



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

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

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

Call To Order

ROLL CALL

Chair Kevin Kirn	
Vice-Chair Beth Kelso	Town Attorney, Thomas Baird, Esq.
Comm. Michael Cassatly	Director of Planning and Zoning, John Sickler
Comm. Robert Grabowski	
Comm. Paul Keenan	Asst. Director of Planning and Zoning, Stephanie Thoburn
Comm. Marty Rogol	
Comm. David Thompson	Asst. Director of Planning and Zoning, Garret Watson
Comm. Cynthia Blum (1st Alt)	
Comm. Edward Sterling (2nd Alt)	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 June 9, 2026, Regular Planning and Zoning 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. **1666 North Old Dixie (Cemex)** - A Future Land Use Map amendment to designate the subject property with a General Industrial land use, for a .77+/- acre property located at 1666 N. Old Dixie Hwy. **(PZ#26-6867)**

Town Council Consideration: August 18, 2026 (1st Reading)
September 15, 2026 (2nd Reading)

3. **Seaglass** – (*Quasi-Judicial*) Amendment to Resolution 61-23 to permit the development of 23 multifamily residential units as either entirely rental or entirely for-sale condominiums for a 2.93± acre property located at 105 Rich Circle (FKA 550 Bush Road). **(PZ#26-6859, 26-6860)**

Town Council Consideration: August 18, 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 August 11, 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
JUNE 9, 2026 7:00 P.M.**

CALL TO ORDER:

Acting Chair Beth Kelso called the meeting to order at 7:00 p.m.

ATTENDANCE:

Vice Chair Beth Kelso, Comm. Michael Cassatly, Comm. Robert Grabowski, Comm. Paul Keenan, Comm. Marty Rogol, Cynthia Blum, 1st Alternate (voting-member) and Edward Sterling, 2nd Alternate (voting member); John Sickler, Director of Planning & Zoning; Garret Watson, Assistant Director of Planning; Peter Meyer, Principal Planner; Jenna Johnston, Planner; Thomas Baird., Esq., Town Attorney and Vernisa Ayers, Secretary.

CITIZEN COMMENTS: None.

MINUTES:

1. Motion to approve the minutes from May 12, 2026, Regular Planning and Zoning Meeting, by Comm. Blum; seconded by Comm. Rogol. Final: Motion passed unanimously, with a 7-0 vote.

SWEARING IN:

Secretary Vernisa Ayers conducted the swearing-in of witnesses for all quasi-judicial items on the agenda.

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)**

Disclosures: Commissioners Sterling, Cassatly, Rogol and Acting Chair Kelso stated that they visited the site. Commissioners Blum, Grabowski and Keenan did not have disclosures.

Applicant presentation: Morris Crady, representative of Lucido & Associates, presented a PowerPoint overview of the proposed project. Brian Kelly, Traffic Engineer, with Simmons & White, Inc., was also in attendance.

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

Commissioners asked questions of the Applicant and Staff:

Comm. Sterling asked how the proposed amendment would improve traffic flow for service vehicles. Mr. Crady explained that a separate lane would be provided for service vehicles, which would help alleviate traffic congestion.

Comm. Blum inquired about the appearance of the east side of the sidewalk, noting that it was not shown in the presentation. Mr. Crady responded that the sidewalk would not be affected, as the primary improvement involves reconstruction within the right-of-way. Comm. Blum then sought clarification on whether the Bear's Club right-of-way improvements would extend along both the east and west sides. Mr. Crady confirmed that they would.

Comm. Cassatly asked whether the existing oak trees would be preserved. Mr. Crady stated that the trees would be preserved through coordination between Bear's Club and the Founding Partners condominium project. Comm. Cassatly also asked whether all proposed improvements would be located behind the 8-foot wall. Mr. Crady confirmed that they would.

Comm. Grabowski questioned how the length of the proposed right-turn lane was determined. Mr. Crady explained that the design was developed in coordination with the Town Engineer and Palm Beach County. Mr. Crady then introduced Brian Kelly, Traffic Engineer, with Simmons & White. Mr. Kelly stated that the turn lane meets Palm Beach County standards and is designed to accommodate anticipated traffic volumes. When asked how much the lane exceeds the minimum standard, Mr. Kelly indicated that it exceeds the requirement by approximately 50 feet, equivalent to the length of about two landscape trailers. Comm. Grabowski also asked whether vehicles could bypass traffic by making a right turn from the eastbound lane of Frederick Small Road. Mr. Crady responded that such a maneuver is theoretically possible, but no different from conditions found on other roadways.

Comm. Rogol asked whether the applicant agreed to all staff-recommended conditions. Mr. Crady confirmed that Bear's Club agreed to all proposed conditions.

Comm. Keenan asked about the security cameras proposed within the public right-of-way. Mr. Crady explained that the cameras comply with Palm Beach County and Police Department requirements and that a permit would be obtained from Palm Beach County for their installation. Comm. Keenan sought clarification as to whether the cameras would be privately operated. Mr. Crady confirmed that there would be private surveillance cameras.

Acting Chair Kelso raised concerns regarding Conditions 5A and 5B related to the PUD waiver and whether the generator was included. Ms. Johnston explained that the generator complies with the required building setbacks and therefore received a reduction to the setback requirement. Acting Chair Kelso also questioned whether the proposed Pink Wiggler plant material, typically recommended for Zones 4 through 8, would survive in Zone 10 where the project is located. Mr. Crady responded that the plants would survive and noted that the existing vegetation on the site is entirely native. Acting Chair Kelso further asked whether the proposed wall would be located on the roadside or interior side of the electric lines. Mr. Crady stated that the final location is still

under review and will be determined during a later phase of the project.

Public Comment: None.

Deliberation by Commission:

Comm. Cassatly sought clarification as to whether there was a bike lane in the area, stating that he did not understand how it would function with the right-hand turn lane. Acting Chair Kelso replied that she did not recall seeing one. Acting Chair Kelso stated that she agreed with Comm. Blum and believed the location was a perfect spot for the POA building. The remaining Commission did not have any questions.

Motion:

Item 2A Comm. Blum moved to recommend approval of the Bears Club Planned Unit Development (PUD) amendment with two waivers and site plan, based on the findings in the staff report with the conditions outlined in Exhibits 1 & 2 and the adequacy of the public benefits; seconded by Comm. Rogol. The motion passed unanimously by a 7-0 vote.

Item 2B Comm. Cassatly moved to recommend approval of the Bears Club 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 based on the findings in the staff report with the conditions outlined in Exhibits 2 and the adequacy of the public benefits; seconded by Comm. Grabowski. The motion passed unanimously by a 7-0 vote.

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)**

Disclosures: Comm. Rogol stated that he drove by the site. Acting Chair Kelso stated that she drove by the property and looked at it on Google earth. Comm. Cassatly stated that he drove by the site and uses the area quite a bit so he's familiar with it. Comm. Blum also stated that she uses the area often and is familiar with the site. Comm. Sterling stated that he visited the property. Commissioners Keenan and Grabowski did not have disclosures.

Applicant presentation: Ken Tuma and Kayla McKenzie, representatives of Urban Design Studio, LLC, presented a PowerPoint overview of the proposed project. Representatives of RAM Development, architect Mr. Weber, transportation engineer Mr. Kerr, and civil engineer Mr. Rau with Thomas Engineering were also in attendance.

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

Commissioners asked questions of the Applicant and Staff:

Comm. Keenan sought clarification regarding staff's statement that no development is proposed on the southern property. Ms. Johnston explained that the proposed exhibit shows a shift of the roundabout to the south; however, no formal development applications have been submitted for that area that could result in easements being requested. Comm. Keenan also asked the applicant whether the grass-covered alcove

located between the proposed Whole Foods and Total Wine would be developed. Ms. McKenzie responded that no development is planned for that area and that it will remain as is. Additionally, Comm. Keenan asked how the applicant plans to reduce seating within the Cinépolis Theater. Mr. Maloney of RAM Architects explained that the theater remains a long-term partner in the project and has agreed to reduce excess seating capacity.

Comm. Rogol expressed concern regarding potential traffic congestion once the bridge opens near A1A and Indiantown Road. Mr. Kerr, Traffic Engineer with Kimley-Horn and Associates, stated that even with increased congestion or traffic backups on Indiantown Road, full access to the site from US-1 would remain available. Comm. Rogol also raised concerns regarding the proposed roundabout, noting that changing shopping patterns and travel between the two shopping centers could complicate circulation. Mr. Kerr responded that the roundabout would improve traffic flow by facilitating vehicle movements through the southeastern driveway and providing improved access to Indiantown Road.

Comm. Grabowski sought clarification regarding whether the proposed roundabout would be required in the future. Mr. Watson explained that easements are currently being established to allow for future construction of the roundabout. Comm. Grabowski then asked what type of triggering event would initiate construction. Mr. Watson responded that there is no specific traffic volume threshold; rather, the roundabout was identified as a potential solution to address existing safety concerns associated with turning movements and vehicles cutting across traffic. Mr. Sickler added that a future Capital Improvement Program (CIP) project could serve as a triggering event. He emphasized the importance of securing the necessary right-of-way and easements to provide flexibility for future transportation improvements. Mr. Sickler also noted that the Town Traffic Engineer is reviewing potential modifications to the exhibit shown in Attachment D and that the staff condition references alternative design concepts. Comm. Grabowski requested clarification regarding the selection criteria for the four roadway elements identified in Tables 4 and 5. Mr. Maloney explained that Tables 4 and 5 are based on FDOT and Palm Beach County thresholds, while Table 9 is based on the Town of Jupiter's Comprehensive Plan standards.

Comm. Grabowski also reviewed projected peak-hour traffic volumes at the southeast Indiantown Road access point and asked how they compare to existing conditions. Mr. Maloney stated that the shopping center currently generates approximately 55 trips during the period analyzed and that the proposed redevelopment is expected to add approximately 30 additional trips. Comm. Grabowski expressed concern regarding the project's compliance with traffic performance standards and whether the increased traffic volumes would affect the level of service. Mr. Watson explained that the analysis is tied to the safety concerns identified at the driveway intersection and referenced Section 27-175(A)(4) as the basis for staff's findings. Comm. Grabowski then sought clarification regarding the applicants' proposed amendments to Conditions 5 and 6. Ms. Johnston explained that the requested amendment to Condition 5 is intended to provide flexibility, acknowledging that future site plan amendments may result in different parking requirements. Regarding Condition 6, she clarified the applicant was proposing an alternative design concept, rather than proposing alternative condition language. Mr. Watson further stated that the access improvements will require further analysis and the intent of the condition is to acquire the necessary easements to ensure the roundabout is a possibility.

Comm. Cassatly expressed concerns regarding traffic circulation and safety along Indiantown Road. He described existing challenges associated with vehicles making illegal turns into the shopping center, congestion near the US-1 intersection, and flooding issues within the site. Mr. Kerr explained that the current traffic conditions would generally remain the same unless future roadway improvements were implemented. He noted that a future roundabout could improve access by providing a safe location for U-turn movements. Mr. Sickler added that the Town has identified the corridor as a long-term concern and included Condition 6 to preserve future improvement opportunities through easements and right-of-way dedication. Mr. Tuma addressed flooding within the shopping center. He explained that drainage infrastructure on the property had already been cleaned and that additional stormwater management improvements would be incorporated into the redevelopment. He further stated that new filtration and sump systems would improve water quality and stormwater performance, while ongoing maintenance practices would help prevent future drainage issues. Comm. Cassatly asked whether the theater building would receive façade improvements and be painted to match the remainder of the redevelopment. Mr. Tuma explained that discussions with the theater operator are ongoing and that future improvements are anticipated. He committed that if redevelopment of the theater does not occur, the building would ultimately be repainted to match the overall shopping center.

Comm. Blum asked whether the movie theater and the shops north of the theater would be painted to match the proposed redevelopment. Mr. Maloney responded that discussions with the theater operator are ongoing and that the goal is to complete improvements to that portion of the shopping center as a single, cohesive project. Mr. Maloney explained that painting and façade improvements are not currently included in the application because agreements with the theater have not yet been finalized. Comm. Blum requested a commitment that the theater would eventually be painted to match the remainder of the plaza if redevelopment does not occur. Mr. Maloney agreed to make that commitment.

Comm. Sterling sought clarification regarding the temporary use of different color schemes within the shopping center. Mr. Tuma explained that there may be a temporary difference in appearance until discussions with the theater are finalized, but the long-term goal is to create a unified design throughout the property. Comm. Sterling also asked whether the parking lots would be resurfaced as part of the redevelopment. Mr. Tuma confirmed that parking lot improvements are included.

Comm. Blum further inquired about the project timeline. Mr. Maloney stated that the grocery store is anticipated to open in late first quarter of 2028, approximately 20 to 22 months from project approval. Mr. Maloney also noted that the theater lease expires in 2030 or early 2031, although discussions regarding future improvements are already underway.

Acting Chair Kelso expressed support for the proposed architecture and stormwater improvements and proposed several modifications to the conditions of approval. Acting Chair Kelso recommended requiring a permanent covered seating area adjacent to the Parisian restaurant to create a more cohesive appearance within the redevelopment. Mr. Tuma agreed to further evaluate the proposal before Town Council review. Acting Chair Kelso also recommended strengthening Condition 7 by requiring a long-term vegetation management and monitoring program to address invasive species within

environmentally sensitive areas. Additionally, Acting Chair Kelso proposed modifying Condition 8 to require replacement of all dead and dying plant material prior to issuance of a Certificate of Occupancy. Mr. Tuma noted that a restoration and mitigation plan is already included for the mangrove area. Acting Chair Kelso also emphasized that traffic circulation along Indiantown Road remains the most significant issue associated with the project. She expressed concerns regarding vehicle conflicts, left-turn movements, and congestion at the shopping center entrances. Acting Chair Kelso suggested that Town Council review crash data and evaluate potential traffic improvements, including signal modifications that could improve access to the site while maintaining traffic flow. Several commissioners agreed that access and traffic safety remain major concerns that should be addressed as the project moves forward.

Public Comment:

Mr. Edward Cronin, a resident of Ocean Parks Condominiums, expressed concerns regarding food waste management, rodents, insects, and potential impacts on nearby residential properties. In response, Mr. Tuma explained that Whole Foods would utilize a sealed trash compactor located on the southern portion of the site, designed to prevent leakage and minimize nuisance impacts to surrounding properties.

