

**AGENDA
TOWN OF JUPITER ISLAND
DEVELOPMENT REVIEW BOARD MEETING
THURSDAY, FEBRUARY 5, 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 held January 8, 2026
2. 114 Gomez Rd, Hobe Sound, FL 33455, B-40 1-Acre Estate Residential District

The applicant is AFG Residence, 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 1-story main residence and a 1-story detached garage and guest house, constructed in 1959 and 1983, respectively, and replace with a new 2-story main house complete with a new pool, pool patio, garden, courtyard, mechanical equipment enclosures, motor courts, driveway, and associated hardscape and landscaping. Additionally, there is a proposed full basement with storage and mechanical equipment space, and a 2-car garage located below grade.

3. Other Items*
 - a. Next Meeting – March 5, 2026 – (Regular meetings to be held on the first Thursday of each month)
 - b. Other Matters

** 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

TOWN STAFF

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

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, JANUARY 8, 2026**

TIME: Thursday, January 8, 2026 – 9:00 AM
PLACE: Town Hall Island Room – 2 Bridge Rd., Hobe Sound, FL
PRESENT: Present were Chair Judy Holden, Members Nancy Auth, Maria Bayazid, Truman Hobbs, Jennifer Madden, Christina Whitney, and Alternate Members Christina Gidwitz, and Eleanor Seaman. Also present were Town Attorney Kyle Teal, Building Department Application Coordinator Amy Vanilla, and Assistant Town Clerk Trenton Warren.

Call to Order and Comments

Chair Holden called the meeting to order and read the purpose statement of the Development Review Board. The board members introduced themselves and Chair Holden established a quorum.

1. Minutes of the Development Review Board Meeting held on November 6, 2025

Chair Holden requested a change on page 5 regarding Members Auth, Blazie and Whitney objecting on a variance and requested the specific criteria be listed.

MOTION: *Member Bayazid/Member Whitney moved to approve minutes of the November 6, 2025, as amended.*

ACTION: *Motion Passed 7-0.*

Assistant Town Clerk Warren swore in all parties interested in speaking during today's hearing including Attorney Jared Gaylord of Marc R. Gaylord P.A.; Bert Krebs of Innocenti and Webel; Jeremy Bowerman of Jeck, Harris, Raynor & Jones; Erin Boland of Cotleur & Hearing; and resident Anne Scott.

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.

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, read the materials, and had no ex- parte communication.*
- *Member Hobbs stated he visited the property, but it was gated.*

- *Member Bayazid stated she visited the property, spoke with Director Harding, read the materials, and had no ex-parte communication.*
- *Member Auth stated she visited the property, read the materials, and had no additional ex-parte communication.*
- *Member Seaman stated she visited the property, spoke with Director Harding, read the materials, and had no additional ex-parte communication.*
- *Member Madden stated she visited the property, spoke with Director Harding, read the materials, and had no ex-parte communication.*

Building Specialist Amy Vanilla reviewed Director Harding's report on the application with the Board. She introduced the application and gave background information about the nonconformities on the properties. She listed Director Harding's requirements for building approval including a Department of Environmental Protection (DEP) approval, proof of septic tank approval from the county, and noted the Town Engineer report is still required. Chair Holden read a letter of approval from Margret B. Neelson, a neighbor of the property.

Attorney Jared Gaylord introduced himself representing the Idler family. He provided historical aerial photographs from the last thirty years to show the development history of the lot. He provided current photographs of the structure to emphasize the state of disrepair of the buildings on site. He displayed the property survey to gauge the waterfront setback line location in relation to the property. He stated the current structure is 3,061.8 square feet and is 15.1 feet from the road. He stated the property is legally nonconforming due to encroachment into the front yard setback, placement in front of the waterfront setback line, and a reduced southern side yard setback of approximately 25.1 feet where 30 feet is required. He presented the new proposed site plan with a 3,058.3-square-foot structure. He stated existing pilings may be salvageable, which could assist the DEP permitting process. He confirmed the proposed structure would maintain the same Initial Measuring Point and building height, with an overall height of 24 feet, compared to 23 feet 2 inches for the existing structure. He reviewed the existing and proposed landscape plans, detailing removal of invasive *Scaevola* and enhancement of native dune vegetation.

Chair Holden opened the floor to questions from the Board members.

Member Hobbs asked whether the nonconformities approved in the 1990s were subject to materially different regulations. Attorney Gaylord stated prior land development regulations were generally similar and noted the waterfront setback line was not formally mapped until approximately 2000. Director Duchock confirmed that waterfront setbacks were previously evaluated on a property-by-property basis and were later formalized to improve consistency.

Member Bayazid asked whether removed vegetation would be replaced and whether the hardscape area would expand. Attorney Gaylord confirmed the hardscape area would not increase. Mr. Krebs explained that removed *Scaevola* would be replaced with native dune vegetation. Member Bayazid also asked whether existing nonconformities must be reduced. Town Attorney Teal confirmed there is no requirement to reduce legal nonconformities, provided they are not increased.

Member Auth asked why the Board was reviewing the application prior to DEP approval. Town Attorney Teal explained DEP approval is required before issuance of Town permits, and Board approval allows issuance of a Town letter of conformity or no objection, with all approvals conditioned upon DEP approval.

Town Attorney Teal requested clarification regarding the variance request. Attorney Gaylord stated the request was submitted out of an abundance of caution due to changes in the Land Development Regulations governing nonconforming structures.

Alternate Member Seaman asked whether Board action would impact DEP review. Attorney Gaylord and Attorney Teal explained the DEP conducts an independent review but relies on the Town's conformity determination.

Member Madden asked whether a seawall exists. Attorney Gaylord stated the shoreline consists of riprap buried beneath sand from beach renourishment, with no formal seawall present.

Member Auth asked about missing items on the Coastal Construction Control Line (CCCL) checklist. Attorney Gaylord stated the checklist is part of the Town's staff review process and would be completed prior to DEP submission.

Chair Holden commented that the air conditioning unit should be enclosed for sound mitigation and the wood retaining wall should be replaced with a more substantial structure.

Attorney Gaylord explained the proposed exfiltration trench would provide approximately 4,956 cubic feet of stormwater storage and confirmed required sight triangles were shown on the plans.

Member Hobbs asked whether the structure could be relocated to improve compliance. Attorney Gaylord stated relocation would either increase waterfront setback nonconformity or impact neighboring views and would not align with Land Development Regulations.

Member Bayazid asked about construction parking. Attorney Gaylord explained a designated staging and parking area would be established east of the clusia hedge without removal, with fencing and monitoring in place.

Chair Holden reviewed the standards required for approval of the variance.

Chair Holden reviewed the standards applicable to replacement of a nonconforming structure. Member Hobbs questioned the applicability of standards related to destruction by casualty or act of God. The Board confirmed the proposed replacement would remain in the same location, maintain the same footprint and setbacks, and not increase nonconformity or floor area. Town Attorney Teal stated the standard requiring application within three years of destruction was not applicable, as no qualifying destruction had occurred.

Town Attorney Teal asked for clarification regarding the variance request. Following discussion, Chair Holden concluded a variance was not required and rescinded the Board's assessment of variance standards.

Chair Holden opened discussion on conditions.

Chair Holden summarized that the Board would consider approval of the demolition and replacement of the existing nonconforming structure in the same location, with no increase in setbacks or square footage.

MOTION: Member Madden/Member Hobbs moved to approve the demolition of the existing nonconforming structure and the proposed redevelopment, subject to the following conditions:

1. *The existing air conditioning equipment shall be enclosed to provide sound mitigation;*
2. *The existing wood retaining wall shall be replaced with a more substantial structure;*
3. *Landscape buffers along the roadway and southern property line shall be enhanced;*
4. *Required sight triangles shall be maintained to the satisfaction of the Building Department; and*
5. *All approvals shall be conditioned upon receipt of required Department of Environmental Protection approvals.*

ACTION: *Motion Passed 7-0.*

MOTION: *Member Madden/Member Hobbs moved to approve the replacement of the existing nonconforming structure in the same location, with no increase in floor area or nonconformity, finding the application met the standards set forth in Article IX, Division II, Section 2.02(d).*

ACTION: *Motion Passed 7-0.*

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.

Ex-Parte Communication:

- *Chair Holden stated she visited the property, read the materials, spoke briefly with property neighbor Anne Scott, and had no ex-parte communication.*
- *Member Whitney stated she drove by the property, spoke with Director Harding, read the materials, and had no ex-parte communication.*
- *Member Hobbs stated he visited the property, read the materials, and had no ex-parte communication.*
- *Member Bayazid stated she visited the property, spoke with Director Harding, read the materials, and had no ex-parte communication.*
- *Member Auth stated she visited the property, spoke with Director Harding, read the materials, and had no additional ex-parte communication.*
- *Member Seaman stated she visited the property, spoke with Director Harding, read the materials, and had no additional ex-parte communication.*
- *Member Madden stated she visited the property, spoke with Director Harding, read the materials, and had no ex-parte communication.*

Building Specialist Amy Vanilla reviewed the staff report and explained that the request involved approval of minor landscape and interior driveway refinements at 7 South Beach Road. She stated the refinements had been reviewed by the Town's arborist and were found to be consistent with the previously approved IRC plan and applicable impact review standards.

Chair Holden announced receipt of correspondence pertaining to the application. She read a letter from

neighboring resident Anne Scott requesting denial of the application and expressing concerns regarding retroactive approval and alleged violations of the Land Development Regulations. Chair Holden also noted a letter of support from Tanya and Glenn Beck of 5 South Beach Road and a response letter from Andrew Russo, manager of South Beach Road, LLC, stating the refinements were consistent with IRC approval, reviewed by the Town's arborist, and met impact review standards.

Attorney Jeremy Bowerman introduced himself on behalf of the owner and introduced property manager Andrew Russo and landscape architect Erin Boland. Attorney Bowerman summarized the request as approval of landscape and driveway refinements that maintained or increased buffer height, width, and density, with changes focused primarily on interior plantings.

Ms. Boland reviewed the revised landscape plan and described adjustments to interior landscaping, substitution of more salt-tolerant species, replacement of bamboo with palms for maintenance purposes, and modification of the driveway to a more rectilinear design without changing its function or square footage. She stated the perimeter buffers remained consistent with the IRC-approved plan and continued to screen the residence from the right-of-way.

Board members asked questions regarding driveway changes, visibility from South Beach Road, lighting impacts, buffering, and the timing of the refinements relative to approval. The applicant stated the residence was constructed as approved, the certificate of occupancy was delayed pending confirmation of landscaping, and the refinements were reviewed with Town staff and the Town's arborist. The applicant indicated willingness to address additional buffering, lighting review, and enclosure of mechanical equipment.

Chair Holden and several Board members expressed concern about work occurring prior to Board approval, visibility from the roadway, lighting intensity, and precedent for retroactive approval. Discussion followed regarding compliance and enforcement.

Town Attorney Kyle Teal advised that enforcement of violations occurs through the code enforcement process and that the Board's role was limited to determining whether the application met impact review standards. He stated the Board could approve the application with conditions or deny it and require resubmittal.

Mila Russo, speaking on behalf of the prospective buyers provided comments in support of the project.

Resident Anne Scott gave comments regarding the perceived degradation of the land development regulations and the lack of enforcement. She strongly requested the changes not be approved retroactively as that would cause the land development regulations to be viewed as guidelines instead of rules.

Owner Andrew Russo responded and stated willingness to comply with Board-imposed conditions.

Member Madden outlined proposed conditions for approval, including enhanced buffering along the front and interior areas of the property. She also recommended that Town staff review exterior lighting and conduct a follow-up inspection in six months to evaluate buffer growth. Member Madden stated that a Certificate of Occupancy should not be issued until these requirements have been satisfied.

Further discussion ensued among the Board members about whether a lack of punishment is prevalent and if the application should be denied as a form of enforcement. Attorney Teal stated the options presented are to either deny the application and force a new application be presented with acceptable changes, or to accept the application with the previously stated conditions. Discussion continued among the Board members and attorneys about the appropriate response.

MOTION: Member Madden/Member Hobbs moved to approve the application, finding that the plans and testimony presented met the standards set forth in Article X, Division II, Section 2.02, subject to the following conditions:

- 1. Substantial additional buffering shall be added along the South Beach Road frontage and entrance to fully screen the residence from view from the roadway;***
- 2. Additional buffering shall be added within the interior driveway island to further screen the entry columns;***
- 3. Town staff shall review exterior lighting and require adjustments to achieve softer, compliant lighting;***
- 4. Town staff shall conduct a follow-up inspection within six months to confirm buffer growth and effectiveness;***
- 5. A concrete sound-attenuating enclosure shall be installed around the HVAC equipment, generator, and associated mechanical equipment; and***
- 6. A Certificate of Occupancy shall not be issued until all required conditions have been satisfied, except for the six-month buffer review.***

ACTION: Motion Passed 4-3 with Members Seaman, Auth, and Bayazid voting in opposition.

4. Other Items*

- a. Next Meeting - February 5, 2026 - (Regular meetings to be held on the first Thursday of each month)

Chair Holden requested that the July and September meetings be moved to the second Thursday of the month.

- b. Other Matters

5. Adjournment

Chair Holden adjourned the meeting at 11:16 AM.

Respectfully submitted,

Trenton Warren, Assistant 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 **February 5, 2026, at 9:00 a.m.** for the purpose of considering the following application.

114 Gomez Road - B -40 1- Acre Estate Residential District

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

A site plan approval for:

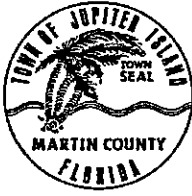
Demolition of an existing 1-story main residence and a 1-story detached garage with a guest house, and replace with a new two-story main house. The new house will have a new pool, pool patio, garden, courtyard, mechanical equipment enclosures, motor courts, driveway, and associated hardscaping and landscaping. Additionally, there is a proposed basement that consists mostly of garage, storage, and mechanical equipment space.

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: FEBRUARY 5, 2026
STAFF REPORT**

To: Chair and Members of the Development Review Board
CC: Robert Garlo, Town Manager and Kyle Teal, Town Attorney
From: Catherine Harding, Building, Planning and Zoning Director
RE: 114 Gomez Road
Date: January 22, 2026

Owners:

AFG Residence, LLC, a Delaware limited liability company

Agent:

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

Property Description:

114 Gomez Road, in the B-40 1-Acre Estate Residential District. The lot area is 52,966 square feet. (1.21593 acres)

Request:

Demolish the existing 1-story main residence and 1-story detached garage and guest house, constructed in 1959 and 1983, respectively, and replace them with a new, 2-story main house complete with a new pool, pool patio, garden, courtyard, mechanical equipment enclosures, motor courts, driveway, and associated hardscape and landscaping. Additionally, there is a proposed full basement with storage and mechanical equipment space and a 2-car garage located below grade.

Planning and Zoning Analysis:

A Site Analysis Schedule is attached. All setbacks and heights are in compliance with the LDR's for the B-40 1-Acre Residential District.

The permitted floor area for this property is 8,172 square feet and the proposed floor area for the new 2-story main building is 8,164 square

feet. All the allowed square feet of the new 2-story main building are located above grade. No floor area is counted in the basement.

There is a full basement consisting of storage and mechanical equipment areas, located within the footprint of the 1st floor, with a connecting 2-car garage completely below grade and located outside of the footprint of the 1st floor. Both of these areas qualify as a basement in accordance with the Jupiter Island Land Development Regulations, Article II, Section 1.00. Definitions.

NOTE:

The areas designated basement storage could be used as habitable space in accordance with the Florida Building Codes. However, the storage areas could not be used for a bedroom because they do not have the required emergency means of escape and rescue openings to the outside as required by the Florida Building Code, (unless they are altered after the fact). Therefore, if the storage areas were used as living space, they would be required to be counted in the allowed floor area.

Staff Reports Attached:

King Tree Service report on the landscaping plan.
Fire Chief, Frank Lasaga 's report.
Town Engineer's report, Matthew Hammond.
SMRU report, Matthew Hammond.

All staff reports will be provided to the applicant and be included in the requirements for a Building Permit.

Building Department Recommendations:

The basement storage areas if approved, shall remain storage and the Certificate of Occupancy shall be issued with the basement storage areas designated as storage only. Any changes in use to the storage area will require Development Review Board approval.

All construction access to the property will be located off Gomez Road.

A gatekeeper shall be on site at all times during demolition and construction to regulate the flow of construction traffic.

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

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

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

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

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. 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)

KING TREE SERVICE

OF SOUTH FLORIDA

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

December 22, 2025

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

RE: 114 Gomez Road

Overview

Scope of work: Demo existing home. Construct new home.

Tree Survey Included: Yes / No

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

Tree Disposition Included: Yes / No

Number of trees on site: 130 / Not Shown on Landscape Plan

Number of trees affected by construction: 49

Trees to Remove

Number of removals: 13

Invasive species removed: All invasive species will be removed.

Number of Native species removed: 1 small Mastic

Notes: I am ok with all removals.

Trees to Relocate

Number of relocations: 36

Number of Native species relocated: 25 Sabal Palms, 5 Gumbo Limbo, 2 Seagrape

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

Trees To Remain

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

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

KING TREE SERVICE

OF SOUTH FLORIDA

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

Construction Buffer

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

North Property Line: Appears to be overall Sufficient / Insufficient

South Property Line: Appears to be overall Sufficient / Insufficient

East Property Line: Appears to be overall Sufficient / Insufficient

West Property Line: Appears to be overall Sufficient / Insufficient

Notes: Construction buffer should be reviewed after removal of trees and understory plant material.

Final Buffer

North Property Line: Appears to be overall Sufficient / Insufficient

South Property Line: Appears to be overall Sufficient / Insufficient

East Property Line: Appears to be overall Sufficient / Insufficient

West Property Line: Appears to be overall Sufficient / Insufficient

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

New Plant Material

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

Prepared by:



Brian Fischer

ISA Certified Arborist FL-5287A



MEMORANDUM

TO: BUILDING DEPARTMENT
FROM: SERGEANT/FIRE CHIEF FRANK LASAGA
DATE: DECEMBER 20, 2025
SUBJECT: 114 GOMEZ RD

After reviewing the proposed plans for the construction of a single-family residence at 114 Gomez Road, Jupiter Island, I find the following considerations relating to Traffic and Safety for the project:

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

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

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

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

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

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

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

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

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

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

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

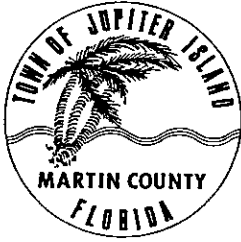
- Name
- Address
- Driver's license number
- Vehicle Registration number

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

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

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

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



Town of Jupiter Island

Public Works Department

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

MEMORANDUM

Date: January 15, 2026

To: Catherine Harding, Planning Building & Zoning Director

From: Matthew Hammond, P.E., Town Engineer

RE: 114 Gomez Road – Demolishment and Construction of New Residence

The Town Engineer respectfully requests that the following considerations be incorporated into the building permit review process.

This project involves the demolition and construction of new residence to create an 8,164 square-foot, two-story residence located on Gomez Road. The scope of work also includes associated hardscape improvements. The property is located on 1.215 acres.

Drainage and Stormwater

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

Offsite discharge of water to road right of way or neighboring property is not allowed. An exfiltration trench is proposed for management of storm water within this development. Concurrency calculations were provided by the owner's Engineer, Chad Gruber, PE and submitted for review.

The purpose of these comments is to address safety, serviceability, and long-term maintenance concerns. We request that these comments be integrated into the initial plan review, included in the initial application checklist, and revisited at project closeout to ensure compliance and continuity.

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

cc:

Megan McMahon, TJI Building Permits
Amy Vanilla, TJI Building Department
Kim McLaughlin, Projects & Development Coordinator



SOUTH MARTIN REGIONAL UTILITY (SMRU)

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

MEMORANDUM:

Date: January 15, 2026
To: Catherine Harding, CFM – Director of Building, Planning and Zoning
From: Matthew Hammond, PE – SMRU Director
Subject: 114 Gomez Road – Demolition and Construction of New Residence

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

This project involves the demolition and construction to create a new 8,164 square-foot, two-story residence located on Gomez Road. The scope of work also includes associated hardscape improvements. The property is currently served by a 1.5-inch potable water meter, which also supplies irrigation water.

