

**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.

**MINUTES
TOWN OF JUPITER ISLAND
DEVELOPMENT REVIEW BOARD MEETING
THURSDAY, NOVEMBER 6, 2025**

TIME: Thursday, November 6, 2025 – 9:00 AM
PLACE: Town Hall Island Room – 2 Bridge Rd., Hobe Sound, FL
PRESENT: Present were Chair Judy Holden, Members Nancy Auth, Deane Blazie, Jennifer Madden, Maria Bayazid, Christina Whittney, and Alternate Members Eleanor Seaman and Christina Gidwitz. Also present were Building Planning & Zoning Director Catherine Harding, Town Clerk Kimberly Kogos, and Legal Counsel Kyle Teal and IT Director Bill Sutton.

Call to Order and Comments*

Chair Holden called the meeting to order.

Town Clerk Kogos administered the Oath of Office to all attending regular and alternate members of the board. The voting members of the board took their seats at the dais. Building Director Catherine Harding and legal counsel Kyle Teal also attended the meeting.

Chair Holden read the purpose and duties of the Board. The Board members introduced themselves.

1. Consent Agenda

- a. Minutes of the Impact Review Committee held on September 11, 2025

MOTION: *Alternate Member Seaman/Member Madden moved to approve minutes of the September 11, 2025 Impact Review Committee as presented.*

ACTION: *Motion Passed 7-0.*

- b. Minutes of the Board of Adjustment held on June 26, 2025

MOTION: *Member Auth/Member Blazie moved to approve minutes of the June 26, 2025 Board of Adjustment as presented.*

ACTION: *Motion Passed 7-0.*

Town Clerk Kogos swore in all parties interested in speaking during today's hearing including Attorney Jared Gaylord of Marc R. Gaylord P.A., Scott Hughes of Huum Architects; Richard Rutledge of Innocenti and Webel; Collin Bentley of Howard Design Studio; McClean Jenkins of D. Stanley Dixon Architect; Michael Rawls of Michael Rawls Landscape Architect; Dan Morrow of Danmark Development; Kermit White of Principle Design & Development Group LLC; resident Artie Williams, Building Director Catherine Harding; and Attorney Kyle Teal of Buchanan Ingersoll & Rooney PC.

2. 1 Bon Aire Desire Ave, Hobe Sound, FL 33455, E-12 Island Core Residential District

The applicant is Branden Bell, and is represented by Scott Hughes, Umbanhoware Architects, and Jared Gaylord, Esq. of Marc R. Gaylord, P.A.

This is a variance and site plan approval for:

Construction of a new 5,030 sq ft single-family residence with pool and associated hardscape and landscape.

Ex-Parte Communication:

- *Chair Holden stated she visited the property, read the materials, and had no ex-parte communication but noted the representative on site.*
- *Member Whitney stated she visited the property with Director Harding read the materials, and had no ex-parte communication.*
- *Member Madden stated she visited the property with Director Harding read the materials, and had no ex-parte communication but noted the representative on site.*
- *Member Blazie stated he visited the property with Director Harding read the materials, and had no ex-parte communication but noted the representative on site.*
- *Member Auth stated she visited the property with Director Harding, read the materials, and spoke with Mr. Hughes on site, and had no additional ex-parte communication.*
- *Alternate Member Seaman stated she visited the property with Director Harding and Mr. Hughes, read the materials, and had no additional ex-parte communication.*
- *Member Bayazid stated she visited the property with Director Harding and Mr. Hughes, read the materials, and had no additional ex-parte communication.*

Director Harding introduced the application for 1 Bon Aire Desire by providing background information regarding the property and application. She stated the specific requirements set forth by the Building Department and King Tree Service.

Attorney Gaylord, representing the Bell family, introduced the project team and provided aerial views of the property. He explained the digital elevation model, noting neighboring property elevations and maximum height for comparison purposes, and provided neighboring examples of projects that requested and received Initial Measuring Point (IMP) relief.

Mr. Scott Hughes, project architect, reviewed the architectural plans beginning with the site plan, proposed floor plans and elevations.

Attorney Gaylord provided ground photographs of the existing property and vegetation. He displayed photographs of neighboring homes for comparison purposes specifically pertaining to grade level.

Mr. Richard Rutledge, landscape designer, explained the proposed landscape plans and reviewed the existing vegetation and buffering plans. He noted the existing drainage areas and provided details of the construction staging plans.

Member Blazie asked for confirmation of sufficient buffering of the 2nd story from the neighboring property. Mr. Rutledge confirmed that the buffer is sufficient and provided additional details to further substantiate his confirmation. Mr. Rutledge displayed the landscape elevation renderings to better demonstrate the property buffers. He confirmed the renderings demonstrate "as planted" vs. future growth.

Alternate Member Seaman requested a timeline for the landscape plans. Mr. Rutledge obliged by providing specific details.

Member Bayazid asked about the regular defoliation due to sea salt and wind. Mr. Rutledge described a very wide salt-tolerant buffer and noted an existing buffer that is accustomed to the environment.

Public Comment:

None.

Chair Holden read each of the standards and criteria for variances and asked each member to agree or disagree with each. All voting members agreed that each variance standard had been met.

MOTION: *Alternate Member Seaman/Member Bayazid moved to approve the variance as presented.*

ACTION: *Motion Passed 7-0.*

Chair Holden read the standards for Impact Review and asked each member to agree or disagree with each.

Members Auth and Bayazid asked about the exterior terraces and features. Mr. Hughes stated that no elements such as fire pits or water features are proposed. He explained that exterior lighting will be compliant with sea turtle regulations.

All voting members agreed that each standard for impact had been met.

Chair Holden noted the conditions for approval stated by the building department.

MOTION: *Alternate Member Seaman/Member Bayazid moved to approve the variance with conditions as presented.*

ACTION: *Motion Passed 7-0.*

3. 126 South Beach Road, Hobe Sound, FL 33455, D-25 Island Core Residential District

The applicants are Robert and Mary McCormack, and are represented by Jared Gaylord, Esq. of Marc R. Gaylord, P.A.

This is a variance for:

Addition of a small closet space on the Northwest side of the existing master suite and a new covered entry. This 7'- 7'5" x 12' closet and new covered entry will result in the addition of 142 square feet, exceeding the permitted floor area for this property by 110 square feet.

Ex-Parte Communication:

- *Chair Holden stated she visited the property, read the materials, and had no ex- parte communication.*
- *Member Whitney stated she visited the property with Director Harding, read the materials, briefly spoke with Mr. McCormack, and had no additional ex- parte communication.*
- *Member Madden stated she visited the property with Director Harding, read the materials, and had no ex- parte communication.*
- *Member Blazie stated he visited the property with Director Harding, read the materials, spoke with Mrs. McCormack, and had no ex- parte communication.*
- *Member Auth stated she visited the property with Director Harding, read the materials, and had*

no ex-parte communication.

- *Member Seaman stated she visited the property with Director Harding, read the materials, had a conversation with neighbor Mrs. Strawbridge, and had no additional ex-parte communication.*
- *Alternate Member Bayazid stated she visited the property with Director Harding, read the materials, and had no additional ex-parte communication.*

Building Director Harding introduced the application for a hardship variance and provided details and background information including information pertaining to previously adopted ordinances regarding hardship variances.

Attorney Gaylord, representing the McCormack family, introduced the project team. He provided aerial views of the property that includes deeded beach access. He presented the property survey and displayed the architectural and proposed floor plans. He provided elevations of the proposed closet addition and reviewed site data calculations.

Attorney Gaylord noted that at the time of purchase the variance was not considered a hardship variance and referred to Ordinance No. 393 adopted in 2024 and Ordinance No. 405. Chair Holden asked for clarification and Attorney Teal confirmed that the Board is governed by the currently adopted Ordinance.

Attorney Gaylord noted Senate Bill 180, explaining it prohibits municipalities and counties from adopting regulations that make their Ordinances, Land Development Regulations, or Comprehensive Plans more burdensome or restrictive than what previously existed. The bill is retroactive to August 1, 2024. Attorney Gaylord stated the Town adopted Ordinance 405 on April 16, 2025, which falls within that retroactive window, and if the Ordinance were removed from consideration, the McCormacks would be able to build.

Attorney Teal explained that Senate Bill 180 is being challenged in court currently. He noted that for today's application the Ordinance stands.

Attorney Teal stated that, for this application, the submission did not fall within the relevant time period referenced. Attorney Teal noted the applicant could clarify the timeline, but explained that if the statute were deemed legally applicable, Ordinance 405 could not be enforced.

Attorney Gaylord and Attorney Teal discussed the timeline, noting contractor Dan Morrow indicated an initial application was submitted in February for the covered area and guest closet. Attorney Gaylord stated the applicant believed SB 180 applied and the filing pre-dated Ordinance 405, while the Town viewed Ordinance 405 as a clarification of Ordinance 393 that still governed the review. He added the timeline was provided only to explain why the application was before the Board.

Attorney Gaylord provided the site photographs and landscape plans.

Member Auth asked for additional screening. Mr. Michael Rawls, landscape architect, explained that the proposed screening will enhance the existing buffer.

Alternate Member Seaman asked for the construction timeline. Attorney Gaylord obliged noting the project would be completed in 3 months.

Public Comment:

None.

Member Blazie provided comments to the McCormack family and comments to avoid de minimis property additions, suggesting administrative approval.

Alternate Member Seaman asked if there is neighboring support of the project, noting initial conversations with neighbors, including concerns about buffering to the north.

Chair Holden reviewed each standard for variance (a-g).

Members Auth, Blazie and Whitney disagreed with the first standard for variance (a).

MOTION: *Member Auth/Member Blazie moved to approve the variance including the condition of enhanced buffer.*

ACTION: *Motion Passed 7-0.*

Attorney Teal noted no letters of support or objection were in the record and reminded the Board it was acting in a quasi-judicial capacity, requiring any decision to be based on competent substantial evidence.

4. 214 South Beach Road, Hobe Sound, FL 33455, A-80 2 — Acre Estate Residential District

The applicant is Gate House South Properties, represented by Jared Gaylord, Esq. of Marc R. Gaylord, P.A.

This is a demolition and site plan approval for:

Demolition of the existing main house and construction of a new 5,006 sq ft 2-story single-family residence. Pool and associated hardscape and landscape permits and alterations to the garage and carriage house are already underway.

Ex-Parte Communication:

- *Chair Holden stated she visited the property and met with the Site Manager and Senior Vice President of Sands Construction, read the materials, and had no ex-parte communication.*
- *Member Whitney stated visited the property with Director Harding, read the materials, had no ex-parte communication.*
- *Member Madden stated she visited the property with Director Harding, read the materials, and had no ex-parte communication.*
- *Member Blazie stated he visited the property with Director Harding, spoke with the site manager, read the materials, and had no ex-parte communication.*
- *Member Auth stated she visited the property with Director Harding and site manager, read the materials, discussed property with a friend prior to being on the Board, and had no ex-parte communication.*
- *Member Seaman stated she visited the property with Director Harding, spoke with the site manager, read the materials, and had no ex-parte communication.*
- *Alternate Member Bayazid stated she discussed the property with Director Harding, visited the property with the property owner, read the materials, and had no ex-parte communication.*

Building Director Harding introduced the application and provided building department information including conditions of approval. Director Harding noted a letter of opposition by the neighbor with the shared driveway. She explained her response to the neighbor regarding winter work waiver.

Attorney Gaylord, representing the Williams family, introduced the project team. He provided aerial views of the property and noted the home was built circa 1900, although no development restrictions apply. He explained the original plan was to renovate and add to the existing home, but discovered that the existing structure was not able to be renovated due to the quality of the structure. The application is now for a demolition and new construction. He displayed the site plan noting the structures that will remain and be renovated.

Chair Holden reviewed the individual standards for demolition.

Members Seaman and Bayazid provided comments that would become conditions of approval.

MOTION: *Alternate Member Seaman/Member Bayazid moved to approve demolition.*

ACTION: *Motion Passed 7-0.*

Mr. Jenkins, project architect, provided details of the proposed construction noting a reduction of just over 2,000 square feet. He provided elevations of the proposed structure that mimics the characteristics of the original structure.

Board member questions and comments ensued regarding the equipment location and construction materials.

Ms. Collin Bentley, landscape architect, reviewed the landscape architecture and explained several trees that needed to be removed due to disease or were invasive. She confirmed that the occurring gaps will be filled as soon as possible, noting that the perimeter buffers were not impacted. She displayed buffer elevations noting thinner areas where vegetation will be enhanced.

Clarification was provided regarding the construction driveway as well as the timing of vegetation removal and replacement. Discussion ensued regarding the buffer along the driveway. Timing regarding the construction driveway was discussed as well.

Alternate Member Gidwitz recognized the need to be sensitive to the neighbors to the north. Mr. Williams provided comment stating that he wishes to be a good neighbor and to work with his neighbors regarding any of their concerns.

Public Comment:

None.

Chair Holden read the standards for impact review and asked for each member to agree or disagree with each standard. She noted one standard that was not discussed in the application. The voting members agreed that each standard had been met.

In addition to conditions outlined by Director Harding, Chair Holden and Member Madden reviewed the additional conditions discussed including:

- Install a steel plate over the utilities.
- Remove the diseased ficus tree.
- Install chain-link tree protection.
- Add mid-story palm screening along the north and south buffers.
- Maintain construction fencing.
- Provide a gatekeeper during construction activity.
- Construct a cement wall around the mechanical equipment.

- Complete the second driveway as a fully functioning access point with a noise buffer as soon as possible.

MOTION: *Member Madden moved to approve the application with conditions as discussed.*

ACTION: *Motion Passed 7-0.*

5. Other Items*

- a. Next Meeting — December 4, 2025 — (Regular meetings to be held on the first Thursday of each month)

The next meeting was confirmed for December 4, 2025. The Board agreed to move the January 1st meeting to January 8.

- b. Other Matters

No other matters were discussed at this time.

6. Adjournment

The meeting adjourned at 11:39 AM.

Respectfully Submitted,

Kimberly Kogos, Town Clerk

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



DEVELOPMENT REVIEW BOARD

A Public Meeting/Hearing will be held at the Jupiter Island Town Hall, 2 Bridge Road, Hobe Sound, FL on **January 8, 2026, at 9:00 a.m.** for the purpose of considering the following application.

161 North Beach Road - E-12 Island Core Residential District

This is the application of 161 North Beach LLC, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

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.

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

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
DEVELOPMENT REVIEW BOARD
MEETING DATE: JANUARY 8, 2026
Staff Report**

To: Chair and Members of the Development Review Board
CC: Robert Garlo, Town Manager and Town Attorney
From: Catherine Harding, Building, Planning and Zoning Director
RE: 161 North Beach Road-Application for a Hardship Variance to Demolish and Replace an Existing Non-Conforming House
Date: December 30, 2026

Owners:

161 North Beach, LLC, a Florida limited liability company

Agent:

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

Property Description:

161 North Beach Road, in the E-12 Residential District. This is a 3,060.6 square foot, 2-story house, constructed in 1995 and located on .50519 acres.

Request:

The proposal is to construct a new 3,058.3 square foot house in the existing location. The existing structure is located easterly of the Coastal Construction Control Line and Easterly of the Waterfront Setback Line.

Nonconformities:

1. The property has a 25.1 Ft. side yard setback on the right side. Article III. Section 6.02, H. 2.b.(2), requires a 30 ft. setback for the second floor.
2. The main structure is located easterly of the Waterfront Setback Line. Article IV, Section. 3.02, B. Oceanfront Setbacks require the structure to be westerly of the Waterfront Setback Line.
3. The property has a 15.1 front yard setback. The required front yard setback is 30 feet. Ref: Article III. Section 5.02, H. 1.

Planning and Zoning Analysis:

The building is a pre-existing non-conforming structure. The building may be replaced with a building that is in the same location as the destroyed building and is designed and configured such that the extent of the prior nonconformity is not increased. Ref: Article IX, Division 2, Section 2.02 (D), 2. A. A Zoning Analysis is attached for your review.

Reports Attached:

King Tree Service report on the landscaping plan.

Fire Chief Frank Lasaga 's report.

Letter from Jason Spanier, DEP, detailing requirements for approval.

Building Department Recommendations:

1. Prior to a Building Permit, the applicant will need to secure a DEP permit. Any changes required by them may result in a change to the building permit plans.
2. Proof of septic tank/system approval from the State Department of Health and Rehabilitation will be required prior to a Certificate of Occupancy.
3. The Town Engineer's report is required. The Town Engineer was not available to make a review of this application. A full review is required prior to a Building Permit being issued. The Building Permit will be subject to that report.

Standards for review by the Development Review Board: (see attached ordinances)

The applicant has submitted the required Standards analysis for the Board's review. (attached)

Article IX. Division 2. Section 2.02, C. Replacement of a nonconforming building.

Article IX, Division 2. Section 2.02 (D) a. non-conforming building replacement standards.

Article X, Division 2, Section 2.02. Standards for impact review.

Article X. Division 2, Section 2.03. Standards for impact review of demolition applications.

Article X. Division 5. Section 5.00. Variance standards for approval.

Sec. 2.02. - Nonconforming buildings.

- A. Continuation. Any building which was lawfully in existence on the effective date of these land development regulations, or any amendment thereto, which is made nonconforming by the adoption of these land development regulations or any such amendment thereto, may be continued and maintained or repaired notwithstanding such nonconformity.
- B. Extension or expansion. No nonconforming building shall be enlarged, increased, expanded or altered in any way unless such enlargement, increase, expansion or alteration complies with each requirement of these Land Development Regulations.
- C. Replacement. In the event part or all of a nonconforming building is destroyed or made structurally unsound by fire, casualty, or other Act of God (which shall include, but not be limited to, wood eating organisms, degraded concrete, or similar factor not within the control of the property owner) to the point where repair is impracticable, the building may be reconstructed or replaced if approved by the board of adjustment using section 2.02(D) below.
- D. The board of adjustment may approve a variance for the replacement of a destroyed nonconforming building, dock, or dune crossover, provided the applicant demonstrates that all of the standards below are met:
 - 1. All or a material part of the nonconforming building has been destroyed by fire, casualty, or an Act of God; and
 - 2. The building will be replaced with a building that is located in either:
 - a. The same location as the destroyed building, and is designed and configured such that the extent of the prior nonconformity is not increased; or
 - b. A different location than the building to be replaced, and is designed and configured such that the replacement building does not have a greater apparent mass when viewed from public rights-of-way or neighboring properties; and:
 - (1) The totality of nonconformities of the building to be replaced is reduced by the replacement building, and if an individual nonconformity is increased, the increase is not material; or
 - (2) The totality of nonconformities of the replacement building is unchanged and the building official determines that there will be a material safety benefit realized by the relocation of the building; and
 - (3) Is of the character and architectural style of the building that previously existed, unless such character or architectural styles are impracticable due to state or federal regulations; and
 - (4) The building official determines that the replacement building complies with these land development regulations to the maximum extent possible; and

- (5) The replacement building contains no more floor area than the building to be replaced; and
- (6) The application for approval has been submitted to the town within three years of the date on which the destruction occurred.

(Ord. No. 401, § 16, 12-6-24)

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)

Sec. 2.03. - Standards for impact review of demolition applications.

The decision-maker shall approve an application for approval of the demolition of an existing structure or building if the applicant demonstrates that:

- A. The proposed demolition will not adversely affect the public interest; and
- B. The proposed demolition will result in the complete removal of all evidence of the former structure or building; and
- C.

If the demolition affects all of the buildings on the lot, all impermeable surfaces that were accessory to the demolished structures or buildings, including but not limited to driveways, terraces, courts, slabs, and foundations, will also be removed; and

- D. The landscape treatment along the front lot line will remain 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, or will be planted such that it is comparable to the character and quantity of said streetscape if its existing condition is that it is not comparable in character or quantity; and
- E. The building or structure proposed for demolition does not meet the standards for landmark designation set out in article VIII, section 1.02; and
- F. The demolition will not unnecessarily affect existing landscape buffers, and landscape buffers that are affected will be restored upon completion of the demolition.
- G. The demolition will be staged such that:
 - 1. Noise will be minimized in terms of duration and volume; and
 - 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. 5.00. - Standards for approval of variances.

Except as provided in article V, section 5.09 (variances related to subdivision standards), the board may grant a variance from the terms of these land development regulations if the development review board finds that the applicant has demonstrated that:

- A. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district; and
- B. The special conditions and circumstances do not result from the actions of the applicant; and
- C. The variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings or structures in the same zoning district; and
- D. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant; and
- E. The variance is the minimum variance that will make possible the reasonable use of the land, building or structure; and
- F. The variance will be in harmony with the general intent and purpose of these land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
- G. The variance does not authorize the use of land that is prohibited in the underlying zoning district.

(Ord. No. 411, § 6, 9-16-25)

KING TREE SERVICE

OF SOUTH FLORIDA

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

November 25, 2025

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

RE: 161 North Beach Road

The Landscape Plan for 161 North Beach Road is overall minimal in scope.

- All invasives species will be removed.
- All plant material to remain on site is suitable for the location.
- Nearly all new plant material is made up of native species.
- Buffer appears to be good in all locations.
- Gates and construction fence will be in place for construction.

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

Prepared by:



**Brian Fischer
ISA Certified Arborist FL-5287A**



MEMORANDUM

TO: BUILDING DEPARTMENT
FROM: SERGEANT/FIRE CHIEF FRANK LASAGA
DATE: DECEMBER 7, 2025
SUBJECT: 161 N BEACH RD

After reviewing the proposed plans for the construction of a single-family residence at 161 North 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. 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.

Megan McMahon

From: Spanier, Jason <Jason.Spanier@FloridaDEP.gov>
Sent: Wednesday, December 10, 2025 1:15 PM
To: Catherine Harding; Sartori, Aline
Cc: Megan McMahon; Amy Vanilla
Subject: RE: 161 North Beach Road, Demolition and Re-building

External Email - Use Caution

Good afternoon Catherine,

Thanks for your email. I have also cc'd the permit manager for Martin County, Aline Sartori here as well. She was included in some previous emails in regard to this property. Ultimately, as described below, it would need to be reviewed/permitted in Tallahassee with a CCCCL permit. Even if by chance the foundation and pilings are "reutilized" there would be other elements of the building process that would need DEP permitting from Tallahassee.

I should mention as well that on previous correspondence in which Aline was included, she indicated that this property is almost entirely captured by the 30 year erosion projection, which may pose challenges and/or restrictions regarding major structures. I believe on my previous correspondence with the agent, they mentioned doing some rehab/refurbishment of the existing foundation with no expansion or footprint change and keeping the elevated dwelling as is. Although that work may be exempt (or including any demo), the condition of the concrete supports and exposed rebar looked questionable and in need of serious work but I am not an engineer nor do I have an engineering background. Before they get too far along in any proposals for taking the structure down to reuse the foundation or install a new foundation, they may be best advised to first consult with Aline or our program administrator, Doug Aarons on feasibility of what they may be proposing. If you have any questions in the meantime, feel free to reach out anytime. To date, I don't believe Tallahassee has received any application yet.

Thanks,
Jason



Jason M. Spanier
Office of Resilience and Coastal Protection
Florida Department of Environmental Protection
jason.spanier@floridadep.gov
Phone: (772) 919-5786



From: Catherine Harding <charding@tji.martin.fl.us>
Sent: Tuesday, December 9, 2025 3:06 PM
To: Spanier, Jason <Jason.Spanier@FloridaDEP.gov>
Cc: Megan McMahon <mmcmahon@tji.martin.fl.us>; Amy Vanilla <avanilla@tji.martin.fl.us>
Subject: 161 North Beach Road, Demolition and Re-building

EXTERNAL MESSAGE

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Good afternoon, Jason,

The above structure has made application to demolish and re-build on the same location. It is a pre-existing building, and the applicant has applied for a variance and site plan approval.

Please advise what permits they may need and any other information that would assist our office with this application.

Regards,

Catherine

Catherine Harding

Director of Building, Planning and Zoning
Town of Jupiter Island
2 Bridge Road
Hobe Sound, FL 33455
P: (772) 545-0155



Town of Jupiter Island Staff Review Coastal Construction Control Line Permit Review Checklist

Note: The intent of this checklist is to allow applicants to review and anticipate what may be required by the Florida Department of Environmental Protection if a Coastal Construction Control Line (CCCL) permit is required. Applicants should engage with qualified professionals when seeking a CCCL Permit. Per the Town's Land Development Regulations (Art. XVII, Div. 3, Section 3.00, Ch. 1, Section 104.7), if required, a CCCL permit shall be obtained by the applicant and provided to the Town prior to issuance of a Town building permit.

Address: 161 North Beach Road Closest R-Monument: R-77

Owner: 161 North Beach LLC

Project Description (Development and Activities Requiring a CCCL Permit):

Demolition of existing single family residence and replacement with new, elevated single family in "relatively the same footprint". Plans reflect retaining and rehabilitation of existing foundation and structural support members.

- Plans depict location of Coastal Construction Control Line (CCCL).
- Plans depict location of Frontal Dune
- Plans depict location of the seasonal highwater line (Missing).
- Plans depict location of the 30-yr erosion projection line (Missing).
- Plans depict 100-yr Storm Flood Elevation and 100-yr Storm Grade Elevation or provide 100-yr elevation certificate. (Missing. FEMA Zone X/ Zone VE El. 8' according to FEMA online search)
- PE/Architect Certification of meeting standards of Florida Building Code, Section 3109. (Missing)
- Finished Floor & Lowest Structural Member above 100-yr Storm Elevation (Martin County CCCL 100-YR EL. = +14.8' NAVD / lowest structural member at +16.6' NAVD per sheet A-3 / MISSING STRUCTURAL SHEETS).
- Foundation modification? (Plans reflect rehabilitation of existing, not complete demolition and replacement).
- Footprint change or expansion? (No change in footprint proposed)
- Excavation of beach compatible sand? (Missing grading plans)
- Primary frontal dune changes (including revegetation)? (Potential change to PFD during demo/construction)
- Beach access or dune crossover structure? (Retaining existing deck/stairs)

(cont'd)

- List of exempt activities:**
 - o N/A
- List of major activities seaward of CCCL:**
 - o New one-story, single family residence with garage and frangible wall storage
 - o New driveway and elevated deck structures
 - o New drainage and septic fields
- List of minor activities seaward of CCCL:**
 - o New and relocated vegetation
 - o _____
- List of proposed landscape vegetation and native plant species list.**
- Offset distance (ft) of proposed activities from frontal dune. (~20')**
- Sea Turtle considerations including lighting specifications. (MISSING)**

Coastal Armoring and Protection

- Are there any existing coastal armoring or protection structures? (Yes. There is an existing rock revetment in front of the structure that is not reflected in the plans.) Are existing coastal structures certified to withstand a 100-year storm event? (No.)**
- Are existing coastal structures to be altered and/or replaced with new structures? (No)**
- Provide a basis for engineering design for all proposed coastal armoring structures, including design water surface elevations, proposed grades, design wave conditions, scour protection, runup and overtopping analysis, geotechnical analyses, etc. (N/A. Not proposed).**

(cont'd)

General Notes on proposed activities and issuance of Coastal Construction Control Line Permit by the Florida Department of Environmental Protection.

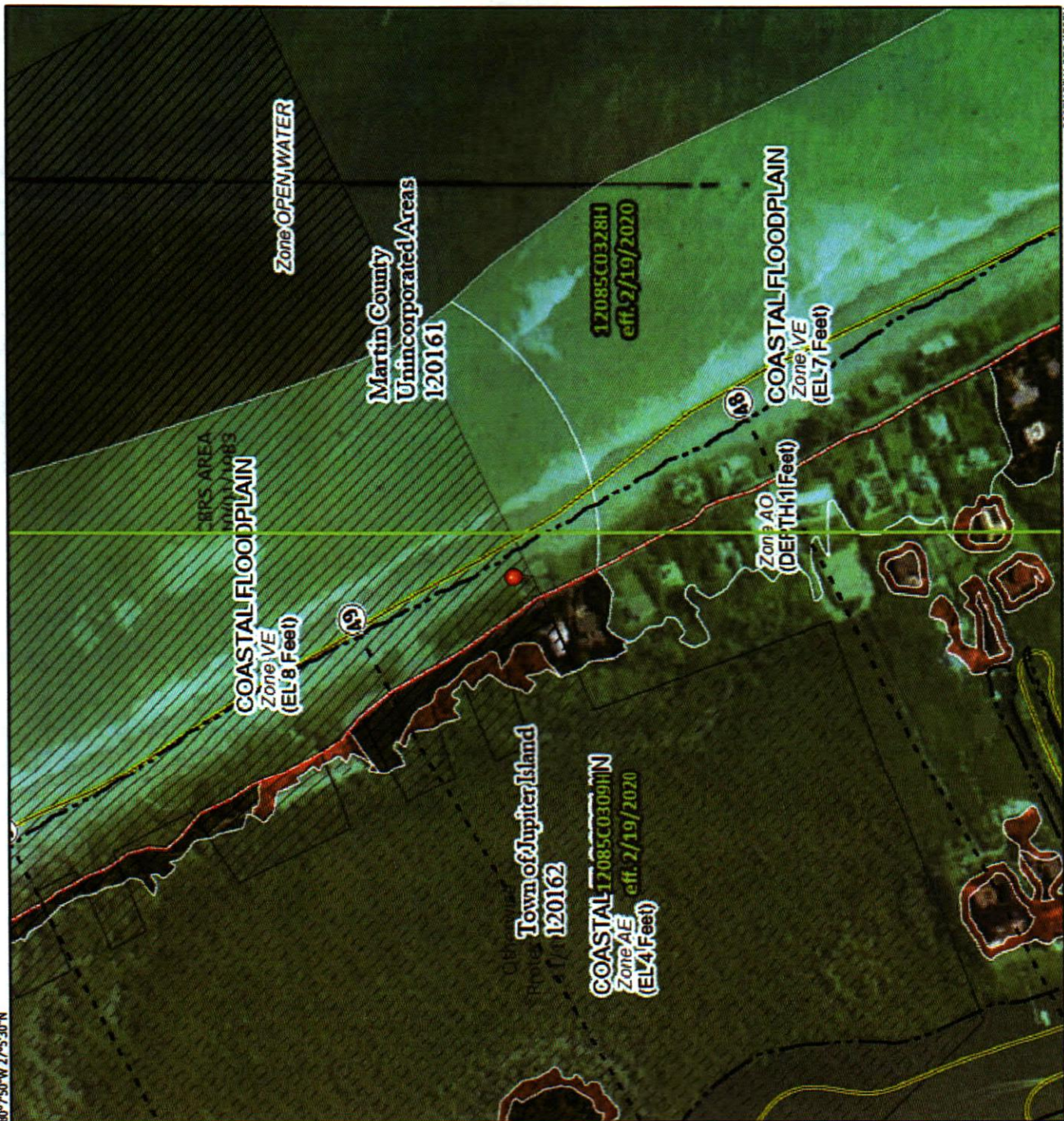
Applicant will need to obtain a CCCL permit for proposed activities and provide all certifications (Elevation Certificate, Pile Foundation, Final Certification) as required by FDEP.

OTHER NOTES: Property is located within a designated Coastal Barrier Resource System Area and may require additional regulatory consultation by other State/Federal agencies. Owner is responsible for obtaining all required permits.

National Flood Hazard Layer FIRMette



80°7'50"W 27°5'30"N



80°7'13"W 27°4'58"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT.

<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X) Future Conditions 1% Annual Chance Flood Hazard (Zone X) Area with Reduced Flood Risk due to Levee. See Notes. (Zone X) Area with Flood Risk due to Levee (Zone D) 	<p>OTHER AREAS</p> <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard (Zone X) Effective LOMRs Area of Undetermined Flood Hazard (Zone X) 	<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature 	<p>MAP PANELS</p> <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped
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The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/26/2028 at 1:07 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



**Town of Jupiter Island
Development Review Board
(DRB)**

PROPERTY:

Street Address: 161 North Beach Road, Hobe Sound, FL 33455

Tax Parcel Number: 35-38-42-004-000-02990-2 Zoning: E-12 Island Core Residential

Legal/General Description Lots 299 and 300, Bon Air Beach (Plat 3), according to the map or plat thereof as recorded in Plat Book 10, Page 34, of the Public Records of Palm Beach (now Martin) County, Florida.

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, FL 33455

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

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

Name: 161 North Beach, LLC, a Florida limited liability company

Mailing Address: c/o David Ivler, 3503 Main Lodge Drive, Miami, FL 33133

Phone #: _____ Email: _____

EXPLANATION OF REQUEST:

Demolish the existing structure above the pilings and replace it with a new, more structurally sound residence.

The existing residence is non-conforming due to the overlap of the Town's waterfront setback line and the front yard setback. The proposed residence will not increase any nonconformity presently existing on the property. Failure to grant a variance for this property would condemn the existing house, which is in poor condition, to further deterioration, impairing the value of the property.

IF VARIANCE IS REQUESTED, CITE LRD'S AFFECTED:

Article IX, Division II, Section 2.02(C) Replacement of a Nonconforming Building.

Article IX, Division II, Section 2.02(D) Standards for Replacement of a Nonconforming Building.

Article X, Division V, Section 5.00 Standards for Approval of Variance.

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:

If the variance request is denied, then my client will be left with no reasonable use of the property due to the overlap of the waterfront setback line and the front yard setback. The existing structure would likely experience

further degradation, impairing the property and neighboring property's values, and preventing any reasonable use of the land as a single-family home. This is the minimum possible variance - one that will not result in any increase in the non-conformity that presently exists and was previously approved by the Town.

