.
●		●		10. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 3378, PAGE 1456, AND SHOWN ON THE SURVEY BY ACCURIGHT SURVEYS, UNDER JOB NO. 59588, DATED JUNE 16, 2025.
●		●		11. EASEMENT IN FAVOR OF THE TOWN OF JUPITER RECORDED APRIL 15, 1982 IN OFFICIAL RECORDS BOOK 3708, PAGE 935, AND SHOWN ON THE SURVEY BY ACCURIGHT SURVEYS, UNDER JOB NO. 59588, DATED JUNE 16, 2025.
●			●	12. MATTERS CONTAINED IN NOTICE OF LIEN RIGHTS FILED BY LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 4984, PAGE 1254 AND AMENDED IN OFFICIAL RECORDS BOOK 7048, PAGE 655 AND OFFICIAL RECORDS BOOK 7187, PAGE 1712.
●			●	13. EASEMENT IN FAVOR OF COMCAST CABLEVISION OF WEST PALM BEACH, INC., RECORDED APRIL 19, 1991 IN OFFICIAL RECORDS BOOK 6793, PAGE 1584.
●		●		14. DEVELOPER'S AGREEMENT WITH THE TOWN OF JUPITER RECORDED APRIL 7, 1992 IN OFFICIAL RECORDS BOOK 7193, PAGE 62.
				15. INTENTIONALLY DELETED.
●			●	16. DECLARATION OF SHARED PARKING RECORDED MAY 28, 1998 IN OFFICIAL RECORDS BOOK 10426, PAGE 1088.
●		●		17. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED DECEMBER 4, 2002 IN OFFICIAL RECORDS BOOK 14473, PAGE 105, AND SHOWN ON THE SURVEY BY ACCURIGHT SURVEYS, UNDER JOB NO. 59588, DATED JUNE 16, 2025.
				18. INTENTIONALLY DELETED.
●		●		19. TERMS, CONDITIONS, PROVISIONS AND OTHER MATTERS AS CONTAINED IN THE LEASES AS EVIDENCED BY THE FOLLOWING: A. SHORT FORM LEASE WITH BEALL'S DEPARTMENT STORE, INC., RECORDED IN OFFICIAL RECORDS BOOK 2999, PAGE 1963.
●		●		B. MEMORANDUM OF LEASE WITH STAPLES, INC., RECORDED IN OFFICIAL RECORDS BOOK 9105, PAGE 982.
				C. INTENTIONALLY DELETED. D. INTENTIONALLY DELETED. NOTE: THE ABOVE EXCEPTION WILL BE SHOWN AS A SUBORDINATE MATTER ON SCHEDULE B PART II OF THE LOAN POLICY WHEN ISSUED.
●			●	20. TERMS, CONDITIONS AND PROVISIONS OF THE GROUND LEASE WITH MCDONALD'S CORPORATION, A DELAWARE CORPORATION, DATED MAY 9, 1979, AS AMENDED BY MODIFICATION OF GROUND LEASE DATED OCTOBER 8, 1979, SUPPLEMENTED BY SUPPLEMENT TO LEASE DATED MAY 9, 1979, AS AMENDED BY FIRST AMENDMENT TO GROUND LEASE DATED JUNE 17, 1981, AMENDMENT TO LEASE DATED FEBRUARY 16, 1992, AND THIRD AMENDMENT WHICH IS EVIDENCED BY MEMORANDUM OF LEASE DATED NOVEMBER 20, 1979, MEMORANDUM OF LEASE RECORDED SEPTEMBER 10, 1981 IN OFFICIAL RECORDS BOOK 3593, PAGE 1269, SUPPLEMENT TO LEASE RECORDED MAY 9, 1979 RECORDED IN OFFICIAL RECORDS BOOK 3703, PAGE 273, AMENDED MEMORANDUM OF LEASE RECORDED SEPTEMBER 10, 1992 IN OFFICIAL RECORDS BOOK 7389, PAGE 105, FURTHER AMENDED BY FOURTH AMENDMENT TO MEMORANDUM OF LEASE RECORDED NOVEMBER 16, 2020, IN OFFICIAL RECORDS BOOK 31916 PAGE 1804, AND SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 32109, PAGE 242. NOTE: THE ABOVE EXCEPTION WILL BE SHOWN AS A SUBORDINATE MATTER ON SCHEDULE B PART II OF THE LOAN POLICY WHEN ISSUED.
				21. INTENTIONALLY DELETED.