Deliberation by Commission:

Commissioners Keenan, Rogol, Grabowski, and Sterling agreed that traffic circulation and access along Indiantown Road remain the primary concerns associated with the project. Comm. Rogol encouraged Town Council and staff to continue evaluating long-term transportation improvements, including potential roundabout or access alternatives. Despite these concerns, much of the Commission generally expressed support for the redevelopment, noting that the project would significantly improve the appearance and functionality of the shopping center and would be a positive improvement for the property and surrounding area. Comm. Cassatly stated that while he believed the proposal was a great project, he remained concerned that the lack of adequate access and traffic circulation improvements, particularly related to ingress and egress along Indiantown Road, could negatively impact the shopping center's success and tenant profitability. Comm. Blum did not have comments.

Motion:

Comm. Keenan moved to recommend approval of the Shoppes of Jupiter Site Plan application based on the findings in the Staff Report and subject to the conditions outlined in Exhibit 1, including modifying Condition #7 to state that a perpetual vegetation monitoring program, consistent with standard best management practices, will be implemented, and modifying Condition #8 to require that all dead or dying plant material be replaced prior to the issuance of the Certificate of Occupancy; seconded by Comm. Sterling. The motion passed by a 6-1 vote, with Comm. Cassatly dissenting.

STAFF UPDATE:

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

ADJOURN:

Acting Chair Beth Kelso adjourned the meeting at 8:48 p.m.

Beth Kelso, Acting Chair

Vernisa Ayers, Secretary

**1666 N Old Dixie Hwy (CEMEX)
TOWN MANAGER'S OFFICE**



DATE: July 7, 2026
TO: Honorable Mayor and Members of Town Council
THRU: Frank J. Kitzerow, Town Manager
FROM: John Sickler, Director of Planning and Zoning **GW**
SUBJECT: **1666 N Old Dixie Hwy. (CEMEX)** – A Future Land Use Map amendment to designate the subject property with a General Industrial land use, for a .77+/- acre property located at 1666 N. Old Dixie Hwy. (**PZ 26-6867**).

Ordinance #35-26	P&Z Commission:	7/14/26	
PZ 26-6867	Town Council:	8/18/26	1 st Reading
T. Hart	Town Council:	9/15/26	2 nd Reading

Project Information

Owner: Big Dog Development LLC. (Justin Angel 100%)
Applicant: Shannon Lee, Southern Development Consultants
Location: 1666 N Old Dixie Hwy. (see Attachment A - Location Map)
Acreage: .77±
PCN Number: 30434031000020020
Existing FLUM designation: Not Designated
Proposed FLUM designation: General Industrial
Existing use of property: Vacant
Existing Zoning: I1 Industrial Park, Light Industry
Proposed Zoning: I1 Industrial Park, Light Industry

Staff Compliance Review

Based upon the facts and findings contained herein, the Department of Planning and Zoning finds the proposed Future Land Use Map amendment **consistent** with the goals, objectives, and policies of the Town of Jupiter's Comprehensive Plan and Zoning Code.

Background

Table 1. Surrounding land uses and designations

Location Map – Attachment A		
Location	Existing Land Uses	Future Land Use Designations/ Zoning Districts
North	Vacant	Commercial / C-3, General Commercial District (The Village of Tequesta)
South	Vacant Florida East Coast (FEC) Railroad right of way (ROW)	Not Designated / Not Zoned
East	Midtown Shoppes	Commercial, C2 Commercial, General (Town of Jupiter)
West	FEC ROW; Commercial across FEC ROW	Not Designated / Not Zoned; Commercial, C4 Commercial, Restricted (Town of Jupiter)

For a comprehensive view of the above designations that surround the subject property refer to Attachment B for the Existing Future Land Use Map and Existing Zoning Map, and the Proposed Future Land Use Map.

Existing Conditions: The subject application is to assign a Future Land Use designation to the subject property. The parcel does not currently have a Future Land Use Designation. The applicant is also preparing to submit a site plan application to construct two office warehouse uses. The site is located at 1666 N Old Dixie Hwy and is 0.77± acres which was previously the location of the old CEMEX plant that was demolished in 2024 and is now a vacant parcel. The parcel backs up to the FEC Railroad ROW.

Reason for the Request: The Applicant has requested the future land use amendment (see Project Narrative - Attachment C) to assign a Future Land Use on the subject property to redevelop the site with two (2) professional office / storage buildings. Based on the General Industrial Future Land Use proposed, and the Industrial Park, Light Industry Zoning district (I1-) currently designated on the property, all operations will have to comply with the permitted uses in the I-1 zoning district. At the time the Future Land Use Map was created, the subject property was not given a Future Land Use designation. The subject application corrects this error and proposes a designation with a Future Land Use that is consistent with the surrounding land uses and designated zoning district of the site.

Analysis.

Future Land Use Map Amendment

Criteria for FLUM amendments. Section 27-178 provides four (4) criteria for the review of future land use amendments. The proposed amendments are evaluated within the context of each of the four criteria below.

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

Staff Comment: The proposed future land use amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan (See Attachment D – Comprehensive Plan Analysis).

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

Staff Comment: The proposed Future Land Use designation is consistent with the surrounding properties and will continue the established land use pattern in the area. The properties to the east and west have a commercial future land use designation and are separated from the subject property by N Old Dixie Highway and the FEC ROW, respectively. The property to the north is currently vacant and has a commercial future land use designation within Tequesta's jurisdiction. Town staff has communicated with Tequesta staff and has confirmed that the applicant, which also owns the adjacent property to the north, has submitted a site plan application for a similar office warehouse development.

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

Staff Comment: The proposed Future Land Use designation for the subject property will create an isolated land use designation due to the surrounding properties being all designation with a commercial future land use designation. That said, the subject property is spatially separation from the adjacent property by Old Dixie Highway and the FEC ROW, which provide an adequate buffer for the site between differing land use designations to prevent any unwanted impacts to the adjacent properties. Traditionally, industrial and commercial lands abut each other as they are both intense land uses.

It should be noted that a Commercial Future Land Use designation was contemplated and could be considered based on the location criteria listed within the Comprehensive Plan, however an application to change the current zoning on the site would also be necessary. In addition, the size and configuration of the parcel would present difficulties for commercial uses to viably operate on the site given the Commercial zoning district regulations. Overall, the subject application provides a future land use designation on the subject property that is complementary to the adjacent designations and aligns with the current zoning district of the site.

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

Staff Comment: The proposed land use designation is necessary because the subject property does not have a future land use designation. The applicant is seeking to develop the site with two office warehouse buildings and assigning a future land use to the property is necessary for development.

Population impacts. The proposed land use change will not have any residential density impacts to the Town. The subject property is 0.77 ± acres in size and is proposed to be a commercial/industrial development that will not support any residential units under the Town land use designations.

Traffic impacts. The traffic impacts for the proposed future land use designation change were evaluated by calculating the greatest level of intensity that would be permitted within the Land Use proposed and comparing that to the surrounding sites to ensure transportation infrastructure could withstand such intensity.

According to the Trip Generation tables contained in the applicant's traffic analysis (Attachment E, page 3), when evaluating the most intense use by right of 16,738 sf of industrial space, the proposed FLUM amendment on the subject property would result in an increase of **54** Average

Daily Traffic (ADT) trips, **6** AM peak hour trips, and **2** PM peak hour trips over the existing land use. According to the Trip Generation tables contained in the applicant's traffic analysis, the proposed future land use plan map amendment would result in a slight increase of ADT, AM, and PM traffic generation from the current future land use. It should be noted that there is currently no land use on the undeveloped site and thus all trips are new trips.

Table 2. Future Land Use Traffic

Type	Avg. Daily Trips	AM Peak Hour	PM Peak Hour
Existing	0	0	0
Maximum per proposed land use	54	6	2

The Town's Traffic Engineer has reviewed the applicant's traffic analysis and does not have any concerns.

Environmental impacts. The proposed future land use map amendment of General Industrial will not have any negative impact on the site. The Town's Natural Resources staff has reviewed the proposed FLUM amendment and does not have any concerns regarding environmental impacts. As noted previously, any future development on the property will be required to comply with the Comprehensive Plan and Town Code.

Conclusions.

Staff has reviewed the requested FLUM Map amendment on the subject property totaling .77± acres. Based on existing and future potential uses, staff finds them to be consistent with the Comprehensive Plan and Land Development Regulations for the following reasons:

1. The proposed future land use map amendment application is consistent with the Comprehensive Plan's goals, objectives and policies.
2. The proposed future land use designation is necessary as the property is not currently designated.

Attachments:

Attachment A – Location Map
Attachment B – Map Set
Attachment C – Project Narrative
Attachment D – Comprehensive Plan Objectives and Policies Consistency Analysis
Attachment E – FLU Traffic Statement
Attachment F – Infrastructure Impact Analysis

Contact Thatcher Hart at 561-741-2464 or email at Thatcherh@jupiter.fl.us for attachments.

TOWN OF JUPITER

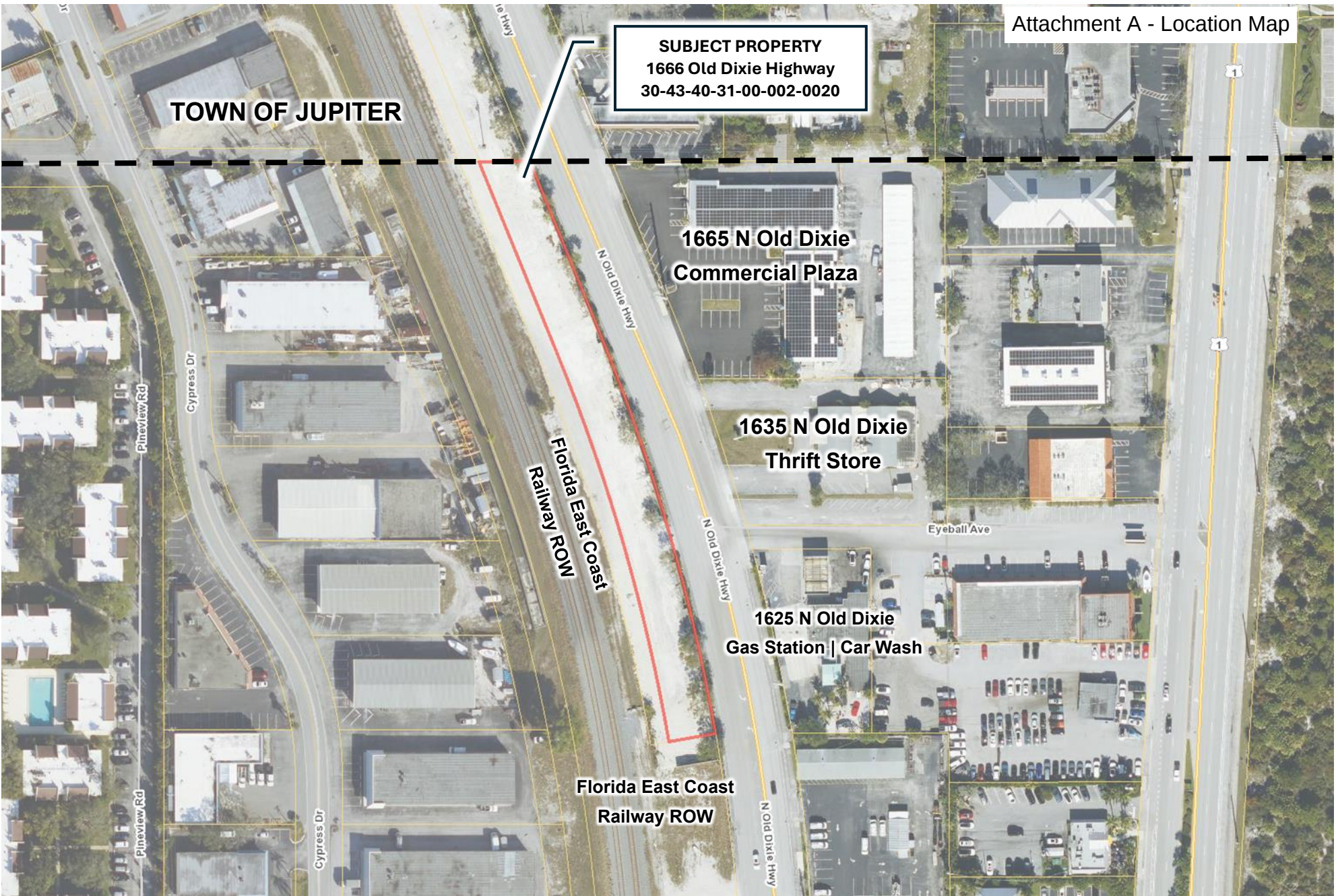
SUBJECT PROPERTY
1666 Old Dixie Highway
30-43-40-31-00-002-0020