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

Information as contained within this application **MUST** be provided and accepted by the Town of Jupiter Island 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, atty-in-fact for
161 North Beach, LLC

December 18, 2025

Signature of Owner or Agent—**REQUIRED**

Printed Name

Date

**161 NORTH BEACH ROAD, LLC
161 NORTH BEACH ROAD
DEVELOPMENT REVIEW BOARD SUPPLEMENT**

Nature of the Request:

- | | | |
|---------------|-------------|--|
| 1) Article IX | Division II | Section 2.02(C) |
| Article IX | Division II | Section 2.02(D) |
| 2) Article X | Division II | Section 2.02 – Standards for Impact Review |
| 3) Article X | Division II | Section 2.03 – Demolition Standards |
| 4) Article X | Division V | Section 5.00 – Variance Standards |

Affected Article and Section:

Article IX, Division II, Section 2.02 – Nonconforming Buildings

Sec. 2.02. - Nonconforming buildings.

A. Continuation. Any building which was lawfully in existence on the effective date of these land development regulations, or any amendment thereto, which is made nonconforming by the adoption of these land development regulations or any such amendment thereto, may be continued and maintained or repaired notwithstanding such nonconformity.

B. Extension or expansion. No nonconforming building shall be enlarged, increased, expanded or altered in any way unless such enlargement, increase, expansion or alteration complies with each requirement of these Land Development Regulations.

C. Replacement. In the event part or all of a nonconforming building is destroyed or made structurally unsound by fire, casualty, or other Act of God (which shall include, but not be limited to, wood eating organisms, degraded concrete, or similar factor not within the control of the property owner) to the point where repair is impracticable, the building may be reconstructed or replaced if approved by the board of adjustment using section 2.02(D) below.

D. The board of adjustment may approve a variance for the replacement of a destroyed nonconforming building, dock, or dune crossover, provided the applicant demonstrates that all of the standards below are met:

1. All or a material part of the nonconforming building has been destroyed by fire, casualty, or an Act of God; and

2. The building will be replaced with a building that is located in either:

a. The same location as the destroyed building, and is designed and configured such that the extent of the prior nonconformity is not increased; or

b. A different location than the building to be replaced, and is designed and configured such that the replacement building does not have a greater apparent mass when viewed from public rights-of-way or neighboring properties; and:

(1) The totality of nonconformities of the building to be replaced is reduced by the replacement building, and if an individual nonconformity is increased, the increase is not material; or

(2) The totality of nonconformities of the replacement building is unchanged and the building official determines that there will be a material safety benefit realized by the relocation of the building; and

(3) Is of the character and architectural style of the building that previously existed, unless such character or architectural styles are impracticable due to state or federal regulations; and

(4) The building official determines that the replacement building complies with these land development regulations to the maximum extent possible; and

(5) The replacement building contains no more floor area than the building to be replaced; and

(6) The application for approval has been submitted to the town within three years of the date on which the destruction occurred.

Article X, Division II, Section 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.

Article X, Division II, Section 2.03 – Standards for Impact Review of Demolition Applications

The decision-maker shall approve an application for approval of the demolition of an existing structure or building if the applicant demonstrates that:

A. The proposed demolition will not adversely affect the public interest; and

B. The proposed demolition will result in the complete removal of all evidence of the former structure or building; and

C. If the demolition affects all of the buildings on the lot, all impermeable surfaces that were accessory to the demolished structures or buildings, including but not limited to driveways, terraces, courts, slabs, and foundations, will also be removed; and

D. The landscape treatment along the front lot line will remain 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, or will be planted such that it is comparable to the character and quantity of said streetscape if its existing condition is that it is not comparable in character or quantity; and

E. The building or structure proposed for demolition does not meet the standards for landmark designation set out in article VIII, section 1.02; and

F. The demolition will not unnecessarily affect existing landscape buffers, and landscape buffers that are affected will be restored upon completion of the demolition.

G. The demolition will be staged such that:

1. Noise will be minimized in terms of duration and volume; and
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.

Article X, Division V, Section 5.00 – Variance Standards

Except as provided in article V, section 5.09 (variances related to subdivision standards), the board may grant a variance from the terms of these land development regulations if the development review board finds that the applicant has demonstrated that:

- A. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district; and
- B. The special conditions and circumstances do not result from the actions of the applicant; and
- C. The variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings or structures in the same zoning district; and
- D. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant; and
- E. The variance is the minimum variance that will make possible the reasonable use of the land, building or structure; and

F. The variance will be in harmony with the general intent and purpose of these land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

G. The variance does not authorize the use of land that is prohibited in the underlying zoning district.

< **BACK TO SEARCH**

Basic Info

PIN 35-38-42-004-000-02990-2	AIN 57416	Situs Address 161 NORTH BEACH RD JUPITER ISLAND FL	Website Updated 11/13/25
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners 161 N BEACH LLC	Parcel ID 35-38-42-004-000-02990-2	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address C/O DAVID IVLER 3503 MAIN LODGE DR MIAMI FL 33133	Account Number 57416	Neighborhood 135705 Jupiter Island - North Beach
Tax District JUPITER ISLAND	Property Address 161 NORTH BEACH RD JUPITER ISLAND FL	Legal Acres 0.34
	Legal Description BON AIR BEACH LOTS 299 & 300 OR 351/469	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	\$ 1,620,000	\$ 262,600	\$ 1,882,600	\$ 0	\$ 1,882,600	\$ 0	\$ 1,882,600

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 6/12/02	Grantor (Seller) FACKLER, ERNEST C	Doc Num JKL
Sale Price \$ 1,050,000	Deed Type Special Warranty Deed	Book & Page <u>1655 0481</u>

Legal Description

BON AIR BEACH LOTS 299 & 300 OR 351/469

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

INSTR # 1579907
OR BK 01655 PG 0481
RECORDED 06/19/2002 11:23:59 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 7,350.00
RECORDED BY T Copus (asst mgr)

This Document Prepared By and Return to:
Walter G. Woods, Esq.
Oughterson, Sundheim & Woods, P.A.
310 SW Ocean Blvd.
Stuart, Florida 34994

Parcel ID Number: 35-38-42-004-000-0299.0-2
Grantee #1 TIN:
Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 12th day of June, 2002 A.D., Between
Ernest C. Fackler, a single man

of the County of Wayne, State of Florida, grantor, and
161 N. Beach, L.L.C., a Florida limited liability company

whose address is: 3976 Wood Avenue, Coconut Grove, FL 33133

of the County of Miami-Dade, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Martin State of Florida to wit:
Lots 299 and 300, Bon Air Beach (Plat 3), according to the map or
plat thereof as recorded in Plat Book 10, Page 34, of the Public
Records of Palm Beach (now Martin) County, Florida.

Subject to restrictions, reservations and easements of record, if
any, and taxes subsequent to 2002.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Lynne H. Killian
Printed Name: LYNNE H. KILLIAN
Witness

Ernest C. Fackler (Seal)
Ernest C. Fackler
P.O. Address: 8949 SE Bridge Road, PMB 283
Hobe Sound, Florida 33455-5312

Rebecca J. Howard
Printed Name: Rebecca J. Howard
Witness

Rosanna DeBarrille



HONORABLE
RUTH PIETRUSZEWSKI, CFC

Property Address 161 NORTH BEACH RD
Legal Description BON AIR BEACH LOTS 299 & 300 OR 351/469

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

REAL ESTATE

2025 MARTIN COUNTY
Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

161 N BEACH LLC
C/O DAVID IVLER
3503 MAIN LODGE DR
MIAMI, FL 33133

PARCEL ID: 35-38-42-004-000-02990.20000
ALTERNATE ID: 57416
ESCROW CODE:



SCAN TO VIEW YOUR
BILL ONLINE!

If Paid By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	\$29,553.80	\$29,861.65	\$30,169.51	\$30,477.36	\$30,785.21

Ad Valorem Assessments						
Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
JUPITER ISLAND-AD VAL-OP	772-545-0100	2.8259	1,882,600	0	1,882,600	5,320.04
JUPITER ISLAND-EROSION	772-545-0100	0.9593	1,882,600	0	1,882,600	1,805.98
JUPITER ISL-DEBT SERVICE	772-545-0100	0.2100	1,882,600	0	1,882,600	395.35
SCHOOL-GENERAL FUND	772-219-1200 ext 30273	3.0540	1,882,600	0	1,882,600	6,749.46
SCHOOL-CAPITAL-OUTLAY	772-219-1200 ext 30273	0.9500	1,882,600	0	1,882,600	1,788.47
SCHOOL-DISCRETIONARY	772-219-1200 ext 30273	0.7480	1,882,600	0	1,882,600	1,408.78
SCHOOL-ADDTNL VOTER MIL	772-219-1200 ext 30273	0.4250	1,882,600	0	1,882,600	800.11
CHILDRENS SERVICES ORDNCs	772-288-5758	0.3618	1,882,600	0	1,882,600	681.12
FL INLAND NAVIGATION DIST	561-627-3386	0.0270	1,882,600	0	1,882,600	350.83
S-FLA WTR MGMT	561-686-8800	0.2301	1,882,600	0	1,882,600	433.18
COUNTY-GENERAL FUND-OP	772-463-2868	6.5614	1,882,600	0	1,882,600	12,352.49
MILLAGE CODE 4300	TOTAL MILLAGE	16.3525	TOTAL AD VALOREM TAXES		\$30,785.21	

Exemptions

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

TOTAL \$30,785.21

*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)

2025

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: 35-38-42-004-000-02990.20000

ALTERNATE ID: 57416

ESCROW CODE:

161 N BEACH LLC
C/O DAVID IVLER
3503 MAIN LODGE DR
MIAMI, FL 33133

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

<input type="checkbox"/>	Nov 30, 2025	\$29,553.80
<input type="checkbox"/>	Dec 31, 2025	\$29,861.65
<input type="checkbox"/>	Jan 31, 2026	\$30,169.51
<input type="checkbox"/>	Feb 28, 2026	\$30,477.36
<input type="checkbox"/>	Mar 31, 2026	\$30,785.21

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.



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.

December 18, 2025

VIA HAND DELIVERY

Catherine Harding
Town of Jupiter Island
2 SE Bridge Road
Hobe Sound, FL 33475

RE: 161 North Beach, LLC, a Florida limited liability company
Development Review Board – Replacement of a Nonconforming Building Redevelopment
Property Address: 161 North Beach Road, Hobe Sound, Florida 33455 (“Property”)

Dear Mrs. Harding:

This office represents the interests of the Ivler family and 161 North Beach, LLC, a Florida limited liability company, as it pertains to their application to the Development Review Board for the demolition and replacement of an existing nonconforming building with a new structure that will not increase the existing nonconformity present on the Property.¹

The Ivler family has owned the Property since June 2002. The Property is 22,006 square feet or .50519 acres and is in the E-12 Island Core Residential District. The Property contains an existing nonconforming two-story main residence, constructed on pilings to comply with Florida Department of Environmental Protection (“FDEP”) requirements and regulations. The residence was built in 1995 according to the Martin County Property Appraiser and Town of Jupiter Island records. The home was repeatedly subject to inclement weather and harsh conditions, include salt air, hurricanes, and nor’easters. The cumulative effect of these storms, coupled with the age of the structure, has resulted in degraded concrete, excessive leaking, and damage to the siding. While the residence has been repaired multiple times, the best and most cost-effective solution is to demolish the existing residence above the pilings² and replace it with a new, modern home. The new home will be constructed with the latest technology and materials to create a residence that is more resilient, safer, and more secure during inclement weather conditions.

¹ See Art. IX, Div. II, Sec. 2.02(b), TOWN OF JUPITER ISLAND LAND DEVELOPMENT REGULATIONS (2021)(stating “[n]o nonconforming building shall be enlarged, increased, expanded, or altered in any way unless such enlargement, increase, or alteration complies with each and every requirement of these land development regulations.”).

² A structural engineer has advised my client that the existing piling system could be repaired and salvaged. This system *may* make the FDEP permitting process simpler and faster than if the existing pilings were removed and replaced.

Mr. Ivler wishes to demolish the existing structure and rebuild it in the same location and architectural style as originally designed. However, the new structure will be developed with modern construction techniques and materials that comply with the Florida Building Code and FDEP to ensure the safety and stability of the residence. My client hopes to continue to enjoy using this Property with his family. Failure to approve my client's request will result in keeping an unsafe structure and the inability to use the Property for a single-family residence.

The existing main residence, with a floor area of **3,061.8 square feet**, will be removed. The proposed, new main residence will be **3,058.3 square feet – 3.5 square feet less than the existing floor area**. The permitted floor area for this Property is **4,401.2 square feet or 1,343.2 square feet** more than the proposed floor area. The lowest level of the structure will be framed with "frangible walls" to comply with FDEP requirements. This area will be utilized for garage, storage, circulation, and mechanical space. The second floor will consist of a master bedroom, two other bedrooms, a kitchen, pantry, dining area, great room, covered porch, balcony, bathrooms, closet space, storage, and circulation space.

The existing structure is nonconforming due to the encroachment in the front yard setback and the Town's waterfront setback line ("WFSBL"). The ability to build a conforming residence on this Property is nonexistent due to the WFSBL's location in the North Beach Road right-of-way. The existing home is 15.1' from the boundary line with the North Beach right-of-way, rather than the required 30' front yard setback.³ Since the Property has no building envelope due to the location of the setback lines, failure to grant the requested relief would result in no reasonable use of the Property in a way that would effectively constitute inverse condemnation.⁴ Failure to grant the request to replace the existing nonconforming residence with one that does not increase the nonconformity would render "it virtually impossible to use that land for the purpose or manner for which it is zoned" – for a single-family home.⁵

It is also worth noting that the existing residence was approved by the Town of Jupiter Island in the early 1990s. A public records request produced plans that were approved by the Town on "June 24, 1994." The plans also note that the home was approved by the Board of Adjustment and the Impact Review Committee.⁶ Granting approval for this residence entitles owner to vested and grandfathered rights. The Florida's Fifth District Court of Appeal held in *Lewis v. City of Atlantic Beach* that:

[A]pplication of zoning regulations to restrict an existing use of property, resulting in substantial diminishing of its value, may constitute a "taking" by the governmental agency which requires the payment of compensation under well-established principles of constitutional law... To avoid these consequences, zoning regulations generally "grandfather" the continuation of existing nonconforming uses on property subject to the zoning classification... [and] is reasonable to

³ The result is a 14.9' encroachment.

⁴ See *Aikew v. Gables-by-the-Sea, Inc.*, 333 So.2d 56 (Fla. 1st DCA 1976).

⁵ See *Hemisphere Equity v. Key Biscayne*, 369 So.2d 996 (Fla. 3rd DCA 1979).

⁶ These were approvals appear to have been granted on January 14, 1992 and June 3, 1992, respectively.

conclude that the termination of such grandfathered nonconforming uses may result in a “taking” for constitutional purposes...

Lewis v. City of Atlantic Beach, 467 So.2d 751, 754 (Fla. 5th DCA 1985)

The Town of Jupiter Island’s Comprehensive Plan also respects the balancing of vested and grandfathered rights and notes that, while the elimination or reduction of non-conformities should be encouraged, it must “be accomplished with proper respect for the vested rights of property owners.”⁷ This concept is further expounded upon in the Town’s Land Development Regulations. Article IX, Division II, Section 2.02 states that nonconforming buildings may continue, be repaired, and even replaced in certain circumstances.⁸ Replacement of a nonconforming building is permitted when it has been made “structurally unsound by fire, casualty, or other Act of God (which shall include, but not be limited to...degraded concrete...) to the point where repair is impracticable...”⁹ The request to replace the nonconforming structure will be in accordance with the standards contained in Article IX, Division II, Section 2.02(D). The proposed residence will be within the same footprint as the prior home and will not increase or enlarge the existing nonconformity present on the Property.

In addition to rebuilding the existing structure, the Property’s landscaping will also be enhanced. The existing landscaping consists of 15’-20’ seagrapes along the southern border, low dune vegetation along the eastern boundary, 10’-20’ seagrapes on the northern border, and a tall clusia hedge for the streetscape buffer. Invasive scaevola will be removed during redevelopment. An eight-foot (8’) tall construction gate with green mesh will be located along North Beach Road to secure the job site and prevent views of the demolition and redevelopment from the public right-of-way. The construction gate will be flanked by two six-foot (6’) fences to further protect the Property, limit views, and control dust from exiting the Property. The final landscape plan will replace areas overrun with scaevola with a mix of native dune vegetation, including seagrape, bay cedar, sea lavender, silver saw palmetto, horizontal cocoplum, beach creeper, dune sunflower, spider lily, and sea oats. Coconut palms will be added near the entrance to frame the front of the Property and limit upper-story views of the new residence. The existing clusia hedge, coupled with key thatch palm, green island ficus, horizontal cocoplum, dune sunflower, and beach creeper, will obscure the residence from North Beach Road. The proposed landscape open space for the property will be **18,658 square feet or 84% of the lot area** – exceeding the required 6,601.8 square feet or 30% of the lot area.

The proposed residence will not result in an increase in runoff, since the proposed structure will have an extremely similar footprint. Regardless, civil engineer Doug Winter proposes an oversized exfiltration trench near the driveway’s entrance to retain stormwater and prevent runoff. The proposed exfiltration trench will retain 4,956 cubic feet. This exfiltration trench, coupled with proposed site regrading, will ensure that the proposed redevelopment does not result in runoff to adjacent properties or the North Beach Road right-of-way.

⁷ See Policy 01.01.01.04, Comprehensive Plan, TOWN OF JUPITER ISLAND (2025).

⁸ See Art. IX, Div. II, Sec. 2.02, Nonconforming Buildings, TOWN OF JUPITER ISLAND LAND DEVELOPMENT REGULATIONS (2025).

⁹ See *Id.* At Art. IX, Div. II, Sec. 2.02(C).

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161 North Beach - DRB Letter
December 18, 2025

Mr. Ivler intends for this development project to be constructed in a manner consistent with and complementary to the existing infrastructure of the Town, surrounding properties, and the surrounding E-12 Residential Zoning District. If you have any questions or concerns regarding this application, or any of the attachments contained herein, please do not hesitate contacting the undersigned.

Respectfully submitted,

Jared Gaylord, Esq.
/JEG
Encl.

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

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December 18, 2025

VIA HAND DELIVERY

Catherine Harding
Town of Jupiter Island
2 SE Bridge Road
Hobe Sound, FL 33475

RE: 161 North Beach, LLC, a Florida limited liability company
Development Review Board – Replacement of a Nonconforming Building, Variance,
Demolition, and Redevelopment Standards
Property Address: 161 North Beach Road, Hobe Sound, Florida 33455 (“Property”)

Dear Mrs. Harding:

This office represents the interests of Ivler family and 161 North Beach, LLC, a Florida limited liability company, as it pertains to their application to the Development Review Board for a variance to replace a nonconforming structure, demolish an existing structure, and redevelop the above referenced Property.

My client’s request satisfies the required conditions of Article IX, Division II, Section 2.02(D), Standards Regarding Replacement of Nonconforming Building, in that:

- A. All or a material part of the nonconforming building has been destroyed by fire, casualty, or other act of God; and

The existing structure was built in 1995. While the structure still stands, recently several leaks, cracks, and concrete degradation of the structure have occurred. The Town’s Land Development Regulations requires that replacement of a nonconforming building is permitted if the structure is unsound due to “fire, casualty, or other act of God” which includes, but is not limited to, “wood eating organisms, degraded concrete, or similar factor[s] not within the control of the property owner...to the point where repair is impracticable.”¹ Prior repairs to siding, the roof, and other structural components have not been able to keep the residence from further degrading. Until recently, the extent of the degradation and whether replacement was necessary, instead of further repairs was unknown.

¹ See Art. IX, Div. II, Sec. 2.02(c) Replacement, TOWN OF JUPITER ISLAND LAND DEVELOPMENT REGULATIONS (2021).

Recently, my client attempted to replace the structure but was delayed due to the Town’s zoning-in-progress related to the waterfront setback line (“WFSBL”). Once the zoning-in-progress ended, my client worked with a team of consultants to prepare plans to submit to the Town for reconstruction.

My client now knows that the only choice is to replace the existing residence with a new, modern, and structurally sound home.

B. The building will be replaced with a building that:

1. Is located in:

a. The same location as the building to be replaced, and is designed and configured such that the extent of the prior nonconformity is not increased;

The proposed building is designed to *nearly* match the existing structure. The existing structure’s footprint, height, Initial Measuring Point, exterior wall height, and architectural style will be very similar to the proposed residence. The proposed residence will be slightly taller than the existing residence – ten inches taller.² The structure will also contain *slightly less* floor area – 3,058.3 square feet – a reduction of 3.5 square feet from the existing home. The existing structure’s 4.9’ encroachment in the southern side yard setback will remain, as the structure’s footprint will remain very similar. This encroachment will not result in harm, due to the presence of dense and mature seagrape hedges, as well as the fact that the southern neighbor’s property is not inhabited and nondevelopable. The structure will not be any closer to North Beach Road – 15.1’ – than the existing residence. Similarly, the structure’s encroachment in the waterfront setback line will remain the same. Fundamentally, the proposed residence will be substantially similar to the existing home and will not increase any nonconformity that exists today.

2. Is of the character and architectural style that previously existed unless such character or architectural styles is impracticable due to state or federal regulations; and

The Ivler family has owned this Property since the early 2000s. Mr. Ivler hopes to recreate the “beach bungalow” style, while rectifying the structure’s safety and functionality. The proposed structure will be the exact same character and architectural style that previously existed. The main differences in the style and character of the home will be that the new structure will not leak, will not contain degraded concrete, will be structurally sound, and will be more functional.

² The existing residence is 23’ 2” tall and the proposed residence will be 24’ tall.

- C. The replacement building complies with these Land Development Regulations to the maximum extent possible; and

By granting this request for the replacement of a nonconforming building and a Variance, the proposed residence will be constructed in a manner that is consistent with all other relevant elements of the Town's Land Development Regulations and Comprehensive Plan, except for existing encroachments in the front yard setback, southern side yard setback, and waterfront building setback line. The replacement building complies with the Town's regulations to the maximum extent possible and slightly reduces the size of the home.

- D. The replacement building contains no more floor area than the building to be replaced.

The existing beach cottage has 3,061.8 square feet. The proposed structure will contain 3,058.3 square feet. This is a slight reduction of 3.5 square feet. The undersized structure is less than the permitted floor area of 4,401.2 square. The proposed residence – 1,342.9 square feet less than the permitted floor area – will result in the smallest, reasonable use of the land as a single-family home.

- E. The application for approval using alternative development standards is filed within three (3) years of the date on which the destruction occurred.

The Ivler family previously attempted to repair the structure's degradation in a piecemeal fashion. However, this proved fruitless. The extent of the degradation, mostly caused by repeated exposure to ocean spray and inclement weather, has rendered any such repair to be ineffective. Only replacement will solve this problem. The destruction, namely the structure's degrading concrete and siding, have been repaired, but subsequently failed within the past three years, necessitating this request. This degradation continues to this day.

Pursuant to Article X, Division V, Section 5.00, the Development Review Board may grant a variance from the terms of the Land Development Regulations if the applicants demonstrate that:

- A. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district:

The Property is located along the Atlantic Ocean in the E-12 residential district. This Property received development approval from the Town in the early 1990s. The existing residence was constructed in 1995 – prior to the modification of the Town's current Land Development Regulations ("LDRs"). The age of the structure and exposure to severe weather have compromised the home's integrity and safety. Furthermore, despite the owner's attempts to repair cracks and leaks, the condition of the house continues to deteriorate. Unfortunately, the only viable option is to

replace the home with a new residence. Additionally, the Property is very narrow – only 100.9' wide at the northern property line – and located in an area where the waterfront setback line and front yard setback overlap. The location of these setback lines renders any development on the Property nonconforming. Finally, the width of the North Beach Road right-of-way is 100'. Many other rights-of-way on the Island have much smaller widths, making compliance with the front yard setback easier. For this Property, there is almost 40' from the western property boundary to North Beach Road's edge of pavement. If this right-of-way was narrower, the encroachment in the front yard setback would not be as severe.

Most other properties in this zoning district do not contain properties with deteriorating structures, overlapping setback lines, 100' wide rights of way, extremely narrow lots, and homes built prior to the revised LDRs in the early 2000s.

- B. The special conditions and circumstances do not result from the actions of the applicant:

The existing Property's narrow width, degradation and exposure to severe weather, overlapping setback lines, large right-of-way width, and construction prior to the modification of the LDRs are not the actions of the applicant. The applicant attempted to refurbish the structure on the site, but according to the professional advice, such refurbishment and repair is impossible. The original construction, while completed by the Property's prior owners, was not constructed by the applicant.

-
- C. The variance requested will not confer on the applicant any special privilege that is denied by these Land Development Regulations to other lands, buildings or structures in the same zoning district:

The variance will not confer on the applicants a special privilege denied by the LDRs to other lands, buildings, or structures in the E-12 zoning district. Most other properties and structures in this zoning district have wider lots, structures that are not deteriorating, properties that do not have overlapping setback lines, and are located along narrower rights-of-way. In order to preserve the ability to use the Property for any reasonable purpose, variance relief is necessary.

- D. Literal interpretation of the provisions of these Land Development Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these Land Development Regulations and would work unnecessary and undue hardship on the applicant:

Literal interpretation of the LDRs would deprive the applicants of a single family home on this Property, severely impairing the value of the Property. Unfortunately, preservation of the existing house is not possible, and the structure must be replaced and modernized. The proposed structure will not increase the extent of the

nonconformities – such as the extent of encroachments in the front yard setback, the southern side yard setback, and the oceanfront setback line – while creating a safer and more functional structure. The decrease of 3.5 square feet is a *reduction in the amount of nonconformity* and should be encouraged. Failing to grant the requested variance would deprive the applicant of the right to a single-family home – a right commonly enjoyed by nearly all other properties in the same zoning district.

- E. The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure:

The proposed redevelopment of the Property is the minimum variance to make possible the reasonable use of the land. The redevelopment will not increase any nonconformity on the Property. Technically, the requested structure is slightly smaller than the existing residence – 3.5 square feet. This reduction in nonconformity proves that this request is the minimum, reasonable request for the use of the Property. The request of a 3,058.3 square foot home, where a 4,401.2 square foot home is permitted by the underlying zoning district, is reasonable and minor.

- F. The variance will be in harmony with the general intent and purpose of these Land Development Regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare:

The requested variance will be in harmony with the general intent and purpose of the Town's LDRs because the proposed structure will not cause any detrimental impacts on neighboring properties or to the public welfare. The proposed structure will be shielded with landscape buffers in a manner that will reduce visibility from neighboring properties. Additionally, the proposed demolition and construction advance the public welfare by creating a residence that meets current building codes, complies with Florida Department of Environmental Protection regulations, and is safer in the event of a catastrophic storm event. This variance will preserve my client's property rights and enhance the Property's values – benefitting the public welfare.

- G. The variance does not authorize a use of land that is prohibited in the underlying zoning district:

The Property will be used for a single-family dwelling. The variance does not authorize a use of land that is prohibited in the underlying zoning district.

The enclosed packet will show my clients' request meets with the Standards for Impact Review of Demolition Applications as set forth in Article X, Division II, Section 2.03 in that:

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

The proposed landscape buffers will prohibit negative impacts to the public right-of-way. This demolition will not be visible from adjacent properties. The proposed demolition will remove a home constructed in 1995 and has structural deficiencies. Replacing a degrading and unsafe structure it with a modern residence will further the public interest by creating a safer Property. The demolition will occur during the Town of Jupiter Island's building season and is planned to only take place for a maximum of two weeks.

- B. The proposed demolition will result in the complete removal of all evidence of the former structure or building.

Evidence of the former structure, including the main residence and associated hardscaping, will be removed from the subject Property. After the demolition is complete, there will be no evidence of the former building, with the exception of the former pilings which may be revitalized and reused in the future construction project.

- C. If the demolition affects all of the buildings on the lot, all impermeable surfaces that were accessory to the demolished structures or buildings, including but not limited to driveways, terraces, courts, slabs, and foundations, will also be removed.

The demolition will remove only the main residence above the pilings. This is the only structure on the Property. Associated hardscape, such as the driveway, may be used during construction to limit dirt and mud entering North Beach Road; however, all hardscape will be replaced prior to completion of the project.

- D. The landscape treatment along the front line will remain 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, or will be planted such that it is comparable to the character and quantity of said streetscape if its existing condition is that it is not comparable in character or quantity.

The existing streetscape along the front lot line with North Beach Road provides adequate buffering of the Property from the roadway. The existing mature, tall clusia hedge will form the backbone of the proposed streetscape buffer. This buffer will be enhanced with coconut palms, key thatch palm, green island ficus, horizontal cocoplum, dune sunflower, and beach creeper. The proposed green mesh construction gate along the opening will protect secure the Property, limit dust, and prevent views of the Property during

demolition. The proposed landscaping along the front lot line will improve the existing streetscape.

- E. The building or structure proposed for demolition does not meet the standards for landmark designation set out in Article VIII, Section 1.02.

The existing structure does not meet the standards for landmark designation set forth in the Town's Land Development Regulations.

- F. The demolition will not unnecessarily affect existing landscape buffers, and landscape buffers that are affected will be restored upon completion of the demolition.

The existing landscape buffers along North Beach Road and neighboring properties are fairly dense and mature. The buffers will be enhanced during the demolition and subsequent development projects. Per the enclosed landscape plan, the existing buffers will be enhanced to screen views of the structure from adjacent properties and North Beach Road. Any damage to the buffers during demolition will be restored during the subsequent development project.

- G. The demolition will be staged such that:

1. Noise will be minimized in terms of duration and volume.

The demolition contractor estimates no more than two (2) weeks will be needed to remove all the structures from the Property.

-
2. Demolition equipment will be screened from view from neighboring properties and public rights-of-ways to the maximum feasible extent.

Demolition storage and equipment will be staged in a manner that prevents views from outside the Property. The proposed vegetation and the mesh construction fence will obscure views of equipment and material storage from North Beach Road and neighboring properties.

3. No traffic on public streets in the Town will be stopped during the period from November 1 to April 15.

Traffic will not be stopped from November 1 to May 1. Flagmen will be present as trucks enter and leave the Property during the demolition process.

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.

The demolition contractor will utilize large debris trucks to expedite the removal process.

5. Dust will be contained to the maximum practicable extent.

The demolition contractor controls dust by sprinkling the structure with water during the removal process. Additionally, any portion of the Property where development will not immediately start will be stabilized with seed or grass material within ten (10) days of completion of the demolition to reduce dust.

6. Demolition activities will have minimal impact on adjacent infrastructure.

The demolition activities will have no impact on the adjacent infrastructure.

7. Buildings proposed for demolition will receive pest control services to control rodents before and after the demolition. (Item 7 added, Ord, No. 347, Sept. 16, 2014)

Pest control services will be utilized before and after demolition.

- H. All exposed soil will be stabilized with plant material within ten (10) days of completion of demolition.

Soil will not be exposed after the demolition process. All exposed soil, in areas where construction activities will not start, will be stabilized with seed or grass material within ten (10) days of completion of the demolition.

As the enclosed application packet, including site plan, architectural plans, landscape plans and civil plans 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 development will not adversely affect the public interest. The proposed landscape buffer along North Beach Road will obscure views of the proposed residence from the right-of-way. Buffers along the northern and southern property boundaries will similarly shield the structure from adjacent properties. View of the residence from the beach will be limited and much better than homes along the North Beach Road neighborhood, due to the Property's landscaping and the proposed height of the structure. The proposed structure will be no taller than the existing residence. The proposed structure will meet current building code requirements and will result in a safer structure in the event of a catastrophic storm event. The landscape plan will remove existing and invasive scaevola from the Property. The replacement of an unsafe house with a structurally sound one, removal of invasive vegetation, and enhancement of the landscaping will *further the public interest* – not adversely affect it.

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

While the existing landscape buffers are not poor, they can be improved. The proposed landscape and buffers will improve the existing streetscape and screen views of the new residence to improve privacy and screening. Removal of invasive scaevola and replacement with native dune vegetation will help limit the spread of non-native vegetation on Jupiter Island. The proposed total floor area for the Property, 3,058.3 square feet, is significantly less than the permitted floor area of 4,401.2 square feet. The proposed density of this site will likely be much less than the surrounding neighborhood character. The current main residence is in poor condition and is an eye sore. Replacing the structure with a safe, modern home will not only improve the Property's value but also neighboring values. The proposed vegetation, small sized development, and construction with a structurally sound home will ensure that the development is consistent with the surrounding neighborhood 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 existing structure is slightly visible from North Beach Road due to the mature and tall landscaping on the Property. This redevelopment will not change the lack of visibility that currently exists but further limit it with enhancements to the streetscape buffer. Additionally, the proposed residence will be in the same footprint and will be relatively the same height as the existing structure, ensuring a similar visual profile when viewed from outside the Property. Additionally, the Property will be substantially screened along the northern and southern boundaries with dense and mature seagrape hedges. The visibility from the beach is consistent with the surrounding neighborhood and will likely be less visually impactful than other homes in this neighborhood due to its small size. The proposed structure will be not be more visible from the beach and Atlantic Ocean than the existing structure or from other homes in this community.

The Property is not located on the Intracoastal Waterway and is not visible from that vantage point.