Based on the information provided by the engineer of record, six (6) equivalent residential connection (ERC) of irrigation, five (5) ERCs of domestic water are required for this development. The property currently has a credit of five (5) water ERCs and will need to pay for the additional six (6) water ERCs as follows:

Connection Charges
 $\$1,800 \times 6 \text{ ERCs} = \$10,800.00$

Accrued Guaranteed Revenue Fee
 $60 \text{ months} \times 25.81 \times 6 \text{ ERCs} = \$9,291.60$

Total Fee = \$20,091.60

Once these fees are paid, eleven (11) water ERC's will be creditable toward capacity on this account for any future redevelopment or assessment of capacity fees.

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

Metering and Backflow Prevention: The property is currently served by a 1.5-inch meter that will remain in place for the property. The meter is proposed to feed an irrigation system, as a result, a new 1.5-inch inch above grade backflow preventer assembly must be installed on the customer side of the meter. This backflow prevention device must be inspected and certified by a certified tester, and the certification reported to SMRU in accordance with the Cross Connection Control Policy.

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

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

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

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

cc:

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



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

PROPERTY:

Street Address: 114 Gomez Road, Hobe Sound, FL 33455

Tax Parcel Number: 35-38-42-009-102-00050-2 Zoning: B-40 1-Acre Estate Residential

Legal/General Description The South 25 feet of Lot 5, all of Lots 6 and 13, and the South 25 feet of Lot 14, Block 102, The Island Beach Revised Plat 2, according to the map or plat thereof, as recorded in Plat Book 2, Page 44, Public Records of 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: AFG Residence, LLC, a Delaware limited liability company

Mailing Address: 551 Fifth Avenue, Suite 2800, New York, NY 10176

Phone #: _____

Email: _____

EXPLANATION OF REQUEST:

Demolish the existing 1-story main residence and 1-story detached garage and guest house, constructed in 1959 and 1983, respectively, and replace it with a new, two-story main house, complete with a new pool, pool patio, garden, courtyard, mechanical equipment enclosures, motor courts, driveway, and associated hardscaping and landscaping. Additionally, there is a proposed basement that consists mostly of garage, storage, and mechanical equipment space. The permitted floor area for this property is 8,172 square feet and the proposed floor area is 8,164 square feet.

IF VARIANCE IS REQUESTED, CITE LRD'S AFFECTED:

N/A

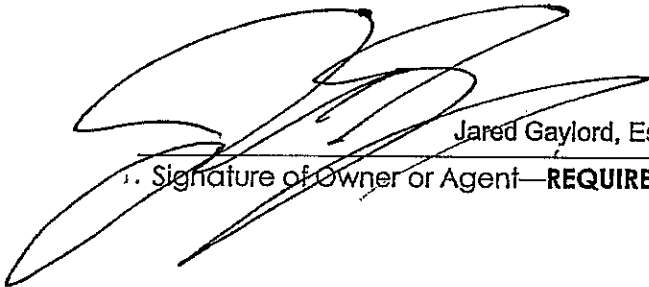
HARDSHIP STATEMENT, IF VARIANCE IS REQUESTED:

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

N/A

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, Esq., atty-in-fact for AFG Residence, LLC

12/11/2025

Signature of Owner or Agent—**REQUIRED**

Printed Name

Date



< BACK TO SEARCH

Basic Info

PIN 35-38-42-009-102-00050-2	AIN 57710	Situs Address 114 GOMEZ RD JUPITER ISLAND FL	Website Updated 12/11/25
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General Information

CHANGE MAILING ADDRESS		SIGN UP FOR PROPERTY FRAUD ALERT	
Property Owners AFG RESIDENCE LLC	Parcel ID 35-38-42-009-102-00050-2	Use Code/Property Class 0100 - 0100 Single Family	
Mailing Address C/O THE OLD MOUNTAIN PRIVATE TRUST CO 200 CLARENDON ST FLOOR 22 BOSTON MA 02116	Account Number 57710	Neighborhood 135730 Jupiter Island - Intracoastal	
Tax District JUPITER ISLAND	Property Address 114 GOMEZ RD JUPITER ISLAND FL	Legal Acres 1.2	
	Legal Description ISLAND BEACH REVISED PLAT 2 S 25' OF LOT...	Ag Use Size (Acre\Sq Ft) N/A	

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 5,000,000	\$ 1,388,920	\$ 6,388,920	\$ 1,022,790	\$ 5,366,130	\$ 0	\$ 5,366,130

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 6/1/20	Grantor (Seller) 114 GOMEZ ROAD LLC	Doc Num 2817687
Sale Price \$ 6,200,000	Deed Type Wd Full Covenant and Warranty Deed	Book & Page 3133 0165

Legal Description

ISLAND BEACH REVISED PLAT 2 S 25' OF LOT 5 ALL OF LOTS 6 & 13 & S 25' OF LOT 14 BLK 102

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



Prepared by:
Denise Decker

Marc R. Gaylord, P.A.
12000 SE Old Dixie Hwy.
Hobe Sound, FL 33455
772-545-7740
File Number: 2020-042
Will Call No.:

Return to:
Kramer, Sopko & Copeland, P.A.
411 SE Osceola Street, Suite 200
Stuart, FL 34995

[Space Above This Line For Recording Data]

COPY COPY COPY

Warranty Deed

This Warranty Deed made this 1st day of June, 2020 between 114 Gomez Road., LLC whose post office address is 888 17th Street, NW, #205, Washington, DC 20006, grantor, and AFG Residence, LLC, a Delaware Limited Liability company whose post office address is c/o The Old Mountain Company, Inc., 551 Fifth Avenue, Suite 2800, New York, NY 10176, grantee:

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

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

The South 25 feet of Lot 5, all of Lots 6 and 13, and the South 25 feet of Lot 14, Block, 102, The Island Beach Revised Plat 2, according to the map or plat thereof as recorded in Plat Book 2, Page 44, Public Records of Martin County, Florida.

Parcel Identification Number: 35-38-42-009-102-00050,20000

SUBJECT TO restrictions, reservations, covenants and easements of record which are not imposed by this deed; and taxes for the year 2020 and subsequent thereto; and all applicable zoning ordinances.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

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

Signed, sealed and delivered in our presence:

[Handwritten Signature]

Witness Name: MARILYN J. FULLANO

114 Gomez Road., LLC

By: *[Handwritten Signature]*
C. Bowdoin Train, Manager

[Handwritten Signature]

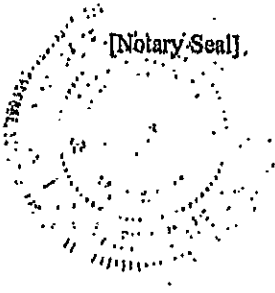
Witness Name: LOU ANN ALEXANDER WEBBER

[Handwritten Signature]
LOU ANN ALEXANDER WEBBER

State of District of Columbia District of Columbia
County of Washington

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of May, 2020 by C. Bowdoin Train, Manager of 114 Gomez Road., LLC, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]



COPY

[Handwritten Signature]
Notary Public

Printed Name: LOU ANN ALEXANDER WEBBER

My Commission Expires: _____

COPY

COPY





**HONORABLE
RUTH PIETRUSZEWSKI, CFC**

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

Property Address 114 GOMEZ RD
Legal Description ISLAND BEACH REVISED PLAT 2 S 25' OF LOT 5 ALL OF LOTS 6 & 13 & S 25' OF LOT 14 BLK 102

REAL ESTATE

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

AFG RESIDENCE LLC
C/O THE OLD MOUNTAIN PRIVATE TRUST CO
200 CLARENDON ST FLOOR 22
BOSTON, MA 02116

PARCEL ID: 35-38-42-009-102-00050,20000
ALTERNATE ID: 57710
ESCROW CODE:



SCAN TO VIEW YOUR
BILL ONLINE!

If Paid By	Nov 30, 2025	Paid	\$89,322.84	11/12/2025
Please Pay	\$89,322.84			

Ad Valorem Assessments

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
JUPITER ISLAND-AD VAL OP	772-545-0100	2.8259	5,366,130	0	5,366,130	15,164.15
JUPITER ISLAND-EROSION	772-545-0100	0.9593	5,366,130	0	5,366,130	15,147.73
JUPITER ISL-DEBT SERVICE	772-545-0100	0.2100	5,366,130	0	5,366,130	1,126.89
SCHOOL GENERAL FUND	772-219-1200 ext 30273	3.0540	6,388,920	0	6,388,920	19,511.76
SCHOOL CAPITAL OUTLAY	772-219-1200 ext 30273	0.9500	6,388,920	0	6,388,920	6,069.47
SCHOOL DISCRETIONARY	772-219-1200 ext 30273	0.7480	6,388,920	0	6,388,920	4,778.91
SCHOOL ADDTNL VOTER MIL	772-219-1200 ext 30273	0.4250	6,388,920	0	6,388,920	2,715.29
CHILDRENS SERVICES ORDNGS	772-288-5758	0.3618	5,366,130	0	5,366,130	1,941.47
FL INLAND NAVIGATION DIST	561-627-3386	0.0270	5,366,130	0	5,366,130	144.89
ST FLA WTR MGMT	561-886-8800	0.2301	5,366,130	0	5,366,130	1,234.74
COUNTY GENERAL FUND-OP	772-463-2868	16.5814	5,366,130	0	5,366,130	35,209.33
MILLAGE CODE 4300		TOTAL MILLAGE	16.3525	TOTAL AD VALOREM TAXES		\$93,044.63

Exemptions

Non Ad Valorem Assessments

Levying Authority	Telephone	Rate (\$ per unit)	Tax Amount
TOTAL NON AD VALOREM TAXES			\$0.00
TOTAL			\$93,044.63

*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: 35-38-42-009-102-00050,20000

ALTERNATE ID: 57710

ESCROW CODE:

AFG RESIDENCE LLC
C/O THE OLD MOUNTAIN PRIVATE TRUST CO
200 CLARENDON ST FLOOR 22
BOSTON, MA 02116

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

Nov 30, 2025 \$89,322.84

Paid By OMP T CASH COMPANY LLC

Paid \$89,322.84 11/12/2025

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.



* 1 + 5 7 7 1 0 + 2 0 2 5 *

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 11, 2025

VIA HAND DELIVERY

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

RE: AFG Residence, LLC, a Delaware limited liability company
Development Review Board - Demolition and Redevelopment Application
Property Address: 114 Gomez Road, Hobe Sound, Florida 33455

Dear Mrs. Harding:

This office represents the interests of AFG Residence, LLC, a Delaware limited liability company as it pertains to its application to the Development Review Board ("DRB") for the demolition and replacement of the existing main residence at 114 Gomez Road.

My client purchased 114 Gomez Road on June 1, 2020. The 1.2159 acre¹ property is located along the west side of Gomez Road, in the B-40 1-acre estate residential zoning district, east of River Road.² The current one-story main residence and one-story detached garage and guest house on the property are dated and in need of replacement. The existing main residence was constructed in 1959 and the detached garage and guest house was constructed in 1983, according to records with the Martin County Property Appraiser's office. Recently, my client began investigating the design and replacement of the existing residence.³ My client now wishes to demolish the existing residence and detached garage/guest house and replace it with a new, two-story main residence, complete with a basement, courtyard space, garden, pool, pool patio, mechanical enclosures, motor courts, driveway, and associated hardscaping and landscaping.

This redevelopment and demolition application are concurrent. The initial demolition phase, intended to begin on or shortly after May 1, 2026, is not anticipated to take more than two (2) weeks to complete. The existing floor area for the property is approximately 5,604 square feet.

¹ Or 52,966 square feet.

² Commonly, known as "The Ramble."

³ This fall the project was submitted to the Town's Pre-Application process and, after review by Town Staff, was authorized to proceed to the DRB phase on November 13, 2025.

After demolition of the existing structure, construction of the new home will begin. The new residence will be **8,164 square feet**, slightly less than the permitted floor area of **8,172 square feet**. My clients intend to utilize a basement for garage, storage, and mechanical space. The only floor area contained in the basement will be a small, 35-square-foot bathroom.⁴ The proposed residence will consist of seven bedrooms,⁵ dining room, kitchen, mudroom, hallway space, staircases, bathrooms, family room, living room, home office, entryway, loggia, and other spaces associated with a single-family home.

The new residence will be setback 132.25' from Gomez Road right-of-way, rendering view of the residence from that vantage point unlikely when coupled with proposed landscaping. This is an increased setback of 50.35' over the existing structure, which is approximately 81.9' from Gomez Road. View of the main house and guest house during demolition will be limited by the brevity of the demolition process and the property's existing landscape buffers. The northern, southern, and eastern landscape buffers provide landscape coverage ranging between twelve feet (12') and twenty feet (20') tall. Additionally, six foot (6') green mesh fencing will be utilized along the northern and southern property boundaries to limit views of the residence, secure the site, and mitigate construction dust. Eight foot (8') mesh construction gates along Gomez Road will serve similar functions during demolition and eventual construction.

The construction staging plan buffer will enhance the existing landscaping with clusia hedges, relocated coconut palms, sabal palms, and gumbo limbos. Many existing specimen species, such as gumbo limbos, will be retained or relocated and incorporated into the proposed landscape plan. The final landscape plan will more than adequately ensure that the site is properly screened from adjacent properties and the neighboring right-of-way. The proposed landscape area is 32,551 square feet or 61% of lot area, exceeding the required landscaped area of 50% of lot area. The final landscape plan will consist of a variety of tiered species to shield enhance privacy and reduce views of the proposed structure. Some of this vegetation will include pinewheel jasmine, shell ginger, liriope, green arboricola, green island ficus, pink powder puff, clusia, thatch palm, downey jasmine, crinum lily, adonidia palms, hibiscus, monstera, burle marx, coconut palm, and pygmy date palm. The proposed landscape treatment will be similar to if not *more lush* than many other properties within this area of the Island Core community.

Civil engineer Chad Gruber of Gruber Consulting Engineers designed a storm water protection plan that will ensure runoff does not trespass onto neighboring properties or the Gomez Road right-of-way. The project will utilize two large exfiltration systems to retain approximately 30,532 cubic feet of water. This, coupled with site regrading and swales, will limit runoff in the event of a catastrophic storm event.

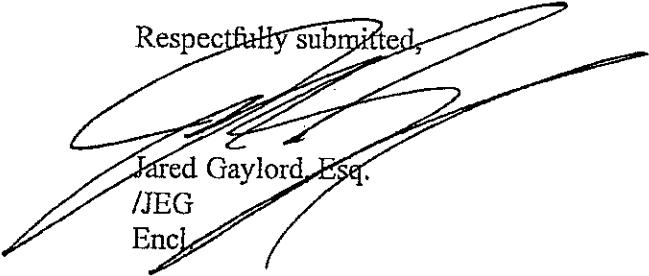
My client respectfully requests that the DRB approves this demolition and development application so that this construction project can commence on May 1, 2026. My client intends that demolition and redevelopment will be consistent with other construction projects on Jupiter Island.

⁴ See Art. IV, Div. II, Sec. 2.01(A), Floor Area, TOWN OF JUPITER ISLAND LAND DEVELOPMENT REGULATIONS (2025).

⁵ The proposed number of parking spaces is 7, within the Town's minimum of 7 (i.e., one per bedroom) and less than the Town's maximum of 9 (i.e., a maximum of 1.5 per bedroom).

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

Respectfully submitted,

A large, stylized handwritten signature in black ink, appearing to read 'Jared Gaylord', is written over the text 'Respectfully submitted,'.

Jared Gaylord, Esq.
/JEG
Encl.

LAW OFFICES OF
MARG 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 11, 2025

VIA HAND DELIVERY

Catherine Harding
Town of Jupiter Island
P.O. Box 7
Hobe Sound, FL 33455

RE: AFG Residence, LLC, a Delaware limited liability company
Development Review Board - Demolition and Redevelopment Application - Standards
Property Address: 114 Gomez Road, Hobe Sound, Florida 33455

Dear Mrs. Harding:

This office represents the interests of AFG Residence, LLC, a Delaware limited liability company, as it pertains to its application to the Development Review Board for the demolition of the main residence and removal of the main residence's associated hardscape and the redevelopment and replacement of the main residence with a new, two-story main residence.

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

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

The proposed demolition will not adversely affect neighboring properties or the public interest. The existing residence is located in the B-40 residential zoning district, on the west side of Gomez Road. The demolition activities should not take more than ten (10) to fourteen (14) days maximum. Additionally, the location of the residence in the interior of the property will lessen impacts on neighbors and the general community. The demolition of the existing main, guest house, and associated hardscape will prepare the site for the eventual redevelopment of the property with a modern and more structurally sound residence. These redevelopment plans are submitted concurrently with this application for approval by the Development Review Board ("DRB"). The contractor will utilize tree protection and green mesh

fences to protect existing vegetation and construction buffers. The mesh fences will inhibit view of the demolition site, secure the property, and limit dust trespass. Additionally, the location of the existing residence to be demolished is in the center of the property. This location, far from the Gomez Road right-of-way and inside mature landscaping, will ensure the public interest is not adversely affected. These facts and strategies will ensure that the proposed demolition will not adversely affect the public interest.

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

All evidence of the existing main residence will be removed from the property. This includes the associated driveway, walkways, mechanical equipment, equipment pads, and other associated hardscape.

- 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 affect all the buildings on the lot. The demolition will remove the existing main residence, guest house, walkways, driveways, mechanical equipment, mechanical pads, and hardscape affiliated with the main residence. Existing driveway hardscape may be used prior to replacement to limit dust and dirt from entering the Gomez Road right-of-way, but will eventually be replaced in accordance with the development plans.

- 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 Gomez Road is characteristic, albeit better, than that found in the neighborhood just north of the "cannon" at the intersection of Gomez and South Beach. This "Island Core" area of the B-40 Zoning District typically affords more visibility of homes than other portions of the B-40 District. The streetscape consists of a mixture of varied and tiered vegetation. The demolition plan will make use of an "existing heavy vegetation" landscape island. This landscape island will be flanked with relocated seagrape and gumbo limbo on the north side of a curb cut. Two eight-foot mesh fences will be used along the curb cuts to further obstruct any view from Gomez Road during demolition and future construction. In the event the existing vegetation is damaged during the proposed demolition and eventual construction, then the landscape buffer

will be supplemented. The buffers will be comparable to the quantity and character of surrounding landscaping in the B-80 District and the Island Core neighborhood.

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

While the main residence and guest house constructed in 1959 and 1983, it does not and has not been designated by the Town for landmark designation, as 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 are mature, dense, and tall. Buffers along the northern and southern boundary lines are measure between 12' and 20' tall and will be supplemented with new and relocated landscape material. It is unlikely that the demolition will result in damage to buffer vegetation – in part, due to the use of tree protection and green mesh fences to limit dust accumulating on landscaping. In the event the demolition results in degradation of the existing buffers, then the buffers will be supplemented to provide adequate screening consistent with the Island Core neighborhood.

- 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 weeks will be needed to remove the existing residence, guest house, driveway, walkways, mechanical equipment, equipment pads, and other hardscaping. Construction will commence immediately afterwards.
2. Demolition equipment will be screened from view from neighboring properties and public rights-of-ways to the maximum feasible extent.

Demolition storage equipment, dumpsters, portable toilets, and parking will be located behind the property's existing buffers and located so they cannot be visible from the property's curb cuts or adjacent 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 large debris 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 of the existing garage and two portions of the driveway.

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 to control dust to the maximum practicable extent. Tree protection fences are also used to limit the accumulation of dust on landscape buffers.

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

The demolition activities will have no more impact on the adjacent infrastructure than any other demolition project on Jupiter Island.

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 will be stabilized with seed or grass material within ten (10) days of completion of the demolition, except in locations where construction will immediately follow.

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 Gomez 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 Gomez Road will be nonexistent, due to the property's landscaping and the distance between the construction area and the public right of way. The proposed structure will meet current building code requirements and will result in safer structures in the event of a catastrophic storm event when compared to the existing residence on the property.

The proposed redesign and enhancement of the landscaping will *further the public interest*.

- 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. The proposed vegetation and distance of the home from Gomez Road will ensure that the development is consistent with the surrounding neighborhood character and will not negatively impact the community.

- 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 main house is not visible from Gomez Road due to the 81.9' distance from the right-of-way, location of curb cuts, and the landscaping on the property. This redevelopment will not change the lack of visibility that currently exists. The proposed main house will be located 50.35' *further west* from the Gomez Road right-of-way to further reduce the potential visibility from the public right-of-way. Additionally, the property will be substantially screened along the northern and southern property boundaries.

