

**AGENDA
TOWN OF JUPITER ISLAND
IMPACT REVIEW COMMITTEE MEETING
THURSDAY, AUGUST 7, 2025, 9:00 AM
ISLAND ROOM – TOWN HALL – 2 BRIDGE ROAD**

1. Call to Order and Comments*

2. Minutes of the May 1, 2025 Impact Review Committee meeting

3. 143 Gomez Road

The applicant is Kendrick R. Wilson, Revocable Trust and is represented by Jared Gaylord Esq. of Marc R. Gaylord, P.A.

The IRC approved an application to demolish the existing structures on May 1, 2025. That work was permitted and is in progress.

This application is to construct a new 3,725.35 sq. ft. one-story main residence with a pool, pool patio, covered terrace, covered entry porch, two car garage, motor court, semi-circular driveway and associated hardscape and landscape.

4. 286 South Beach Road

The applicant is Richard A. O’Connell, Trustee of the O’Connell 2016 Family Trust, and is represented by Jared Gaylord Esq. of Marc R. Gaylord, P.A.

This application is to construct a new pool, pool house, cabana, and associated landscaping/hardscaping. Also, a hoist for a 40-foot boat.

5. 11 Isle Ridge Road

The applicant is Edward H. Hamm, Jr, as Trustee of Edward H.Hamm, Jr. Revocable Trust represented by Jared Gaylord Esq. of Marc R. Gaylord, P.A.

This application is to construct a new entrance feature consisting of two columns and a low coral wall near the entrance along Isle Ridge Road (West).

6. Other Items*

a. Next Meeting - To be determined

b. Other Matters*

** No advanced materials provided*

IMPACT REVIEW COMMITTEE

Bonnie Schiralli - Chair

Judy Holden – Vice Chair

Valerie McNeely

Jennifer Madden

Eleanor Seaman
Marshall Field V, Alternate
Maria Bayazid, Alternate

TOWN STAFF

Robert Garlo, Town Manager
Catherine Harding, Director of Building, Planning & Zoning
Kimberly Kogos, Town Clerk
Thomas J. Baird, Town Attorney

STATE MANDATED STATEMENT

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the Town prior to the meeting. Please contact the Town Hall, 2 Bridge Road, Hobe Sound, FL 33455, telephone (772) 545-0103.

**MINUTES
TOWN OF JUPITER ISLAND
IMPACT REVIEW COMMITTEE MEETING
THURSDAY, MAY 1, 2025**

TIME: Thursday, May 1, 2025 – 9:00 AM
PLACE: Town Hall Island Room – 2 Bridge Rd., Hobe Sound, FL
PRESENT: Present were Chair Bonnie Schiralli, Vice Chair Judy Holden, Members Valerie McNeely, Jennifer Madden and Eleanor Seaman, and Alternate Member Maria Bayazid. Also present were Town Manager Robert Garlo, Town Clerk Kimberly Kogos, and Town Attorney Thomas Baird.

CALL TO ORDER AND COMMENTS*

Chair Schiralli called the meeting to order at 9:01AM and read the purpose of the Impact Review Committee. She established a quorum, and noted that all regular members would be voting today.

AGENDA

Town Clerk Kogos swore in potential speakers including: Attorney Jared Gaylord of Marc R. Gaylord P.A; Richard Rutledge, Innocenti & Webel; Chuck Yanette of Parker Yanette Design Group; Mitchell Miller of Village Architects AIA, Inc and Building Director Catherine Harding.

1. Approval of Minutes of the April 3, 2025 Impact Review Committee Meeting

A typo was pointed out where Vice Chair Holden was referred to as Director Holden. The error has been corrected.

MOTION: *Member Seaman/Vice Chair Holden moved to approve the minutes of the April 3, 2025 Impact Review Committee meeting as edited.*

ACTION: *Motion Passed 5-0*

Public Comment:

There was no public comment.

2. 103 North Beach Road, E-12 Residential District

Ex-Parte Communication:

- Chair Schiralli stated she visited the property with Director Harding, read all materials, and had no ex-parte communication.
- Vice Chair Holden stated she visited the property, read all materials, and had no ex-parte communication.
- Member Seaman stated she had driven by the property, read all materials, spoken with Director Harding, and had no ex-parte communication.
- Member McNeely stated she visited the property, read all materials, and had no ex-parte communication.
- Member Madden stated she visited the property with Director Harding, read all materials, and had

no ex-parte communication.

- Alternate Member Byazid stated she visited the property, read all materials, spoke with Director Harding, and had no ex-parte communication.

Director Harding introduced the application and provided background information. She noted that the applicant had addressed the criteria.

Attorney Jared Gaylord, representing AGTC JI Properties, LLC (Ed Curran owner) provided a presentation beginning with aerial views of the property which has been demolished, and site buffers are in place, including an 8' construction fence. He displayed the property survey highlighting the area in question. Attorney Gaylord showed the site and floor plans and explained a medical condition that justifies the addition of the elevator. He displayed the elevations showing the addition, followed by the site data and current site photographs of the property. A beach access point was discussed and noted construction is not impeding access to the beach.

Vice Chair Holden asked about the side setbacks that are tight. Attorney Gaylord explained the setback criteria and noted that the property will be inspected multiple times during the construction and prior to the certificate of occupancy.

Member McNeely asked about protection of the elevator since it is exterior. Attorney Gaylord explained it is enclosed.

Public Comment:

There was no public comment.

MOTION: *Vice Chair Holden/ Member McNeely moved to approve the application as presented.*

ACTION: *Motion Passed 5-0.*

3. 143 Gomez Road, D-25 Island Core Residential District

Ex-Parte Communication:

- Chair Schiralli stated she visited the property with Director Harding, read all materials, and had no ex-parte communication.
- Vice Chair Holden stated that she visited the property, read all materials, and had no ex-parte communication.
- Member Seaman stated that she visited the property, spoke with Director Harding, read all materials, and had no ex-parte communication.
- Member McNeely stated she visited the property, read all materials, and had no ex-parte communication.
- Member Madden stated she visited the property with Director Harding, read all materials, and had no ex-parte communication.
- Alternate Member Bayazid stated she visited the property, read all materials, spoke with Director Harding, and had no ex-parte communication.

Director Harding introduced the application and provided background information. She addressed a

drainage pipe that is on the site, explaining security measures.

Attorney Jared Gaylord, representing the Wilson family, introduced the project team and provided aerial photographs of the property as well as the survey. He explained the proposed project and provided current site photographs of the structure and property. He displayed the demolition and vegetation removal plans. He added that an 8' construction fence will be added along the perimeter of the property.

Mr. Richard Rutledge explained the current drainage system and noted that a new drainage system with exfiltration will be added and brought forward prior to construction. It was confirmed that the pipe leading into the current system will be covered.

Member Seaman asked about the timing of the project. Mr. Rutledge confirmed that the hope is to get the new structure closed in by November.

Public Comment:

There was no public comment.

MOTION: *Member McNeely/ Member Madden moved to approve the application with conditions as presented and discussed.*

ACTION: *Motion Passed 5-0.*

4. Other Items*

- a. Next Meeting Date - June 5, 2025*

Director Harding confirmed two applications that should be ready for the June 5, 2025 meeting. The Committee discussed availability for summer meetings. Members agreed to move the July meeting to July 10, 2025.

- b. Any Other Items*

There were no other items.

Chair Schiralli adjourned the meeting at 9:34am.

Respectfully Submitted,

Kimberly Kogos, Town Clerk

**NOTICE OF PUBLIC HEARING
TO CITIZENS OF THE TOWN
OF JUPITER ISLAND, FLORIDA**



IMPACT REVIEW COMMITTEE

A Public Meeting/Hearing will be held at the Jupiter Island Town Hall, 2 Bridge Road, Hobe Sound, FL on **August 7, 2025, at 9:00 a.m.** for the purpose of considering the following application relating to the Town of Jupiter Island Land Development Regulations Ordinance 283, as amended, insofar as the same is applicable to the following described property in the Town of Jupiter Island:

143 Gomez Road, D-25 Island Core Residential District.

This is the application of Kendrick R. Wilson, Revocable Trust, represented by Jared Gaylord Esq. of Marc R. Gaylord, P.A. requesting the following:

Construct a new 3,725.35 sq. ft. one-story main residence with a pool, pool patio, covered terrace, covered entry porch, two car garage, motor court, semi-circular driveway and associated hardscape and landscape.

The IRC approved an application to demolish the existing structures on May 1, 2025. That work was permitted and has been completed.

Plans are available for inspection at the Building Department at Town Hall Monday through Friday, 9:00 a.m. to 3:30 p.m.

The Board of Adjustment meeting may be viewed live, or any time after the meeting, via the Town's website: www.townofjupiterisland.com

By Order of
IMPACT REVIEW COMMITTEE
TOWN OF JUPITER ISLAND

January 23, 2025

STATE MANDATED STATEMENT:

If a person decides to appeal any decision made by the board, agency, committee, or commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the Town prior to the meeting. Please contact the Town Hall, 2 Bridge Road, Hobe Sound, FL 33455, telephone (772) 545-0100.



**TOWN OF JUPITER ISLAND
Impact Review Committee
August 7, 2025**

STAFF REPORT

To: Members of the Impact Review Committee
CC: Thomas Baird, Town Attorney; Robert Garlo, Town Manager
From: Catherine Harding, Building Planning and Zoning Director
RE: 143 Gomez Road, D-25 Island Core Residential District

Owners:

The owner is Kendrick R. Wilson, Revocable Trust and is represented by Jared Gaylord Esq. of Marc R. Gaylord, P.A.

Property Description:

143 Gomez Road, D-25 Island Core Residential District.

Request:

The IRC approved an application to demolish the existing structures on May 1, 2025. That work was permitted and has been completed.

This application is to construct a new 3,725.35 sq. ft. one-story main residence with a pool, pool patio, covered terrace, covered entry porch, two car garage, motor court, semi-circular driveway and associated hardscape and landscape.

Analysis:

The Building Department requires that plans show the pool equipment re-located within the building envelope prior to the issuance of a Building Permit, in accordance with the Town of Jupiter Island Land Development Regulations, Article IV, Division 3. Development Standards, Section 3.18 Mechanical Equipment. A. "All mechanical equipment must be placed with the building envelope".

The attached reports were submitted and approved by Fire Chief, Frank Lasaga; King Tree Service; Stuart Trent, SMRU Director and Director of Engineering. Any

requirements will be enforced by the Building Department prior to a Building Permit or Certificate of Occupancy.

IRC Review:

The applicant has replied to and meets the Impact Review Standards set in the Town of Jupiter Island Land Development Regulations, Article X, Division 2. Impact Review, Section 2.02 Standards for Impact Review, attached. The improvements meet the zoning requirements of the Land Development Regulations as shown in the attached Zoning Schedule.

The Construction Site Maintenance Requirements will be monitored by Code Compliance.

Sec. 3.18. - Mechanical equipment.

- A. All mechanical equipment must be placed within the building envelope, unless placed completely below grade, as in an underground vault.**
- B. Generators placed outdoors shall be contained within a factory-built enclosure specific for the size and type generator.**
- C. All above-grade mechanical equipment shall be located behind a masonry site wall, wall to be at least as tall as the tallest piece of equipment meant to be screened, up to a height of six feet.**
- D. All cooling towers shall be sunken into the earth at least three feet and screened with a six-foot tall masonry wall.**
- E. The maximum sound level of operating mechanical equipment shall not exceed 60 dBA during the daytime (8:00 a.m. to 7:59 p.m.) and shall not exceed 55 dBA during the nighttime (8:00 p.m. to 7:59 a.m.). These sound levels may be measured seven meters from the equipment or at the property lines.**

(Ord. No. 347, § 2, 9-16-14)

Sec. 2.02. - Standards for impact review.

The decision-maker shall approve an application for impact review approval if the applicant demonstrates that:

- A. The proposed development will not adversely affect the public interest; and
- B. The proposed development is consistent with the surrounding neighborhood character; and
- C. The visibility of the proposed development from public rights-of-way, adjacent properties, the beach, the ocean and the intracoastal waterway is minimized in a manner that is consistent with the surrounding neighborhood character; and
- D. The landscape treatment along the front lot line is comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of 1,000 feet in both directions; and
- E. The proposed ingress and egress is functionally adequate with regard to vehicular and pedestrian safety, separation of automotive traffic, traffic flow and control, provision of services, servicing of utilities, refuse collection, and access in case of fire, catastrophe or emergency; and
- F. Proposed screens and buffers are sufficient to ensure compatibility of uses and buildings with adjacent properties; and
- G. The location, design and character of lighting and sound will not adversely affect adjacent properties; and
- H. The proposed stormwater management system is sufficient to prevent runoff from adversely affecting adjacent properties; and
- I. The proposed development is designed and located so that all buildings are screened from view from adjacent properties and public roads such that the visual character of the proposed development from adjacent properties and public roads is predominantly natural, landscape plant material, and land forms.

(Ord. No. 368, § 3, 7-17-18)



SOUTH MARTIN REGIONAL UTILITY (SMRU)

9000 SE Athena Street, Hobe Sound, FL 33475
PHONE 772.546.6259
FAX 772.546.6378

MEMORANDUM:

Date: June 10, 2025
To: Catherine Harding, CFM, Director of Building, Planning and Zoning
From: Stuart R. Trent, P.E. – SMRU Utility Director
Subject: 143 Gomez Road – New Construction

SMRU offers the following comments as they relate to water service at this address and preservation of existing infrastructure affected by this construction. The developer is responsible for compliance with the Regulations, Policies and Procedures of SMRU and obtaining all necessary approvals/permits prior to construction. All fees must be paid, and the account must be in good standing prior to the issuance of the Building Permit by the Town's Building Department.

This project consists of the new construction of a 3,725sf one-story residence, pool, pool patio, covered terrace, covered entry porch, two-car garage with associated landscape and hardscape. The property is currently served by a 1.0" meter for potable water and irrigation. The current meter is sufficient to serve the projected needs of this development.

As noted in the concurrency calculations provided by the engineer of record, two (2) ERCs of irrigation and two (2) ERCs of domestic capacity are required for this development. The property is credited for two (2) ERCs for the current capacity in use.

The two (2) additional need ERCs must be paid according to the following:

Connection Charges
 $\$1,800 \times 2 \text{ ERCs} = \$3,600$

Accrued Guaranteed Revenue Fee
 $60 \text{ months} \times 25.25 \times 2 \text{ ERCs} = \$3,030$

Total Fee = \$6,630

Once these fees are paid, four (4) ERC's will be creditable toward capacity on this account for any future redevelopment or assessment of capacity fees.

Future Sewer Option: The Town of Jupiter Island is evaluating possible sewer service to residents. It is recommended that a 1.25" green, HDPE sewer service line be installed between the proposed septic system location and terminated in a meter box at the property line adjacent to the roadway for future, voluntary connection should the service become available.

Metering and Backflow Prevention: The current meter is sufficient to serve projected demands of the property however a backflow device should be replaced or added if one does not presently exist.

Construction phase: The contractor will be responsible for all damage to SMRU property and infrastructure; steel plating must be used over any water mains that may be impacted by construction traffic. Construction water must be supplied via an appropriate backflow device and/or temporary meter as supplied by SMRU. In no case shall any construction water be provided without an appropriate backflow device connected.

Inspections: An SMRU representative must make inspection of all water mains, pressure tests, taps, hydrants, and meter connections prior to final approval of the construction. A meter will not be issued until all permits are closed/certified, positive results of all inspections have been realized and all fees have been paid.

Security: All open trench construction on and around the water mains must be protected from pedestrian traffic. Please use appropriate fencing material, in accordance with the Town's requirements, to impede foot traffic around the activity.

Temporary water meters shall be locked/unlocked by authorized SMRU personnel only and shall not be plumbed that would in any way compromise the backflow device's operability.

cc:

Megan McMahon, TJI Building Permits
Cassidy Metcalf, Customer Service Manager
April Scardino, Customer Service Supervisor
Kim McLaughlin, Projects & Development Coordinator



MEMORANDUM

TO: Building Department
FROM: Sergeant/Fire Chief Frank Lasaga
DATE: May 29, 2025
SUBJECT: 143 Gomez Rd

After reviewing the proposed plans for the construction of a single-family residence at 143 Gomez Road, Jupiter Island, I find the following considerations relating to Traffic and Safety for the project:

Traffic: Please advise the builder to limit disruption to the adjacent traffic flow. Please have arriving and departing truck traffic at the site enter via S Beach Rd. Trucks over 1 ton are prohibited on Gomez Rd, except for local deliveries.

Traffic control, i.e. flag crews, are required when traffic entering and exiting the site impacts general traffic flow and when equipment/supply deliveries must be done from the roadway.

Parking: There will be limited parking available for this project. Please remind the builder to make parking arrangements and transport workers to and from the site from off island, as needed. There will be no parking in the following areas:

- On the road right of way
- On any other private property, unless specifically permitted by the owner of the property in question

Fire Suppression: There is adequate water supply for this site with the existing hydrants and the relatively short distance from the right of way to the dwelling.

The current site plan appears to provide adequate access for emergency vehicle access.

It is recommended that ventilation be installed if the resident is planning to charge golf carts indoors. This will help prevent the disruptions caused by the carbon monoxide detectors mistakenly alarming due to overcharged batteries.

Public Safety requests the contractor schedule walkthroughs with the Department during the construction phase to facilitate pre-incident planning and more efficient response.

Crime Prevention through Environmental Design: The site plan and landscaping plans appear to provide adequate space around the dwelling and its entry points. Site/landscaping lighting, in compliance with other town requirements, is encouraged to limit areas of potential concealment by persons.

Site Security: Please secure the site with a chain link fence and closing gate. "Felony Trespass Warning" signs should be posted in a visible location. Porta Jon's shall be located to be out of plain view from the roadway. All tools should be secured on the site at the end of the day in a locked container or room.

The General Contractor should establish a file on all Contractor's and Sub Contractor's employees who are working on the site. This should include and document the names of all employees coming to work on the site and be updated weekly with the following:

- Name
- Address
- Driver's license number
- Vehicle Registration number

Trespass authorization forms should be signed, notarized, and submitted to the Public Safety Department. The completed form enables officers to act on behalf of the property owner to warn trespassers to leave the site and not return upon penalty of law.

Other concerns: There are **full-time residents** in the immediate area of this construction site. The contractor shall ensure compliance with the following requirements:

- Noise ordinance requirements in and around the site, including decibel and time limits; no loud music permitted.
- No trespassing on private property
- Control of damage to lawns, curbs, rights of way or any foliage by contractors, workers, and equipment. Repairs need to be completed *immediately*.

The purpose of this is to ensure a safe and secure construction site on Jupiter Island. We are requesting this information be incorporated in the initial plan review process and as such, be indicated and agreed upon by the Town of Jupiter Island Building Department prior to issuance of the permit.

KING TREE SERVICE

OF SOUTH FLORIDA

P.O. Box 210847
Royal Palm Beach, FL 33421-0847

June 5, 2025

Catherine Harding
Town of Jupiter Island
2 Bridge Road
Hobe Sound, FL 33455

RE: 143 Gomez Rd.

Overview

Scope of work: Construct new home, pool, hardscape, landscape

Tree Survey Included: Yes / No

Trees Tagged and Numbered: Yes All / Yes Only Affected Area / No

Tree Disposition Included: Yes- Only trees affected by construction are shown in dispoitions plan.

Number of trees on site: 111 / Not Shown on Landscape Plan

Number of trees affected by construction: 24

Trees to Remove

Number of removals: 6

Invasive species removed: All invasive species will be removed.

Number of Native species removed: 2 Seagrape

Trees to Relocate

Number of relocations: 18

Number of Native species relocated: 6 Sabal Palms

All relocations ok and likely to survive?: Yes / No / Notes:

Trees To Remain

Trees to remain are suitable for the site and location: Yes / No

Tree protection fencing to be installed: Yes / No but Recommended / No
Not Necessary

Construction Buffer

Temporary fence, gates, screen material in place? Yes / No

North Property Line: Appears to be overall Sufficient / Insufficient

South Property Line: Appears to be overall Sufficient / Insufficient

East Property Line: Appears to be overall Sufficient / Insufficient

West Property Line: Appears to be overall Sufficient / Insufficient

KING TREE SERVICE

OF SOUTH FLORIDA

P.O. Box 210847
Royal Palm Beach, FL 33421-0847

Final Buffer

North Property Line: Appears to be overall Sufficient / Insufficient

South Property Line: Appears to be overall Sufficient / Insufficient

East Property Line: Appears to be overall Sufficient / Insufficient

West Property Line: Appears to be overall Sufficient / Insufficient

Notes: Final buffer appears to adequately screen lower, middle and upper story.

New Plant Material

All new plant species suitable for the site: Yes / No

A significant amount of new plant material is scheduled for installation.

Notes

I do not see any issues with the Landscape Plan as presented.

Prepared by:



Brian Fischer

ISA Certified Arborist FL-5287A



Town of Jupiter Island

Public Works Department

2 Bridge Road
Hobe Sound Fl.
33475-0007
(772) 545-0171
Fax (772) 546-7918

MEMORANDUM

Date: June 10, 2025

To: Catherine Harding, Director of Planning, Building, & Zoning

From: Stuart R. Trent, PE – Director of Engineering

RE: 143 Gomez Rd - New Construction

The Jupiter Island Public Works Department is the sole provider of household and recycling services for residents on Jupiter Island, including collection and recycling of all vegetative waste. Additionally, the department is charged with protection, management, and maintenance of stormwater and road rights of way on the island. The Jupiter Island Public Works Department requests consideration of the following points during the building permit review.

Drainage

The road frontage along the Gomez Road right of way at this site is subject to vehicle damage during the wet months of the year, irrigation within the road right of way must not contribute to softening of the road shoulder. It is suggested that irrigation be directed toward the property and away from the asphalt to avoid overspray onto vehicles and limiting irrigation to avoid ponding along the road shoulder. Should this condition require treatment in the future, it is the cost and responsibility of the homeowner to remedy the situation.

Offsite discharge of stormwater to the road right of way or neighboring property is not allowed. Exfiltration trenches are proposed for the management of storm water within this development. Concurrency calculations were provided by the owner's Engineer, Chad Gruber, PE and submitted for review. Sufficient hydraulic conductivity was determined via an open hole exfiltration test performed by Nutting Engineers. Sizing and configuration of exfiltration trenches appear to be suitably sized and designed for the purpose. It is the owner's responsibility to maintain the drainage system to ensure operation as designed. Any noted future conditions resulting in water leaving the property will require correction by the property owner.

Household Refuse

Jupiter Island Public Works provides "doorstep service". Waste receptacles must normally be stored out of sight of roadway or neighboring properties on non-collection days. It is the

responsibility of the homeowner to place any waste receptacles outside of the home or garage prior to 8:00AM on collection day. Placing refuse cans at the curb or roadside is not permitted.

The Jupiter Island Public Works Department requests that refuse cans be placed inside an enclosure not more than 10 feet from the driveway pavement and at grade level avoiding steps and inclines. Storing refuse cans inside the garage is acceptable; however, it is the resident's responsibility to move the cans outside of the garage prior to 8:00AM on pickup days. In-ground refuse containers are not acceptable.

Recycling Bins

Recycling containers (bins or carts provided by the Town) should be placed inside an enclosure not more than 10 feet from the driveway pavement and at grade level avoiding steps and inclines. Storing recycling containers inside the garage is acceptable; however, it is the resident's responsibility to move the containers outside of the garage prior to 8:00AM on recycling pickup day. Placing the recycling containers in the same location as the refuse cans will create a single point of collection that saves time and ensures that all items are picked up. As with refuse collection, Jupiter Island Public Works provides "doorstep service", placing recycling containers at the curb or roadside is not permitted.

Brush Bins

The Jupiter Island Public Works Department provides brush removal and yard waste recycling services. Disposal by contract removal services is not permitted, however lawn and landscape companies may choose to haul away debris as part of their service visit. If the resident wishes for Public Works to remove yard waste, it is requested that debris is stored in a brush bin until enough material is collected to warrant pickup. We request that brush bins be placed near driveway pavement or adjacent public roadway with a stabilized apron provided for access. Standard details for brush bin construction are available from the building department. Alternatively, a designated location interior to the property may be used for loose material lay-down and collection. If this storage method is selected, it must remain out of sight of the public and adjacent properties. Placement of debris along roadways for normal pickup is not permitted.

Construction Waste

The Jupiter Island Public Works Department does not collect construction debris. Removal of such debris is the responsibility of the contractor.

All construction debris must be segregated from household garbage. However, construction debris removed by the contractor remains part of the recorded waste and recycling stream generated within the Town of Jupiter Island. We ask that these debris volumes be reported to the Building Department of the Town of Jupiter Island by December 31 of each year and prior to Certificate of Occupancy.

Road Right of Way

Maintenance of all lawns and landscaping extending into the right of way is the responsibility of the homeowner during and after construction. The Public Works Department does not maintain ornamental shrubs or lawns extending into the right of way.

Lines of sight must be sufficiently maintained so that vehicles entering the roadway may be able to avoid a collision. Landscaping must not encumber line of sight in either direction of oncoming traffic when entering roadway for the development or any adjacent properties. Vegetation must also maintain sufficient separation to not encumber travel lanes. Should vegetation limit lines of sight or otherwise obstruct the line of sight of vehicles approaching the driveway, trimming or removal may be required at the expense of the homeowner to ensure public safety.

Ingress and egress to the project during construction must be well managed and impacts to the asphalt must not occur. Proper stabilization of the site access must occur prior to movement of material and equipment in and out of the job site. If necessary, plates must be used to ensure that differential soil movement does not occur resulting in destabilization of the adjacent roadway. Prior to construction, the roadway along the property and access route, with particular attention paid to road radii, will be reviewed. Should damage occur, the contractor and owner will be responsible for payment of repairs prior to issuance of a Certificate of Occupancy. Should breakage of asphalt occur, repairs up to and including full lane replacement, as well as replacement and re-compaction of the base material may be required. The full cost of repairs will be borne by the developer/contractor.