- 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 landscape treatment along the front lot line is comparable to many neighboring properties in this neighborhood, if not better. However, the proposed landscape treatment will be improved when compared to the existing landscaping. The plantings along the streetscape will use coconut palms and mixed dune vegetation, to further screen the Property from the right-of-way. The proposed buffer along

North Beach Road will be similar to or better than the landscape treatment along the front lot line of properties within 1,000 feet in terms of palette, density, and screening.

- 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 applicant submitted the project to the Town's Pre-Application process for review by the Town's Public Safety Department. In the event Public Safety has any further comments or suggestions, my client will be willing to review these comments for incorporation and modification.

- 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 development is properly shielded from the view of adjacent properties, will guarantee the compatibility of the uses for the proposed residence, and conformity to the Land Development Regulations. The removal of non-native scaevola and addition of native dune vegetation will further enhance the Property. Mature and tall clusia and seagrapes will ensure the proposed residence, which is similar in scale to the existing home, will remain hidden from view. 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 exterior lightning or sound equipment at this time. Any proposed exterior lighting will meet the Town and Florida Department of Environmental Protection requirements.

- 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 Doug Winter, the volume of runoff to be retained in the proposed exfiltration trench will be 4,956 cubic feet. This volume will be retained onsite in a proposed exfiltration trench. The existing site grading will be modified as needed to prevent surface water runoff from entering the surrounding properties and North Beach Road.

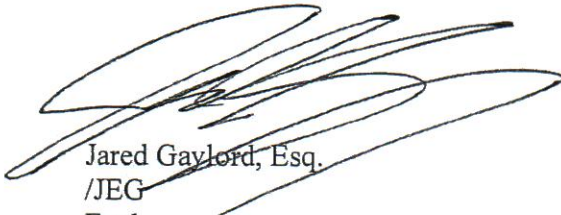
- I. The proposed development is designed and located so that all buildings are screened from view from adjacent properties and public roads such that the visual character of the

proposed development from adjacent properties and public roads is predominantly natural, landscape plant material and land forms.

The current structure is barely visible from North Beach Road due to the structure's size and existing dense seagrass and clusia vegetation. The limited visibility of this structure will continue, thanks to a project with a similar scale and enhanced landscaping. Additionally, the existing structure is in a state of degradation. The proposed residence will create a safer structure in the event of a hurricane or other severe weather. Additionally, the proposed landscaping will ensure that the predominant visual character of the lot will be natural, landscape plant material. The height of proposed landscape buffers scope of the project, will easily block views of the residence from passing traffic or neighbors.

If you have any questions or concerns regarding this development application, or any of the attachments included herein, please do not hesitate contacting the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jared Gaylord', written over a series of horizontal lines.

Jared Gaylord, Esq.
/JEG
Encl.

Site Analysis:

Address:	Zoning District: E-12 Zoning Dist.		
Planned Date of Construction:	May 1, 2026		
	Permitted	Existing	Proposed
Lot Area:	min lot size: 12,500 sq.ft.	22,006 SF/.50519 Acres	22,006 SF/.50519 Acres
Floor Area*:	4,401.2 sq ft.	3061.8	3058.3 (Reduced 3.6 s.f.)
Principle Dwelling: (10,000 sf max)		3061.8	3058.3
Accessory Structure #1: (not to exceed 1/3 square footage of principal dwelling)		N/A	N/A
Accessory Structure #2: (not to exceed 1/3 square footage of principle dwelling)		N/A	N/A
FAR (Floor Area Ratio): Floor Area + Lot Area		.102	.097
Lot Width:	100'	200.52'	200.52'
Front Yard Setback:	30'	16.1'	No Change
Rear Yard Setback:	Waterfront Setback Line	64.7'	No Change
Side Yard Setback: One-Story: Two-Story:	One-story: 25' Two-story: 30'	108.3' (L) 25.1' (R)	No Change
Initial Measuring Point ("IMP"):		9.9 NAVD	No Change
Fill:	3 ft max		no more than 3'
Roof Height: Roof Pitch: One-Story: Two-Story:	Flat Roof 24'	23'-2" Flat Roof	24' Flat Roof
Exterior Wall Height: One-Story: Two-Story:	14 ft 22 ft	9'-10" (18'-6" NAVD) 20'-10" (29'-6" NAVD)	No Change No Change
Parking Spaces: (1 per bedroom, 1.5 max)	Min: 3 Max: 4	4	4
Driveway Setback:	3'	73' +/- N, 111' +/- S	No Change
Landscape Area:	6,601.8 sq. ft. (30% of lot area)	18,658 sq. ft. 84%	No Change
Elevation of Finish Floor:		18'-6" NAVD	No Change
Elevation of LHSM: (Lowest Height Structural Member)		8'-8" NAVD	No Change
FEMA Flood Zone:	VE (Elevation 8)		

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



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Founded 1990

Email: dwdakota@bellsouth.net

Registration #5601

IVLER RESIDENCE 161 NORTH BEACH ROAD JUPITER ISLAND, FLORIDA

Concurrency Management Calculations

Douglas G. Winter, P.E.

September 2025

Updated December 2025

Table of Contents:

- I. Solid Waste Calculations
- II. Storm Water Calculations
- III. Sewage Disposal Calculations
- IV. Water Use Demand Estimates

Douglas
G Winter

Digitally signed
by Douglas G
Winter

Date: 2025.12.17
16:13:03 -05'00'

Douglas G. Winter, P.E.
Florida License #35658



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**IVLER RESIDENCE
 161 NORTH BEACH ROAD
 TOWN OF JUPITER ISLAND, FLORIDA**

I. SOLID WASTE CALCULATIONS

Per Martin County Solid Waste Authority, The Martin County Comprehensive Land Use Plan (Chapter 12) identifies a single-family residential unit (2.1 occupants) as generating 1.6 tons/year of solid waste. This quantity of solid waste is a Countywide estimate which accounts for both yearly and seasonal residents.

Per Person Solid Waste Estimate:

$$\frac{1.6 \text{ tons/house} \times \text{year} \times 2,000 \text{ lbs} \times \text{house}}{\text{year} \quad 365 \text{ days} \quad \text{ton} \quad 2.1 \text{ occupants}} = \frac{4.2 \text{ lbs/day}}{\text{occupant}}$$

Main House: (3 people total)

** Guests may consist of friends or other family/non family members*

3 people x 4.2 lbs/day/person = 12.6 lbs/day

Level of Service allows 9 lbs/day/person

3 people x 9 lbs/day/person = 27 lbs/day

December 2025



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**IVLER RESIDENCE
161 NORTH BEACH ROAD
TOWN OF JUPITER ISLAND, FLORIDA**

II. STORM WATER CALCULATIONS

December 2025

*Civil / Environmental / Agricultural Engineering • Water Resources / Land Development • Groundwater / Hydrogeology
Wetland / Upland Habitat • Project Permitting / Management • Golf Course Renovation / Construction • Color Renderings*



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IVLER RESIDENCE
 STORM WATER MANAGEMENT CALCULATIONS

1) SITE PLAN DATA:

Total Affected Area = 6,411 sq.ft. ± (0.147 acres ±)

The drainage area is considered to be 0.147 acres (6,411 sq.ft.) which is a portion of the entire property. The drainage area has been evaluated as follows:

A) **IMPERVIOUS AREAS** (Per various plans, CADD & digital planimeter measurements):

<u>ITEM</u>	<u>PROPOSED</u>
Building Footprint	1,618 sq.ft.
Drive/Entry/Etc.	<u>1,336 sq.ft.</u>
IMPERVIOUS (total):	2,954 sq.ft.

Note: square footage has been rounded upward in some instances for estimating purposes; assumes pavers as impervious and includes roof overhangs.

B) **PERVIOUS AREAS:**

TOTAL = (6,411 sq.ft. – 2,954 sq.ft.) (1 acre/43,560 sq.ft.) = 3,457 sq.ft. or 0.079 acres

2) SFWMD CRITERIA/DATA:

5 Year, 1 Day Storm = 7.00" (refer to rainfall map)

Soil Storage Factor (S)

S_{DEVELOPED} = 10.9" assumes: coastal soils
 compacted soils condition
 maximum 4' depth to water table



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3) ESTIMATED RUNOFF RATE

SFWM Formula: $Q = \frac{(P-0.2S)^2}{P+0.8S}$

Where Q = Runoff rate in inches
 S = Soil storage factor (see soil factor calculations)
 P = Rainfall = 7.00" (5 year, 1 day storm)

$S_{DEVELOPED} = \frac{10.9" \times 0.079 \text{ acres}}{0.147 \text{ acres}} = 5.86"$

$Q_{DEVELOPED} = \frac{[7.00" - 0.2 (5.86")]^2}{7.00" + 0.8 (5.86")} = 2.91"$

4) ESTIMATED RUNOFF VOLUME FOR 5 YEAR, 1 DAY STORM:

Runoff Volume = Runoff Rate x Area

$(\text{Runoff Volume})_{DEVELOPED} = 2.91" \times 0.147 \text{ acres} \times \frac{\text{ft}}{12 \text{ in.}} \times 43,560 \frac{\text{ft}^2}{\text{acre}} = 1,603 \text{ ft}^3$

NOTE: Applying 20% Safety Factor = 1,603 ft³ x 1.20 = 1,924 cu.ft. retention required

Exfiltration Trench #1 = 1,985 cu.ft.
 Total Storage Provided = 4,956 cu.ft.

Existing site contours and recontouring of contours near proposed residential construction will "manage" this volume on-site within designated exfiltration trenches and high percolation rate soils.

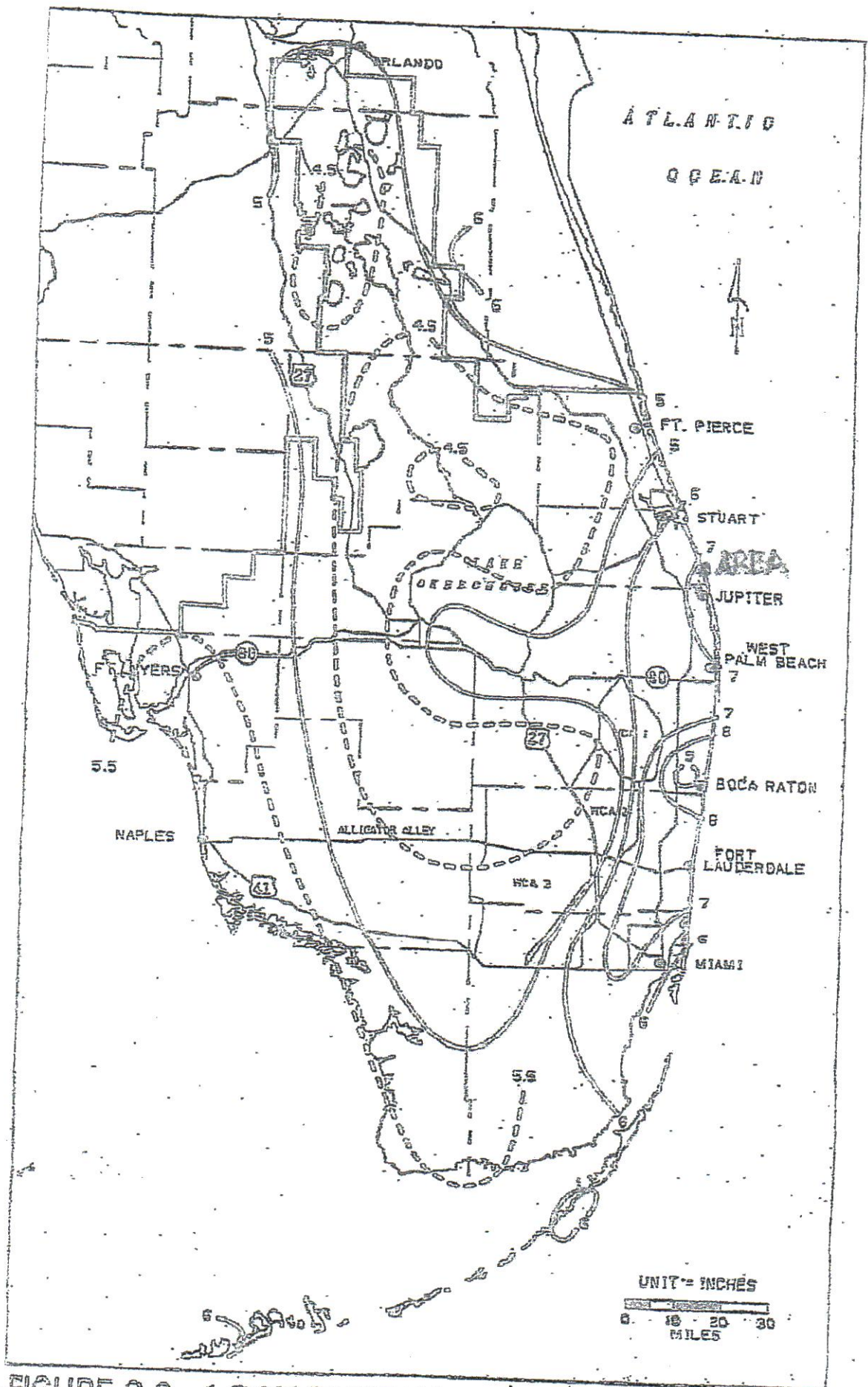


FIGURE C-3. 1-DAY RAINFALL: 5-YEAR RETURN PERIOD
 USE 7"

C-5



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**IVLER RESIDENCE
161 NORTH BEACH ROAD
TOWN OF JUPITER ISLAND, FLORIDA
REGULATORY REQUIREMENTS**

III. SEWAGE DISPOSAL CALCULATIONS

Existing Main House Renovation:

Existing Main House A/C Space	1,625.4 sq.ft.
Proposed Additional A/C Space	<u>65.4 sq.ft.</u>
Total A/C Space	1,690.8 sq.ft.

Assume SANDY SOIL
WSWT > 2.5'
LOADING RATE = 0.8 gpd/sq.ft. (trench system)

Proposed 1,690.8 A/C Space	3 bedrooms equivalent =	<u>300 gpd</u>
(3 actual bedrooms)	Estimated Sewage Flow =	300 gpd

EXISTING CONVENTIONAL SEPTIC SYSTEM TO REMAIN

Existing 258 sq.ft. Drainfield
Existing 900 gal Septic Tank

Note: The system shown was permitted (Permit No. HD93-361) and previously installed for estimated flow of 300 gpd.



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**IVLER RESIDENCE
161 NORTH BEACH ROAD
TOWN OF JUPITER ISLAND, FLORIDA**

IV. WATER USE DEMAND ESTIMATES

December 2025

*Civil / Environmental / Agricultural Engineering • Water Resources / Land Development • Groundwater / Hydrogeology
Wetland / Upland Habitat • Project Permitting / Management • Golf Course Renovation / Construction • Color Renderings*



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WATER USE DEMAND ESTIMATES

Water use demands at the subject site can be separated into two categories:

- Irrigation Use
- Residential Use

Water use demands are calculated by each category and then compared to Site Impact Threshold Estimates (level of service standards).

A) IRRIGATION USE

Per landscape architect approximately 0.079 acres of the affected area 0.147 ± acre site is envisioned, at this time, for irrigated landscaping. Landscaping is to include native plant material wherever feasible to keep irrigation demands as low as possible.

We have estimated water use demand for landscape irrigation of 0.079 ± acres per SFWMD water use criteria/guidelines using a modified Blaney-Criddle equation to determine evapotranspiration and the Soil Conservation method (described in SFWMD Volume III, Management of Water Use) to determine supplemental irrigation demand. (Also refer to Exhibit IWU).

Our SFWMD criteria analysis for estimated water use is attached; see Exhibit IWU, sheet 2 of 3. An average day irrigation water use demand is estimated to be 198 gallons.

Demand estimates by SFWMD criteria were "checked" based on maximum irrigation requirements of 1" per week, which equates to 382 gallons per day. One (1) inch per week is a normal industry irrigation system design standard/guideline for water use.

TOTAL ESTIMATED AVERAGE DAY IRRIGATION USE = 198 GAL.



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B. RESIDENTIAL USE

Residential water use demands are based on industry standard guidelines recently revised as follows (project site evaluated accordingly):

<u>Item (Ivler Property)</u>	<u>Daily Water Use Estimate</u>
PROPOSED MAIN HOUSE:	
Propose 1,690.8 sq.ft. of A/C Space	300 GALLONS
	<hr/>

TOTAL RESIDENTIAL WATER USE DEMANDS: 300 GALLONS
per Health Department Criteria

**Note: These values have not been adjusted due to seasonal nature or expected non-full time use.*

AVERAGE DAY WATER USE DEMAND ESTIMATE SUMMARY:

A. IRRIGATION USE	198 GALLONS
B. RESIDENTIAL USE	<u>300 GALLONS</u>
TOTAL	498 GALLONS



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C. SITE IMPACT THRESHOLD ESTIMATES (level of service standards):

<u>Site</u>	<u>Occupant Level (per project representatives)*</u>
IVLER RESIDENCE Property	
- Proposed Main House	$\frac{3}{3}$
	TOTAL $\frac{3}{3}$

*Since guest occupancy varies at different time intervals, average guest occupancy level shown is used for threshold analysis. This is felt to be conservative as threshold analysis is accomplished for comparing typical daily water use demands during normal occupancy of residence/property. Different parts of the year, other occupants range from guests to other family members for extended periods of time.

Impact Threshold Basis: 825 gallons/day/person

$$\text{Threshold Quantity} = 3 \text{ persons} \times 825 \frac{\text{gal/day}}{\text{person}} = 2,475 \frac{\text{gal}}{\text{day}}$$

CONCLUSION:

If irrigation and residential water were total combined daily potable water use demand, total estimated daily water use demand for the project site would be approximately 20.1% of the impact threshold quantity.

Calculation of Irrigation Requirements

Rainfall Station: *Jupiter*

For: *Cass*

	JAN.	FEB.	MAR.	APR.	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Mean Rainfall	3.66	2.49	3.26	2.82	4.89	6.37	5.79	6.26	8.63	16.37	3.18	2.38	60.10
Evapotranspiration	2.14	2.35	3.89	5.28	6.49	7.33	7.73	7.57	6.49	5.15	3.24	2.47	60.12
Ave. Effective Rain	1.41	1.01	1.40	1.33	2.31	3.04	2.86	3.03	3.75	4.07	1.32	0.98	26.52
8-in-10 eff. Rain	1.23	0.88	1.22	1.16	2.01	2.64	2.49	2.64	3.26	3.54	1.14	0.85	23.07
Average Irrigation	0.73	1.34	2.49	3.94	4.18	4.29	4.87	4.53	2.73	1.08	1.92	1.49	33.60
2-in-10 Irrigation	0.91	1.47	2.67	4.12	4.48	4.68	5.24	4.93	3.22	1.61	2.09	1.61	37.05

2-in-10 Annual supplemental crop requirement = 37.05 inches

2-in-10 maximum monthly supplemental crop requirement = 5.24 inches (occurs in July)

Notes:

1. Evapotranspiration was calculated using a Modified Blaney-Criddle method.
2. Mean rainfall was averaged from 32 years of record at Jupiter.
3. Average effective rainfall is the amount of rainfall that would be expected to be useful to crops during an average year.
4. 8-in-10 effective rainfall is what would be expected to be useful for crops with a probability of 8 years in 10.
5. Average irrigation is the net amount that should be applied for maximum yields during an average year.
6. 2-in-10 irrigation is the net amount that should be applied for maximum yields with a probability of requirements of the amount shown being 2 years in 10.
7. Based on .4 soil type

EXHIBIT TWO
SHEET 1 OF 3



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**CALCULATIONS OF IRRIGATION REQUIREMENTS: IVLER RESIDENCE
JUPITER ISLAND, FLORIDA**

STATION: JUPITER

CROP: TURF

ACREAGE: 0.079 SOIL TYPE: 0.4 SYSTEM: SPRINKLER

EFFICIENCY: 0.75 ALLOCATION COEFFICIENT: 1.25

AVERAGE ANNUAL SUPPLEMENTAL REQUIREMENT: 33.60 INCHES

AVERAGE ANNUAL SUPPLEMENTAL WATER USE:

$$33.60 \text{ IN./YR} \times 0.079 \text{ AC} \times 1.25 \times .02715 \text{ MG/AC-IN} = 0.072 \frac{\text{MG}}{\text{YR}} \text{ OR } 198 \frac{\text{GALLONS}}{\text{DAY}}$$

Note: This value is less than the landscape guideline of requiring 1"/week which is 382 gallons per day.

It is also pointed out that devices are installed on the irrigation sprinkler system to conserve water and avoid excessive water use to the greatest extent possible. This should reduce water demands from that calculated.

DROUGHT CONDITIONS (2 in 10 YEAR):

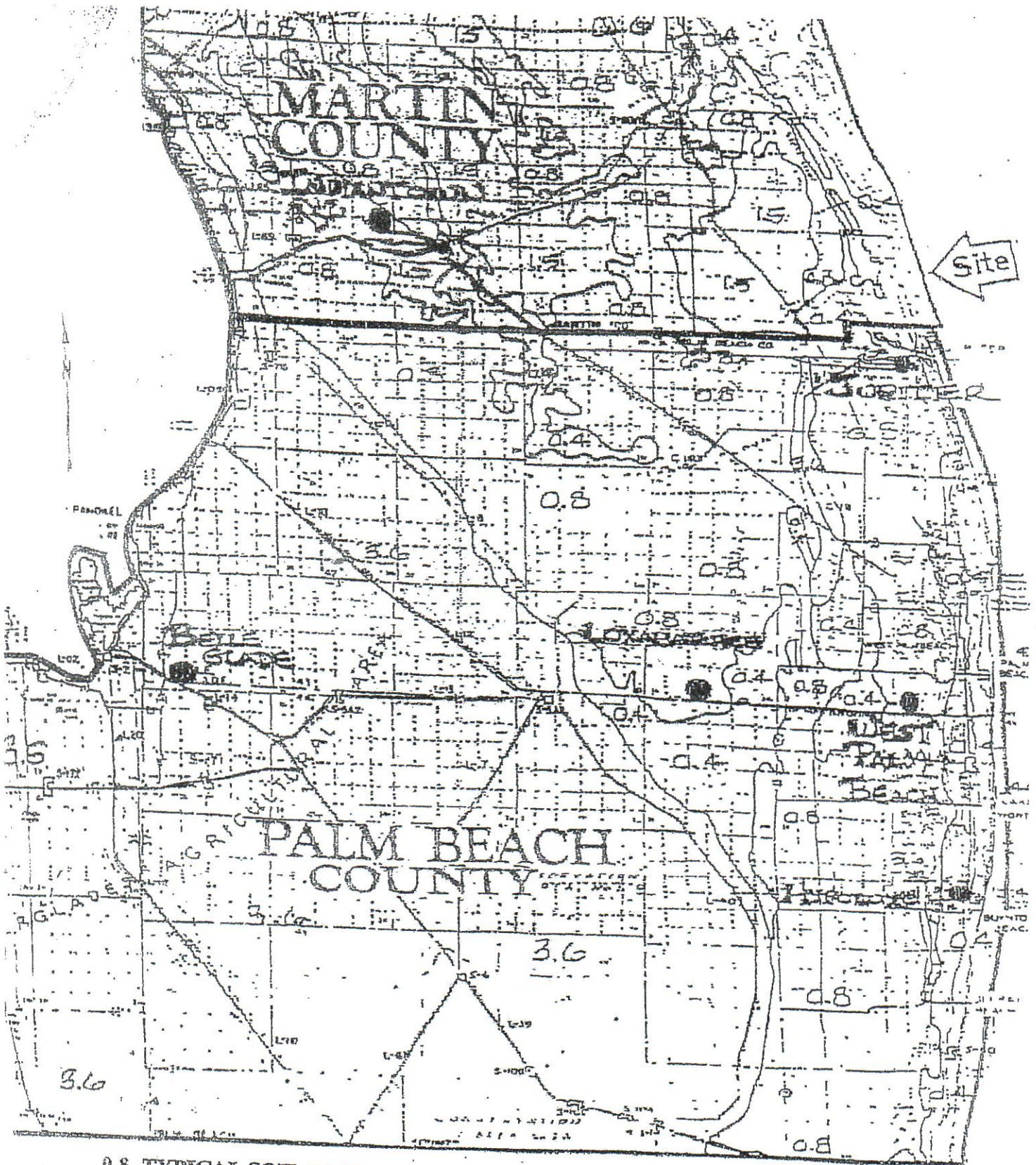
A) 2 IN 10 MAXIMUM MONTHLY SUPPLEMENTAL REQUIREMENT: 5.24 INCHES

$$5.24 \frac{\text{IN.}}{\text{MONTH}} \times 0.079 \text{ AC} \times 1.25 \times .02715 \frac{\text{MG}}{\text{AC-IN}} \times \frac{\text{MONTH}}{31 \text{ DAYS}} \times \frac{1,000,000 \text{ GAL}}{\text{MG}} \text{ OR } 453 \frac{\text{GALLONS}}{\text{DAY}}$$

B) 2 IN 10 ANNUAL SUPPLEMENTAL REQUIREMENT: 37.05 INCHES

$$37.05 \frac{\text{INCHES}}{\text{YEAR}} \times 0.079 \text{ AC} \times 1.25 \times .02715 \frac{\text{MG}}{\text{AC-IN}} = 0.099 \frac{\text{MG}}{\text{YEAR}} \text{ OR } 272 \frac{\text{GALLONS}}{\text{DAY}}$$

EXHIBIT IWU
SHEET 2 OF 3



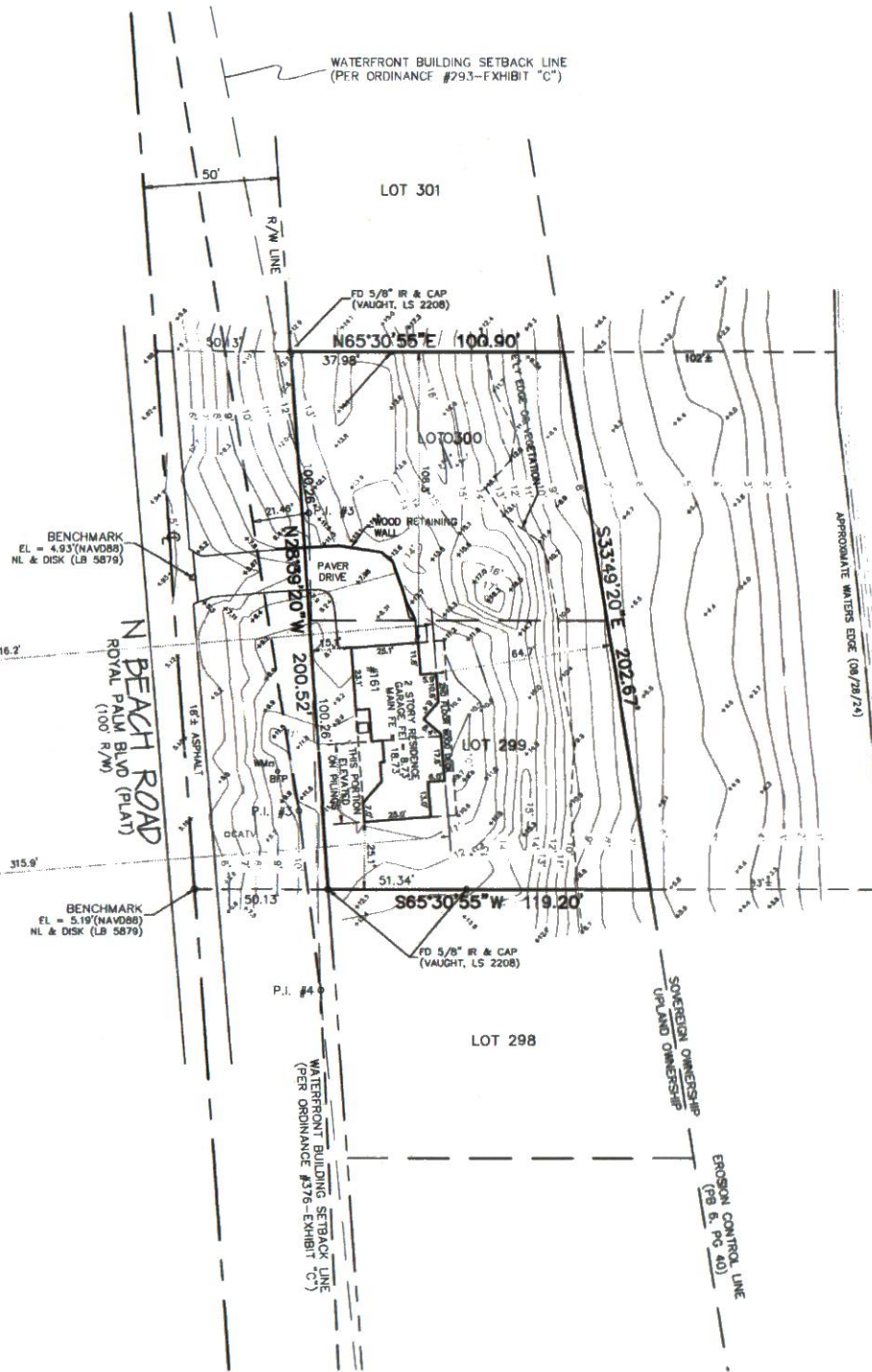
0.8 TYPICAL SOIL TYPE
 ● JUPITER (TYPICAL RAINFALL STATION)

NET DEPTH OF APPLICATION (D)

EXHIBIT IWU
 SHEET 3 OF 3

GOD BLESS AMERICA

COASTAL CONSTRUCTION CONTROL LINE
PLAT BOOK 9, PG 99-RECORDED 7/09/85

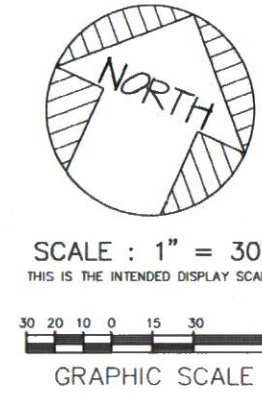


- BUILDING SETBACKS**
- PER ZONE E-12, ISLAND CORE RESIDENTIAL DISTRICT:
- FRONTYARD SETBACK - 30'
 - SIDEYARD SETBACKS - 25' (1 STORY BUILDINGS)
30' (2 STORY BUILDINGS)
 - REARYARD SETBACK - TOWN OF JUPITER ISLAND WATERFRONT SETBACK LINE (PER ORD. #376-EXHIBIT "C")

VERTICAL DATUM CONVERSION NOTE:

CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29) FROM NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) IS (+)1.48'. NGVD29 IS 1.48' HIGHER THAN NAVD88.

- LEGEND**
- BFE BASE FLOOD ELEVATION
 - BFP BACKFLOW PREVENTER
 - CATV CABLE TELEVISION RISER
 - CBS CONCRETE BLOCK STRUCTURE
 - CM CONCRETE MONUMENT
 - CONC CONCRETE
 - COV COVERED
 - Δ DELTA/CENTRAL ANGLE
 - EL ELEVATION
 - FE FLOOR ELEVATION
 - FD FLOOR ELEVATION
 - FI FIRE HYDRANT
 - FI IDENTIFICATION
 - IP IRON PIPE
 - IR IRON ROD
 - L ARC LENGTH
 - LS LICENSED SURVEY BUSINESS
 - LS LICENSED LAND SURVEYOR
 - NAIL NAIL
 - ORB OFFICIAL RECORDS BOOK
 - ORB PLAT BOOK
 - PCP PERMANENT CONTROL POINT
 - PRM PERMANENT REFERENCE MONUMENT
 - P.I. POINT OF INTERSECTION
 - R RADIUS
 - R/W RIGHT-OF-WAY
 - SF SQUARE FEET
 - TEL TELEPHONE RISER
 - WM WATER METER
 - WV WATER VALVE
 - CL CENTERLINE
 - EXIST EXISTING ELEVATION



SURVEYOR'S NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- BEARINGS SHOWN HEREON ARE GRID BASED ON PLAT OF COASTAL CONSTRUCTION CONTROL LINE, RECORDED JULY 9, 1985 IN PLAT BOOK 9, PAGE 99; LYING BETWEEN DNR RANGE MONUMENTS "R-77" AND "R-78".
- THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10000 U.S. SURVEY FEET. WELL-IDENTIFIED FEATURES SHOWN HEREON HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FEET.
- ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) AND ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BENCHMARK USED: '89 94 DA10' (FLDNR), ELEVATION = 8.80' (NAVD88).
- THE EXPECTED ACCURACY OF SPOT ELEVATIONS SHOWN HEREON IS 0.03 FEET FOR THE HARD SURFACE ELEVATIONS AND 0.1 FEET FOR NATURAL GRADE ELEVATIONS.
- BEARINGS, ANGLES, AND DIMENSIONS SHOWN HEREON ARE FIELD MEASURED QUANTITIES UNLESS NOTED OTHERWISE AS: (P) PLAT MEASUREMENT; (C) CALCULATED MEASUREMENT; (M) FIELD MEASUREMENT.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE AND IS SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND OTHER ENCUMBRANCES WHICH MAY BE REVEALED IN A SEARCH OF TITLE TO THE SUBJECT LAND.
- THE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON, WITHOUT THE EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
- THERE HAS BEEN NO ATTEMPT TO LOCATE ANY SUBSURFACE IMPROVEMENTS, FOOTERS, FOOTINGS AND/OR UTILITIES ON THIS PROPERTY OR ADJACENT RIGHTS-OF-WAY.
- SUBJECT PROPERTY LIES IN FLOOD ZONE "VE" (EL. 8) PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE MAP #12085C0309H, DATED FEBRUARY 19, 2020. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
- LOT AREA = 22,006 SQUARE FEET (0.50519 ACRES) MORE OR LESS.