1665 N Old Dixie
Commercial Plaza

1635 N Old Dixie
Thrift Store

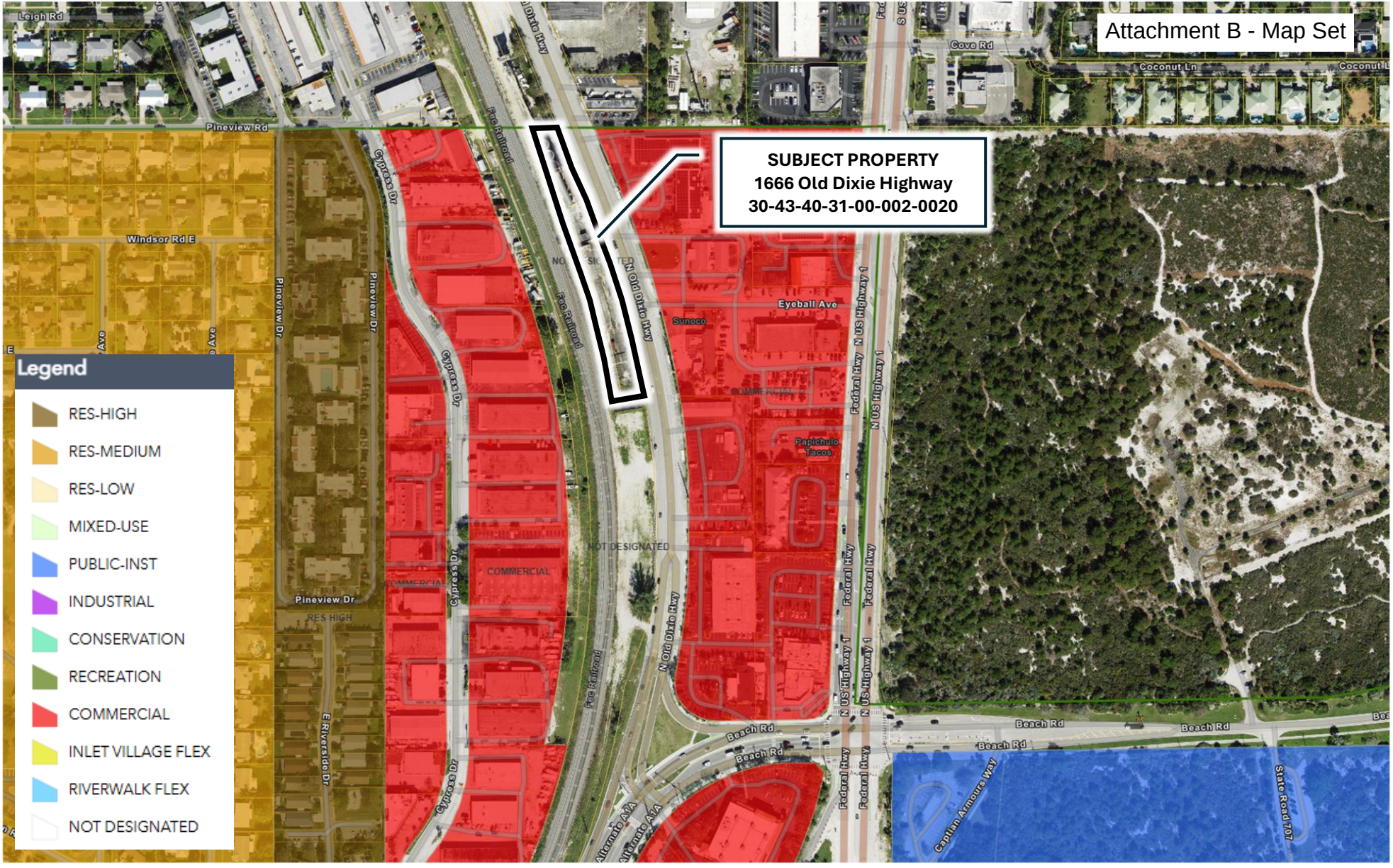
1625 N Old Dixie
Gas Station | Car Wash

Florida East Coast
Railway ROW



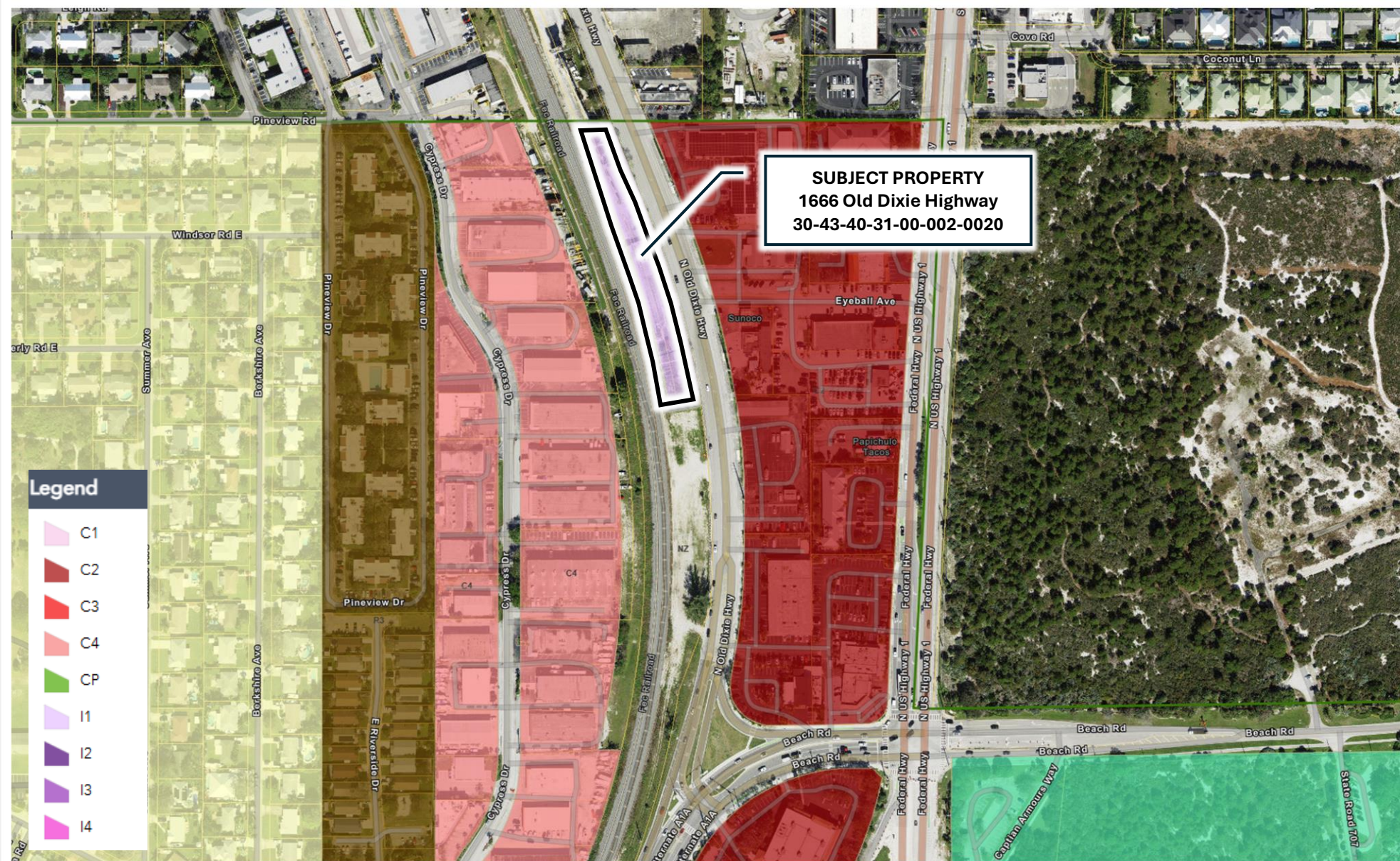
Surrounding Uses Map

1666 Old Dixie Highway | Town of Jupiter



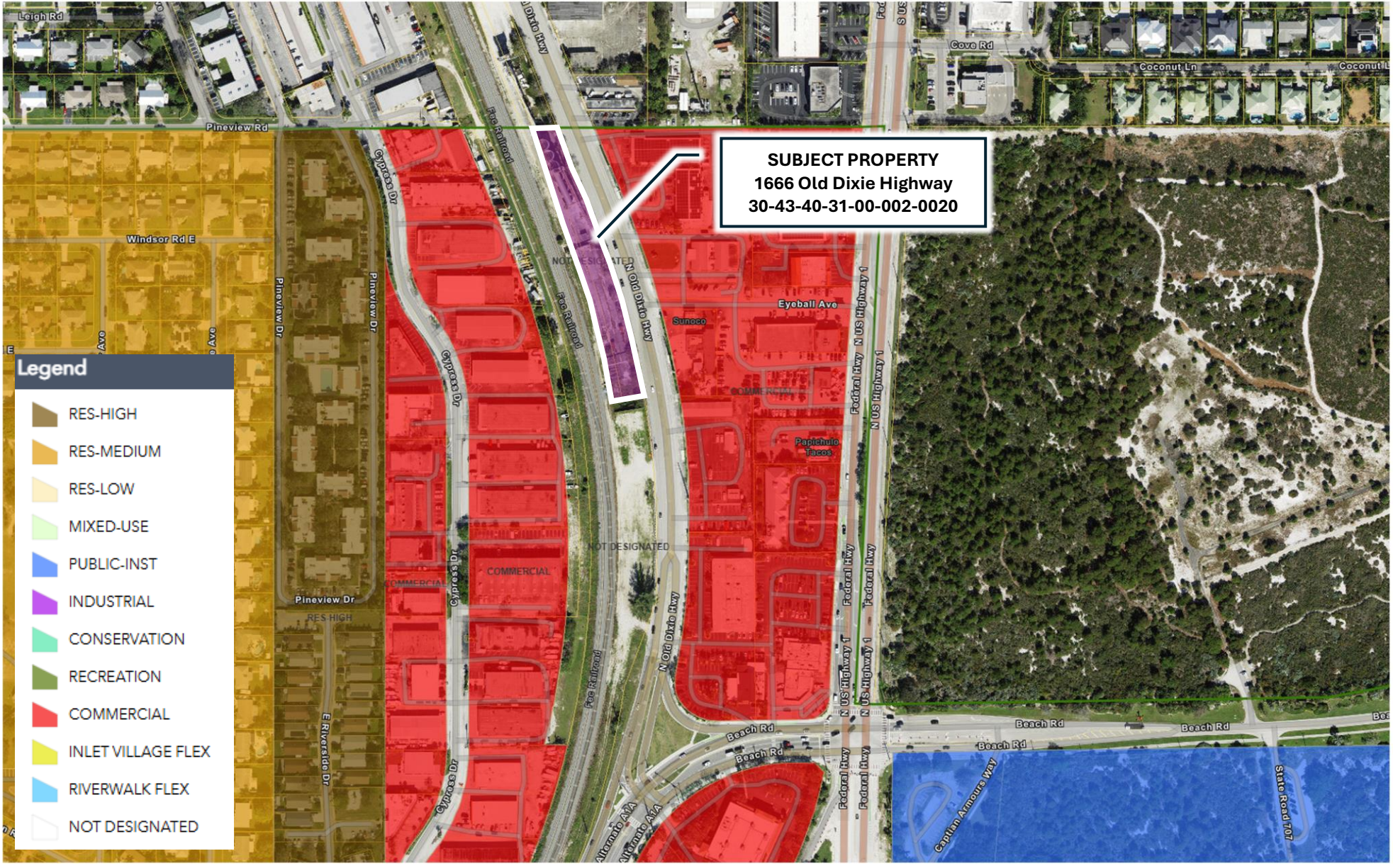
Existing Future Land Use Map

1666 Old Dixie Highway | Town of Jupiter



Existing Zoning Map

1666 Old Dixie Highway | Town of Jupiter



Proposed Future Land Use Map

1666 Old Dixie Highway | Town of Jupiter



PROJECT NARRATIVE FUTURE LAND USE MAP AMENDMENT

1666 N OLD DIXIE HIGHWAY TOWN OF JUPITER, FLORIDA

PROJECT OVERVIEW

This narrative is provided in support of a Small-Scale Future Land Use Map Amendment to designate the ± 0.77 -acre subject property as General Industrial (GI). The property is currently undesignated on the Future Land Use Map and zoned Industrial Park Light (IPL). The proposed amendment establishes consistency between the Comprehensive Plan Future Land Use Map and the existing Industrial Park Light (IPL) zoning designation while facilitating the redevelopment of this underutilized parcel with two professional office/warehouse buildings.

PROJECT INFORMATION

- Location: 1666 N Old Dixie Highway
- Acreage: ± 0.77 acres
- Existing FLUM: Undesignated
- Proposed FLUM: General Industrial (GI)
- Existing Zoning: Industrial Park Light (IPL)
- Proposed Use: Two (2) office /warehouse buildings

SURROUNDING LAND USES

Direction	Existing Land Use / FLU
North	Vacant Industrial (Village of Tequesta)
South	Florida East Coast (FEC) Railroad Right-of-Way
East	Commercial
West	Commercial

BACKGROUND

The subject property is currently undesignated on the Future Land Use Map despite being zoned Industrial Park Light (IPL). The requested Future Land Use Map Amendment to General Industrial (GI) establishes consistency between the Comprehensive Plan and the existing zoning designation and facilitates the redevelopment of an underutilized infill parcel with uses permitted within the IPL zoning district.

The General Industrial Future Land Use designation is intended to accommodate industrial and employment-generating uses within established industrial areas served by adequate infrastructure. The proposed amendment is consistent with this intent because the subject property is already zoned Industrial Park Light (IPL), is surrounded by industrial, commercial, and transportation-related uses, and is suitable for low-intensity office/warehouse development.

ANALYSIS

The proposed Future Land Use Map Amendment has been evaluated in accordance with Section 27-178 criteria as follows:

1. Consistency with the Comprehensive Plan

1. The proposed amendment is consistent with Goal 1 of the Future Land Use Element, which promotes orderly development, balanced land use patterns, and the efficient use of infrastructure.

2. The amendment is consistent with Policy 1.1.1 because the site is served by existing public infrastructure, including roadway access, water, and wastewater facilities, and the proposed redevelopment will not reduce adopted levels of service.
3. The amendment is consistent with Policy 1.1.5 as the proposed development avoids strip commercial patterns through cohesive site planning and internal circulation.
4. The amendment is consistent with Policy 1.2.1 as compatibility is achieved through building scale, setbacks, buffering, and low-intensity use consistent site design, landscaping, buffering, and architectural compatibility.
5. The amendment is consistent with Policy 1.3.9(a)(1) as the site is located along an accessible corridor appropriate for industrial uses.
6. The amendment is consistent with Policy 1.3.9(a)(2) as the site is located within an established industrial and commercial corridor and represents compatible infill development rather than expansion into undeveloped or residential areas.
7. The amendment is consistent with Policy 1.3.9(a)(7) as the site is served by existing water and sewer infrastructure.

Consistency with Surrounding Land Uses

The proposed General Industrial Future Land Use designation is compatible with surrounding uses. Adjacent properties include industrial, commercial, and transportation-related uses. The proposed office/warehouse development is similar in intensity or less intense than surrounding industrial uses and is consistent with adjacent commercial properties.

No Creation of Isolated Land Use

The amendment does not create an isolated land use designation, as the General Industrial Future Land Use designation is consistent with surrounding commercial and industrial land uses and the overall corridor development pattern.

Need / Changed Condition

The amendment is necessary to establish consistency between the Future Land Use Map and the existing Industrial Park Light (IPL) zoning designation. The subject property is currently undesignated on the Future Land Use Map, creating an inconsistency between the Comprehensive Plan and the adopted zoning. Designating the property as General Industrial (GI) will eliminate this inconsistency, facilitate the redevelopment of an underutilized infill parcel, and further the Comprehensive Plan's objective of orderly and efficient development.

LOCATION CRITERIA

Regional Accessibility and Connectivity

The subject parcel is strategically located to provide efficient access to surrounding service areas and regional transportation networks. Its proximity to primary transportation corridors facilitates the movement of goods, services, and personnel, making it well-suited for operations that support employment-generating office and warehouse uses through convenient access to the surrounding transportation network. The site's accessibility supports logistical efficiency while minimizing travel

time and transportation costs.

Separation from Residential Uses

The parcel is appropriately buffered from nearby residential areas, with the closest residential properties located more than 100 feet away. This spatial separation helps mitigate potential impacts such as noise, traffic, and operational activity, thereby promoting compatibility with surrounding land uses. The distance provides a reasonable transition between differing use types and supports orderly development patterns consistent with local planning objectives.

Direct Access and Roadway Infrastructure

Access to the site is provided via Old Dixie Highway, a County-maintained roadway capable of accommodating anticipated traffic volumes, including service and delivery vehicles. The use of an established public roadway ensures reliable ingress and egress, while also reducing the need for

additional infrastructure improvements. The roadway's capacity and connectivity further enhance the site's suitability for its intended use.