The purposes of these comments are for safety, serviceability, and maintenance concerns. We request that these comments are incorporated into the initial plan review process and subsequently considered during the initial application check list and at project closeout.

Public Works reserves the right to amend or supplement these comments at any time up to the issuance of a certificate of occupancy for the project.



**Town of Jupiter Island
Development Application
For
Board of Adjustment
And/Or
Impact Review Committee**



The undersigned owner(s) of the following described property hereby petition this committee to make a determination of the following:

NATURE OF THE REQUEST: (Please Print or Type)

BOARD OF ADJUSTMENT

Variance: Article: _____ Division: _____ Section: _____
 Variance: Article: _____ Division: _____ Section: _____

IMPACT REVIEW COMMITTEE

Development and/or Demolition (Circle all that apply)

FEE: \$1,000 per Request (Please make check payable to the Town of Jupiter Island)

PROPERTY OWNER, as shown in the official County Records (please attach current tax bill & deed)

Name: Kendrick R. Wilson Revocable Trust
 Mailing Address: 143 Gomez Road

<u>Hobe Sound</u>	Street Address	<u>FL</u>	City	<u>33455</u>	State	Zip
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 Phone #: _____ Email: _____

AGENT (If Applicable, notarized power of attorney must be attached)

Name: Jared Gaylord, Esq. of Marc R. Gaylord, P.A.
 Mailing Address: 12000 SE Dixie Highway

<u>Hobe Sound</u>	Street Address	<u>FL</u>	City	<u>33455</u>	State	Zip
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 Phone #: 772-545-7740 Email: jared@marcgaylordlaw.com

DESCRIPTION OF PROPERTY:

Street Address: 143 Gomez Road, Hobe Sound, FL 33455

Tax Parcel Number: 35-38-42-028-000-00040-0 Zoning: D-25 Island Core Residential

Legal/General Description Lot 4 South Club Estates, according to the plat thereof, recorded, in Plat Book 13, Page 100, Public Records of Martin County, Florida.

EXPLANATION OF REQUEST (describe what you are trying to accomplish):

Construct a new, one-story residence, complete with a pool, pool patio, covered terrace, covered entry porch, two-car garage, motor court, circular driveway, and associated landscape and hardscape.

AFFECTED ARTICLE AND SECTION (list the wording of the section as it applies):

Article X, Division II, Section 2.02 - Impact Review Standards (See Standard Response Letter)

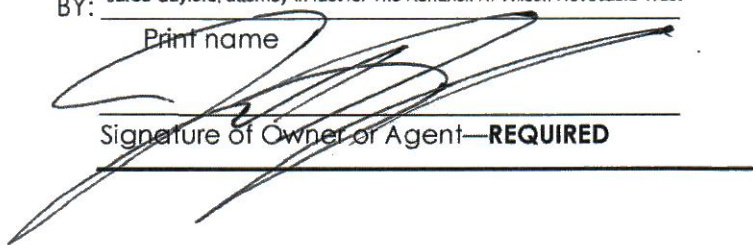
HARDSHIP STATEMENT, IF VARIANCE IS REQUESTED:

In seeking this variance, I contend that the following hardship would result if the ordinance provisions were strictly enforced and my hardship was denied:

Information as contained within this application MUST be provided and accepted by the Town of Jupiter Island in order for this project to be considered. Additional information as required by the administrative official or as attached by the applicant constitutes a part of this application. The administrative official reserves the right to reject any application which is improperly filled out or incomplete.

BY: Jared Gaylord, attorney-in-fact for The Kendrick R. Wilson Revocable Trust

Print name



Signature of Owner or Agent—REQUIRED

Note: Public Notification

Notice of public hearing is posted as required by law and mailed to residents within one thousand feet (1320') of the property. The notice explains the specific nature of the request, as well as the time, date and location of the public hearing. Any interested party is invited to attend the meeting and may present testimony or written arguments.

ZONING LEGEND			
PROPERTY ADDRESS	143 GOMEZ ROAD		
ZONING DISTRICT	D-25 ISLAND CORE RESIDENTIAL DISTRICT		
STRUCTURE TYPE	SINGLE FAMILY RESIDENCE		
	REQUIRED/ALLOWED	PROPOSED	
LOT SIZE (SQ. FT.)	25,000 SF.	18,673 SF.	
LOT WIDTH	100 FT	114.76' FT	
TOTAL FLOOR AREA	3,750.00 SF.	3,725.35 SF.	
FRONT YARD SETBACK (FT.)	30'-0"	32'-2 3/4"	
SIDE YARD SETBACK (1ST STORY) (FT.)	20'-0"	20'-1" (N) / 20'-0" (S)	
REAR YARD SETBACK (FT.)	35'-0"	35'-1 3/4"	
INITIAL MEASURING POINT FROM SURVEYOR (IMP)	13.2' NAVD		
INITIAL MEASURING POINT PROPOSED (IMP)		13.2' NAVD	
MAXIMUM FILL	3.0' NAVD		
PROPOSED FILL			
EXTERIOR WALL HEIGHT ONE STORY (FT.)	14'-0"	13'-4 1/2"	
EXTERIOR ROOF HEIGHT ONE STORY (FT.)	22'-0"	21'-7"	7:12 PITCH
PROPOSED PARKING SPACES - GARAGE	4	4	
PROPOSED PARKING SPACES - MOTOR COURT		2	
PROPOSED DRIVEWAY SETBACK	3'-0"	3'-0"	
PROPOSED DRIVEWAY SETBACK AT APRON	3'-0"	3'-0"	
LANDSCAPE OPEN SPACE	5,601.3 SF. 30%	63,386.0 SF. 72.45%	
PLANNED START DATE OF CONSTRUCTION	AUGUST 2025		
FEMA FLOOD ZONE	'X'		
LHSM			



Prepared by and return to:
 Lorraine M. Johnson

Sonspray Title LLC
 12000 SE Dixie Hwy
 Hobe Sound, FL 33455

File Number: 2025-044ss

[Space Above This Line For Recording Data]

Trustee's Deed

This Trustee's Deed made this 18th day of February, 2025 between BNY Mellon, N.A. as Trustee of the Amended and Restated Margaret Ann Cole Revocable Trust Agreement dated November 9, 2015 whose post office address is 240 Greenwich St, Ste #101-WP00, New York, NY 10286, grantor, and Kendrick R. Wilson, III and James F. Wilson, as Co-Trustees of the Kendrick R. Wilson Revocable Trust dated July 20, 2010 as amended & restated December 3, 2021 whose post office address is 146 South Beach Road, Hobe Sound, FL 33455, grantees:

(Whoever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida to-wit:

Lot 4, South Club Estates, according to the Plat thereof, recorded in Plat Book 13, page 100, Public Records of Martin County, Florida.

Parcel Identification Number: 35-38-42-026-000-00040.00000

SUBJECT TO restrictions, reservations, covenants and easements of record which are not reimposed by this deed; and taxes for the year 2025 and subsequent thereto; and all applicable zoning ordinances.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the grantor whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Amended and Restated Margaret Ann Cole Revocable Trust
Agreement dated November, 9, 2015

Mitchell Ramos
Witness Name: Mitchell Ramos
Witness Address: 160 Lake Avenue
Palm Coast, FL 32164

Wiley Scott Thomas
Witness Name: Wiley Scott Thomas
Witness Address: 160 Lake Avenue
Palm Coast, FL 32164

BNY Mellon, N.A., as Trustee

By: Susana P. Santos
Susana Santos, Vice President

State of Florida
County of Flag.

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of February, 2025 by Susana Santos, Vice President of BNY Mellon, N.A., as Trustee of the Amended and Restated Margaret Ann Cole Revocable Trust Agreement dated November, 9, 2015. She is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Cindy Goncalves
Notary Public

Printed Name: Cindy Chini Goncalves

My Commission Expires: 04/19/2025

Basic Info

PIN 35-38-42-026-000-00040-0	AIN 103763	Situs Address 143 GOMEZ RD JUPITER ISLAND FL	Website Updated 2/20/25
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners

MARGARET ANN COLE REVOCABLE TRUST

Parcel ID

35-38-42-026-000-00040-0

Use Code/Property Class

0100 - 0100 Single Family

Mailing Address

C/O BNY MELLON WEALTH MANAGEMENT
240 GREENWICH STREET #101-WP00
NEW YORK NY 10286

Account Number

103763

Neighborhood

135735 Jupiter Island - Interior

Tax District

JUPITER ISLAND

Property Address

143 GOMEZ RD JUPITER ISLAND FL

Legal Acres

0.43

Legal Description

SOUTH CLUB ESTATES LOT 4

Ag Use Size (Acre\Sq Ft)

N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	\$ 3,300,000	\$ 1,198,320	\$ 4,498,320	\$ 0	\$ 4,498,320	\$ 0	\$ 4,498,320

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date 4/1/16	Grantor (Seller) COLE MARGARET A	Doc Num 2579719
Sale Price \$ 100	Deed Type Wd Full Covenant and Warranty Deed	Book & Page <u>2859 2336</u>

Legal Description

SOUTH CLUB ESTATES LOT 4

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.



**HONORABLE
RUTH PIETRUSZEWSKI, CFC**

MARTIN COUNTY TAX COLLECTOR
3485 SE WILLOUGHBY BLVD
STUART, FL 34994

Property Address 143 GOMEZ RD
Legal Description SOUTH CLUB ESTATES LOT 4

REAL ESTATE

**2024 MARTIN COUNTY
Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments**

INSTALLMENT 3 (DEC) 2024

MARGARET ANN COLE REVOCABLE TRUST
BNY MELLON NA TTEE
C/O BNY MELLON WEALTH MANAGEMENT
240 GREENWICH STREET #101-WP00
NEW YORK, NY 10286

PARCEL ID: 35-38-42-026-000-00040.00000
ALTERNATE ID: 103763
ESCROW CODE:

SCAN TO VIEW YOUR
BILL ONLINE!

2024 Gross	Gross	Discount	If Paid By	Dec 31, 2024	
\$76,217.29	\$28,273.83	\$848.21	Please Pay	Paid	\$27,425.42 12/12/2024

Ad Valorem Assessments

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
JUPITER ISLAND AD VAL OP	772-545-0100	2.8006	4,498,320	0	4,498,320	12,633.98
JUPITER ISLAND EROSION	772-545-0100	0.9593	4,498,320	0	4,498,320	4,116.24
JUPITER ISLAND DEBT SERVICE	772-545-0100	0.2273	4,498,320	0	4,498,320	1,022.77
SCHOOL GENERAL FUND	772-219-1200 ext 30273	3.0770	4,498,320	0	4,498,320	14,841.33
SCHOOL CAPITAL OUTLAY	772-219-1200 ext 30273	1.5000	4,498,320	0	4,498,320	6,747.48
SCHOOL DISCRETIONARY	772-219-1200 ext 30273	0.7480	4,498,320	0	4,498,320	3,364.74
SCHOOL ADDNL VOTER MIL	772-219-1200 ext 30273	0.4250	4,498,320	0	4,498,320	1,911.99
CHILDRENS SERVICES GRONDS	772-288-5758	0.3618	4,498,320	0	4,498,320	1,627.49
INLAND NAVIGATION DIST	861-627-3386	0.0288	4,498,320	0	4,498,320	1,295.65
FLA WTR MGMT	661-686-8800	0.2301	4,498,320	0	4,498,320	1,035.07
COUNTY GENERAL FUND OF	772-463-2868	6.5776	4,498,320	0	4,498,320	20,088.15
MILLAGE CODE 4300 TOTAL MILLAGE 18.9135						TOTAL AD VALOREM TAXES \$76,217.29

Exemptions

Non Ad Valorem Assessments

Levying Authority	Telephone	Rate (\$ per unit)	Tax Amount
TOTAL NON AD VALOREM TAXES			\$0.00

TOTAL \$76,217.29

*SEE REVERSE SIDE FOR INSTRUCTIONS PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT
OR PAY CURRENT TAXES ONLINE AT [HTTP://MARTINTAXCOLLECTOR.COM](http://MARTINTAXCOLLECTOR.COM)

2024

Make checks payable to: Ruth Pietruszewski, Tax Collector
Mail payments to: 3485 SE Willoughby Blvd Stuart, FL 34994 (772) 288-5800
CANADIAN CHECKS MUST BE PAYABLE IN U.S. FUNDS & DRAWN ON A U.S. BANK **DO NOT SEND CASH**

PARCEL ID: 35-38-42-026-000-00040.00000
ALTERNATE ID: 103763 ESCROW CODE:

MARGARET ANN COLE REVOCABLE TRUST
BNY MELLON NA TTEE
C/O BNY MELLON WEALTH MANAGEMENT
240 GREENWICH STREET #101-WP00
NEW YORK, NY 10286

Please check one box. Current taxes are processed by the month they are postmarked. Delinquent taxes are processed by the date they are received.

Gross \$28,273.83
 Discount \$848.21
 If Paid By Please Pay
 Dead By 2024 On File \$27,425.42
 Paid \$27,425.42 12/12/2024
TAXES BECOME DELINQUENT APRIL 1. ADD 3% PLUS FEES.

Notice: If taxes on your property are not paid in full, a tax certificate will be sold for the delinquent taxes.



* 4 + 1 0 3 7 6 3 + 2 0 2 4 *

LAW OFFICES OF
MARC R. GAYLORD, P.A.

12000 S.E. OLD DIXIE HIGHWAY
HOBE SOUND, FL 33455
TEL: (772) 545-7740
FAX: (772) 545-7782

MARC R. GAYLORD, ESQ.
JARED E. GAYLORD, ESQ.

FORD T. DWYER, ESQ.
COLBY HEDDEN, ESQ.

May 26, 2025

VIA HAND DELIVERY

Catherine Harding
Town of Jupiter Island
P.O. Box 7
Hobe Sound, FL 33475

RE: The Kendrick R. Wilson Revocable Trust
Impact Review Committee Redevelopment Application - Letter
Property Address: 143 Gomez Road, Hobe Sound, Florida 33455

Dear Mrs. Harding:

This office represents the interests of The Kendrick R. Wilson Revocable Trust as it pertains to its application to the Impact Review Committee for the redevelopment of 143 Gomez Road.

The Wilson family purchased 143 Gomez Road on February 18, 2025. The property is located along the east side of Gomez Road, in the D-25 Island Core zoning district. The current one-story residence on the property was constructed in 1996. My clients are currently in the process of demolishing the existing main residence, the existing pool, and associated landscape and hardscape, approved by the Town's Impact Review Committee on May 1, 2025.

My client now requests the construction of a 3,725.35 square foot main residence, complete with a pool, pool patio, covered terrace, covered entry, two car garage, motor court, semi-circular driveway, mechanical enclosures,¹ and associated landscape and hardscape. The permitted floor area for this property is 3,750 square feet. The residence is designed with two northern and southern "wings" joined by the central family and dining area. The Wilson family's new home will contain four new bedrooms.

A six foot (6') tall green mesh fence will encircle the property during the construction of the new home. Two eight foot (8') tall construction gates with green mesh fencing will be placed along the right-of-way with Gomez Road. The gates and construction fencing will prevent views into the

¹ One of the mechanical enclosures will be a sunken, mechanical vault per Article IV, Division III, Section 3.18(A) of the Town of Jupiter Island Land Development Regulations.

property, limit silt and dust from trespassing to neighboring properties, and secure the job site during construction.

Construction buffers will largely utilize existing landscaping. There will be selective removal of undesirable and invasive vegetation of the buffers, including arrowhead vine and snake plant. The construction buffers will also make use of relocated sabal palms, a relocated pygmy date palm, eight twelve to sixteen foot (12'-16') tall areca palms, clusia, seagrape, marlberry, pigeon plum, and other vegetation. The property's landscape buffers prior to and during demolition are characteristic of the Island Core neighborhood. Visibility of residences is more common in the D-25 Island Core Zoning District along Gomez Road. Despite this tendency for visibility, the existing Norfolk pines, along with relocated and other varied and tiered vegetation in the existing landscape island, will adequately buffer the property during construction.

The final landscape buffers will more than easily prevent views of the one-story residence from adjacent neighbors from all vantage points. The use of tiered, varied, existing, and proposed vegetation will ensure privacy for the Wilson family and their adjacent neighbors. Richard Rutledge of Innocenti & Webel proposes coconut palms, selloum, green island ficus, wild coffee, liriopse, begonia odorata, shell ginger, monstera, thatch palm, clusia, giant philodendron, rojo congo, Jamaican caper, Chinese fan palm, copperleaf, bird of paradise, and pigeon plum on the property's north, eastern, and western buffers. The Gomez Road streetscape will consist of copperleaf, dwarf carissa, liriopse, shell ginger, seagrape, begonia odorata, relocated fox tail palm, alcantarea imperialis, and bridal veil. The comprehensive landscaping will ensure this property is consistent with the surrounding neighborhood character.

Chad Gruber of Gruber Consulting Engineers prepared the civil engineering plans for the project. The landscape plans will utilize two exfiltration trenches to retain 22,503 cubic feet of runoff. These exfiltration trenches, combined with site recontouring and area drains and catch basins, will prevent stormwater from encroaching on neighboring properties or Gomez Road.

The Wilson family respectfully requests that the Impact Review Committee approves this redevelopment application so that construction can begin during the 2025 summer construction season. My client intends that development will be consistent with other construction projects on Jupiter Island. If you have any questions or concerns regarding the foregoing, or any of the enclosed attachments, please do not hesitate to contact the undersigned.

Respectfully submitted,



Jared Gaylord, Esq.
/JEG
Encl.

LAW OFFICES OF
MARC R. GAYLORD, P.A.

12000 S.E. OLD DIXIE HIGHWAY
HOBE SOUND, FL 33455
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FORD T. DWYER, ESQ.
COLBY HEDDEN, ESQ.

May 26, 2025

VIA HAND DELIVERY

Catherine Harding
Town of Jupiter Island
P.O. Box 7
Hobe Sound, FL 33475

RE: The Kendrick R. Wilson Revocable Trust
Impact Review Committee Redevelopment Application – Development Standards
Property Address: 143 Gomez Road, Hobe Sound, Florida 33455

Dear Mrs. Harding:

This office represents the interests of The Kendrick R. Wilson Revocable Trust as it pertains to its application to the Impact Review Committee for the redevelopment of 143 Gomez Road and the construction of a new, one-story residence, including a pool, hardscaping, and landscaping.

As the enclosed application packet, including site plan, architectural plans, landscape plans and civil plans will demonstrate, my client's request meets the Standards for Impact Review as set forth in Article X, Division II, Section 2.02 in that:

- A. The proposed development will not adversely affect the public interest.

The proposed development will not adversely affect the public interest. The property is currently in the process of demolishing the prior residence to prepare the site for redevelopment.¹ While the existing landscape buffers are dense and mature, some non-native species do exist on site. Invasive and undesirable vegetation, such as arrowhead vine and snake plant, will be removed and replaced with more desirable and appropriate vegetation. The proposed landscape buffers will ensure the one-story residence is characteristic of the Island Core community and is well buffered from adjacent properties.

¹ The Town Impact Review Committee approved the demolition on May 1, 2025.

The proposed development will not adversely affect the public interest but will *advance* the public interest by enhancing the property and removing invasive species.

- B. The proposed development is consistent with the surrounding neighborhood character.

The proposed development will be consistent with the Island Core neighborhood. Typically, properties in this neighborhood are more visible than properties in other neighborhoods of Jupiter Island. The proposed landscaping will mitigate views of the structure from adjacent properties and Gomez Road. The proposed development's one-story design will be easily blocked from view of adjacent properties by the proposed and existing vegetation.² The landscape plan proposes the removal of several non-native and invasive species from the property – a benefit to the Island and surrounding community. The proposed development will *enhance* the surrounding neighborhood character, not negatively impact it.

- C. The visibility of the proposed development from public rights-of-way, adjacent properties, the beach, the ocean and the Intracoastal Waterway is minimized in a manner that is consistent with the surrounding neighborhood character.

The property does not abut the Intracoastal Waterway, the beach, or the ocean and will not be visible from those vantage points.

The enclosed landscape plan provides adequate buffers to screen the proposed addition from neighboring properties to the north, east, and west. The proposed landscape design along the streetscape with Gomez Road will properly screen views of the residence. The use of varied vegetation in the landscape island along Gomez Road – in terms of height and plant palette - will be similar to the character of the Island Core neighborhood.

- D. The landscape treatment along the front lot line is comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of one thousand (1,000) feet in both directions.

The proposed landscape treatment along the front lot line will be substantially equivalent or denser than the landscape treatment along the front line of properties within 1,000 feet in terms of plant palette, density, and screening. As previously stated, Island Core properties are typically more open and visible from the street than properties in other communities on the Island. The lack of a second story, coupled with proposed landscaping along Gomez Road, will adequately limit views of the residence from the adjacent public right-of-way. The proposed streetscape along Gomez Road will include copperleaf, dwarf carissa, liriopse, shell ginger, seagrape, begonia ordata, foxtail palm, alcantarea imperials, and bridal veil. The landscape's

² The structure's proposed maximum height will be 21'-7" – less than the maximum permitted height of 22' and shorter than the existing buffers located along the north, east, and southern property boundaries.

tiered elevation ranging from ground cover, mid-tier, and twenty-foot (20') tall seagrapes will effectively screen the new home from Gomez Road.

- E. The proposed ingress and egress is functionally adequate with regard to vehicular and pedestrian safety, separation of automotive traffic, traffic flow and control, provision of services, servicing utilities, refuse collection, and access in case of fire, catastrophe or emergency.

The proposed development provides for adequate site triangles to allow safe ingress and egress to the property. The proposed semi-circular driveway is essentially located in the same location as the prior home's driveway. The benefit of the semi-circular driveway is that larger vehicles – such as landscape servicing or emergency vehicles – will not need to blindly reverse onto Gomez Road. Two-curb cut, semi-circular driveways are more common in the Island Core area where large motor courts are less practical due to smaller lot sizes. A smaller motor court is provided opposite the two-car garage for parking cars but not oversized vehicles. This design will provide two points of access for emergency vehicles in the event of a catastrophe. Each curb cut also contains the required site triangles to ensure clear site lines when accessing Gomez Road. The proposed development will comply with all of the Town's public safety requirements.

- F. Proposed screens and buffers are sufficient to ensure compatibility of uses and buildings with adjacent properties.

The proposed landscape plan will ensure that the proposed development is properly shielded from the view of adjacent properties, conforms to the Land Development Regulations, and is consistent with the character of other properties located within the D-25 Residential District. The proposed development will enhance the property and not result in negative impacts on adjacent properties, the neighborhood, or the Town of Jupiter Island.

- G. The location, design and character of outdoor lighting and sound will not adversely affect adjacent properties.

There is no proposed outdoor sound equipment or lighting at this time.

- H. The proposed stormwater management system is sufficient to prevent runoff from adversely affecting adjacent properties.

As set forth in the Stormwater Calculations provided by civil engineer Chad Gruber of Gruber Consulting Engineers, the volume of runoff to be retained in the property's two exfiltration trenches is estimated at 22,503 cubic feet. This exfiltration, coupled with site regrading, will prevent surface water runoff from entering the surrounding properties or adjacent rights-of-way.

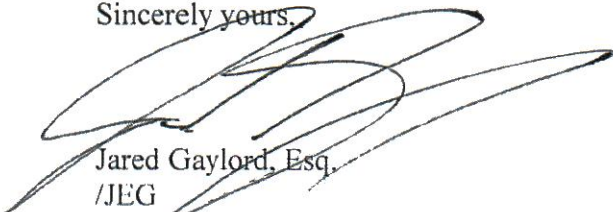
- I. The proposed development is designed and located so that all buildings are screened from view from adjacent properties and public roads such that the visual character of the proposed development from adjacent properties and public roads is predominantly natural, landscape plant material and land forms.

The lack of a second story will ensure the property is easily shielded with the proposed landscaping along the property's boundaries. This landscape material will be desirable and appropriate vegetation – as opposed to some existing invasive species. The proposed plantings will minimize the impact of the new development from adjacent properties and Gomez Road through the use of natural, landscape plant material. This will result in a property that is predominantly natural.

It is my client's intent and desire that all construction be completed in a manner that is consistent with and complementary to the existing infrastructure of the Town, the surrounding properties, the neighborhood, and cohesive with the D-25 Zoning District.

If you have any questions or concerns regarding any of the foregoing, please do not hesitate contacting the undersigned.

Sincerely yours,



Jared Gaylord, Esq.
/JEG
Encl.

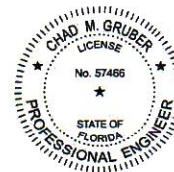


GRUBER CONSULTING ENGINEERS

**Proposed Residence
143 Gomez Road
Jupiter Island, Florida**

Concurrency Management Calculations

May, 2025



Digitally signed
by Chad M Gruber
Date: 2025.05.15
16:59:21 -04'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Chad M. Gruber, P.E.
Florida License No. 57466

INTRODUCTION

The proposed project is located at 143 Gomez Rd. in the Town of Jupiter Island. The property encompasses approximately 0.428 acres between Gomez Rd. and South Beach Rd. The project involves the construction of a new residence with associated hardscape.

The attached calculations have been prepared to address the sections of the Town of Jupiter Island's Land Development Regulations (LDR) relating to concurrency management. These sections appear in the LDR under Article XI, Section 1.01, items B-E. The calculations are supplemented with the conceptual site drainage & septic system plan prepared by this office. The plan demonstrates how sewage disposal and site grading will be accomplished for the proposed project.