LEGAL DESCRIPTION: (PER OFFICIAL RECORDS BOOK 1655, PAGE 481)

LOTS 299 AND 300, BON AIR BEACH (PLAT 3), ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 34, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CERTIFICATION VALID TO:

1. 161 N. BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

R. L. VAUGHT & ASSOCIATES, INC.
LICENSED BUSINESS NO. 5879

By: *[Signature]*
P. Mitchell Zaratias
Professional Surveyor and Mapper No. 6736
State of Florida

DATE OF LAST FIELD WORK: Aug. 29, 2024

NAVD88

REVISIONS	BY
10/18/01 * UPDATE SURVEY * PB 129/22 NO. E. 80584	RLV
01/23/02 * PARTIAL TOPO & MATH * PB 144/02 NO. E. 80703	RLV
04/16/21 * TOPOGRAPHIC SURVEY * PB 02 NO. E. 816740	PMZ
08/27/24 * ADD OVERLAP #893	PMZ
09/04/24 * UPDATE TOPO SURVEY * PB 02 NO. E. 820083	PMZ

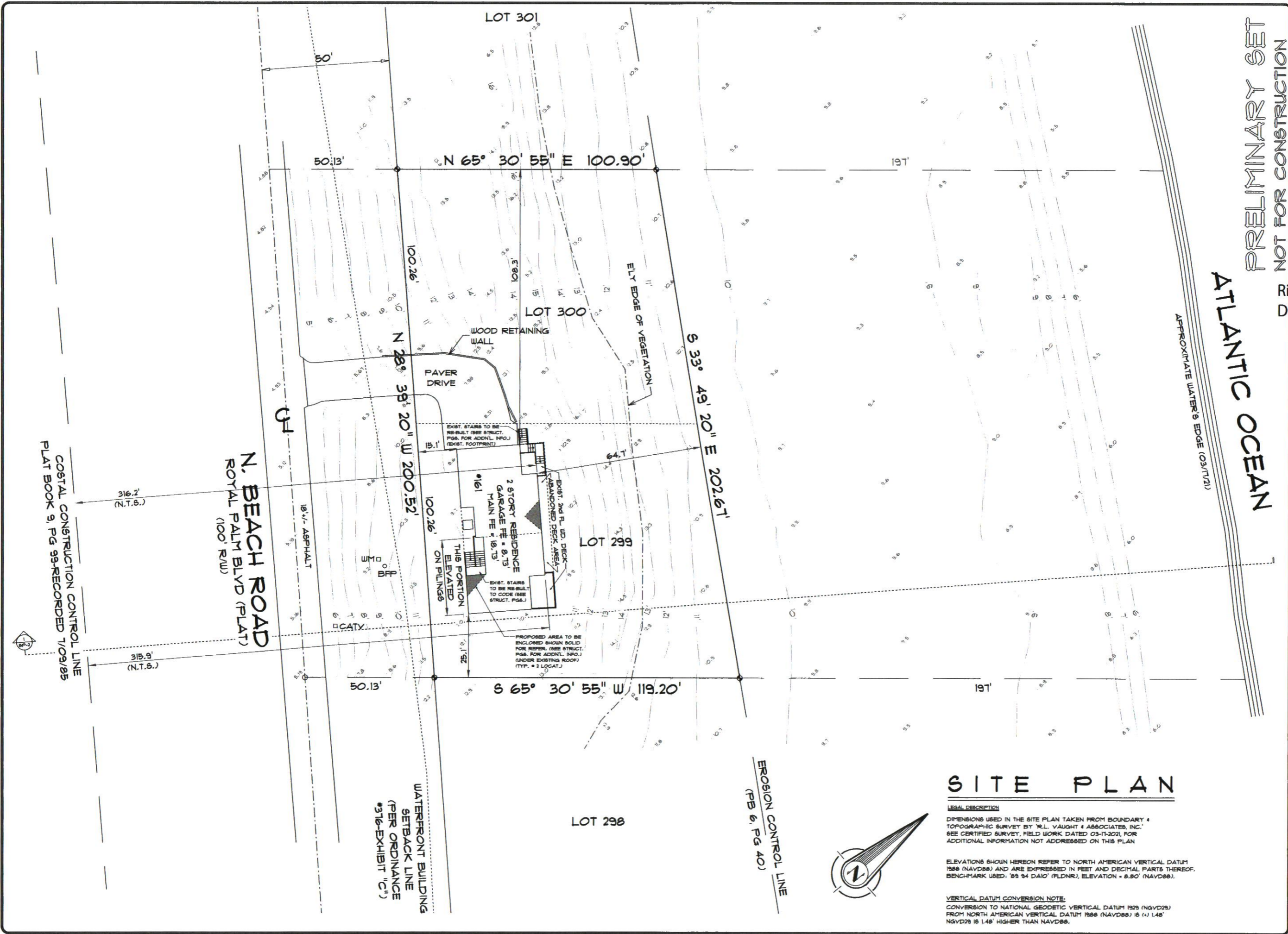
BOUNDARY & TOPOGRAPHIC SURVEY

161 N. BEACH ROAD
HOBE SOUND, FLORIDA 33455
TOWN OF JUPITER ISLAND

RL VAUGHT & ASSOCIATES, INC.
SURVEYORS, MAPPERS & PLANNERS
LICENSED SURVEY BUSINESS NUMBER 5879
9075 SE BRIDGE ROAD: HOBE SOUND 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-546-8086 FAX: 772-546-8087
EMAIL: vaught@bellsouth.net

DRAWN	
RLV	CHECKED
RLV	SCALE
AS SHOWN	DATE
APRIL 21, 1999	FIELD BOOK
129/22	ORDER NO.
805893	SHEET OF SHEETS
1	FILE NUMBER
PB16740-21J	

PON 35-38-42-004-000-02960-2



PRELIMINARY SET
 NOT FOR CONSTRUCTION
 ATLANTIC OCEAN
 APPROXIMATE WATER'S EDGE (03/17/21)

NOTE: THESE DRAWINGS ARE PROVIDED AS A ROUGH BID SET ONLY. THEY HAVE NOT BEEN ENGINEERED OR REVIEWED FOR ERRORS.

SHORELINE DESIGNS INC.
 RICHARD A. DAVIS A.L.B.D.
 5411 A.L.A., SUITE 2
 JUPITER, FLORIDA, 33411
 (561) 744-4913

MEMBER OF THE AMERICAN SOCIETY OF SURVEYORS

N.C.B.D.C.
 NATIONAL COUNCIL OF PROFESSIONAL SURVEYORS

Richard Davis
 Registration No. 12-250
 1/16

Richard Davis
 Digitally signed by Richard Davis
 Date: 2025.12.16 16:00:26 -05'00'

A RENOVATION DESIGN FOR:
the IVLER RESIDENCE
 161 NORTH BEACH ROAD, JUPITER ISLAND, FLORIDA

REVISIONS	BY

DRAWN M. HEDNET A.L.B.D.
CHECKED R. DAVIS A.L.B.D.
DATE Tuesday, December 16, 2025
SCALE 1/8" = 1'-0"
SHEET

SP-1
 OF SHEETS

SITE PLAN

LEGAL DESCRIPTION
 DIMENSIONS USED IN THE SITE PLAN TAKEN FROM BOUNDARY & TOPOGRAPHIC SURVEY BY R.L. VAUGHT & ASSOCIATES, INC. SEE CERTIFIED SURVEY, FIELD WORK DATED 03-11-2021, FOR ADDITIONAL INFORMATION NOT ADDRESSED ON THIS PLAN

ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) AND ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BENCHMARK USED: 55 94 DAIG (FLDNR); ELEVATION = 8.80' (NAVD88).

VERTICAL DATUM CONVERSION NOTE:
 CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29) FROM NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) IS (+) 1.48' NGVD29 IS 1.48' HIGHER THAN NAVD88.



EROSION CONTROL LINE
 (PB 6, PG 40)

COSTAL CONSTRUCTION CONTROL LINE
 PLAT BOOK 9, PG 99-RECORDED 7/09/85

N. BEACH ROAD
 ROYAL PALM BLVD (PLAT)
 (100' R/W)

WATERFRONT BUILDING
 SETBACK LINE
 (PER ORDINANCE
 316-EXHIBIT "C")

PRELIMINARY SET
NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE PROVIDED AS A ROUGH BID SET ONLY. THEY HAVE NOT BEEN ENGINEERED OR REVIEWED FOR ERRORS.

Shoreline Designs Inc.
RICHARD A. DAVIS, A.I.B.C.
941 ALT. A-1A, SUITE B
JUPITER, FLORIDA, 33411
(561) 744-4873

MEMBER OF THE AMERICAN
INSTITUTE OF SHORELINE DESIGNERS

N.C.B.D.C.
NATIONAL COUNCIL OF
BEACH DESIGNERS

Richard Davis
DESIGNER NO. 10389

Richard Davis

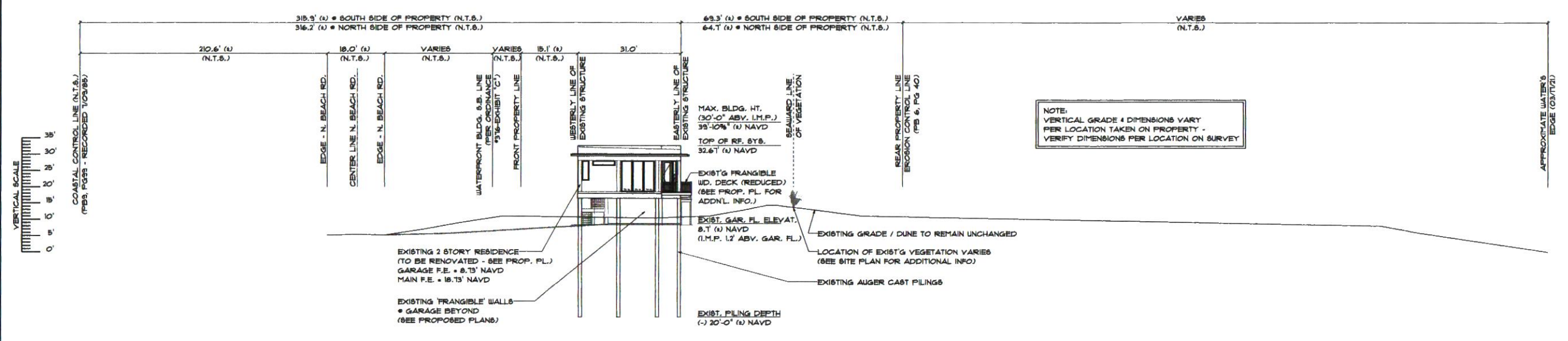
Digitally signed by
Richard Davis
Date: 2025.12.16
16:01:28 -05'00'

Site Analysis:

Address:	Zoning District:		
	Permitted	Existing	Proposed
Planned Date of Construction:	May 1, 2026		
Lot Area:	min lot size: 12,500 sq ft	22,006 SF / 50519 Acres	22,006 SF / 50519 Acres
Floor Area:	4,401.2 sq. ft.	3061.8 sq. ft.	3058.3 sq. ft. (Reduced 3.5 sq ft)
Principle Dwelling (10,000 sf max):		3061.8	3058.3
Accessory Structure #1 (not to exceed 1/3 square footage of principle dwelling):		N/A	N/A
Accessory Structure #2 (not to exceed 1/3 square footage of principle dwelling):		N/A	N/A
FAR (Floor Area Ratio):		.102	.097
Floor Area + Lot Area:			
Lot Width:	100'	200.52'	200.52'
Front Yard Setback:	30'	15.1'	No Change
Rear Yard Setback:	Water-front Setback Line	64.7'	No Change
Side Yard Setback:	One-Story: 25' Two-Story: 30'	108.3' (L) 25.1' (R)	No Change
Initial Measuring Point ("IMP"):		9.9 NAVD	No Change
Fill:	3 ft max		no more than 3'
Roof Height Roof Pitch:			
One-Story:	24' Flat Roof	23'-2" Flat Roof	24'-0" Flat Roof
Two-Story:			
Exterior Wall Height:			
One-Story:	14 ft	9'-10" (18'-8" NAVD)	No Change
Two-Story:	22 ft	20'-10" (29'-6" NAVD)	No Change
Parking Spaces (1 per bedroom, 1.5 max):	Min: 3 Max: 4	4	4
Driveway Setback:	3'	73' +/- N. 111' +/- S	No Change
Landscape Area:	5,667.8 sq. ft. (20% of lot area)	18,858 sq. ft. 84%	No Change
Elevation of Finish Floor:		18'-6" NAVD	No Change
Elevation of LHSM (Lowest Height Structural Member):		8'-8" NAVD	No Change
FEMA Flood Zone:	VE (Elevation B)		

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

Page 2 of 2



SITE PLAN CROSS SECTION

LEGAL DESCRIPTION

DIMENSIONS USED IN THE SITE PLAN TAKEN FROM BOUNDARY & TOPOGRAPHIC SURVEY BY 'R.L. VAUGHT & ASSOCIATES, INC.' SEE CERTIFIED SURVEY, FIELD WORK DATED 03-11-2021, FOR ADDITIONAL INFORMATION NOT ADDRESSED ON THIS PLAN

ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) AND ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BENCHMARK USED: '89 54 DAIO' (FLDNR), ELEVATION = 8.80' (NAVD88).

VERTICAL DATUM CONVERSION NOTE:
CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29) FROM NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) IS (+) 1.48' NGVD29 IS 1.48' HIGHER THAN NAVD88.

REVISIONS	BY

DRAWN
M. HADNET A.I.B.C.

CHECKED
R. DAVIS A.I.B.C.

DATE
Tuesday, December 16, 2025

SCALE
1/8" = 1'-0"

SHEET
SP-2

OF 6-SHEETS

PRELIMINARY SET
NOT FOR CONSTRUCTION

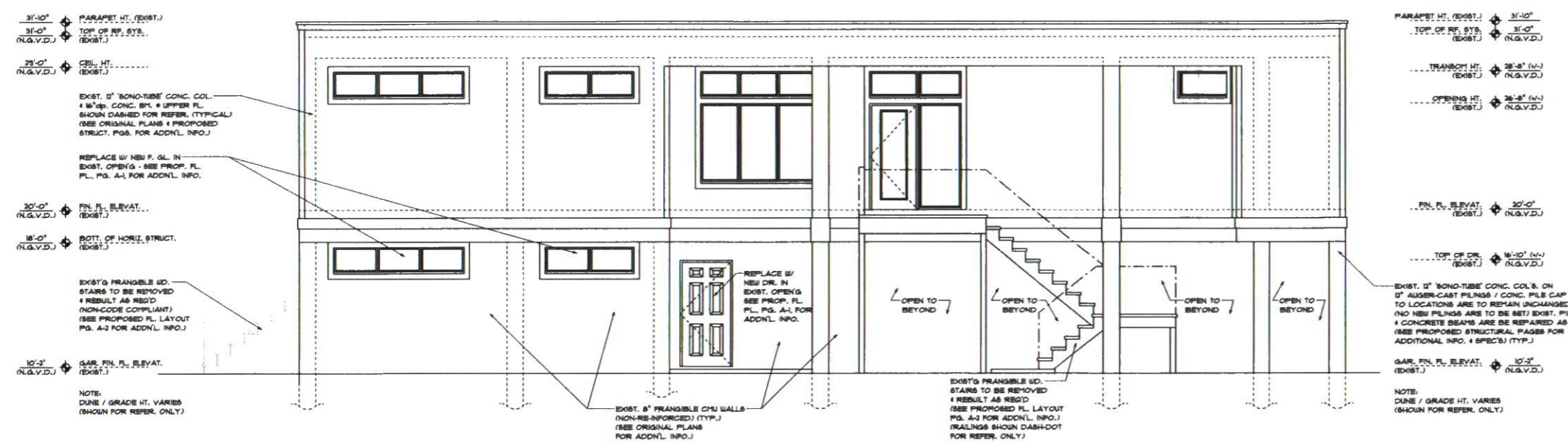
Jdi
SHORELINE
DESIGNS INC.
RICHARD A. DAVIS, A.L.S.D.
547 ALY. AWA, 8078 E
JUPITER, FLORIDA, 33411
(561) 744-4973

MEMBER OF THE AMERICAN
INSTITUTE OF ARCHITECTS

N.C.B.D.C.
NATIONAL COUNCIL OF
BUILDING DESIGNERS

Richard Davis
License No. 19-038

Richard Davis
Digitally signed by
Richard Davis
Date: 2025.12.16
16:04:33 -05'00'



EXISTING FRONT ELEVATION

(SEE ORIGINAL PLANS FOR ADDITIONAL INFO AT EXISTING STRUCTURE)
NOTE:
EXISTING PLAN IS IN N.G.V.D. - CONVERSION TO N.A.V.D. IS -1.48'

NOTE:
ALL EXISTING ROOF TRUSSES &
UPPER FLOOR INTERIOR &
EXTERIOR WALL FRAMING TO BE
REMOVED TO ALLOW PROPOSED
UPPER FLOOR RENOVATION
(SEE STRUCTURAL PAGES FOR
ADDITIONAL INFORMATION)



EXISTING REAR ELEVATION

(SEE ORIGINAL PLANS FOR ADDITIONAL INFO AT EXISTING STRUCTURE)
NOTE:
EXISTING PLAN IS IN N.G.V.D. - CONVERSION TO N.A.V.D. IS -1.48'

A RENOVATION DESIGN FOR:
the IYLER RESIDENCE
161 NORTH BEACH ROAD, JUPITER ISLAND, FLORIDA

REVISIONS	BY

DRAWN
M. HENNET A.L.S.D.

CHECKED
R. DAVIS A.L.S.D.

DATE
Tuesday, December 16, 2025

SCALE
1/4" = 1'-0"

SHEET
D-3

OF 8-SHETS

PRELIMINARY SET
NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE PROVIDED AS A ROUGH BID SET ONLY. THEY HAVE NOT BEEN ENGINEERED OR REVIEWED FOR ERRORS.

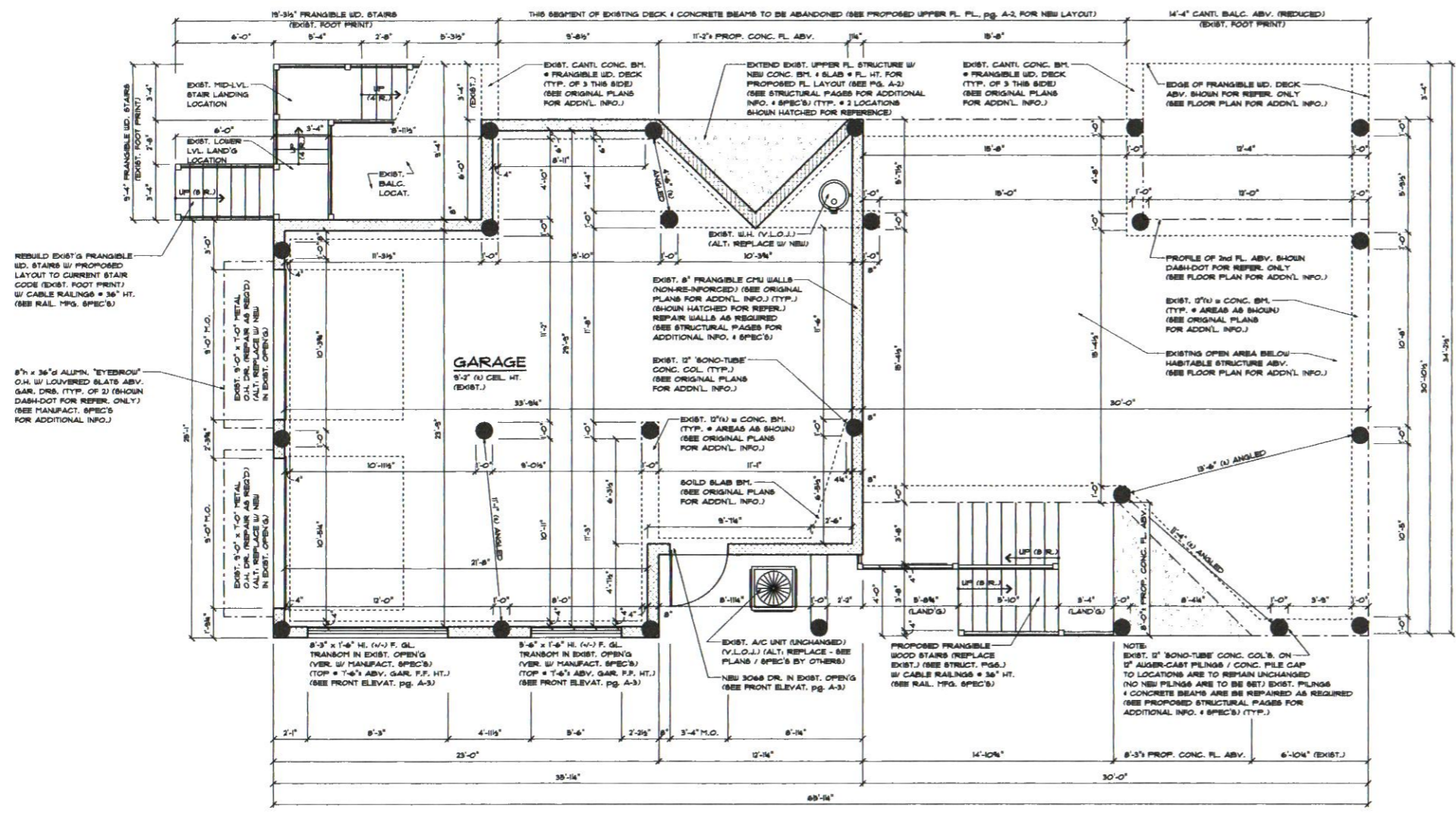
SDI
SHORELINE
DESIGNS INC.
RICHARD A. DAVIS, A.I.B.D.
947 ALI, A1A, SUITE B
JUPITER, FLORIDA 33477
(561) 744-4873

A.I.B.D. MEMBER OF THE AMERICAN
INSTITUTE OF BUILDING DESIGNERS

N.C.B.D.C.
NATIONAL COUNCIL OF BUILDING DESIGNERS

Richard Davis
CREATED: 18-228

Richard Davis
Digitally signed by
Richard Davis
Date: 2025.12.15
16:06:22 -05'00'



PROPOSED GROUND LEVEL FLOOR PLAN

NOTE:
PROVIDE PROTECTION FOR ALL
MECHANICAL PIPING & ELECTRICAL
SYSTEMS AS REQ'D PER F.B.C. R322.1.6
A/C CONDENSOR TO BE AT, OR ABOVE,
FLOOR ELEVATION TO MEET FLOOR
PROTECTION CRITERIA PER F.B.C. R322.1.6
(ADD ADDNL. HT. AS REQ'D FOR REPAIR)

NOTE: ALL DIMENSIONS ARE APPROXIMATE (BASED UPON EXISTING PLANS).
VERIFY IN FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION

SEE ORIGINAL APP'D PLANS FOR NOTES & SPECIFICATIONS * EXISTING STRUCTURE

EXISTING WINDOW & DOOR LOCATIONS ARE SHOWN APPROXIMATE (VER. ACTUAL OPEN IN FIELD)

REPLACE EXISTING OPENINGS W/ NEW FIXTURES AS NOTED IN EXIST. OPENING
VERIFY ALL OPENING SIZES PRIOR TO ORDERING WINDOWS & DOORS

ALL INTERIOR FINISHES (CABINETRY, FLOORING, DOORS, TRIM ETC...) TO BE REPLACED WITH NEW

EXISTING FOOTPRINT OF HOME TO REMAIN UNCHANGED

COMPLETED PLANS WILL MEET THE STANDARDS OF THE FLORIDA BUILDING CODE, SECTION 5109
(STRUCTURAL DRAWINGS TO FOLLOW PRELIMINARY APPROVAL)

NOTE:
NO EXISTING STRUCTURAL WALLS ARE
BEING REMOVED (NOTIFY ENGINEER IF
EXIST. CONDITIONS VARY FROM PLANS)

NOTE:
CONSULT W/ STRUCTURAL PAGES FOR
PROPOSED CONC. PILING / BEAM
REPAIRS & NOTIFY STRUCTURAL ENGINEER
IF EXPOSED STRUCTURAL DIFFERS
FROM ORIGINAL DESIGN, OR SHOWS ANY
ADDITIONAL SIGNS OF DAMAGE
UNADDRESSED BY STRUCTURAL PAGES

EXISTING FOOTPRINT OF HOME TO
REMAIN UNCHANGED

WALL LEGEND

	EXISTING INTERIOR FRAME WALLS TO REMAIN UNCHANGED
	EXISTING EXTERIOR FRAME BEAR WALLS (TO REMAIN UNCHANGED I.O.N.)
	EXISTING WALLS TO BE REMOVED
	NEW NON-BEARING FRAME CONSTRUCTION (SEE PROPOSED PLANS)
	FRAME BEARING CONSTRUCTION (SEE PROPOSED PLANS)
	NEW BLOCK CONSTRUCTION (SEE PROPOSED PLANS)
	PROPOSED NEW FILLED CELL IN CONC. BLK. WALL (SEE STRUCT. PGS. FOR ADDNL. NOTES)
	PROPOSED P.F. CONC. COL. (SEE STRUCT. PGS. FOR ADDNL. NOTES)

NOTE:
ALL DIMENSIONS ARE APPROXIMATE
(WALL DIMENSIONS ARE NOMINAL -
EXCLUDING FURRING & FIN. MATERIALS)
VERIFY MEASUREMENTS IN FIELD PRIOR
TO COMMENCEMENT OF CONSTRUCTION

A RENOVATION DESIGN FOR:
the IYLER RESIDENCE
161 NORTH BEACH ROAD, JUPITER ISLAND, FLORIDA

REVISIONS	BY

DRAWN
M. HAZENET A.I.B.D.

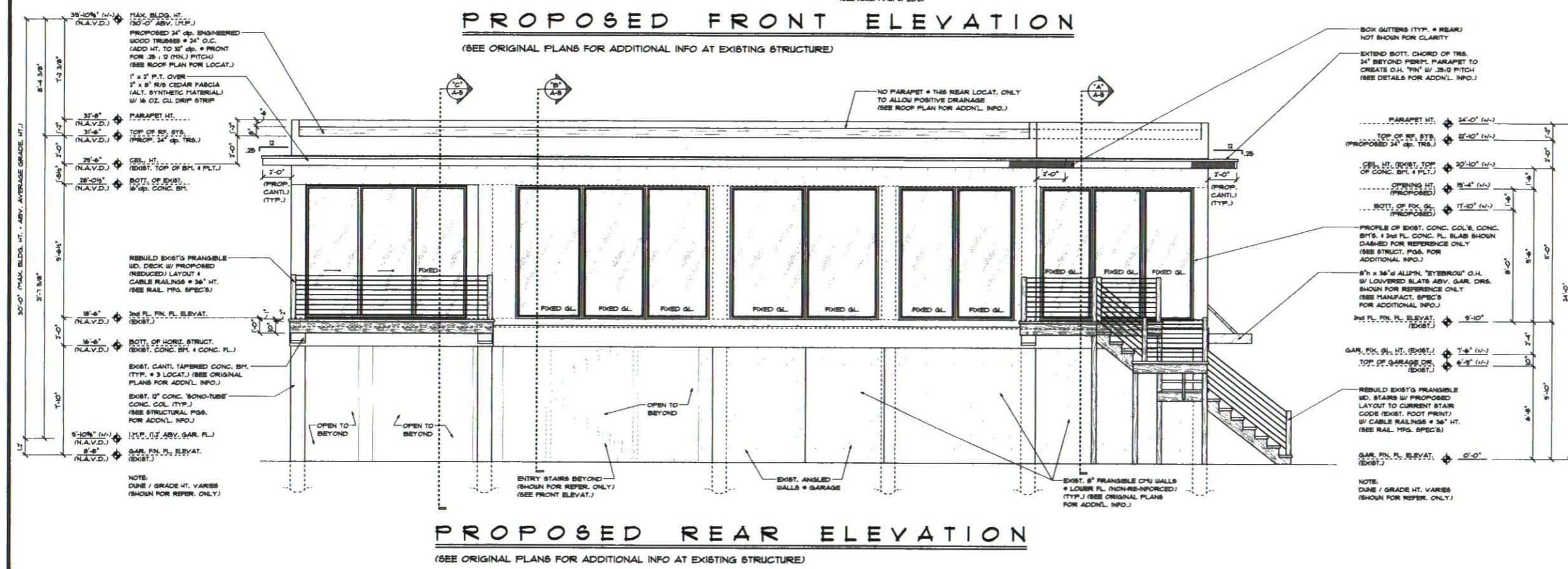
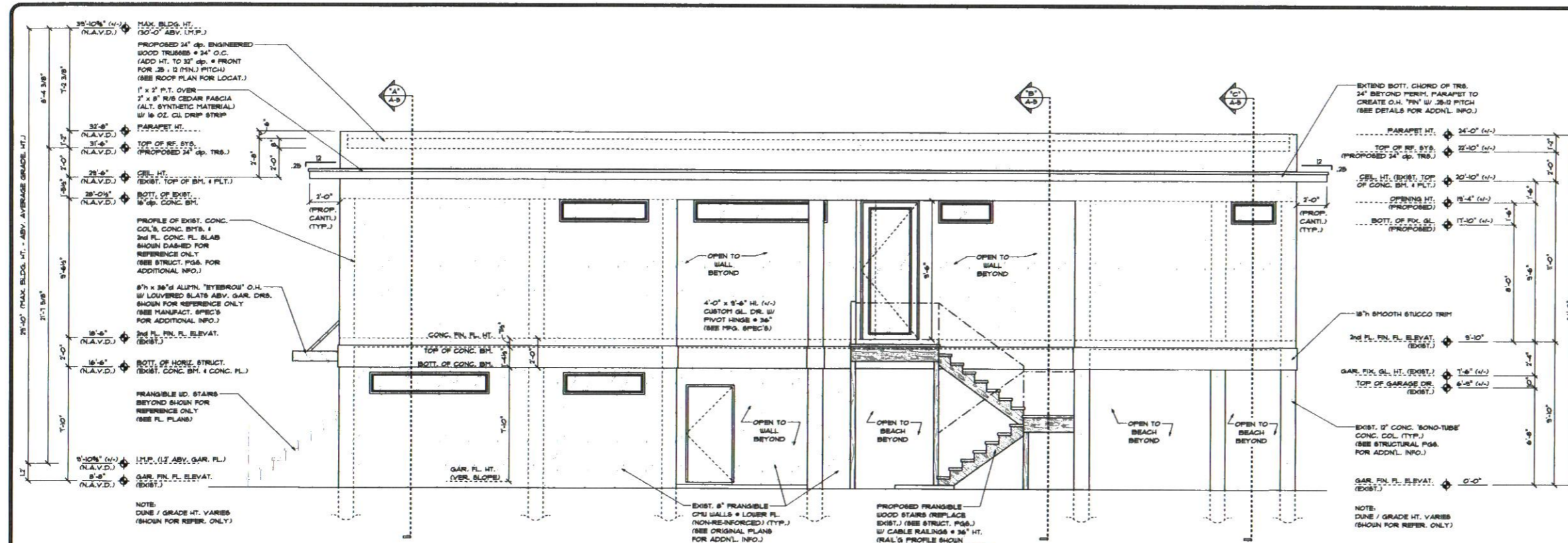
CHECKED
R. DAVIS A.I.B.D.

DATE
Tuesday, December 16, 2025

SCALE
1/4" = 1'-0"

SHEET
A-1

OF 6-SHETS



PRELIMINARY SET
NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE PROVIDED AS A ROUGH BID SET ONLY. THEY HAVE NOT BEEN ENGINEERED OR REVIEWED FOR ERRORS.

Shoreline Designs Inc.
RICHARD A. DAVIS A.I.B.D.
541 ALT. A-4, SUITE B
JUPITER, FLORIDA, 33411
(561) 744-4873

MEMBER OF THE AMERICAN INSTITUTE OF BUILDING DESIGNERS

N.C.B.D.C.
NATIONAL COUNCIL OF BUILDING DESIGNERS

Richard Davis
CERTIFICATION NO. 92-274

Richard Davis
Digitally signed by Richard Davis
Date: 2025.12.16 16:07:51 -05'00'

A RENOVATION DESIGN FOR:
the IYLER RESIDENCE
161 NORTH BEACH ROAD, JUPITER ISLAND, FLORIDA

REVISIONS	BY

DRAWN
M. HEDBET A.I.B.D.

CHECKED
R. DAVIS A.I.B.D.

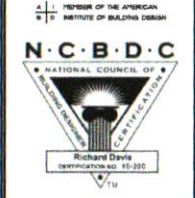
DATE
Tuesday, December 16, 2025

SCALE
1/4" = 1'-0"

SHEET
A-3

OF SHEETS

PRELIMINARY SET
NOT FOR CONSTRUCTION
 NOTE: THESE DRAWINGS ARE PROVIDED AS A ROUGH BID SET ONLY. THEY HAVE NOT BEEN ENGINEERED OR REVIEWED FOR ERRORS.