Compatibility

The requested General Industrial Future Land Use designation is compatible with the surrounding development pattern because adjacent properties are developed with industrial, commercial, and transportation-related uses. The amendment does not introduce a new land use pattern but instead extends an existing industrial designation to a parcel that is currently undesignated.

IMPACTS

1. Population: No impact is anticipated as no residential uses are proposed.
2. Traffic: No significant traffic impacts are anticipated. A revised Traffic Statement has been prepared and will be submitted under separate cover.
3. Environmental: No adverse environmental impacts are anticipated. Development will comply with all applicable regulations.
4. Infrastructure: Existing infrastructure is available and adequate to serve the proposed development.

CONCLUSION

The proposed Future Land Use Map Amendment is consistent with the Goals, Objectives, and Policies of the Town of Jupiter Comprehensive Plan, compatible with surrounding land uses, and represents a logical and appropriate designation for the subject property. The amendment also cures the gap in the existing Future Land Use Map. The amendment will not create adverse impacts and supports orderly and efficient development within the Town. The proposed amendment also supports redevelopment within an established commercial and industrial corridor, promotes efficient utilization of existing public infrastructure, and corrects an existing mapping inconsistency without expanding industrial land uses into undeveloped or residential areas.

Approval of the requested amendment will establish consistency between the Future Land Use Map and the existing zoning designation while supporting the Town's goals of orderly growth, economic development, and efficient use of existing public infrastructure.

Comprehensive Plan Objectives and Policies Consistency Analysis

FUTURE LAND USE ELEMENT

POLICY 1.3.13 GENERAL INDUSTRIAL - The uses in this future land use designation primarily include: manufacturing, processing, and fabrication of materials into finished products; research and development, including bioscience and biotechnology research, high tech, laboratory and office research; testing laboratories; medical laboratories; wholesale trade; repair; building and construction services and accessory residential apartments. Office uses may be allowed as a primary use in developments approved as part of a planned unit development, with the provision of substantial public benefits (including the creation of quality high paying jobs) as detailed in the land development regulations. Additional compatible uses (including office and warehouse) may be permitted in the land development regulations provided that a predominance of the above industrial uses is maintained. All industrial uses will be subject to all of the applicable requirements of the Palm Beach County Wellfield Protection Ordinance.

a) Location Criteria

- 1) Parcels shall be accessible from outlying service areas and near primary routes for shipping and receiving goods (highways, rail);
- 2) Parcels shall be spatially separated from residential areas;
- 3) Parcels shall provide adequate buffering from other land uses;
- 4) Access shall be via an arterial or collector roadway. Access via a local residential street is prohibited;

Staff Comment: The proposed Future Land Use Map (FLUM) amendment of Town of Jupiter (TOJ) General Industrial is consistent with Policy 1.3.13. The property is located between the Florida East Coast Right-of-way (FEC ROW) and Old Dixie Highway. The property is spatially separated from residential to the west by an area of land with a Commercial future land use designation and Commercial Restricted (C-4) zoning district. The Future Land Use designations of the parcels to the east and west are Commercial, however, they are separated from the subject property by a five-lane road on the east side and the FEC ROW on the west side of the subject property. The subject property is accessible by N Old Dixie Highway which is an Urban Collector as noted in the comprehensive plan. While the future land use of the property to the north in Tequesta is Commercial, commercial and industrial properties are often abutting and landscape buffer requirements between the two districts are identical and interchangeable.



JUPITER OFFICE-WAREHOUSE
1666 N OLD DIXIE HWY
JUPITER, FLORIDA

FUTURE LAND USE MAP AMENDMENT
POLICY 3.5-d TRAFFIC STUDY

PREPARED FOR:
BIG DOG DEVELOPMENT LLC

Prepared by:

JFO GROUP INC
COA Number 32276
6671 W Indiantown Road
Suite 50-324
Jupiter, FL 33458

Revised July 1, 2026
June 30, 2026



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1. PROJECT DESCRIPTION

JFO Group Inc has been retained to determine the transportation impact associated with the proposed Future Land Use (FLU) designation for the Jupiter Office-Warehouse Space Property. The purpose of this analysis is to evaluate the traffic impact of the proposed FLU to determine compliance with the *Palm Beach County (PBC) – Future Land Use Atlas (FLUA) Amendment requirements*. This analysis includes Test 2 – Five Year Analysis (2031) and Long Range Analysis (2045/2050).

There is a proposal to assign a General Industrial Future Land Use (FLU) designation on ±33,476.206 SF located ¼-mile south of Tequesta Drive and west of Old Dixie Highway in the Town of Jupiter. Figure 1 shows an aerial location of the site in relation to the transportation network.

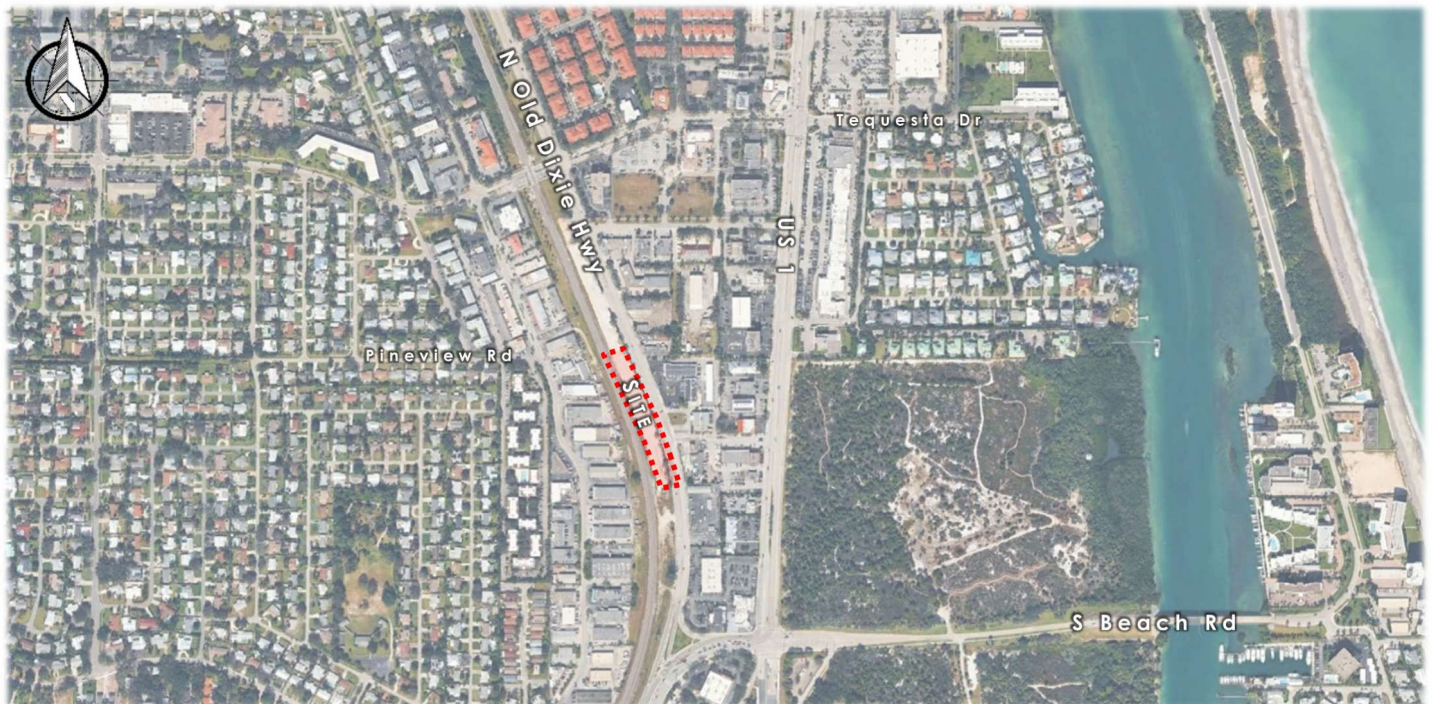


Figure 1: Project Location

Property Control Number associated with this project is 30-43-40-31-00-002-0020. Exhibit 1 includes a copy of the property data from the PBC Property Appraiser's office for the site while Exhibit 2 includes a copy of the latest survey.

2. CURRENT FUTURE LAND USE DESIGNATION

Project trip generation rates available from the *PBC Trip Generation Rates*, dated May 4, 2026 were used to determine the project trip generation under the proposed Future Land Use designation. Table 1 shows the rates and equations used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. Exhibit 3 includes the latest Palm Beach County Trip Generation rates & equations.

Table 1: Trip Generation Rates and Equations

Land Use	ITE Code	Daily Rate	AM Peak Hour			PM Peak Hour		
			In	Out	Rate	In	Out	Rate
General Light Industrial	110	3.6	86%	14%	0.48	24%	76%	0.49

Figure 2 includes an excerpt from the Town's Future Land Use Map updated April 2025. As can be seen in Figure 2, no Future Land Use designation has been assigned to the subject site. Therefore, there are no trips vested due to a Current Future Land Use designation.

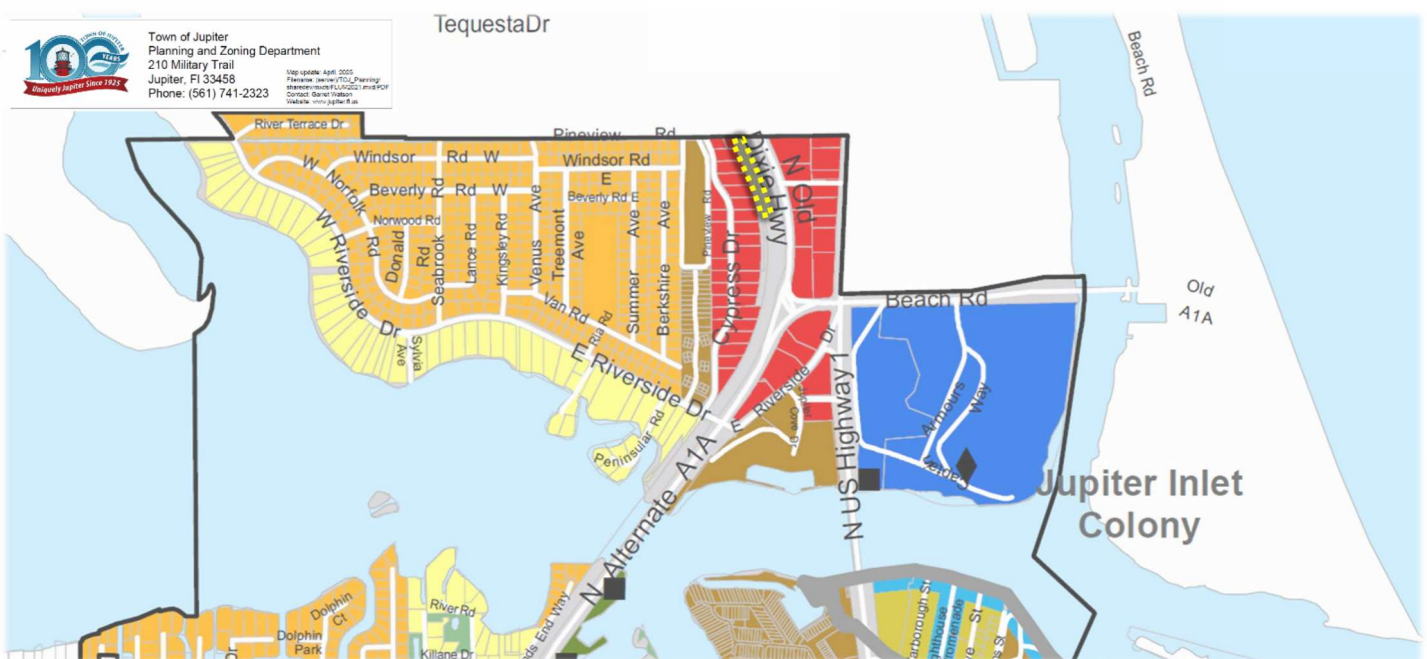


Figure 2: Future Land Use Map Excerpt

3. PROPOSED FUTURE LAND USE DESIGNATION

There is a proposal to assign General Industrial FLU designation to the subject site. The proposed FLU for the site would allow a maximum of 16,738¹ SF of General Industrial uses. Table 2 summarizes Daily, AM and PM peak hour trips potentially generated under the Maximum Intensity.

Table 2: Trip Generation – Proposed Future Land Use

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
General Light Industrial	16,738 ¹ SF	60	7	1	8	2	6	8
Pass-By	10%	(6)	(1)	(0)	(1)	(0)	(1)	(1)
Net Proposed FLU Trips		54	6	1	7	2	5	7

According to Table 2, the net Daily, AM and PM trips potentially generated due to the Proposed Future Land Use designation under the most intense ITE Land Use are 54, 7 (6 In/1 Out), and 7 (2 In/5 Out) trips respectively.

¹ 0.50 FAR X 33,476.206 SF

4. CONCEPTUAL SITE PLAN

The proposed project could potentially have a maximum of 16,738¹ SF of General Industrial uses while based on a preliminary design, two (2) buildings totaling 8,018 SF and consisting of 3,030 SF Office and 4,988 SF Warehouse/Garage could be accommodated on the subject site. Exhibit 4 includes a copy of the latest conceptual site plan. Table 3 includes the trip generation for the project maximum as allowed by site constraints and the Unified Land Development Code (ULDC).

Table 3: Trip Generation – Site Plan Maximum Intensity

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Office (<=10k SF GFA)	3,030 SF	44	4	1	5	2	5	7
Warehouse	4,988 SF	9	1	0	1	0	1	1
Σ		53	5	1	6	2	6	8
Pass-By								
Office	10%	4	0	1	1	0	1	1
Warehouse	10%	1	0	0	0	0	0	0
Σ		(5)	(0)	(1)	(1)	(0)	(1)	(1)
Net Proposed Traffic		48	5	0	5	2	5	7

According to Table 3, the proposed development is expected to generate up to 48 net daily trips, including 5 AM peak-hour trips (5 In/0 Out) and 7 PM peak-hour trips (2 In/5 Out), based on the maximum development intensity that could reasonably be accommodated on the site. Therefore, the maximum intensity associated with the proposed Future Land Use Amendment (FLUA) was used to evaluate compliance with Policy 3.5-d.

¹ 0.50 FAR X 33,476.206 SF

5. TRAFFIC IMPACT

Table 4 shows a comparison of the trip generation between the Maximum Intensity under the existing and proposed FLU. As can be seen in Table 4, traffic generated by the Maximum Intensity under the proposed FLU is more than the traffic generated by the current FLU. As part of a conservative analysis, no credit was taken for existing uses on site.