A) SEWAGE DISPOSAL CALCULATIONS (per LDR Article XI, Section 1.01(B))

The scope of the proposed project includes the construction of a new residence. Calculation of estimated daily sewage flows for residential structures served by an onsite sewage treatment and disposal system are regulated by Chapter 381 of the Florida Statutes and Chapter 62-6 of the Florida Administrative Code (FAC). The following calculations have been derived from FAC Chapter 62-6.008.

1. Proposed Residence

a) Septic System Design Information

Total proposed air-conditioned space:	3,477 sq.ft.
Total number of bedrooms:	4 bedrooms
Type of drainfield configuration:	Trench
Estimated soil loading rate:	0.8 gpd/sq.ft.

b) Estimated Daily Flow Calculations

The first 3,300 sq.ft. of air-conditioned space is equivalent to 4 bedrooms with each bedroom generating an estimated 100 gpd. The remaining 177 sq.ft. of air-conditioned space is converted to equivalent bedrooms using the following formula:

1 equiv. bedroom = 750 sq.ft. of remaining air-conditioned space
 $177 \text{ sq.ft.} / 750 \text{ sq.ft./equiv. bedroom} = 0.24 \text{ equiv. bedrooms}$
Use 1 equivalent bedrooms at 60 gpd/bedroom = 60 gpd

Estimated daily flow = 400 gpd + 60 gpd = 460 gpd

c) Proposed Septic System Specifications

Minimum Main Trench Septic System Specifications	
Required Drainfield Area:	575 sq.ft.
Required Unobstructed Area:	863 sq.ft.
Min. Septic Tank Size:	1,200 gal.

B) STORMWATER MANAGEMENT (per LDR Article XI, Section 1.01(C))

Per Article XI, Section 1.01(C) of the Town of Jupiter Island Land Development Regulations (LDR), the level of service standard for drainage is the detention of the 5 year – 1 day storm event. The following stormwater management calculations are derived from the South Florida Water Management District's (SFWMD) Environmental Resource Permit Information Manual Volume IV. The calculation of stormwater runoff is determined using a method developed by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS). This method considers the soil type and storage, depth to water table and accumulated rainfall to determine the accumulated direct runoff.

1. Site Plan Characteristics

Total site area	=	18,676 sq.ft. (0.428 ac.)
Impervious plan area	=	8,879 sq.ft.
Remaining pervious surface area	=	9,797 sq.ft.

2. Rainfall and Soil Storage Data

Accumulated rainfall (P):	7.00 in. (see rainfall map, Appendix 1)
Soil type and condition:	coastal, sandy, compacted
Potential maximum retention (S_{max}):	8.18 in.

3. Estimated Runoff Volume

Determine the weighted soil storage amount by multiplying the potential maximum retention (S_{max}) by the percent of pervious surface area proposed:

$$S_{weighted} = \frac{(8.18in. \times 9,797 sq. ft.)}{18,676 sq. ft.} = 4.29 in.$$

The amount of accumulated direct runoff in inches can be determined from the following formula:

$$Q = \frac{(P - 0.2S_{weighted})^2}{(P + 0.8S_{weighted})} = \frac{(7.00in. - 0.2 \times 4.29in.)^2}{(7.00in. + 0.8 \times 4.29in.)} = 3.62 in.$$

Vol. of runoff to be retained = 3.62 in. x 18,676 sq.ft. x 1ft./12in. = 5,634 cu.ft.

Vol. of runoff to be retained in exfiltration trenches
(including 20% safety factor) = 6,761 cu.ft.

This volume will be retained onsite in the proposed exfiltration trenches. The existing site grading will be modified as needed to prevent surfacewater runoff

from entering the surrounding properties.

4. Proposed Exfiltration Trench Sizing

The volume of stormwater runoff required to be retained in the proposed exfiltration trenches is 6,761 cu.ft. Per SFWMD Volume IV, Permit Information Manual, Figure F-4, the formula for determining the required length of exfiltration trench is given as:

$$L = \frac{V}{K(H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4})WD_u}$$

Exfiltration Trench #1

L =	Total Length of Trench Provided	=	70	ft
W =	Trench Width	=	4	ft
K =	Hydraulic Conductivity	=	0.00151	cfs/sq.ft./ft. of head
H ₂ =	Depth to Water Table	=	6.00	ft
D _U =	Un-Saturated Trench Depth	=	3.00	ft
D _S =	Saturated Trench Depth	=	0.00	ft
V =	Volume Treated	=	19,992	cu.ft.

Exfiltration Trench #2

L =	Total Length of Trench Provided	=	10	ft
W =	Trench Width	=	3	ft
K =	Hydraulic Conductivity	=	0.00151	cfs/sq.ft./ft. of head
H ₂ =	Depth to Water Table	=	6.00	ft
D _U =	Un-Saturated Trench Depth	=	3.00	ft
D _S =	Saturated Trench Depth	=	0.00	ft
V =	Volume Treated	=	2,511	cu.ft.

Total Volume Retained in Exfiltration Trenches = 22,503 cu.ft.

C) WATER USE DEMAND ESTIMATES (per LDR Article XI, Section 1.01(D))

The typical residence in the Town of Jupiter Island will consume water for both irrigation and domestic use. The majority of the water consumed on a residential site will be used for irrigation. Irrigation demands can be reduced through the installation of native, drought tolerant plants and water saving irrigation technology.

1. Irrigation Use

The referenced property has the following characteristics:

Total site area	=	18,676 sq.ft. (0.428 ac.)
Impervious plan area	=	8,879 sq.ft.
Remaining irrigated pervious surface area	=	9,797 sq.ft. (0.225 ac.)

The calculation for estimating irrigation water use has been provided by South Martin Regional Utility. The estimate assumes a yearly irrigation requirement of 32 in./yr.

$0.225 \text{ ac} \times 32 \text{ in./year} \times 1 \text{ year}/365 \text{ days} = 0.020 \text{ ac-in./day}$ which can be converted to gallons per day by multiplying the result by 27,152 gal./ac-in. = 543 gpd (16,507 gal./month)

Total estimated average day irrigation use = 543 gal.

One ERC is equal to 350 gpd of irrigation water use.

Irrigation Project ERCs = $543 \text{ gpd} \times 1 \text{ ERC}/350 \text{ gpd} = 1.55 \text{ ERCs}$

2. Domestic Use

South Martin Regional Utility estimates domestic residential water use using methods established in Chapter 62-6 of the Florida Administrative Code. This is the same chapter used for the sizing of the proposed septic system in Section A of this report. The total estimated daily domestic water use calculated above was 460 gpd.

One ERC is equal to 250 gpd of domestic water use.

Domestic Project ERCs = $460 \text{ gpd} \times 1 \text{ ERC}/250 \text{ gpd} = 1.84 \text{ ERCs}$

3. Total Daily Water Use Demand Estimate and ERC Calculation

The estimated total irrigation and domestic water use for this project is 1,003 gpd.

Total Project ERCs = $1.55 \text{ ERCs} + 1.84 \text{ ERCs} = 3.39 \text{ ERCs}$

D) SOLID WASTE DISPOSAL ESTIMATES (per LDR Article XI, Section 1.01(E))

The 2006 Solid Waste Annual Report Data released by the Florida Department of Environmental Protection indicates that Martin County generated 10.77 lbs. of solid waste per person per day (landfill and recycled material combined).

LDR Article XI, Section 1.01(E) provides for a level of service of 9 lbs. of solid waste per person per day.

Avg. number of residents and guests expected: 6 people

Solid waste generated per LDR = 6 people x 9 lbs./person/day = 54 lbs./day

**NOTICE OF PUBLIC HEARING
TO CITIZENS OF THE TOWN
OF JUPITER ISLAND, FLORIDA**



IMPACT REVIEW COMMITTEE

A Public Meeting/Hearing will be held at the Jupiter Island Town Hall, 2 Bridge Road, Hobe Sound, FL on **August 7, 2025, at 9:00 a.m.** for the purpose of considering the following application relating to the Town of Jupiter Island Land Development Regulations Ordinance 283, as amended, insofar as the same is applicable to the following described property in the Town of Jupiter Island:

286 South Beach, Hobe Sound, FL 33455, 2-Acre Estate Residential.

This is the application of Richard A. O'Connell, Trustee of the O'Connell 2016 Family Trust, represented by Jared Gaylord Esq. of Marc R. Gaylord, P.A. requesting the following:

Construct a new pool, pool house, cabana, and associated landscaping/ hardscaping, Also, a new dock including a hoist for a 40 foot boat.

Plans are available for inspection at the Building Department at Town Hall Monday through Friday, 9:00 a.m. to 3:30 p.m.

The Board of Adjustment meeting may be viewed live, or any time after the meeting, via the Town's website: www.townofjupiterisland.com

By Order of
IMPACT REVIEW COMMITTEE
TOWN OF JUPITER ISLAND

January 23, 2025

STATE MANDATED STATEMENT:

If a person decides to appeal any decision made by the board, agency, committee, or commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the Town prior to the meeting. Please contact the Town Hall, 2 Bridge Road, Hobe Sound, FL 33455, telephone (772) 545-0100.



**TOWN OF JUPITER ISLAND
Impact Review Committee
August 7, 2025**

STAFF REPORT

To: Members of the Impact Review Committee
CC: Thomas Baird, Town Attorney; Robert Garlo, Town Manager
From: Catherine Harding, Building Planning and Zoning Director
RE: 286 South Beach Road

Property Owner:

Richard A. O'Connell, Trustee for the O'Connell 2016 Family Trust, u/t/d 10/18/16 and is represented by Jared Gaylord Esq. of Marc R. Gaylord, P.A.

Property Description:

286 South Beach Road, Hobe Sound, Fl. 33455
A-80 2-acre Estate Residential District

Request:

This application is to construct a new pool, pool house, cabana, pool equipment area, putting and chipping areas, driveway gate, and associated landscaping and hardscaping. Additionally, this is a request to hoist a 40-foot Boston Whaler 405 Conquest with a hard top. This boat will not contain more than two levels or a tuna tower.

Analysis:

Article X, Division 2, Section 2.04 Standards for Impact review of boats in excess of 31 feet in length or in excess of eight feet in height above mean high water has been addressed by the applicant and is attached.

Article X, Division 2, Section 2.02 Standards for Impact Review for the remaining proposed development has been addressed by the applicant and is attached.

The Zoning requirements in the LDR's have been met by the applicant as shown on the attached Zoning Schedule.

The attached reports were submitted by Fire Chief, Frank Lasaga; King Tree Service; Stuart Trent, SMRU Director and Director of Engineering, and John Duchock, Public Works Director. Any requirements will be enforced by the Building Department prior to a Building Permit or Certificate of Occupancy.

The Construction Site Maintenance Requirements will be monitored by Code Compliance.

Cah/7-17-25

2. Demolition equipment will be screened from view from neighboring properties and public rights-of-way to the maximum feasible extent; and
 3. No traffic on public streets in the town will be stopped during the period from November 1 to April 15; and
 4. Debris will be removed from the site in a manner that minimizes the number and length of additional trips on the public streets in the town; and
 5. Dust will be contained to the maximum practicable extent; and
 6. Demolition activities will have a minimal impact on adjacent infrastructure.
 7. Buildings proposed for demolition will receive pest control services to control rodents before and after the demolition.
- H. All exposed soil will be stabilized with plant material within ten days of completion of the demolition.

(Ord. No. 347, § 3, 9-16-14)

Sec. 2.04. - Standards for impact review of hoisted boats in excess of 31 feet in length or in excess of eight feet in height above mean high water.

The decision-maker shall approve an application for a hoisted boat that exceeds the maximum length and/or height if the applicant demonstrates that:

- A. The proposed hoisted boat will not adversely affect the public interest; and
- B. The proposed hoisted boat is consistent with the surrounding neighborhood character; and
- C. The visibility of the proposed hoisted boat from public rights-of-way and adjacent properties is minimized in a manner that is consistent with the surrounding neighborhood character; and
- D. The landscape buffer along the side property lines minimizes the visibility of the proposed hoisted boat; and
- E. The proposed hoisted boat will not cause substantial injury to the value of any other property in the neighborhood where it is to be located; and
- F. The proposed hoisted boat will be compatible with adjoining properties and the intended purpose of the district in which it is to be located; and
- G. The proposed hoisted boat will not result in an obvious departure from the aesthetic character of the neighborhood; and
- H. The proposed hoisted boat is situated in a manner that does not materially obstruct the waterfront views from neighboring property; and
- I. The proposed hoisted boat will be associated with a dock which is conforming to all town regulations; and

J. The proposed hoisted boat does not exceed 41 feet in length or contain more than two levels.

(Ord. No. 342, § 2, 9-17-13)

c. 2.05. - Duration of approval.

Approvals granted either administratively or as a result of referral to the Impact Review Committee, shall be valid for one year from the time granted. Commencement of work under said approval shall be considered as the date upon which a building permit is granted, and work having begun on the project. If work is not commenced within one year of the approval, then an extension of up to one year may be approved on good cause shown by application to the board of adjustment.

(Ord. No. 323, § 2, 5-5-09; Ord. No. 342, § 3, 9-17-13; Ord. No. 401, § 19, 12-6-24)

DIVISION 3. - RESERVED

Footnotes:

— (6) —

Editor's note— Ord. No. 401, § 18, adopted Dec. 6, 2024, repealed Art. X, Div. 3, §§ 3.00—3.16, which pertained to alternative development standards and derived from Ord. No. 293, § 1(Exh. A), adopted Oct. 6, 2004; Ord. No. 334, § 9, adopted May 16, 2011; Ord. No. 337, §§ 11—14, adopted Dec. 13, 2011; Ord. No. 341, § 3, adopted Nov. 20, 2012; Ord. No. 393, §§ 6, 7, adopted April 17, 2024; Ord. No. 399, § 2, adopted Sept. 9, 2024.

Secs. 3.00—3.16. - Reserved.

DIVISION 4. - RESERVED

Footnotes:

— (7) —

Editor's note— Ord. No. 401, § 18, adopted Dec. 6, 2024, repealed Art. X, Div. 4, §§ 4.00—4.04, which pertained to increases in floor area and derived from Ord. No. 293, § 1(Exh. A), adopted Oct. 6, 2004; Ord. No. 349, § 6, adopted Dec. 16, 2014.

Secs. 4.00—4.04. - Reserved.

DIVISION 5. - VARIANCES

Sec. 5.00. - Standards for approval of variances.

2. The application:
 - a. Is for a required approval that is not subject to administrative review pursuant to any paragraph of article X, section 1.00 or board of adjustment review pursuant to any provision of article X, division 3, 4, or 5; or
 - b. Has been referred to the impact review committee pursuant to article X, section 1.02; or
 - c. Requests approval of the demolition of a principal building or guest house and is not part of, or concurrently filed with, an application for development approval of a new principal building or guest house.

(Ord. No. 361, §§ 1, 2, 6-14-16)

Sec. 2.02. Standards for impact review.

The decision-maker shall approve an application for impact review approval if the applicant demonstrates that:

- A. The proposed development will not adversely affect the public interest; and
- B. The proposed development is consistent with the surrounding neighborhood character; and
- C. The visibility of the proposed development from public rights-of-way, adjacent properties, the beach, the ocean and the intracoastal waterway is minimized in a manner that is consistent with the surrounding neighborhood character; and
- D. The landscape treatment along the front lot line is comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of 1,000 feet in both directions; and
- E. The proposed ingress and egress is functionally adequate with regard to vehicular and pedestrian safety, separation of automotive traffic, traffic flow and control, provision of services, servicing of utilities, refuse collection, and access in case of fire, catastrophe or emergency; and
- F. Proposed screens and buffers are sufficient to ensure compatibility of uses and buildings with adjacent properties; and
- G. The location, design and character of lighting and sound will not adversely affect adjacent properties; and
- H. The proposed stormwater management system is sufficient to prevent runoff from adversely affecting adjacent properties; and
- I. The proposed development is designed and located so that all buildings are screened from view from adjacent properties and public roads such that the visual character of the proposed development from adjacent properties and public roads is predominantly natural, landscape plant material, and land forms.

(Ord. No. 368, § 3, 7-17-18)



SOUTH MARTIN REGIONAL UTILITY (SMRU)

9000 SE Athena Street, Hobe Sound, FL 33475
PHONE 772.546.6259
FAX 772.546.6378

MEMORANDUM:

Date: July 17, 2025
To: Catherine Harding, CFM, Director of Building, Planning and Zoning
From: Stuart R. Trent, P.E. – SMRU Utility Director
Subject: 286 S Beach Road – Property Renovation and Additions

SMRU offers the following comments as they relate to water service at this address and preservation of existing infrastructure affected by this construction. The developer is responsible for compliance with the Regulations, Policies and Procedures of SMRU and obtaining all necessary approvals/permits prior to construction. All fees must be paid, and the account must be in good standing prior to the issuance of the Building Permit by the Town's Building Department.

This project involves the construction of a new pool, 204 SF pool house with cabana and pool equipment, various entertainment areas and associated landscaping and hardscaping on South Beach Road. The property is located on 2.94 acres. The property is currently served by a 1.5-inch meter for potable water and a 1-inch meter for irrigation water.

As noted in the concurrency calculations provided by the engineer of record, five (5) ERCs of irrigation and four (4) ERCs of domestic water capacity are required for this development. The property is credited for four (4) ERC for the current domestic one-inch meter in use and five (5) units of capacity for the current 1.5" irrigation meter in use. No additional fees are required for this proposed development.

Nine (9) ERC's will be creditable toward capacity on this account for any future redevelopment or assessment of capacity fees.

A potable water well is shown on the site drainage, paving, and utility plans. This well is not allowed and must be abandoned as part of the project. Please coordinate with a qualified well contractor to file all necessary Martin County permitting and to grout the well full upon abandonment. Potable water wells are not allowed if receiving water services from SMRU as part of the SMRU Regulations Policies and Procedures due to potential for cross-contamination of the water system.

Future Sewer Option: The Town of Jupiter Island is evaluating possible sewer service to residents. It is recommended that a 1.25" green, HDPE sewer service line be installed between the primary septic system location and terminated in a meter box at the property line adjacent to the South Beach Road roadway for future, voluntary connection should the service become available. Consult with the Engineer of Record for this property for additional guidance.

Metering and Backflow Prevention: The property is served by a 1-inch meter and 1.5-inch meter. All meters must have a properly working backflow preventers. The backflow preventers are to be inspected every year, and a report is to be provided to the SMRU Customer Service Department.

The 1-inch domestic meter providing domestic flow must be moved to the line along South Beach Road. A new service line from the existing point of connection for the existing meter must be installed at the owner's expense to the South Beach Road right of way. Additionally, the south beach road water main must be tapped and a service line to the meter must be installed by SMRU. Your existing meter will be moved by SMRU to the new location. Please contact Customer Service to determine the cost of services that must be paid as part of this change of service location.

Construction phase: The contractor will be responsible for all damage to SMRU property and infrastructure; steel plating must be used over any water mains that may be impacted by construction traffic. Construction water must be supplied via an appropriate backflow device and/or temporary meter as supplied by SMRU. In no case shall any construction water be provided without an appropriate backflow device connected.

Inspections: An SMRU representative must make inspection of all water mains, pressure tests, taps, hydrants, and meter connections prior to final approval of the construction. A meter will not be issued until all permits are closed/certified, positive results of all inspections have been realized, and all fees have been paid.

Security: All open trench construction on and around the water mains must be protected from pedestrian traffic. Please use appropriate fencing materials, in accordance with the Town's requirements, to impede foot traffic around the activity.

Temporary water meters shall be locked/unlocked by authorized SMRU personnel only and shall not be plumbed that would in any way compromise the backflow device's operability.

cc:

Megan McMahon, TJI Building Permits
Cassidy Metcalf, Customer Service Manager
April Scardino, Customer Service Supervisor
Kim McLaughlin, Projects & Development Coordinator



MEMORANDUM

TO: Building Department
FROM: Sergeant/Fire Chief Frank Lasaga
DATE: July 1, 2025
SUBJECT: 286 S Beach Rd

After reviewing the proposed plans for the construction of a single-family residence at 286 South Beach Road, Jupiter Island, I find the following considerations relating to Traffic and Safety for the project:

Traffic: Please advise the builder to limit disruption to the adjacent traffic flow. Please have arriving and departing truck traffic at the site enter via S Beach Rd. Trucks over 1 ton are prohibited on Gomez Rd, except for local deliveries.

Traffic control, i.e. flag crews, are required when traffic entering and exiting the site impacts general traffic flow and when equipment/supply deliveries must be done from the roadway.

Parking: There will be limited parking available for this project. Please remind the builder to make parking arrangements and transport workers to and from the site from off island, as needed. There will be no parking in the following areas:

- On the road right of way
On any other private property, unless specifically permitted by the owner of the property in question

Fire Suppression: There is adequate water supply for this site with the existing hydrants. The driveway is existing, with the addition of a turnaround and gate.

The current site plan appears to provide adequate access for emergency vehicle access. The gate code should be submitted to Public Safety for inclusion in the Resident File to allow quick access in the event of an emergency.

Public Safety requests the contractor schedule walkthroughs with the Department during the construction phase to facilitate pre-incident planning and more efficient response.

Crime Prevention through Environmental Design: The site plan and landscaping plans appear to provide adequate space around the dwelling and its entry points. Site/landscaping lighting, in

KING TREE SERVICE

OF SOUTH FLORIDA

P.O. Box 210847
Royal Palm Beach, FL 33421-0847

July 10, 2025

**Catherine Harding
Town of Jupiter Island
2 Bridge Road
Hobe Sound, FL 33455**

RE: 286 South Beach Road

Overview

Scope of work- Construct new pool, pool house, cabana, gate, landscape and hardscape.

Is a Tree Survey Included? This is a large property. A survey of the affected area is included.

Are Trees Tagged and Numbered? Yes.

Is a Tree Disposition List Included? Yes. Trees affected by construction are shown on the Disposition List.

Number of trees on site: Exact number is unknown.

Number of trees affected by construction: 15

Notes: In comparison to the size of the property only a small area of trees will be affected by construction. Typically when construction takes place all invasive species are required to be removed from the property. A large amount of invasive species are present in areas not affected by construction.

Trees to Remove

Number of removals: 6

Will all invasive species be removed? A significant amount of invasive species are present on the property and are not scheduled for removal. As stated above most of the invasive species are not within the zone of construction except for near the new gate. Removal of all invasives species is typically required.

Number of Native species removed: 1 Mastic.

Trees to Relocate

Number of relocations: 9

Number of Native species relocated: 7

All relocations ok and likely to survive? Yes.

Trees To Remain

Are the trees to remain suitable for the site and location? Yes with the exception of invasive species.

Is tree protection fencing to be installed? Yes

KING TREE SERVICE

OF SOUTH FLORIDA

P.O. Box 210847
Royal Palm Beach, FL 33421-0847

Sight Triangle

Is the sight triangle impacted by plant material? No.

Construction Buffer

Temporary fence, gates, screen material in place? Yes

North Property Line: Appears to be overall Sufficient / Insufficient

South Property Line: Appears to be overall Sufficient / Insufficient

East Property Line: Appears to be overall Sufficient / Insufficient

West Property Line: Appears to be overall Sufficient / Insufficient

Notes: Removal of all invasives species from the property may require new buffering plant material.

Final Buffer

North Property Line: Appears to be overall Sufficient / Insufficient

South Property Line: Appears to be overall Sufficient / Insufficient

East Property Line: Appears to be overall Sufficient / Insufficient

West Property Line: Appears to be overall Sufficient / Insufficient

Notes: Removal of all invasives species from the property may require new buffering plant material.

New Plant Material

Are new plant species suitable for the site: Yes.

Prepared by:



Brian Fischer

ISA Certified Arborist FL-5287A



Town of Jupiter Island

Public Works Department

2 Bridge Road

Hobe Sound Fl.

33475-0007

(772) 545-0171

Fax (772) 546-7918

MEMORANDUM

Date: July 3, 2025

To: Catherine Harding, Planning Building & Zoning Director

From: John Duchock, PE - Director of Public Works

RE: **286 South Beach IRC Application – Staff Comments**

The Jupiter Island Public Works Department is the sole provider of household and recycling services for residences on Jupiter Island, including collection and recycling of all vegetative waste. Additionally the department is charged with protection, management, and maintenance of stormwater and road rights of way on the island. The Jupiter Island Public Works Department requests consideration of the following points during the building permit review.

Drainage

Comments concerning drainage are to be addressed by the Town Engineer/Utilities Director, Stuart Trent, under separate cover.

Household Refuse

Jupiter Island Public Works provides "door step service". Waste receptacles must normally be stored out of sight of roadway or neighboring properties on non-collection days. It is the responsibility of the homeowner to place any waste receptacles outside of the home or garage prior to 8:00AM on collection day. Placing refuse cans at the curb or roadside is not permitted.

The Jupiter Island Public Works Department requests that refuse cans be placed inside an enclosure not more than 10 feet from the driveway pavement and at grade level avoiding steps and inclines. Storing refuse cans inside the garage is acceptable; however, it is the resident's responsibility to move the cans outside of the garage prior to 8:00AM on pickup days. In-ground refuse containers are not acceptable.

Recycling Bins

Recycling bins (provided by the Town) should be placed inside an enclosure not more than 10 feet from the driveway pavement and at grade level avoiding steps and inclines. Storing recycling bins inside the garage is acceptable however; it is the resident's responsibility to move the cans outside of the garage prior to 8:00AM on recycling pickup day. Placing the Recycling Bins in the same location as the refuse cans will create a single point of collection that saves time and ensures that all items are picked up. As with refuse collection, Jupiter Island Public Works provides "door step service", placing recycling bins at the curb or roadside is not permitted.