Richard Davis

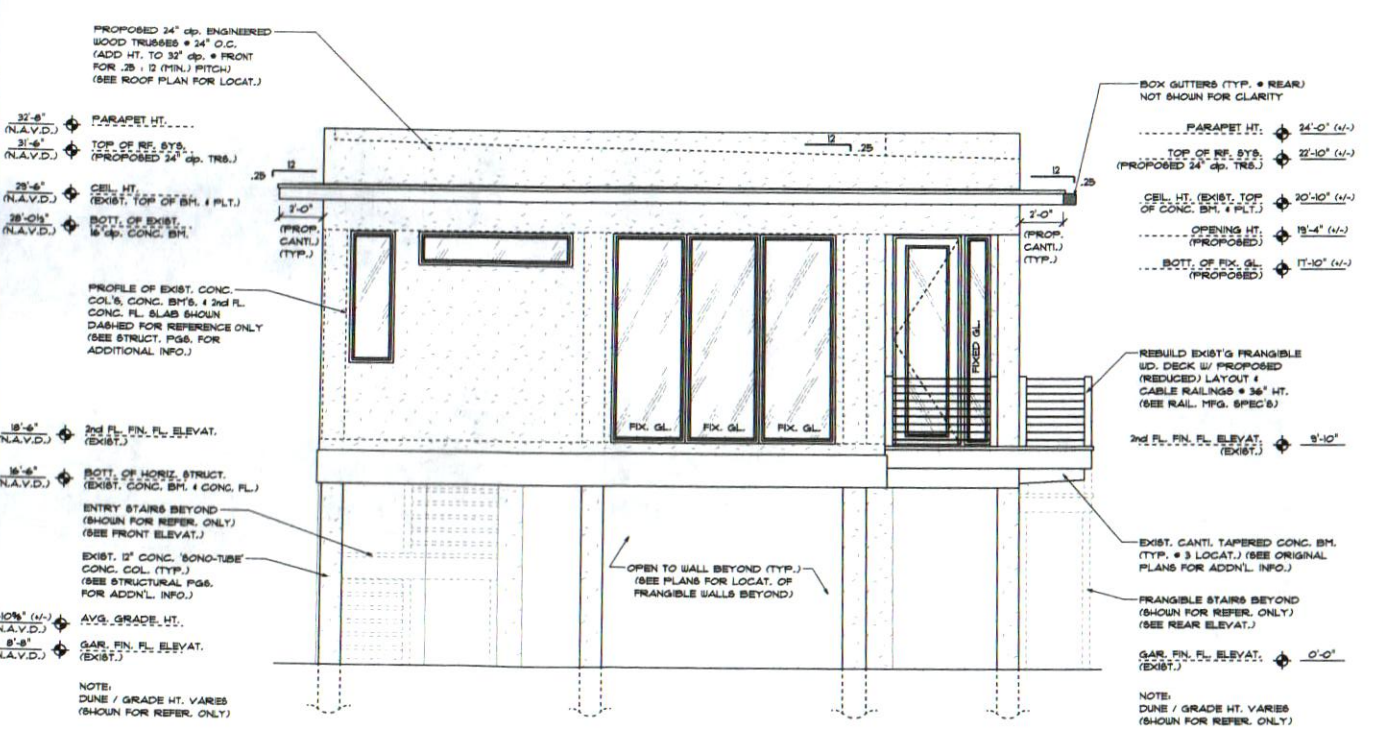
Richard Davis
 Digitally signed by
 Richard Davis
 Date: 2025.12.16
 16:09:47 -05'00'

A RENOVATION DESIGN FOR:
the IYLER RESIDENCE
 161 NORTH BEACH ROAD, JUPITER ISLAND, FLORIDA

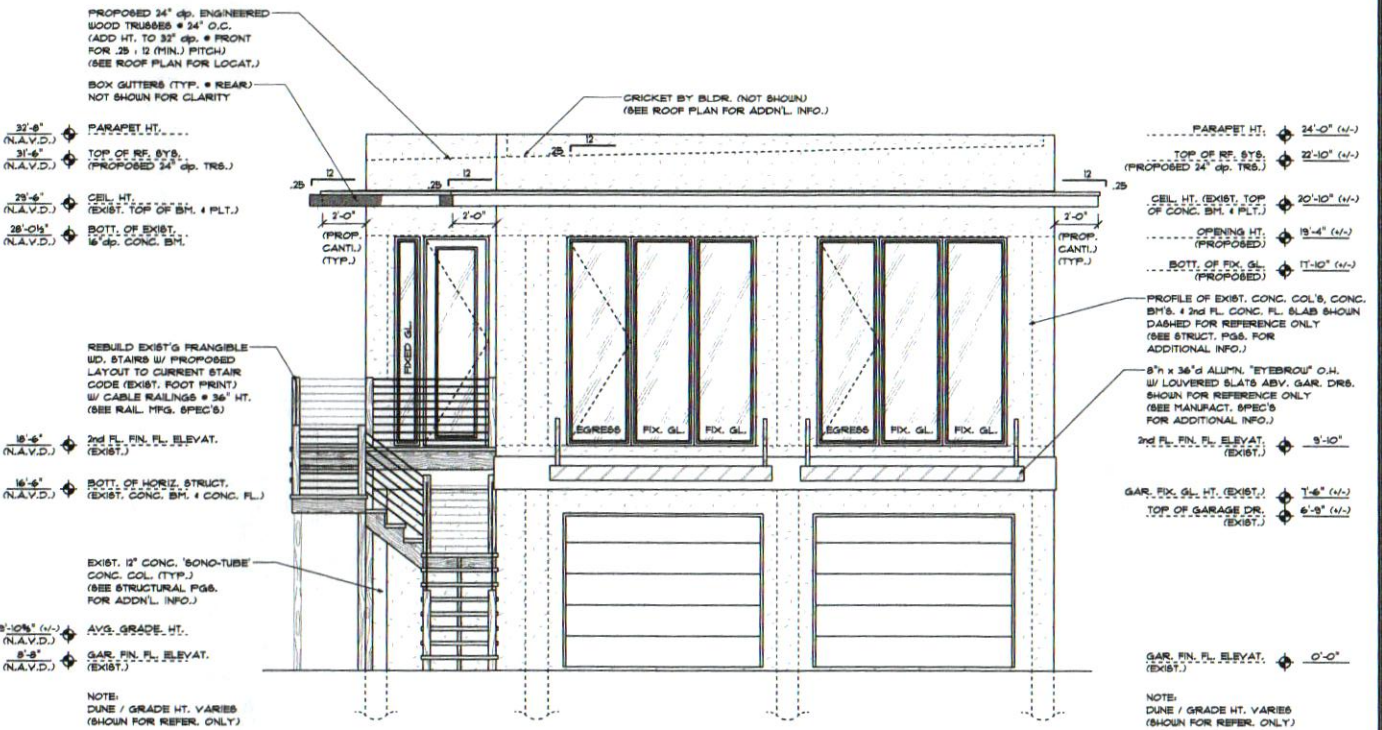
REVISIONS	BY

DRAWN	M. HENNET A.I.B.D.
CHECKED	R. DAVIS A.I.B.D.
DATE	Tuesday, December 16, 2025
SCALE	1/4" = 1'-0"
SHEET	

A-4



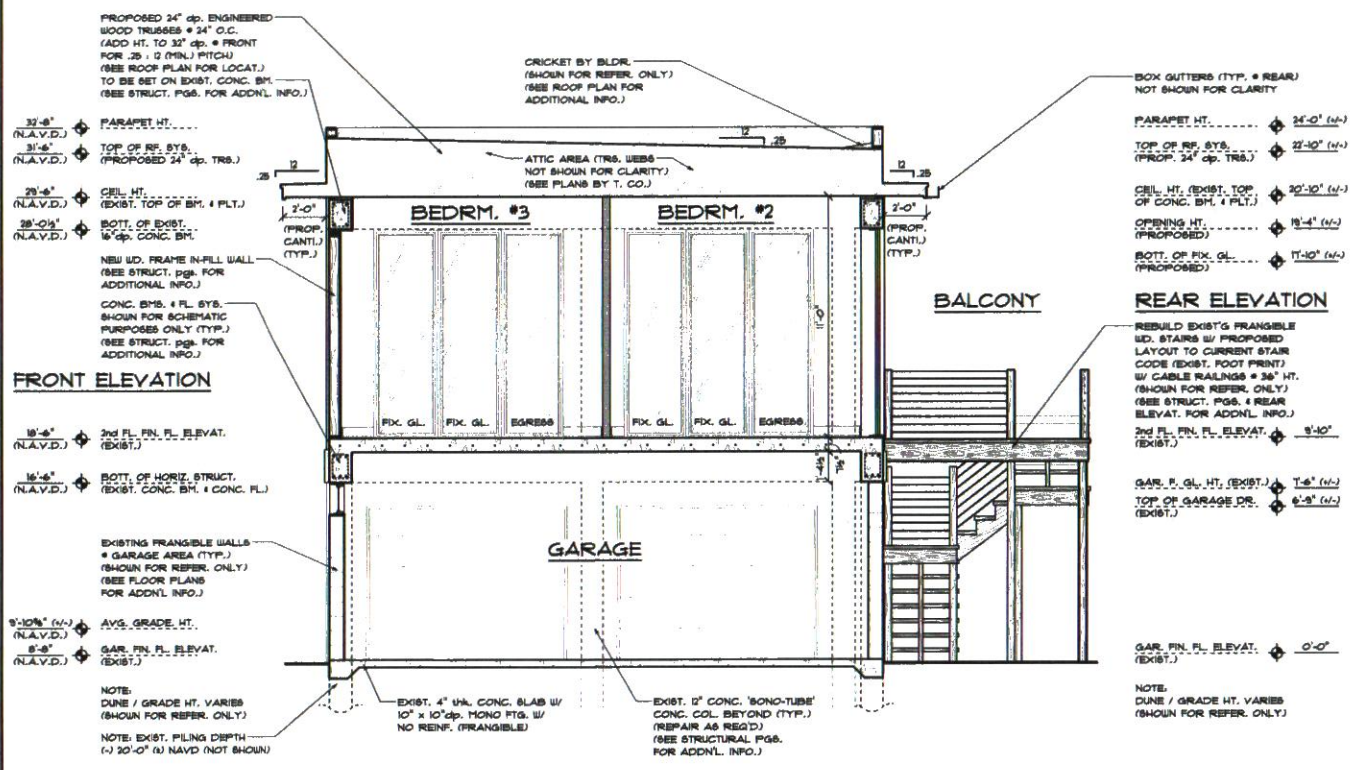
PROPOSED RIGHT ELEVATION
 (SEE ORIGINAL PLANS FOR ADDITIONAL INFO AT EXISTING STRUCTURE)
 NOTE:
 EXISTING PLAN IS IN N.G.V.D. - CONVERSION TO N.A.V.D. IS -1.48'



PROPOSED LEFT ELEVATION
 (SEE ORIGINAL PLANS FOR ADDITIONAL INFO AT EXISTING STRUCTURE)
 NOTE:
 EXISTING PLAN IS IN N.G.V.D. - CONVERSION TO N.A.V.D. IS -1.48'

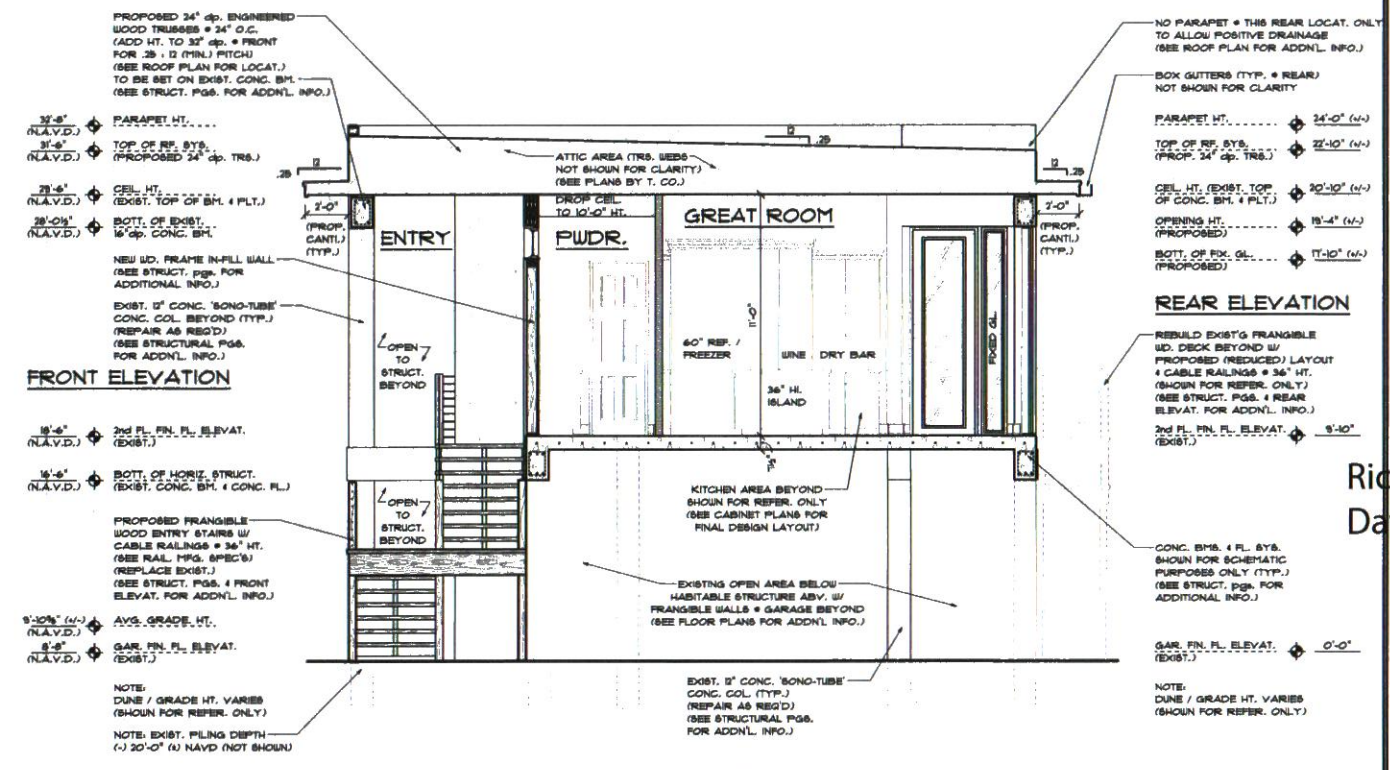
Richard Davis

Richard Davis
 Digitally signed by
 Richard Davis
 Date: 2025.12.11
 16:10:36 -0500



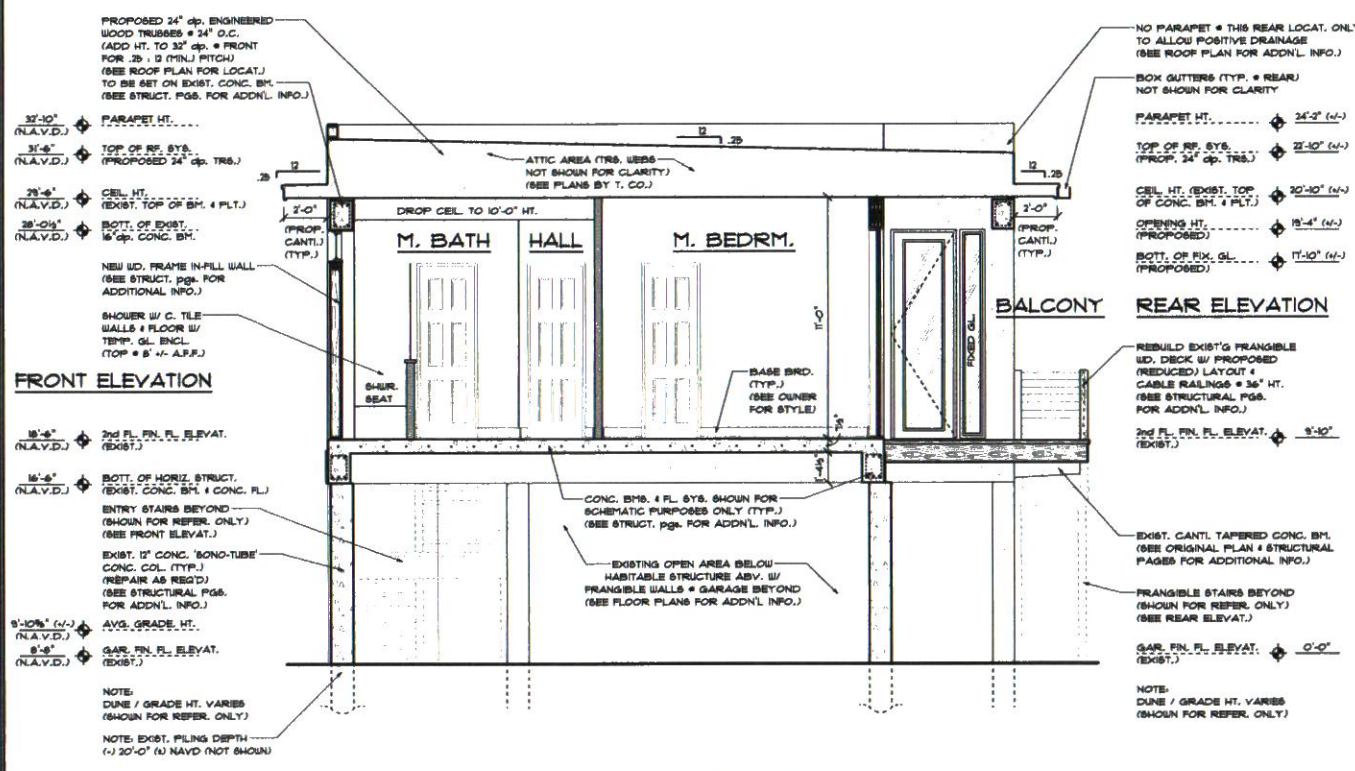
CROSS SECTION "A"

SCALE: 1/4" = 1'-0"
 NOTE: CROSS SECTION DRAWN AS A SCHEMATIC DEPICTION ONLY - SEE APPROPRIATE WALL SECTION FOR ADDITIONAL NOTES & DETAILS
 (SEE ORIGINAL PLANS FOR ADDITIONAL INFO AT EXISTING STRUCTURE)
 EXISTING PLAN IS IN N.A.V.D. - CONVERSION TO N.A.V.D. IS -148'



CROSS SECTION "B"

SCALE: 1/4" = 1'-0"
 NOTE: CROSS SECTION DRAWN AS A SCHEMATIC DEPICTION ONLY - SEE APPROPRIATE WALL SECTION FOR ADDITIONAL NOTES & DETAILS
 (SEE ORIGINAL PLANS FOR ADDITIONAL INFO AT EXISTING STRUCTURE)
 EXISTING PLAN IS IN N.A.V.D. - CONVERSION TO N.A.V.D. IS -148'



CROSS SECTION "C"

SCALE: 1/4" = 1'-0"
 NOTE: CROSS SECTION DRAWN AS A SCHEMATIC DEPICTION ONLY - SEE APPROPRIATE WALL SECTION FOR ADDITIONAL NOTES & DETAILS
 (SEE ORIGINAL PLANS FOR ADDITIONAL INFO AT EXISTING STRUCTURE)
 EXISTING PLAN IS IN N.A.V.D. - CONVERSION TO N.A.V.D. IS -148'

PRELIMINARY SET
NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE PROVIDED AS A BROUGH BID SET ONLY. THEY HAVE NOT BEEN ENGINEERED OR REVIEWED FOR ERRORS.

A RENOVATION DESIGN FOR:
the IYLER RESIDENCE
 161 NORTH BEACH ROAD, JUPITER ISLAND, FLORIDA

REVISIONS	BY

DRAWN	M. HENNET A.L.S.D.
CHECKED	R. DAVIS A.L.S.D.
DATE	Tuesday, December 16, 2025
SCALE	1/4" = 1'-0"
SHEET	A-5

OF 848210

34'-0" (N.)
78'-0"
N.A.V.D.)

22'-10" (N.)
73'-8"
N.A.V.D.)

20'-10" (N.)
73'-8"
N.A.V.D.)

18'-4" (N.)
73'-0"
N.A.V.D.)

1" x 2" P.T. OVER
2" x 8" RUS CEDAR FASCIA
(ALT. SYNTHETIC MATERIAL)
W/ 1/2 OZ. CL. DRIP STRIP

EXTEND BOT. CHORD OF TRS.
24" BEYOND PERIM. PARAPET TO
CREATE O.H. FIN' W/ 25:12 PITCH
(SEE DETAILS FOR ADDNL. INFO.)

PROPOSED 24" dp. ENGINEERED
WOOD TRUSSES @ 24" O.C.
(ADD HT. TO 35" dp. + FRONT
FOR 25 : 12 (RUS) PITCH)
(SEE ROOF PLAN FOR LOCAT.)

8'-10"
78'-2"
N.A.V.D.)

8'-2 1/2"
77'-10 1/2"
N.A.V.D.)

7'-10"
76'-8"
N.A.V.D.)

0'-0"
0'-0"
N.A.V.D.)

TYP. WALL SECTION

SCALE: 3/4" = 1'-0"

NOTE: EXISTING PLAN IS IN N.G.V.D. - CONVERSION TO N.A.V.D. IS 1.48'
(SEE ORIGINAL PLANS FOR ADDITIONAL INFO AT EXISTING STRUCTURE)

COMPLETED PLANS WILL MEET THE STANDARDS OF THE FLORIDA BUILDING CODE, SECTION 3105
(STRUCTURAL DRAWINGS TO FOLLOW PRELIMINARY APPROVAL)

GENERAL NOTES:

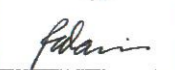
1. ALL STRUCTURAL WOOD TO BE S.P.F. # 2, N.F. # 2 OR STUD GRADE W/ MIN. 1000 PSI, OR BETTER. ALL 2" x 12" HEADER MATERIAL TO BE SO. YELLOW PINE #2 OR BETTER.
2. ALL FOOTINGS ARE DESIGNED FOR 2500 P.S.F. SOIL BEARING CAPACITY.
3. NOTES & MATERIALS ON ONE DETAIL SHALL BE APPLICABLE FOR ALL SIMILAR ASSEMBLIES, WHETHER SPECIFICALLY REPEATED OR NOT.
4. ALL WOOD IN CONTACT W/ CONCRETE TO BE P.T. (SEE GENERAL CONSTRUCTION NOTES # PAGE A-2)
5. VERIFY ALL CONNECTORS W/ CONNECTOR SCHEDULE. SEE ROOF PLAN FOR CONNECTOR LOCATIONS.
6. CONNECTORS OF EQUAL RATING BY ALTERNATE SOURCE MAY BE SUBSTITUTED.
7. TITEN CONC. SCREWS, POWERS CONC. SCREWS & L.D.T.C.S ARE INTERCHANGEABLE.
8. STRUCTURAL FEATURES NOT DETAILED ON THESE PLANS WILL BE ADDRESSED BY THE ENGINEER AS CONSTRUCTION PROGRESSES.
9. SIMPSON 1/4" DIA. & USP 1/4" DIA. ARE INTERCHANGEABLE.

PRELIMINARY SET
NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE PROVIDED AS A ROUGH BID SET ONLY. THEY HAVE NOT BEEN ENGINEERED OR REVIEWED FOR ERRORS.



RICHARD A. DAVIS A.L.S.D.
347 ALT. A-1-A, SUITE B
JUPITER, FLORIDA 33477
(561) 744-4873



Richard Davis
Digitally signed by
Richard Davis
Date: 2025.12.11
16:12:07 -05'00'

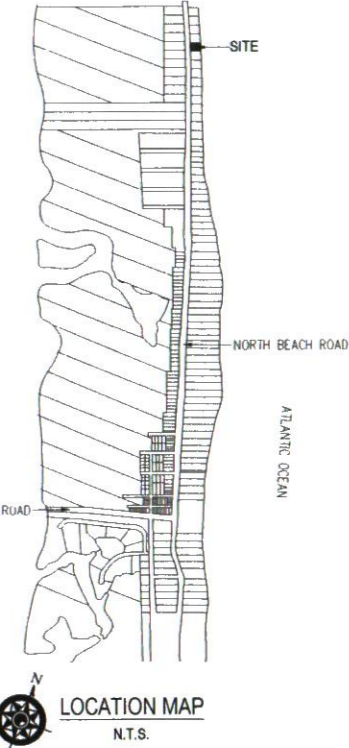
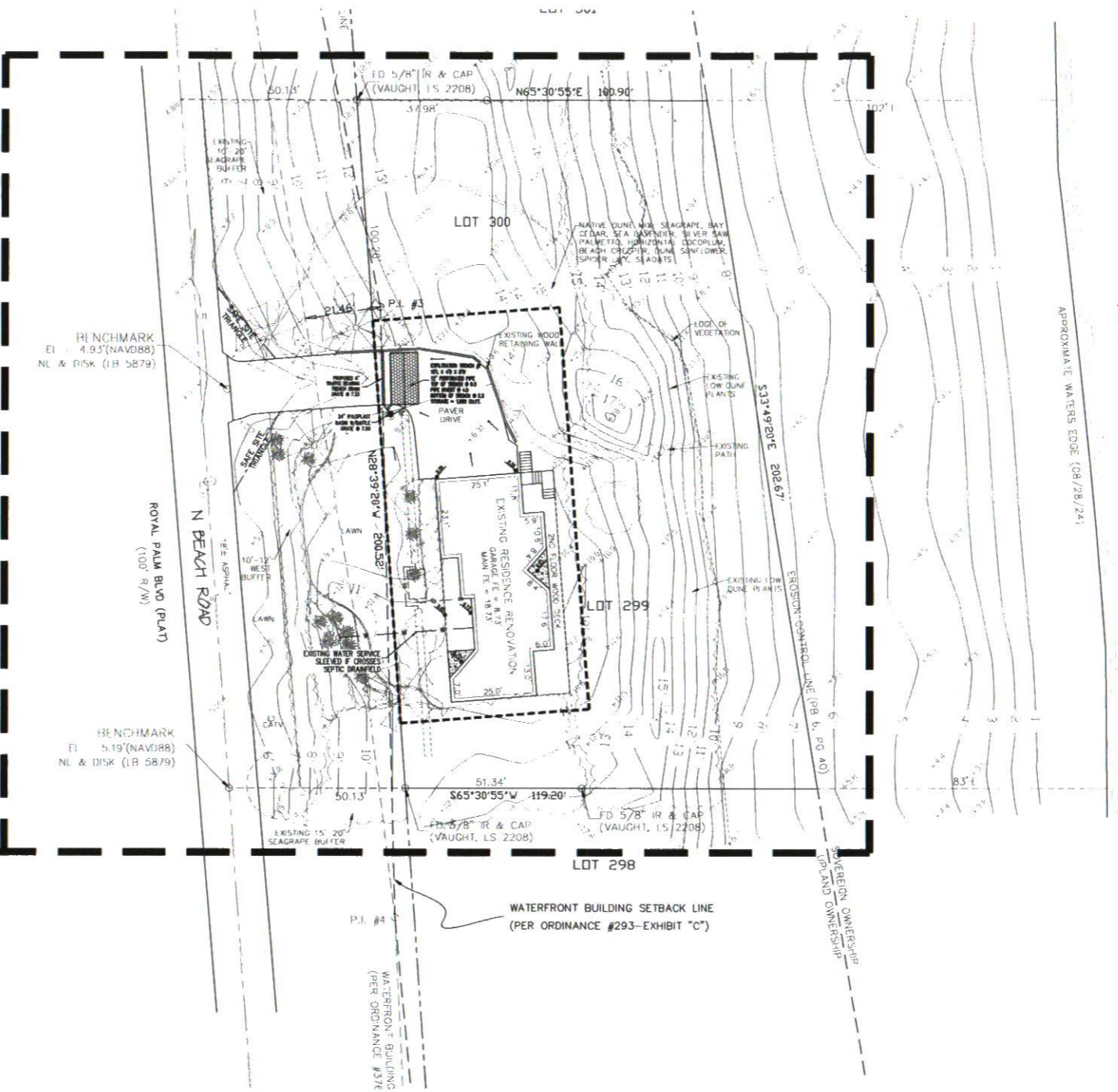
A RENOVATION DESIGN FOR:
the IYLER RESIDENCE
161 NORTH BEACH ROAD, JUPITER ISLAND, FLORIDA

REVISIONS	BY

DRAWN H. HUDNET A.L.S.D.
CHECKED R. DAVIS A.L.S.D.
DATE Tuesday, December 16, 2025
SCALE AS NOTED
SHEET S-X
OF 6-SHETS

COSTAL CONSTRUCTION CONTROL LINE
 PLAT BOOK 9, PG 99-RECORDED 7/09/85

SEE ENLARGED VIEW
SHEET C2



- LEGEND**
- EXISTING ELEVATION PER P.L. VAUGHT (NAVD83)
 - PREPARED ELEVATION (NAVD)
 - FLOW DIRECTION
 - EXISTING WATER SERVICE
 - EXISTING SANITARY SEWER
 - COSTAL CONSTRUCTION CONTROL LINE, SEE SHEET C1
 - W/PLAST BUSH
 - PREPARED STORM PIPE

EXISTING UTILITY SYSTEM NOTE:

THE CIVIL DESIGN DOCUMENTS DO NOT REFLECT ALL THE EXISTING UTILITY AND/OR IRRIGATION SYSTEM CONDITIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO INVESTIGATE THE CONDITIONS AND COORDINATE ANY IMPACTS AS MAY BE DETERMINED. ANY DAMAGE TO THE EXISTING UTILITY SYSTEMS SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AND DOCUMENTED AS TO THE LOCATION AND REPAIR REQUIREMENTS. DIGITAL PHOTOS OF THE DAMAGE AND THE REPAIR SHALL BE PROVIDED TO THE ARCHITECT/ENGINEER OF RECORD FOR ANY/ALL IMPACTS TO THE EXISTING SYSTEMS.

Doug Winter Companies, Inc.
 Founded 1980
 Email: dwinter@bellsouth.net
 Registration #6501
 4047 Chesapeake Blvd., Suite 222
 West Palm Beach, FL 33409
 Ph: (561) 471-9863 Fx: (561) 471-5076
 Civil Engineering, Surveying, Planning
 Water Resources, Land Development
 Electrical, Mechanical, Plumbing
 Structural, Interior Architecture
 Project Management, Construction
 Golf Course Maintenance/Construction

OVERALL SITE PLAN

IVLER RESIDENCE
 161 NORTH BEACH ROAD
 JUPITER ISLAND, FL

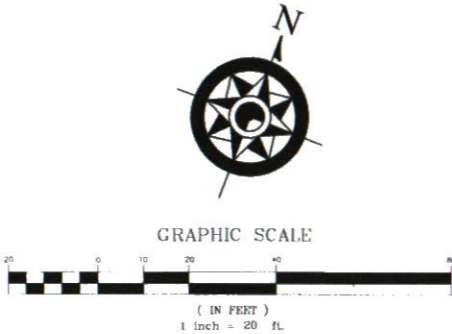
DRAWN BY	HV
CHKD BY	DW
DATE	09/08/2025
SCALE	AS SHOWN
JOB #	25-4440
Sheet	

C1

Doug Winter Companies, Inc.
 Founded 1980
 Email: dwinter@bellsouth.net
 Registration #6501
 4047 Chesapeake Blvd., Suite 222
 West Palm Beach, FL 33409
 Ph: (561) 471-9863 Fx: (561) 471-5076
 Civil Engineering, Surveying, Planning
 Water Resources, Land Development
 Electrical, Mechanical, Plumbing
 Structural, Interior Architecture
 Project Management, Construction
 Golf Course Maintenance/Construction

Digitally signed by Douglas G Winter
 Date: 2025.12.17 16:10:58 -05'00'

This item has been electronically signed and sealed by Douglas G. Winter, P.E. on 12/17/25 using a SHA-1 authentication code.
 Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.



DRB SUBMITTAL

Doug Winter Companies, Inc.
 Founded 1960
 Email: dwd@dw.com
 Registration #5501
 4047 Chesapeake Blvd., Suite 222
 West Palm Beach, FL 33409
 Ph: (561) 471-9863 Fx: (561) 471-5075

48 HOURS BEFORE DIGGING
 CALL TOLL FREE
 1-800-432-4170
 SUNSHINE STATE
 ONE CALL OF FLORIDA, INC.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL
 EXISTING UTILITIES FOR EXACT LOCATION OF UNDERGROUND
 UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.