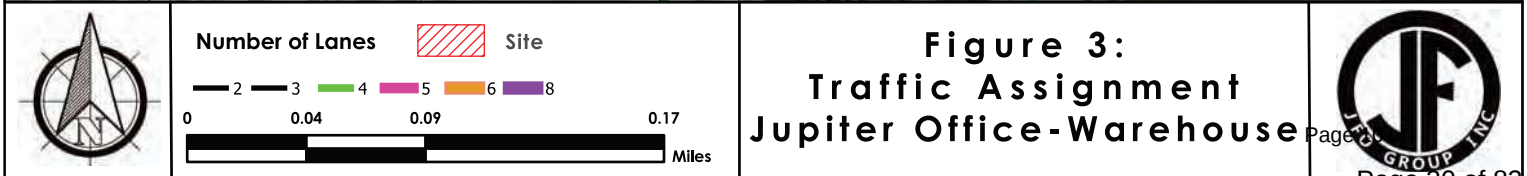
Table 4: Net Traffic Impact – Maximum Intensity

Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current	-	-	-	-	-	-	-
Maximum Intensity	54	6	1	7	2	5	7
Net New Trips	54	6	1	7	2	5	7

Table 5: Net Traffic Impact – Conceptual Site Plan Intensity

Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current FLU	-	-	-	-	-	-	-
Concurrent Site Plan	48	5	0	5	2	5	7
Net Trips	48	5	0	5	2	5	7

Pursuant to the **Test 2 – Five Year Analysis (2031)** requirements and according to the *ULDC, Article 12 – Chapter B, Section 2.B*, based on the peak hour trips from Table 4, the Directly Accessed Link Radius of Development Influence (RDI) would need to be considered for traffic impact analysis for the Maximum Intensity allowed under the proposed FLU. Trip distribution and assignment incorporate the characteristics of the proposed maximum intensity and the surrounding network configuration. Figure 3 includes project trip distribution on all roadway links included within the RDI for the proposed FLU. Furthermore, given the net trip generation characteristics from Table 4 for **Long Range Analysis (2045/2050)**, and according to *FLUE Policy 3.5-d of the Comprehensive Plan*, the directly accessed link on first accessed major thoroughfare should be analyzed for Long Range conditions.



6. TRAFFIC ANALYSIS

This section evaluates two traffic scenarios for the proposed land use change under the Maximum Intensity: **Test 2 – Five Year Analysis (2031)** and **Long Range Analysis (2045/2050)**.

6.1 Test 2 – Five Year Analysis (2031)

Test 2 directs to compare the peak hour directional traffic volumes on each significant Link to the thresholds in *Table 12.B.2.C-4, 2A: LOS E Link Service Volumes*. If total traffic is equal to or lower than the thresholds, the project shall pass. Table 6 determines these significance levels for the Maximum Intensity allowed under the proposed FLUA category.

According to *Table 12.b.2.D-7 3A* from the *PBC Traffic Performance Standards - Article 12* of the *PBC Unified Land Development Code* and given the trip generation characteristics from Table 4, the Directly Accessed Link needs to be considered for **Test 2** traffic impact analysis of the Maximum Intensity. Links included within the RDI with more than three percent (3%) of the adopted LOS thresholds and links outside the RDI where net trips are greater than five percent (5%), as defined in *Table 12.B.C-4 2A: LOS E Link Service Volumes, Peak Hour Traffic*, shall meet the adopted LOS.

Link analyses shall be carried out at the end of the fifth year of the *Florida Department of Transportation (FDOT) Five-Year Transportation Improvement Program* in effect at the time of traffic analysis submittal. The road network assumed in this analysis shall be the existing road network, and State and County Five-Year Road Program improvements with construction scheduled to commence before the end of the Five-Year analysis period. At the time of this submittal, no projects are scheduled for construction within the RDI.

As shown in Table 6, all links within the RDI have an impact of less than three percent (3%). **Test 2** has been met.

Table 6: Test 2 – Five-Year Analysis Significance – FLUA Maximum Intensity

Roadway	From	To	Ln	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signalized intersections per mile	Class	LOS Capacity	Traffic Assignment	Project Traffic	Traffic Impact
Old Dixie Hwy	SR-811/Beach Rd	Site	4	0	0.48	0.00	Class I	1,860	55%	3	0.16%
		Tequesta Dr							45%	3	0.16%

AM		PM	
IN	OUT	IN	OUT
6	1	2	5

RDI: Directly Accessed Link

6.2 Long Range Analysis (2045/2050)

While the 2050 Long Range Transportation Plan (LRTP), Vision 2050, is the most recently adopted LRTP, the 2050 Cost Feasible Adjusted Two-Way Traffic Volumes are not yet publicly available. As documented in the correspondence included in Exhibit 5, the Palm Beach Metropolitan Planning Organization (MPO) indicated that these volumes were anticipated to be released in May 2025. However, at the time this analysis was prepared, the 2050 traffic volumes had not yet been made available to the public. Accordingly, the most recently available adopted traffic projections were utilized for this analysis.

At the time of this submittal, the latest long-range transportation model available from the Palm Beach Transportation Planning Agency was based on the Southeast Regional Planning Model (SERPM) version 8.503, revised on September 18, 2020. Exhibit 5 includes excerpts from the 2045 LRTP for the first accessible link. Adjusted¹ traffic volumes from the Palm Beach MPO were used in this analysis. Exhibit 6 includes the Active FLUA Amendments map showing that there are no other amendments in the area.

As shown in Table 7, the Proposed Future Land Use change will not have a significant impact in 2045 or 2050.

¹ According to the Palm Beach TPA, the 2045 adjusted traffic volumes were calculated based on the difference between the 2015 base year model outputs and the 2015 observed traffic counts and rounded to the nearest hundred vehicles using one of the following equations:

$$\text{if } \frac{2015 \text{ Observed}}{2015 \text{ Model}} > 0.8 \text{ and } \frac{2015 \text{ Observed}}{2015 \text{ Model}} < 1.2, \\ \text{then } 2045 \text{ Adjusted} = \frac{2045 \text{ Model}}{2015 \text{ Model}} \times 2015 \text{ Observed}$$

$$\text{if } \frac{2015 \text{ Observed}}{2015 \text{ Model}} < 1.2 \text{ or } \frac{2015 \text{ Observed}}{2015 \text{ Model}} > 0.8, \text{ then } 2045 \text{ Adjusted} = \frac{2045 \text{ Model}}{2015 \text{ Model}} \times 2015 \text{ Observed}$$

Table 7: Level of Service – 2045 Conditions – Maximum Intensity

Road	From	To	Lane s	Capacity	2045 Daily Volume ¹	Active ² FLUAs	Traffic Assignment	Project Traffic	Total Traffic	V/C	% Impact	Significant Impact? ³	Meets LOS 'D'?
Old Dixie Hwy	SR-811/ Beach Rd	Site	4	33,200	14,900	-	55.0%	30	14,930	0.45	0.09%	NO	YES
	Site	Tequesta Dr				-	45.0%	24	14,924	0.45	0.07%	NO	YES

Net Daily Traffic: 54 Daily Trips

¹ 2045 volumes are included in Exhibit 5. While the 2050 Long Range Transportation Plan, Vision 2050, is the most recently adopted LRTP, the 2050 Cost Feasible Adjusted Two-Way Traffic Volumes are not yet publicly available. As indicated in correspondence found in Exhibit 5, the Palm Beach MPO had stated that these volumes were to be released in May 2025.

² Exhibit 6 includes the Active FLUA Amendments map showing that there are no other amendments in the area.

³ A project has significant traffic: (1) when net trip increase will impact FHHS and SIS facilities which are already exceeding the adopted LOS or cause the adopted LOS for FHHS or SIS facilities to be exceeded; and/or (2) where net trip increase impacting roads not on the FHHS or SIS is greater than one percent (1%) for volume to capacity ratio (V/C) of 1.4 or more, two percent (2%) for V/C of 1.2 or more and three percent (3%) for V/C of less than 1.2 of the level of service "D" capacity on an AADT basis of the link affected up to the limits set forth in this table. The laneage shall be as shown on the MPO's latest adopted LRTP.

7. CONCLUSION

There is a proposal to assign a General Industrial Future Land Use (FLU) designation to a ±33,476.206 SF property identified with Property Control Number 30-43-40-31-00-002-0020 and located approximately one-quarter mile south of Tequesta Drive and west of Old Dixie Highway within the Town of Jupiter.

Currently, no Future Land Use designation has been assigned to the subject property. The proposed General Industrial designation would permit a maximum development intensity of approximately 16,738¹ SF of General Industrial uses, based on the applicable Floor Area Ratio (FAR) provisions of the designation.

Based on the analyses completed herein, the proposed General Industrial Future Land Use designation is not expected to have a significant impact on the surrounding transportation network. Furthermore, the directly accessed roadway segment is projected to operate at or above its adopted Levels of Service through the long-range analysis year.

The proposed General Industrial Future Land Use designation has been evaluated in accordance with Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan. The results of this analysis demonstrate that the proposed General Industrial designation satisfies the requirements of Policy 3.5-d and will be in compliance with *Policy 3.5-d of the Land Use Element of the PBC Comprehensive Plan*.

¹ 0.50 FAR X 33,476.206 SF

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EXHIBIT 1: PROPERTY APPRAISER

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Property Detail

Location Address : 1666 N OLD DIXIE HWY
Municipality : JUPITER
Parcel Control Number : 30-43-40-31-00-002-0020
Subdivision :
Official Records Book/Page : 36527 / 1507
Sale Date : 05/15/2026
Legal Description : 31-40-43, E 50 FT OF FEC RR R/W IN GOV LT 2 IN OR3899P783

Owner Information

Owner(s)

BIG DOG DEVELOPMENT LLC

Mailing Address

4600 MILITARY TRL STE 212
JUPITER FL 33458 4812

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
05/15/2026	\$10	36527 / 01507	WARRANTY DEED	BIG DOG DEVELOPMENT LLC
03/12/2026	\$372,280	36387 / 00341	WARRANTY DEED	BIG DOG DEVELOPMENT LLC
05/15/2025	\$2,500,000	35752 / 01435	WARRANTY DEED	SUITES LLC
05/12/2025	\$2,550,000	35751 / 01105	WARRANTY DEED	ORIGINAL CYPRESS BAYOU II LLC
03/01/1983	\$115,000	03899 / 00783	QUIT CLAIM	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC

Exemption Information

No Exemption Information Available.

Property Information

Total Number of Units Per Parcel : 0

***Total Square Feet :** 0

Acres : .74

Property Use Code : 4000—VACANT INDUSTRIAL

Zoning : I1—INDUSTRIAL PARK LIGHT INDUSTRY (30-JUPITER)

Building Details

Structural Details

Structural Element for Building 1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description	square Footage
------------------	----------------

No data found

No Image Found

Property Extra Feature

Description	Year Built	Units
Fence- Chain Link 6ft #11 Gaug	1985	150
Paving- Asphalt	1985	24420
Fence- Chain Link 6ft #11 Gaug	1985	140
Wall	1985	4804

Property Land Details

Land Line #	Description	Zoning	Acres
1	INDUSTRIAL	I1	0.7374

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$35,547	\$47,951	\$49,839	\$50,536	\$43,499
Land Value	\$346,218	\$329,731	\$257,602	\$234,155	\$200,750
Total Market Value	\$381,765	\$377,682	\$307,441	\$284,691	\$244,249

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$354,878	\$325,095	\$295,541	\$268,674	\$244,249
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$354,878	\$325,095	\$295,541	\$268,674	\$244,249

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$6,201	\$5,863	\$5,203	\$4,926	\$4,500
NON AD VALOREM	\$0	\$0	\$0	\$0	\$0
TOTAL TAX	\$6,201	\$5,863	\$5,203	\$4,926	\$4,500



EXHIBIT 2: SURVEY

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1	NAME	LEWIS, RICHARD W.
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99	DATE OF INTERMENT	12/15/1937
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VERTICAL DATUM
ALL ELEVATIONS SHOWN ARE IN
NORTH AMERICAN VERTICAL
DATUM OF 1988 (NAVD88)
CONVERSION FACTOR:
NAVD88 + 1.511 = NGVD29



KESHAV NARZ & ASSOCIATES
Civil Engineers • Land Surveyors
211 North Dixie Highway, Suite 301
Fort Lauderdale, FL 33305
Tel: (954) 576-1552

DATE OF SURVEY: MARCH 21, 2008

Scott F. Bryson
SCOTT F. BRYSON
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3991

Scott F Bryson

*Digitally signed by
Scott F Bryson
Date: 2008.03.26
15:25:14 -04'00'*

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

DATE	DESCRIPTION	STATUS	PROJECT NO.	SHEET NO.
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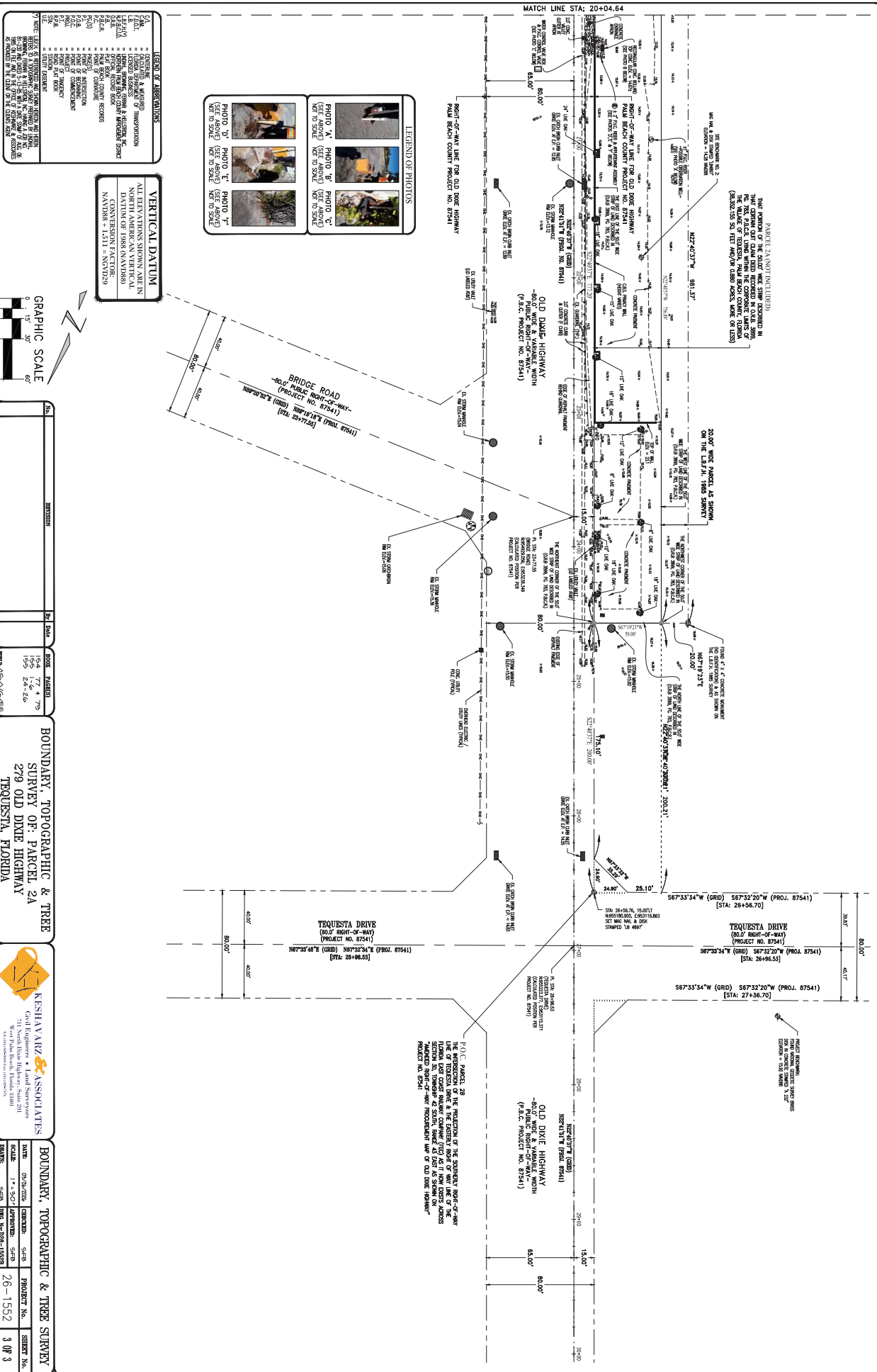
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EXHIBIT 3: PBC TRIP GENERATION RATES