Brush Bins

The Jupiter Island Public Works Department provides brush removal and yard waste recycling services. Disposal by contract removal services is not permitted, however lawn and landscape companies may choose to haul away debris as part of their service visit. If the resident wishes for Public Works to remove yard waste, it is requested that debris is stored in a brush bin until enough material is collected to warrant pickup. We request that brush bins be placed near driveway pavement or adjacent public roadway with a stabilized apron provided for access. Standard details for brush bin construction are available from the building department. Alternately, a designated location interior to the property may be used for loose material lay-down and collection. If this storage method is selected, it must remain out of sight of the public and adjacent properties. Placement of debris along roadways for normal pickup is not permitted.

Construction and Hazardous Waste

The Jupiter Island Public Works Department does not collect construction debris or hazardous waste such as paints, oils, chemicals, batteries, etc. Removal of such debris and material is the responsibility of the contractor/owner.

Construction debris removal is the responsibility of the contractor and must be segregated from household garbage. However, construction debris removed by the contractor remains part of the recorded waste and recycling stream generated within the Town of Jupiter Island. We ask that these debris volumes be reported to the Building Department of the Town of Jupiter Island by December 31 of each year and prior to Certificate of Occupancy.

Road Right of Way

Maintenance of all lawns and landscaping extending into the right of way is the responsibility of the homeowner during and after construction. The Public Works Department does not maintain ornamental shrubs or lawns extending into the right of way.

Lines of sight should be sufficiently maintained so that vehicles entering the roadway may be able to avoid a collision. Landscaping must not encumber line of sight in either direction of oncoming traffic when entering roadway for the development or any adjacent properties.

Vegetation must also maintain sufficient separation to not encumber travel lanes. Should vegetation limit lines of sight or otherwise obstruct vehicles, it is subject to trimming or removal as necessary to ensure public safety.

Ingress and egress to the project during construction must be well managed and impacts to the asphalt must not occur. Proper stabilization of the site access must occur prior to movement of material and equipment in and out of the job site. If necessary, plates must be used to ensure that differential soil movement does not occur resulting in destabilization of the roadway. Prior to construction, the roadway along the property and access route, with particular attention paid to road radii, will be reviewed. **Should damages occur, the contractor and owner will be responsible for payment of repairs prior to issuance of a Certificate of Occupancy.** Should breakage of asphalt occur, repairs up to and including full lane replacement, as well as replacement and re-compaction of the base material may be required. The full cost of repairs will be borne by the developer/contractor.

The purposes of these comments are for safety, serviceability, and maintenance concerns. We request that these comments are incorporated into the initial plan review process and subsequently considered during the initial application check list and at project closeout.

The Town reserves the right to amend or supplement these comments at any time up to the issuance of a Certificate of Occupancy for the project.



**Town of Jupiter Island
Development Application
For
Board of Adjustment
And/Or
Impact Review Committee**



The undersigned owner(s) of the following described property hereby petition this committee to make a determination of the following:

NATURE OF THE REQUEST: (Please Print or Type)

BOARD OF ADJUSTMENT

Variance: Article: _____ Division: _____ Section: _____

Variance: Article: _____ Division: _____ Section: _____

IMPACT REVIEW COMMITTEE

Development and/or Demolition (Circle all that apply) + *boat hoist exceeding 31' + 8' above MHHW*

FEE: \$1,000 per Request (Please make check payable to the Town of Jupiter Island)

PROPERTY OWNER, as shown in the official County Records (please attach current tax bill & deed)

Name: Richard A. O'Connell, Trustee of the O'Connell 2016 Family Trust, w/t/d 10/18/2016

Mailing Address: 286 South Beach Road

	Street Address		
<u>Hobe Sound</u>		<u>FL</u>	<u>33455</u>
City		State	Zip

Phone #: _____ Email: _____

AGENT (If Applicable, notarized power of attorney must be attached)

Name: Jared Gaylord, Esq. of Marc R. Gaylord, P.A.

Mailing Address: 12000 SE Dixie Highway

	Street Address		
<u>Hobe Sound</u>		<u>FL</u>	<u>33455</u>
City		State	Zip

Phone #: 772-545-7740 Email: jared@marcgaylordlaw.com

DESCRIPTION OF PROPERTY:

Street Address: 286 South Beach Road, Hobe Sound, FL 33455

Tax Parcel Number: 35-38-42-002-115-00573-9 Zoning: A-80 2-Acre Estate Residential

Legal/General Description See attached Exhibit "A"

EXPLANATION OF REQUEST (describe what you are trying to accomplish):

construct a new pool, pool house, cabana, pool equipment area, putting and chipping areas, driveway gate, and associated landscaping and hardscaping. Additionally, my client requests to hoist a 40' boat. The 40' boat will be a Boston Whaler 405 Conquest with a hard top. This boat will not contain two levels or a tuna tower.

AFFECTED ARTICLE AND SECTION (list the wording of the section as it applies):

Article X, Division II, Section 2.02 - Standards for Impact Review

Article X, Division II, Section 2.04 - Standards for Impact Review of Hoisted Boats in Excess of 31 Feet in Length or in Excess of Eight Feet above Mean High Water

HARDSHIP STATEMENT, IF VARIANCE IS REQUESTED:

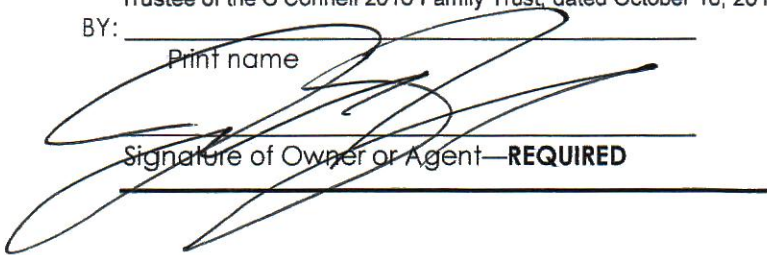
In seeking this variance, I contend that the following hardship would result if the ordinance provisions were strictly enforced and my hardship was denied:

No variance is sought as part of this application.

Information as contained within this application MUST be provided and accepted by the Town of Jupiter Island in order for this project to be considered. Additional information as required by the administrative official or as attached by the applicant constitutes a part of this application. The administrative official reserves the right to reject any application which is improperly filled out or incomplete.

Jared Gaylord, Esq., attorney-in-fact for Richard A. O'Connell,
Trustee of the O'Connell 2016 Family Trust, dated October 18, 2016

BY: _____
Print name


Signature of Owner or Agent—REQUIRED

Note: Public Notification

Notice of public hearing is posted as required by law and mailed to residents within one thousand feet (1320') of the property. The notice explains the specific nature of the request, as well as the time, date and location of the public hearing. Any interested party is invited to attend the meeting and may present testimony or written arguments.

Exhibit "A"

Legal Description

A parcel of land being the South 125 feet of the North 240 feet of Lot 115 West of State Road 707, Jupiter Island, according to the Plat of Gomez Grant and Jupiter Island, filed 6 October, 1893, and recorded in Plat Book A, Page 17, Public Records of Dade County, Florida, also filed 27 May 1910 and recorded in Plat Book 1, Page 80, Public Records of Palm Beach County, Florida (now Martin County, Florida).

Together with an easement for ingress and egress over the South 10 feet of the above North 240 feet of Lot 115 between the State Road 707 and the Atlantic Ocean. This easement shall be limited to pedestrian use only and may be used by owners, tenants and occupants of that portion of the North 240 feet of said Lot 115 lying West of State Road 707 and their invitees.

Parcel Identification Number: 35-38-42-002-115-00573.90000

286 South Beach Road, Hobe Sound, FL 33455

LIMITED POWER OF ATTORNEY

KNOWN ALL MEN by these presents, that I, **RICHARD A. O'CONNELL, Trustee of the O'Connell 2016 Family Trust, dated October 18, 2016**, the undersigned hereby authorize, **JARED GAYLORD, ESQ.** to serve as his Attorney-in-Fact, to execute any and all documents necessary and to perform any such acts as he deems necessary for a development and hoisted boat application to the Town of Jupiter Island located at the following described property, including but not limited to executing any documentation, signing notices of commencement or termination, signing building permits, transacting business with local governmental agencies, building officials, contractors, design professionals, utilities and other service providers on our behalf:

Legal Description

A parcel of land being the South 125 feet of the North 240 feet of Lot 115 West of State Road 707, Jupiter Island, according to the Plat of Gomez Grant and Jupiter Island, filed 6 October 1893, and recorded in Plat Book A, Page 17, Public Records of Dade County, Florida, also filed 27 May 1910 and recorded in Plat Book 1, Page 80, Public Records, of Palm Beach County, Florida (now Martin County, Florida).

Together with an easement for ingress and egress over the South 10 feet of the above North 240 feet of Lot 115 between the State Road 707 and the Atlantic Ocean. This easement shall be limited to pedestrian use only and may be used by owners, tenants, and occupants of that portion of the North 240 feet of said Lot 115 lying West of State Road 707 and their invitees.

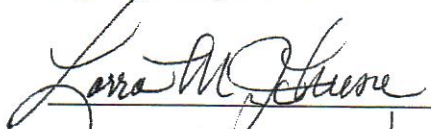
a/k/a 286 South Beach Road, Hobe Sound, FL 33455

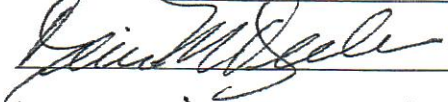
PCN: 35-38-42-002-115-00573-9

Giving and granting unto, **JARED GAYLORD, ESQ.** full power and authority to do and perform every act and thing whatsoever requisite and necessary to be done in and about the property, with regard to the development application of the above referenced property to all intents and purposes as **RICHARD A. O'CONNELL**, might or could do if personally present, hereby ratifying and confirming all that, **JARED GAYLORD, ESQ.**, as Attorney-in Fact, shall lawfully do or cause to be done by virtue hereof.

This power of attorney shall be effective for five (5) years beginning on the date of execution. This power of attorney shall not be affected by any subsequent incapacity or disability of the undersigned and shall have the same effect and inure to his benefit and bind **RICHARD A. O'CONNELL**, his heirs, trustees, successors, assigns, and his personal representatives.

Signed in the presence of:


Print Name: Lorraine M. Johnson


Print Name: DEWISE M. DECKER

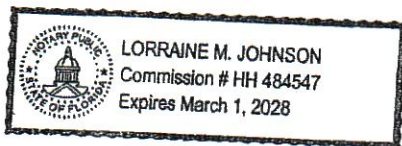
STATE OF Florida

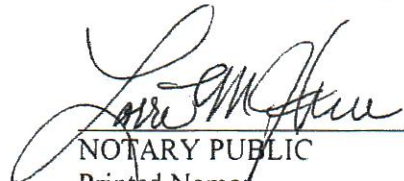
COUNTY OF Martin

The O'Connell 2016 Family Trust, w/d
October 18, 2016

By: 
Richard A. O'Connell, Trustee

I, the undersigned authority, hereby certify that the foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, on this 21 day of May 2025, by Richard A. O'Connell, Trustee of the O'Connell 2016 Family Trust, dated October 18, 2016, who is [] personally known to me or who [] produced _____ as identification.




NOTARY PUBLIC
Printed Name: _____

SITE DATA TABLE:

ZONING ANALYSIS			
ADDRESS: 286 SOUTH BEACH ROAD HOBE SOUND, FL. (ONE-STORY)			
ZONING DISTRICT: A-80 2-ACRE ESTATE RESIDENTIAL DISTRICT			
	PERMITTED	EXISTING	PROPOSED
LOT AREA	2 ACRE (MINIMUM)	2.9347 ACRES	N/A
LOT WIDTH	200'-0"	124'-0"	N/A
FLOOR AREA / LIVING SPACE	13,415.5 SF	5,876.5 SF	367.5 SF (6,244 SF)
FRONT YARD SETBACK:	50'-0"	569'-0"	569'-0"
REAR YARD SETBACK:	PER ORD. 376 "C"	14'-1"	5"
SIDE YARD SETBACK:	1-STORY: 25'-0" 2-STORY: 30'-0"	1-STORY: NORTH: 20'-1" SOUTH: 20'-0"	1-STORY CABANA: 25'-6"
INITIAL MEASURING POINT:	N/A	13'-6"	13'-6"
FILL:	3'-0" MAX	N/A	LESS THAN 12"
ROOF HEIGHT (SLOPED):	1-STORY: 22'-0" 2-STORY: 30'-0"	1-STORY: 22'-6"	1-STORY CABANA: 12'-8"
EXTERIOR WALL HEIGHT:	1-STORY: 14'-0" 2-STORY: 22'-0"	1-STORY: 10'-0"	1-STORY CABANA: 10'-0"
PARKING SPACES:	1.5 MAX PER BEDROOM (10 MAX)	8 SPACES	8 SPACES
DRIVEWAY SETBACK:	8' MINIMUM	8"	8'-0"
LANDSCAPE AREA:	63,918.5 SF	111,352 SF	104,009 SF
LHSM ELEVATION (NAVD):	13'-6"	N/A	11'-0"
FINISH FLOOR ELEVATION:	12" ABOVE BFE	N/A	14'-0"
START OF CONSTRUCTION:	N/A	N/A	SUMMER 2025

Basic Info

PIN 35-38-42-002-115-00573-9	AIN 57273	Situs Address 286 SOUTH BEACH RD JUPITER ISLAND FL	Website Updated 6/24/25
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners O'CONNELL 2016 FAMILY TRUST O'CONNELL RICHARD A TTEE	Parcel ID 35-38-42-002-115-00573-9	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address 286 SOUTH BEACH RD HOBE SOUND FL 33455	Account Number 57273	Neighborhood 135730 Jupiter Island - Intracoastal
Tax District JUPITER ISLAND	Property Address 286 SOUTH BEACH RD JUPITER ISLAND FL	Legal Acres 2.94
	Legal Description JUPITER ISLAND S 125' OF N 240' OF LOT ...	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 9,403,000	\$ 604,570	\$ 10,007,570	\$ 1,956,602	\$ 8,050,968	\$ 0	\$ 8,050,968

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date 4/11/25	Grantor (Seller) 286 SOUTH BEACH ROAD LLC	Doc Num 3123476
Sale Price \$ 16,000,000	Deed Type Warranty Deed	Book & Page <u>3493 2126</u>

Legal Description

JUPITER ISLAND S 125' OF N 240' OF LOT 115 W OF HWY

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.



Prepared by and return to:

Lorraine M. Johnson

Seaspray Title LLC
12000 SE Old Dixie Hwy
Hobe Sound, FL 33455

File Number: 2025-108ss

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 11th day of April, 2025 between 286 South Beach Road, LLC, a Florida limited liability company whose post office address is 100 N Main Street, 5th Floor, MAC D4001-051, Winston Salem, NC 27101, grantor, and Richard A. O'Connell, Trustee of the O'Connell 2016 Family Trust dated October 18, 2016 whose post office address is 286 South Beach Road, Hobe Sound, FL 33455, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida to-wit:

A parcel of land being the South 125 feet of the North 240 feet of Lot 115 West of State Road 707, Jupiter Island, according to the Plat of Gomez Grant and Jupiter Island, filed 6 October, 1893, and recorded in Plat Book A, Page 17, Public Records of Dade County, Florida, also filed 27 May 1910 and recorded in Plat Book 1, Page 80, Public Records of Palm Beach County, Florida (now Martin County, Florida).

Together with an easement for ingress and egress over the South 10 feet of the above North 240 feet of Lot 115 between the State Road 707 and the Atlantic Ocean. This easement shall be limited to pedestrian use only and may be used by owners, tenants and occupants of that portion of the North 240 feet of said Lot 115 lying West of State Road 707 and their invitees.

Parcel Identification Number: 35-38-42-002-115-00573.90000

SUBJECT TO restrictions, reservations, covenants and easements of record which are not reimposed by this deed; and taxes for the year 2025 and subsequent thereto; and all applicable zoning ordinances.


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

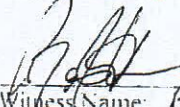
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2024**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Andrew Feardon
Witness Address: 55 East End Ave
New York NY 10028


Witness Name: Barbara Quvelo
Witness Address: 37 Madal Place
Staten Isl. NY 10314


286 South Beach Road, LLC, a Florida
limited liability company

By: 
Eliza L. Gray Manager

State of New York
County of New York

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th
day of April, 2025 by Eliza L. Gray of 286 South Beach Road, LLC, on behalf of the company, who is personally known
to me or has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: Carrie Michaelis

My Commission Expires: June 20, 2025

Carrie Z. Michaelis
Notary Public, State of New York
No.: 02MI6129453
Qualified in Kings County
Commission Expires June 20, 2025

LAW OFFICES OF
MARC R. GAYLORD, P.A.

12000 S.E. OLD DIXIE HIGHWAY
HOBE SOUND, FL 33455
TEL: (772) 545-7740
FAX: (772) 545-7782

MARC R. GAYLORD, ESQ.
JARED E. GAYLORD, ESQ.
June 24, 2025

FORD T. DWYER, ESQ.
COLBY HEDDEN, ESQ.

VIA HAND DELIVERY

Catherine Harding
Town of Jupiter Island
2 SE Bridge Road
Hobe Sound, Florida 33455

RE: Richard A. O'Connell, Trustee of the O'Connell 2016 Family Trust, dated 10/18/2016
Application to Impact Review Committee to for a Pool, Pool House, Cabana, Gate, and
Hoist a 40 Foot Boat - Letter
Property Address: 286 South Beach Road, Hobe Sound, Florida 33455

Dear Mrs. Harding:

This office represents the interests of Richard A. O'Connell, Trustee of the O'Connell 2016 Family Trust, dated October 18, 2016, (the "Trust") as it pertains to the Trust's application to the Impact Review Committee for the addition of a pool, pool house, cabana, and associated landscaping and hardscaping. Additionally, my client requests hoisting a forty-foot (40') Boston Whaler Conquest. My client intends to begin construction on this work during the Town's 2025 summer construction season.

The Trust purchased the subject property in April 2025. The 2.9347-acre or 127,837 square foot property is located in the A-80 2-Acre Estate Residential District. The property currently contains a one-story main residence, one-story guest house, driveway, and motor court. The existing floor area on the property is 5,876.5 square feet. The permitted floor area for this property is 13,415.5 square feet.

Since purchasing the property, my client has engaged professionals to redesign the site. This includes adding a pool just west of the main residence. In addition to the proposed pool, pool patio, and pool equipment enclosure, my client proposes a new 204 square foot pool house and a 163.5 square foot unenclosed outdoor cabana. The total proposed floor area for the property will be 6,244 square feet, less than half the permitted floor area for this property.¹ Additionally, a new driveway gate will be installed. The gate's posts will not exceed 5' 6 ¾". The driveway gate will be located approximately 287' from the South Beach Road right-of-way and will not be visible from that vantage point.

In addition to renovations and additions to the property, the landscaping will also be modified and enhanced. The total proposed landscape area is **104,009 square feet or 81.36% of lot area**,

¹ After this renovation project, the property will still have 7,171.5 square feet of permitted floor area to develop.

exceeding the 50% minimum landscape area required in the A-80 Residential District. The location and design of the two one-story structures, as well as the proposed pool house and unenclosed cabana, ensure that they will not be visible from the adjacent northern and southern neighbors, as well as from South Beach Road. The proposed pool will be similarly situated and landscaped so as not to impede on neighboring views.

The proposed pool, pool house, and cabana will utilize a “double buffer” to protect the northern adjacent neighbor from any visible impact. These buffers will utilize tiered and varied vegetation to ensure that the pool area and additions will remain private throughout the seasons. This vegetation species will include wild coffee, Montgomery palm, green island ficus, lirioppe, pygmy date palm, coconut palm, thatch palm, bromeliad, Christmas palm, blue tango, burle marx, and other vegetation. Finally, a new putting green and chipping area will be installed in the center of the property west of the proposed pool. This putting area’s central location, distance from neighboring living areas, and shielding by mature landscape buffers will obfuscate its view from adjacent properties.

Just west of this putting area will be a new dock. The dock will be approximately 85’ long and 4’ wide with a 20’ by 8’ terminus. The total area of the dock will be approximately 500 square feet. The dock will be located in the middle one third of the property.

The dock will contain a hoist to lift a 40’ Boston Whaler 405 Conquest. The lift will be approximately 1.5’ above the mean high water line. The vessel only contains one level, but the boat’s hardtop will be approximately 22’ 3” above the mean high water line. Hoisting this boat will not be a departure from the surrounding neighborhood character. Of the eight homes within 1,000 feet of this property with docks, all but one contain lifts to hoist a boat.² In fact, at least two of these homes within 1,000 feet have received approval to hoist a boat in excess of 31’. 262 South Beach and 270 South Beach received approval to hoist 40’ 10” and 36’ 11” vessels, respectively, on April 5, 2013. The proposed hoist and vessel’s location in the center of the property, coupled with existing landscape buffers will ensure that the hoisted boat will not be visible from the adjacent northern or southern neighbor. The northern neighbor’s view corridor is directly west, while the southern neighbor’s view corridor is southwest. The orientation of these two homes is not conducive to view the proposed hoisted boat – even if the landscape buffers were destroyed in a catastrophe.

My client intends that these proposed renovations, additions, and the hoisted boat are constructed in a manner consistent with the Town, surrounding properties, and cohesive with the nearby neighborhood character. If you have any questions or concerns regarding this application, please do not hesitate contacting me.

Sincerely,



Jared Gaylord

/JEG

Encl.

² The only property with a dock in this area that does not contain a lift is 294 South Beach Road.

LAW OFFICES OF
MARC R. GAYLORD, P.A.

12000 S.E. OLD DIXIE HIGHWAY
HOBE SOUND, FL 33455
TEL: (772) 545-7740
FAX: (772) 545-7782

MARC R. GAYLORD, ESQ.
JARED E. GAYLORD, ESQ.

FORD T. DWYER, ESQ.
COLBY HEDDEN, ESQ.

June 24, 2025

VIA HAND DELIVERY

Catherine Harding
Town of Jupiter Island
2 SE Bridge Road
Hobe Sound, FL 33455

RE: Richard A. O'Connell, Trustee of the O'Connell 2016 Family Trust, dated 10/18/2016
Application to Impact Review Committee to for a Pool, Pool House, Cabana, Gate, and
Hoist a 40 Foot Boat - Standards
Property Address: 286 South Beach Road, Hobe Sound, Florida 33455

Dear Mrs. Harding:

This office represents the interests of Richard A. O'Connell, Trustee of the O'Connell 2016 Family Trust, dated October 18, 2016, as it pertains to the O'Connell family's application to the Impact Review Committee for the redevelopment of previously developed land and hoisting a boat in excess of 31' at the aforementioned property located within the Town of Jupiter Island.

As the enclosed application packet, including site plan, architectural plans, landscape plans, and civil plans will demonstrate, my client's request meets with the Standards for Impact Review as set forth in Article X, Division II, Section 2.02 in that:

- A. The proposed development will not adversely affect the public interest.

The existing streetscape is and will remain consistent with the surrounding neighborhood character. The landscape buffers will sufficiently screen the proposed development from adjacent properties and South Beach Road. The proposed development will add features – a dock, pool, pool patio, gate, and associated hardscape structures – common to many homes in this neighborhood and on Jupiter Island. The proposed redevelopment of a pool, pool house, cabana, dock, and putting area are relatively minor in scope and scale. The 367.5 square foot addition to the property will only produce a total floor area of 6,244 square feet – 7,171.5 square feet less than the permitted floor area of 13,415.5 square feet. Additionally, these improvements are all one-story and will easily buffered by existing and proposed landscaping. Furthermore, the proposed additions are located on the west side of the existing main residence,

more than eight hundred feet from the South Beach Road right-of-way. View of these improvements or their construction from South Beach Road will be impossible. This redevelopment will not adversely affect the public interest.

- B. The proposed development is consistent with the surrounding neighborhood character.

The proposed redevelopment will be consistent with the surrounding neighborhood character. Eight of the eleven neighboring properties contain a dock. The proposed gate's low profile and location 287' west of South Beach Road will make view from the public right-of-way impossible. The majority of neighboring residential properties contain pools, similar to the proposed pool. The proposed one-story additions will be easily screened from neighbors and South Beach Road. The small-scale addition of a pool house and unenclosed cabana are minor additions that will result in less than 500 square feet. In fact, the minor nature of this application could be administratively approved due to its small size; however, the location of the pool west of the waterfront setback line and the hoisting of a boat in excess of 31' requires this application to be reviewed by the Impact Review Committee.

- C. The visibility of the proposed development from public rights-of-way, adjacent properties, the beach, the ocean and the Intracoastal Waterway is minimized in a manner that is consistent with the surrounding neighborhood character.

The proposed development will be sufficiently screened in a manner that is consistent with the surrounding neighborhood character adjacent properties and the Intracoastal Waterway by the existing landscape buffers and through the addition of new plantings. The use of a "double buffer" will completely shield the northern adjacent neighbor from the proposed pool house, cabana, pool, and pool patio. Vegetation along the property's western lawn facing the Intracoastal will help break up the "massing" of the proposed addition and the existing residence. The property's dense and mature landscape buffers, in conjunction with revised and additional landscaping, will ensure the proposed one-story additions, pool, and associated hardscape will not be visible.

The proposed redevelopment is over 800' from the South Beach Road right-of-way and will not be visible from that vantage point due to extreme distance, landscaping, and elevation changes. The proposed redevelopment will not be near the ocean or beach and will not be visible from those vantage points.

- D. The landscape treatment along the front lot line is comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of one thousand (1,000) feet in both directions.

The existing streetscape buffering meets or exceeds those in the surrounding neighborhood. Some properties within 1,000 feet of this site have views of the structures from South Beach Road. This will not be the case for this property due to the immense distance of the structures from South Beach Road, coupled with very

C) WATER USE DEMAND ESTIMATES (per LDR Article XI, Section 1.01(D))

The typical residence in the Town of Jupiter Island will consume water for both irrigation and domestic use. The majority of the water consumed on a residential site will be used for irrigation. Irrigation demands can be reduced through the installation of native, drought tolerant plants and water saving irrigation technology.