Douglas G. Winter, P.E.
 Florida License #10658

Her. O. V. P.E.
 Florida License #10658

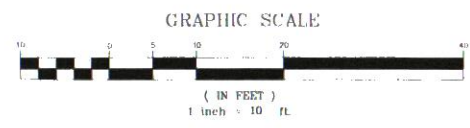
SITE GRADING & DRAINAGE PLAN

IVLER RESIDENCE
161 NORTH BEACH ROAD
JUPITER ISLAND, FL

DRAWN BY	HV
CHKD BY	DW
DATE	09/08/2025
SCALE	AS SHOWN
JOB #	25-4440
Sheet	
	C2

LEGEND

- EXISTING ELEVATION PER R.L. VAUGHT (NAVD)
- PROPOSED ELEVATION (NAVD)
- FLOW DIRECTION
- EXISTING WATER SERVICE
- EXISTING SANITARY SEWER
- COASTAL CONSTRUCTION CONTROL LINE, SEE SHEET C1
- NYLOPLAST BASIN
- PROPOSED STORM PIPE



DRB SUBMITTAL

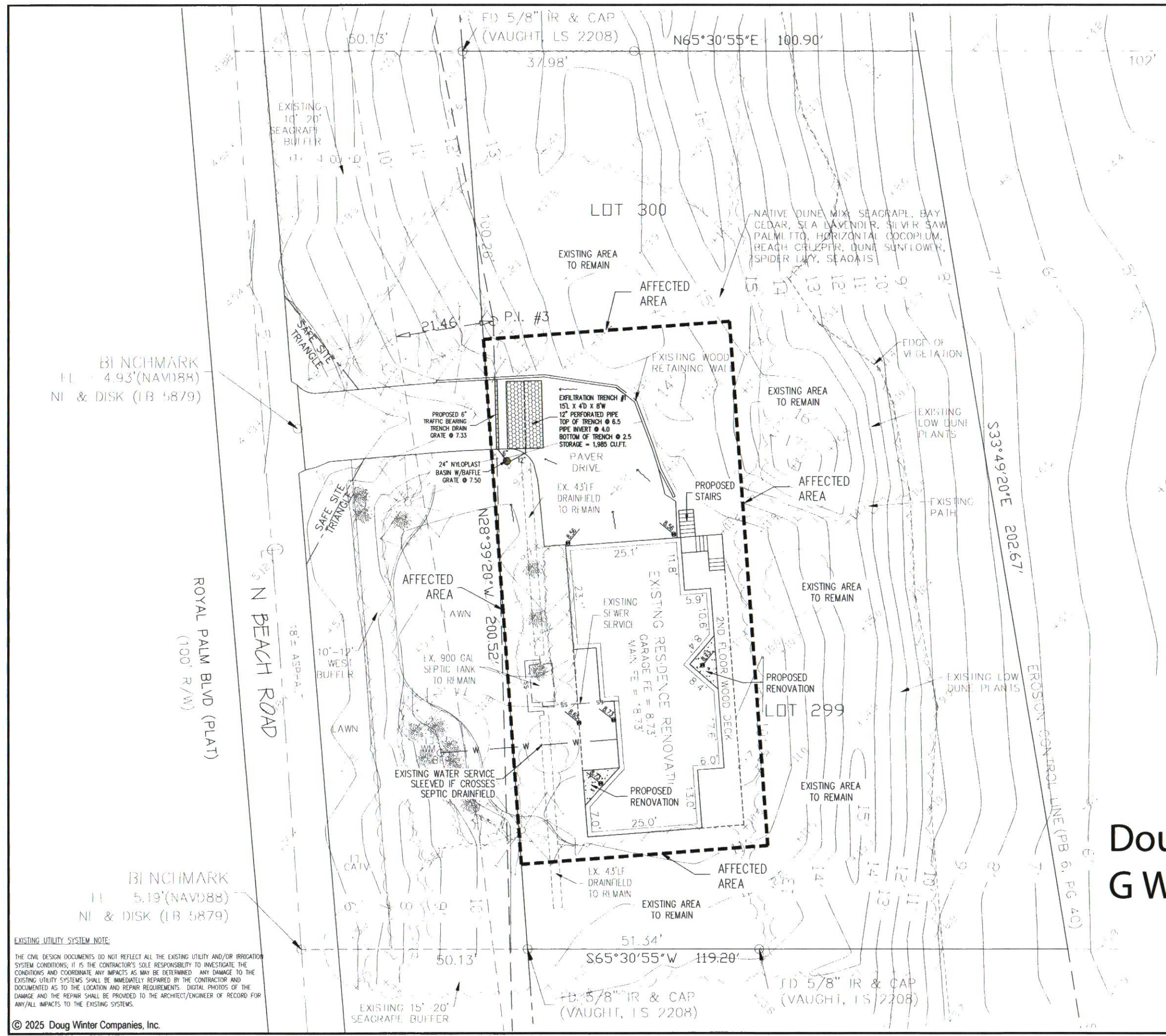
Digitally signed
 by Douglas G Winter
 Date: 2025.12.17
 16:11:38 -05'00'

Doug Winter Companies, Inc.
 Founded 1960
 Email: dwd@dw.com
 Registration #5501
 4047 Chesapeake Blvd., Suite 222
 West Palm Beach, FL 33409
 Ph: (561) 471-9863 Fx: (561) 471-5075



This item has been electronically signed and sealed by Douglas G. Winter, P.E. on 12/17/25 using a SHA-1 authentication code.

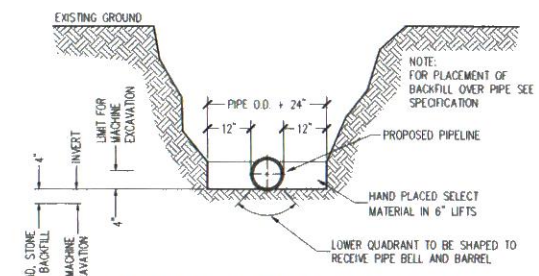
Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.



EXISTING UTILITY SYSTEM NOTE:
 THE CIVIL DESIGN DOCUMENTS DO NOT REFLECT ALL THE EXISTING UTILITY AND/OR IRRIGATION SYSTEM CONDITIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO INVESTIGATE THE CONDITIONS AND COORDINATE ANY IMPACTS AS MAY BE DETERMINED. ANY DAMAGE TO THE EXISTING UTILITY SYSTEMS SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AND DOCUMENTED AS TO THE LOCATION AND REPAIR REQUIREMENTS. DIGITAL PHOTOS OF THE DAMAGE AND THE REPAIR SHALL BE PROVIDED TO THE ARCHITECT/ENGINEER OF RECORD FOR ANY/ALL IMPACTS TO THE EXISTING SYSTEMS.

48 HOURS BEFORE DIGGING,
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE
ONE CALL (911) FLORIDA, INC.

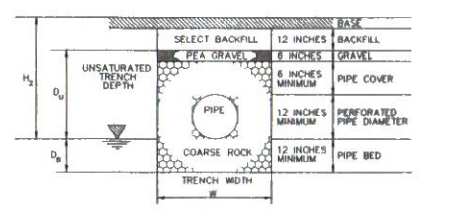
Doug Winter Companies, Inc.
Founded 1990
Email: doug@wintercompanies.com
Registration #9501
4047 Chesapeake Blvd., Suite 222
West Palm Beach, FL 33409
Ph: (561) 471-9863 Fx: (561) 471-5075
Civil/Environmental/Surveying/Engineering
Water Resources/Land Development
Professional Seal
Professional Seal
Professional Seal
Professional Seal
Professional Seal
Professional Seal



- EXCAVATION SIDE SLOPE SHORING, ETC. SHALL CONFORM TO O.S.H.A. STANDARDS. COMPACT TRENCH BACKFILL TO 98% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180. DENSITY TESTS SHALL BE TAKEN AT 12" LIFTS EVERY 100' IN PUBLIC RIGHTS-OF-WAY AND 200' IN EASEMENTS.
- BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/8" SIZING UNSATURABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS, HARPAN AND LARGER ROCKS SHALL BE REMOVED.
- THE PIPE SHALL BE PLACED IN A DRY TRENCH.
- BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK, HARPAN AND DEBRIS.
- SEE SEPARATE DETAIL FOR PIPE INSTALLATION UNDER EXISTING PAVEMENT-OPEN CUT.
- THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENTS.

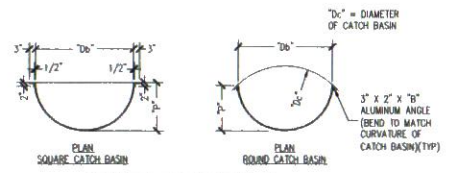
TRENCH AND BACKFILL DETAIL
N.T.S.

TYPICAL EXFILTRATION TRENCH

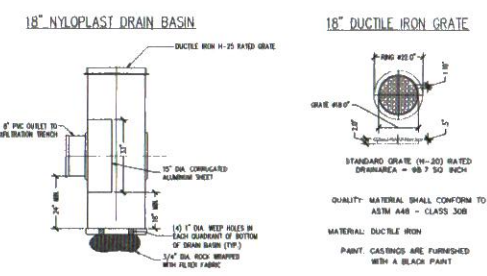
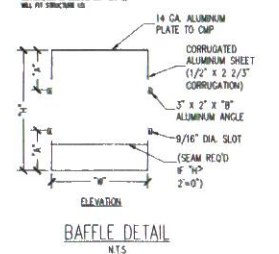


$$L = \frac{V}{K(H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4})WD_u}$$

L = LENGTH OF TRENCH REQUIRED (FEET)
V = VOLUME TREATED (ACRE-INCHES)
W = TRENCH WIDTH (FEET)
K = HYDRAULIC CONDUCTIVITY (CFS/FT² - FT HEAD)
H₂ = DEPTH TO WATER TABLE (FEET)
D_u = NON-SATURATED TRENCH DEPTH (FEET)
D_s = SATURATED TRENCH DEPTH (FEET)



DEPTH (IN)	AREA (SQ FT)	PERCENT
12	1.10	1.10
18	1.67	1.67
24	2.24	2.24
30	2.81	2.81
36	3.38	3.38
42	3.95	3.95
48	4.52	4.52
54	5.09	5.09
60	5.66	5.66
66	6.23	6.23
72	6.80	6.80
78	7.37	7.37
84	7.94	7.94
90	8.51	8.51
96	9.08	9.08
102	9.65	9.65
108	10.22	10.22
114	10.79	10.79
120	11.36	11.36
126	11.93	11.93
132	12.50	12.50
138	13.07	13.07
144	13.64	13.64
150	14.21	14.21
156	14.78	14.78
162	15.35	15.35
168	15.92	15.92
174	16.49	16.49
180	17.06	17.06
186	17.63	17.63
192	18.20	18.20
198	18.77	18.77
204	19.34	19.34
210	19.91	19.91
216	20.48	20.48
222	21.05	21.05
228	21.62	21.62
234	22.19	22.19
240	22.76	22.76
246	23.33	23.33
252	23.90	23.90
258	24.47	24.47
264	25.04	25.04
270	25.61	25.61
276	26.18	26.18
282	26.75	26.75
288	27.32	27.32
294	27.89	27.89
300	28.46	28.46
306	29.03	29.03
312	29.60	29.60
318	30.17	30.17
324	30.74	30.74
330	31.31	31.31
336	31.88	31.88
342	32.45	32.45
348	33.02	33.02
354	33.59	33.59
360	34.16	34.16
366	34.73	34.73
372	35.30	35.30
378	35.87	35.87
384	36.44	36.44
390	37.01	37.01
396	37.58	37.58
402	38.15	38.15
408	38.72	38.72
414	39.29	39.29
420	39.86	39.86
426	40.43	40.43
432	41.00	41.00
438	41.57	41.57
444	42.14	42.14
450	42.71	42.71
456	43.28	43.28
462	43.85	43.85
468	44.42	44.42
474	44.99	44.99
480	45.56	45.56
486	46.13	46.13
492	46.70	46.70
498	47.27	47.27
504	47.84	47.84
510	48.41	48.41
516	48.98	48.98
522	49.55	49.55
528	50.12	50.12
534	50.69	50.69
540	51.26	51.26
546	51.83	51.83
552	52.40	52.40
558	52.97	52.97
564	53.54	53.54
570	54.11	54.11
576	54.68	54.68
582	55.25	55.25
588	55.82	55.82
594	56.39	56.39
600	56.96	56.96
606	57.53	57.53
612	58.10	58.10
618	58.67	58.67
624	59.24	59.24
630	59.81	59.81
636	60.38	60.38
642	60.95	60.95
648	61.52	61.52
654	62.09	62.09
660	62.66	62.66
666	63.23	63.23
672	63.80	63.80
678	64.37	64.37
684	64.94	64.94
690	65.51	65.51
696	66.08	66.08
702	66.65	66.65
708	67.22	67.22
714	67.79	67.79
720	68.36	68.36
726	68.93	68.93
732	69.50	69.50
738	70.07	70.07
744	70.64	70.64
750	71.21	71.21
756	71.78	71.78
762	72.35	72.35
768	72.92	72.92
774	73.49	73.49
780	74.06	74.06
786	74.63	74.63
792	75.20	75.20
798	75.77	75.77
804	76.34	76.34
810	76.91	76.91
816	77.48	77.48
822	78.05	78.05
828	78.62	78.62
834	79.19	79.19
840	79.76	79.76
846	80.33	80.33
852	80.90	80.90
858	81.47	81.47
864	82.04	82.04
870	82.61	82.61
876	83.18	83.18
882	83.75	83.75
888	84.32	84.32
894	84.89	84.89
900	85.46	85.46
906	86.03	86.03
912	86.60	86.60
918	87.17	87.17
924	87.74	87.74
930	88.31	88.31
936	88.88	88.88
942	89.45	89.45
948	90.02	90.02
954	90.59	90.59
960	91.16	91.16
966	91.73	91.73
972	92.30	92.30
978	92.87	92.87
984	93.44	93.44
990	94.01	94.01
996	94.58	94.58
1002	95.15	95.15



NOTE:
INLET TO HAVE MIN. 24" SUMP AND MIN. 18" CLEARANCE BETWEEN BOTTOM OF BAFFLE AND BOTTOM OF INLET

**IVLER RESIDENCE
STORM WATER MANAGEMENT CALCULATIONS**

1) SITE PLAN DATA:
Total Affected Area = 6,411 sq ft ± (0.147 acres ±)
The drainage area is considered to be 0.147 acres (6,411 sq ft) which is a portion of the property. The drainage area has been evaluated as follows:
A) IMPERVIOUS AREAS (Per various plans, CADD & digital planimeter measurements):

ITEM	PROPOSED
Building Footprint	1,618 sq.ft.
Drive/Entry/Etc	1,336 sq.ft.
IMPERVIOUS (total)	2,954 sq.ft.

Note: square footage has been rounded upward in some instances for estimating purposes; assumes pavers as impervious and includes roof overhangs.

B) PERVIOUS AREAS
TOTAL = (6,411 sq ft - 2,954 sq ft) (1 acre/43,560 sq ft) = 3,457 sq ft. or 0.079 acres
2) SFWM CRITERIA DATA:
5 Year, 1 Day Storm = 7.00" (refer to rainfall map)
Soil Storage Factor (S)
S DEVELOPED = 10.9" assume coastal soils compacted soils condition maximum 4" depth to water table

3) ESTIMATED RUNOFF RATE:
SFWM Formula $Q = \frac{(P-0.2S)^2}{P+0.8S}$
Where Q = Runoff rate in inches
S = Soil storage factor (see soil factor calculations)
P = Rainfall = 7.00" (5 year, 1 day storm)
S DEVELOPED = $\frac{10.9" \times 0.079 \text{ acres} = 5.86"}{0.147 \text{ acres}} = 40.54$
Q DEVELOPED = $\frac{(7.00" - 0.2(5.86"))^2}{7.00" + 0.8(5.86")} = 2.91"$

4) ESTIMATED RUNOFF VOLUME FOR 5 YEAR, 1 DAY STORM:
Runoff Volume = Runoff Rate x Area
(Runoff Volume) DEVELOPED = $2.91" \times 0.147 \text{ acres} \times \frac{43,560 \text{ ft}^2}{12 \text{ in}} = 1,603.2 \text{ cu ft.}$
5) EXFILTRATION TRENCH CALCULATIONS (SFWM ANALYSIS)

L = Total Length of Trench Provided	= 15 ft
W = Trench Width	= 8 ft
K = Hydraulic Conductivity	= 0.0094 cfs/sq ft. per ft. of head
H ₂ = Depth to Water Table	= 5.00 ft
D _U = Non-Saturated Trench Depth	= 4.00 ft
D _S = Saturated Trench Depth	= 0.00 ft
V = Volume Treated	= 1,985 cu ft.

Existing site contours and recontouring of contours near proposed residential construction will "manage" this volume on-site within designated exfiltration trenches and high percolation rate soils.

- NOTE:**
- ASSUME K= 0.0005 CFS/FT/SQ.FT HEAD USED PER PERCOLATION TEST ON NEARBY SITE
 - SITE SPECIFIC PERCOLATION TEST IS SCHEDULED AND WILL BE USED FOR DESIGN IN FINAL PLANS

DRB SUBMITTAL

Doug Winter Companies, Inc.
Founded 1990
Email: doug@wintercompanies.com
Registration #9501
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Civil/Environmental/Surveying/Engineering
Water Resources/Land Development
Professional Seal
Professional Seal
Professional Seal
Professional Seal
Professional Seal
Professional Seal

Digitally signed
by Douglas G Winter
Date: 2025.12.17
16:11:58 -05'00'

This item has been electronically signed and sealed by Douglas G Winter, P.E. on 12/17/25 using a SHA-1 authentication code.
Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

DRAINAGE DETAILS

**IVLER RESIDENCE
161 NORTH BEACH ROAD
JUPITER ISLAND, FL**

DRAWN	HV
CHKD BY	DW
DATE	09/08/2025
SCALE	AS SHOWN
JOB #	25-4440
Sheet	
C3	

EXISTING TREE LIST

TREE #	SIZE	TREE TYPE	TO REMAIN	TO RELOCATE	TO REMOVE
1	*	COCONUT PALM	X		
2	*	COCONUT PALM	X		
3	*	SABAL PALM	X		
4	*	COCONUT PALM	X		
5	*	COCONUT PALM	X		



TYPICAL UNDERSTORY VEGETATION TO BE REMOVED

NOTE:

ALL INVASIVE SPECIES (BRAZILIAN PEPPER, AUSTRALIAN PINE, ETC.) TO BE REMOVED.

△ - INDICATES TREES TO BE RELOCATED

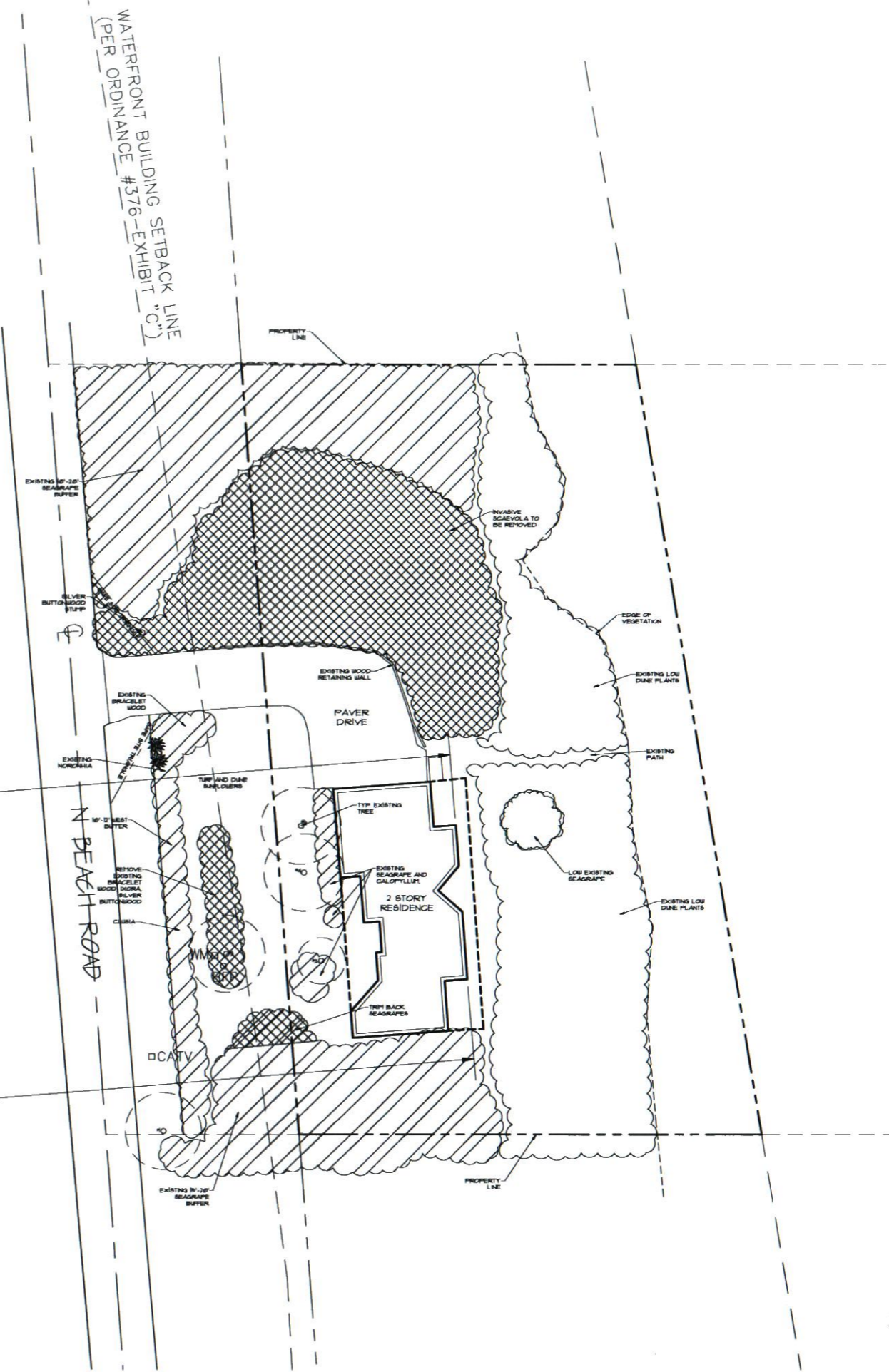
× - INDICATES TREES TO BE REMOVED

● - INDICATES TREES TO REMAIN

* - REMOVED DURING DEMOLITION PHASE

NEW LOCATIONS FOR TREES TO BE RELOCATED SHOWN ON SHEET L2.09 OR WILL BE FIELD LOCATED DURING RELOCATION PROCESS INTO BUFFERS

COSTAL CONSTRUCTION CONTROL LINE
PLAT BOOK 9, PG 99-RECORDED 7/09/85



DRAWN BY: CTB
DESIGNED BY: CTB
CHECKED BY: RKG

DATE: 10.03.25
REVISED: _____
SCALE: 1/16" = 1'-0"

Prepared by the office of
INNOCENTI & WEBER
LANDSCAPE ARCHITECTS
HOBBSOUND
9500 NE Orange Blume, Suite 200, Ft. Lauderdale, FL 33325
Phone: 754-544-9850 Fax: 754-544-9415

EXISTING VEGETATION REMOVAL/RELOCATION PLAN
for the
IVLER RESIDENCE
299 NORTH BEACH ROAD, HOBE SOUND, FL

Digitally signed
By Robert G. Krebs, Jr.
Professional Landscape Architect
FL License LA 1378
Date: 12.02.2025

DRAWING NUMBER:
L1.0
OF 3



DRAWN BY: CTB
DESIGNED BY: CTB
CHECKED BY: ROK

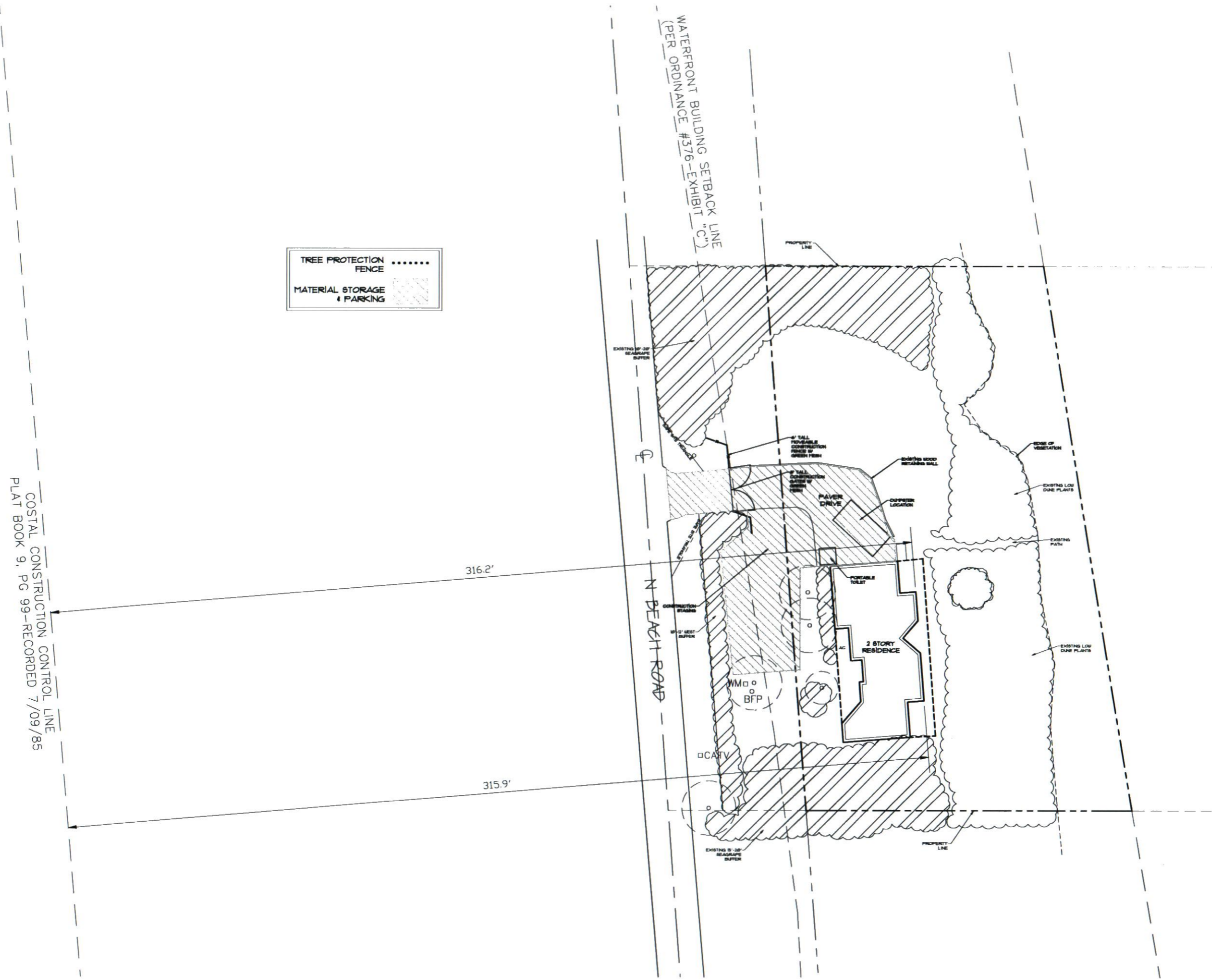
DATE: 10.03.25
REVISIONS:
SCALE: 1/16" = 1'-0"

Prepared by the Office of
INNOCENTI & WEBER
LANDSCAPE ARCHITECTS
8850 NE QUINN STREET, BOCA RATON, FL 33498
Phone 772-544-9850 Fax 772-544-6616

CONSTRUCTION STAGING/BUFFER PLAN
for
IVLER RESIDENCE
299 NORTH BEACH ROAD, BOCA RATON, FL

DRAWING NUMBER:
L2.0
OF 3

Digitally signed
By Robert G. Krebs, Jr.
Professional Landscape Architect
FL License LA 1378
Date: 12.02.2025



TREE PROTECTION FENCE
 MATERIAL STORAGE & PARKING [hatched pattern]

COSTAL CONSTRUCTION CONTROL LINE
 PLAT BOOK 9, PG 99-RECORDED 7/09/85

316.2'

315.9'

N BEACH ROAD

WATERFRONT BUILDING SETBACK LINE
(PER ORDINANCE #376-EXHIBIT "C")

2 STORY RESIDENCE

PAVER DRIVE

PORTABLE TOILET

WM
BFP

EXISTING 5'-0" REASCAPE BUFFER

EXISTING 5'-0" REASCAPE BUFFER

EXISTING 5'-0" REASCAPE BUFFER

PROPERTY LINE

PROPERTY LINE

5' TALL PORTABLE CONSTRUCTION FENCE w/ GREEN PESH

5' TALL PORTABLE CONSTRUCTION FENCE w/ GREEN PESH

EXISTING 5'-0" RETAINING WALL

EDGE OF VEGETATION

EXISTING LOW DUNE PLANTS

EXISTING PATH

EXISTING LOW DUNE PLANTS

CUPPETER LOCATION

EXISTING 5'-0" REASCAPE BUFFER

EXISTING 5'-0" REASCAPE BUFFER

EXISTING 5'-0" REASCAPE BUFFER

EXISTING 5'-0" REASCAPE BUFFER

EXISTING 5'-0" REASCAPE BUFFER

EXISTING 5'-0" REASCAPE BUFFER

EXISTING 5'-0" REASCAPE BUFFER



DRAWN BY: CTB
 DESIGNED BY: CTB
 CHECKED BY: KSK

DATE: 10.03.25
 REVISED: _____
 SCALE: 1/16" = 1'-0"

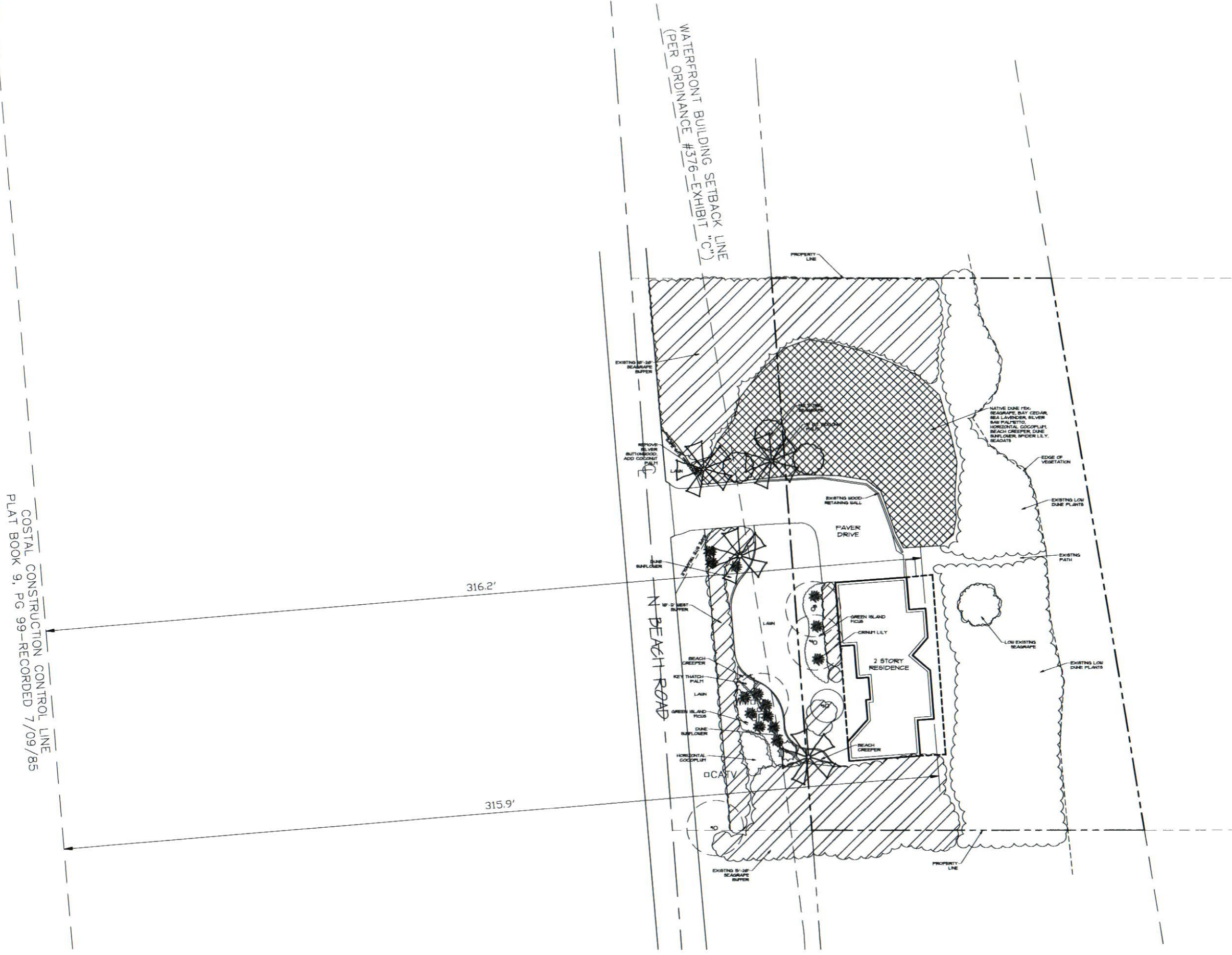
Prepared by the Office of
INNOCENTI & WEBER
 Landscape Architects
 8840 NE Oceanshore Lane, Suite 200, Ft. Lauderdale, FL 33308
 Phone: 754-543-8888 Fax: 754-543-8410

LANDSCAPE PLAN
 for the
IVLER RESIDENCE
 299 NORTH BEACH ROAD, HOBE SOUND, FL

DRAWING NUMBER:
L3.0
 OF 3

Digitally signed
 By Robert G. Krebs, Jr.
 Professional Landscape Architect
 FL License LA 1378
 Date: 12.02.2025

DRB SUBMITTAL



COSTAL CONSTRUCTION CONTROL LINE
 PLAT BOOK 9, PG 99-RECORDED 7/09/85

EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



Digitally signed
By Robert G. Krebs, Jr.
Professional Landscape Architect
FL License LA 1378
Date: 12.02.2025

DRAWN BY: CTB
DESIGNED BY: RKG
CHECKED BY: RKG

DATE: 08.13.25
REVISED: ---
SCALE: NOT TO SCALE

Prepared by the Office of
INNOCENTI & WEBER
HOBE SOUND
Landscape Architecture
8985 NE 27th Avenue, Suite 101
Palm Beach Gardens, FL 33418
Phone: 561-944-9880, Fax: 561-944-9410