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Palm Beach County Trip Generation Rates (Updated May 4, 2026)

(Must be used with traffic studies submitted to the County on or after June 16, 2026. However, immediate use is highly recommended)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Industrial	General Light Industrial	110	1000 S.F.	3.6	10%	86/14	0.48	24/76	0.49
	Manufacturing	140	1000 S.F.	4.27	10%	75/25	0.51	29/71	0.63
	Warehouse	150	1000 S.F.	1.38	10%	77/23	0.12	28/72	0.15
	Mini-Warehouse/SS	151	1000 S.F.	1.29	10%	59/41	0.08	48/52	0.14
	HCF Center Warehouse - Non Sort	155	1000 S.F.	1.77	10%	75/25	0.12	41/59	0.14
	HCF Center Warehouse - Sort	155	1000 S.F.	4.83	10%	81/19	0.42	42/58	0.6
	Data Center	160	1000 S.F.	$\ln(T) = 0.71 \ln(X) + 1.51$	10%	71/29	0.07	19/81	0.05
	Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	62/38	0.93
	Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)/Not close to Rail	220	Dwelling Unit	6.21	0%	24/76	0.41	62/38	0.52
	Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)/Not close to Rail	221	Dwelling Unit	4.46	0%	23/77	0.38	64/36	0.38
Residential	55+ SF Detached	251	Dwelling Unit	4.16	0%	34/66	0.24	61/39	0.29
	55+ SF Attached	252	Dwelling Unit	3.25	0%	34/66	0.19	56/44	0.25
	Congregate Care Facility	253	Dwelling Unit	2.43	0%	58/42	0.1	47/53	0.18
	Assisted Living Facility	254	Beds	2.6 ^a	0%	59/41	0.19	38/62	0.24
	Hotel	310	Rooms	7.99 ^a	10%	52/48	0.34	51/49	0.47
	Golf Course	430	Holes	30.38	5%	79/21	1.68	54/46	2.86
	Pickleball Courts	489	Courts	39.22	5%	52/48	1.93	61/39	4.39
	Health/Fitness Club	492	1000 S.F.	32.93 ^a	5%	51/49	1.79	57/43	3.77
	Recreational Community Center	495	1000 S.F.	28.82	5%	66/34	2.02	48/52	2.89
	Rec								

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EXHIBIT 4: CONCEPTUAL SITE PLAN

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PROJECT LOCATION MAP



**HITCHCOCK
DESIGN GROUP**

1999 N. University Dr.
Suite 202
Coral Springs, FL 33071
T 810.444.8188
hitchcockdesigngroup.com

PREPARED FOR
Angel Homes,
LLC
info@angelhomesllc.com
(561) 922-1919

CONSULTANTS
Southern
Development
Consultants
Jupiter, Florida 33477
T 561.248.5909

PROJECT
Tegesta
Flex Office Space
279 Old Dixie Highway and
281 Old Dixie Highway
Tegesta, FL 33466

ISSUE NAME	DECEMBER 18, 2025	REVISIONS	No Date	Issue
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SCALE IN FEET
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SHEET TITLE
CONCEPTUAL SITE
PLAN

SP.01

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EXHIBIT 5: 2045/2050 COST FEASIBLE MODEL VOLUMES

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Juan Ortega

From: Andrew Uhler <AUhler@palmbeachtpa.org>
Sent: Tuesday, April 1, 2025 3:58 PM
To: Valerie Neilson; Juan Ortega
Cc: Matthew Masa
Subject: RE: 2050 Loaded Network

Good afternoon Juan,

The final 2050 Cost Feasible Network is still being finalized by the regional team and should be available in the next month.

Sincerely,

Andrew Uhler

DEPUTY DIRECTOR OF PROGRAMS
301 Datura Street | West Palm Beach, FL 33401
Direct 561.725.0808 | Main 561.725.0800
[Web](#) | [Facebook](#) | [Twitter](#) | [LinkedIn](#)



From: Valerie Neilson <VNeilson@palmbeachtpa.org>
Sent: Tuesday, April 1, 2025 3:56 PM
To: Juan Ortega <jortega@jfo.us>; Andrew Uhler <AUhler@palmbeachtpa.org>
Subject: Re: 2050 Loaded Network

Good afternoon,

I am looping in Andrew Uhler, Deputy Director of Programs, who oversees the LRTP, to follow up on this request.

Best,

Valerie

Valerie Neilson, AICP

EXECUTIVE DIRECTOR

301 Datura Street | West Palm Beach, FL 33401

Direct 561.725.0818 | Main 561.725.0800

[Web](#) | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Palm Beach TPA officials and/or employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Juan Ortega <jortega@jfo.us>
Sent: Tuesday, April 1, 2025 3:29 PM
To: Valerie Neilson <VNeilson@palmbeachtpa.org>
Subject: 2050 Loaded Network

Good afternoon Valerie, I hope you're doing well. I couldn't find the 2050 Cost Feasible Adjusted Two-Way Traffic Volumes in the Vision 2050 LRTP documents. Similarly, the FDOT online models only go up to SERPM 8.543, whereas Appendix G of Vision 2050 indicates that SERPM9 was used in Palm Beach County.

Could you please provide me with or direct me to the 2050 Cost Feasible Models in Shape File or Table Format for Palm Beach County?

Thank you!

Dr. Juan F. Ortega, PE
JFO GROUP INC • www.jfogroupinc.com
T: (561) 462-5364 • C: (561) 512-7556
JOrtega@jfo.us

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Palm Beach TPA officials and/or employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Palm Beach TPA Adjusted 2045 Two-Way Daily Traffic Volumes

Based on Southeast Regional Planning Model (SERPM) version 8.503

The following table provides adjusted 2045 two-way daily traffic volumes derived from the Southeast Florida Regional Planning Model using 2045 demographic growth predictions based on adopted future land use designations in local government comprehensive plans and future transportation facilities and services based on adopted cost feasible project lists in the Long Range Transportation Plans of the Miami-Dade TPO, the Broward MPO and the Palm Beach TPA. SERPM 8, the region's currently supported modeling platform, is an activity-based model approved for use to support Long Range Transportation Plan (LRTP) and Regional Transportation Plan (RTP) development. This table should be used as a supplement to local knowledge of historic, current, and future travels patterns.

The Regional Transportation Technical Advisory Committee - Modeling Subcommittee (RTTAC-MS) reviews and approves requested model updates quarterly to incorporate amendments to LRTP project lists and local government comprehensive plans and to correct significant input errors. SERPM 8 can be downloaded and additional model details can be found at the [SERPM website](https://sites.google.com/site/serpm8reference/). Network updates are tracked on the SERPM 8 Reference site at <https://sites.google.com/site/serpm8reference/>. The adjusted volumes table will be updated with subsequent SERPM releases.

The 2045 adjusted traffic volumes were calculated based on the difference between the 2015 base year model outputs and the 2015 observed traffic counts and rounded to the nearest hundred vehicles using one of the following equations:

$$\text{If } \frac{2015 \text{ Observed}}{2015 \text{ Model}} > .8 \text{ and } \frac{2015 \text{ Observed}}{2015 \text{ Model}} < 1.2, \text{ then } 2045 \text{ Adjusted} = \frac{2045 \text{ Model}}{2015 \text{ Model}} \times 2015 \text{ Observed}$$

$$\text{If } \frac{2015 \text{ Observed}}{2015 \text{ Model}} > 1.2 \text{ or } \frac{2015 \text{ Observed}}{2015 \text{ Model}} < .8, \text{ then } 2045 \text{ Adjusted} = 2015 \text{ Observed} + (2045 \text{ Model} - 2015 \text{ Model})$$

For additional assistance or to provide suggestions to improve model outputs in a future model run, please contact Grég Gabriel at ggabriel@PalmBeachTPA.org.

SERP 8 2045 Cost Feasible Adjusted Two-Way Traffic Volumes - Palm Beach County

PBC Station	FDOT Station	Roadway	From	To	Existing Lanes	Cost Feasible Lanes	2005 Counts	2010 Count	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
	938503	OCEAN BLVD	Country Club Dr	N end of Palm Beach	2	2			-	-	6,343	6,253	6,300
3419	937132	OKEECHOBEE BLVD	Seminole Pratt Whitney Rd	140th	2	2	12,520	8,618	8,971	8,671	4,796	6,322	10,500
3451	937133	OKEECHOBEE BLVD	140th	Crestwood Blvd	2	2	19,260	15,734	14,757	13,366	9,027	11,041	16,800
3411	937065	OKEECHOBEE BLVD	Crestwood Blvd	Royal Palm Beach Blvd	4	4	36,631	26,200	29,304	29,839	21,522	28,615	36,400
3453	937066	OKEECHOBEE BLVD	Royal Palm Beach Blvd	Wildcat Way	6	6	63,125	37,519	44,458	44,367	41,155	47,332	51,100
3401	937064	OKEECHOBEE BLVD	Wildcat Way	SR-7	8	8	60,778	38,508	42,735	44,234	45,687	52,904	49,500
3403	930754	OKEECHOBEE BLVD	SR-7	Sansbury's Way	8	8T	51,560	40,889	49,462	54,148	49,621	67,796	67,600
3441	937262	OKEECHOBEE BLVD	Sansbury's Way	Benoist Farms Rd	8	8T	57,338	45,470	52,426	57,102	64,317	81,045	69,200
3439	937261	OKEECHOBEE BLVD	Benoist Farms Rd	Skees Rd	8	8T	61,364	51,110	62,215	63,368	72,911	88,725	75,700
3449	937263	OKEECHOBEE BLVD	Skees Rd	Jog Rd	8	8T	66,486	52,669	62,333	66,086	79,072	99,205	82,500
3103	930696	OKEECHOBEE BLVD	Jog Rd	Florida Turnpike	8	8T	74,427	51,444	59,180	60,748	66,282	70,841	63,200
3207	930745	OKEECHOBEE BLVD	Florida Turnpike	Haverhill Rd	8	8T	70,171	61,025	68,421	65,688	80,165	90,402	77,200
3671	937264	OKEECHOBEE BLVD	Haverhill Rd	Military Tr	8	8T	72,815	63,956	68,767	66,275	81,882	86,214	72,400
3633	930456	OKEECHOBEE BLVD	Military Tr	Palm Beach Lakes Blvd	8	8T	76,634	56,213	69,188	68,871	74,257	83,074	77,400
3603	935277	OKEECHOBEE BLVD	Palm Beach Lakes Blvd	Congress Ave	8	8T	55,226	46,833	46,996	45,739	41,896	48,233	54,100
3209	935410	OKEECHOBEE BLVD	Congress Ave	I-95	8	8T	64,108	58,916	62,293	61,000	60,283	68,356	70,600
3307	935412	OKEECHOBEE BLVD	I-95	Australian Ave	8	8T	66,047	72,803	73,733	77,000	69,737	76,493	80,900
3813	935117	OKEECHOBEE BLVD	Australian Ave	Tamarind Ave	8	8T	60,094	64,974	66,217	66,772	71,624	81,168	75,000
3837	935120	OKEECHOBEE BLVD	Tamarind Ave	Rosemary Ave	8	8T	48,094	40,967	48,783	-	73,907	81,272	56,100
	935322	OKEECHOBEE BLVD	Rosemary Ave	Flagler Dr	6	6			-	-	28,275	31,794	31,800
	935122	OKEECHOBEE BLVD	Rosemary Ave	Flagler Dr	6	6			-	-	28,212	31,133	31,100
	937474	OKEECHOBEE RD	Australian Ave	Florida Mango Rd	2	2			-	-	2,745	5,287	5,300
5639	937306	OLD BOYNTON RD	Military Tr	Lawrence Rd	5	5	18,880	15,193	15,810	16,747	27,695	29,293	17,400
5627	937305	OLD BOYNTON RD	Lawrence Rd	Congress Ave	5	5	23,624	16,962	18,603	20,258	32,513	34,579	20,700
5629	937305	OLD BOYNTON RD	Congress Ave	Boynton Beach Blvd	3	3	13,381	-	14,939	16,245	32,513	34,579	17,000
6310	860490	OLD DIXIE HWY	Broward County Line	SW 18th St	4	4	16,673	15,273	17,900	20,616	35,583	43,804	26,100
6872	860490	OLD DIXIE HWY	SW 18th St	Camino Real	4	4	20,247	19,008	23,173	23,209	35,583	43,804	31,400
6870	860490	OLD DIXIE HWY	Camino Real	Palmetto Park Rd	4	4	23,207	21,219	22,596	26,042	35,583	43,804	30,800
6900	860490	OLD DIXIE HWY	Palmetto Park Rd	Glades Rd	5	5	22,049	17,962	17,900	21,880	35,583	43,804	26,100
6866	860490	OLD DIXIE HWY	Glades Rd	NE 20th St	4	4	19,172	17,861	22,900	20,657	35,583	43,804	31,100
6860	860490	OLD DIXIE HWY	NE 20th St	Spanish River Blvd	4	4	18,905	17,346	20,238	19,577	35,583	43,804	28,500
6862	860490	OLD DIXIE HWY	Spanish River Blvd	Yamato Rd	4	4	17,518	15,769	18,486	17,649	35,583	43,804	26,700
6304	938532	OLD DIXIE HWY	Yamato Rd	Linton Blvd	2	5	12,946	11,986	13,609	12,974	8,251	17,805	23,200
3302	933506	OLD DIXIE HWY	45th St	MLK Jr Blvd	4	4	17,011	11,465	10,785	12,040	8,272	9,972	12,500
2810	930739	OLD DIXIE HWY	MLK Blvd	Blue Heron Blvd	5	5	16,407	11,520	12,016	12,445	12,437	16,570	16,000
2808	937116	OLD DIXIE HWY	Blue Heron Blvd	Silver Beach Rd	4	4	17,101	13,667	14,732	15,508	19,711	25,849	20,900
1806	930029	OLD DIXIE HWY	SR-811/Beach Rd	Tequesta Dr	4	4	13,863	12,257	13,519	15,730	4,413	5,782	14,900
1814	930032	OLD DIXIE HWY	Tequesta Dr	County Line Rd	2	2	6,712	8,112	6,781	7,983	3,979	4,734	7,500
	937517	OLD OKEECHOBEE RD	Mercer Ave	Parker Ave	2	2			-	-	11,705	11,423	11,400
3308	935081	OLIVE AVE	5 WPB City Limit	Alhambra Pl	2	2	10,263	7,044	7,230	-	942	1,925	8,200