1. Irrigation Use

The referenced property has the following characteristics:

Total property area	=	127,873 sq.ft. (2.935 ac.)
Total site area	=	56,445 sq.ft. (1.296 ac.)
Impervious plan area	=	24,158 sq.ft.
Remaining irrigated pervious surface area	=	32,287 sq.ft. (0.741 ac.)

The calculation for estimating irrigation water use has been provided by South Martin Regional Utility. The estimate assumes a yearly irrigation requirement of 32 in./yr.

$0.741 \text{ ac} \times 32 \text{ in./year} \times 1 \text{ year}/365 \text{ days} = 0.065 \text{ ac-in./day}$ which can be converted to gallons per day by multiplying the result by 27,152 gal./ac-in. = 1,765 gpd (53,656 gal./month)

Total estimated average day irrigation use = 1,765 gal.

One ERC is equal to 350 gpd of irrigation water use.

Irrigation Project ERCs = $1,765 \text{ gpd} \times 1 \text{ ERC}/350 \text{ gpd} = 5.04 \text{ ERCs}$

2. Domestic Use

South Martin Regional Utility estimates domestic residential water use using methods established in Chapter 62-6 of the Florida Administrative Code. This is the same chapter used for the sizing of the proposed septic system in Section A of this report. The total estimated daily domestic water use calculated above was 820 gpd.

One ERC is equal to 250 gpd of domestic water use.

Domestic Project ERCs = $820 \text{ gpd} \times 1 \text{ ERC}/250 \text{ gpd} = 3.28 \text{ ERCs}$

3. Total Daily Water Use Demand Estimate and ERC Calculation

The estimated total irrigation and domestic water use for this project is 2,585 gpd.

Total Project ERCs = $5.04 \text{ ERCs} + 3.28 \text{ ERCs} = 8.32 \text{ ERCs}$

D) SOLID WASTE DISPOSAL ESTIMATES (per LDR Article XI, Section 1.01(E))

The 2006 Solid Waste Annual Report Data released by the Florida Department of Environmental Protection indicates that Martin County generated 10.77 lbs. of solid waste per person per day (landfill and recycled material combined).

LDR Article XI, Section 1.01(E) provides for a level of service of 9 lbs. of solid waste per person per day.

Avg. number of residents and guests expected: 8 people

Solid waste generated per LDR = 6 people x 9 lbs./person/day = 72 lbs./day

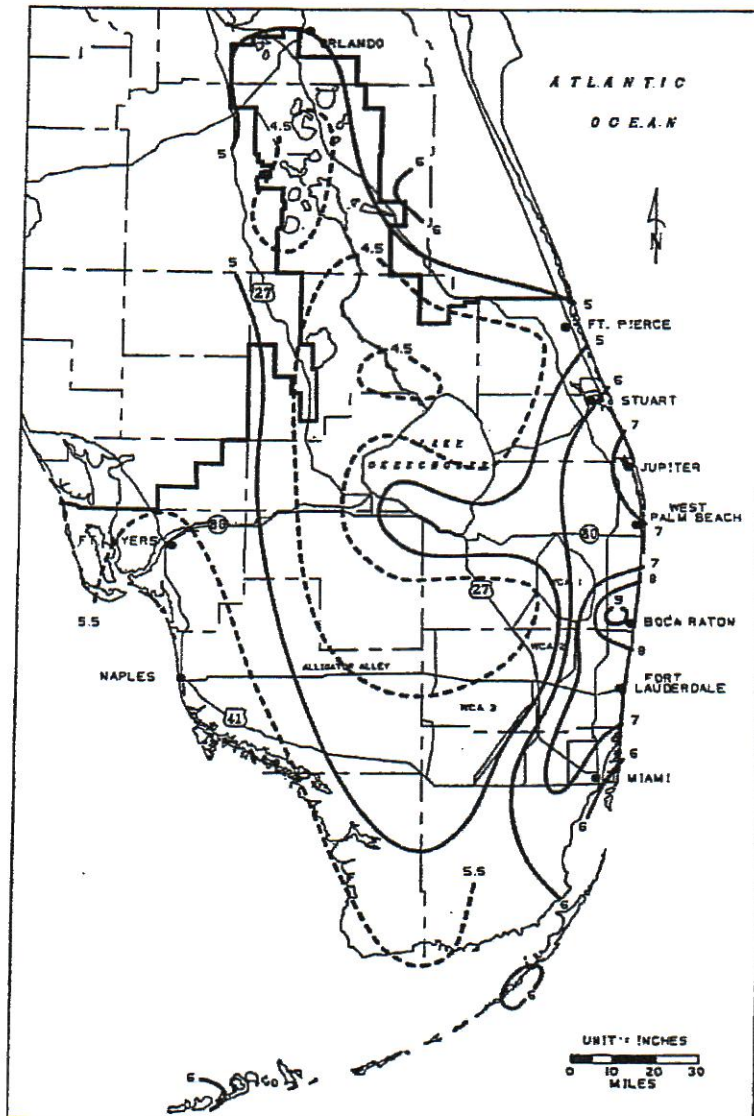


FIGURE C-3. 1-DAY RAINFALL: 5-YEAR RETURN PERIOD

C-5

Appendix 1: from South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual Volume IV

MARINEMAX EAST, INC.
 1095 N Hwy A1A
 Jupiter FL 33477
 (PH) (561) 203-3220

Stock #207622 BOSTON WHALER
 BOSTON WHALER 405CQ 2025

SPEC SHEET STOCK# 207622
 MFG BOSTON WHALER
 BRAND BOSTON WHALER
 MODEL 405CQ
 YEAR 2025
 HULL# 405CQT0118
 HOURS

STATUS SOLD, AVAILABLE
 DES NEW
 EXT COLOR STLBLUE/BLK-BLKGR
 INT COLOR ROSEWOOD
 STYLE GYRO/GEN/FL SD GLS
 LENGTH 40'0"
 LOT PBJP

Specifications

2025 STANDARD EQUIPMENT
 ACTIVE ENGINE TRIM
 SS CLEATS
 ANCHOR WINDLASS W SS ANCH
 BOARDING LADDER AT TRANSOM
 BOW EYE
 COAMING BOLSTERS
 DIVE DOOR
 DRINK HOLDERS
 ROD HOLDERS
 LED LIGHTING
 LIVEWELL
 SHOWER
 SPOTLIGHT
 COMPASS
 A/C UNIT
 STBD HELM DECK WET BAR
 STBD COCKPIT PREP & ENTERTA
 PORT COCKPIT COOLER
 STORAGE
 STEREO
 VACUFLUSH HEAD
 16" SIMRAD ELECTRONICS
 OPEN WINDSHIELD HARDTOP SY
 MASTER STATEROOM/FORWARD
 BILGE PUMP
 BATTERY TRAYS

Motors

MTR1 MERCURY JPO 600 VDO V12 4S
 Serial: 3B656676
 MTR2 MERCURY JPO 600 VDO V12 4S
 Serial: 3B656656
 MTR3 MERCURY JPO 600 VDO V12 4S
 Serial: 3B656677

Trailer

Inclusions

Base and Options

207622: 2025 BOSTON
 WHALER 405CQ BWCE0846B525
 FF15 Black Graphics
 (Boot Stripe Only)
 FF75 Steel Blue
 FF115 Steel Blue
 underside H/T
 FF95 Black Canvas
 FF98 Black Frame
 FF121 TR-600 JPO V12 VDO
 FF184 Bow Thruster
 FF185 Anchor Windlass
 Chain
 FF186 Black Rubrail w/ SS
 insert
 FF195 ROSEWOOD INTERIOR
 PACKAGE
 FF205 AFT COCKPIT TABLE
 (2 - Solid Teak
 with dedicated
 storage)
 FF210 COCKPIT FOLDOUT
 BENCH SEAT-STBD
 (replaces under
 gunnel rod holders
 and (1) gunnel rod
 holder)
 FF240 COOKTOP - HELM DECK
 (single burner -
 stbd helm deck
 wetbar)
 FF245 UNDERWATER LIGHTING
 (Blue LED (6) - (4)
 transom mounted &
 (2) trim tab
 pockets)
 FF260 GENERATOR DIESEL
 (120V) (15kW)
 (Required for
 Gyroscopic
 Stabilizer option)
 FF275 REFRIG CHILLER-
 COOLER ONLY (120V
 60Hz) (under port
 rear seat)

207622

FF300	FULL SIDE GLASS (Full height side glass with pop and slide openings)
FF305	BOW SUNSHADE (Manual setup) (Attaches to hardtop & has (2) poles at forward bow area)
FF325	AUTOMATIC ID SYSTEM (AIS) TRANSCEIVER
FF335	FLIR 30HZ M332 Thermal night vision
FF340	PREMIUM AUDIO PACKAGE
FF365	SATELLITE WEATHER and RADIO
FF395	GYROSCOPIC STABILIZER (Seakeeper SK6) (Must select 15kW Diesel Generator option)
FF402	"NAV PKG, SIMRAD 19" NSO DUAL D"
FF403	"NAV PKG, SIMRAD 24" NSO ADDTL"
FF416	"RADAR, SIMRAD OPEN ARRAY HALO 48" w/BIRD+"
FF530	"CANVAS, MESH WINDSHIELD SHADES "
FF535	"CANVAS COVER PACKAGE (Cockpit foldout stern seat backrest cover, port and starboard console cover, port forward and mid lounge seat cushion cover, helm "
FF585	"BATTERY PACKAGE (JPO) (Factory installed GR31 AGM Interstate batteries for Trip Engines, Qty 7)"
FF605	COCKPIT INFLATOR PUMP
FF610	TEAK SEAT BACKS
FF625	SHORE POWER CABLE REEL



FLORIDA DEPARTMENT OF Environmental Protection

Ron DeSantis
Governor

Alexis A. Lambert
Secretary

Southeast District Office
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
561-681-6600

06/04/2025

O'Connell 2016 Family Trust
c/o Richard O'Connell
286 South Beach Road
Hobe Sound, FL 33455
Sent via e-mail: Mbutler@coastal-engineers.com

Re: File No.: 43-0460801-001-EE
File Name: 286 South Beach Single-Family Dock

Dear Mr. O'Connell:

On May 9, 2025, we received your request for verification of exemption to construct a new 500 sq. ft. dock and boat lift. The project is located in the Intercoastal Waterway, within the Jensen Beach to Jupiter Inlet Aquatic Preserve, Outstanding Florida Waters, Class III Waters, adjacent to 286 South Beach Road, Jupiter Island, in Martin County (Latitude N 27°1'29.6157" Longitude W -80°6'3.8754").

Your request has been reviewed to determine whether it qualifies for (1) regulatory exemption, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal approval that may be necessary for work in wetlands or waters of the United States.

Your project qualifies for all three. However, this letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity.

If you change the project from what you submitted, the authorization(s) granted may no longer be valid at the time of commencement of the project. Please contact us prior to beginning your project if you wish to make any changes.

If you have any questions regarding this matter, please contact Franco Lucien at the letterhead address or at Franco.Lucien@FloridaDEP.gov.

1. Regulatory Review – VERIFIED

Based on the information submitted, the Department has verified that the activity as proposed is exempt, under Chapter 62-330.051 (5)(b), Florida Administrative Code, from the need to obtain a regulatory permit under Part IV of Chapter 373 of the Florida Statutes.

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This exemption verification is based on the information you provided the Department and the statutes and rules in effect when the information was submitted. This verification may not be valid if site conditions materially change, the project design is modified, or the statutes or rules governing the exempt activity are amended. In the event you need to re-verify the exempt status for the activity, a new request and verification fee will be required. Any substantial modifications to the project design should be submitted to the Department for review, as changes may result in a permit being required.

2. Proprietary Review- GRANTED

The Department acts as staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees) and issues certain authorizations for the use of sovereign submerged lands. The Department has the authority to review activities on sovereign submerged lands under Chapters 253 and 258 of the Florida Statutes, and Chapters 18-20 and 18-21 of the Florida Administrative Code.

The activity appears to be located on sovereign submerged lands owned by the Board of Trustees. The activity is not exempt from the need to obtain the applicable proprietary authorization. As staff to the Board of Trustees, the Department has reviewed the activity described above, and has determined that the activity

qualifies for a letter of consent under Section 253.77, Florida Statutes, to construct and use the activity on the specified sovereign submerged lands, as long as the work performed is located within the boundaries as described herein and is consistent with the terms and conditions herein.

During the term of this Letter of Consent you shall maintain satisfactory evidence of sufficient upland interest as required by paragraph 18-21.004(3)(b), Florida Administrative Code. If such interest is terminated or the Board of Trustees determines that such interest did not exist on the date of issuance of this Letter of Consent, this Letter of Consent may be terminated by the Board of Trustees at its sole option. If the Board of Trustees terminates this Letter of Consent, you agree not to assert a claim or defense against the Board of Trustees arising out of this Letter of Consent.

Special Consent Conditions

1. The applicant agrees to indemnify, defend and hold harmless the Board of Trustees and the State of Florida from all claims, actions, lawsuits and demands in any form arising out of the authorization to use sovereignty submerged lands or the applicant's use and construction of structures on sovereignty submerged lands. This duty to indemnify and hold harmless will include any and all liabilities that are associated with the structure or activity including special assessments or taxes that are now or in the future assessed against the structure or activity during the period of the authorization.
2. Failure by the Board of Trustees to enforce any violation of a provision of the authorization or waiver by the Board of Trustees of any provision of the authorization will not invalidate the provision not enforced or waived, nor will the failure to enforce or

a waiver prevent the Board of Trustees from enforcing the unenforced or waived provision in the event of a violation of that provision.

3. Applicant binds itself and its successors and assigns to abide by the provisions and conditions set forth in the authorization. If the applicant or its successors or assigns fails or refuses to comply with the provisions and conditions of the authorization, the authorization may be terminated by the Board of Trustees after written notice to the applicant or its successors or assigns. Upon receipt of such notice, the applicant or its successors or assigns will have thirty (30) days in which to correct the violations. Failure to correct the violations within this period will result in the automatic revocation of this authorization.
4. All costs incurred by the Board of Trustees in enforcing the terms and conditions of the authorization will be paid by the applicant. Any notice required by law will be made by certified mail at the address shown on page one of the authorization. The applicant will notify the Board of Trustees in writing of any change of address at least ten days before the change becomes effective.
5. This authorization does not allow any activity prohibited in a conservation easement or restrictive covenant that prohibits the activity.

General Conditions for Authorizations for Activities

All authorizations granted by rule or in writing under Rule 18-21.005, F.A.C., except those for geophysical testing, shall be subject to the general conditions as set forth in paragraphs (a) through (i) below. The general conditions shall be part of all authorizations under this chapter, shall be binding upon the grantee, and shall be enforceable under Chapter 253 or 258, Part II, F.S.

(a) Authorizations are valid only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use shall constitute a violation. Violation of the authorization shall result in suspension or revocation of the grantee's use of the sovereignty submerged land unless cured to the satisfaction of the Board.

(b) Authorizations convey no title to sovereignty submerged land or water column, nor do they constitute recognition or acknowledgment of any other person's title to such land or water.

(c) Authorizations may be modified, suspended or revoked in accordance with their terms or the remedies provided in Sections 253.04 and 258.46, F.S., or Chapter 18-14, F.A.C.

(d) Structures or activities shall be constructed and used to avoid or minimize adverse impacts to sovereignty submerged lands and resources.

(e) Construction, use, or operation of the structure or activity shall not adversely affect any species which is endangered, threatened or of special concern, as listed in Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C.

(f) Structures or activities shall not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity shall be modified in accordance with the court's decision.

(g) Structures or activities shall not create a navigational hazard.

(h) Structures shall be maintained in a functional condition and shall be repaired or removed if they become dilapidated to such an extent that they are no longer functional. This shall not be construed to prohibit the repair or replacement subject to the provisions of Rule 18-21.005, F.A.C., within one year, of a structure damaged in a discrete event such as a storm, flood, accident, or fire.

(i) Structures or activities shall be constructed, operated, and maintained solely for water dependent purposes, or for non-water dependent activities authorized under Paragraph 18-21.004(1)(f), F.A.C., or any other applicable law.

3. Federal Review - APPROVED

Your proposed activity as outlined in your application and attached drawings qualifies for Federal authorization pursuant to the State Programmatic General Permit VI-R1, and a **SEPARATE permit** or authorization **will not be required** from the U.S. Army Corps of Engineers. Please note that the Federal authorization expires on July 27, 2026. However, your authorization may remain in effect for up to 1 additional year, if provisions of Special Condition 15 of the SPGP VI-R1 permit instrument are met. You, as permittee, are required to adhere to all General Conditions and Special Conditions that may apply to your project. Special conditions required for your project are attached. A copy of the SPGP VI-R1 with all terms and conditions and the General Conditions may be found online in the Jacksonville District Regulatory Division Sourcebook (<https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/>).

Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Additional Information

Please retain this letter. The activities may be inspected by authorized state personnel in the future to ensure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to penalties under Chapter 373, F.S., and Chapter 18-14, F.A.C.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until a subsequent order of the Department. Because the administrative hearing

process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and

120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

EXECUTION AND CLERKING

Executed in Palm Beach County, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Geneva Alpert

Geneva Alpert

Environmental Consultant
Southeast District

Enclosures:

Attachment A- Specific Exemption Rule
Special Conditions for Federal Authorization for SPGP VI-R1
General Conditions for Federal Authorization for SPGP VI-R1
Project drawings, 3 pages

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

FDEP – Genva Alpert, Franco Lucien
Matthew Butler, Isiminger & Stubbs Engineering, Inc., mbutler@coastal-engineers.com

Additional mailings:

SPGP, nmfs.ser.statewideprogrammatic@noaa.gov ; spgp@usace.army.mil
Irene Arpayoglou, Irene.Arpayoglou@dep.state.fl.us
Martin County, env@martin.fl.us

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.

Marietta Burneo Mannucci
Clerk

06/04/2025

Date

Attachment A

Chapter 62-330.051 Exempt Activities.

The activities meeting the limitations and restrictions below are exempt from permitting. However, if located in, on, or over state-owned submerged lands, they are subject to a separate authorization under Chapters 253 and 258, F.S., and Chapters 18-18, 18-20, and 18-21, F.A.C., as applicable.

(5) Dock, Pier, Boat Ramp and Other Boating-related Work –

(b) Installation of private docks, piers, and recreational docking facilities, and installation of local governmental piers and recreational docking facilities, in accordance with section 403.813(1)(b), F.S. This includes associated structures such as boat shelters, boat lifts, and roofs, provided:

1. The cumulative square footage of the dock or pier and all associated structures located over wetlands and other surface waters does not exceed the limitations in section 403.813(1)(b), F.S.;
2. No structure is enclosed on more than three sides with walls and doors;
3. Structures are not used for residential habitation or commercial purposes, or storage of materials other than those associated with water dependent recreational use; and
4. Any dock and associated structure shall be the sole dock as measured along the shoreline for a minimum distance of 65 feet, unless the parcel of land or individual lot as platted is less than 65 feet in length along the shoreline, in which case there may be one exempt dock allowed per parcel or lot.

Rulemaking Authority 373.026(7), 373.043, 373.4131, 373.4145, 403.805(1) FS. Law Implemented 373.406, 373.4131, 373.4145, 373.415, 403.813(1) FS. History—New 10-1-13, Amended 6-1-18.

Special Conditions for Federal Authorizations for SPGP VI-R1

1. Authorization, design and construction must adhere to the terms of the SPGP VI instrument including the General Conditions for All Projects, Special Conditions for All Projects, Applicable activity-specific special conditions, Procedure and Work Authorized sections.
2. Design and construction must adhere to the PDCs for In-Water Activities (Attachment 28, from PDCs AP.7 through AP11, inclusive, of JAXBO) (Reference: JAXBO PDC AP.1.).
3. All activities must be performed during daylight hours (Reference: JAXBO PDC AP.6.).
4. For all projects involving the installation of piles, sheet piles, concrete slab walls or boatlift I-beams (Reference Categories A, B and C of JAXBO *PDCs for In-Water Noise from Pile and Sheet Pile Installation*, page 86):
 - a. Construction methods limited to trench and fill, pilot hole (auger or drop punch), jetting, vibratory, and impact hammer (however, impact hammer limited to installing no more than 5 per day).
 - b. Material limited to wood piles with a 14-inch diameter or less, concrete piles with a 24-inch diameter/width or less, metal pipe piles with a 36-inch diameter or less, metal boatlift I-beams, concrete slab walls, vinyl sheet piles, and metal sheet piles.
 - c. Any installation of metal pipe or metal sheet pile by impact hammer is not authorized (Reference: Categories D and E of JAXBO *PDCs for In-Water Noise from Pile and Sheet Pile Installation*, page 86.).
 - d. Projects within the boundary of the NOAA Florida Keys National Marine Sanctuary require prior approval from the Sanctuary (Reference: JAXBO PDCs AP.14 and A1.6).
5. The Permittee shall comply with the "Standard Manatee Conditions for In-Water Work – 2011" (Attachment 29).
6. No structure or work shall adversely affect or disturb properties listed in the National Register of Historic Places or those eligible for inclusion in the National Register. Prior to the start of work, the Applicant/Permittee or other party on the Applicant's/Permittee's behalf, shall conduct a search of known historical properties by contracting a professional archaeologist, and contacting the Florida Master Site File at 850-245-6440 or SiteFile@dos.state.fl.us. The Applicant/Permittee can also research sites in the National Register Information System (NRIS). Information can be found at <http://www.cr.nps.gov/nr/research>.

- a. If, during the initial ground disturbing activities and construction work, there are archaeological/cultural materials unearthed (which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work in the vicinity and notify the Compliance and Review staff of the State Historic Preservation Office at 850-245- 6333 and the Corps Regulatory Archeologist at 904-232-3270 to assess the significance of the discovery and devise appropriate actions, including salvage operations. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 C.F.R. § 325.7.
 - b. In the unlikely event that human remains are identified, the remains will be treated in accordance with Section 872.05, Florida Statutes; all work in the vicinity shall immediately cease and the local law authority, and the State Archaeologist (850-245-6444) and the Corps Regulatory Archeologist at 904-232-3270 shall immediately be notified. Such activity shall not resume unless specifically authorized by the State Archaeologist and the Corps.
7. The Permittee is responsible for obtaining any “take” permits required under the U.S. Fish and Wildlife Service’s regulations governing compliance with these laws. The Permittee should contact the appropriate local office of the U.S. Fish and Wildlife Service to determine if such “take” permits are required for a particular activity.
8. Mangroves. The design and construction of a Project must comply with the following (Reference: JAXBO PDCs AP.3 and AP.12.):
 - a. All projects must be sited and designed to avoid or minimize impacts to mangroves.
 - b. Mangrove removal must be conducted in a manner that avoids any unnecessary removal and is limited to the following instances:
 - (1) Removal to install up to a 4-ft-wide walkway for a dock.
 - (2) Removal of mangroves above the mean high water line (MHWL) provided that the tree does not have any prop roots that extend into the water below the MHWL.
 - (3) Mangrove trimming. Mangrove trimming refers to the removal (using hand equipment such as chain saws and/or machetes) of lateral branches (i.e., no alteration of the trunk of the tree) in a manner that ensures survival of the tree.
 - (a) Projects with associated mangrove trimming waterward of the MHWL are authorized if the trimming: (a) occurs within the area where the authorized structures are placed or will be placed (i.e., removal of branches that overhang a dock or lift),

(b) is necessary to provide temporary construction access, and (c) is conducted in a manner that avoids any unnecessary trimming.

(b) Projects proposing to remove red mangrove prop roots waterward of the MHWL are not authorized, except for removal to install the dock walkways as described above.

9. For Projects authorized under this SPGP VI in navigable waters of the U.S., the Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

10. Notifications to the Corps. For all authorizations under this SPGP VI, including Self-Certifications, the Permittee shall provide the following notifications to the Corps:

a. Commencement Notification. Within 10 days from the date of initiating the work authorized by this permit the Permittee shall submit a completed "Commencement Notification" form (Attachment 8).

b. Corps *Self-Certification Statement of Compliance* form. Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the "Self-Certification Statement of Compliance" form (Attachment 9) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.

c. Permit Transfer. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form (Attachment 10).

d. Reporting Address. The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to the following address.

(1) For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL, 32232-0019.

(2) For electronic mail: SAJ-RD-Enforcement@usace.army.mil (not to exceed 10

MB). The Permittee shall reference this permit number, SAJ-2015-2575 on all submittals.

11. The District Engineer reserves the right to require that any request for authorization under this SPGP VI be evaluated as an Individual Permit. Conformance with the terms and conditions of the SPGP VI does not automatically guarantee Federal authorization.
12. On a case-by-case basis, the Corps may impose additional Special Conditions which are deemed necessary to minimize adverse environmental impacts.
13. Failure to comply with all conditions of the SPGP VI constitutes a violation of the Federal authorization.
14. The SPGP VI will be valid through the expiration date unless suspended or revoked by issuance of a public notice by the District Engineer. The Corps, in conjunction with the Federal resource agencies, will conduct periodic reviews to ensure that continuation of the permit during the period ending expiration date, is not contrary to the public interest. The SPGP VI will not be extended beyond the expiration date but may be replaced by a new SPGP. If revocation occurs, all future applications for activities covered by the SPGP VI will be evaluated by the Corps.
15. If the SPGP VI expires, is revoked, or is terminated prior to completion of the authorized work, authorization of activities which have commenced or are under contract to commence in reliance upon the SPGP VI will remain in effect provided the activity is completed within 12 months of the date the SPGP VI expired or was revoked.