The property's location along River Road will lead to some views from the Intracoastal Waterway; however, these will be similar to those for other homes on River Road. Landscaping along the façade and lawn of the home will serve to reduce the mass of the structure from that vantage point.

The property is not located on the beach and will not be visible from the beach or Atlantic Ocean.

- 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. However, the proposed landscape treatment will be improved when compared to the existing landscaping. The plantings along the streetscape will use additional vegetation to further screen the property from the right-of-way. The proposed buffer along Gomez 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 plans to the Town for Pre-Application Review for comments and suggestions. The Town has reviewed this property for access and has not raised any concerns.

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

The proposed landscape plan will ensure that the proposed development is properly shielded from the view of adjacent properties, will guarantee the compatibility of the uses for the proposed residence, and conforms to the Land Development Regulations. 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 Town 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 Gruber Consulting Engineers, the volume of runoff to be retained in the proposed exfiltration trenches will be 30,532 cubic feet. This volume will be retained onsite in two proposed exfiltration trenches. The existing site grading will be modified as needed to prevent surface water runoff from entering the surrounding properties or Gomez 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 main house is not visible from Gomez Road due to the distances between the structure and the public right-of-way, its central location, and the indirect access provided by the property's curb cuts. The proposed main house will remain similarly invisible from Gomez Road. Additionally, the existing main house's old age and current condition require updating. The proposed residence will create a safer structure in the event of a hurricane. 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 and the distance from Gomez Road, will easily block views of the residence from passing traffic or neighbors.

My client intends that the demolition and development project are completed in a manner consistent with the existing infrastructure of the Town and surrounding properties. If you have any questions or concerns regarding this demolition application, please do not hesitate to contact the undersigned.

Sincerely yours,



Jared Gaylord, Esq.
/JEG
Encl.

Site Analysis:

Address:	Zoning District: B-40		
Planned Date of Construction:			
	Permitted	Existing	Proposed
Lot Area:	52,966 s.f.	52,966 s.f.	52,966 s.f.
Floor Area*:	8,172 s.f.	5,604 s.f.	8,164 s.f.
Principle Dwelling: (10,000 sf max)	8,172 s.f.	3,450 s.f.	8,164 s.f.
Accessory Structure #1: (not to exceed 1/3 square footage of principal dwelling)		2,154 s.f.	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		10.58%	15.42%
Lot Width:	125.06' (140.0'min)	125.08' (140.0'min)	126.06' (140.0'min)
Front Yard Setback:	60.00'	81.9'	132.25'
Rear Yard Setback:	114.33' -115.00'	149.20'	176.45'
Side Yard Setback:			
One-Story:	20.00'	19.80'	20.38'
Two-Story:	25.00'	N/A	27.33'
Initial Measuring Point ("IMP"):	15'-6"	15'-6"	15'-6"
Fill:	3 ft max		1'-0"
Roof Height: Roof Pitch:			
One-Story:	22'-0"		21'-7"
Two-Story:	30'-0"		28'-8"
Exterior Wall Height:			
One-Story:	14'-0"		13.52'
Two-Story:	22'-0"		21.5'
Parking Spaces: (1 per bedroom, 1.5 max)	7		7
Driveway Setback:	8'-0"	6'-5"	8'-0"
Landscape Area:	26,483 s.f. (50%)	39,200 s.f.	32,551 SF (61%)
Elevation of Finish Floor:	13'-0" MIN	16'-1"	16'-2 1/4"
Elevation of LHSM: (Lowest Height Structural Member)	N/A	N/A	N/A
FEMA Flood Zone:	X	X	X

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

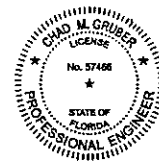


GRUBER CONSULTING ENGINEERS

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

Concurrency Management Calculations

December, 2025



**Digitally signed by
Chad M Gruber
Date: 2025.12.03
16:06:13 -05'00'**

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

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

INTRODUCTION

The proposed project is located at 114 Gomez Rd. in the Town of Jupiter Island. The property encompasses approximately 1.215 acres between Gomez Rd. and River Rd. The project involves the construction of a new residence with associated hardscape.

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

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

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

1. Proposed Residence

a) Septic System Design Information

Total proposed air-conditioned space:	13,320 sq.ft
Total proposed number of bedrooms:	6 bedrooms
Type of drainfield configuration:	Trench
Estimated soil loading rate:	0.8 gpd/sq.ft.

b) Estimated Daily Flow Calculations

The first 3,300 sq.ft. of air-conditioned space is equivalent to 4 bedrooms with each bedroom generating an estimated 100 gpd. The remaining 10,020 sq.ft. of air-conditioned space is converted to equivalent bedrooms using the following formula:

1 equiv. bedroom = 750 sq.ft. of remaining air-conditioned space
 $10,020 \text{ sq.ft.} / 750 \text{ sq.ft./equiv. bedroom} = 13.36 \text{ equiv. bedrooms}$
Use 14 equivalent bedrooms at 60 gpd/bedroom = 840 gpd

Estimated daily flow = 400 gpd + 840 gpd = 1,240 gpd

c) Proposed Septic System Specifications

Minimum Main Trench Septic System Specifications

Required Drainfield Area: 930 sq.ft.*

Required Unobstructed Area: 1,395 sq.ft.*

*Drainfield and unobstructed area have been reduced by 40% through the use of a FujiClean CEN14 treatment unit.

One (1) FujiClean CEN14 Treatment Unit

One 1,350 gal. Pumping Tank

465 lf of Netafim 08WRAM1-12 Florida Bioline Dripperline

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

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

1. Site Plan Characteristics

Total site area	=	52,966 sq.ft. (1.215 ac.)
Impervious plan area	=	17,824 sq.ft.
Remaining pervious surface area	=	35,142 sq.ft.

2. Rainfall and Soil Storage Data

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

3. Estimated Runoff Volume

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

$$S_{weighted} = \frac{(8.18in. \times 35,142 sq. ft.)}{52,966 sq. ft.} = 5.43 in.$$

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

$$Q = \frac{(P - 0.2S_{weighted})^2}{(P + 0.8S_{weighted})} = \frac{(7.00in. - 0.2 \times 5.43in.)^2}{(7.00in. + 0.8 \times 5.43in.)} = 3.08 in.$$

Vol. of runoff to be retained = 3.08 in. x 52,966 sq.ft. x 1ft./12in. = 13,595 cu.ft.

Vol. of runoff to be retained in exfiltration trenches
(including 20% safety factor) = 16,314 cu.ft.

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

4. Proposed Exfiltration Trench Sizing

The volume of stormwater runoff required to be retained in the proposed exfiltration trenches is 16,314 cu.ft. Per SFWMD Volume IV, Permit Information Manual, Figure F-4, the formula for determining the required length of exfiltration trench is given as:

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

Exfiltration Trench #1

L =	Total Length of Trench Provided	=	35	ft
W =	Trench Width	=	12	ft
K =	Hydraulic Conductivity	=	0.00151	cfs/sq.ft./ft. of head
H ₂ =	Depth to Water Table	=	6.00	ft
D _U =	Un-Saturated Trench Depth	=	3.00	ft
D _S =	Saturated Trench Depth	=	0.00	ft

V = Volume Treated = 19,628 cu.ft.

Exfiltration Trench #2

L =	Total Length of Trench Provided	=	30	ft
W =	Trench Width	=	12	ft
K =	Hydraulic Conductivity	=	0.00151	cfs/sq.ft./ft. of head
H ₂ =	Depth to Water Table	=	4.77	ft
D _U =	Un-Saturated Trench Depth	=	3.00	ft
D _S =	Saturated Trench Depth	=	0.00	ft

V = Volume Treated = 13,184 cu.ft.

Total Volume Retained in Proposed Exfiltration Trenches = 32,812 cu.ft.

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

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

1. Irrigation Use

The referenced property has the following characteristics:

Total site area	=	52,966 sq.ft. (1.215 ac.)
Drainage basin area	=	52,966 sq.ft. (1.215 ac.)
Impervious plan area	=	17,824 sq.ft.
Remaining irrigated pervious surface area	=	35,142 sq.ft. (0.807 ac.)

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

$0.807 \text{ ac} \times 32 \text{ in./year} \times 1 \text{ year}/365 \text{ days} = 0.0707 \text{ ac-in./day}$ which can be converted to gallons per day by multiplying the result by 27,152 gal./ac-in. = 1,920 gpd (58,368 gallons per month)

Total estimated average day irrigation use = 1,920 gal.

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

Irrigation Project ERCs = $1,920 \text{ gpd} \times 1 \text{ ERC}/350 \text{ gpd} = 5.48 \text{ ERCs}$

2. Domestic Use

South Martin Regional Utility estimates domestic residential water use using methods established in Chapter 62-6 of the Florida Administrative Code. This is the same chapter used for the sizing of the proposed septic system in Section A of this report. The total estimated daily domestic water use calculated above was 1,240 gpd.

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

Domestic Project ERCs = $1,240 \text{ gpd} \times 1 \text{ ERC}/250 \text{ gpd} = 4.96 \text{ ERCs}$

3. Total Daily Water Use Demand Estimate and ERC Calculation

The estimated total irrigation and domestic water use for this project is 3,160 gpd.

Total Project ERCs = $5.48 \text{ ERCs} + 4.96 \text{ ERCs} = 10.44 \text{ ERCs}$

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

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

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

Avg. number of residents and guests expected: 6 people

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

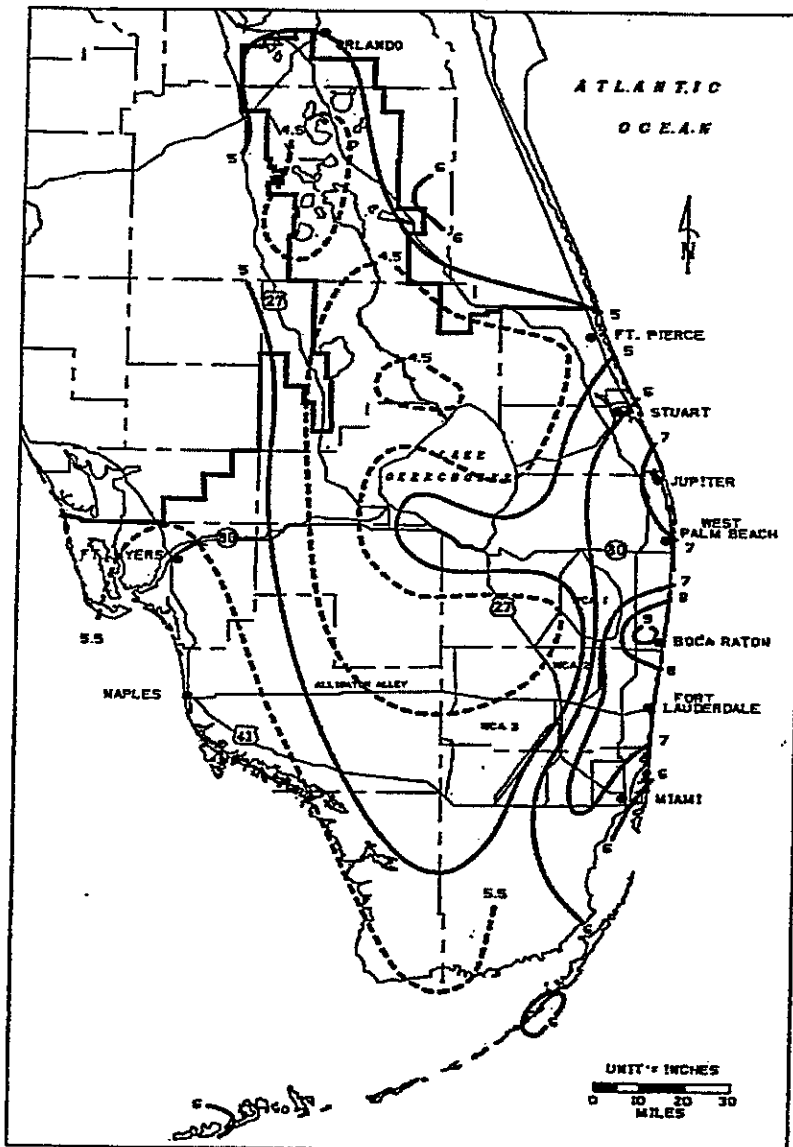


FIGURE C-3. 1-DAY RAINFALL: 5-YEAR RETURN PERIOD

C-5

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

GOD BLESS AMERICA

H O P E S O U N D

NAVD88

SURVEYOR'S NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- BEARINGS SHOWN HEREON ARE ASSUMED. BEARING IS THE CENTERLINE OF GOMEZ ROAD AND ALL OTHERS ARE RELATIVE THERETO.
- 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: 'L 308' (NGS), ELEVATION = 13.76' (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 ZONES "X" AND "AE" (EL 4). FLOODPLAIN BOUNDARIES SHOWN HEREON SCALED WERE SCALED FROM DIGITAL FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE MAP #12085C0336H, DATED FEBRUARY 19, 2020. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
- LOT AREA = 52,966 SQUARE FEET (1.21593 ACRES) MORE OR LESS.

VERTICAL DATUM CONVERSION NOTE:

CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29)
FROM NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) IS (+)1.49'
NGVD29 IS 1.49' HIGHER THAN NAVD88.

FLOOR AREA CALCULATIONS

B-40 DISTRICT: 1-ACRE ESTATE RESIDENTIAL DISTRICT
LOT AREA = 1.2159 AC +/- = 52,966 SF
MAXIMUM PERMITTED FLOOR AREA = 8,172.5 SF
BASED ON ARTICLE III, SECTION 3.02(F)

BUILDING SETBACKS

PER ZONE B-40, 1 ACRE ESTATE RESIDENTIAL DISTRICT:

FRONTYARD SETBACK - 50'
SIDEYARD SETBACKS - 20' (1 STORY BUILDINGS)
 - 25' (2 STORY BUILDINGS)
REARYARD SETBACK - TOWN OF JUPITER ISLAND
 WATERFRONT SETBACK LINE
 (PER ORD. #376-EXHIBIT "C")

*** TREE LIST ***

NO.	DIAMETER	SPECIE
7501	8"	CABBAGE PALM
7502	8"	UNKNOWN
7503	12"	CABBAGE PALM
7504	12"	CABBAGE PALM
7505	10"	CABBAGE PALM
7506	12"	CABBAGE PALM
7507	12"	CABBAGE PALM
7508	12"	CABBAGE PALM
7509	20"	FRUIT
7510	14"	CABBAGE PALM
7511	12"	CABBAGE PALM
7512	14"	UNKNOWN
7513	12"	CABBAGE PALM
7514	8"	CABBAGE PALM
7515	8"	UNKNOWN
7516	8"	CABBAGE PALM
7517	14"	CABBAGE PALM
7518	12"	CABBAGE PALM
7519	12"	CABBAGE PALM
7520	12"	CABBAGE PALM
7521	12"	CABBAGE PALM
7522	8"	UNKNOWN
7523	14"	UNKNOWN
7524	60"	BIRD OF PARADISE
7525	24"	BIRD OF PARADISE
7526	8"	CABBAGE PALM
7527	10"	CABBAGE PALM
7528	10"	CABBAGE PALM
7529	48"	FISHTAIL
7530	36"	SEAGRAPE
7531	10"	CHERRY
7532	10"	CABBAGE PALM
7533	10"	UNKNOWN
7534	10"	CABBAGE PALM
7535	10"	CABBAGE PALM
7536	144"	FIGUS
7537	60"	FIGUS
7538	10"	CABBAGE PALM
7539	14"	CABBAGE PALM
7540	14"	CABBAGE PALM
7541	8"	UNKNOWN
7542	10"	CABBAGE PALM
7543	12"	CABBAGE PALM

*** TREE LIST ***

NO.	DIAMETER	SPECIE
7544	10"	CABBAGE PALM
7545	6"	CHERRY
7546	8"	CHERRY
7547	10"	CABBAGE PALM
7548	144"	FIGUS
7549	144"	FIGUS
7550	10"	COCONUT PALM
7551	12"	GUMBO LIMBO
7552	12"	CABBAGE PALM
7553	12"	CABBAGE PALM
7554	12"	CABBAGE PALM
7555	12"	CABBAGE PALM
7556	12"	CABBAGE PALM
7557	12"	CABBAGE PALM
7558	10"	CABBAGE PALM
7559	10"	CABBAGE PALM
7560	10"	CABBAGE PALM
7561	8"	GUMBO LIMBO
7562	72"	SEAGRAPE CLUSTER
7563	10"	CABBAGE PALM
7564	8"	CABBAGE PALM
7565	36"	CARRIWOOD
7566	10"	CABBAGE PALM
7567	10"	CABBAGE PALM
7568	10"	CABBAGE PALM
7570	10"	UNKNOWN
7571	12"	CABBAGE PALM
7572	48"	ARECA PALM
7573	48"	SEAGRAPE
7574	12"	CABBAGE PALM
7575	12"	CABBAGE PALM
7576	12"	CABBAGE PALM
7577	10"	CABBAGE PALM
7578	12"	CABBAGE PALM
7579	6"	UNKNOWN
7580	12"	AVOCADO
7581	12"	AVOCADO
7582	12"	CABBAGE PALM
7583	12"	CABBAGE PALM
7584	12"	CABBAGE PALM
7585	12"	CABBAGE PALM
7586	24"	MANROVE
7587	14"	COCONUT PALM
7588	6A"	COCONUT PALM

*** TREE LIST ***

NO.	DIAMETER	SPECIE
7589	12"	COCONUT PALM
7590	12"	COCONUT PALM
7591	14"	COCONUT PALM
7592	6A"	COCONUT PALM
7593	14"	COCONUT PALM
7594	24"	ROYAL PALM
7595	10"	GUMBO LIMBO
7596	6"	GUMBO LIMBO
7597	6"	GUMBO LIMBO
7598	6"	GUMBO LIMBO
7599	8"	UNKNOWN
7600	14"	UNKNOWN
7601	16"	CABBAGE PALM
7602	12"	CABBAGE PALM
7603	10"	CABBAGE PALM
7604	8"	CABBAGE PALM
7605	10"	CABBAGE PALM
7606	12"	CABBAGE PALM
7607	10"	CABBAGE PALM
7608	10"	CABBAGE PALM
7609	6A"	COCONUT PALM
7610	10"	CABBAGE PALM
7611	8"	UNKNOWN PALM
7612	14"	FIGUS
7613	12"	ROYAL PALM
7614	24"	GUMBO LIMBO
7615	16"	PHOENIX PALM
7616	60"	FIGUS
7617	10"	CABBAGE PALM
7618	48"	FIGUS
7619	18"	FIGUS
7620	12"	CABBAGE PALM
7621	72"	FIGUS
7622	12"	CABBAGE PALM
7623	12"	CABBAGE PALM
7624	10"	CABBAGE PALM
7625	12"	CABBAGE PALM
7626	12"	CABBAGE PALM
7627	6"	CABBAGE PALM
7628	12"	UNKNOWN
7629	10"	CABBAGE PALM
7630	10"	CABBAGE PALM
7631	24"	GUMBO LIMBO
7632	12"	CABBAGE PALM

LEGAL DESCRIPTION: (PER OFFICIAL RECORDS BOOK 2955, PAGE 1534)

THE SOUTH 25 FEET OF LOT 5, ALL OF LOTS 6 AND 13, AND THE SOUTH 25 FEET OF LOT 14, BLOCK 102, ISLAND BEACH REVISED PLAT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 44, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS.

CERTIFICATION VALID TO:

- AFG RESIDENCE LLC, A DELAWARE LIMITED LIABILITY COMPANY
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- KRAMER, SOPKO & COPELAND, P.A.

