

**AGENDA  
TOWN OF JUPITER ISLAND  
DEVELOPMENT REVIEW BOARD MEETING  
THURSDAY, JANUARY 8, 2026, 9:00 AM  
ISLAND ROOM – TOWN HALL – 2 BRIDGE ROAD - HOBE SOUND FL**

Call to Order and Comments

1. Minutes of the Development Review Board Meeting held on November 6, 2025
2. 161 North Beach, Hobe Sound, FL 33455, E-12 Island Core Residential District

**The applicant is 161 North Beach, LLC, and is represented by Jared Gaylord, Esq. of Marc R. Gaylord, P.A.**

**This is a site plan approval for:**

**Demolition of an existing 3,060.6 square foot non-conforming residence and construction of a new 3,058.3 square foot residence, which will not result in an expansion of the non-conformity.**

**In accordance with Article X, Division V, Section 5.00, Standards for Approval of Variances, the applicant is requesting a variance to Article IX, Division II, Section 2.02 (c) (d) for Nonconforming buildings.**

3. 7 South Beach, Hobe Sound, FL 33455, B-40 1-Acre Estate Residential District

**The applicant is 7 South Beach, LLC, represented by Andrew Russo, requesting the following:**

**This is a site plan approval for:**

**A modification to the existing landscape/ hardscape plan of the previously approved IRC, which was approved on March 3, 2022.**

4. Other Items\*
  - a. Next Meeting - February 5, 2026 - (Regular meetings to be held on the first Thursday of each month)
  - b. Other Matters
5. Adjournment

*\* No advanced materials provided*

**DEVELOPMENT REVIEW BOARD**  
Judy Holden, Chair

Nancy Auth  
Maria Bayazid  
Deane Blazie  
Truman Hobbs  
Jennifer Madden  
Christina Whitney  
Christina Gidwitz, Alternate  
Walter McCormack, Alternate  
Eleanor Seaman, Alternate

**ADMINISTRATIVE STAFF**

Robert Garlo, Town Manager  
Catherine Harding, Director of Building, Planning & Zoning  
Kimberly Kogos, Town Clerk  
Kyle B Teal, 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.