Special Conditions for Docks, Piers, Associated Facilities, and other Minor Piling-Supported Structures.

16. Chickees must be less than 500 ft² and support no more than 2 slips (Reference: JAXBO PDC A2.1.6.).
17. The design and construction of a Project over marsh (emergent vegetation) must comply with the following:
 - a. The piling-supported structure shall be aligned so as to have the smallest over- marsh footprint as practicable.
 - b. The over-marsh portion of the piling-supported structure (decking) shall be elevated to at least 4 feet above the marsh floor.
 - c. The width of the piling-supported is limited to a maximum of 4 feet. Any exceptions to the width must be accompanied by an equal increase in height requirement.
18. Mangroves. For pile-supported structures, the following additional requirements for

mangroves found in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) shall apply:

- a. The width of the piling-supported structure is limited to a maximum of 4 feet.
 - b. Mangrove clearing is restricted to the width of the piling-supported structure.
 - c. The location and alignment of the piling-supported structure should be through the narrowest area of the mangrove fringe.
19. Regarding SAV, the design and construction of a Project must comply with the following:
- a. A pile supported structure
 - (1) that is located on a natural waterbody (i.e. outside an artificial waterway that was excavated for boating access and is bordered by residential properties); and
 - (2) that is within the range of seagrass (estuarine waters within all coastal counties except for Nassau, Duval, St Johns, Flagler and Volusia north of Ponce Inlet), but outside of the range of Johnson's seagrass (the range of Johnson's seagrass is defined as Turkey Creek/Palm Bay south to central Biscayne Bay in the lagoon systems on the east coast of Florida) will be constructed to the following standards:
 - (a) If no survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, then SAV is presumed present and the pile-supported structure must comply with, or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "*Construction Guidelines in Florida for Minor Piling- Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat*" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of SPGP, two uncovered boatlifts are allowed.
 - (i) If the pile supported structure is currently serviceable, repair and replacement may occur in the same footprint without completion of a benthic survey.
 - (ii) Boatlifts and minor structures in Monroe County may be installed within existing boat slips without completion of a SAV survey. Boatlift accessory structures, like catwalks, shall adhere to "*Construction Guidelines in Florida for Minor Piling- Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat*" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) if a SAV survey has not been completed.

(iii) A marginal dock may be constructed a maximum of 5 feet overwater, as measured from the waterward face (wet face) of the seawall).

(b) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is present (including seagrass, tidal freshwater SAV and emergent vegetation), then the pile-supported structure must comply with, or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

(i) If the pile supported structure is currently serviceable, repair and replacement may occur in the same footprint without completion of a benthic survey.

(ii) Boatlifts may be installed within existing boat slips without completion of a SAV survey.

(iii) A marginal dock may be constructed a maximum of 5 feet overwater, as measured from the waterward face (wet face) of the seawall).

(c) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is absent (including seagrass, tidal freshwater SAV and emergent vegetation), then no design restrictions are required and boatlifts may include a cover.

(d) A pile supported structure

(i) that is located on a natural waterbody (i.e. outside an artificial waterway that was excavated for boating access and is bordered by residential properties); and

(ii) that is within the range of Johnson's seagrass (the range of Johnson's seagrass is defined as Turkey Creek/Palm Bay south to central Biscayne Bay in the lagoon systems on the east coast of Florida) but not within Johnson's seagrass critical habitat will be constructed to the following standards:

(iii) If no survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, then seagrass is presumed present and the pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) with the sole exception of the number of allowable boat lifts. For the purposes of this permit, two uncovered boatlifts are allowed.

(e) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is present (including seagrass, tidal freshwater SAV and emergent vegetation), THEN pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

(f) If a survey is performed in accordance with the methods described in the procedure section of this document, section I.3, and SAV is absent (including seagrass, tidal freshwater SAV and emergent vegetation), THEN no design restrictions are required and boatlifts may include a cover.

(g) A pile supported structure located within Johnson's seagrass critical habitat will be constructed to the following standards:

(i) If no survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, then seagrass is presumed present and the pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) with the sole exception of the number of allowable boat lifts. For the purposes of this permit, two uncovered boatlifts are allowed.

(ii) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is absent and the project is

1. A dock replacement in the same footprint, no design restrictions are required.
2. A new dock or dock expansion THEN pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

(iii) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is present (including seagrass, tidal freshwater SAV and emergent vegetation), then pile-supported structure

must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

20. North Atlantic Right Whale. The attached North Atlantic Right Whale Information Form (Attachment 30) describes the presence of North Atlantic right whales in the area and the Federal regulations governing the approach to North Atlantic right whales. The FDEP or Designee will attach the North Atlantic Right Whale Information Form to their authorizations for any dock project (new construction, repair, or replacement) at a private residence located within 11 nautical miles of an inlet that leads to areas within the known range of North Atlantic right whale. These zones, with an 11 nm radius, are described by the North Atlantic Right Whale Educational Sign Zones, Attachment 7 (from Section 2.1.1.4 of JAXBO, pages 31 and 32, inclusive). (Reference JAXBO PDC A2.4).
21. Educational Signs. For commercial, multi-family, or public facilities, and marine events, signs must be posted as described below (Reference: These replicate JAXBO PDCs A.2.2 and A.2.2.1 to A.2.2.3., inclusive, within the table PDCs Specific to Activity 2 - Pile Supported Structures and Anchored Buoys, starting on page 112.):
 - a. For commercial, multi-family, or public facilities, and marine events, signs must be posted in a visible location(s), alerting users of listed species in the area susceptible to vessel strikes and hook-and-line captures. The most current version of the signs that must be downloaded and sign installation guidance are available at: (<https://www.fisheries.noaa.gov/southeast/consultations/protected-species-educational-signs>). The signs required to be posted by area are stated below:
<https://www.fisheries.noaa.gov/southeast/consultations/protected-species-educational-signs>
 - (1) All projects in Florida shall use the Save Sea Turtle, Sawfish, and Dolphin sign. These signs shall include contact information to the sea turtle and marine mammal stranding networks and smalltooth sawfish encounter database.
 - (2) Projects within the North Atlantic right whale educational sign zone shall post the Help Protect North Atlantic Right Whales sign.
 - (3) On the east coast of Florida, projects located within the St. Johns River and those occurring north of the St. Johns River to the Florida-Georgia line shall post the Report Sturgeon sign. On the west coast of Florida, projects occurring from the Cedar Key, Florida north to the Florida-Alabama line.
22. Monofilament Recycling Bins. For commercial, multi-family, or public facilities,

monofilament recycling bins must be provided as described below (Reference: The below replicates PDC A.2.3 within the table PDCs Specific to Activity 2 –Pile Supported Structures and Anchored Buoys, the PDC itself on page 113 of the JAXBO.):

- a. For commercial, multi-family, or public facilities, monofilament recycling bins must be provided at the docking facility to reduce the risk of turtle or sawfish entanglement in, or ingestion of, marine debris. Monofilament recycling bins must:
 - (1) Be constructed and labeled according to the instructions provided at <http://mrrp.myfwc.com>.
 - (2) Be maintained in working order and emptied frequently (according to <http://mrrp.myfwc.com> standards) so that they do not overflow.
23. Lighting for docks installed within visible distance of ocean beaches. If lighting is necessary, then turtle-friendly lighting shall be installed. Turtle-friendly lighting is explained and examples are provided on the Florida Fish and Wildlife Conservation Commission website: <http://myfwc.com/wildlifehabitats/managed/sea-turtles/lighting/> (Reference: JAXBO PDC A2.8.).
24. Construction Location. Project construction shall take place from uplands or from floating equipment (e.g., barge); prop or wheel-washing is prohibited (Reference: JAXBO PDC A2.9.).
25. Aids to Navigation (ATONs). ATONs must be approved by and installed in accordance with the requirements of the U.S. Coast Guard (i.e., 33 C.F.R., chapter I, subchapter C, part 66, Section 10 of the Rivers and Harbors Act, and any other pertinent requirements) (Reference: JAXBO PDC A2.5.).
26. Aids to Navigation (ATONs) in Acropora critical habitat. The distance from ATONs to ESA-listed corals and Acropora critical habitat (Attachment 20) shall ensure there are no impacts to the corals or the essential feature of Acropora critical habitat from the movement of buoys and tackle. The appropriate distance shall be based on the size of the anchor chain or other tackle to be installed to secure the buoy to its anchor, particularly when the design of the ATON does not prohibit the contact of tackle with the marine bottom. In all cases, buoy tackle will include flotation to ensure there is no contact between the anchor chain or line and the marine bottom (Reference: JAXBO PDC A2.10.).
27. Within Loggerhead sea turtle critical habitat (Reference: JAXBO PDC A2.15.):
 - (1) ATONs (pile-supported and anchored buoys) are allowed in nearshore reproductive habitat of the Northwest Atlantic Distinct Population Segment (NWA DPS) of loggerhead sea turtle critical habitat.
 - (2) No other pile-supported structures are allowed in nearshore reproductive habitat.

General Conditions for All Projects:

1. The time limit for completing the work authorized ends on July 27, 2026.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner on the enclosed form (Attachment 10) and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Further Information:

1. Limits of this authorization.
 - a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
 - b. This permit does not grant any property rights or exclusive privileges.
 - c. This permit does not authorize any injury to the property or rights of others.
 - d. This permit does not authorize interference with any existing or proposed Federal projects.

2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:
 - a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
 - b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
 - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
 - d. Design or Construction deficiencies associated with the permitted work.
 - e. Damage claims associated with any future modification, suspension, or revocation of this permit.
3. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
4. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
 - a. You fail to comply with the terms and conditions of this permit.
 - b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CER 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.
6. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form.

7. The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal, relocation or alteration.

Department of the Army Permit Transfer for SPGP VI-R1

PERMITEE: _____

PERMIT NUMBER: _____ DATE: _____

ADDRESS/LOCATION OF PROJECT:

(Subdivision)

(Lot)

(Block)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.

To validate the transfer of this permit and the associated responsibilities associated with compliance with its terms and conditions, have the transferee sign and date below and mail to the U.S. Army Corps of Engineers, Enforcement Branch, Post Office Box 4970, Jacksonville, FL 32232-0019.

(Transferee Signature)

(Date)

(Name Printed)

(Street address)

(Mailing address)

(City, State, Zip Code)

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK
2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the FWC Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used (see MyFWC.com/manatee). One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 1/2" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. Questions concerning these signs can be sent to the email address listed above.

CAUTION: MANATEE HABITAT

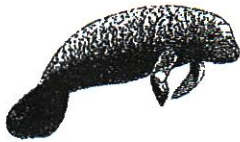
All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC



**UNITED STATES DEPARTMENT OF
COMMERCE**

**National Oceanic and Atmospheric Administration
NATIONAL MARINE FISHERIES SERVICE**

Southeast Regional Office
263 13th Avenue South
St. Petersburg, FL 33701

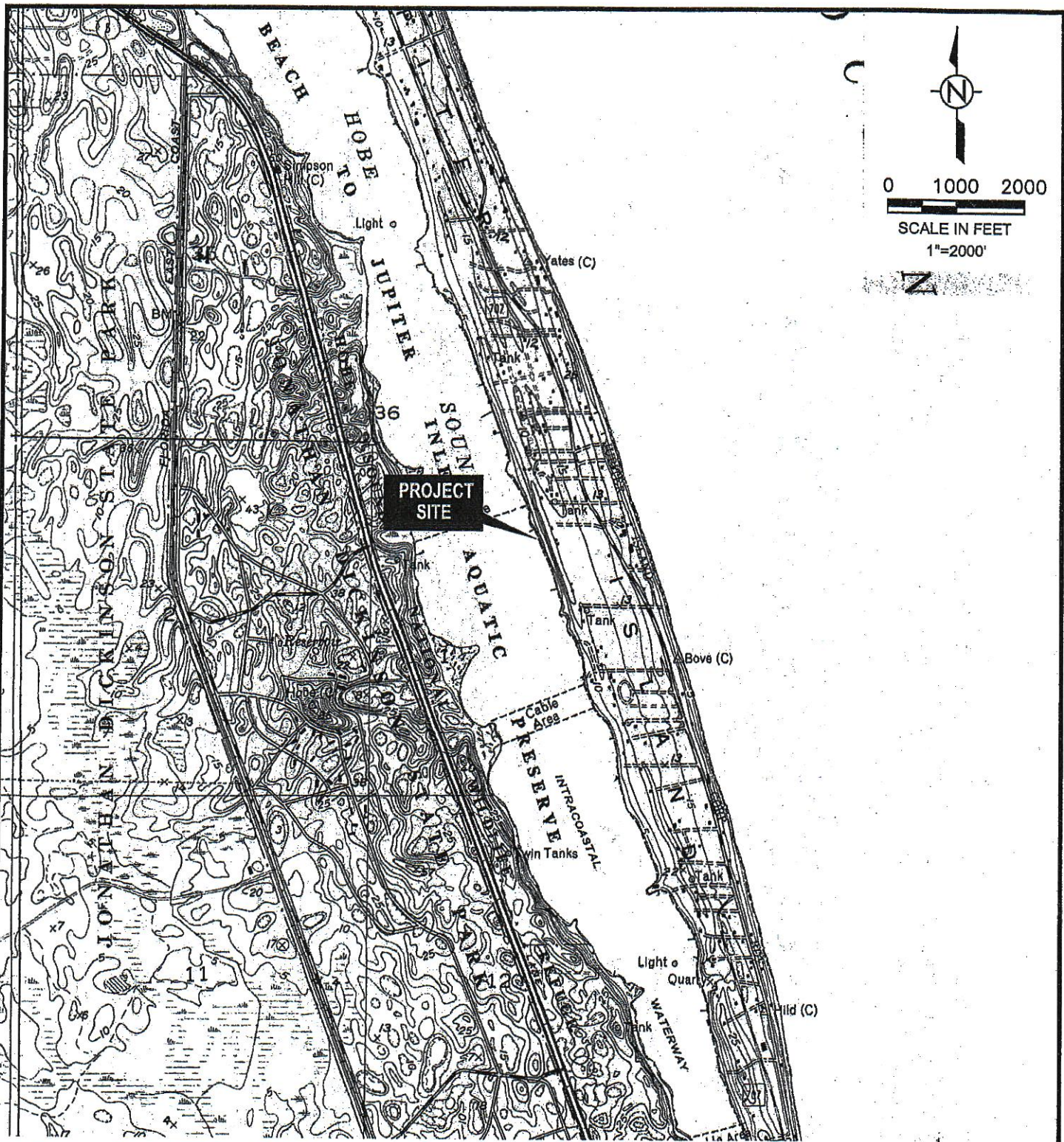
SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

The permittee shall comply with the following protected species construction conditions:

- a. The permittee shall instruct all personnel associated with the project of the potential presence of these species and the need to avoid collisions with sea turtles and smalltooth sawfish. All construction personnel are responsible for observing water-related activities for the presence of these species.
- b. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing sea turtles or smalltooth sawfish, which are protected under the Endangered Species Act of 1973.
- c. Siltation barriers shall be made of material in which a sea turtle or smalltooth sawfish cannot become entangled, be properly secured, and be regularly monitored to avoid protected species entrapment. Barriers may not block sea turtle or smalltooth sawfish entry to or exit from designated critical habitat without prior agreement from the National Marine Fisheries Service's Protected Resources Division, St. Petersburg, Florida.
- d. All vessels associated with the construction project shall operate at "no wake/idle" speeds at all times while in the construction area and while in water depths where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will preferentially follow deep-water routes (e.g., marked channels) whenever possible.
- e. If a sea turtle or smalltooth sawfish is seen within 100 yards of the active daily construction/dredging operation or vessel movement, all appropriate precautions shall be implemented to ensure its protection. These precautions shall include cessation of operation of any moving equipment closer than 50 feet of a sea turtle or smalltooth sawfish. Operation of any mechanical construction equipment shall cease immediately if a sea turtle or smalltooth sawfish is seen within a 50-ft radius of the equipment. Activities may not resume until the protected species has departed the project area of its own volition.
- f. Any collision with and/or injury to a sea turtle or smalltooth sawfish shall be reported immediately to the National Marine Fisheries Service's Protected Resources Division (727-824-5312) and the local authorized sea turtle stranding/rescue organization.

- g. Any special construction conditions, required of your specific project, outside these general conditions, if applicable, will be addressed in the primary consultation.
- h. Any collision(s) with and/or injuries to any whale, or sturgeon occurring during the construction of a project, shall be reported immediately to NMFS's Protected Resources Division (PRD) at (727-824-5312).
- i. Reports to NMFS's Protected Resources Division (PRD) may be made by email to takereport.nmfs@noaa.gov.
- j. Sea turtle and marine stranding/rescue organizations' contact information is available by region at <http://www.nmfs.noaa.gov/pr/health/networks.htm>.
- k. Smalltooth sawfish encounters shall be reported to <http://www.flmnh.ufl.edu/fish/sharks/sawfish/sawfishencounters.html>.
- l. All work must occur during daylight hours.





TAKEN FROM U.S.G.S. HOBE SOUND, FLORIDA QUADRANGLE

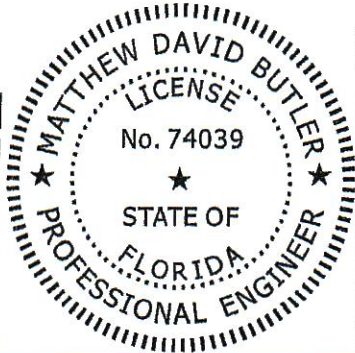
GOMEZ GRANT

LAT: 27° 01' 29" N

LONG: 080° 06' 05" W

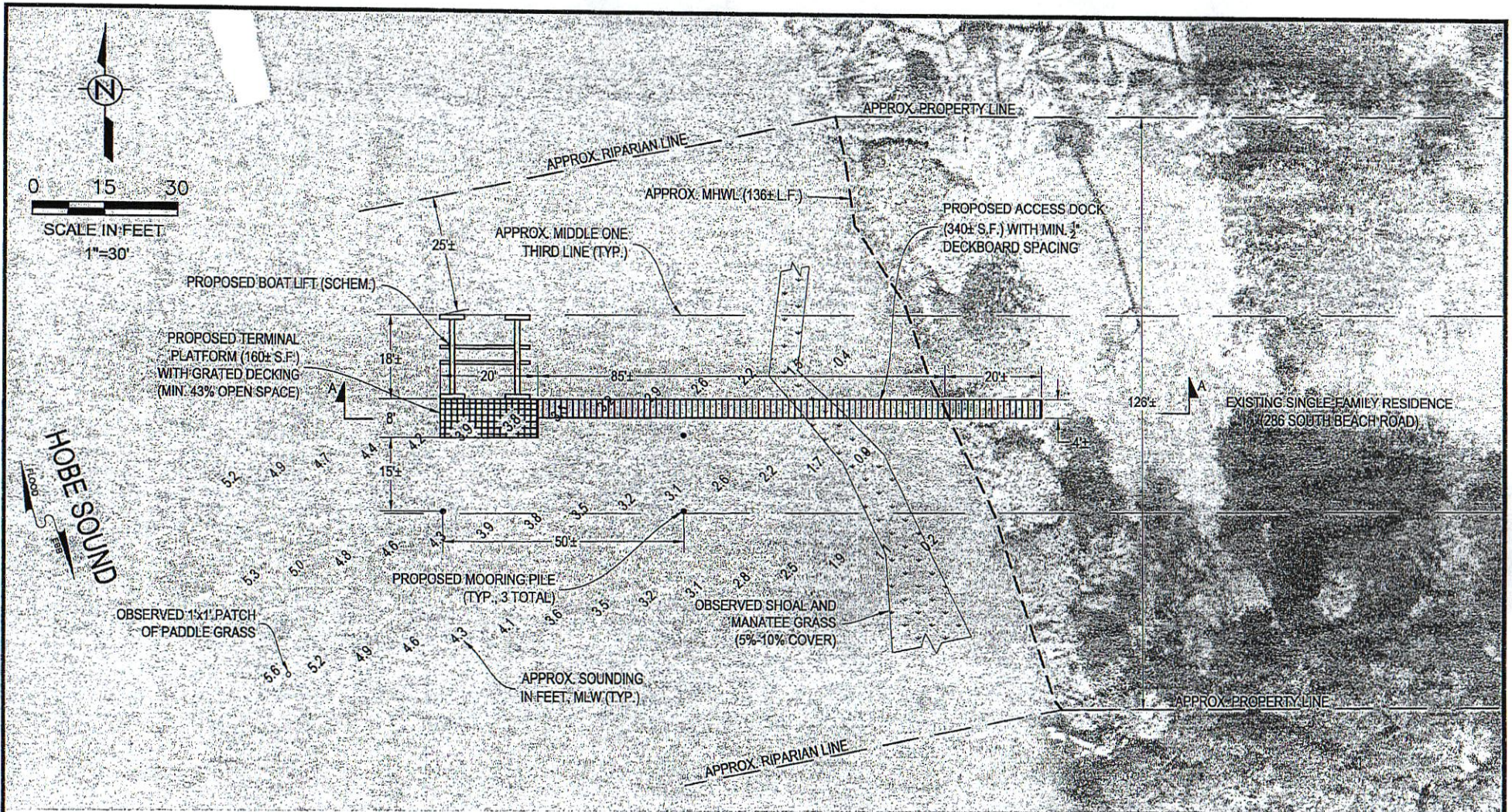
5/9/2025

This item has been digitally signed and sealed by Matthew D. Butler, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



VICINITY MAP

<p>ISIMINGER & STUBBS ENGINEERING, INC. COASTAL • ENVIRONMENTAL • MARINE REGISTRY NUMBER: 8114 649 U.S. HWY 1, SUITE 9, NORTH PALM BEACH, FL 33408 (561) 881-0003</p>							
<p>PROPOSED SINGLE-FAMILY DOCK HOBE SOUND 286 SOUTH BEACH ROAD TOWN OF JUPITER ISLAND, MARTIN COUNTY, FL APPLICANT: O'CONNELL 2016 FAMILY TRUST</p>							
DATE	5/25	DRAWN	IBN	CHKD	IBN	APPRVD	MDB
DWG NO.	25050B			SHEET 1 OF 3			



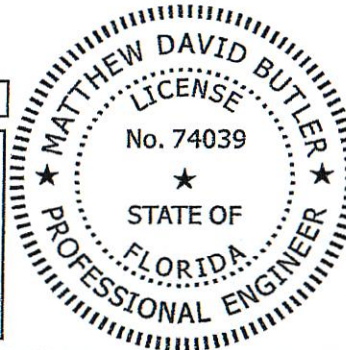
NOTES:

1. DATUM IS MLW. MLW = -1.8± NAVD FROM LABINS DATABASE.
2. EXISTING LOCATIONS ARE APPROXIMATE BASED ON SURVEY BY R.L. VAUGHT & ASSOCIATES, REV. 1/31/19, AND ON-SITE OBSERVATIONS.
3. SOUNDINGS AND RESOURCE OBSERVATION BY ISIMINGER & STUBBS ENGINEERING, INC. FIELD WORK PERFORMED 4/16/25. SOUNDINGS REDUCED TO MLW BASED ON SURVEYED ELEVATIONS.
4. 2024 AERIAL PHOTOGRAPH FROM MARTIN COUNTY.

SKETCH SUBMITTED FOR ENVIRONMENTAL PERMIT REVIEW.
NOT INTENDED FOR CONSTRUCTION OR BUILDING PERMIT REVIEW.

5/9/2025

This item has been digitally signed and sealed by Matthew D. Butler, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



PLAN VIEW



ISIMINGER & STUBBS ENGINEERING, INC.

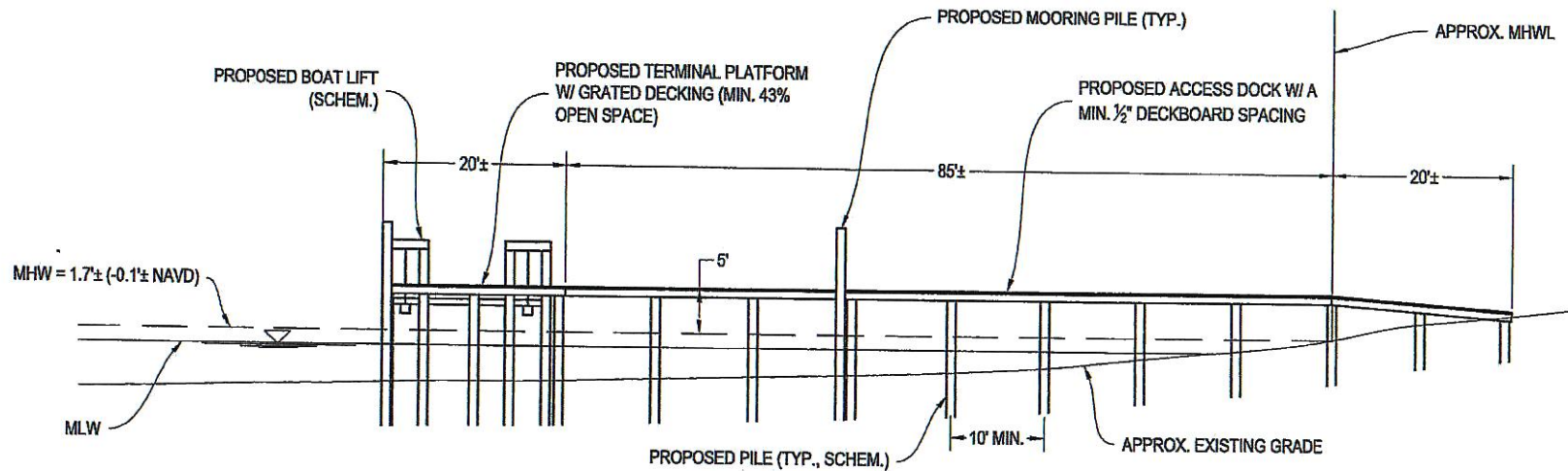
COASTAL • ENVIRONMENTAL • MARINE

REGISTRY NUMBER: 8114
649 U.S. HWY 1, SUITE 9, NORTH PALM BEACH, FL 33408 (561) 681-0003

**PROPOSED SINGLE-FAMILY DOCK
HOBE SOUND**

286 SOUTH BEACH ROAD
TOWN OF JUPITER ISLAND, MARTIN COUNTY, FL
APPLICANT: O'CONNELL 2016 FAMILY TRUST

DATE	5/25	DRAWN	IBN	CHKD	IBN	APPRVD	MDB
DWG NO.	25050B			SHEET		2	OF 3



SECTION A-A

0 10 20



SCALE IN FEET

1"=20'

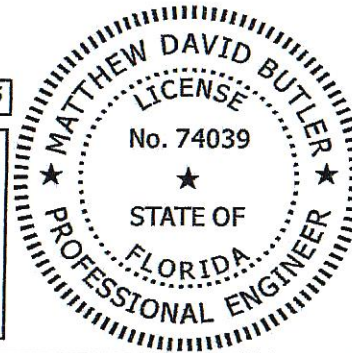
NOTES:

1. DATUM IS MLW. MLW = -1.8± NAVD FROM LABINS DATABASE.
2. EXISTING LOCATIONS ARE APPROXIMATE BASED ON SURVEY BY R.L. VAUGHT & ASSOCIATES, REV. 1/31/19, AND ON-SITE OBSERVATIONS.
3. SOUNDINGS BY ISIMINGER & STUBBS ENGINEERING, INC. FIELD WORK PERFORMED 4/16/25. SOUNDINGS REDUCED TO MLW BASED ON SURVEYED ELEVATIONS.