EXHIBIT 6: ACTIVE FLUA AMENDMENTS

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4 - FLU Amendments Adopted and In Process



IN PROCESS



ADOPTED; ADOPTED W/ CONDITIONS



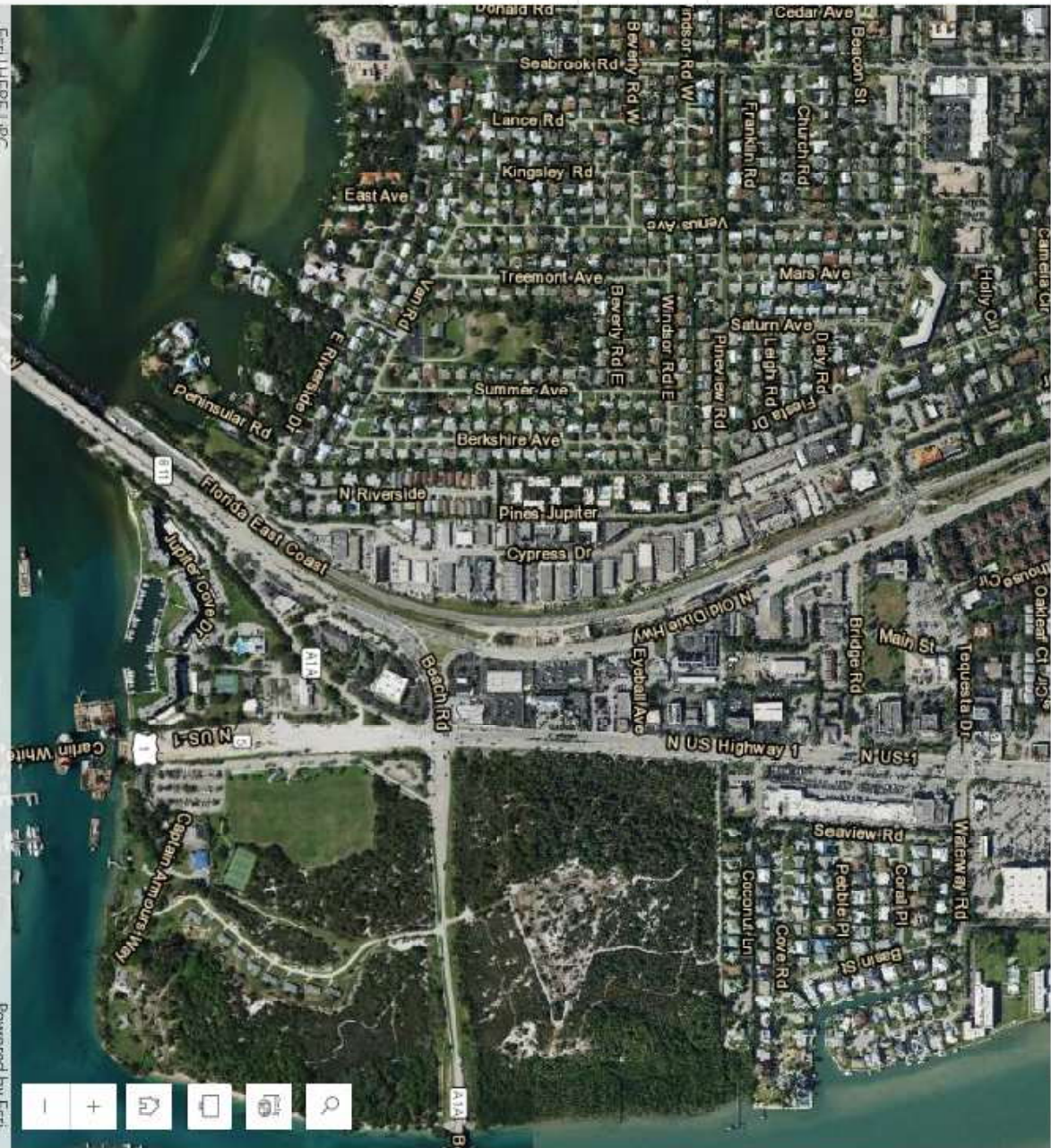
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JFO GROUP INC

Traffic Engineering & Transportation Planning

We specialize in **TRAFFIC ENGINEERING** and **TRANSPORTATION PLANNING** solutions in the context of **LAND DEVELOPMENT** for both public and private clients. In addition to representing our clients and projects in municipalities and counties where our expertise is required, and in front of any applicable agencies such as Departments of Transportation, we have also worked on behalf of several agencies and municipalities. **JFO GROUP INC** holds Certificates of Authorization (COA) to practice Professional Engineering in the States of **Florida, Georgia, South Carolina** and **Alabama**.

Attachment F – Infrastructure Impact Analysis

Infrastructure Impact Analysis (Infrastructure Element Policy 1.4.4):

1. *Water.* The subject property is currently served by the Town's water utility. The Town's water plant has a permitted capacity of 30.0 million gallons per day (mgd). As of June 30, 2025, the Town has water demand reservations of 18.2 mgd. With an excess capacity of approximately 11.8 mgd, there is sufficient water services capacity available to service the subject property.
1. *Sanitary Sewer.* The subject property is currently within the service area of the Loxahatchee River District (LRD). The LRD's wastewater treatment facility (WWTF) is rated at 11.0 mgd based on a three-month average daily flow. The maximum three-month average daily flow to the WWTF for the past 12-month period was 7.4 mgd. With an excess capacity of approximately 3.6 mgd, LRD's regional WWTF has sufficient capacity for the subject property.
2. *Stormwater.* Any development improvements to the subject property will be required to satisfy the Town's on-site retention requirements and other related standards of the South Florida Water Management District as stated in Policy 1.3.10 of the Town's Infrastructure Element, and Policy 1.2.1 of the Town's Capital Improvements Element.
3. *Solid waste.* Collection is provided by Waste Management, Inc. which currently has a franchise agreement with the Town for waste disposal services. According to the Solid Waste Authority's *2024 Landfill Depletion Model: Forecast of Waste Generation and Landfill Depletion: 2024 – 2079*: Through September 30, 2023, a total of 25,502,800 cubic yard of landfill capacity have been depleted. Utilizing the total estimated landfill volume and the volume depleted to date, the model estimates a total of 25,464,905 cubic yards of capacity remain, which is expected to provide disposal capacity until 2053.
4. *Police.* Police service will be provided by the Jupiter Police Department. Assigning the subject property with the General Industrial land use designation should not significantly change the impact to police services.
5. *Fire Rescue.* Palm Beach County Fire-Rescue is currently responsible for fire-rescue service to the subject property. The property will be served by Fire Station No. 18, which is located on US-1 at Burt Reynolds Park. Town of Jupiter Fire-Rescue will assume responsibility for fire-rescue service to the subject property beginning October 1, 2026.
6. *General Government.* No significant increase in demand for general government services is anticipated.
7. *Intergovernmental Coordination.* Staff has notified the County's Interlocal Plan Amendment Review Committee (IPARC) of the proposed FLUM amendment. As of the date of this report, staff has not received any comments from adjacent local governments.
8. *Recreation.* The proposed FLUM amendment to assign to the subject property the General Industrial land use designation will not have a significant increase in demand for recreation facilities in the Town.

**Seaglass
TOWN MANAGER'S OFFICE**



DATE: July 7, 2026
TO: Honorable Mayor and Members of Town Council
THRU: Frank Kitzerow, Town Manager
FROM: John Sickler, Director of Planning and Zoning **GW**
SUBJECT: Seaglass – (*Quasi-judicial*) Amendment to Resolution 61-23 to permit the development of 23 multifamily residential units as either entirely rental or entirely for-sale condominiums for a 2.93± acre property located at 105 Rich Circle (FKA 550 Bush Road).

Resolution #86-26
PZ 26-6859, 26-6860
J. Dray

P&Z Commission: 07/14/2026
Town Council: 08/18/2026

Project Information

Project Name: Seaglass
Applicant/Owner: Richbuilt of Jupiter LLC
Agent: Cotleur & Hearing
Location: 105 Rich Circle (FKA 550 Bush Road)
Acreage: 2.93±
PCN Number: 30-42-41-03-41-001-0000
Future Land Use: High Density Residential
Zoning District: Limited Multi-family Residential (R-3)
Existing Use: Vacant (existing place of worship and single-family dwelling unit were recently demolished)
Proposed Use: Multifamily residential
Request: To amend Resolution 61-23 to permit the development of 23 multifamily residential units as either entirely rental or entirely for-sale condominiums (see Attachment A – Statement of Use and Attachment B – Resolution 61-23)

Staff Compliance Review

The Department of Planning and Zoning has reviewed the applicant's request and has determined the applications are **consistent** with the Comprehensive Plan and the Town Code, subject to the amended conditions of Resolution 61-23 represented in underline and ~~strikethrough~~ formatting in Exhibit 1.

Project Data

Pertinent information regarding the subject applications is listed below.

Table 1: Adjacent Properties

	Existing Land Use	Future Land Use / Zoning District
North	Residential (Single-family dwelling unit)	High Density Residential / Limited Multifamily Residential (R-3)
South	Residential (Laurel Oaks condos)	High Density Residential / R-3
East	Bush Road; Residential (Timberwalk condos and Owl Pointe condos)	High Density Residential / R-3
West	Residential (Chasewood North condos and Chasewood South condos [unincorporated])	High Density Residential / R-3 Palm Beach County (PBC) Medium Residential, 5 Units per Acre (MR-5) / PBC Multifamily Residential High Density (RH)

Background and History

On December 19, 2023, Town Council approved a small-scale planned unit development (PUD) application to increase the allowable density of the subject property by two dwelling units per acre and a site plan application to construct 23 multifamily residential units through Resolution 61-23. The units were proposed as rental only. As a public benefit, the applicant proposed to make payment to the Town's housing trust fund in lieu of constructing two rental workforce housing units, instead of one unit as required by Town Code. However, Town Council included a condition requiring the owner to pay the in-lieu fee for the additional rental unit at a rate of one and a half. At the time of approval, the fee in lieu of constructing two and a half rental workforce housing units was \$375,000.

With the subject applications, the applicant requests to amend Resolution 61-23 to permit the residential units to be developed as either entirely rental or entirely for-sale condominiums. Subsequently, the applicant also requests to amend Condition #8 to include language requiring the owner to pay a fee in lieu of constructing two and a half for-sale workforce housing units, should the residential units be developed as for-sale condominiums. According to the statement of use, the applicant is requesting the amendments because permitting only rental units limits the economic viability of the residential development.

Analysis

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

Comprehensive Plan. The proposed amendments are consistent with the Comprehensive Plan. Pursuant to Policy 1.2.10 of the Housing element, a developer may make payment to the Town's housing trust fund in lieu of constructing workforce housing units.

Workforce Housing. The proposed amendments are consistent with the Town Code. Based on whether the units will be leased or sold, the owner will be required to pay the corresponding fee in lieu of constructing two and a half rental or for-sale workforce housing units as specified by Section 27-3196, entitled "Payment of fee, off-site construction or donation of land in lieu of constructing on-site workforce dwelling units," prior to the issuance of the first development permit.

In the event there is a desire to convert the rental units into for-sale condominium units after the fee in lieu of constructing two and a half rental workforce housing units has been paid, then the owner will be required to pay the difference between the in-lieu rate for for-sale workforce housing units and the in-lieu rate for rental workforce housing units. To ensure the Town is notified if and when a conversion occurs and collection of the appropriate payment in lieu of constructing for-sale workforce housing units is made, staff has included a condition **to require the owner to submit and record a covenant, or other form acceptable to the Town Attorney, which requires Town approval to convert the rental units to for-sale condo units, prior to the issuance of the first building permit.**

Attachments:

Exhibit 1 – Amended Conditions

Attachment A – Statement of Use

Attachment B – Resolution 61-23

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

File Path: V:\PlanningZoning\Staff\WP51\PROJECTS\550 Bush Rd_townhouses\PZ 26-6859,6860 Amend Res 61-23\Staff Report.docx 7/7/2026

Conditions of Approval

The applications are consistent 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 Statement of Use prepared by Cotleur & Hearing, dated 08/28/25, and received by the Department of Planning and Zoning on 06/26/26.
- 2) The uses conducted on the subject property shall be consistent with the Statement of Use dated 08/28/25 and received by the Department of Planning and Zoning on 06/26/26.
- 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) The conditions of Resolution 61-23 shall be amended as represented in underline and ~~striketrough~~ formatting below:
 - a) Modification to Condition #8 of Resolution 61-23:

Prior to the issuance of any development permits, the Owner shall pay a fee ~~\$375,000~~ to be placed in the Town's housing trust fund in lieu of constructing two and a half ~~rental~~ workforce housing units as part of the project, pursuant to Section 27-3196 of the Town Code.