●		●		22. EASEMENT IN FAVOR OF LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, AN AGENCY OF THE STATE OF FLORIDA BY SEWER EASEMENT DEED RECORDED OCTOBER 17, 2022 IN OFFICIAL RECORDS BOOK 33891, PAGE 1697, AND SHOWN ON THE SURVEY BY ACCURIGHT SURVEYS, UNDER JOB NO. 59588, DATED JUNE 16, 2025.
●			●	23. THE RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, WITH NO OPTIONS TO PURCHASE OR RIGHTS OF FIRST REFUSAL IN FAVOR OF SAID TENANTS, WHICH LEASES HAS BEEN SUBORDINATED TO THE LIEN OF THE INSURED MORTGAGE, PROVIDED THAT NOTWITHSTANDING SUCH SUBORDINATION, SUCH TENANTS HAVE THE RIGHT TO CONTINUE IN POSSESSION AND HAVE THE OTHER BENEFITS OF TENANCY FOR THE REMAINDER OF THE TERMS OF SUCH LEASES UPON PAYMENT OF THE RENTALS PROVIDED THEREIN, AS LISTED ON THE ATTACHED RENT ROLL SHOWN HEREIN AS EXHIBIT "B" (AND AS REQUIRED IN ITEM NUMBER 12 OF SCHEDULE B-SECTION 1 HEREIN, AND TO BE ATTACHED TO THE FINAL POLICIES AS EXHIBIT "B", WHEN ISSUED). NOTE: THE ABOVE EXCEPTION WILL BE SHOWN AS A SUBORDINATE MATTER ON SCHEDULE B PART II OF THE LOAN POLICY WHEN ISSUED.
●		●		24. THE FOLLOWING MATTERS AS DISCLOSED BY SURVEY PREPARED BY ACCURIGHT SURVEYS, UNDER JOB NO. 59588, DATED JUNE 16, 2025: a) ENCROACHMENT OF ASPHALT PAVEMENT, PARKING SPACES, CONCRETE CURBS AND CONCRETE WALKWAYS OVER AND ACROSS UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3708, PAGE 935. b) ENCROACHMENT OF SIGNS, ASPHALT PAVEMENT, PARKING SPACES, CONCRETE CURBS OVER AND ACROSS 10 FOOT UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 14473, PAGE 105. c) CONCRETE BLOCK WALL AND CONCRETE CURBS LIES WITHIN INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2098, PAGE 1494. d) ASPHALT DRIVES, CONCRETE CURBS AND CONCRETE WALKWAY LIE SOUTH OF THE SOUTH PROPERTY LINE ONTO THE RIGHT OF WAY OF EAST INDIANTOWN ROAD. e) ASPHALT DRIVES, CONCRETE CURBS AND CONCRETE WALKWAY LIE WEST OF THE WEST PROPERTY LINE ONTO THE RIGHT OF WAY OF NORTH US HIGHWAY 1.
				25. INTENTIONALLY DELETED.
●			●	26. UCC-1 FINANCING STATEMENT LISTING RRF SHOPPES JUPITER LLLP, AS DEBTOR, AND CIBC BANK USA, AS LENDER, AS SECURED PARTY, RECORDED _____ IN OFFICIAL RECORDS BOOK _____, PAGE _____(TO BE RECORDED), OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. NOTE: THE ABOVE EXCEPTION WILL BE SHOWN AS A SUBORDINATE MATTER ON SCHEDULE B PART II OF THE LOAN POLICY WHEN ISSUED.
●			●	27. NOTICE OF LIEN PROHIBITION FILED BY RRF SHOPPES JUPITER LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, RECORDED _____, 2025 IN OFFICIAL RECORDS BOOK _____, PAGE _____, (TO BE RECORDED) OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
●			●	28. TERMS, CONDITIONS AND PROVISIONS SET FORTH IN UNRECORDED LEASE WITH WHOLE FOODS MARKET GROUP, INC., AS TENANT, DATED JULY 31, 2025, WHICH IS EVIDENCED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____(TO BE RECORDED), OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