SKETCH SUBMITTED FOR ENVIRONMENTAL PERMIT REVIEW.
NOT INTENDED FOR CONSTRUCTION OR BUILDING PERMIT REVIEW.

5/9/2025

This item has been digitally signed and sealed by Matthew D. Butler, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



SECTION VIEW



**ISIMINGER & STUBBS
ENGINEERING, INC.**

COASTAL • ENVIRONMENTAL • MARINE

REGISTRY NUMBER: 8114

649 U.S. HWY 1, SUITE 9, NORTH PALM BEACH, FL 33408 (561) 681-0003

**PROPOSED SINGLE-FAMILY DOCK
HOBE SOUND**

286 SOUTH BEACH ROAD

TOWN OF JUPITER ISLAND, MARTIN COUNTY, FL

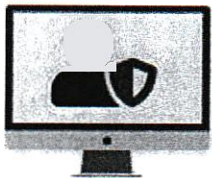
APPLICANT: O'CONNELL 2016 FAMILY TRUST

DATE	5/25	DRAWN	IBN	CHKD	IBN	APPRVD	MDB
DWG NO.	25050B			SHEET			3 OF 3



We at the Law Offices of Marc R. Gaylord, P.A. and Seaspray Title, LLC are committed to preserving the financial privacy of our clients. In this regard, we strongly urge all clients to safeguard their financial information. You are specifically requested to NOT provide us with any personal or financial information, including phone numbers, in any email correspondence, unless it is a secure, encrypted email. In addition, you should never wire funds to this office, unless said wire is previously confirmed telephonically with an employee of this office. Should you receive any suspicious email correspondence that purports to be from this office, you are directed to contact this office immediately.

CONFIDENTIALITY NOTICE: THE INFORMATION CONTAINED WITHIN THIS ELECTRONIC TRANSMISSION MAY BE PROTECTED UNDER ATTORNEY-CLIENT PRIVILEGE AND IS CONSIDERED CONFIDENTIAL, INTENDED ONLY FOR THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE RECIPIENT OF THIS MESSAGE IS NOT THE INTENDED READER, YOU ARE HEREBY NOTIFIED THAT ANY DISTRIBUTION, COPYING, AND/OR DISSEMINATION OF THIS COMMUNICATION IS PROHIBITED. IF YOU RECEIVE A COPY OF THIS COMMUNICATION IN ERROR, PLEASE (1) NOTIFY THE SENDER, AND (2) DELETE THIS MESSAGE.



WE DO NOT ACCEPT OR REQUEST
 CHANGES TO WIRING INSTRUCTIONS VIA EMAIL OR FAX.
Always call to verify.



From: Chad Avery <chad.avery@marinemax.com>
Sent: Wednesday, July 2, 2025 3:10 PM
To: Jared Gaylord <jared@marcgaylordlaw.com>
Subject: RE: 286 SB - IRC Building Review Comments (O'Connell Hoisted 405 Boston Whaler)

Jared,

The measurement from the keel to the hardtop is 13'. The boat will be sitting on bunks so it won't necessarily be standing 13' tall as some of the boat will be below the bunks. The measurement from the waterline to the hardtop is 10'5" if that measurement also helps. Let me know if you need anything else!

Sincerely,



Chad Avery
 Sales Consultant
 MarineMax Jupiter



+1 508 237 3610 *mobile*
 +1 941 866 6507 *work*
chad.avery@marinemax.com

www.marinemax.com/stores/jupiter
 MarineMax Jupiter
 1095 N Hwy A1A, Jupiter, FL 33477

 **SAVE CONTACT**

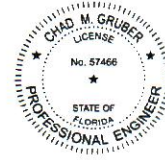


GRUBER CONSULTING ENGINEERS

**Proposed Pool Cabana
286 South Beach Road
Jupiter Island, Florida**

Concurrency Management Calculations

June, 2025



Digitally signed by
Chad M Gruber
Date: 2025.06.20
12:06:04 -04'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Chad M. Gruber, P.E.
Florida License No. 57466

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INTRODUCTION

The proposed project is located at 286 South Beach Rd. in the Town of Jupiter Island. The property encompasses approximately 2.94 acres between Indian River and South Beach Rd. The project involves the construction of a new pool cabana and pool with associated hardscape.

The attached calculations have been prepared to address the sections of the Town of Jupiter Island's Land Development Regulations (LDR) relating to concurrency management. These sections appear in the LDR under Article XI, Section 1.01, items B-E. The calculations are supplemented with the conceptual site drainage & septic system plan prepared by this office. The plan demonstrates how sewage disposal and site grading will be accomplished for the proposed project.

A) SEWAGE DISPOSAL CALCULATIONS (per LDR Article XI, Section 1.01(B))

The scope of the proposed project includes the construction of a new residence. Calculation of estimated daily sewage flows for residential structures served by an onsite sewage treatment and disposal system are regulated by Chapter 381 of the Florida Statutes and Chapter 62-6 of the Florida Administrative Code (FAC). The following calculations have been derived from FAC Chapter 62-6.008.

1. Existing Residence and Proposed Pool Cabana

a) Septic System Design Information

(Existing Residence)

Existing air-conditioned space:	4,088 sq.ft.
Number of bedrooms:	5 bedrooms

(Proposed Pool Cabana)

Proposed air-conditioned space:	204 sq.ft.
Number of bedrooms:	0 bedrooms

Total air-conditioned space:	4,292 sq.ft.
Total number of bedrooms:	5 bedrooms

Type of drainfield configuration:	Trench
Estimated soil loading rate:	0.8 gpd/sq.ft.

b) Estimated Daily Flow Calculations

The first 3,300 sq.ft. of air-conditioned space is equivalent to 4 bedrooms with each bedroom generating an estimated 100 gpd. The remaining 992 sq.ft. of air-conditioned space is converted to equivalent bedrooms using the following formula:

1 equiv. bedroom = 750 sq.ft. of remaining air-conditioned space
 $992 \text{ sq.ft.} / 750 \text{ sq.ft./equiv. bedroom} = 1.32 \text{ equiv. bedrooms}$
Use 2 equivalent bedrooms at 60 gpd/bedroom = 120 gpd

Estimated daily flow = 400 gpd + 120 gpd = 520 gpd

c) Existing Septic System Specifications

Existing Main Trench Septic System Specifications

Existing Drainfield Area:	360 sq.ft.
Existing Unobstructed Area:	540 sq.ft.
Existing Septic Tank Size:	1,050 gal.

2. Existing Guest House

a) Septic System Design Information

Total existing air-conditioned space:	1,428 sq.ft.
Total existing number of bedrooms:	3 bedrooms
Type of drainfield configuration:	Trench
Estimated soil loading rate:	0.8 gpd/sq.ft.

b) Estimated Daily Flow Calculations

3 Bedrooms with 1,201 – 2,250 sq.ft. of building area = 300 gpd

Estimated daily flow = 300 gpd

c) Existing Septic System Specifications

Existing Guest House Trench Septic System Specifications

Existing Drainfield Area:	300 sq.ft.
Existing Unobstructed Area:	450 sq.ft.
Existing Septic Tank Size:	900 gal.

B) STORMWATER MANAGEMENT (per LDR Article XI, Section 1.01(C))

Per Article XI, Section 1.01(C) of the Town of Jupiter Island Land Development Regulations (LDR), the level of service standard for drainage is the detention of the 5 year – 1 day storm event. The following stormwater management calculations are derived from the South Florida Water Management District's (SFWMD) Environmental Resource Permit Information Manual Volume IV. The calculation of stormwater runoff is determined using a method developed by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS). This method considers the soil type and storage, depth to water table and accumulated rainfall to determine the accumulated direct runoff.

Pre-Renovation Condition

1. Site Plan Characteristics

Total Property area	=	127,873 sq.ft. (2.935 ac.)
Impervious plan area	=	21,377 sq.ft.
Remaining pervious surface area	=	106,496 sq.ft.

2. Rainfall and Soil Storage Data

Accumulated rainfall (P):	7.00 in. (see rainfall map, Appendix 1)
Soil type and condition:	coastal, sandy, compacted
Potential maximum retention (S_{max}):	8.18 in.

3. Estimated Runoff Volume

Determine the weighted soil storage amount by multiplying the potential maximum retention (S_{max}) by the percent of pervious surface area proposed:

$$S_{weighted} = \frac{(8.18in. \times 106,496 sq. ft.)}{127,873 sq. ft.} = 6.81 in.$$

The amount of accumulated direct runoff in inches can be determined from the following formula:

$$Q = \frac{(P - 0.2S_{weighted})^2}{(P + 0.8S_{weighted})} = \frac{(7.00in. - 0.2 \times 6.81in.)^2}{(7.00in. + 0.8 \times 6.81in.)} = 2.55 in.$$

Vol. of runoff to be retained = 2.55 in. x 127,873 sq.ft. x 1ft./12in. = 27,173 cu.ft.

Post-Renovation Condition

1. Site Plan Characteristics

Total Property area	=	127,873 sq.ft. (2.935 ac.)
Impervious plan area	=	24,158 sq.ft.
Remaining pervious surface area	=	103,715 sq.ft.

2. Rainfall and Soil Storage Data

Accumulated rainfall (P):	7.00 in. (see rainfall map, Appendix 1)
Soil type and condition:	coastal, sandy, compacted
Potential maximum retention (S_{max}):	8.18 in.

3. Estimated Runoff Volume

Determine the weighted soil storage amount by multiplying the potential maximum retention (S_{max}) by the percent of pervious surface area proposed:

$$S_{weighted} = \frac{(8.18in. \times 103,715 sq.ft.)}{127,873 sq.ft.} = 6.63 in.$$

The amount of accumulated direct runoff in inches can be determined from the following formula:

$$Q = \frac{(P - 0.2S_{weighted})^2}{(P + 0.8S_{weighted})} = \frac{(7.00in. - 0.2 \times 6.63in.)^2}{(7.00in. + 0.8 \times 6.63in.)} = 2.62 in.$$

Vol. of runoff to be retained = 2.62 in. x 127,873 sq.ft. x 1ft./12in. = 27,919 cu.ft.

Stormwater Management Changes

Due to the increase in impervious area, the proposed project will result in an increase in stormwater runoff of 746 cu.ft. This volume will be managed within proposed grading and retained on site in proposed dry retention area

Vol. of runoff to be retained in dry retention area = 746 cu.ft.

4. Proposed Dry Retention Area

Total volume retained in proposed dry retention area = 2,727 cu.ft.

C) WATER USE DEMAND ESTIMATES (per LDR Article XI, Section 1.01(D))

The typical residence in the Town of Jupiter Island will consume water for both irrigation and domestic use. The majority of the water consumed on a residential site will be used for irrigation. Irrigation demands can be reduced through the installation of native, drought tolerant plants and water saving irrigation technology.

1. Irrigation Use

The referenced property has the following characteristics:

Total property area	=	127,873 sq.ft. (2.935 ac.)
Total site area	=	56,445 sq.ft. (1.296 ac.)
Impervious plan area	=	24,158 sq.ft.
Remaining irrigated pervious surface area	=	32,287 sq.ft. (0.741 ac.)

The calculation for estimating irrigation water use has been provided by South Martin Regional Utility. The estimate assumes a yearly irrigation requirement of 32 in./yr.

$0.741 \text{ ac} \times 32 \text{ in./year} \times 1 \text{ year}/365 \text{ days} = 0.065 \text{ ac-in./day}$ which can be converted to gallons per day by multiplying the result by 27,152 gal./ac-in. = 1,765 gpd (53,656 gal./month)

Total estimated average day irrigation use = 1,765 gal.

One ERC is equal to 350 gpd of irrigation water use.

Irrigation Project ERCs = $1,765 \text{ gpd} \times 1 \text{ ERC}/350 \text{ gpd} = 5.04 \text{ ERCs}$

2. Domestic Use

South Martin Regional Utility estimates domestic residential water use using methods established in Chapter 62-6 of the Florida Administrative Code. This is the same chapter used for the sizing of the proposed septic system in Section A of this report. The total estimated daily domestic water use calculated above was 820 gpd.

One ERC is equal to 250 gpd of domestic water use.

Domestic Project ERCs = $820 \text{ gpd} \times 1 \text{ ERC}/250 \text{ gpd} = 3.28 \text{ ERCs}$

3. Total Daily Water Use Demand Estimate and ERC Calculation

The estimated total irrigation and domestic water use for this project is 2,585 gpd.

Total Project ERCs = $5.04 \text{ ERCs} + 3.28 \text{ ERCs} = 8.32 \text{ ERCs}$

D) SOLID WASTE DISPOSAL ESTIMATES (per LDR Article XI, Section 1.01(E))

The 2006 Solid Waste Annual Report Data released by the Florida Department of Environmental Protection indicates that Martin County generated 10.77 lbs. of solid waste per person per day (landfill and recycled material combined).

LDR Article XI, Section 1.01(E) provides for a level of service of 9 lbs. of solid waste per person per day.

Avg. number of residents and guests expected: 8 people

Solid waste generated per LDR = 8 people x 9 lbs./person/day = 72 lbs./day

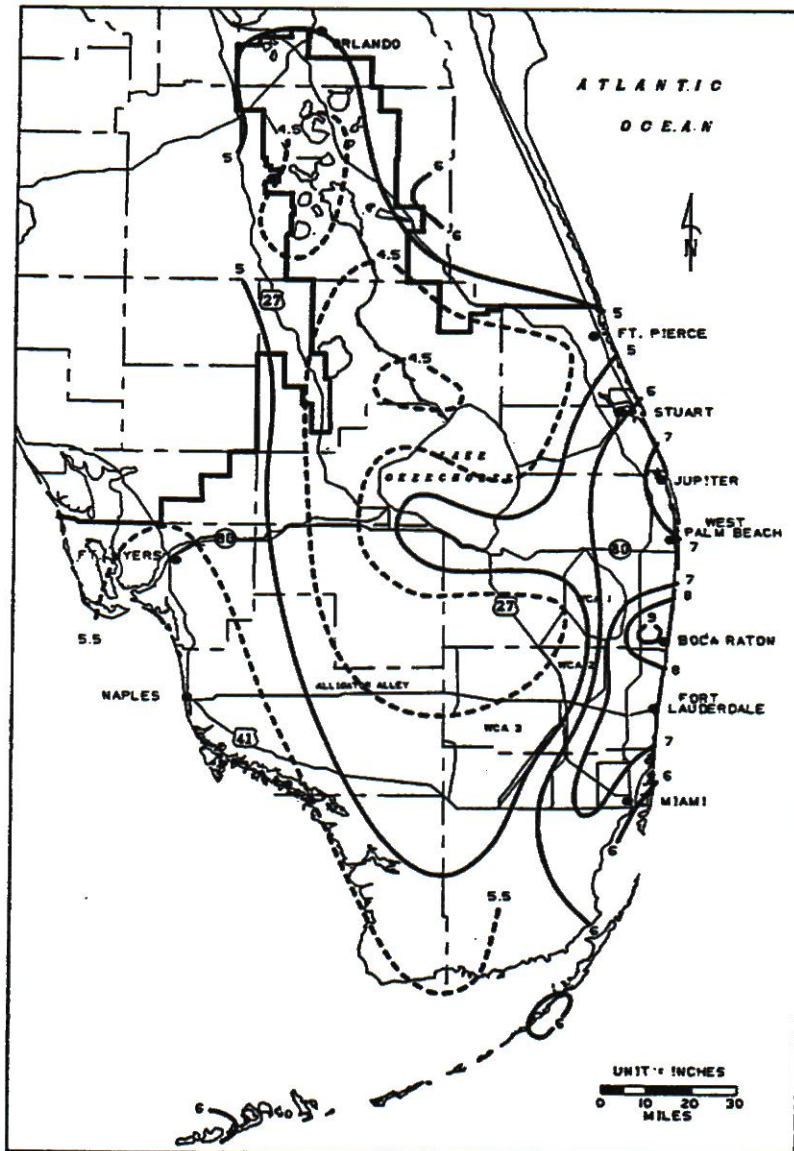


FIGURE C-3. 1-DAY RAINFALL: 5-YEAR RETURN PERIOD

C-5

Appendix 1: from South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual Volume IV

**NOTICE OF PUBLIC HEARING
TO CITIZENS OF THE TOWN
OF JUPITER ISLAND, FLORIDA**



IMPACT REVIEW COMMITTEE

A Public Meeting/Hearing will be held at the Jupiter Island Town Hall, 2 Bridge Road, Hobe Sound, FL on **August 7, 2025, at 9:00 a.m.** for the purpose of considering the following application relating to the Town of Jupiter Island Land Development Regulations Ordinance 283, as amended, insofar as the same is applicable to the following described property in the Town of Jupiter Island:

11 Isle Ridge, Hobe Sound, FL 33455, 2 Acre Estate Residential District

This is the application of Edward H. Hamm, Jr, as Trustee of the Edward H. Hamm, Jr. Rev. Trust, represented by Jared Gaylord Esq. of Marc R. Gaylord, P.A. requesting the following:

New entrance feature consisting of two columns and a low coral wall near the entrance along Isle Ridge Road (West).

Plans are available for inspection at the Building Department at Town Hall Monday through Friday, 9:00 a.m. to 3:30 p.m.

The Board of Adjustment meeting may be viewed live, or any time after the meeting, via the Town's website: www.townofjupiterisland.com

By Order of
IMPACT REVIEW COMMITTEE
TOWN OF JUPITER ISLAND

January 23, 2025

STATE MANDATED STATEMENT:

If a person decides to appeal any decision made by the board, agency, committee, or commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the Town prior to the meeting. Please contact the Town Hall, 2 Bridge Road, Hobe Sound, FL 33455, telephone (772) 545-0100.



**TOWN OF JUPITER ISLAND
Impact Review Committee
August 7, 2025**

STAFF REPORT

To: Members of the Impact Review Committee
CC: Thomas Baird, Town Attorney; Robert Garlo, Town Manager
From: Catherine Harding, Building Planning and Zoning Director
RE: 11 Isle Ridge

Property Owner:

Edward Hamm, Jr., as Trustee of the Edward H. Hamm, Jr. Revocable Trust and is represented by Jared Gaylord Esq. of Marc R. Gaylord, P.A.

Property Description:

11 Isle Ridge, Hobe Sound, Fl. 33455
A-80 2-acre Estate Residential District

Request:

This application is to install a new entrance feature consisting of two columns and a low coral wall near the entrance along Isle Ridge Road (west). The entrance feature will be like the existing coral walls on 22 South Beach Road that border the South Beach Road right-of-way.

Analysis:

Entrance features are subject to review by the Impact Review Committee. Reference Article IV, Division 3, Section 3.19, of the LDR's.

The applicant has addressed the standards for Impact Review listed in Article X, Division 2, Section 2, Section 2.02, attached.

**The attached Fire and Safety Report was submitted by Sargant/Fire Chief, Frank Lasaga.
The Construction Site Maintenance Requirements will be monitored by Code Compliance.**

Cah/7-17-25

2. The application:
- a. Is for a required approval that is not subject to administrative review pursuant to any paragraph of article X, section 1.00 or board of adjustment review pursuant to any provision of article X, division 3, 4, or 5; or
 - b. Has been referred to the impact review committee pursuant to article X, section 1.02; or
 - c. Requests approval of the demolition of a principal building or guest house and is not part of, or concurrently filed with, an application for development approval of a new principal building or guest house.
- (Ord. No. 361, §§ 1, 2, 6-14-16)

Sec. 2.02. Standards for impact review.

The decision-maker shall approve an application for impact review approval if the applicant demonstrates that:

- A. The proposed development will not adversely affect the public interest; and
- B. The proposed development is consistent with the surrounding neighborhood character; and
- C. The visibility of the proposed development from public rights-of-way, adjacent properties, the beach, the ocean and the intracoastal waterway is minimized in a manner that is consistent with the surrounding neighborhood character; and
- D. The landscape treatment along the front lot line is comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of 1,000 feet in both directions; and
- E. The proposed ingress and egress is functionally adequate with regard to vehicular and pedestrian safety, separation of automotive traffic, traffic flow and control, provision of services, servicing of utilities, refuse collection, and access in case of fire, catastrophe or emergency; and
- F. Proposed screens and buffers are sufficient to ensure compatibility of uses and buildings with adjacent properties; and
- G. The location, design and character of lighting and sound will not adversely affect adjacent properties; and
- H. The proposed stormwater management system is sufficient to prevent runoff from adversely affecting adjacent properties; and
- I. The proposed development is designed and located so that all buildings are screened from view from adjacent properties and public roads such that the visual character of the proposed development from adjacent properties and public roads is predominantly natural, landscape plant material, and land forms.

(Ord. No. 368, § 3, 7-17-18)



MEMORANDUM

TO: Building Department
FROM: Sergeant/Fire Chief Frank Lasaga
DATE: June 26, 2025
SUBJECT: 11 Isle Ridge

After reviewing the proposed plans for the construction of a gate at 11 Isle Ridge, Jupiter Island, I find the following considerations relating to Traffic and Safety for the project:

Traffic: Please advise the builder to limit disruption to the adjacent traffic flow. Please have arriving and departing truck traffic at the site enter via S Beach Rd. Trucks over 1 ton are prohibited on Gomez Rd, except for local deliveries.

Parking: There will be no parking in the following areas:

On the road right of way

On any other private property, unless specifically permitted by the owner of the property in question

Fire Suppression: The current site plan appears to provide adequate access for emergency vehicle access.

Site Security: Please secure the site with a chain link fence and closing gate. "Felony Trespass Warning" signs should be posted in a visible location. Porta Jon's shall be located to be out of plain view from the roadway. All tools should be secured on the site at the end of the day in a locked container or room.

The General Contractor should establish a file on all Contractor's and Sub Contractor's employees who are working on the site. This should include and document the names of all employees coming to work on the site and be updated weekly with the following:

- Name
- Address
- Driver's license number
- Vehicle Registration number

Trespass authorization forms should be signed, notarized, and submitted to the Public Safety Department. The completed form enables officers to act on behalf of the property owner to warn trespassers to leave the site and not return upon penalty of law.

Other concerns: There are full-time residents in the immediate area of this construction site. The contractor shall ensure compliance with the following requirements:

Noise ordinance requirements in and around the site, including decibel and time limits; no loud music permitted.

No trespassing on private property

Control of damage to lawns, curbs, rights of way or any foliage by contractors, workers, and equipment. Repairs need to be completed *immediately*.

The purpose of this is to ensure a safe and secure construction site on Jupiter Island. We are requesting this information be incorporated in the initial plan review process and as such, be indicated and agreed upon by the Town of Jupiter Island Building Department prior to issuance of the permit.

TOWN OF JUPITER ISLAND
BUILDING DEPARTMENT



Town of Jupiter Island
Development Application
For
Board of Adjustment
And/Or
Impact Review Committee

Date Received: 6/25/15



The undersigned owner(s) of the following described property hereby petition this committee to make a determination of the following:

NATURE OF THE REQUEST: (Please Print or Type)

BOARD OF ADJUSTMENT

Variance: Article: _____ Division: _____ Section: _____
Variance: Article: _____ Division: _____ Section: _____

IMPACT REVIEW COMMITTEE

Development and/or Demolition (Circle all that apply) Entrance Feature

FEE: \$1,000 per Request (Please make check payable to the Town of Jupiter Island)

PROPERTY OWNER, as shown in the official County Records (please attach current tax bill & deed)

Name: Edward H. Hamm, Jr., as Trustee of the Edward H. Hamm, Jr. Rev. Trust
Mailing Address: 400 Selby Avenue #B
Saint Paul Street Address MN 55102
City State Zip
Phone #: _____ Email: _____

AGENT (If Applicable, notarized power of attorney must be attached)

Name: Jared Gaylord, Esq. of Marc R. Gaylord, P.A.
Mailing Address: 12000 SE Dixie Highway
Hobe Sound Street Address FL 33455
City State Zip
Phone #: 772-545-7740 Email: jared@marcgaylordlaw.com

DESCRIPTION OF PROPERTY:

Street Address: 11 Isle Ridge, Hobe Sound, FL 33455
Tax Parcel Number: 35-38-42-010-000-00190-6 Zoning: A-80 Zoning District
Legal/General Description See Attached Exhibit "A"

EXPLANATION OF REQUEST (describe what you are trying to accomplish):

Install a new entrance feature consisting of two columns and a low coral wall near the entrance along

Isle Ridge Road (West). This entrance feature will be similar to the existing coral walls on 252 South Beach Road that boarder the South Beach Road right-of-way.