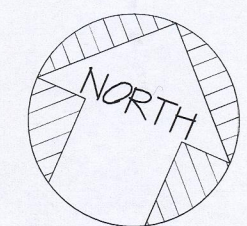
CERTIFICATION:

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: *P. Mitzel Zorillo*
Professional Surveyor and Mapper No. 6736
State of Florida

DATE OF LAST FIELD WORK:
March 28, 2025



SCALE : 1" = 20'
THIS IS THE INTENDED DISPLAY SCALE

GRAPHIC SCALE

*** 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
- FD FOUND
- FE FLOOR ELEVATION
- FI FIRE HYDRANT
- ID IDENTIFICATION
- IP IRON PIPE
- IR IRON ROD
- L ARC LENGTH
- LB LICENSED SURVEY BUSINESS
- NAL NAIL
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- PCP PERMANENT CONTROL POINT
- PLS PROFESSIONAL LAND SURVEYOR
- PRM PERMANENT REFERENCE MONUMENT
- P.I. POINT OF INTERSECTION
- R RADIUS
- R/W RIGHT-OF-WAY
- T.O.W. TOP OF WALL
- TEL TELEPHONE RISER
- WM WATER METER
- WV WATER VALVE
- CL CENTERLINE
- EXISTING ELEVATION

REVISIONS	BY
09/03/24 • UPDATE & TOPO. • FB: 245/81	PMZ
WO # 820029	
04/07/25 • TREE SURVEY	RLV III
FB: DC	
WO # 820846	

BOUNDARY & TOPOGRAPHIC SURVEY
114 GOMEZ ROAD 33455
HOBE SOUND, FLORIDA
TOWN OF JUPITER ISLAND

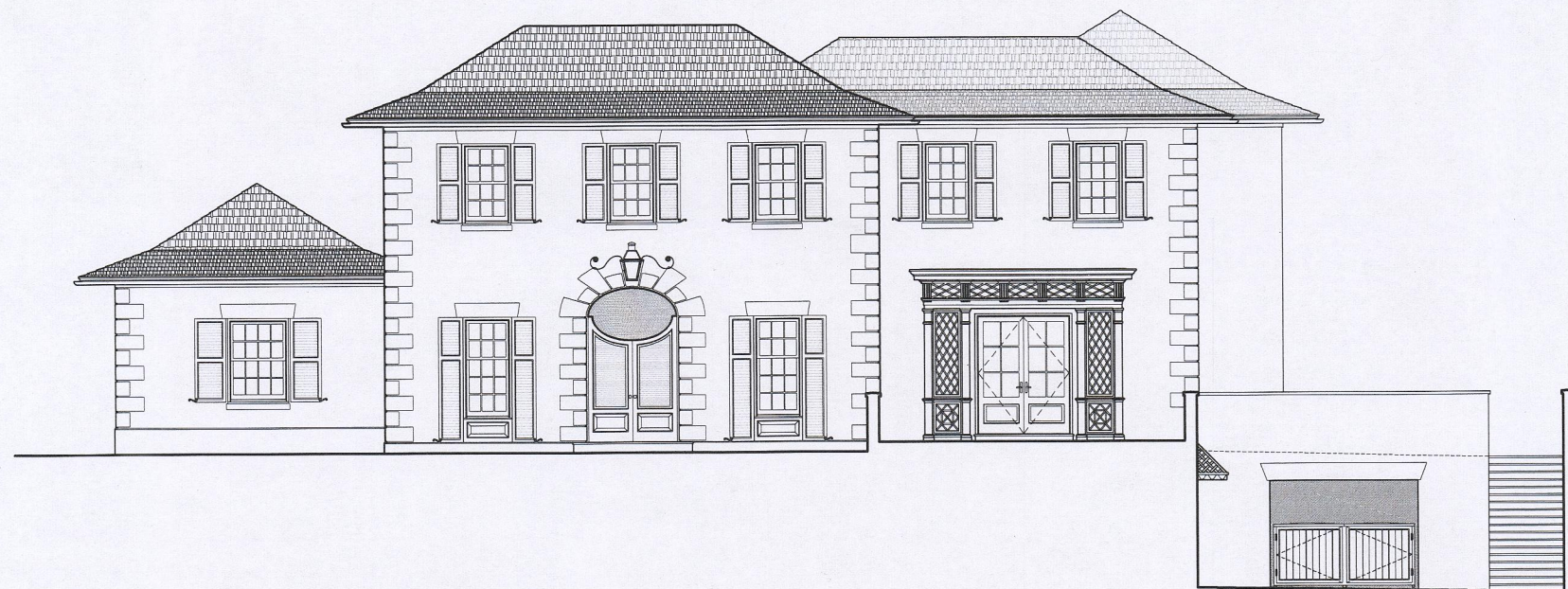
R.L. VAUGHT & ASSOCIATES, INC.
SURVEYORS, MAPPERS & PLANNERS
LICENSED SURVEY BUSINESS NUMBER 5879
9075 SE BRIDGE ROAD; HOBE SOUND 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-546-8086 FAX: 772-546-8087
EMAIL: vaught@bellsouth.net

DRAWN	PMZ
CHECKED	PMZ
SCALE	AS SHOWN
DATE	MAR. 6, 2020
FIELD BOOK	223/25
ORDER NO.	815814
SHEET OF SHEETS	1 1
FILE NUMBER	PB15814-24J

PCN: 35-38-42-009-102-00050-2

NEW RESIDENCE
114 GOMEZ ROAD

HOBE SOUND, FLORIDA



KIRCHHOFF & ASSOCIATES
 ARCHITECTS

STRUCTURAL ENGINEER

CARMO ENGINEERING
 228 EAST OCEAN AVENUE
 LANTANA, FLORIDA 33462
 (561) 586-1111

MECH/ELEC/PLUMBING ENGINEER

F&E CONSULTING
 300 LOCK ROAD, SUITE #302
 DEERFIELD BEACH, FLORIDA 33442
 (561) 391-9898

LANDSCAPE ARCHITECT

INNOCENTI & WEBEL
 9350 SE OLYMPUS STREET
 HOBE SOUND, FLORIDA 33455
 (772) 546-9650

CIVIL ENGINEER

GRUBER CONSULTING ENGINEERS
 247 MERCER AVENUE
 WEST PALM BEACH, FLORIDA 33401
 (561) 312-2041



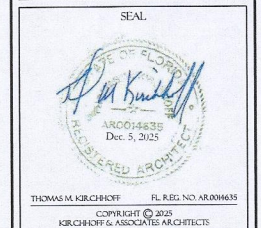
KIRCHHOFF & ASSOCIATES
 ARCHITECTS

1907 COMMERCE LANE, SUITE 106
 JUPITER, FLORIDA 33458
 561-575-9994
 KIRCHHOFFARCHITECTS.COM

NEW RESIDENCE

114 GOMEZ
 ROAD

HOBE SOUND, FLORIDA 33455
 TOWN OF JUPITER ISLAND



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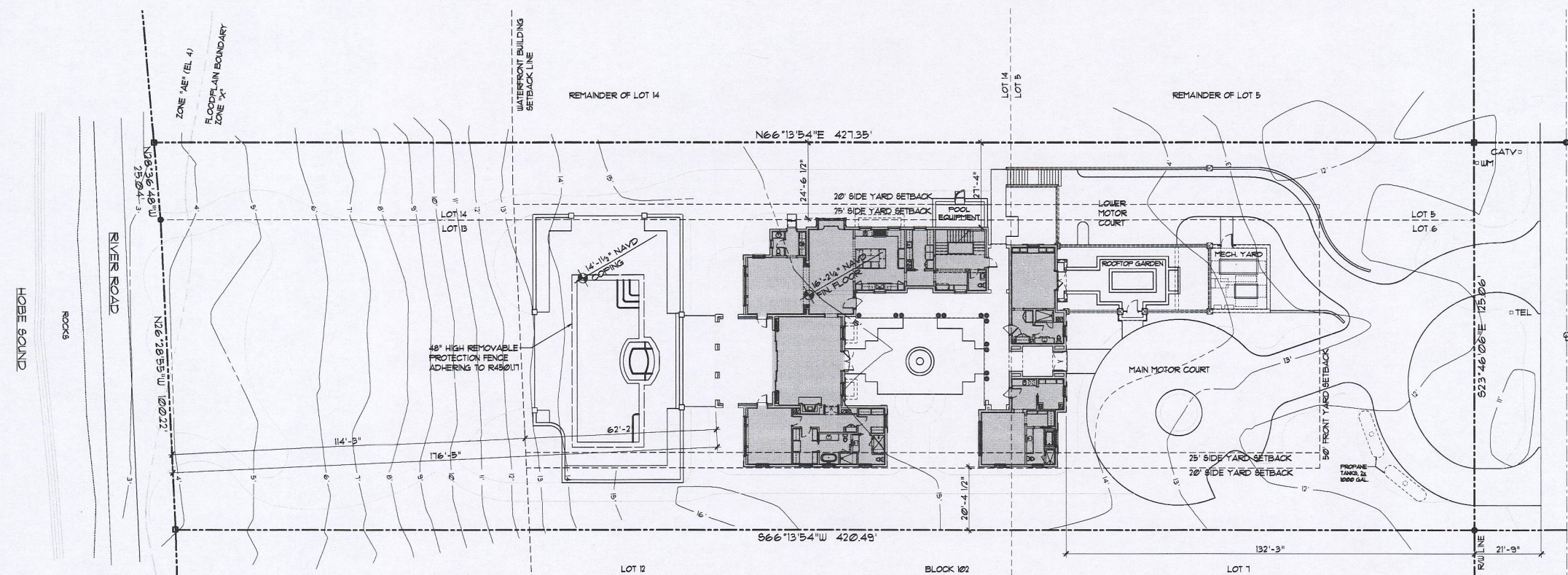
REVISIONS	

PROJECT NUMBER: 242	DATE: 07/25/2025
DESIGN FOR REVIEW	CHECKED BY: TMK
DATE PLOTTED: 12/20/2025 11:27 AM	DRAWN BY: RP
DRAWING NUMBER:	

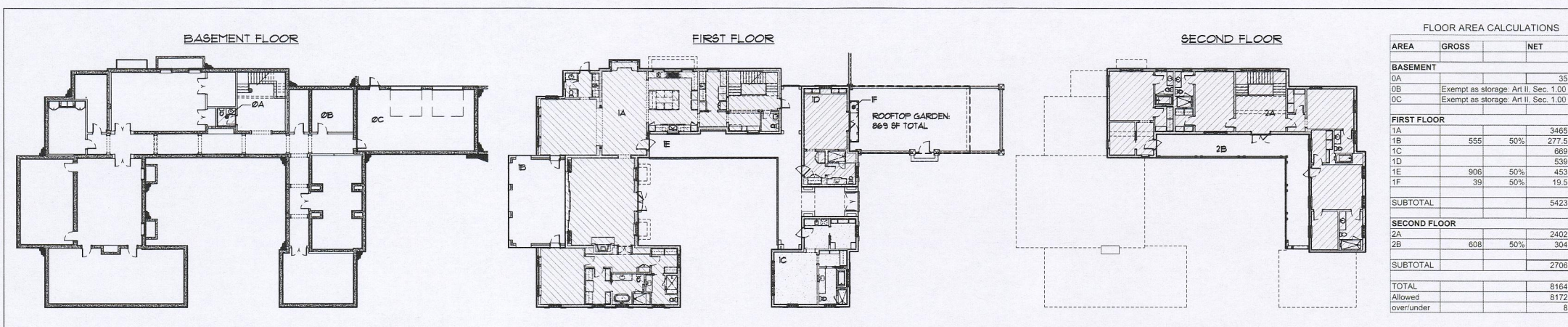
A0.1

SCALE:
AS NOTED

NOT FOR CONSTRUCTION



2 PROPOSED OVERALL SITE PLAN
1" = 20'



1 FLOOR AREA DIAGRAMS
1" = 20'

FLOOR AREA CALCULATIONS

AREA	GROSS	NET
BASEMENT		
0A		39
0B	Exempt as storage: Art II, Sec. 1.00	
0C	Exempt as storage: Art II, Sec. 1.00	
FIRST FLOOR		
1A		3485
1B	555	277.5
1C		669
1D		539
1E	906	453
1F	39	19.5
SUBTOTAL		5423
SECOND FLOOR		
2A		2402
2B	608	304
SUBTOTAL		2706
TOTAL		
Allowed		8164
over/under		8172

ZONING REVIEW: TOWN OF JUPITER ISLAND

ZONING DISTRICT: B-40 ONE ACRE ESTATE RESIDENTIAL

SITE AREA: 52,966 SF (1 ACRE MIN.)

LOT WIDTH: 125.26' (140' MIN.) NON-COMPLIANT.

SETBACKS:

FRONT YARD: 50' - 132.25' PROPOSED

SIDE YARD: 20' FOR ONE STORY - 20.38' PROPOSED
25' FOR TWO STORY - 21.33' PROPOSED

REAR YARD: 8' FOR DRIVEWAYS
PER WATERFRONT BUILDING SETBACK LINE FROM TOWN OF JUPITER ISLAND

BUILDING HEIGHT (MAX. OF TWO STORIES):

ONE STORY MAXIMUM: 14' TO EAVE, 22' TO TOP OF ROOF PROPOSED: 13.52' MAX EAVE, 21.6' MAX ROOF

TWO STORY MAXIMUM: 22' TO EAVE, 30' TO TOP OF ROOF PROPOSED: 21.5' MAX EAVE, 28.61' MAX ROOF

MEASURING POINT: 15.5' (NAVD88)

PERMITTED FLOOR AREA

1125% OF LOT AREA LESS THAN OR EQUAL TO 1 ACRE

7% OF LOT AREA GREATER THAN 1 ACRE AND LESS THAN 4 ACRES

43,360 SF X 1125% = 7,314 SF
9,466 SF X 271% = 6,568 SF
TOTAL ALLOWED = 8,172 SF

** MAXIMUM SINGLE BUILDING SIZE IS 10,000 SF

REQUIRED LANDSCAPING

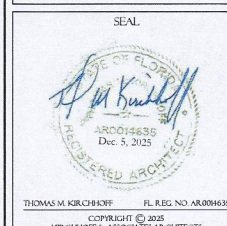
REQUIRED: 50% LOT AREA (26,483 SF MIN.)
PROPOSED: 61% (32,351 SF), VERIFY W/ LANDSCAPE DIGGS

HARDSCAPED AREA: 14,211 SF, VERIFY W/ LANDSCAPE DIGGS

PARKING

1 PER BEDROOM REQUIRED, 15 MAX.
7 BEDROOMS = 7-11 PARKING SPOTS REQUIRED

PROPOSED PARKING: SEVEN (7) TOTAL, FIVE (5) IN MOTOR COURT, TWO (2) IN GARAGE



REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NUMBER: 243

ISSUED FOR REVIEW: DATE: 07-25-2025

DATE TITLED: 12/5/2025 11:41 AM

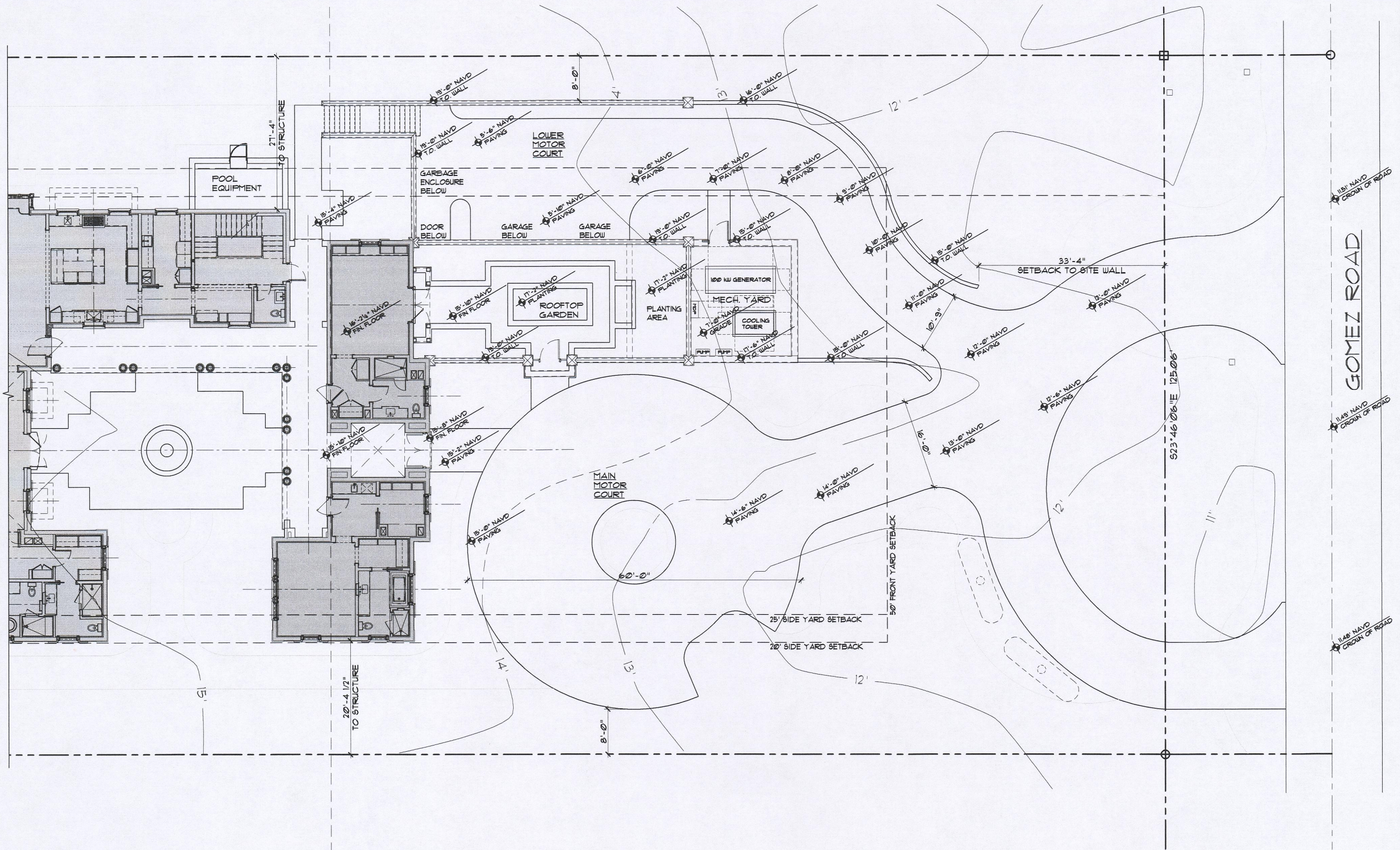
DRAWN BY: AA CHECKED BY: TMK

DRAWING NUMBER:


A1.1

SCALE: AS NOTED

NOT FOR CONSTRUCTION



1 FRONT YARD SITE PLAN
 1/8" = 1'-0"



KIRCHHOFF & ASSOCIATES
ARCHITECTS

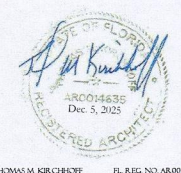
807 COMMERCE LANE, SUITE 106
 JUPITER, FLORIDA 33458
 561.575.9994
 KIRCHHOFFARCHITECTS.COM