LEGAL DESCRIPTION

A PARCEL OF REAL PROPERTY, TOGETHER WITH IMPROVEMENTS ERECTED THEREON, SITUATED IN THE COUNTY OF PALM BEACH, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, BEAR N 89° 31' 20" W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 566.02 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 566.02 FEET OF SAID NORTHEAST QUARTER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL:

THENCE CONTINUE ON THE PREVIOUSLY DESCRIBED COURSE A DISTANCE OF 60 FEET, THENCE N 01 ° 44' 04" E, A DISTANCE OF 40 FEET; THENCE N 89° 31' 20" W A DISTANCE OF 20 FEET; THENCE S 01 ° 44' 04" W, A DISTANCE OF 40 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE N 89° 31' 20" W, A DISTANCE OF 668.54 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1; THENCE N 26° 00' 20" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1, A DISTANCE OF 500.56 FEET; THENCE N 21 ° 46' E, A DISTANCE OF 27 .01 FEET; THENCE N 26° 00' 20" W, A DISTANCE OF 830.00 FEET TO THE JUPITER BULK HEAD LINE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 26, PAGE 102, PALM BEACH COUNTY RECORDS; THENCE N 69° 16' 30" E, ALONG SAID BULK HEAD LINE, A DISTANCE OF 295.89 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE S 89° 34' 05 " E, ALONG SAID LINE, A DISTANCE OF 525.51 FEET; THENCE S 24° 31' 28" E, A DISTANCE OF 1,129.45 FEET; THENCE S 89° 31' 20 " E, A DISTANCE OF 60 FEET TO THE WEST LINE OF THE EAST 566.02 FEET OF SAID NORTHEAST QUARTER, THENCE S 01° 44' 40" W, A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

THAT PART OF GOVERNMENT LOT 4 IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4), NORTH 89° 58' 53" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) AND ALONG THE NORTHERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 706 (INDIANTOWN ROAD), A DISTANCE OF 935.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 58' 53" WEST, ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 379.22 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 5 (U.S. HIGHWAY NO. 1); THENCE NORTH 26° 27' 56" WEST, ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 55.29 FEET; THENCE SOUTH 63° 02' 13" EAST, A DISTANCE OF 73.90 FEET; THENCE SOUTH 89° 58' 53" EAST, A DISTANCE OF 152.00 FEET; THENCE SOUTH 87° 22' 44" EAST, A DISTANCE OF 66.07 FEET; THENCE SOUTH 83° 47' 54" EAST, A DISTANCE OF 120.70 FEET TO THE POINT OF BEGINNING.

SURVEY REPORT

1. THIS BOUNDARY SURVEY CONFORMS TO THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON THE LEGAL DESCRIPTION.
3. LEGAL DESCRIPTION AS PER TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY REFERENCED BELOW IN NOTE 7.
4. BEARING BASIS: N 89°58'59" E ALONG THE NORTH RIGHT-OF-WAY LINE OF INDIANTOWN ROAD.
5. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X-UNSHADED (MINIMAL RICK FLOOD HAZARD) X-SHADED ZONE (MODERATE RICK FLOOD HAZARD 0.2% CHANCE ANNUAL FLOOD HAZARD) AE (EL 6), PER FLOOD INSURANCE RATE MAP NO. 12099C0187G, EFFECTIVE DATE DECEMBER 24, 2024. NO SEARCH FOR ANY MAP AMENDMENTS OR REVISIONS HAS BEEN MADE BY THIS OFFICE.
6. TOTAL AREA = 24.920 ACRES OR 1,085,502 SQUARE FEET.
7. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY LIDBERG LAND SURVEYING, INC. EASEMENTS OR RESTRICTIONS SHOWN WERE FURNISHED BY CHICAGO TITLE INSURANCE COMPANY TITLE POLICY, FILE NO. 12474286, DATED AUGUST 21, 2025 AT 8:00AM.
8. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1' IN 7,500'.
9. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88).
10. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR: ORION VENTURE XI JUPITER, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
11. © COPYRIGHT 2025 BY LIDBERG LAND SURVEYING, INC.
    THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY.
    THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL, OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

CERTIFY TO: RRF SHOPPES JUPITER LLLP, A FLORIDA LIMITED LIABILITY PATNERSHIP;

CHICAGO TITLE INSURANCE COMPANY.
CIBC BANK USA, AN ILLINOIS STATE CHARTERED BANK,
ITS SUCCESSORS AND/OR ASSIGNS AS
INTERESTS MAY APPEAR.
GUNSTER, YOAKLEY & STEWART, P.A.
ORION VENTURE XI, JUPITER, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 8-10, 11B, 17-18 AND 19 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON SEPTEMBER 19, 2025.
DATE OF PLAT OR MAP: SEPTEMBER 20, 2025

LIDBERG LAND SURVEYING, INC.

DATE OF SURVEY: SEPTEMBER 19, 2025

BY: _____
KENNETH J. BUCHANAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7202

KENNETH J. BUCHANAN
LICENSE NUMBER
LS7202
STATE OF FLORIDA
Professional Surveyor and Mapper