AFFECTED ARTICLE AND SECTION (list the wording of the section as it applies):

Article II, Section 1.00, Definitions, Entrance Feature.

Article IV, Division III, Section 3.19, Entrance Feature.

Article X, Division II, Section 2.02, Standards for Impact Review.

HARDSHIP STATEMENT, IF VARIANCE IS REQUESTED:

In seeking this variance, I contend that the following hardship would result if the ordinance provisions were strictly enforced and my hardship was denied:

Not applicable - no variance is requested with this application.

Information as contained within this application MUST be provided and accepted by the Town of Jupiter Island in order for this project to be considered. Additional information as required by the administrative official or as attached by the applicant constitutes a part of this application. The administrative official reserves the right to reject any application which is improperly filled out or incomplete.

Jared Gaylord, Esq., attorney-in-fact for Edward H. Hamm, Jr.
Trustee of the Edward H. Hamm, Jr. Rev. Trust

BY: _____

Print name

Signature of Owner or Agent—REQUIRED

Note: Public Notification

Notice of public hearing is posted as required by law and mailed to residents within one thousand feet (1320') of the property. The notice explains the specific nature of the request, as well as the time, date and location of the public hearing. Any interested party is invited to attend the meeting and may present testimony or written arguments.

EXHIBIT A

Lot 19 in ISLE RIDGE according to the plat thereof, recorded in the public records of Martin County, Florida in Plat Book 2, Page 53.

TOGETHER with all right, title and interest (without warranty) of the Grantor in and to the private roads shown on said Plat of ISLE RIDGE lying between the waters of Hobe Sound and the State Road and also all right, title and interest of the Grantor (without warranty) in and to that certain tract of land in ISLE RIDGE according to the Plat thereof recorded in the public records of Martin County, Florida in Plat Book 2, Page 53 described and bounded as follows:

On the west by the easterly right-of-way line of State Road #140 as shown on said Plat; on the north by the southerly boundary line of Lot 5 of ISLE RIDGE; on the east by the waters of the Atlantic Ocean; and on the south by the northerly boundary line of Lot 4 of ISLE RIDGE and also all riparian rights thereunto belonging or in any wise appertaining.

SUBJECT however to any rights of the State of Florida and of the United States in and to the intra-coastal waterway and also the covenants, restrictions and easements set forth in Deed from HOLLIS S. BAKER and wife to ERWON STRAEHLEY, JR., dated November 27, 1946 and recorded in Deed Book 37, Page 157, etc., public records of Martin County, Florida.

Site Analysis:

Address:	Zoning District:		
Planned Date of Construction:	Summer 2025		
	Permitted	Existing	Proposed
Lot Area:	Minimum: 2-Acres	74,098 Sq. Ft.	74,098 Sq. Ft.
Floor Area*:	9,651.66 Sq. Ft.	N/A	N/A
Principle Dwelling: (10,000 sf max)	N/A	N/A	N/A
Accessory Structure #1: (not to exceed 1/3 square footage of principal dwelling)	N/A	N/A	N/A
Accessory Structure #2: (not to exceed 1/3 square footage of principle dwelling)	N/A	N/A	N/A
FAR (Floor Area Ratio): Floor Area ÷ Lot Area	N/A	N/A	N/A
Lot Width:	200'	190'	190'
Front Yard Setback:	50'	N/A	N/A
Rear Yard Setback:	Waterfront Setback	N/A	N/A
Side Yard Setback: One-Story: Two-Story:	25' 30'	N/A	N/A
Initial Measuring Point ("IMP"):	N/A	N/A	N/A
Fill:	3 ft max	N/A	N/A
Roof Height: Roof Pitch: One-Story: Two-Story:	N/A	N/A	N/A
Exterior Wall Height: One-Story: Two-Story:	14 ft 22 ft	N/A	N/A
Parking Spaces: (1 per bedroom, 1.5 max)	N/A	N/A	N/A
Driveway Setback:	8'		
Landscape Area:	50%	approx. 90%+	approx. 90%+
Elevation of Finish Floor:	N/A	N/A	N/A
Elevation of LHSM: (Lowest Height Structural Member)	N/A	N/A	N/A
FEMA Flood Zone:	"X" and "AE" (EL 5)		

*Total Floor Area to include living space and non-living space.

LIMITED POWER OF ATTORNEY

KNOWN ALL MEN by these presents, that I, Edward Hersey Hamm, Jr., individually and as trustee of the Edward Hersey Hamm, Jr. Revocable Trust, dated November 2, 2011, the undersigned hereby authorize, **JARED GAYLORD, ESQUIRE** to serve as my Attorney-in-Fact, to execute any and all documents necessary and to perform any such acts as he deems necessary for the development of the following described property, including but not limited to executing any documentation, contracts, and all other closing documentation, transacting business with local governmental agencies, building officials, contractors, utilities and other service providers on my behalf.

Legal Description

See attached Exhibit "A"

Giving and granting unto, **JARED GAYLORD, ESQUIRE** full power and authority to do and perform every act and thing whatsoever requisite and necessary to be done in and about the premises, with regard to the purchase of the above referenced property to all intents and purposes as we might or could do if personally present, hereby ratifying and confirming all that, **JARED GAYLORD, ESQUIRE** my Attorney-in Fact, shall lawfully do or cause to be done by virtue hereof.

This power of attorney shall not be affected by the passage of time or by any subsequent incapacity or disability of the undersigned and shall have the same effect and enure to my benefit and bind myself, my heirs, successors and my personal representatives.

Signed in the presence of:

Edward Hersey Hamm, Jr. Revocable Trust
dated November 2, 2011

WHA

EHR
Edward Hersey Hamm, Trustee

Print Name: Katherine Haskins

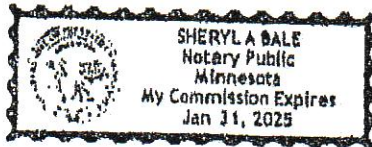
Sheryl Bale

Print Name: Sheryl Bale

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of May, 2021, by Edward Hersey Hamm, Jr. individually and as trustee of the Edward Hersey Hamm, Jr. Revocable Trust, dated November 2, 2011, who is personally known to me or who produced _____ as identification, who executed the foregoing instrument and executed the same freely and voluntarily for the purposes therein expressed.



Sheryl A. Bale
NOTARY PUBLIC

Printed Name: Sheryl Bale

EXHIBIT A

Lot 19 in ISLE RIDGE according to the plat thereof, recorded in the public records of Martin County, Florida in Plat Book 2, Page 53.

TOGETHER with all right, title and interest (without warranty) of the Grantor in and to the private roads shown on said Plat of ISLE RIDGE lying between the waters of Hobe Sound and the State Road and also all right, title and interest of the Grantor (without warranty) in and to that certain tract of land in ISLE RIDGE according to the Plat thereof recorded in the public records of Martin County, Florida in Plat Book 2, Page 53 described and bounded as follows:

On the west by the easterly right-of-way line of State Road #140 as shown on said Plat; on the north by the southerly boundary line of Lot 5 of ISLE RIDGE; on the east by the waters of the Atlantic Ocean; and on the south by the northerly boundary line of Lot 4 of ISLE RIDGE and also all riparian rights thereunto belonging or in any wise appertaining.

SUBJECT however to any rights of the State of Florida and of the United States in and to the intra-coastal waterway and also the covenants, restrictions and easements set forth in Deed from HOLLIS S. BAKER and wife to ERWON STRAEHLEY, JR., dated November 27, 1946 and recorded in Deed Book 37, Page 157, etc., public records of Martin County, Florida.

Basic Info

PIN 35-38-42-010-000-00190-6	AIN 57839	Situs Address 11 ISLE RIDGE RD JUPITER ISLAND FL	Website Updated 5/21/25
--	---------------------	--	-----------------------------------

General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners

EDWARD HERSEY HAMM JR REVOCABLE TRUST
HAMM EDWARD H JR (TTEE)

Parcel ID

35-38-42-010-000-00190-6

Use Code/Property Class

0000 - 0000 Vacant Residential

Mailing Address

400 SELBY AVE #B
SAINT PAUL MN 55102

Account Number

57839

Neighborhood

135730 Jupiter Island - Intracoastal

Tax District

JUPITER ISLAND

Property Address

11 ISLE RIDGE RD JUPITER ISLAND FL

Legal Acres

1.64

Legal Description

ISLE RIDGE LOT 19 & 1/18 INT TO PRIVATE ...

Ag Use Size (Acre\Sq Ft)

N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2024	\$ 8,815,000	\$ 0	\$ 8,815,000	\$ 1,052,850	\$ 7,762,150	\$ 0	\$ 7,762,150

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date

9/28/21

Grantor (Seller)

EDWARD H HAMM TRUST

Doc Num

2916601

Sale Price

\$ 100

Deed Type

Quit Claim Deed

Book & Page

3259 1761

Legal Description

ISLE RIDGE LOT 19 & 1/18 INT TO PRIVATE ST

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.



This Instrument Prepared By
and Record and Return to:
G. William Haas, Esq.
Morrison Cohen LLP
909 Third Avenue
New York, New York 10022
Telephone: (212) 735-8645

Folio No.:

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 1st day of October, 2021, by **EDWARD H. HAMM, JR., AS TRUSTEE OF THE TRUST OF EDWARD H. HAMM**, whose post office address is 350 West Burnsville Parkway, Suite 150, Burnsville, MN 55337 ("Grantor"), and **EDWARD H. HAMM, JR., AS TRUSTEE OF THE EDWARD HERSEY HAMM, JR. REVOCABLE TRUST**, whose post office address is 350 West Burnsville Parkway, Suite 150, Burnsville, MN 55337 ("Grantee")

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee, and Grantee's heirs and assigns forever, the following described land in the County of Martin, State of Florida, to-wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, interest, liens, equity and claim whatsoever of the said Grantor, either in law or equity to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, Grantor has executed this instrument the day year first above written.

#10595772 v1 \029164 \0001

**Accommodation recording only;
document not reviewed and
no insurance provided**

EXHIBIT A

Lot 19 in ISLE RIDGE according to the plat thereof, recorded in the public records of Martin County, Florida in Plat Book 2, Page 53.

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On the west by the easterly right-of-way line of State Road #140 as shown on said Plat; on the north by the southerly boundary line of Lot 5 of ISLE RIDGE; on the east by the waters of the Atlantic Ocean; and on the south by the northerly boundary line of Lot 4 of ISLE RIDGE and also all riparian rights thereunto belonging or in any wise appertaining.

SUBJECT however to any rights of the State of Florida and of the United States in and to the intra-coastal waterway and also the covenants, restrictions and easements set forth in Deed from HOLLIS S. BAKER and wife to ERWON STRAEHLEY, JR., dated November 27, 1946 and recorded in Deed Book 37, Page 157, etc., public records of Martin County, Florida.



**HONORABLE
RUTH PIETRUSZEWSKI, CFC**

MARTIN COUNTY TAX COLLECTOR
3485 SE WILLOUGHBY BLVD
STUART, FL 34994

Property Address 11 ISLE RIDGE RD
Legal Description ISLE RIDGE LOT 19 & 1/18 INT TO PRIVATE ST

REAL ESTATE

2024 MARTIN COUNTY
Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

EDWARD HERSEY HAMM JR REVOCABLE TRUST
HAMM EDWARD H JR (TTEE)
400 SELBY AVE #B
SAINT PAUL, MN 55102

PARCEL ID: 35-38-42-010-000-00190.60000
ALTERNATE ID: 57839
ESCROW CODE:



SCAN TO VIEW YOUR
BILL ONLINE!

If Paid By	Nov 30, 2024	Paid	\$132,069.01	11/21/2024
Please Pay	\$132,069.01			

Ad Valorem Assessments

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
JUPITER ISLAND-AD VAL-OP	772-545-0100	2.8086	7,762,150	0	7,762,150	21,800.77
JUPITER ISLAND-EROSION	772-545-0100	0.9593	7,762,150	0	7,762,150	7,446.23
JUPITER ISL-DEBT SERVICE	772-545-0100	0.2273	7,762,150	0	7,762,150	1,764.34
SCHOOL-GENERAL FUND	772-219-1200 ext 30273	3.0770	8,815,000	0	8,815,000	27,123.76
SCHOOL-CAPITAL-OUTLAY	772-219-1200 ext 30273	1.5000	8,815,000	0	8,815,000	13,222.50
SCHOOL- DISCRETIONARY	772-219-1200 ext 30273	0.7480	8,815,000	0	8,815,000	6,593.62
SCHOOL-ADDNL VOTER MIL	772-219-1200 ext 30273	0.4250	8,815,000	0	8,815,000	3,746.38
CHILDRENS SERVICES ORDNC	772-288-5758	0.3618	7,762,150	0	7,762,150	2,808.35
FL-INLAND NAVIGATION DIST	561-627-3386	0.0298	7,762,150	0	7,762,150	223.55
S. FLA WTR MGMT	561-686-8800	0.2301	7,762,150	0	7,762,150	1,786.07
COUNTY-GENERAL FUND-OP	772-463-2868	6.5776	7,762,150	0	7,762,150	51,056.32
MILLAGE CODE 4300	TOTAL MILLAGE	16.9435	TOTAL AD VALOREM TAXES			\$137,571.89

Exemptions

Non Ad Valorem Assessments

Levying Authority	Telephone	Rate (\$ per unit)	Tax Amount
TOTAL NON AD VALOREM TAXES			\$0.00

TOTAL \$137,571.89

*SEE REVERSE SIDE FOR INSTRUCTIONS PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT
OR PAY CURRENT TAXES ONLINE AT [HTTP://MARTINTAXCOLLECTOR.COM](http://MARTINTAXCOLLECTOR.COM)

2024

Make checks payable to: Ruth Pietruszewski, Tax Collector

Mail payments to: 3485 SE Willoughby Blvd Stuart, FL 34994 (772) 288-5600

CANADIAN CHECKS MUST BE PAYABLE IN U.S. FUNDS & DRAWN ON A U.S. BANK **DO NOT SEND CASH**

PARCEL ID: 35-38-42-010-000-00190.60000

ALTERNATE ID: 57839

ESCROW CODE:

Please check one box. Current taxes are processed by the month they are postmarked. Delinquent taxes are processed by the date they are received.

Nov 30, 2024 \$132,069.01

Paid By Edward H Hamm Jr

Paid \$132,069.01 11/21/2024

TAXES BECOME DELINQUENT APRIL 1 -ADD 3% PLUS FEES

EDWARD HERSEY HAMM JR REVOCABLE TRUST
HAMM EDWARD H JR (TTEE)
400 SELBY AVE #B
SAINT PAUL, MN 55102

Notice: If taxes on your property are not paid in full, a tax certificate will be sold for the delinquent taxes.



* 1 + 5 7 8 3 9 + 2 0 2 4 *

LAW OFFICES OF
MARC R. GAYLORD, P.A.

12000 S.E. OLD DIXIE HIGHWAY
HOBE SOUND, FL 33455
TEL: (772) 545-7740
FAX: (772) 545-7782

MARC R. GAYLORD, ESQ.
JARED E. GAYLORD, ESQ.

FORD T. DWYER, ESQ.
COLBY HEDDEN, ESQ.

June 24, 2025

VIA HAND DELIVERY

Catherine Harding
Town of Jupiter Island
2 SE Bridge Road
Hobe Sound, FL 33455

RE: Edward H. Hamm, Jr., trustee of the Edward H. Hamm, Jr. Revocable Trust, Application to Impact Review Committee for Addition of an Entrance Feature
Property Address: 11 Isle Ridge Road (West), Hobe Sound, FL 33455

Dear Mrs. Harding:

This office represents the interests of Edward H. Hamm, Jr., individually and as trustee of the Edward H. Hamm, Jr. Revocable Trust, dated November 2, 2011, as it pertains to an application to the Impact Review Committee for the addition of an entrance feature located along the property's access to Isle Ridge.

The subject property is located on the southwest side of the Isle Ridge Road (West) private right-of-way in the A-80 2-Acre Estate Residential District.¹ My client acquired 11 Isle Ridge property in September 2021, which has been in his family for many years. After acquiring the property, Mr. Hamm began working with architects, landscape professionals, and contractors to investigate the redesign of the properties. One main goal is to create a cohesive design, consistent with this neighborhood and with the property Mr. Hamm owns at 251 and 252 South Beach Road. These properties all contain low coral stone walls and entrance features, similar to the proposed entrance feature.²

¹ The Town of Jupiter Island Commission recently amended the Town's Zoning Map to "downzone" 11 Isle Ridge from the B-40 Zoning District to the A-80 Zoning District.

² See Article II, Section I, Definitions, Entrance Feature, TOWN OF JUPITER ISLAND LAND DEVELOPMENT REGULATIONS (2025) (defining an entrance feature as "any combination of decorative structures, hardscape elements, landscape elements, or combination thereof, located at the entrance to a property or along the right-of-way boundaries, created with the expressed purpose of identifying or drawing attention to the property and/or exercising control of ingress and egress to the property. An entrance feature may include, although not necessarily be limited to, statues, decorative structures, earthworks, water bodies, fountains, ornamental light structures, flagpoles and landscape elements, either singly or in any combination thereof).

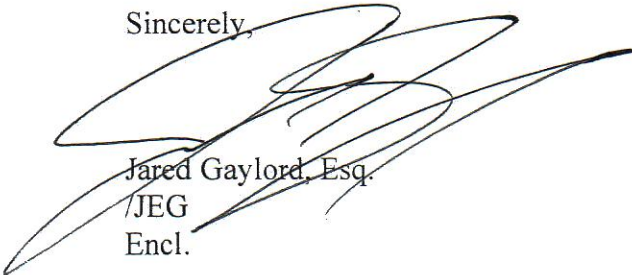
This request would create an entrance feature with an opening for vehicles to enter the property from Isle Ridge.³ Flanking the entrance are two entrance columns, created with coquina stone that help “frame” the property’s Isle Ridge entrance. The maximum elevation of the columns will be six feet ten inches (6’ 10”). Low coral walls, reminiscent of those located along 252 South Beach Road, extend outward in a semi-circle to further “identify and draw attention” to the property’s entrance along Isle Ridge.⁴ These decorative low coral walls will not exceed three feet two inches (3’ 2”) in elevation.

The closest this entrance feature will be located to a side or front lot line will be sixteen feet (16’). The coquina entrance feature will retain the property to its historic roots and will be consistent with the surrounding neighborhood character.⁵ The coquina wall will function as an entrance feature, designed to identify the property and exercise control over ingress and egress to the property.⁶

It is my client’s intention and desire that the improvements be constructed in a manner that is consistent with and complementary to the existing infrastructure of the Town, the surrounding properties, and cohesive with the characteristics of the area in which the proposed development will occur.

If you have any questions or concerns regarding this application, or any of the attachments enclosed herein, please do not hesitate to contact the undersigned.

Sincerely,



Jared Gaylord, Esq.
/JEG
Encl.

³ A gate is not currently planned for this entrance feature, but it may be added at some point in the future.

⁴ See Art. II, Sec. I, Definitions, Entrance Feature, TOWN OF JUPITER ISLAND LAND DEVELOPMENT REGULATIONS (2025).

⁵ See Article X, Division II, Section 2.02(B), Impact Review Standards, TOWN OF JUPITER ISLAND LAND DEVELOPMENT REGULATIONS (2025) (requiring new developments to be “consistent with surrounding neighborhood character.”) The proposed coquina wall will fit the historic neighborhood character of the 200 block better than the existing wall.

⁶ See Art. II, Sec. I, Definitions, Entrance Feature, TOWN OF JUPITER ISLAND LAND DEVELOPMENT REGULATIONS (2025).

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Catherine Harding
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Property Address: 11 Isle Ridge Road (West), Hobe Sound, FL 33455

Dear Mrs. Harding:

This office represents the interests of Edward H. Hamm, Jr., individually and as trustee of the Edward H. Hamm, Jr. Revocable Trust, dated November 2, 2011, as it pertains to an application to the Impact Review Committee for the addition of an entrance feature located along the property's access to Isle Ridge.

As the enclosed application packet will demonstrate, my clients' request meets the Standards for Impact Review as set forth in Article X, Division II, Section 2.02 in that:

A. The proposed development will not adversely affect the public interest.

The proposed entrance feature will have minimal impact since it simply is a low architectural feature identifying the entrance from Isle Ridge. The low coral walls will be setback 16', greater than the required setback for entrance features. The proposed entrance feature is located along Isle Ridge, a private right-of-way. The entrance feature will be similar to the other entrance features for 252 South Beach Road which consists of low coral walls and columns. These historic coquina features are unique to this neighborhood of the Island and *advance the public interest* – not adversely affect it.

B. The proposed development is consistent with the surrounding neighborhood character.

While Isle Ridge typically does not have many entrance features along that right-of-way, this neighborhood does. Just south of Isle Ridge, on both the east and west sides of South Beach Road, many properties contain similar low, coral walls as entrance

features. This has created a unique and aesthetically pleasing historic feature in this neighborhood. The Town's Land Development Regulations recognize the unique characteristics of entrance features in their definition and permission to be located in front yard setbacks.¹ This unique feature in the neighborhood is something beneficial to the neighborhood character. This proposal furthers architectural and historic consistency with the neighborhood's and property's character.

- C. The visibility of the proposed development from public rights-of-way, adjacent properties, the beach, the ocean and the Intracoastal Waterway is minimized in a manner that is consistent with the surrounding neighborhood character.

The proposed entrance will be located on the private right-of-way Isle Ridge, facing that right-of-way. The structure is minimal in design with a maximum height of 6' 10". The proposed coquina stone will not increase the visibility of the entrance feature, when viewed near the property's adjacent streetscape. The main vantage point will be at the southwestern roundabout on Isle Ridge – to identify the property from that vantage point and provide a consistent architectural entrance to the low coral walls along South Beach Road. The coral walls and columns will not be very visible, if at all, from adjacent properties due to landscaping, the setback, and the narrow site corridor to view the entrance feature.

The entrance feature will not be visible from the beach, ocean, or Intracoastal Waterway due to distance, location, landscaping, and design. The entrance will similarly not be visible from South Beach Road since it is very far from the public right-of-way.

- D. The landscape treatment along the front lot line is comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of one thousand (1,000) feet in both directions.

The proposed addition will only moderately change landscaping near the location of the proposed entrance feature. The remainder of the streetscape will continue to obscure the parcel from Isle Ridge.

- E. The proposed ingress and egress is functionally adequate with regard to vehicular and pedestrian safety, separation of automotive traffic, traffic flow and control, provision of services, servicing utilities, refuse collection, and access in case of fire, catastrophe or emergency.

The proposed entrance feature will comply with all of the Town's public safety, required servicing, and fire and emergency requirements. The entrance of the property utilizes the required 15' site triangles for safe ingress and egress. The

¹ See Art. II, Sec. I, Definitions, Entrance Feature, TOWN OF JUPITER ISLAND LAND DEVELOPMENT REGULATIONS (2025).

entrance feature's columns will be 12' 2" wide – sufficient for access from emergency vehicles in the event of a catastrophe.

- F. Proposed screens and buffers are sufficient to ensure compatibility of uses and buildings with adjacent properties.

This installation of the small coral wall will not impact the nearby landscape buffers. Existing vegetation near this entrance to Isle Ridge Road, coupled with the 16' setback, will adequately screen the small addition. Nearby streetscape vegetation will only be modified as necessary to install the entrance feature and ensure that it will not be visible from the Isle Ridge Road right-of-way.

- G. The location, design and character of outdoor lighting and sound will not adversely affect adjacent properties.

This proposal does not include any exterior lighting or sound equipment. If exterior lighting is proposed near the entrance feature at a future date, then this would require my clients to submit an Exterior Lighting Self-Certification form to the Town's Building Department.

- H. The proposed stormwater management system is sufficient to prevent runoff from adversely affecting adjacent properties.

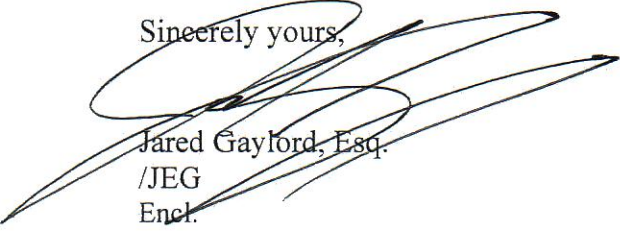
The existing stormwater management system is sufficient to prevent runoff from adversely affecting adjacent properties and will not be affected by the addition of an entrance feature. The proposed small entrance feature will have no effect on stormwater runoff because it will barely increase impermeable space on the property.

- I. The proposed development is designed and located so that all buildings are screened from view from adjacent properties and public roads such that the visual character of the proposed development from adjacent properties and public roads is predominantly natural, landscape plant material and land forms.

The existing vegetation is consistent with the native coastal character of the Island and provides a natural appearance while screening the property from the Isle Ridge and adjacent properties. Only slight modifications to landscaping may occur near the proposed entrance feature. Additional landscaping should not be required due to the small-scale addition, the setback from Isle Ridge Road, and the narrow view corridor along the southwestern Isle Ridge roundabout.

It is the applicant's intention and desire that the proposed entrance feature is consistent with and complementary to the existing infrastructure of the Town, the surrounding properties and the Isle Ridge neighborhood. If you have any questions or concerns regarding any of the foregoing, please do not hesitate to contact the undersigned.

Sincerely yours,



Jared Gaylord, Esq.

/JEG

Encl.