NEW RESIDENCE

114 GOMEZ ROAD

HOBE SOUND, FLORIDA 33455
 TOWN OF JUPITER ISLAND

SEAL



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REVISIONS

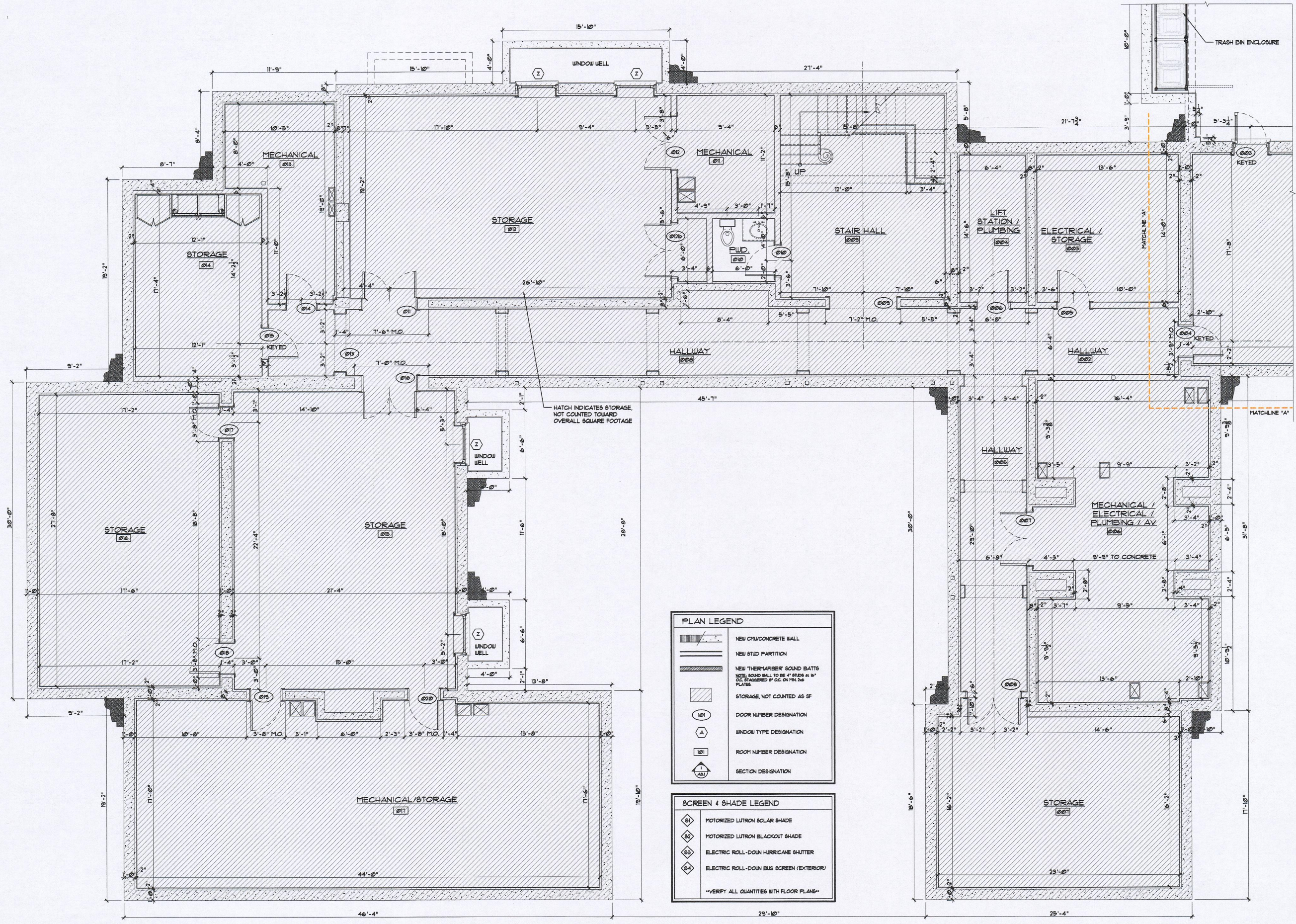
NO.	DATE	DESCRIPTION

PROJECT NUMBER: 2103
 SUBMITTED FOR: DATE: 07.25.2025
 REVIEW: DATE: 07.25.2025
 DATE PLOTTED: 12/25/2025 11:41 AM
 DRAWN BY: AA CHECKED BY: TMK
 DRAWING NUMBER:

A1.2

SCALE: AS NOTED

NOT FOR CONSTRUCTION



PLAN LEGEND

	NEW CMU/CONCRETE WALL
	NEW STUD PARTITION
	NEW THERMAFIBER SOUND BATTS NOTE: SOUND WALL TO BE 4" STUDS AT 16" OC STAGGERED BY 8" ON PER. SHE PLATES
	STORAGE, NOT COUNTED AS SF
	DOOR NUMBER DESIGNATION
	WINDOW TYPE DESIGNATION
	ROOM NUMBER DESIGNATION
	SECTION DESIGNATION

SCREEN & SHADE LEGEND

	MOTORIZED LUTRON SOLAR SHADE
	MOTORIZED LUTRON BLACKOUT SHADE
	ELECTRIC ROLL-DOWN HURRICANE SHUTTER
	ELECTRIC ROLL-DOWN BUG SCREEN (EXTERIOR)

VERIFY ALL QUANTITIES WITH FLOOR PLANS

1 PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'-0"

KIRCHHOFF & ASSOCIATES ARCHITECTS

1907 COMMERCE LANE, SUITE 106
JUPITER, FLORIDA 33458
561.375.9994
KIRCHHOFFARCHITECTS.COM

NEW RESIDENCE

114 GOMEZ ROAD

HOBE SOUND, FLORIDA 33455
TOWN OF JUPITER ISLAND

SEAL

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REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 2403
 SUBD FOR: DATE: 07-25-2025
 DATE PLOTTED: 12/9/2025 11:48 AM
 DRAWN BY: RP CHECKED BY: TMK
 DRAWING NUMBER:

A2.0

SCALE: AS NOTED

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561.375.9994
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NEW RESIDENCE

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HOBE SOUND, FLORIDA 33455
TOWN OF JUPITER ISLAND

SEAL

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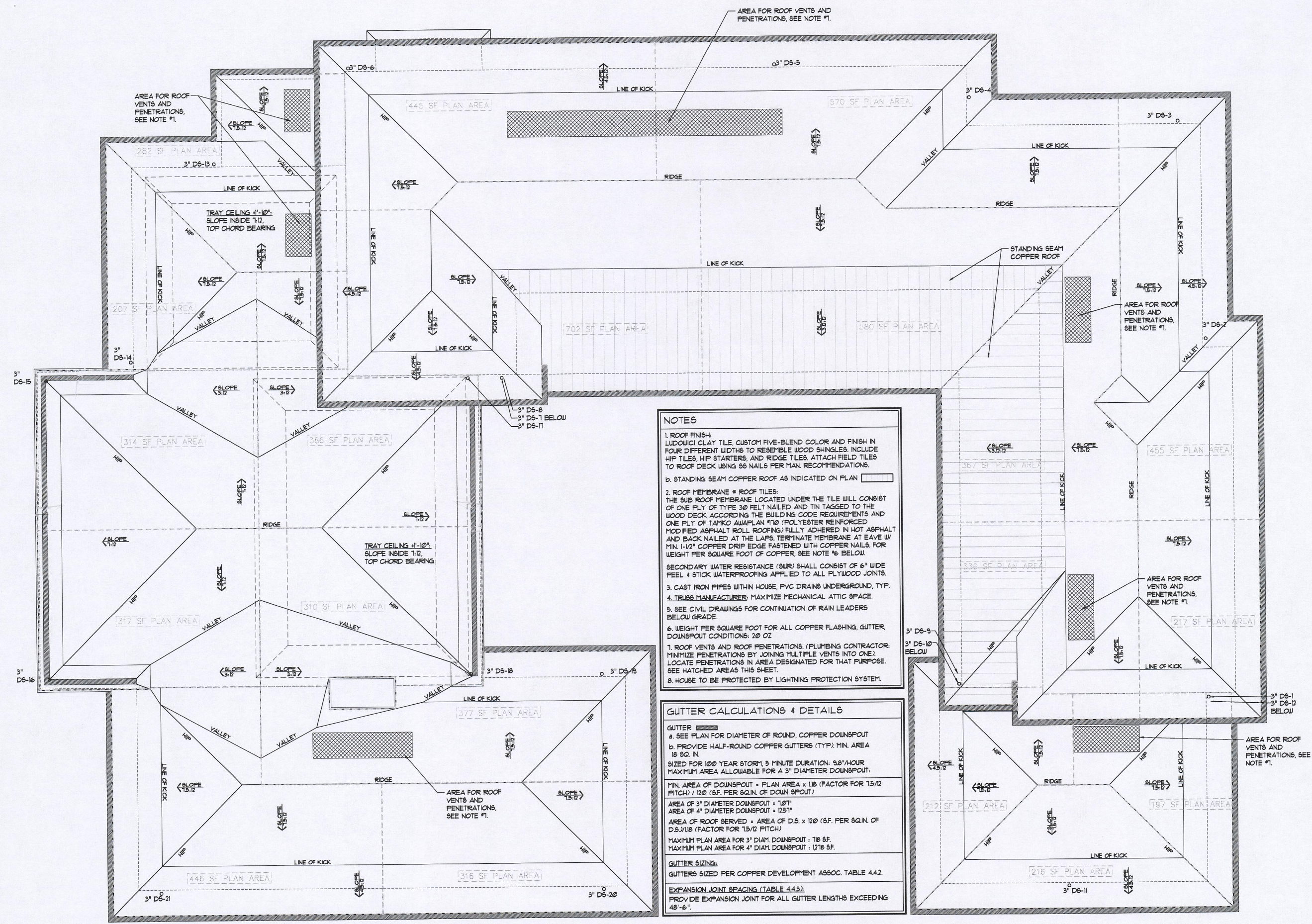
REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 2103
SHEETS FOR REVIEW: 07/25/2025
DATE PLOTTED: 12/5/2025 11:48 AM
DRAWN BY: RP CHECKED BY: TMK
DRAWING NUMBER:

A2.3

SCALE AS NOTED



NOTES

- ROOF FINISH: LUDOVICI CLAY TILE, CUSTOM FIVE-BLEND COLOR AND FINISH IN FOUR DIFFERENT WIDTHS TO RESEMBLE WOOD SHINGLES. INCLUDE HIP TILES, HIP STARTERS, AND RIDGE TILES. ATTACH FIELD TILES TO ROOF DECK USING 66 NAILS PER MAN. RECOMMENDATIONS.
- STANDING SEAM COPPER ROOF AS INDICATED ON PLAN
- ROOF MEMBRANE & ROOF TILES: THE SUB ROOF MEMBRANE LOCATED UNDER THE TILE WILL CONSIST OF ONE PLY OF TYPE 30 FELT NAILED AND TIN TAGGED TO THE WOOD DECK ACCORDING TO THE BUILDING CODE REQUIREMENTS AND ONE PLY OF TAMKO AWAFLAN #10 (POLYESTER REINFORCED MODIFIED ASPHALT ROLL ROOFING) FULLY ADHERED IN HOT ASPHALT AND BACK NAILED AT THE LAPS. TERMINATE MEMBRANE AT EAVE W/ MIN. 1-1/2" COPPER DRIP EDGE FASTENED WITH COPPER NAILS. FOR WEIGHT PER SQUARE FOOT OF COPPER, SEE NOTE #6 BELOW.
- SECONDARY WATER RESISTANCE (SWR) SHALL CONSIST OF 6" WIDE PEEL & STICK WATERPROOFING APPLIED TO ALL PLYWOOD JOINTS.
- CAST IRON PIPES WITHIN HOUSE, PVC DRAINS UNDERGROUND, TYP.
- TRUSS MANUFACTURER: MAXIMIZE MECHANICAL ATTIC SPACE.
- SEE CIVIL DRAWINGS FOR CONTINUATION OF RAIN LEADERS BELOW GRADE.
- WEIGHT PER SQUARE FOOT FOR ALL COPPER FLASHING, GUTTER, DOWNSPOUT CONDITIONS: 20 OZ
- ROOF VENTS AND ROOF PENETRATIONS. (PLUMBING CONTRACTOR MINIMIZE PENETRATIONS BY JOINING MULTIPLE VENTS INTO ONE). LOCATE PENETRATIONS IN AREA DESIGNATED FOR THAT PURPOSE. SEE HATCHED AREAS THIS SHEET.
- HOUSE TO BE PROTECTED BY LIGHTNING PROTECTION SYSTEM.

GUTTER CALCULATIONS & DETAILS

GUTTER

- SEE PLAN FOR DIAMETER OF ROUND, COPPER DOWNSPOUT
- PROVIDE HALF-ROUND COPPER GUTTERS (TYP). MIN. AREA 18 SQ. IN.

SIZED FOR 100 YEAR STORM, 5 MINUTE DURATION: 3.8"/HOUR MAXIMUM AREA ALLOWABLE FOR A 3" DIAMETER DOWNSPOUT:

MIN. AREA OF DOWNSPOUT = PLAN AREA x 1/18 (FACTOR FOR 15/12 PITCH) / 120 (SF. PER SQ. IN. OF DOWNSPOUT)

AREA OF 3" DIAMETER DOWNSPOUT = 1.671'
 AREA OF 4" DIAMETER DOWNSPOUT = 12.571'

AREA OF ROOF SERVED = AREA OF D.S. x 120 (SF. PER SQ. IN. OF D.S.)/18 (FACTOR FOR 15/12 PITCH)

MAXIMUM PLAN AREA FOR 3" DIAM. DOWNSPOUT = 718 SF.
 MAXIMUM PLAN AREA FOR 4" DIAM. DOWNSPOUT = 1278 SF.

GUTTER SIZING:
 GUTTERS SIZED PER COPPER DEVELOPMENT ASSOC. TABLE 4.4.2.

EXPANSION JOINT SPACING (TABLE 4.4.3):
 PROVIDE EXPANSION JOINT FOR ALL GUTTER LENGTHS EXCEEDING 48'-6".

1 ROOF PLAN
1/4" = 1'-0"

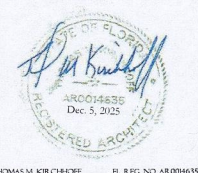
NOT FOR CONSTRUCTION

NEW RESIDENCE

114 GOMEZ ROAD

HOBE SOUND, FLORIDA 33455
 TOWN OF JUPITER ISLAND

SEAL



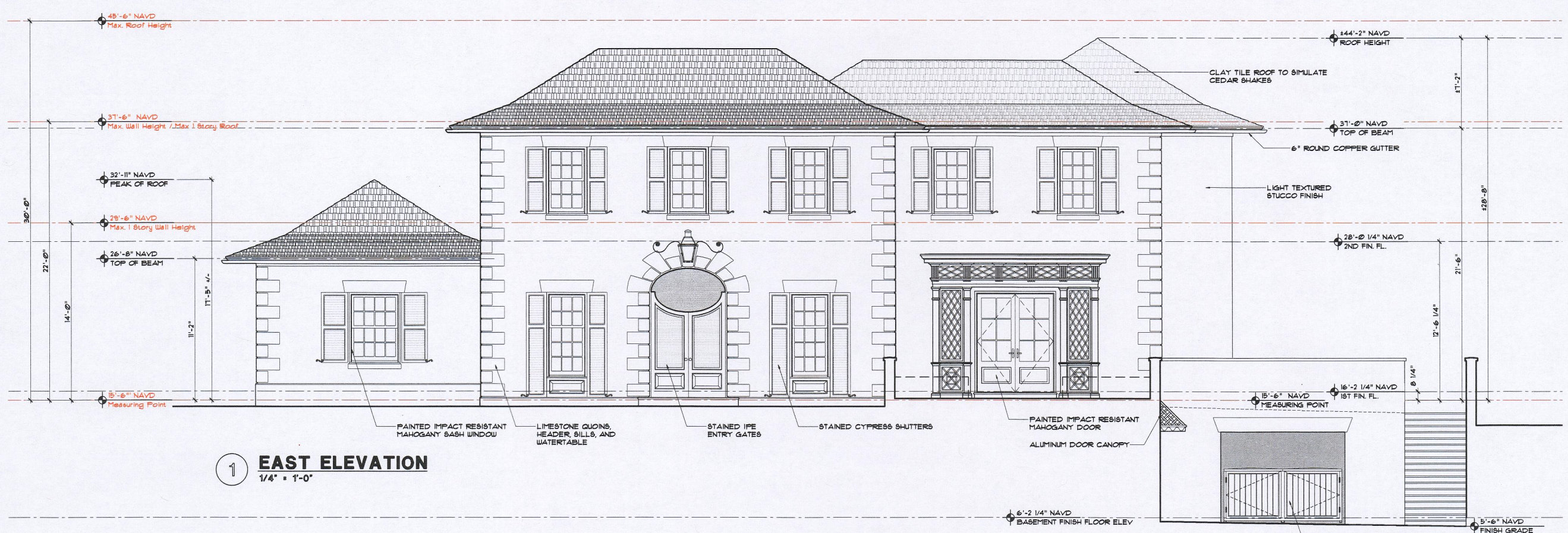
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REVISIONS

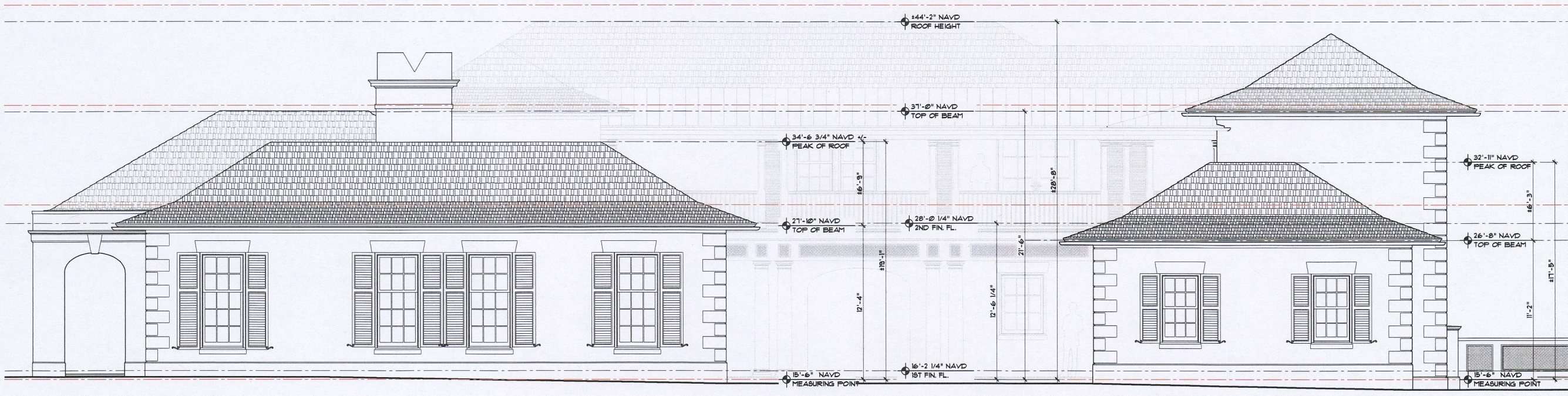
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ISSUED FOR: REVIEW	CHECKED BY: TMK
DATE PREPARED: 12/29/2024 12:02 PM	CHECKED BY: TMK
DRAWN BY: RP	CHECKED BY: TMK
DRAWING NUMBER:	

A3.1

SCALE
AS NOTED

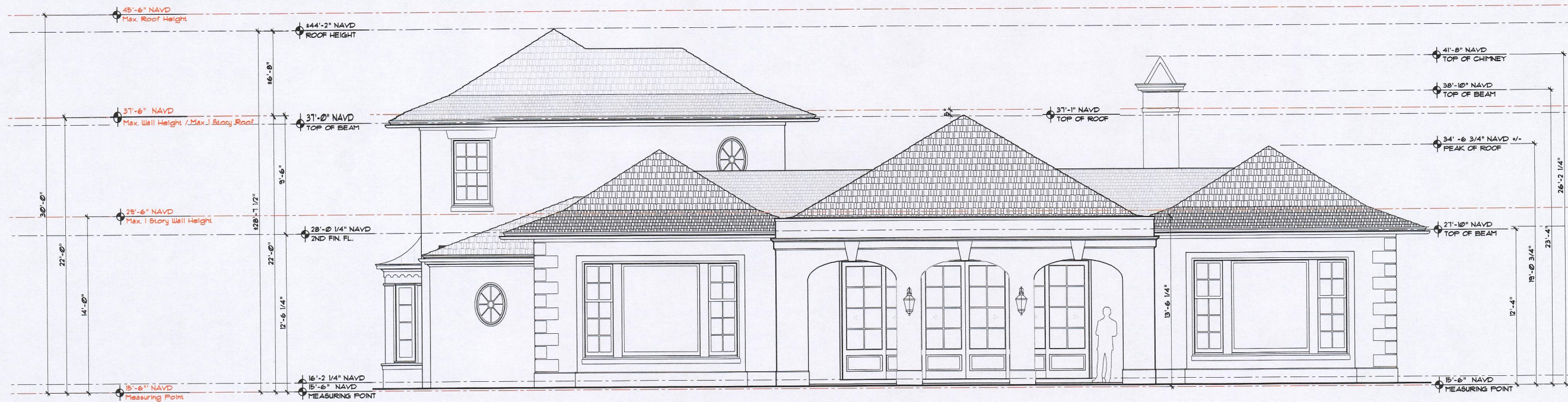


1 EAST ELEVATION
1/4" = 1'-0"

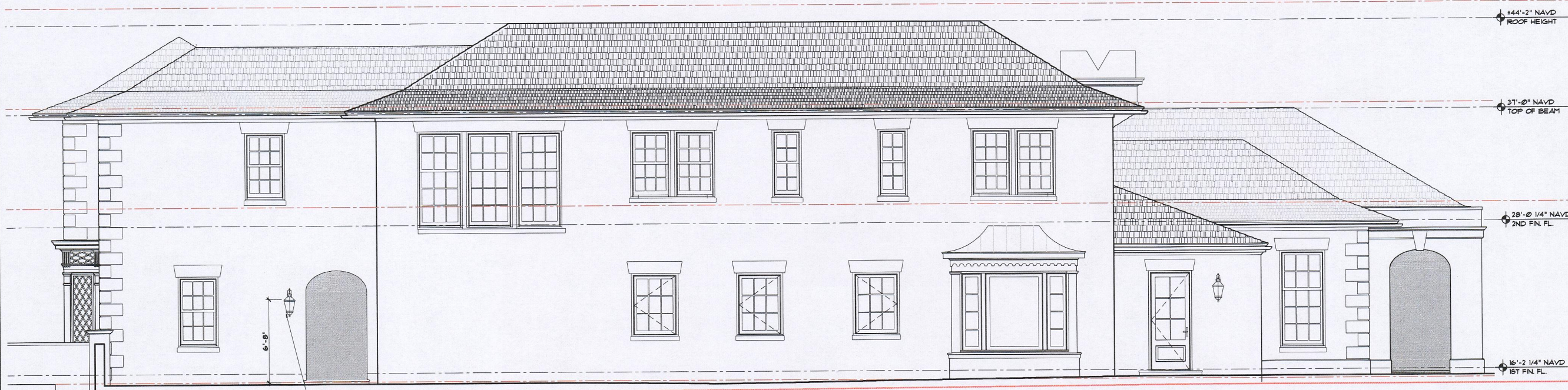


2 SOUTH ELEVATION
1/4" = 1'-0"


NOT FOR CONSTRUCTION



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



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

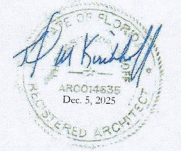

KIRCHHOFF & ASSOCIATES ARCHITECTS
 1907 COMMERCIAL LANE, SUITE 106
 JUPITER, FLORIDA 33458
 561.773.9994
 KIRCHHOFFARCHITECTS.COM