ABBREVIATIONS

BFP = BACKFLOW PREVENTER
(C) = CALCULATED FROM FIELD DATA
C.B.S. = CONCRETE BLOCK STRUCTURE
C.M.B. = COMMISSIONERS' MINUTES BOOK
CMH = CONFLICT MANHOLE
CONC. = CONCRETE
CTR = CABLE TV RISER
CUP = CONCRETE UTILITY POLE
D.B. = DEED BOOK
EB = ELECTRIC BOX
GMH = GREASE TRAP MANHOLE
FDC = FIRE DEPARTMENT CONNECTION
FH = FIRE HYDRANT
FND. = FOUND
F.P.L. = FLORIDA POWER & LIGHT
GM = GAS METER
ICV = IRRIGATION CONTROL VALVE
I.P. = IRON PIPE
INV. = INVERT
I.R. = IRON ROD
LB = LICENSE BUSINESS
LP = LIGHT POLE
LS = LICENSE SURVEY
(M) = MEASURED
MH = MANHOLE
M.H.W.= MEAN HIGH WATER
MON. = MONUMENT
O.R.B. = OFFICIAL RECORD BOOK
(P) = PLAT
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCING
PPC = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R/W = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
RGE = RANGE
R.P.B. = ROAD PLAT BOOK
RPZ = REDUCED PRESSURE ZONE
(S) = SURVEY
SEC = SECTION
SLP = STOP LIGHT POLE
SMH = SANITARY MANHOLE
SBTMH= SOUTHERN BELL TELEPHONE MANHOLE
STMH = STORM MANHOLE
SV = SEWER VALVE
TB = TRAFFIC BOX
TLP = TRAFFIC LIGHT POLE
TV = TELEVISION
TWP = TOWNSHIP
U.E. = UTILITY EASEMENT
WUP = WOOD UTILITY POLE
WV = WATER VALVE

LEGEND

= ANCHOR
= CATCH BASIN
= CATCH BASIN (INLET)
= CLEAN OUT
= CABLE RISER
= CONCRETE UTILITY POLE
= ELECTRIC BOX
= FIRE DEPARTMENT CONNECTION
= FIRE HYDRANT
= GREASE TRAP MANHOLE
= IRRIGATION CONTROL VALVE
= LIGHT POLE
= LANDSCAPE LIGHT
= MAIL BOX
= PULL BOX
= REDUCED PRESSURE ZONE
= SIGN
= SANITARY MANHOLE
= STORM MANHOLE
= TELEPHONE RISER
= TREE
= WATER METER
= WATER VALVE/GAS VALVE/SEWER VALVE (AS NOTED)
= WOOD UTILITY POLE
= WATER SERVICE
= YARD DRAIN

—E—E— = UNDERGROUND ELECTRIC
—G—G— = UNDERGROUND GAS
—SAN—SAN— = UNDERGROUND SANITARY
—UNKNOWN— = UNDERGROUND UNKNOWN
—WM—WM— = UNDERGROUND WATER
—OH—OH— = OVERHEAD UTILITY
—BS—BS— = UNDERGROUND TELEPHONE
—TV—TV— = UNDERGROUND CABLE
—SD— = UNDERGROUND STORM DRAINAGE