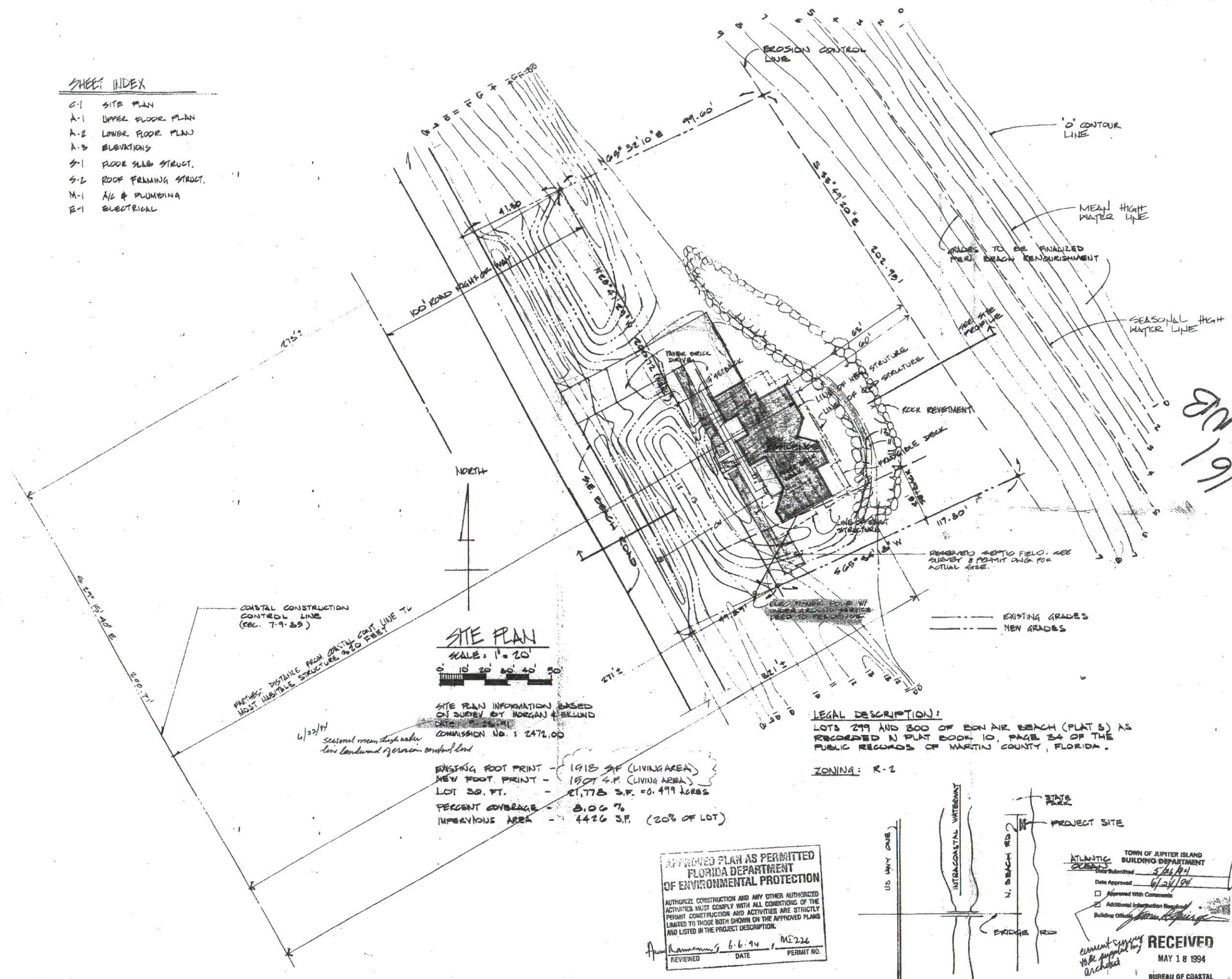
LANDSCAPE ELEVATIONS
for
IVLER RESIDENCE
299 NORTH BEACH ROAD, HOBE SOUND, FL

DRAWING NUMBER:
LE1.0
OF 1

SHEET INDEX

- C-1 SITE PLAN
- A-1 UPPER FLOOR PLAN
- A-2 LOWER FLOOR PLAN
- A-3 ELEVATIONS
- S-1 FLOOR SLAB STRUCT.
- S-2 ROOF FRAMING STRUCT.
- M-1 AC & PLUMBING
- E-1 ELECTRICAL

Revisions	
REV OF ADJ	1/14/94
REV PERMITS	12/14/93
REV GRADES	12/17/93
REV WARDING	4/11/94
IMPACT REV	6/18/94
REV BLDG PERMITS	12/14/93
REV S.F.	12/14/93



NEW RESIDENCE FOR:
MR. & MRS. DEANE BLAZIE
 161 NORTH BEACH ROAD, JUPITER ISLAND, FLORIDA

1994
 1/9

SITE PLAN
 SCALE: 1" = 20'
 0' 10' 20' 30' 40' 50'

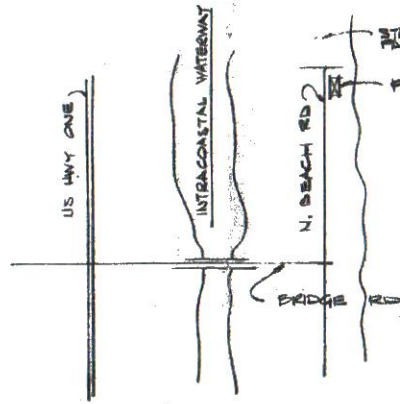
SITE PLAN INFORMATION BASED ON SURVEY BY MORGAN & EKUND
 COMMISSION NO. 1 2474.00

EXISTING FOOT PRINT - 1918 S.F. (LIVING AREA)
 NEW FOOT PRINT - 1907 S.F. (LIVING AREA)
 LOT SQ. FT. - 21,778 S.F. = 0.499 ACRES
 PERCENT COVERAGE - 8.06 %
 IMPERVIOUS AREA - 4426 S.F. (20% OF LOT)

LEGAL DESCRIPTION:
 LOTS 299 AND 300 OF EDNAIR BEACH (PLAT 5) AS RECORDED IN PLAT BOOK 10, PAGE 24 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ZONING: R-2

APPROVED PLAN AS PERMITTED
FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION
 AUTHORIZES CONSTRUCTION AND ANY OTHER AUTHORIZED ACTIVITIES MUST COMPLY WITH ALL CONDITIONS OF THE PERMIT CONSTRUCTION AND ACTIVITIES ARE STRICTLY LIMITED TO THOSE BOTH SHOWN ON THE APPROVED PLANS AND LISTED IN THE PROJECT DESCRIPTION.
 REVIEWED: 6.6.94 DATE: 1. MI226 PERMIT NO.



TOWN OF JUPITER ISLAND
BUILDING DEPARTMENT
 Date Submitted: 5/16/94
 Date Approved: 6/24/94
 Building Official: [Signature]
RECEIVED
 MAY 18 1994
 BUREAU OF COASTAL ENGINEERING & REGULATION

Lorne C. Johnston, A.I.A.
 303 North Federal Hwy, Suite 501, North Palm Beach, Florida 33408

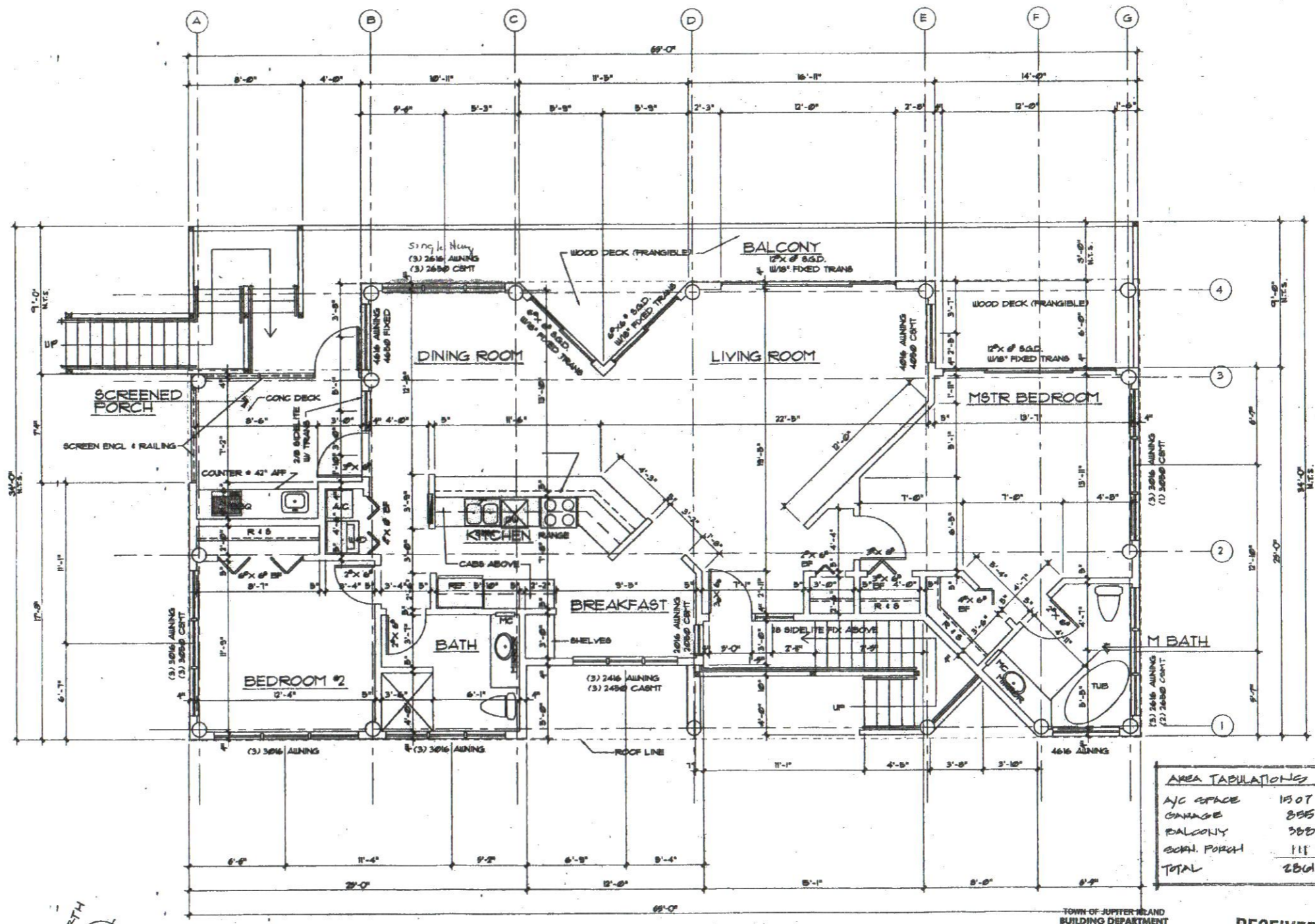
JUN 24 1994	
MAY 18 1994	
Dr	LOJ KMS
Ch	LOJ
Date	APRIL 1, 1994
Job No	91-0187
Sheet	MI226 C1

Revisions	
DECK RM.	9/10/94
STAIRS	9/13/94

APPROVED PLAN AS PERMITTED
 FLORIDA DEPARTMENT
 OF ENVIRONMENTAL PROTECTION

AUTHORIZE CONSTRUCTION AND ANY OTHER AUTHORIZED ACTIVITIES MUST COMPLY WITH ALL CONDITIONS OF THE PERMIT CONSTRUCTION AND ACTIVITIES ARE STRICTLY LIMITED TO THOSE BOTH SHOWN ON THE APPROVED PLANS AND LISTED IN THE PROJECT DESCRIPTION.

Reviewed: *[Signature]*, 6-6-94, ME 226
 REVIEWED DATE PERMIT NO.



NEW RESIDENCE FOR
 MR. & MRS. DEANE BLAZIE
 161 NORTH BEACH ROAD, JUPITER ISLAND, FLORIDA

Lorne C. Johnston, AIA
 790 U.S. Highway One, Suite 207, North Palm Beach, Florida 33408
 Phone: (561) 855-1200
 Florida Architect License No. 12,436 (607) 555-5555

[Signature]
 JUN 24 1994
 MAY 13 1994
 JUN 13 1994
 JUN 1 1994

AREA TABULATIONS

AG SPACE	1507 SF
CORRAGE	855 SF
BALCONY	388 SF
SCREEN PORCH	111 SF
TOTAL	2861 SF

FLOOR PLAN
 SCALE: 1/4" = 1'-0"

NOTE: EXTERIOR WALL DIMENSIONS ARE TO OUTSIDE FACE OF STUD.

TOWN OF JUPITER ISLAND
 BUILDING DEPARTMENT

Date Submitted: 5/26/94
 Date Approved: 6/28/94

Approved With Comments
 Additional Information Required
 Building Official: *[Signature]*

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 MAY 18 1994

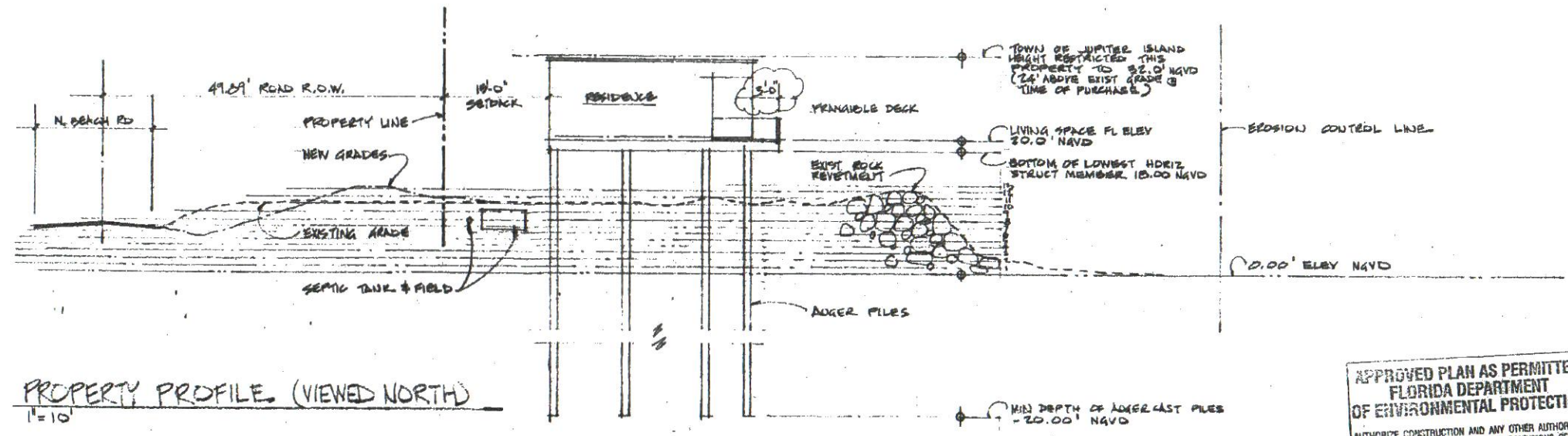
BUREAU OF COASTAL
 ENGINEERING & REGULATION

MT 226

Sheet No. 91-087
 Job No. A-1



Revisions	
PROFILE	4/6/94
DECK DIM	5/10/94
STEPS	5/15/94

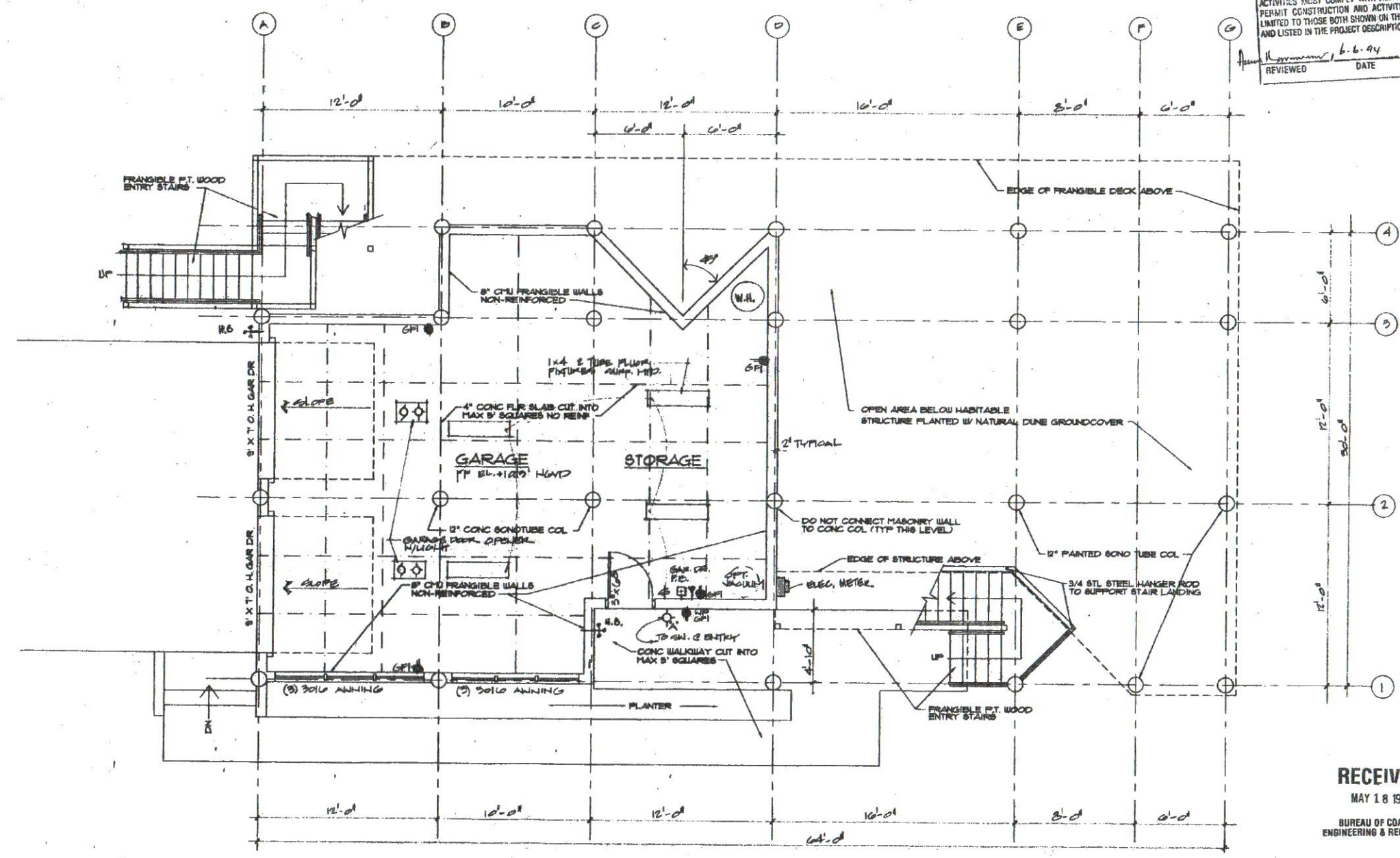


APPROVED PLAN AS PERMITTED
 FLORIDA DEPARTMENT
 OF ENVIRONMENTAL PROTECTION

AUTHORIZE CONSTRUCTION AND ANY OTHER AUTHORIZED ACTIVITIES MUST COMPLY WITH ALL CONDITIONS OF THE PERMIT. CONSTRUCTION AND ACTIVITIES ARE STRICTLY LIMITED TO THOSE BOTH SHOWN ON THE APPROVED PLANS AND LISTED IN THE PROJECT DESCRIPTION.

REVIEWED 6-6-94 DATE 1, ME 222 PERMIT NO.

NEW RESIDENCE FOR
MR. & MRS. DEAN BLAZIE
 161 NORTH BEACH ROAD, JUPITER ISLAND, FLORIDA



Lorne C. Johnston, AIA
 State of Florida Char. Arch. Reg. No. 25488
 Florida Architects License No. 25488 (1977) 653.3033
 Phone: 305-850-0000
 Fax: (904) 625-0000

RECEIVED
 JUN 24 1994

RECEIVED
 MAY 18 1994
 BUREAU OF COASTAL
 ENGINEERING & REGULATION

TOWN OF JUPITER ISLAND
 BUILDING DEPARTMENT

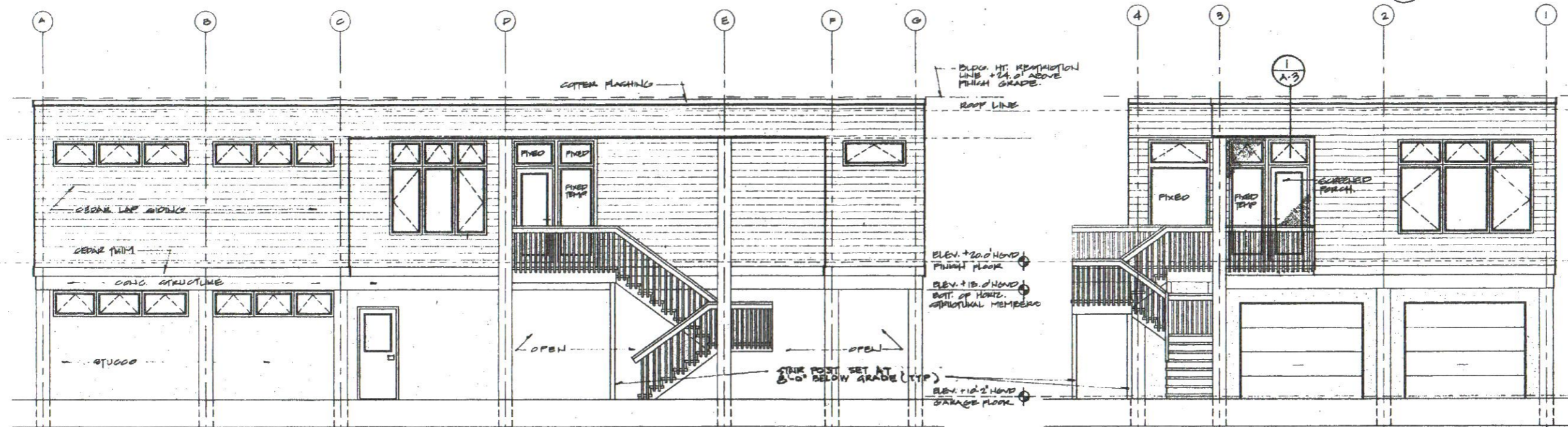
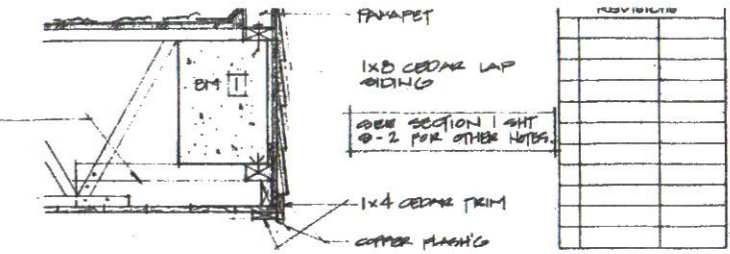
Date Submitted: 5/24/94
 Date Approved: 6/21/94

Approved With Comments
 Additional Information Required

Building Official: *John R. Spivey*

MI226

APR 13 1994	91-0187
J.K. TML/LCJ	Δ-2
L.C.J.	
APR 1, 1994	



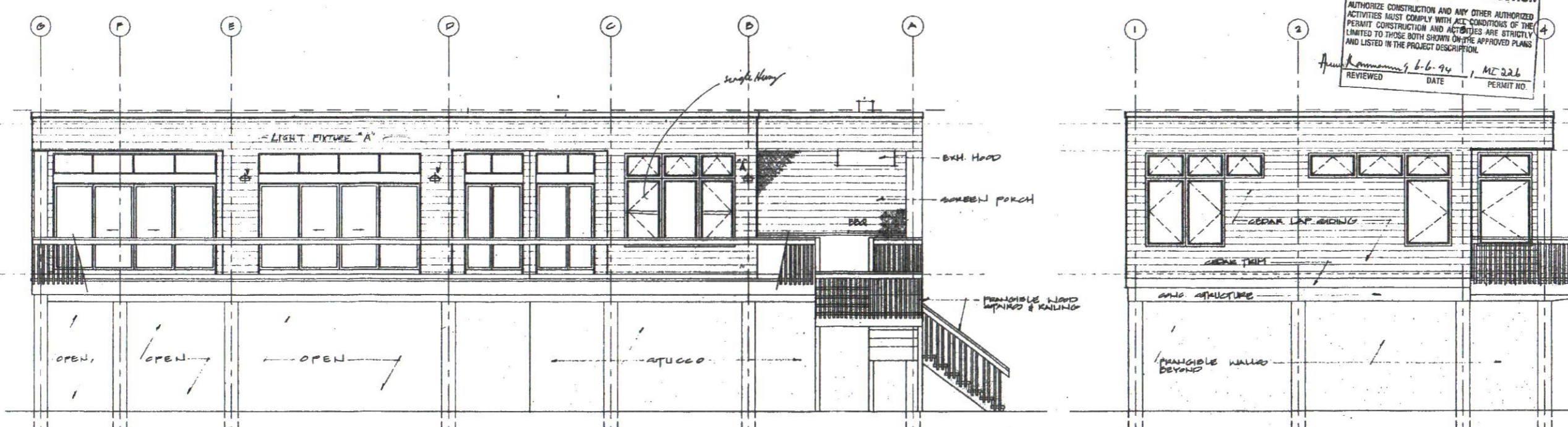
WEST ELEVATION
SCALE 1/4" = 1'-0"

NORTH ELEVATION
SCALE 1/4" = 1'-0"

NOTE:
ALL CONCR. EXCEPT PLINCS &
CONC. COLS. SHALL BE FRANGIBLE
BELOW BL. +15.0' HORIZ.

ELEV. +10.0' HORIZ.
FIN. GRADE
ELEV. +8.0' HORIZ.
ELEV. +10.2' HORIZ.
STAIRS
ELEV. +10.2' HORIZ.
STAIRS

NEW RESIDENCE FOR:
MR. & MRS. DEAN BLAZIE
161 NORTH BEACH ROAD, JUPITER ISLAND, FLORIDA



EAST ELEVATION
SCALE 1/4" = 1'-0"

SOUTH ELEVATION
SCALE 1/4" = 1'-0"

APPROVED PLAN AS PERMITTED
FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION
AUTHORIZE CONSTRUCTION AND ANY OTHER AUTHORIZED
ACTIVITIES MUST COMPLY WITH ALL CONDITIONS OF THE
PERMIT CONSTRUCTION AND ACTIVITIES ARE STRICTLY
LIMITED TO THOSE BOTH SHOWN ON THE APPROVED PLANS
AND LISTED IN THE PROJECT DESCRIPTION.
REVIEWED DATE 6-6-94 PERMIT NO. MI 226

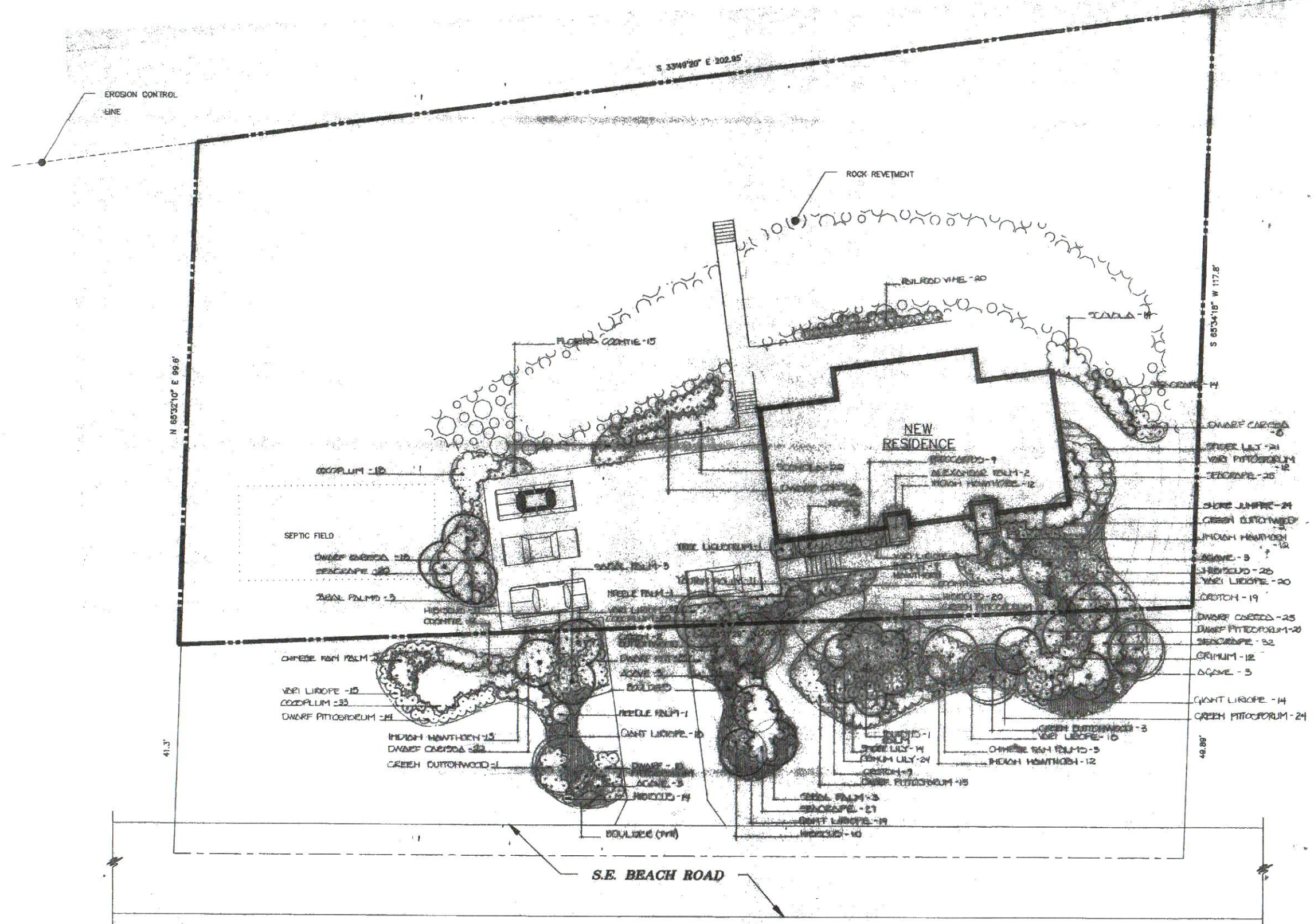
TOWN OF JUPITER ISLAND
BUILDING DEPARTMENT
Date Submitted 5/26/94
Date Approved 6/21/94
 Approved With Comments
 Additional Information Required
Building Official *[Signature]*

Lorne C. Johnston, AIA
1500 N.W. Highway One, Suite 201, North Palm Beach, Florida 33408
Phone (407) 832-3300 Fax (407) 832-0906
Florida Professional License No. 12748

[Signature]
JUN 24 1994
MAY 13 1994
AK, RMS, LCI
LCI
APR 1 1994

Job No. 91-0187
Sheet Number A-3

MI 226



preliminary landscape development plan

SCALE IN FEET

TOWN OF JUPITER ISLAND
BUILDING DEPARTMENT

Date Submitted: 5/18/92
Date Approved: 5/18/92
 Approved With Comments
 Additional Information Required

Building Official: [Signature]

george g. gentile & associates, inc.
landscape architects / planners / environmental consultants
1001 north u.s. highway ave. • suite 205 • jupiter • florida 33477 • (407) 678-8657

LANDSCAPE PLAN
MR. & MRS. BLAZIE
FLORIDA
JUPITER ISLAND

designed: GGG/RCE
drawn: JN/RCE
approved: GGG
date: 5-18-92
job no.:
revisions:
cod no. CAD00585

SHEET

1 OF 2

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



DEVELOPMENT REVIEW BOARD

A Public Meeting/Hearing will be held at the Jupiter Island Town Hall, 2 Bridge Road, Hobe Sound, FL, on **January 8, 2026, at 9:00 a.m.** for the purpose of considering the following application.

7 South Beach, B-40 1-Acre Estate Residential District

This is the application of 7 South Beach, LLC, represented by Andrew Russo, requesting the following:

A site plan approval for:

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

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

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
DEVELOPMENT REVIEW BOARD
MEETING DATE: JANUARY 8, 2026
Staff Report**

To: Chair and Members of the Development Review
CC: Robert Garlo, Town Manager, and Kyle Teal, Town Attorney
From: Catherine Harding, Building, Planning and Zoning Director
RE: 7 South Beach Road
Date: 12-30-2025

Owners: 7 South Beach, LLC

Agent: Andrew Russo, Manager

Property Description: 7 South Beach Road, 1.6 acres located in B-40, 1 Acre Estate Residential

Request:

The applicant is seeking approval for the squaring-off of the previously approved rounded driveway edges and an updated driveway material for greater compatibility with the architectural style of the home, and substituted landscape plantings for more desirable plant selections in keeping with or exceeding the level of screening provided by the IRC approved plans. The updates will include replacement of an invasive species in the property's front buffer with a more suitable native plant species.

Building and Zoning Analysis:

This site was approved by the IRC, March 3, 2022, for a 1-story 9,371 sq ft residence, with two attached two car garages, an attached two-bedroom guest suite, pool and covered lanai, and associated hardscape and landscape. There was one revision to the plans to add a generator.

On December 18, 2025, the applicant submitted a new revised hardscape and landscape plan for approval by the Development Review Board.