NEW RESIDENCE

114 GOMEZ ROAD

HOBE SOUND, FLORIDA 33455
TOWN OF JUPITER ISLAND

SEAL


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REVISIONS

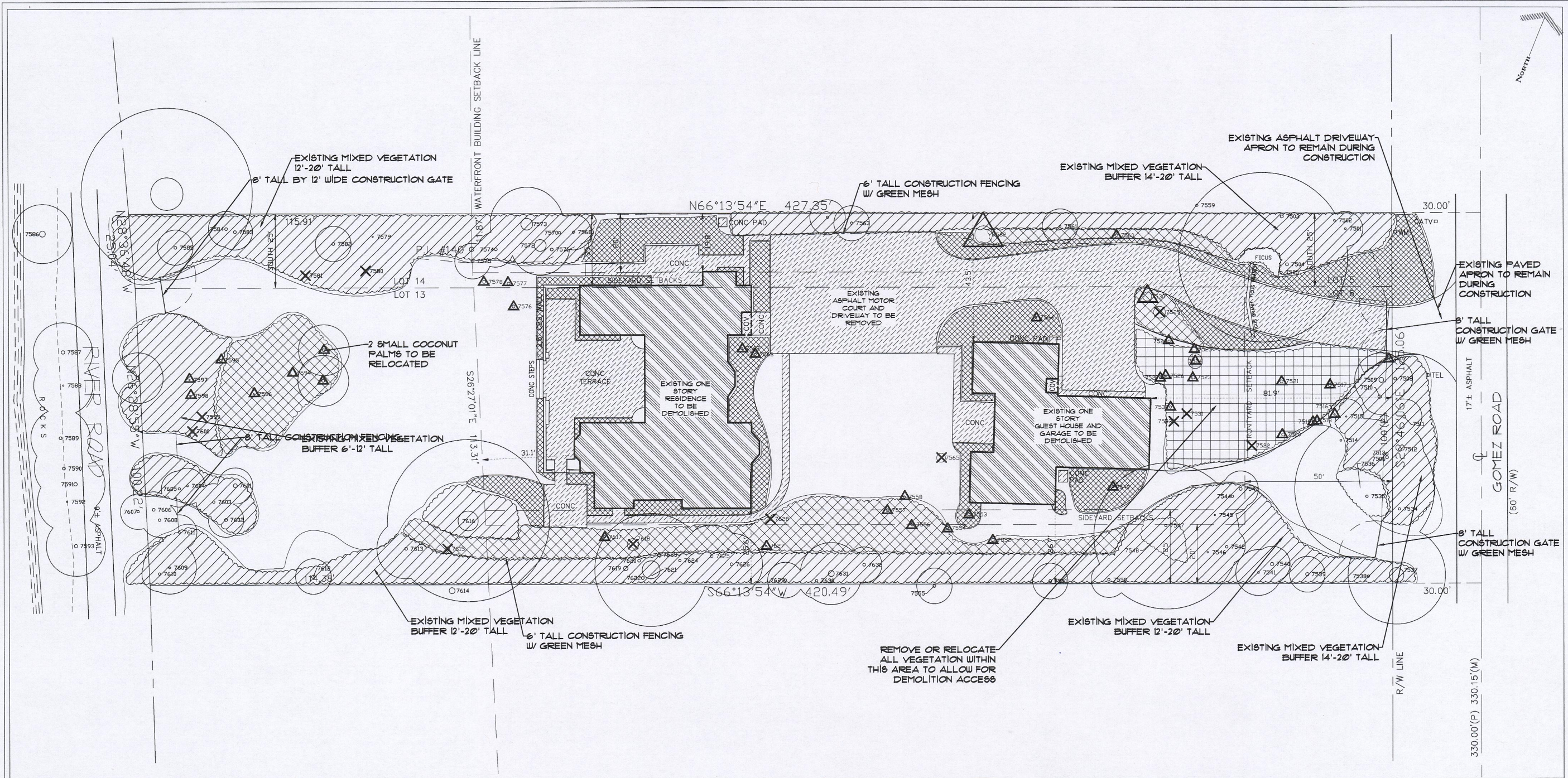
NO.	DESCRIPTION	DATE

PROJECT NUMBER: 2415
 ISSUED FOR REVIEW: 05/16/25
 DATE REVISED: 12/29/2025 12:00 PM
 DRAWN BY: RP
 CHECKED BY: TMK
 DRAWING NUMBER:

A3.2

SCALE AS NOTED

NOT FOR CONSTRUCTION



DRAWN BY: RJR
 DESIGNED BY: RJR
 CHECKED BY: RJR
 DATE: 11.01.2026
 REVISED: 01.16.2026
 SCALE: 1/16" = 1'-0"
 Prepared by the office of
INNOCENTI & WEBER
 HOME FOUND
 9380 SE Overseas Street, Hobe Sound, FL 33455
 Phone 772-948-9800 Fax 772-948-8415

EXISTING VEGETATION REMOVAL/RELOCATION PLAN
 for the
GERRY RESIDENCE
 114 GOMEZ ROAD, HOBE SOUND, FL

EXISTING TREE LIST

TREE #	SIZE	TREE TYPE	TO REMAIN	TO RELOCATE	TO REMOVE
7501	8"	CABBAGE PALM	X		
7502	8"	UNKNOWN	X		
7503	12"	CABBAGE PALM	X		
7504	12"	CABBAGE PALM	X		
7505	10"	CABBAGE PALM	X		
7506	12"	CABBAGE PALM	X	X	
7507	12"	CABBAGE PALM	X		
7508	12"	CABBAGE PALM	X		
7509	20"	FRUIT	X		
7510	14"	CABBAGE PALM	X		
7511	12"	CABBAGE PALM	X		
7512	14"	UNKNOWN	X		
7513	12"	CABBAGE PALM	X		
7514	8"	CABBAGE PALM	X		
7515	6"	UNKNOWN	X		
7516	8"	CABBAGE PALM	X		
7517	14"	CABBAGE PALM	X		
7518	12"	CABBAGE PALM	X		
7519	12"	CABBAGE PALM	X		
7520	12"	CABBAGE PALM	X		
7521	12"	CABBAGE PALM	X		
7522	8"	MASTIC	X		X
7523	14"	WILLOW BUSTIC	X		
7524	60"	BIRD OF PARADISE	X		
7525	24"	BIRD OF PARADISE	X		
7526	8"	CABBAGE PALM	X		
7527	10"	CABBAGE PALM	X		
7528	10"	CABBAGE PALM	X		
7529	48"	FISHTAIL	X		X
7530	36"	SEAGRAPE	X		X
7531	10"	CHERRY	X		X
7532	10"	CABBAGE PALM	X		X
7533	12"	UNKNOWN	X		X
7534	10"	CABBAGE PALM	X		
7535	10"	CABBAGE PALM	X		
7536	144"	FICUS	X		
7537	60"	FICUS	X		
7538	10"	CABBAGE PALM	X		
7539	14"	CABBAGE PALM	X		
7540	14"	CABBAGE PALM	X		
7541	8"	UNKNOWN	X		
7542	10"	CABBAGE PALM	X		
7543	12"	CABBAGE PALM	X		
7544	10"	CABBAGE PALM	X		
7545	6"	CHERRY	X		
7546	6"	CHERRY	X		
7547	10"	CABBAGE PALM	X		
7548	144"	FICUS	X		
7549	10"	CABBAGE PALM	X		X
7550	10"	COCONUT PALM	X		X
7551	12"	GUMBO LIMBO	X		
7552	12"	CABBAGE PALM	X		
7553	12"	CABBAGE PALM	X		
7554	12"	CABBAGE PALM	X		
7555	12"	CABBAGE PALM	X		
7556	12"	CABBAGE PALM	X		
7557	12"	CABBAGE PALM	X		
7558	10"	CABBAGE PALM	X		
7559	10"	CABBAGE PALM	X		
7560	10"	CABBAGE PALM	X		
7561	8"	GUMBO LIMBO	X		X
7562	72"	SEAGRAPE CLUSTER	X		
7563	10"	CABBAGE PALM	X		X
7564	8"	BOTTLEBRUSH	X		X
7565	36"	CARROTWOOD	X		X
7566	10"	CABBAGE PALM	X		
7567	10"	CABBAGE PALM	X		X
7568	10"	CABBAGE PALM	X		X
7570	10"	UNKNOWN	X		
7571	12"	CABBAGE PALM	X		
7572	48"	ARECA PALM	X		
7573	48"	SEAGRAPE	X		
7574	12"	CABBAGE PALM	X		
7575	12"	CABBAGE PALM	X		
7576	12"	CABBAGE PALM	X		X
7577	12"	CABBAGE PALM	X		X
7578	12"	CABBAGE PALM	X		X
7579	6"	UNKNOWN	X		X
7580	12"	AVOCADO	X		X
7581	12"	AVOCADO	X		X
7582	12"	CABBAGE PALM	X		
7583	12"	CABBAGE PALM	X		
7584	12"	CABBAGE PALM	X		
7585	12"	CABBAGE PALM	X		
7586	24"	MANGROVE	X		
7587	14"	COCONUT PALM	X		
7588	6A"	COCONUT PALM	X		
7589	12"	COCONUT PALM	X		
7590	12"	COCONUT PALM	X		
7591	14"	COCONUT PALM	X		
7592	6A"	COCONUT PALM	X		
7593	14"	COCONUT PALM	X		
7594	24"	ROYAL PALM	X		
7595	10"	GUMBO LIMBO	X		
7596	6"	GUMBO LIMBO	X		
7597	6"	GUMBO LIMBO	X		
7598	6"	GUMBO LIMBO	X		
7599	8"	BISCHOFIA	X		X
7600	14"	BISCHOFIA	X		X
7601	16"	CABBAGE PALM	X		
7602	12"	CABBAGE PALM	X		
7603	10"	CABBAGE PALM	X		
7604	8"	CABBAGE PALM	X		
7605	10"	CABBAGE PALM	X		
7606	12"	CABBAGE PALM	X		
7607	10"	CABBAGE PALM	X		
7608	10"	CABBAGE PALM	X		
7609	8A"	COCONUT PALM	X		
7610	10"	CABBAGE PALM	X		
7611	8"	UNKNOWN PALM	X		
7612	14"	CABBAGE PALM	X		
7613	12"	ROYAL PALM	X		
7614	24"	GUMBO LIMBO	X		X
7615	16"	PHOENIX PALM	X		X
7616	80"	FICUS	X		X
7617	10"	CABBAGE PALM	X		X
7618	48"	FICUS	X		X
7619	18"	FICUS	X		X
7620	12"	CABBAGE PALM	X		
7621	72"	FICUS	X		
7622	12"	CABBAGE PALM	X		
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7624	10"	CABBAGE PALM	X		
7625	12"	CABBAGE PALM	X		
7626	12"	CABBAGE PALM	X		
7627	6"	CABBAGE PALM	X		
7628	12"	BISCHOFIA	X		X
7629	10"	CABBAGE PALM	X		
7630	10"	CABBAGE PALM	X		
7631	24"	GUMBO LIMBO	X		
7632	12"	CABBAGE PALM	X		

DEMOLITION NOTES:

- DEMOLITION OF EXISTING HOUSE TO TAKE PLACE APPROXIMATELY MAY 1, 2026
- COMPLETELY REMOVE THE EXISTING HOUSE GUEST HOUSE AND RELATED STRUCTURES, MECHANICAL EQUIPMENT & LEGALLY DISPOSE OF ALL MATERIAL OFF SITE.
- ALL EXPOSED SOIL TO BE STABILIZED WITH PLANT MATERIAL WITHIN 90 DAYS OF COMPLETION OF THE DEMOLITION UNLESS IN NEW CONSTRUCTION HAS COMMENCED ON THE MAIN HOUSE.
- THE DEMOLITION SHALL COMPLY WITH ALL IRC, DRC AND LDR REQUIREMENTS.
- ALL EXISTING TREES TO BE REMOVED OR RELOCATED FOR DEMOLITION WILL BE PLACED INTO A HOLDING AREA IF THEY CAN NOT BE PLANTED IN THEIR PROPOSED NEW LOCATION

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

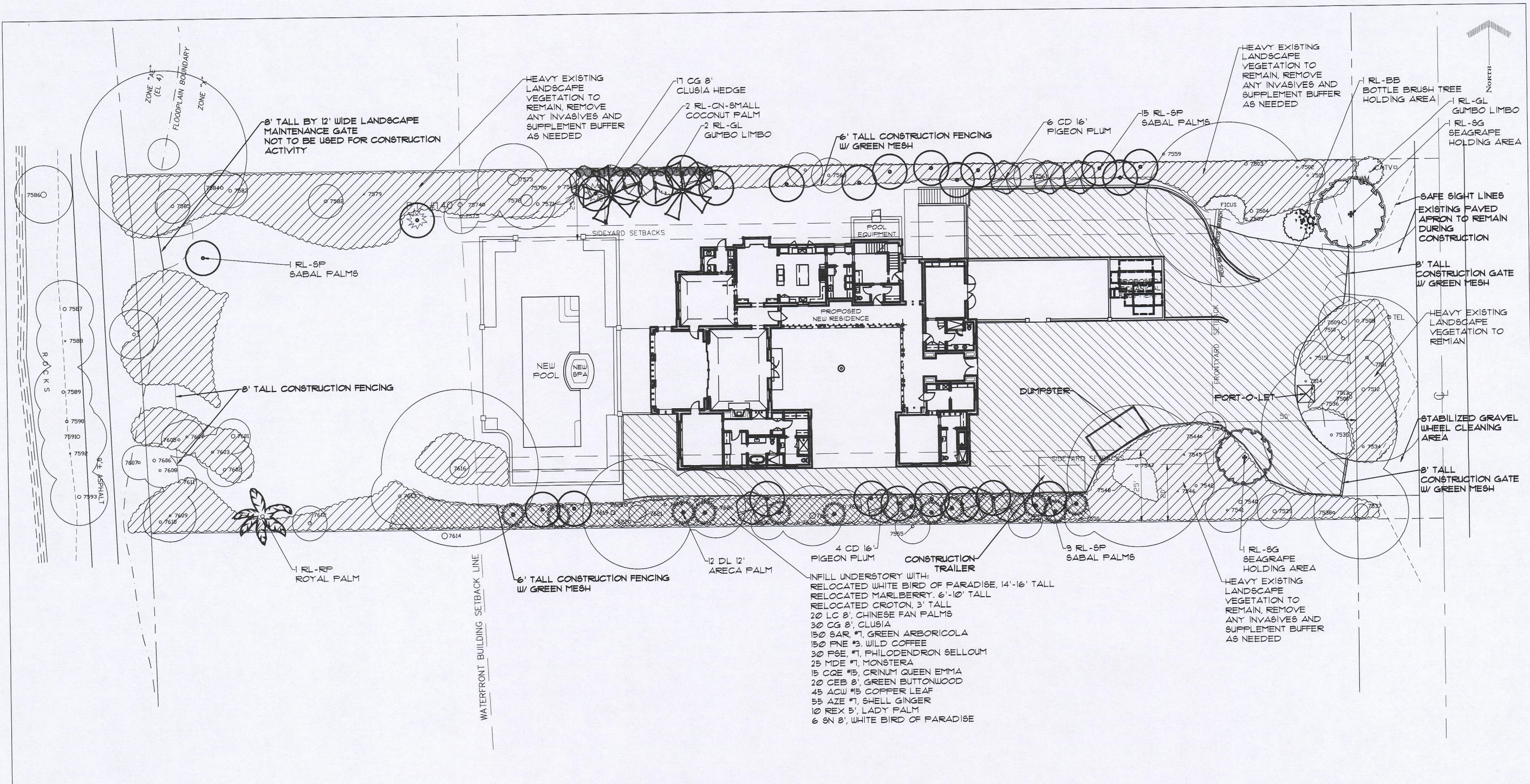
NEW LOCATIONS FOR TREES TO BE RELOCATED SHOWN ON SHEET L2.0 OR WILL BE FIELD LOCATED DURING RELOCATION PROCESS INTO BUFFERS

STRUCTURES TO BE DEMOLISHED
 HARDSCAPE TO BE REMOVED
 TYPICAL UNDERSTORY VEGETATION TO BE REMOVED AFTER DEMOLITION BEFORE CONSTRUCTION
 TYPICAL LOW VEGETATION TO BE REMOVED AFTER DEMOLITION BEFORE CONSTRUCTION
 TYPICAL UNDERSTORY VEGETATION TO BE REMOVED BEFORE DEMOLITION

Digitally signed
 By Robert G. Krebs, Jr.
 Professional Landscape Architect
 FL License LA 13378
 Date: 1.15.2026