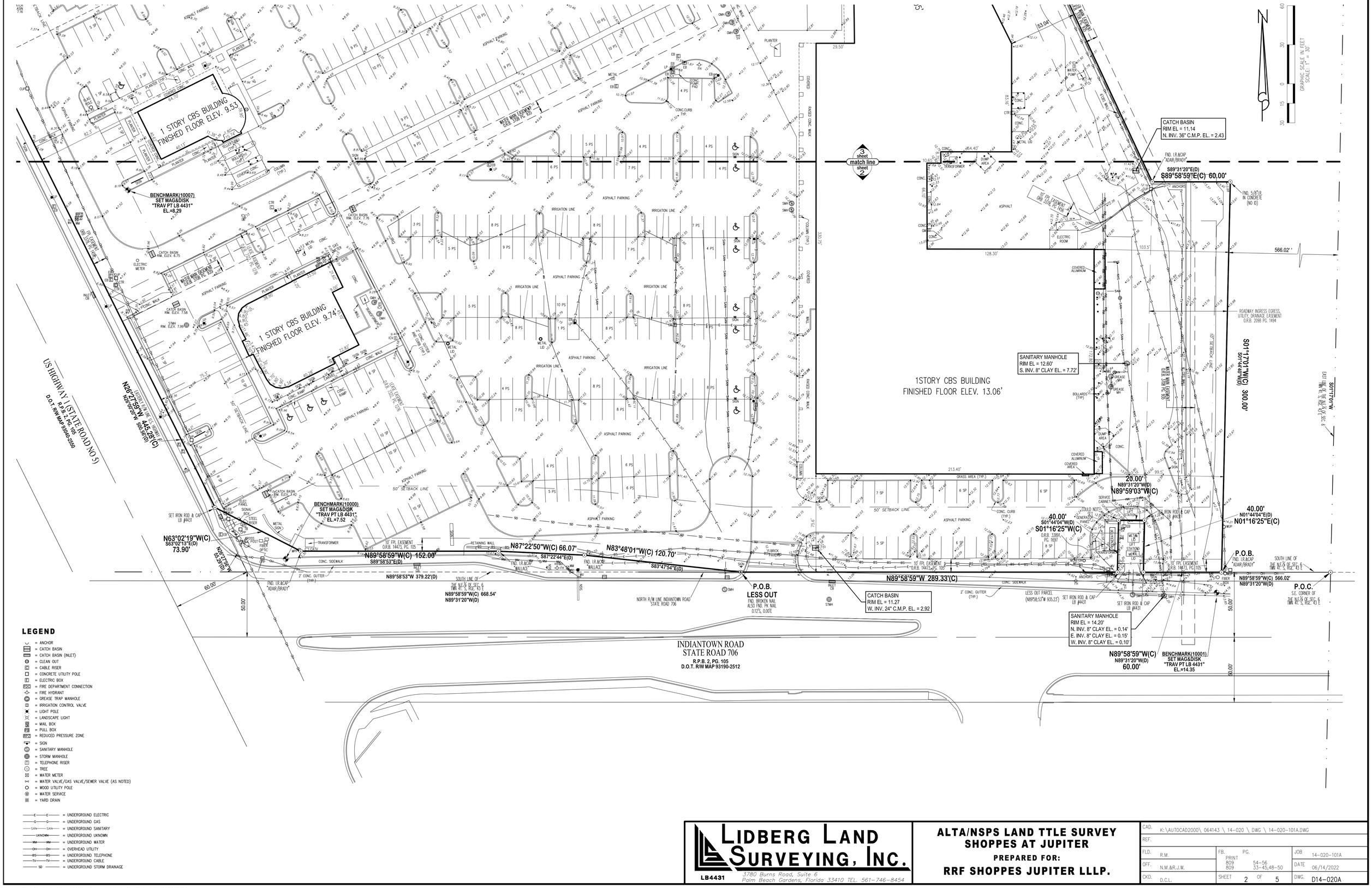
09/16/2025	UPDATE SURVEY - K.F., A.M, D.B. - FILE - FB. 854, 851 PG. 36, 37	M.R.
DATE:	REVISIONS:	BY:

LIDBERG LAND SURVEYING, INC.
LB4431
3780 Burns Road, Suite 6
Palm Beach Gardens, Florida 33410 TEL. 561-746-8454

ALTA/NSPS LAND TTLE SURVEY
SHOPPES AT JUPITER
PREPARED FOR:
RRF SHOPPES JUPITER LLLP.

CAD.	K:\AUTOCAD2000\ 064143 \ 14-020 \ DWG \ 14-020-101A.DWG		
REF.			
FLD. R.M.	FB. PG. PRINT 809 54-56 809 33-45,48-50	JOB	14-020-101A
OFF. N.M.&R.J.W.		DATE	06/14/2022
CKD. D.C.L.	SHEET 1 OF 5	DWG.	D14-020A

O:\0_Property Files\PBC - Jupiter\141-R43\41-43-06 201 N US Highway 1\0_CAD\DWG\14-020-101A.dwg, 9/26/2025 5:01:20 PM



LEGEND

- ◡ = ANCHOR
- = CATCH BASIN
- = CATCH BASIN (INLET)
- = CLEAN OUT
- CR = CABLE RISER
- = CONCRETE UTILITY POLE
- = ELECTRIC BOX
- FDC = FIRE DEPARTMENT CONNECTION
- = FIRE HYDRANT
- GM = GREASE TRAP MANHOLE
- = IRRIGATION CONTROL VALVE
- = LIGHT POLE
- = LANDSCAPE LIGHT
- = MAIL BOX
- PB = PULL BOX
- RPZ = REDUCED PRESSURE ZONE
- = SIGN
- = SANITARY MANHOLE
- = STORM MANHOLE
- = TELEPHONE RISER
- = TREE
- = WATER METER
- = WATER VALVE/GAS VALVE/SEWER VALVE (AS NOTED)
- = WOOD UTILITY POLE
- WM = WATER SERVICE
- = YARD DRAIN

- E E = UNDERGROUND ELECTRIC
- G G = UNDERGROUND GAS
- SAN SAN = UNDERGROUND SANITARY
- UNKNOWN = UNDERGROUND UKNOWN
- WM WM = UNDERGROUND WATER
- OH OH = OVERHEAD UTILITY
- BS BS = UNDERGROUND TELEPHONE
- TV TV = UNDERGROUND CABLE
- SD = UNDERGROUND STORM DRAINAGE

LIDBERG LAND SURVEYING, INC.
LB4431
3780 Burns Road, Suite 6
Palm Beach Gardens, Florida 33410 TEL. 561-746-8454

ALTA/NSPS LAND TTLE SURVEY
SHOPPES AT JUPITER
PREPARED FOR:
RRF SHOPPES JUPITER LLLP.