- b) Modification to Condition #9 of Resolution 61-23:

a) Should the Owner develop the housing units as rental, it shall submit a covenant, or other document acceptable to the Town Attorney, which requires Department approval to convert the rental units to for-sale condominium units, prior to the issuance of the first building permit.

b) Should the Owner propose to convert the rental housing units to condominium ownership after submitting a covenant, it shall submit an application to amend the above covenant and the site plan. The application shall be subject to the administrative review and approval of the ~~Town Council~~ Department and to additional fees in lieu of constructing for-sale workforce housing units.



August 28, 2025

Town of Jupiter
Planning and Zoning Department
210 Military Trail
Jupiter, Florida 33458

RE: Amendment to Resolution No. 61-23—Section 2; Section 3; and Section 4(8)

To whom it may concern:

INTRODUCTION

On behalf of the applicant, Richbuilt of Jupiter, LLC, please accept this letter as a formal request for approval of the amended Resolution No. 61-23 Sections 2, 3, and 4(8). The application for the development of Sea Glass Townhomes at 550 Bush Rd received approval from Council under required conditions including an additional workforce housing unit. The applicant requests that for-sale and for-rent units be included in the Resolution. The following amendments are in accordance with the inclusion of for-sale workforce housing units in compliance with Sec. 27-3196 of the Jupiter Code of Ordinances.

SECTION 2 AMENDMENT

The applicant requests Section 2 of the Resolution be amended to offer either 100 percent for-sale condominium units or 100 percent for-rent condominium units.

SECTION 3 AMENDMENT

The applicant requests Section 3 of the Resolution be amended to include a \$300,000 payment in lieu of constructing one and a half for-sale workforce housing units. The payment in lieu of constructing for-sale workforce housing dwellings units shall be \$200,000 per workforce housing dwelling unit per Sec. 27-3196(a) of the Town of Jupiter Code of Ordinances. The applicant is obligated to make this payment or a \$225,000 payment in lieu of constructing one and half rental workforce housing units prior to the issuance of the first building permit for the residential development.

SECTION 4(8) AMENDMENT

The applicant requests Section 4(8) of the Resolution be amended to include a \$500,000 payment in lieu of constructing two and a half for-sale workforce housing units. The payment in lieu of constructing for-sale workforce housing dwellings units shall be \$200,000 per workforce housing dwelling unit per Sec. 27-3196(a) of the Town of Jupiter Code of Ordinances. The applicant is

obligated to make this payment or a \$375,000 payment in lieu of constructing two and half rental workforce housing units prior to the issuance of the first building permit for the residential development.

Thank you for your consideration. Please contact me if you have any questions.

Sincerely,

Laurey Hood
Land Planner
Cotleur & Hearing
561-406-1009
LHood@cotleur-hearing.com

RESOLUTION NO. 61-23

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA, CREATING A SMALL SCALE PLANNED UNIT DEVELOPMENT, AUTHORIZING AN INCREASE IN THE PERMITTED DENSITY AND APPROVING A SITE PLAN FOR THE CONSTRUCTION OF 23 MULTI-FAMILY RESIDENTIAL UNITS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Richbuilt of Jupiter, LLC owns (the "Owner") approximately 2.93 +/- acres of real property, the legal description of which is attached hereto and incorporated herein as **Exhibit "A"** (the subject property); and,

WHEREAS, the subject property is located at 550 Bush Road; and,

WHEREAS, the Owner has submitted an application proposing to develop a Small-Scale Planned Unit Development (SSPUD); and,

WHEREAS, as part of the application the Owner has requested an increase in the density by two units per acre; and,

WHEREAS, with the density bonus for creating a SSPUD, the subject property would consist of 23 multi-family residential units with an associated leasing office (the Application); and,

WHEREAS, the Town Council has determined that the Owner has provided a public benefit for the residential bonus density; and,

WHEREAS, the Town's Planning and Zoning Commission has considered the

Application and made its recommendations to the Town Council; and,

WHEREAS, the Town Council conducted a public hearing wherein it considered the evidence and testimony presented by the Town's Planning and Zoning Department staff, the Owner, and any interested parties and members of the public, regarding whether the Application is consistent with the Town's Comprehensive Plan and meets its Land Development Regulations (LDRs), including Section 27-175, the criteria for site plan review; and,

WHEREAS, the Town Council has determined that certain conditions, as set forth herein, are necessary to render the Application consistent with the Town's Comprehensive Plan and to meet the LDRs.

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

Section 1. The whereas clauses are incorporated herein as the findings of fact and conclusions of law of the Town Council.

Section 2. The Town Council finds that the Application meets the criteria contained in Chapter 27, Article VIII, Division 2 of the Town Code and hereby approves the creation of a SSPUD. The Town Council finds that the Owner is entitled to an increase in the density and hereby approves a site plan for the development of 23 multi-family residential rental units.

Section 3. The Town Council finds that the Owner is providing a public benefit as required by Section 27-1709 of the Town's Code by contributing \$225,000.00 for the payment in lieu for one and a half rental workforce housing units ($150,000.00 \times 1.5 = 225,000.00$) and by achieving gold level certification through the Florida Green Building Collation and by utilizing green design theories and techniques in accordance with the green building program set forth in Division 18 of Article XI of Chapter 27 of the Town's Code.

Section 4. The approval of the SSPUD and the site plan are subject to the following conditions:

1) The Owner shall install and maintain all improvements in compliance with the following:

- a) Site Plan, prepared by Litterick Landscape Architecture, referenced as “SP-1”, dated 12/01/23, received and dated by the Department of Planning and Zoning on 12/01/23.
- b) Site Details, prepared by Litterick Landscape Architecture, referenced as “SP-2”, dated 05/02/23, received and dated by the Department of Planning and Zoning on 12/01/23.
- c) Pavement Markings and Signage Plan, prepared by Bardez, referenced as “C-6.0”, dated 05/01/23, received and dated by the Department of Planning and Zoning on 05/02/23.
- d) Tree Disposition Plan, Typical Unit Landscape Plan, prepared by Litterick Landscape Architecture, referenced as “L-1 and L-3”, dated 05/02/23, received and dated by the Department of Planning and Zoning on 12/01/23.
- e) Landscape Plan, prepared by Litterick Landscape Architecture, referenced as “L-2”, dated 11/17/23, received and dated by the Department of Planning and Zoning on 12/01/23.
- f) Landscape Specifications and Planting Details, prepared by Litterick Landscape Architecture, referenced as “L-4”, dated 05/02/23, received and dated by the Department of Planning and Zoning on 05/02/23.
- g) Townhouse Elevations, Floor Plans, and Roof Plans, prepared by Southeast Architects, referenced as “A-1.0, A-1.1, A-1.2, A-2.0, A-2.1, A-2.2, A-4.0, A-4.1, A-01 and A-02”, dated 07/22/22, received and dated by the Department of Planning and Zoning on 05/02/23.
- h) Leasing Office Elevations, Floor Plan, and Roof Plan, prepared by Southeast Architects, referenced as “A-01 and A-02”, dated 12/07/22, received and dated by the Department of Planning and Zoning on 05/02/23.

- i) Signage plan, prepared by Southeast Architects, referenced as “SP-2”, dated 12/07/22, received and dated by the Department of Planning and Zoning on 05/02/23.
 - j) Drainage Statement, prepared by Bardez, received and dated by the Department of Planning and Zoning on 05/02/23.
 - k) Traffic Statement, prepared by MacKenzie Engineering & Planning, Inc., dated 07/25/23, received and dated by the Department of Planning and Zoning on 07/26/23.
 - l) Statement of Use, prepared by Richbuilt Sons LLC, dated 11/30/23, received and dated by the Department of Planning and Zoning on 12/01/23.
- 2) The uses conducted on the subject property shall be consistent with the Statement of Use, dated 11/30/23, received and received by the Department of Planning and Zoning on 12/01/23.
 - 3) Any revisions to the SSPUD, the site plan, Statement of Use, or other details submitted as part of the Application, including but not limited to the location of the proposed improvements or additional, revised or deleted colors, materials, or structures, or changes to how the use operates, shall be submitted to the Department of Planning and Zoning and shall be subject to its review and approval.
 - 4) **Green Building Program.**
 - a) Prior to the issuance of the Certificate of Occupancy for the first dwelling unit, the Owner shall submit an irrevocable letter of credit equal to or greater than five percent of the total estimated construction cost of the development of the subject property.
 - b) Within 12 months from the receipt of the last Certificate of Occupancy, the Owner shall submit to the Department the approval of the gold level certification it has received from the Florida Green Building Coalition (FGBC). If a gold level

certification has not been received, the Owner shall develop and submit a plan to the Town to achieve certification within six months pursuant to Section 27-2407(d)(2). If a plan is not submitted and a gold level certification is not received, the dollar amount of the irrevocable letter of credit shall be converted into a green building mitigation fee pursuant to Section 27-2407(d)(3).

5) **Site Plan.** Upon the submission of the final plans and prior to the issuance of any development permits, the Owner shall revise the site plan to:

- a) Change scale to 1" to 20' pursuant to Section 27-266(c).
- b) Provide detail of pool fence.
- c) Show the proposed 10 foot wide landscape buffers along the north, south and west property lines.
- d) Change the proposed pavers for the 25 guest parking spaces to pervious pavers.
- e) Add a stabilized pervious surface leading to maintenance room garage door on the south side of the leasing office building.
- f) Remove windows shown on floor plans located on the firewall between units.

6) **Landscape plan.** Upon the submission of the final plans and prior to the issuance of any development permits, the Owner shall revise the landscape plan to:

- a) Demonstrate that the surface area needed for the subject property's drainage system is not reduced by the plantings proposed to be installed within the subject property's detention area. The revised landscape plan shall be subject to the review and approval of the Town's Stormwater Division.
- b) Incorporate the points which are necessary to meet FGBC gold certification into the landscape plan as follows:
 - 1. Provide additional native shrubs and groundcover on the west perimeter buffer to include a portion of some Muhly or Fakahatchee grass, Firebush, Cocoplum, etc. to preserve or create wildlife habitat/shelter.

2. On the northwest corner of Building One, eliminate the sod around the grouping of preserved slash pines and strangler figs in the entire triangular area defined by the roadway curbing to the northeast, the driveway to the southeast and the landscape buffer to the west and install recycled mulch gathered specifically by mulching the laurel oaks that will be removed from the eastern perimeter of the site.

7) **Detention area maintenance.** Upon the submission of the final plans and prior to the issuance of any development permits, the Owner shall submit a maintenance plan for the detention area. The maintenance plan shall be subject to the review and approval of the Town's Stormwater Division

8) **Workforce Housing.** Prior to the issuance of any development permits, the Owner shall pay \$375,000 to be placed the Town's housing trust fund in lieu of constructing two and a half rental workforce housing units as part of the project.

9) Should the Owner propose to convert the rental housing units into condominium ownership, it shall submit an application to amend the site plan. The application shall be subject to the review and approval of the Town Council.

10) **Architecture.** Upon the submission of the final plans and prior to the issuance of any development permits, the Owner shall revise the elevations to:

- a) Remove the lap siding detail from Buildings One and Five.
- b) Add lap siding to Building Four similar to Buildings Two and Six.
- c) Revise the building elevations to narrow the width of the lap siding detail from 12" to 7" consistent with the score line detail.
- d) Add covered trellises or pergolas that protrude from the building to clearly identify and enhance the location of the front entry and reduce the predominance of garages for those units with entry doors in the middle of the building. To provide

more diversity in the development, provide a variety of styles of trellises or pergolas such as pitched or flat roofs.

e) Add pitched shed roofs on the end units of each building to clearly identify the prominence of the front entry and to provide cover from the weather.

f) Revise the floor plans and elevations so that the locations of doors and windows match.

g) Add a shutter on the 2nd window above the garage door consistent with adjacent window.

h) Reduce the width of the gray horizontal band above the 2nd floor on Building One from 24" wide to 12" or less.

i) Add windows to west elevation of Building One similar to east elevation.

j) Change the color of the dormers to match the main wall color on the building in which it is located.

k) Provide a detail sheet with construction details and sections of the doors, windows, trim, shutters, lap siding, etc. to ensure that the proposed details provide depth and definition consistent with the proposed style.

11) **Engineering.**

a) Upon the approval of the site plan, and concurrent with the Owner's submission of an application for an engineering permit, the Owner shall submit an application for a plat. The plat shall identify and show all: easements for access and parking overlying the roadway, curbing, sidewalks and parking areas; areas designated for pedestrians, vehicles, parking, stormwater retention and conveyance, water utilities, landscape buffers.

b) At the discretion of the Owner, the road, road curbing and sidewalks may be established as a private roadway tract.

1 c) Upon the submission of the final plans and prior to the issuance of any
2 development permits, the Owner shall submit a draft easement that permits the
3 proposed potable water system to extend and connect onto to the adjacent
4 property to the west known as Chasewood South. This easement shall be
5 subject to the review and approval of the Director of the Town's Utilities
6 Department. Upon the Director of Utilities' approval of the easement, the Owner
7 shall record the easement in the public records of Palm Beach County and shall
8 cause to be returned a certified copy of the recorded easement to the
9 Department prior to the issuance of any development permits.

10 d) Upon the submission of the final plans and prior to the issuance of any
11 development permits, the Owner shall submit a draft of the Town's standard
12 right-of-way maintenance agreement to the Department which commits the
13 Owner and its successors and assigns to the perpetual maintenance of the
14 landscaping, sod and irrigation which is to be installed within public rights-of-way.
15 The proposed maintenance agreement shall be subject to the review and
16 approval of the Town Engineer. Once approved by the Town Engineer, the
17 Owner shall record the agreement in the public records of Palm Beach County.
18 Once returned to the Owner from the recording department, the Owner shall
19 submit a certified copy of the recorded agreement to the Department prior to the
20 issuance of the first Certificate of Occupancy.

21 12) **Signage.** The monument sign shall not exceed six feet in height.

22 13) **Traffic.** Upon the submission of the final plans and prior to the issuance of any
23 development permits, the Owner shall submit an updated traffic concurrency letter from
24 Palm Beach County.

25 14) **Miscellaneous.** The placement of any type of vending machines or units which
26 dispense food, beverages, candy, merchandise, products, goods, handbills, or

1 advertising magazines on the exterior portions of the subject property within public view,
2 is prohibited.

3 15) The conditions of approval herein shall apply to the Owner and its successors and
4 assigns.

5 **Section 5.** This Resolution shall take effect immediately upon its execution.

6 **Attachment:** Exhibit "A" - Legal Description

7 Amended 12/20/23

Legal Description

Lots 12, 13, and 14 (less South 10 feet), of Will Bush's Addition to Jupiter, Fla., according to the Plat thereof as recorded in Plat Book 23, Page 233, of the Public Records of Palm Beach County, Florida.