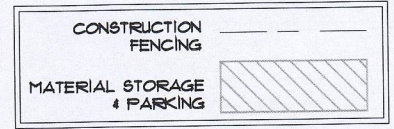
DRB SUBMITTAL SET

DRAWING NUMBER:
L1.0
 OF 3



PLANT LIST

Key	Quantity	Botanical Name	Common Name	Specifications	Spacing
ACW #15	45	<i>Acalypha wilkesiana</i>	Copperleaf	#5, 4"x3" Sp. Full Plants	30" OC
AZE #1	55	<i>Alpinia zerumbet</i>	Shell Ginger	#1, 3' x 3' Sp. Full Pots, Multi. Plants Per Pot	36" OC
CG 8'	41	<i>Clusia guiliera</i>	Small Leaved Clusia	8' x 4' Sp. Bush Form Full	30" OC
CD 16'	10	<i>Coccoloba diversifolia</i>	Pigeon Plum	16' x 8' Sp. 5" Cal. Full Crown, Well Branched	As Shown
CE 8'	20	<i>Conocarpus erectus</i>	Green Buttonwood	8' x 4' Multi. Trk. Full Plants, Full to Base	4' OC
CQE #15	15	<i>Crinum X augustum 'Queen Emma'</i>	Queen Emma Crinum	#15, 4' x 4' Sp. Full Single Plant Per Pot	As Shown
DL 12'	12	<i>Dypsis lutescens</i>	Areca Palm	12' x 8' Sp. Min. 10 Canes. Heavy Clumps, Full to Base	As Shown
LC 8'	20	<i>Livistona chinensis</i>	Chinese Fan Palm	#1, 3' x 3' Sp. Full Canopy, Field Group	As Shown
MDE #1	25	<i>Monstera deliciosa</i>	Monstera/Swiss Cheese Plt	#1, 3' x 3' Sp. Espalier to Palm Trk.	As Shown
PSE #1	30	<i>Philodendron selloum</i>	Split Leaf Philodendron	#1, 3' x 3' Sp. Full Plants	48" OC
FNE #3	150	<i>Fuchsia nervosa</i>	Wild Coffee	#3, 2' x 2' Sp. Full to Base	30" OC
REX 5'	10	<i>Rhapis excelsa</i>	Lady Palm	5' x 4' Sp. Shade Grown Full	As Shown
SAR #1	150	<i>Schefflera arboricola</i>	Dwarf Schefflera	#1, 30" x 30" Sp. Min. Full, Hedge Plants	As Shown
SN 8'	6	<i>Strelitzia nicolai</i>	White Bird of Paradise	8' O.A. Specimen. No Torn Leaves. Multi Stem Clmp.	As Shown
Relocate	2	zz Relocate Bird of Paradise		14'-16' Tall. See Site for Specific Conditions	As Shown
RL-BB	1	zz Relocate Bottle Brush Tree on Site		Approx. 12' x 8' Sp. Existing on-site. Root Prune	As Shown
RL-CN	2	zz Relocate Coconut Palm on Site		3' Tall. Located on SW Corner of House	As Shown
Relocate	4	zz Relocate Croton		Approx. 12' x 8' Sp. Root Prune	As Shown
Relocate	4	zz Relocate Gumbo Limbo		6'-10' Tall. Root Prune prior to Moving	As Shown
Relocate	1	zz Relocate Marleberry		30' O.A. See Site for Specific Conditions	As Shown
RL-RP	25	zz Relocate Royal Palm		Various Hts. See Site 4 Plan for tree 4 locations	As Shown
RL-SP	2	zz Relocate Sabal Palms		30" x 20" Sp. Root Prune Move into Holding	As Shown
RL-SG	2	zz Relocate Seagrape Trees on Site			As Shown



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

CONSTRUCTION LANDSCAPE BUFFER PLAN
for the
GERRY RESIDENCE
114 GOMEZ ROAD, HOBE SOUND, FL

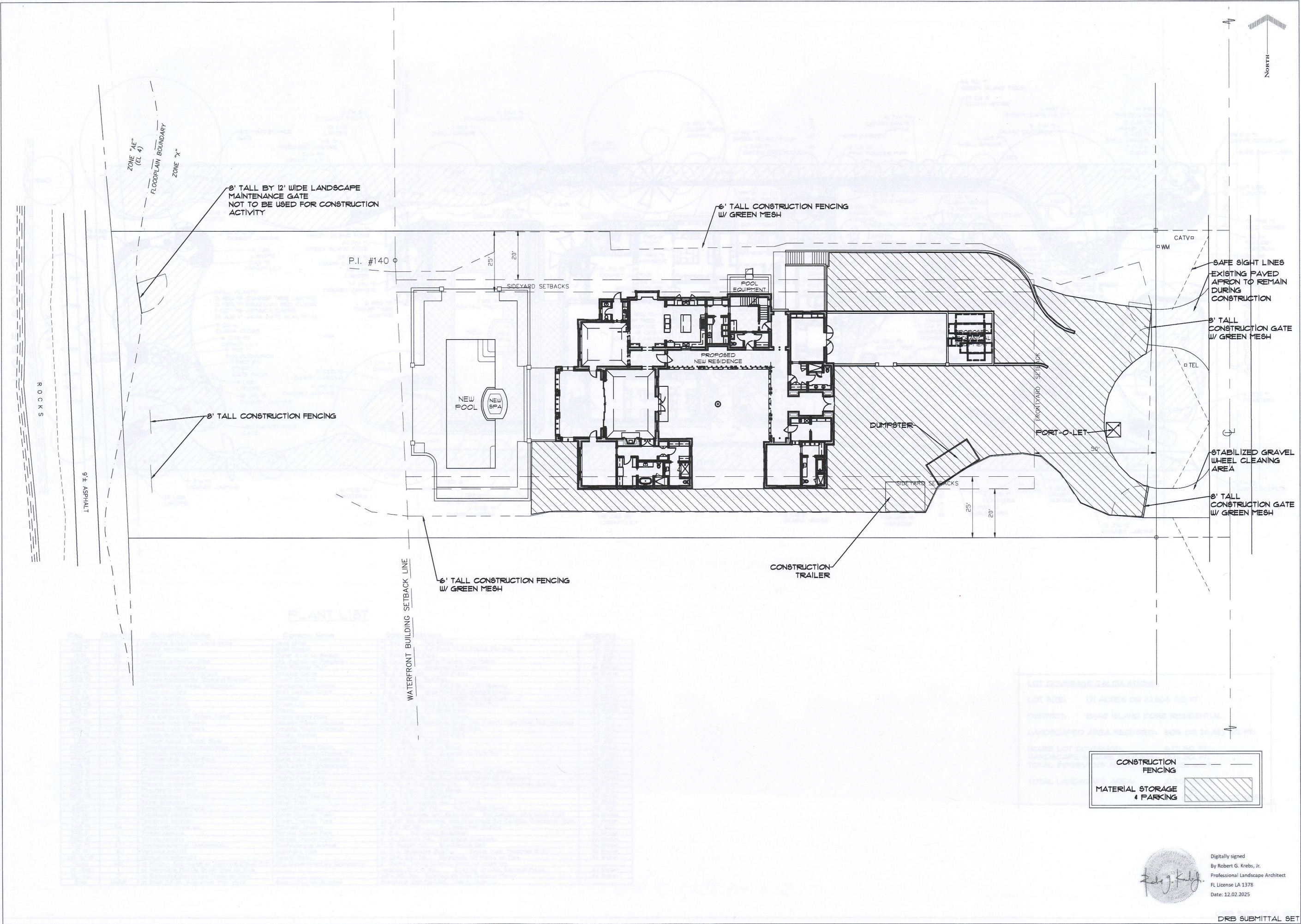
DRAWING NUMBER:
L2.0
OF 3

DRAWN BY: RGR
DESIGNED BY: RGR
CHECKED BY: RGR

DATE: 11.21.25
REVISED: _____
SCALE: 1/16" = 1'-0"

Prepared by the office of
INNOCENTI & WEBER
HOBE SOUND
Landscape Architects
9500 SE Duane Street, Suite 100, Ft. Lauderdale, FL 33315
Phone: 754-541-0400, Fax: 754-541-0410

DRB SUBMITTAL SET



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 DESIGNED BY: RJR
 CHECKED BY: RJR

DATE: 11.01.25
 REVISED: ---
 SCALE: 1/16"=1'-0"

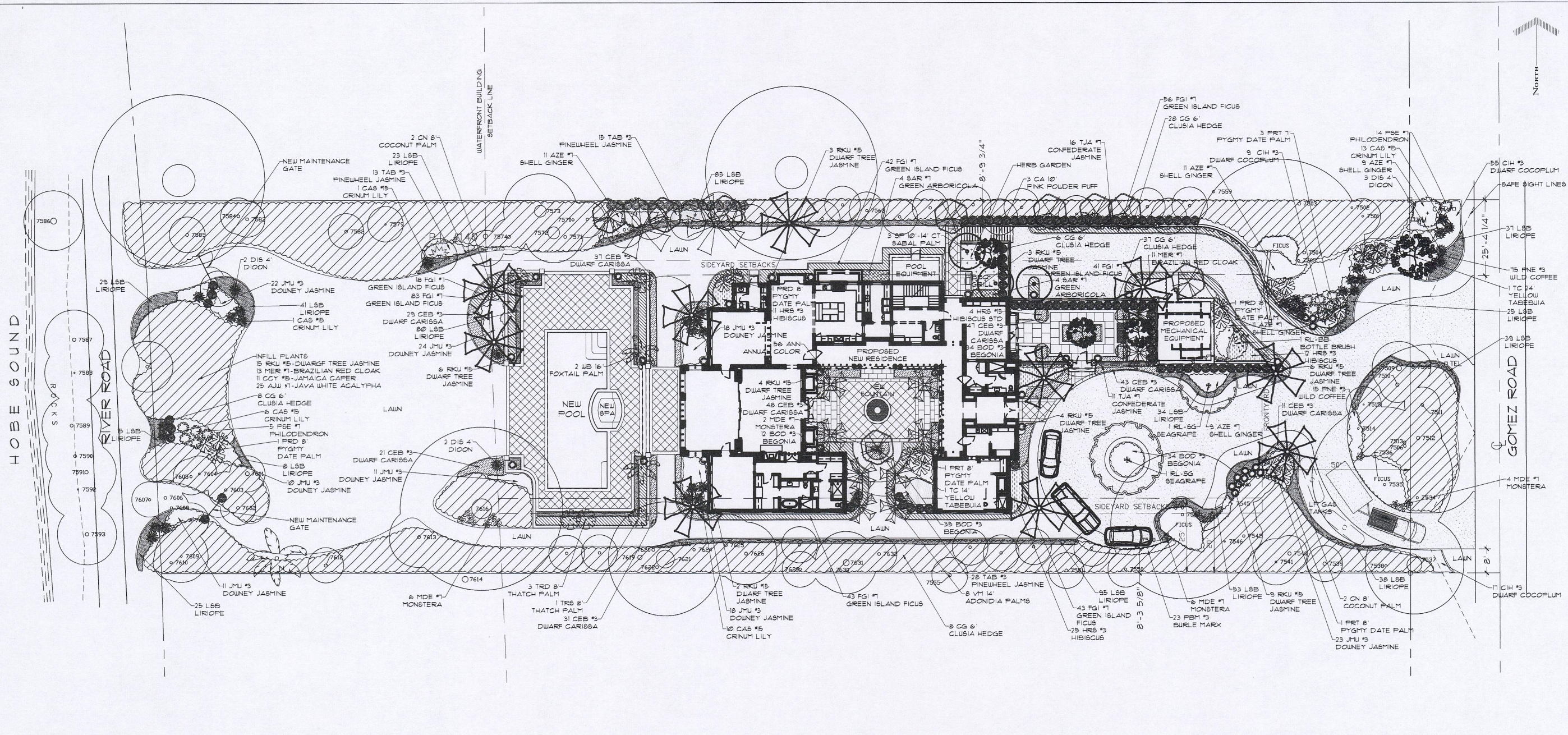
PREPARED BY THE OFFICE OF
INNOCENTI & WEBER
 H O L D I N G S
 LANDSCAPE ARCHITECTS
 9300 BE OULVIER STREET, HOME SOUNDS, FL 33466
 PHONE 772-540-0800 FAX 772-540-0415

CONSTRUCTION STAGING PLAN
 for the
GERRY RESIDENCE
 114 GOMEZ ROAD, HOBE SOUND, FL

DRAWING NUMBER:
CS1.0
 OF 1

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

DRB SUBMITTAL SET



PLANT LIST

Key	Quantity	Botanical Name	Common Name	Specifications	Spacing
AJLI #1	25	Acalypha wilkesiana 'Java White'	Java White	#1 3'x2' Sp. Full Plants	30" O.C.
AZE #1	51	Alpinia zerumbet	Shell Ginger	#1 3' x 2' Sp. Full Plants. Multi. Plants Per Pot	36" O.C.
ANN	56	Annalis	Cover 4' Lx to Select	#1 4' Foli. Full Pots	12" O.C.
BOD #3	115	Begonia odorata 'Alba'	Wh. Angelina Begonia	#3 2' x 2' Min. White Flowers. Full Plants	2' O.C.
CA 10	3	Calliandra surinamensis	Pink Powder Puff	#3 6' Sp. Specimen Full Canopy	As Shown
CCY #5	11	Capparis cynophallophora	Jamaica Caper	#5 4'-5'x3' Sp. Full Plants	As Shown
CEB #3	267	Carissa macrocarpa 'Emerald Blanket'	Dwarf Carissa	#3 6'x14' Sp. Full Pots	18" O.C.
CIH #3	81	Crysiobalanus icaco 'horizontal'	Horizontal Cocoplum	#3 10'x24' Sp. Full Min. 4 - 15' Runners	24" O.C.
CG 6'	87	Clusia guttifera	Small Leafed Clusia	6' x 3' Sp. Bush Form Full Hedge Plants	30" O.C.
CN #2	4	Coccoloba	Coconut	#2 6'x15' Cal. Full Head Curved Trunk	As Shown
CAS #5	31	Crinum alaticum	Crinum Lily	#5 4' x 4' Sp. Full Single Plant Per Pot	As Shown
DIS 4'	4	Dioscorea	Dioscorea	#4 4' x 4' Sp. Full Specimens	As Shown
FGI #1	326	Ficus microcarpa 'Green Island'	Green Island Ficus	#1 24'x24' Sp. Full Plants	24" O.C.
HRB #5	4	Hibiscus rosa-sinensis	Double Peach Hibiscus	#5 6' x 3' Sp. Specimen Qlty. Dbl. Peach Tree Form Full Matched	24" O.C.
HRB #3	48	Hibiscus rosa-sinensis	Double Peach Hibiscus	#3 24'x24' Sp. Full Bush Form	24" O.C.
JMU #3	131	Jasminum multiflorum	Downy Jasmine	#3 18'x24' Sp. Full Pots	24" O.C.
LBB	627	Liriodendron 'Super Blue'	Liriodendron	#1 11' Sp. Full Pots	18" O.C.
MER #1	24	Megastrobilium erythrochlamys	Brazilian Red Cloak	#1 3' x 2' Sp. Full to Base	As Shown
MDE #1	18	Monstera deliciosa	Monstera/Swiss Cheese Fil	#1 1.3' x 3' Sp. Espalier to Palm Trk.	As Shown
PRP #3	23	Philodendron 'Burlie Marx'	Burlie Marx Philodendron	#3 2' x 2' Sp. Full Plants	30" O.C.
TC 24'	1	Tabebuia caribaea	Silver Trumpet Tree	#1 24'x24' Sp. Specimen Well Branched Full Canopy Character Trunk	As Shown
RKU #5	37	Radermachera 'Kuning'	Dwarf Tree Jasmine	#5 4' x 3' Full Bush Form	As Shown
SP	3	Sabal palmetto	Sabal Palm	#3 10'-14' C.T. Slender Hts. Clean Trk.	As Shown
SAR #1	8	Schefflera arboricola	Dwarf Schefflera	#1 30'x30' Sp. Min. Full Hedge Plants	30" O.C.
TC 14'	1	Tabebuia caribaea	Silver Trumpet Tree	#1 14'x14' Sp. Specimen Well Branched Full Canopy Character Trunk	As Shown
TC 24'	1	Tabebuia caribaea	Silver Trumpet Tree	#1 24'x24' Sp. Specimen Well Branched Full Canopy Character Trunk	As Shown
TAB #3	56	Tabernaemontana sp.	Frutescent Jasmine	#3 18'x18' Sp. Full Specimen Quality	24" O.C.
TRB #	1	Trinax radiata	Florida Thatch Palm	#1 8' O.A. Full Head Specimen	As Shown
TRD #	3	Trinax radiata	Florida Thatch Palm	#3 8' Ht. Double Trk. Full Head Specimen	As Shown
TJA #1	27	Trachycarpum lasiocarpum	Confederate Jasmine	#1 5' Height Full. Espalier to Wall	As Shown
VT 14'	8	Yucca filamentosa	Adonidia Palm	#8 14' O.A. Specimen Quality. Single Trunk Matched B.C.T.	As Shown
WB 16' O	2	Wodyetia bifurcata	Foxtail Palm	#2 16' O.A. Spl. Trk. Specimen No Marks on Trks	As Shown
Mulch	50	zz Mulch - Eco-mulch or Apprvd. Equal C.Y.	Qty. Determined by Contractor	#2 Deep. Verify Quantity prior to ordering	As Shown
RL-BB	1	zz Relocate Bottle Brush Tree on Site	Approx. 12' x 8' Sp.	Existing on-site. Second Move	As Shown
RL-BG	2	zz Relocate Seagrape Trees on Site	30'x20' Sp.	Existing on-site. Second Move	As Shown
Sod	14100	zz Sod - St. Augustine 'Pro Vista'	Sod - Qty. for Budget	Standard Well Matched. Verify Quantity	As Shown

LOT COVERAGE CALCULATIONS

LOT SIZE: 121 ACRES OR 52,966 SQ. FT.

DISTRICT: B-40 ISLAND CORE RESIDENTIAL

LANDSCAPED AREA REQUIRED: 50% OR 26,483 SQ. FT.

HOUSE LOT COVERAGE: 6,171 SQ. FT.

HARDCAPE SQUARE FOOTAGE: 14,211 SQ. FT.

TOTAL IMPERVIOUS AREA: 20,382 SQ. FT.

TOTAL LANDSCAPE AREA: 32,551 SQ. FT. OR 61% OF TOTAL LOT AREA

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

DRB SUBMITTAL SET

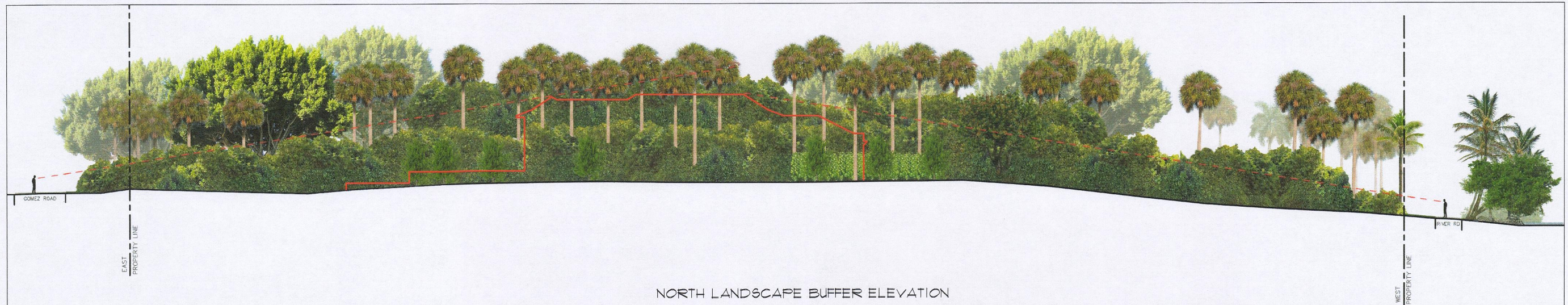
DRAWN BY: RGR
 DESIGNED BY: RGR
 CHECKED BY: RGR
 DATE: 11.21.25
 REVISIONS:
 I N N O C E N T I & W E B E L
 H O B E S O U N D
 9550 SE Overseas Street, Hobe Sound, FL 33455
 Phone 772-548-0850 Fax 772-548-8415
 SCALE: 1/16" = 1'-0"
PROPOSED LANDSCAPE PLAN
 f o r
GERRY RESIDENCE
 114 GOMEZ ROAD, HOBE SOUND, FL
 DRAWING NUMBER:
L3.0
 DRB SUBMITTAL SET



EAST LANDSCAPE BUFFER ELEVATION



WEST LANDSCAPE BUFFER ELEVATION



NORTH LANDSCAPE BUFFER ELEVATION



SOUTH LANDSCAPE BUFFER ELEVATION



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

DRB SUBMITTAL SET

DRAWN BY: RJR
 DESIGNED BY: RJR
 CHECKED BY: RJR

DATE: 11.21.25
 REVISED: ||||
 SCALE: N.T.S.

Prepared by the office of
I N N O C E N T & W E B B E L
 L A N D S C A P E A R C H I T E C T S
 0950 SE Osborne Street • Hobe Sound, FL 33450
 Phone 772-546-0800 • Fax 772-546-8415

LANDSCAPE BUFFER ELEVATIONS
 f o r t h e
GERRY RESIDENCE
 114 GOMEZ ROAD, HOBE SOUND, FL

DRAWING NUMBER:
LE1.0



GRUBER CONSULTING ENGINEERS

2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
561.312.2041
office@gruberengineers.com

**48 HOURS BEFORE DIGGING,
CALL 1-800-432-4770
SUNSHINE STATE ONE
CALL OF FLORIDA, INC.**

Contractor is responsible for
obtaining location of existing
utilities prior to commencement
of construction activities.