CAD. K:\AUTOCAD2000\064143\14-020\DWG\14-020-101A.DWG			
REF.			
FLD. R.M.	FB. PG.	JOB 14-020-101A	
OFF. N.M.&R.J.W.	PRINT 809 54-56 809 33-45,48-50	DATE 06/14/2022	
CKD. D.C.L.	SHEET 2 OF 5	DWG. D14-020A	

O:\0_Property Files\PBC - Jupiter\141-R43\41-43-06 201 N US Highway 1\0_CAD\DWG\14-020-101A.dwg, 9/26/2025 5:03:23 PM

LEGEND

- ⚓ = ANCHOR
- = CATCH BASIN
- = CATCH BASIN (INLET)
- = CLEAN OUT
- = CABLE RISER
- = CONCRETE UTILITY POLE
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- = SANITARY MANHOLE
- = STORM MANHOLE
- = TELEPHONE RISER
- = TREE
- = WATER METER
- = WATER VALVE/GAS VALVE/SEWER VALVE (AS NOTED)
- = WOOD UTILITY POLE
- = WATER SERVICE
- = YARD DRAIN

- E E = UNDERGROUND ELECTRIC
- G G = UNDERGROUND GAS
- SAN SAN = UNDERGROUND SANITARY
- UKNOWN = UNDERGROUND UKNOWN
- W W = UNDERGROUND WATER
- OH OH = OVERHEAD UTILITY
- BS BS = UNDERGROUND TELEPHONE
- TV TV = UNDERGROUND CABLE
- SD = UNDERGROUND STORM DRAINAGE

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

BENCHMARK(10005)
SET MAG&DISK
"TRAV PT LB 4431"
EL.=7.64

BENCHMARK(10005)
SET MAG&DISK
"TRAV PT LB 4431"
EL.= 9.24

BENCHMARK(10002)
SET MAG&DISK
"TRAV PT LB 4431"
EL.=11.33

BENCHMARK(10006)
SET MAG&DISK
"TRAV PT LB 4431"
EL.=5.10
D.O.T. R/W MAP 93040-2550
VARIES FROM DEED

BENCHMARK(10007)
SET MAG&DISK
"TRAV PT LB 4431"
EL.=8.29

FLOOD ZONE AE (EL 4)

CONSERVATION EASEMENT O.R.B. 7191, PG. 62

1STORY CBS BUILDING
FINISHED FLOOR. ELEV. 9.58'

1 STORY CBS BUILDING
FINISHED FLOOR ELEV. 9.53'

1STORY CBS BUILDING
FINISHED FLOOR ELEV. 13.06'

1STORY CBS BUILDING
FINISHED FLOOR ELEV. 13.05'

1STORY CBS BUILDING
FINISHED FLOOR ELEV. 9.74'

4 sheet match line sheet 3

3 sheet match line sheet 2

US HIGHWAY 1 (STATE ROAD NO 5)
R.P.B. 2-26, 105
D.O.T. R/W MAP 93040-2550

N26°27'59"W (C) 830.00'
N26°27'59"W
N26°00'40"W 500.58'(D)
445.28'(C)

S24°59'28"E(D)
S24°59'07"E(C) 1129.45'

27.01'
N21°18'21"E(C)
N21°46'00"E(D)

60.00'

FND. I.R.&CAP ILLEGIBLE

FND. 5/8" I.R. (NO ID)

LIDBERG LAND SURVEYING, INC.
LB4431
3780 Burns Road, Suite 6
Palm Beach Gardens, Florida 33410 TEL. 561-746-8454

ALTA/NSPS LAND TTLE SURVEY
SHOPPES AT JUPITER
PREPARED FOR:
RRF SHOPPES JUPITER LLLP.

CAD. K:\AUTOCAD2000\ 064143 \ 14-020 \ DWG \ 14-020-101A.DWG			
REF.			
FLD. R.M.	FB. PRINT 809 809	PG. 54-56 33-45,48-50	JOB 14-020-101A
OFF. N.M.&R.J.W.			DATE 06/14/2022
CKD. D.C.L.	SHEET 3 OF 5		DWG. D14-020A