Reports Attached:

King Tree Service, Brian Fisher, made a site inspection on December 18, 2025, and stated that they have completed all the new plantings as proposed in their revised landscape plan. He did approve the plantings with the comment that some of the plantings will need some time to grow in. Our ordinance allows for three years for new plants to achieve their anticipated size. Brian anticipates that the plantings will have achieved their anticipated size within approximately six months.

Standards for Review by the Development Review Board (attached)

Article X. Division 2. Section 2.02. of the Land Development Regulations, Standards for Impact Review.

The applicant has submitted his answers, as required, to the Standards and they are attached.

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)

Megan McMahon

From: Brian Fischer <brian@kingtreeservice.com>
Sent: Friday, December 19, 2025 10:39 AM
To: Catherine Harding; Megan McMahon; Amy Vanilla
Subject: 7 SBR- New plantings

External Email - Use Caution

I reviewed the site with the owner yesterday. They have completed all new plantings as proposed in their latest landscape revision.

Overall I'm happy with all the new plant material. As most of this plant material is very new it will take a little time to grow and fill in but I do believe it will be a sufficient buffer given a little time. For example, the new palms are installed with most of the fronds removed. This is normal but limits their ability to provide buffer. Within approximately 6 months these will have a much fuller canopy and provide more buffer. As stated in my previous letter the Clusia is a little shorter than I would have liked but it is establishing well and growing quickly. I would expect the Clusia to be providing a strong buffer by the end of the summer growing season. Only one substitution was made due to an inability to get suitable material. The double Sylvester was substituted for 2 Bismarkias. This is a good substitution that will likely provide more buffer than the Sylvesters would have.

I'm comfortable approving the final landscape as-is while acknowledging that some of the buffer plant material still needs some time to grow in.

Thanks,

Brian Fischer
ISA Certified Arborist FL-5287A
King Tree Service
(561) 798-3977
brian@kingtreeservice.com

KING TREE SERVICE

OF SOUTH FLORIDA

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

December 10, 2025

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

RE: 7 South Beach Road- Landscape Revision

I met with the group from 7 South Beach Road on 12/9/25 to discuss the plans to bring the landscape into compliance with the original approved Landscape Plan. The Landscape Architect provided a new plan that would bring the current landscape into very close alignment with the original approved plan.

- A significant amount of plant material will be added to the north buffer. The newly proposed Sabal Palms will fill in the middle to upper level story well. The current Clusia is smaller than what was originally proposed but it is healthy and growing quickly and I would recommend leaving the current Clusia in place as-is. A row of Ixora will be added in front of the Clusia hedge to provide dense ground level buffer.
- The roadside buffer will receive several new plantings. Larger openings will be filled in primarily with Sabal Palms. Several Gumbo Limbo trees will be added to the interior side of the buffer. The invasive Norfolk Island Pine will be removed and infilled with new plant material. A row of Ixora will be added to the interior along the Clusia hedge.
- The driveway entrance area will be planted more heavily with Clusia and other plant material to narrow the view into the property. Plant material will extend all the way to the gate posts. This will help considerably to screen the view of the interior of the property.
- The pergola type feature at the entrance will be planted with a double Sylvester Palm and two Japanese Blueberries. This will screen the pergola as well as at the home behind it.
- The west section of the south property line will have several new Sabal Palms planted. The remainder of the south property line will not be adjusted and appears to be overall well buffered from the shared existing Seagrape hedge and newly installed Clusia. The Clusia should rapidly grow in height.
- The Landscape Architect provided an overlay drawing of the original approved hardscape plan with the existing modified hardscape that was installed. Overall the square footage and location is very similar with the primary change being to square off the corners instead of having rounded corners as originally approved. Plant material that was affected by the change to the hardscape already has or will be installed as part of the new proposed modifications and there will be no net loss in significant plant material on site.

KING TREE SERVICE

OF SOUTH FLORIDA

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

The proposed modifications will bring the overall landscape into significant compliance with the original approved plans. It appears that the buffer will be sufficient in all areas once the new plantings are complete. I am comfortable with the changes as proposed.

Prepared by:



Brian Fischer
ISA Certified Arborist FL-5287A

TOWN OF JUPITER ISLAND
BUILDING DEPARTMENT

Dear Members of the Development Review Board,

Date Received: 12/30/25

I am writing as a personal matter, as a resident and, for the last 23 years, the only neighbor of 7 South Beach Road.

I am writing to urge you to reject the Application of 7 South Beach Road for approval of landscape plans which are substantially different from those approved by the IRC several years ago. You will hear this application on January 8, 2026. Please note that this spec property has already been fully landscaped and hardscaped in a way that violates our LDRs to such an extent that the developer has been denied a certificate of occupancy. This is an attempt to persuade you to retroactively approve development that was not approved before being built.

I am urging you to reject this application, not the least of which reason being that the developer of 7 S. Beach Rd has shown nothing but disregard if not utter contempt for our LDRs. It is not his first time of “build first – get permission later if and when they insist.....”

My best recollection is that the developer acquired this property sometime in the spring of 2021. The demolition of the improvements at 7 S. Beach, began soon after and continued without permission well past November 1 of 2021 and into 2022. The Town, (under governance by a different administration,) did nothing to curtail or correct this blatant violation despite my Thanksgiving time complaint about them breaking up very large (think golfcart) concrete blocks by dropping them on one another using a tall crane.

Following that, the developer’s agent, Mr. Russo presented the application to subdivide the property. When asked why subdivision was to be done so disproportionately Mr. Russo said he planned to live in a house on the larger lot while developing a spec house on the smaller. Clearly neither the real owner whom I believe to be Mr. Leandro Rizzuto, nor Mr. Russo ever intended to live on the property. It has been for sale since September of 2022.

After the subdivision was approved the developer asked for a variance for extra fill on the smaller lot to enable him to maximize bulk which was not possible given the way he subdivided. Despite my objections, (since the developer created his own "hardship") the variance was granted.

Throughout the 4 years that these properties have been under development the transgressions of our LDRs both major and minor have been constant and too numerous to keep track of but include, *inter alia*:

- dangerous and unsightly site conditions,
- lack of buffering,
- exposed porta potty,
- blocking Beach Road without flagmen,
- starting too early and working too late both daily and seasonally,
- bright lights shining in my house from the setback line,
- holding non permitted promotion events at night
- etc etc and yadda yadda

If you approve this application you give a developer defacto permission to ignore our LDRs, - to do things his way and **then** get a stamp of approval (which I regret to say in prior administrations was a rubber stamp.) To allow and abet such profiteering renders our LDRs as well as this Board, and the hard work of its predecessors, toothless and meaningless. .



**Town of Jupiter Island
Development Review Board
(DRB)**

Date Received: 12/18/25

PROPERTY:

Street Address: 7 South Beach Road
Tax Parcel Number: 35-38-42-057-000-00020-0 Zoning: _____
Legal/General Description Bella Al Mare Lot 2

PZE-0419
(previously approved)
JRC-
PZE-0231

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

Name: _____
Mailing Address: _____
Phone #: _____ Email: _____

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

Name: 7 South Beach, LLC - Andrew Russo, Manager
Mailing Address: 300 W. Indian town Road, Jupiter, FL 33469
Phone #: 561 371-0933 Email: ARusso@ipre.com

EXPLANATION OF REQUEST:

Please see Attached and Supplement to Application

IF VARIANCE IS REQUESTED, CITE LRD'S AFFECTED:

NA

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:

NA

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

Information as contained within this application **MUST** be provided and accepted by the Town of Jupiter Island 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.

Andrew Russo, 7 South Beach, LLC Andrew Russo, Mang 12/18/25
Signature of Owner or Agent—REQUIRED Printed Name Date

Explanation of Request:

Slight modification of the landscaping that maintains or increases the buffers that were originally approved in 2022. Some of the interior species of plantings were changed to be more in line with the architectural style of the home

Slight modification to the driveway: Squaring off of the driveway edges to blend with the architectural style of the home while retaining the overall functional design and layout of the approved driveway, including the driveway's single entrance feature, and will not have any impact on neighboring properties.

No changes are proposed to any structures that were previously approved and completed in accordance with town permits and approvals.

Supplement to Application for Development Review Board
7 South Beach Road

Owner: 7 South Beach LLC

Property: 7 South Beach Road

Legend: DRB: Development Review Board
IRC: Impact Review Committee
LDR: Town Land Development Regulations
Town: Town of Jupiter Island

I. Nature of Application:

This Application requests limited hardscape and landscape updates to the Property, consistent in all material respects with the plans previously approved by the IRC in March, 2022.

II. Background:

The Property consists of approx. 1.6 acres located in the Town's B-40 (1-Acre Estate Residential) zoning district. Owner received IRC approval in March, 2022 for a 1-story residence, small 1-story guest house, pool, and associated landscape and hardscape improvements. Construction of all approved structures has been completed in accordance with applicable permits and Owner is now seeking approval for (i) squaring-off of the previously rounded driveway edges and an updated driveway finish for greater compatibility with the architectural style of the home, and (ii) substituted landscape plantings for more desirable plant selections in keeping with or exceeding the level of screening provided by the IRC approved plans. Moreover, if approved, the proposed updates will include replacement of an invasive species in the Property's front buffer with a more suitable native plant species.

III. Impact Review Standards:

This Application satisfies the Impact Review standards contained in Article X, Division II, Section 2.02 of the LDR, as follows:

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

The minor hardscape and landscape updates proposed align with the IRC approved plans as confirmed by the Town's arborist and will not adversely affect the public interest. The squaring-off of the driveway edges will blend with the architectural style of the home while retaining the overall functional design and layout of the approved driveway, including the driveway's single-entrance feature, and will not have any impact on neighboring properties. The proposed substituted plant materials will retain or exceed the robust level of screening of all structures from neighboring properties and public vantage points as the IRC approved plans and will further result in replacement of an invasive species with a more suitable native plant species, in furtherance of the public interest.

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

As noted above, the minor hardscape and landscape updates proposed are consistent with and substantially the same as the IRC approved plans and surrounding neighborhood character. The maximum privacy afforded by the robust landscape buffering will further ensure that the Property fits with the character of the surrounding neighborhood.

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

Visibility of the existing 1-story residence and guest house from public rights-of-way and neighboring properties will be virtually nonexistent due to substantial landscape buffering. The landscape buffers will provide maximum privacy to adjacent neighbors consistent with the IRC approved plans.

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 landscaping along the Property's front boundary will be comparable to the character and quantity of the streetscape along lot frontage on S. Beach Road within 1,000' in both directions. As set forth above, visibility from S. Beach Road will be virtually nonexistent due to thick landscaping separating the existing 1-story residence and guest house from S. Beach 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 of utilities, refuse collection, and access in case of fire, catastrophe or emergency.

No changes are proposed to the Property's proposed ingress and egress, previously confirmed as meeting all Town requirements. The proposed ingress and egress will be a safe design for public safety vehicles and all other purposes. The proposed driveway and motor court to serve the residence and guest house will facilitate the orderly flow of vehicles entering and exiting the Property.

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

The proposed landscape screening and buffering is consistent with the neighborhood and IRC approved plans. The proposed screening and buffering will ensure privacy and compatibility with adjacent properties.

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

Exterior lighting and sound are not proposed as part of this Application. Any future request for exterior lighting will comply with all applicable requirements, including that the location, design, and character of lighting and sound will not adversely affect adjacent properties. The proposed landscape enhancements will also help in ensuring outdoor lighting and sound will not adversely affect adjacent properties.

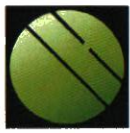
H. The proposed stormwater management system is sufficient to prevent runoff from adversely affecting adjacent properties.

No changes are proposed to the Property's stormwater management system, which was previously confirmed as satisfying Town requirements.

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.

As set forth above, the visibility of the improvements from neighboring properties will be minimal due to significant natural landscape buffers. Visibility of the existing 1-story house and guest house from S. Beach Road will be virtually nonexistent due to the structure's 1-story height and heavy landscape buffering that will provide effective screening of the structures from S. Beach Road.

Note: This Application is submitted at the request of Town staff and shall not be considered a waiver of Owner's right to request that the proposed updates be administratively reviewed and decided given that the proposed updates are consistent in all material respects with the plans previously approved by the IRC, including the Standards for Impact Review. All information contained in Section III shall be considered cumulatively in addressing each of the Standards for Impact Review despite the fact that some of the information may not be repeated throughout every paragraph.



December 22, 2025

Jupiter Island Town Hall
2 Bridge Road
Hobe Sound, Florida 33455

**Re: 7 South Beach, Jupiter Island Landscape Certification Letter
CH Project 21-036**

To Whom it May Concern:

As the Landscape Architect of Record, Cotleur & Hearing was requested to conduct a landscape inspection for the property located at 7 South Beach, Jupiter Island, Florida, and to certify the installed landscape relative to the approved plans of record. A landscape site inspection was conducted on October 24th, 2025 and on December 21, 2025, following completion of the landscape installation. This inspection included review of the current site conditions and preparation of the corresponding landscape as-built plan documenting the installed landscape conditions.

Based on our observations, the landscape installation, as currently constructed, is in substantial compliance with the approved landscape plans of record, inclusive of minor species substitutions consistent with the approved design intent and intended to improve salt tolerance and overall landscape cohesion, as documented in the landscape as-built plan. For clarity, supplemental landscape information was previously included solely for reference in documenting minor field adjustments and species substitutions. There was never an amended or new landscape plan. The landscape as-built plan accurately reflects the installed conditions based on the approved plans of record. Cotleur & Hearing is the sole Landscape Architect of Record for the project.

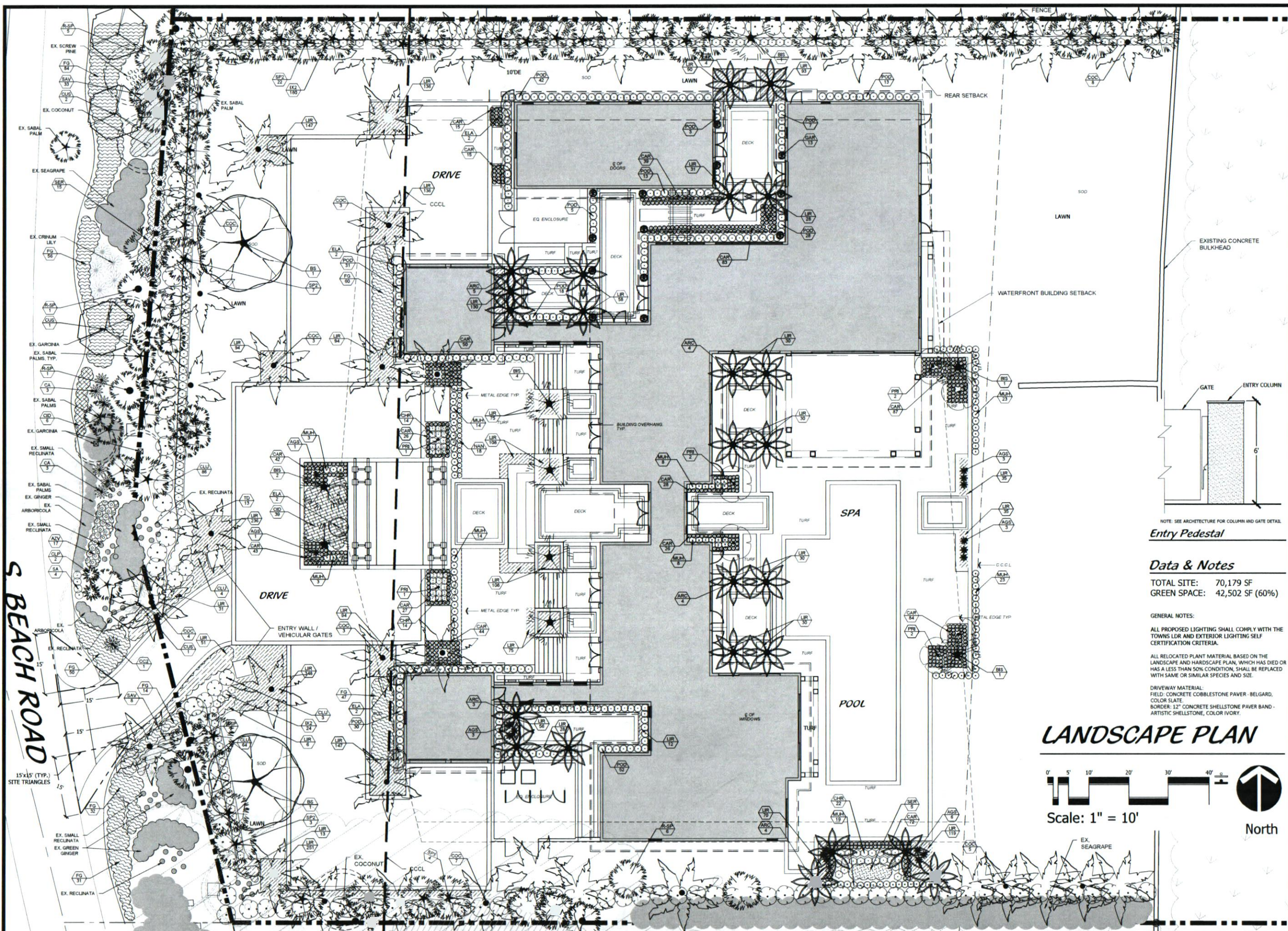
All required perimeter buffers and associated plantings have been installed and meet or exceed the requirements of the approved plans of record, providing continuous and effective perimeter screening consistent with the approved landscape intent. The quality of the installed plant material is Florida #1 or better, healthy, and well established, and generally meets or exceeds the minimum standards outlined in the approved plans and specifications.

Based on the above, we hereby certify that the landscaping for 7 South Beach is in substantial compliance with the approved plans of record as of the date of this inspection.

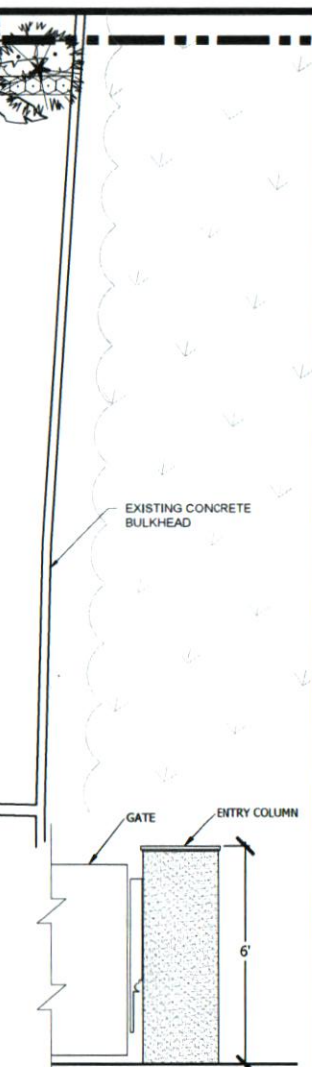
Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
Cotleur & Hearing

Erin Bolin, PLA
Senior Partner / Director of Design / Landscape Architect



S BEACH ROAD

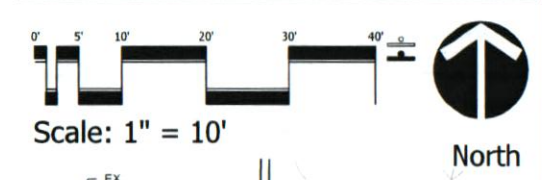


NOTE: SEE ARCHITECTURE FOR COLUMN AND GATE DETAIL.
Entry Pedestal

Data & Notes
 TOTAL SITE: 70,179 SF
 GREEN SPACE: 42,502 SF (60%)

GENERAL NOTES:
 ALL PROPOSED LIGHTING SHALL COMPLY WITH THE TOWNS LDR AND EXTERIOR LIGHTING SELF CERTIFICATION CRITERIA.
 ALL RELOCATED PLANT MATERIAL BASED ON THE LANDSCAPE AND HARDSCAPE PLAN, WHICH HAS DIED OR HAS A LESS THAN 50% CONDITION, SHALL BE REPLACED WITH SAME OR SIMILAR SPECIES AND SIZE.
 DRIVEWAY MATERIAL:
 FIELD: CONCRETE COBBLESTONE PAVER - BELGARD, COLOR SLATE
 BORDER: 12" CONCRETE SHELLSTONE PAVER BAND - ARTISTIC SHELLSTONE, COLOR IVORY.

LANDSCAPE PLAN



Cotleur & Hearing
 Landscape Architects
 Land Planners
 Environmental Consultants
 1934 Commerce Lane
 Suite 1
 Jupiter, Florida 33458
 561.747.6336 · Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-26000535

7 S. Beach Lot 2
 Hobe Sound, Florida

DESIGNED	EB
DRAWN	EB
APPROVED	DEH
JOB NUMBER	21-0306
DATE	12-15-21
REVISIONS	01-21-22
	02-28-22
	DEP 3-30-2022
	AS BUILT 12-3-2025
	AS BUILT 12-10-2025
	AS BUILT 12-18-2025

December 18, 2025 11:04:08 a.m.
 Drawing: 21-0316 LP LOT 2_FINAL.DWG

SHEET 1 of 2
 COTLEUR & HEARING, INC.
 These drawings are the property of the architect and are not to be used for alterations or in other projects without the agreement in writing with the architect. Immediately report any discrepancies to the architect.

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACTOR WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYS AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS: PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS 1 & 2, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING, IE, ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% SOIL. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MULCH SHALL BE 100% CLEAN ORGANIC NATIVE MULCH SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED HEMLOCK, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MELIORANT ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 90 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, SHOWING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 6% AND LARGER 1% PHOSPHORUS, 12% POTASSIUM, PLUS BONE, TABLET FERTILIZER (AQUAPHOS OR EQUAL) IN 11 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL	1/4 LB	5
2 GAL	1/2 LB	10
3 GAL	3/4 LB	15
4 GAL	1 LB	20
5 GAL	1 1/4 LB	25
6 GAL	1 1/2 LB	30
7-15 GAL	2 LBS. 1" CALIPER	40
16-30 GAL	3 LBS. 1" CALIPER	60
31-45 GAL	4 LBS. 1" CALIPER	80
46-60 GAL	5 LBS. 1" CALIPER	100

FLORIDA EAST COAST PALM SPECIAL SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT. THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS WILL BE ADJUSTED TO ACCOMMODATE UNDESIRABLE FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 6 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING, TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPRAYED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SO, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE FIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WITH THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE FIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERNED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NECESSARY.

PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	NATIVE	REMARKS
TREES								
BIS	9	BISMARCKIA NOBILIS 'SILVER'	SILVER BISMARCK PALM	14' HT.				4' GW, SINGLE, STRAIGHT TRUNK, FULL CANOPY,
BS	2	BURSERA SIMARUBA	GUMBO LIMBO	FIELD GROWN	6"-7"	18'-20' HT	Y	
CUS	4	COCCOLOBA UVIFERA	SEA GRAPE	45 GAL	2.5" CAL	14' HT X 5'-6" SPRD	Y	
ELA	8	ELAEODICARPUS DECIPENS	JAPANESE BLUEBERRY TREE	15 GAL				
GAR	13	GARCINIA SPICATA	GARCINIA	15 GAL				
PALM TREES								
ARC	24	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDRA PALM	22' HT, 16' CT.				
COC	36	COCOS NUCIFERA	COCONUT PALM	12' GW 18-22' HT.				
PRJ	8	PRITCHARDIA PACIFICA	FIJI FAN PALM	45 GAL		FIELD GROWN		
R-SP	15	SABAL PALMETTO	EXISTING SABAL PALM	VARIES			Y	2' OF WOOD
SP2	32	SABAL PALMETTO	SABAL PALMETTO	N.A.	N.A.	14'-16" O.A. HT.	Y	RELOCATED FROM ON SITE
SP3	4	SABAL PALMETTO	SABAL PALMETTO	N.A.	N.A.	8'-12" O.A.	Y	STAGGER HEIGHTS, SLICK TRUNK
SHRUBS								
AGS	17	AGAVE DESMETIANA 'SILVER STAR'	SILVER STAR AGAVE	15 GAL				
CHR	681	CARISSA MACROCARPA	NATAL PLUM	3 GAL				
CHR	50	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCO PLUM					
CLU	157	CLUSIA ROSEA 'PITCH APPLE'	PITCH APPLE	25 GAL				6-7' HT. 4" O.C.
CA	6	CRINUM ASIATICUM	GREEN CRINUM LILY	25 GAL		3' X 3'		FULL & THICK, FLORIDA FANCY
CLP	2	CRINUM AUGUSTUM 'QUEEN EMMA'	QUEEN EMMA CRINUM LILY	15 GAL		3' HT X 3' SPRD		FULL & THICK, FLORIDA FANCY
CCJ	1	CYCAS CIRCIENSIS	SILVER SAGO	15 GAL		3.5' X 3.5'	A.S.	
NAN	1	ILEX VOMITORIA 'NANA'	DWARF YALPORN HOLLY	3 GAL				
ID2	204	IDORA X 'NORA GRANT'	PINK IDORA	3 GAL		12"-18" HT.		
MUH	115	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	1 GAL				FULL AND THICK
POD	242	PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	3 GAL				
SA	4	SCHEFFERA ARBORICOLA	GREEN ARBORICOLA	3 GAL		1.5' X 1.5'		FULL & THICK, TRIM TO MATCH EXISTING
GROUND COVERS								
AZV	17	ALPINIA ZERUMBET 'VARIEGATA'	VARIEGATED GINGER	3 GAL		2' X 2'		FULL & THICK
CID	51	CHRYSOBALANUS ICACO 'HORIZONTAL'	DWARF COCOPLUM	3 GAL		12' X 15"		FULL & THICK, NOT STRETCHED, FLORIDA FANCY
FG	518	FIGUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FIGUS	3 GAL		12" X 12"		FULL & THICK, FLORIDA FANCY
LIR	850	LIRIOPE MUSCARI 'SUPER BLUE'	SUPER BLUE LILYTURF	1 GAL		18" X 18"		FULL & THICK, FLORIDA FANCY
SAV	41	SCHEFFERA ARBORICOLA 'TRINETTE'	DWARF VARIEGATED SCHEFFERA	3 GAL		24" X 24"		FULL & THICK, FLORIDA FANCY
SER	20	SERENOA REPENS	SILVER SAW PALMETTO	15 GAL		36" X 24"		FULL & THICK, FLORIDA FANCY
TD	13	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 GAL		3'-4' HT.		FULL AND THICK

LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA GRADE 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY, FLORIDA GRADES AND STANDARDS' LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF JUPITER LAND AND DEVELOPMENT REGULATIONS. THE TOWN OF JUPITER ISLAND LANDSCAPE CODE (LDC) SHALL GOVERN IN THE EVENT OF A CONFLICT.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/OR CHANGES WITHOUT THE AUTHORIZATION OF TOWN OF JUPITER ISLAND, THE OWNER, AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNS.

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY.

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27-128(4)(b)(1) OF THE TOWN OF JUPITER ISLAND CODE.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIVE SHALL BE FULLY SCREENED FROM VIEW ON THESE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SOIL AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB.

ALL SOIL SHALL BE STENOPTERIS SECONDATUS FLORITAN-PALMETTO (ST. AUGUSTINE SOIL).

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE CURBING OF VEHICLES.

TYPE 9 RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FOOT INDEX 546.

EARTH BERMS SHALL NOT EXCEED A 2:1 SLOPE 4:1 SLOPES OR GREATER ARE PREFERABLE.

ALL TREES PLANTED UNDER OR ADJACENT TO PFL POWER LINES WILL COMPLY WITH THE PFL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV. 5/99)

PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS. EXCAVATED TO A DEPTH OF 10 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

10.5" 300 BARRIER ROOT BARRIER SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN SIX (6) FEET OF PUBLIC CURB, SIDEWALKS OR PUBLIC RIGHT OF WAYS. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF JUPITER ISLAND. THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITHIN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOIL AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED PRIOR TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE ROOT PRUNED AND PROTECTED DURING CONSTRUCTION.

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN DIVISION IV, VEGETATION REMOVAL REQUIREMENTS BY THE TOWN OF JUPITER ISLAND CODE PRIOR TO THE ISSUANCE OF A C.O.

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTING.

EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A30 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE/PALM OR AT THE EDGE OF THE SHRUB MASS. BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

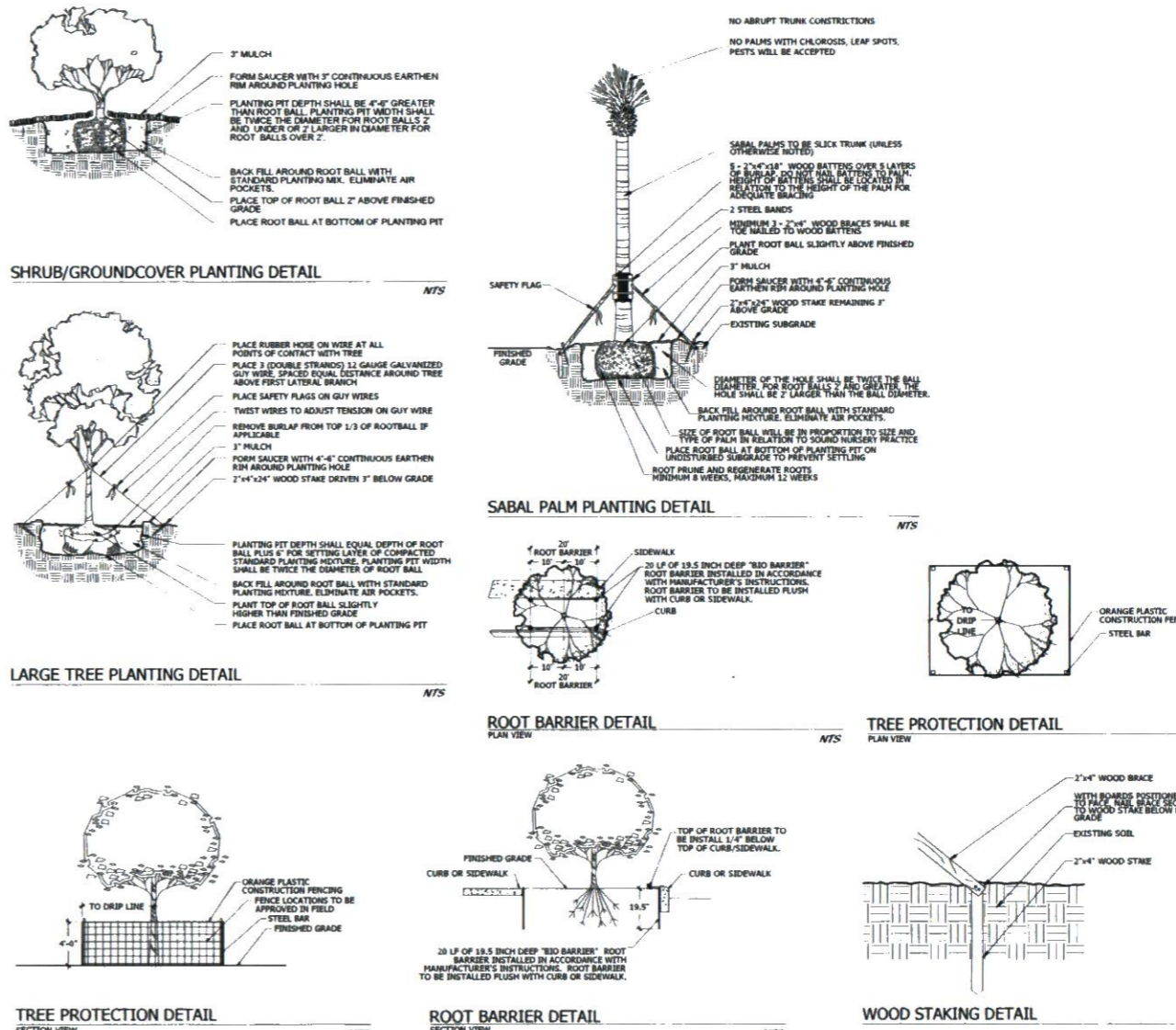
EXISTING SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE VEGETATION SHALL BE RELOCATED BY TREE BADE OR CLAMP, PRIOR TO THE CLEARING OF THE SITE. THE APPLICANT SHALL IDENTIFY ALL NATIVE VEGETATION TO BE RELOCATED.

RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPACES. THE SIZE OF SPACE SHALL VARY FROM 90" TO 45" DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED.

FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 90 DAYS AFTER PLANTING. IT SHALL BE MAINTAINED ON AN AS NEEDED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 80% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

ALL LANDSCAPE PLANS SHALL DEMONSTRATE COMPLIANCE WITH APPENDIX A, ARTICLE IV, DIVISION 1, SECTION 1.1-LANDSCAPE BUFFER AND STREETSCAPE REQUIREMENTS

PLANTING DETAILS



LANDSCAPE DETAILS

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants

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Jupiter, Florida 33458
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7 S. Beach Lot 2
Hobe Sound, Florida

DESIGNED	EB
DRAWN	EB
APPROVED	DEH
JOB NUMBER	21-0306
DATE	12-16-21
REVISIONS	01-21-22
	02-28-22
	DEP 3-30-2022
	AS BUILT 11-7-2025
	AS BUILT 12-10-2025
	AS BUILT 12-18-2025

7 SOUTH BEACH - LOT 2

Jupiter Island, Florida



NORTH AND SOUTH ELEVATION



BUFFER ELEVATION & LINE OF SITE BUFFER SECTION

7 SOUTH BEACH - LOT 2

Jupiter Island, Florida



REAR ELEVATION