Site Drainage & Septic System Plan Enlargement For:

PROPOSED RESIDENCE

114 Gomez Road
Jupiter Island, Florida

PROJECT INFORMATION:

Project No. 2025-0098
Issue Date 12/03/2025
Scale 1" = 10'

REVISIONS:

1	
2	
3	
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CHAD M. GRUBER
FLORIDA P.E. NO. 57466

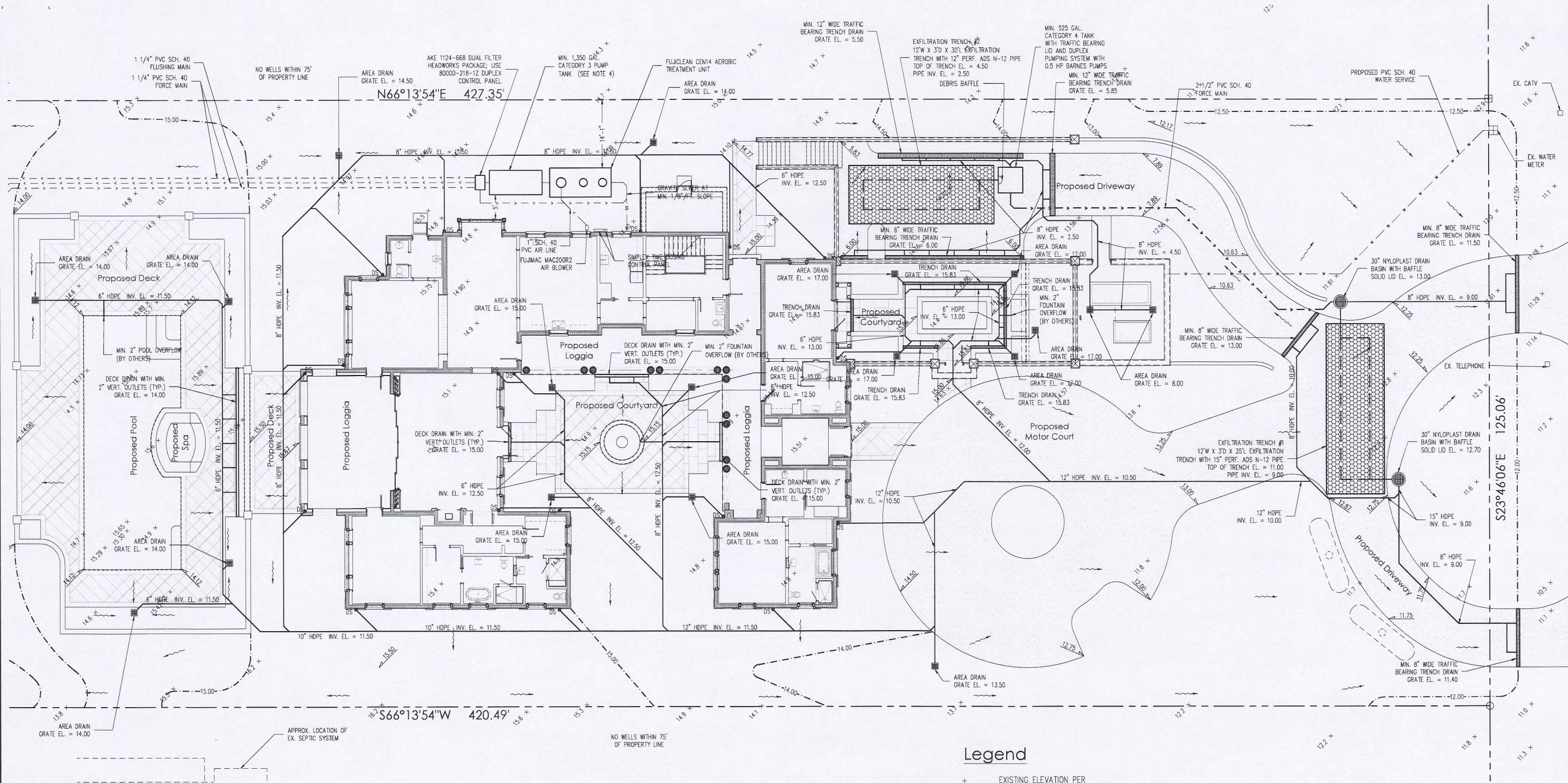
Digitally signed by
Chad M. Gruber
Date: 2025.12.03
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This form has been electronically
signed and sealed by Chad M. Gruber
on the data addendum to the seal using
a PKI authentication code.
Printed copies of this document are
not considered signed and sealed and
the PKI authentication code must be
verified on any electronic copies.

SHEET NUMBER:

C-2

Plan Background from Hardscape Plan
by Innocenti & Weibel Received 11/12/25
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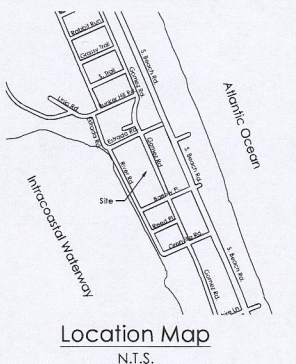


Drainage System Notes:

- 1) Infiltration trenches and storm piping to be protected from roofs with a root barrier.
- 2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- 3) Contractor is responsible for installing and maintaining erosion control measures during construction.

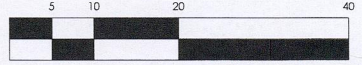
Septic System Notes:

- 1) Removal of any existing septic system and installation of any proposed septic system shall be in accordance with the current specifications and standards of Chapter 62-6 of the Florida Administrative Code and Chapter 381 of the Florida Statutes.
- 2) Fill material used for septic system installation shall meet the requirements of the current specifications and standards of Chapter 62-6 of the Florida Administrative Code and Chapter 381 of the Florida Statutes.
- 3) Septic system drainfield area shall be sodded immediately after the drainfield has been covered.
- 4) Contractor to determine final amount of cover over septic tanks prior to tank installation. Final cover of 18" or less with the wet season water table below top of tank requires min. Category 3 tank. Final cover of 18" to 48" or a wet season water table above the top of tank requires min. Category 4 tank. Contact engineer immediately if amount of cover over tank will be greater than 48".



Legend

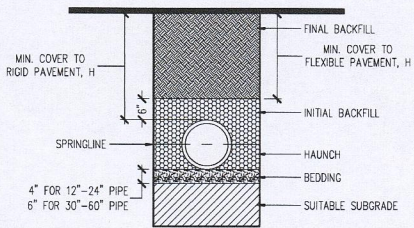
- 5.7 + EXISTING ELEVATION PER R.L. VAUGHT & ASSOC. (NAVD-88)
- EXISTING ELEVATION CONTOUR PER R.L. VAUGHT & ASSOC. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE
- SEPTIC SYSTEM UNOBSTRUCTED AREA
- GRAVITY SEWER AT MIN. 1/8"/FT.
- SEPTIC DRIP IRRIGATION LINE
- 1 1/4" PVC FORCE/FLUSHING MAINS
- WATER SERVICE LOCATION
- SOIL BORING LOCATION



Scale: 1" = 10'

General Notes & Specifications:

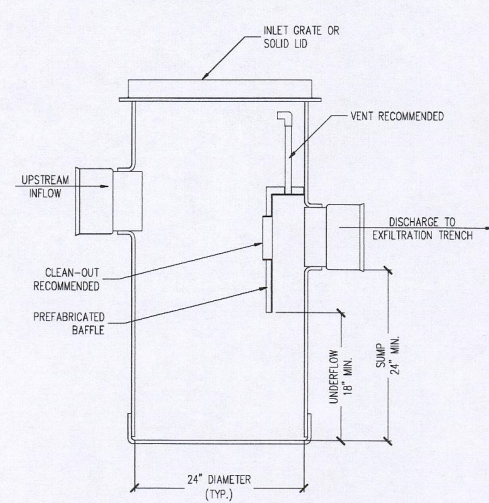
- The contractor shall check all drawings furnished immediately upon their receipt and shall promptly notify the engineer in writing of any discrepancies. Anything shown on the drawings and not mentioned in the specifications or mentioned in the specifications and not shown on the drawings, shall be of like effect as if shown or mentioned in both.
- Figure marked on drawings shall, in general, be followed in preference to scale measurements. Large scale drawings shall in general, govern small scale drawings. The contractor shall compare all drawings and verify the figures before laying out the work and will be responsible for any errors which might have been avoided thereby. When dimensions on the drawings are affected by the type of equipment selected, the contractor shall adjust such dimensions as conditions may require.
- If the contractor, in the course of the work, finds any discrepancy between the drawings and the physical conditions of the locality, or any error or omission in the drawings or in the layout as given by points and instructions, or discovers unforeseen underground or above ground conditions or any other unexpected conditions requiring additional work by the contractor, it shall be his duty to immediately inform the engineer, in writing, and the engineer shall promptly check the accuracy of the information. Any work done after such discovery, until any necessary changes are authorized, will be done at the contractor's risk.
- If any part of the contractor's work depends, for proper execution, upon the work of any other contractor, the contractor shall inspect and measure work already in place and shall at once report to the engineer any discrepancies between the executed work and the drawings.
- The engineer or his authorized representative shall have free access to the work of the contractor at any time for the purpose of inspection. The contractor shall furnish the facilities to determine, as best as can reasonably be done, the nature and quality of the work performed. Such assistance of the contractor shall, if necessary, include the uncovering, testing or removal of portions of the finished work.
- All debris shall be removed from the area and legally disposed. Debris may be burned upon obtaining proper burning permit but any unburned remains are to be disposed of as directed by the owner or his representatives.
- The contractor shall be responsible for protecting all buildings, structures, and utilities that are underground, above ground, or on the surface against construction operations that may be hazardous to said facilities and shall hold and save the owner harmless against all claims of damage. The contractor shall, by repair or replacement, return to equal or better condition all pavement, sidewalk, lawns, utilities and other items damaged by this construction activity.
- The contractor shall be responsible for obtaining all required tests and shall submit reports by an independent testing laboratory approved by the engineer. Should any test fail to meet specifications as shown herein, the contractor shall, at his expense, correct all deficient work and submit laboratory test results showing compliance with these specifications.
- All work shall be performed in a workmanlike manner and shall conform with all applicable City, County, State and Federal regulations and/or Codes. The contractor shall obtain all permits and licenses required to begin work.
- The contractor shall visually examine the construction site to determine the amount of clearing and existing facilities to be replaced, removed and/or relocated which may be required in order to complete the work.
- The contractor shall give the engineer 48 hours notice prior to requesting required inspections and shall supply all equipment necessary to properly test and inspect the completed work.
- The contractor shall guarantee all work and materials for a period of one year from the date of project acceptance, during which all faulty construction and/or materials shall be corrected at the contractor's expense.
- All work shall be accomplished in a safe and workmanlike manner. The contractor shall comply with all applicable laws and regulations of any public and/or private body having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss and shall erect and maintain all necessary safeguards for such safety and protection. The responsibility for project safety rests solely and specifically with the contractor. Local agencies and their employees and agents are specifically indemnified and held harmless from any actions of the contractor relating to the safety procedures implemented during construction and from any claims brought by any persons regarding safety, personal injury or property damage.
- Minimum Construction Inspection Checkpoints: 1) Prior to any major deviation from the approved plans 2) Prior to backfilling of any trenches containing hydraulic conduits so that jointing may be mutually approved 3) Upon completion of subgrade compacting 4) At the time of delivery of base material 5) Upon completion of the base and prior to priming 6) Immediately prior to and upon the first and second applications of the plant mixed wearing course 7) Upon completion of construction, a final inspection will be made with project representative.
- All unsuitable material such as muck, marl and debris shall be removed from the limits of construction and legally disposed. At the engineer's direction, muck may be stockpiled on the site at designated locations for use in landscaping.
- All material and equipment to be furnished and/or installed by the contractor for this project shall be guaranteed for a period of one year from the date of final acceptance thereof, against defective materials, design and workmanship. Upon receipt of notice from the owner of failure of any part of the guaranteed equipment or materials during the guarantee period, the affected part, parts or materials shall be replaced promptly with new parts or materials by the contractor at no expense to the owner. In the event the contractor fails to make the necessary replacement or repairs within seven (7) days after notification by the owner, the owner may accomplish the work at the expense of the contractor.
- The contractor shall complete "as-built" information relative to pipe lengths, materials and any deviation from plans and provide a copy of such to the owner and engineer for final acceptance of the contractor's work.



- NOTES:**
- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2231, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 - MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
 - SUITABLE SUBGRADE: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 - BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 4"-24" PIPE, 6" FOR 30"-60" PIPE.
 - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE. EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2231, LATEST EDITION.
 - MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 18" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

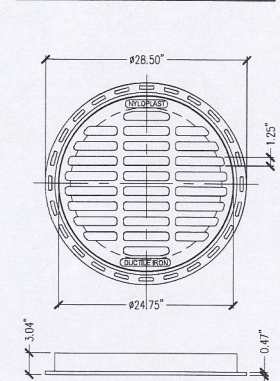
TRENCH AND BACKFILL DETAIL
N.T.S.

24" NYLOPLAST DRAIN BASIN



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

24" DUCTILE IRON GRATE

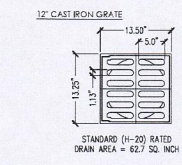


STANDARD
APPROX. DRAIN AREA = 194.80 SQ. IN.
APPROX. WEIGHT WITH FRAME = 124.00 LBS.
STANDARD GRATE HAS H-25 HEAVY DUTY RATING
SOLID COVER HAS H-25 HEAVY DUTY RATING
PEDESTRIAN GRATE HAS H-10 MEDIUM DUTY RATING

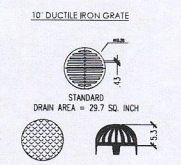
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05

MATERIAL: DUCTILE IRON

PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST
PRICE INCLUDES FRAME & GRATE/COVER

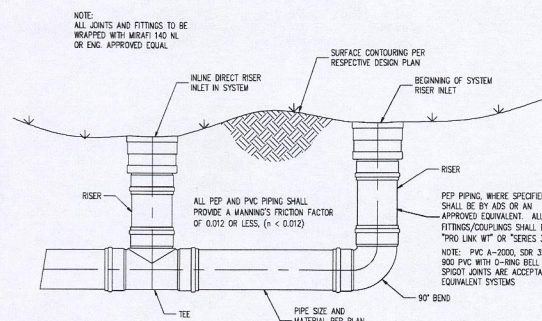


AREA DRAIN DETAIL
N.T.S.



NOTE: TYPE OF GRATES & INLETS TO BE COORDINATED WITH ENGINEER & LANDSCAPE ARCHITECT

PIPE MATERIAL MAY BE PVC, ADS, NDS, OR APPROVED EQUAL



DIRECT RISER INLET: TYPICAL INSTALLATION
N.T.S.

Stormwater Retention Calculations

A. SITE INFORMATION

Total Property Area = 52,966 sq.ft. (1.215 ac.)
Impervious Plan Area = 17,824 sq.ft.
Remaining Pervious Plan Area = 35,142 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

1. Rainfall and Soil Storage Data

Accumulated 5yr-1 day rainfall (P): 7.0 in.
Soil type and condition: coastal, sandy, compacted
Potential maximum soil retention (Smax): 8.18 in.

2. Estimated Runoff Volume

Determine the weighted soil storage amount by multiplying the potential maximum retention (Smax) by the percent of pervious surface area proposed:
Sweighted = (8.18 in. x 35,142 sq.ft.) / 52,966 sq.ft. = 5.43 in.

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

$$Q = (P - 0.2 \times \text{Sweighted})^2 / (P + 0.8 \times \text{Sweighted}) = 3.08 \text{ in.}$$

Volume of Runoff = 3.08 in. x 52,966 sq.ft. x 1 ft./12 in. = 13,595 cu.ft.

Vol. of runoff to be retained in exfiltration trenches (including 20% safety factor) = 16,314 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Per SFWMD Volume IV, Permit Information Manual, Figure F-4, the formula for determining the required length of exfiltration trench is given as:

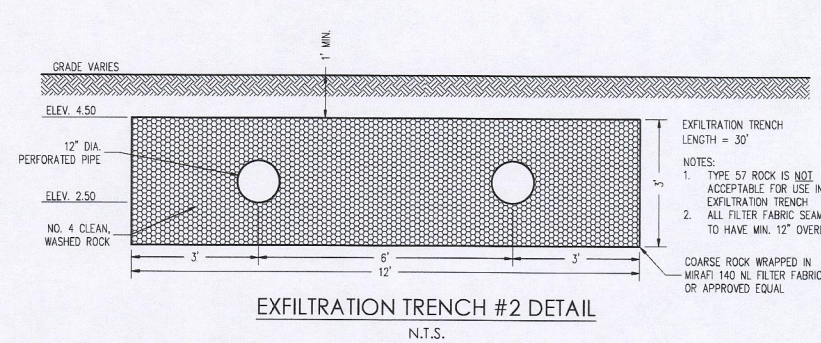
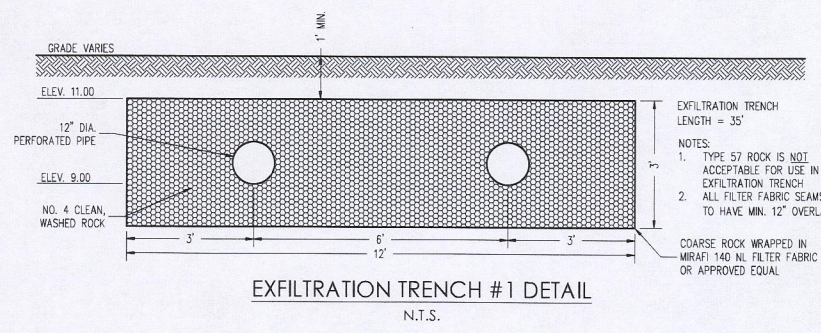
$$L = \frac{V}{K[H_2W + 2H_2DU - DU^2 + 2H_2DS] + (1.39 \times 10^{-4})WDU}$$

Exfiltration Trench #	L = Total Length of Trench Provided	W = Trench Width	K = Hydraulic Conductivity	H2 = Depth to Water Table	DU = Un-Saturated Trench Depth	DS = Saturated Trench Depth	V = Volume Treated
Exfiltration Trench #1	35 ft	12 ft	0.00151 cfs/sq.ft./ft. of head	6.00 ft	3.00 ft	0.00 ft	19,628 cu.ft.
Exfiltration Trench #2	30 ft	12 ft	0.00151 cfs/sq.ft./ft. of head	4.00 ft	3.00 ft	0.00 ft	10,904 cu.ft.
Total Volume Retained in Exfiltration Trenches							30,532 cu.ft.

One Minute Measurement	Pumping Rate in Gallons
1	28.0
2	28.0
3	28.0
4	28.0
5	28.0
6	28.0
7	28.0
8	28.0
9	28.0
10	28.0

Stormwater Maintenance Plan/Program:

- The stormwater management system designed for this project utilizes surface drains, storm sewer piping and exfiltration trench to meet the requirements of the Town of Jupiter Island LDR. These items are designed to operate by gravity however maintenance is required to ensure proper function. Periodic, ongoing inspections of various portions of the system shall be done at the following intervals.
- Monthly Inspection:** Visual inspection of all surface drains and removal of any debris encountered.
 - Semi-annual Inspection:** Visual inspection of all Nyloplast basin sumps and removal of all sediment and debris encountered.
 - Every five (5) years:** Every five years, all storm piping shall be video inspected to ensure that storm piping is free of sediment and root intrusion. Any sediment and/or root intrusion encountered shall be removed by jetting with vacuum extraction of any foreign material. Any section of storm piping found to have structurally failed will be excavated and replaced.



GRUBER CONSULTING ENGINEERS
2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
561-312-2041
office@gruberengineers.com

48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Drainage Specification & Details For:
PROPOSED RESIDENCE
114 Gomez Road
Jupiter Island, Florida

PROJECT INFORMATION:
Project No. 2025-0098
Issue Date 12/03/2025
Scale As Shown

REVISIONS:

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CHAD M. GRUBER
FLORIDA P.E. NO. 57466

Digitally signed by Chad M. Gruber
Date: 2025.12.03 16:05:46 -05'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA-256 hash function code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SHEET NUMBER:

C-3