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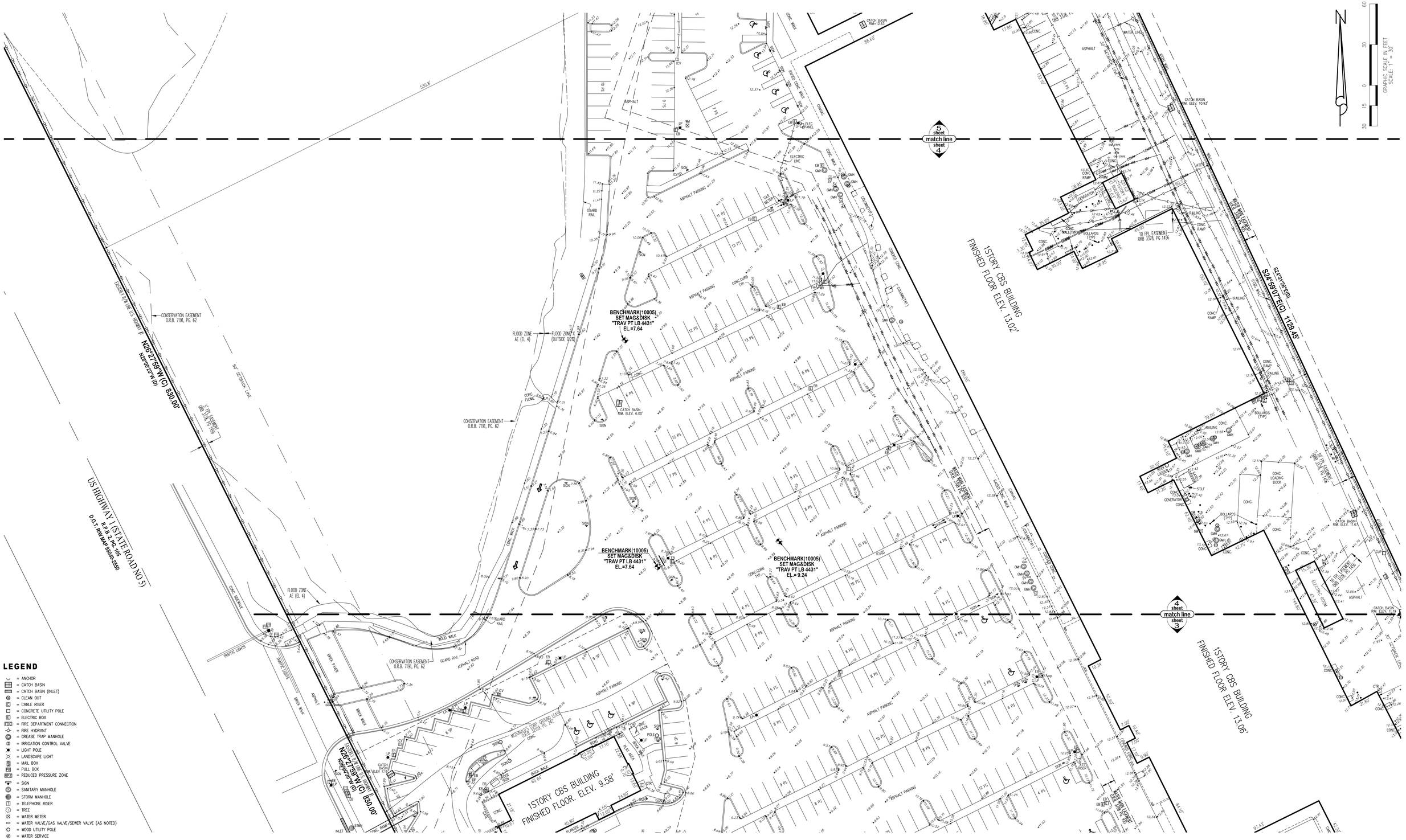

LEGEND

- ANCHOR
- CATCH BASIN
- CATCH BASIN (INLET)
- CLEAN OUT
- CABLE RISER
- CONCRETE UTILITY POLE
- ELECTRIC BOX
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GREASE TRAP MANHOLE
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- LANDSCAPE LIGHT
- MAIL BOX
- PULL BOX
- REDUCED PRESSURE ZONE
- SIGN
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE RISER
- TREE
- WATER METER
- WATER VALVE/GAS VALVE/SEWER VALVE (AS NOTED)
- WOOD UTILITY POLE
- WATER SERVICE
- YARD DRAIN

- E — E — UNDERGROUND ELECTRIC
- G — G — UNDERGROUND GAS
- SAN — SAN — UNDERGROUND SANITARY
- UKNOWN — UNDERGROUND UKNOWN
- WM — WM — UNDERGROUND WATER
- OH — OH — OVERHEAD UTILITY
- BS — BS — UNDERGROUND TELEPHONE
- TV — TV — UNDERGROUND CABLE
- SD — UNDERGROUND STORM DRAINAGE

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REF.			
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OFF. N.M.&R.J.W.			DATE 06/14/2022
CKD. D.C.L.	SHEET 4	OF 5	DWG. D14-020A

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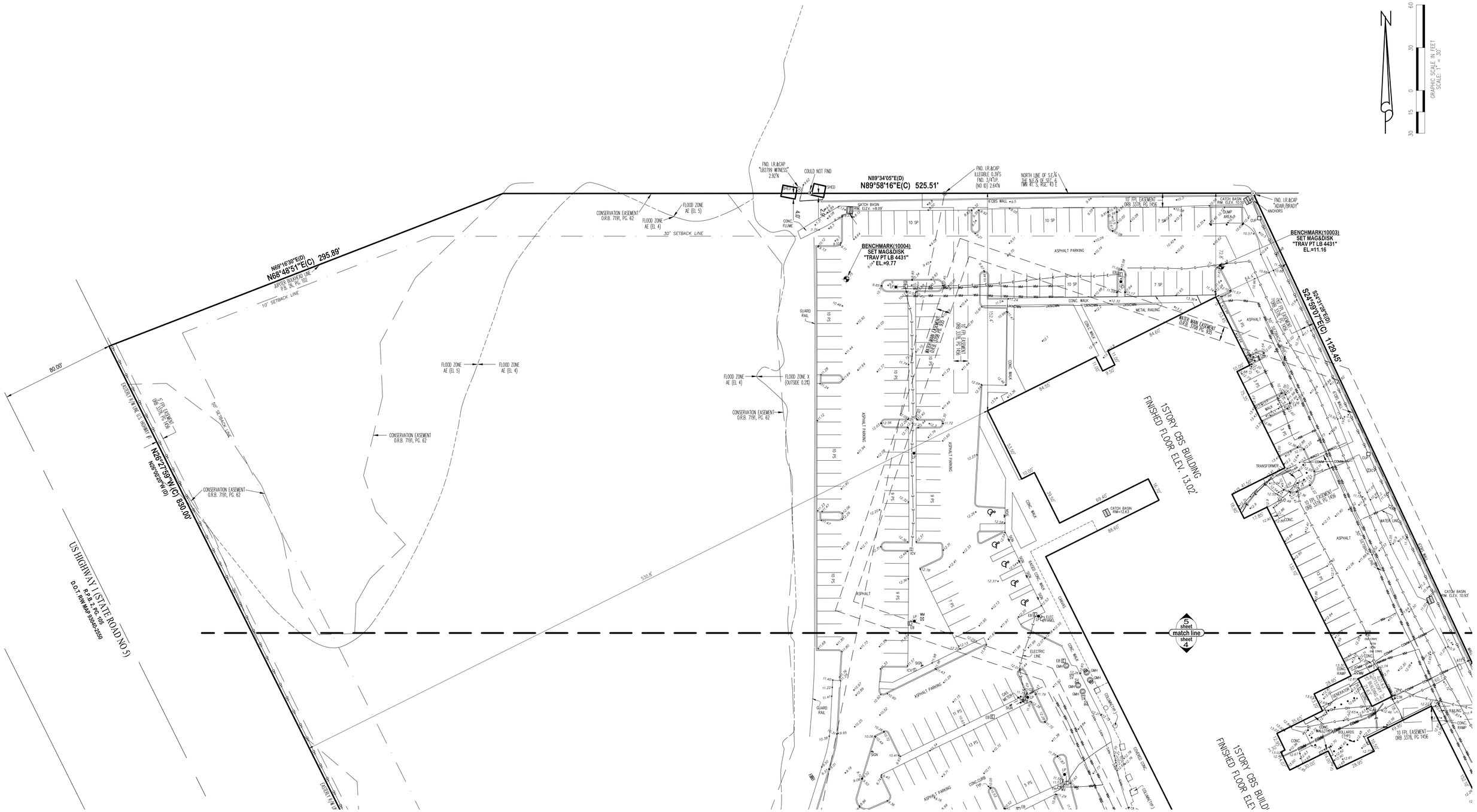

LIDBERG LAND SURVEYING, INC. LB4431 3780 Burns Road, Suite 6 Palm Beach Gardens, Florida 33410 TEL. 561-746-8454	**ALTA/NSPS LAND TTLE SURVEY** **SHOPPES AT JUPITER** **PREPARED FOR:** **RRF SHOPPES JUPITER LLLP.**	CAD. K:\AUTOCAD2000\ 064143 \ 14-020 \ DWG \ 14-020-101A.DWG REF. FLD. R.M. OFF. N.M.&R.J.W. CKD. D.C.L. FB. PRINT 809 809 PG. 54-56 33-45,48-50 SHEET 5 OF 5 JOB 14-020-101A DATE 06/14/2022 DWG. D14-020A

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