

**AGENDA  
TOWN OF JUPITER ISLAND  
TOWN COMMISSION MEETING  
WEDNESDAY, APRIL 22, 2026, 9:00 AM  
ISLAND ROOM – TOWN HALL – 2 BRIDGE ROAD**

**PLEDGE OF ALLEGIANCE**

**CALL TO ORDER AND ROLL CALL**

**AGENDA APPROVAL AND COMMENTS\***

**A. Mayor/Commissioner Comments\***

- a. Commissioner/Town Manager/ Town Attorney Comments
- b. Agenda Approval

**B. Public Comment\***

*Public Comment is an opportunity for the Mayor and Town Commissioners to listen to any issue(s) of importance to you. Public Comment is offered at the beginning of our meetings, in the event attendees cannot stay in chamber for the agenda item or meeting duration. If you elect to address an item on today's agenda during opening Public Comment, we ask that you please refrain from re-addressing the item during Public Comment at the agenda item.*

**NOTE: The Town Commission meeting will recess at 12:00pm to conduct a closed-door Attorney-Client Session in the Town Hall Conference Room, which is estimated to last approximately one hour, but may continue as long as necessary to conduct required business. The Town Commission will reconvene once the Attorney Client Session has adjourned.**

**CONSENT ITEMS**

1. Consent Agenda

Category A- To be reviewed and approved (as is or as edited) by the Town Commission

- a. Minutes of the March 25, 2026, Town Commission Meeting

Category B- Other Informational Materials (No Action Required)

- a. Minutes of February 5, 2026, Development Review Board Meeting - approved on April 2, 2026
- b. Minutes of March 16, 2026, Beautification Committee Meeting

**COMMISSION ACTION ITEMS**

- 2. Kimley Horn Contract Amendment
- 3. Comprehensive Plan Review - Kimley Horn

4. Martin County Ocean Rescue Application

**1 South Beach Road - Public Lands District (PLD)**

**This is the application of Martin County, requesting the following for Hobe Sound Public Beach:**

**Demolition of the existing restroom building, pavilion, and associated walkways in the plaza area. Then construction of a new restroom building, pavilion, 850 sf of ocean rescue office building, and a hardscaped plaza area with a stabilized pathway from the office building to the beach for Ocean Rescue beach vehicles.**

- **In accordance with Article X, Division V, Section 5.00, Standards for Approval of Variances, the applicant is requesting a variance to Article IV, Division III, Section 3.02 (b) for Oceanfront setbacks.**
- **In accordance with Article X, Division 2, Section 2.03, Standards for impact review of demolition applications, the applicant is requesting a site plan approval for demolition.**
- **In accordance with Article X, Division 2, Section 2.02, Standards for impact review, the applicant is requesting a site plan approval for the construction.**

5. Resolution No. 952 - Zoning in Progress regarding Basements

6. Ordinance No. 419 - Off-Site Contractor Parking - 1st Reading

7. Ordinance No. 420 - Board and Administrative Approval - 1st Reading

8. Financial Auditing Services Engagement Renewal

9. Beautification Committee Member Reappointments and Appointment

**ADDITIONAL COMMISSION MATTERS**

10. Basements and Maximum Floor Area Discussion

11. Winter Construction Ordinance Discussion

12. Appeal Process Review Discussion

**STANDING REPORTS**

13. Town Manager's Report

- a. Traffic Study Update\*

14. Town Attorney Report

- a. 501(c)(3) Information Update\*

15. Financial Department Report

16. Building Department Report
17. Public Works Department Report
18. Public Safety Department Report

## **OTHER ITEMS**

19. Meeting Dates
  - April 22, 2026 – Town Commission Meeting – 9am
  - April 22, 2026 – Beach Protection District Meeting – 1pm or Directly Following Town Commission Meeting
  - May 18, 2026 – SMRU Board Meeting – 9am
  - May 19, 2026 – Town Commission Meeting – 9am
  - May 19, 2026 – Beach Protection District Meeting – 11:30am or Directly Following Town Commission Meeting
  - June 22, 2026 – Town Commission Meeting – 9am
  - June 22, 2026 – Beach Protection District Meeting – 1pm or Directly Following Town Commission Meeting

20. Other Items\*

*\* No advanced materials provided*

## **TOWN COMMISSION**

Penny Townsend, Mayor  
Anne Scott, Vice Mayor  
Marshall Field VI, Commissioner  
Patricia Warner, Commissioner  
Joseph Taddeo, Commissioner

## **ADMINISTRATIVE STAFF**

Town Manager, Robert Garlo  
Town Attorney, Kyle B. Teal  
Town Clerk, Kimberly Kogos

## **TOWN VISION**

The Town of Jupiter Island is a barrier island community, between the Indian River Lagoon and the Atlantic Ocean, where the beauty of nature will always dominate the presence of man. Our vision for the future is illustrated by the traditions of the past, formed by a community of caring individuals who, with imagination and heart, have combined the island's beautiful gifts of nature with those of tradition and family. Inherent in the character of the Town are tranquility, seclusion and safety. The residents of Jupiter Island will faithfully endeavor to preserve and nurture their unique community for all future generations

## **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.

**PUBLIC NOTICE OF PRIVATE ATTORNEY-CLIENT MEETING**

**TOWN OF JUPITER ISLAND, FLORIDA**

**TO THE CITIZENS OF THE TOWN OF JUPITER ISLAND, FLORIDA**

Please be advised that the members of the Town of Jupiter Island Town Commission will hold a **private Attorney-Client session on WEDNESDAY, APRIL 22, 2026 beginning at 12:00 P.M.** in the Town Manager's Conference Room, located in Town Hall, 2 Bridge Road, Hobe Sound, FL 33455. During the regularly scheduled Town Commission Meeting on this same day, the Commission will recess to a private Attorney-Client session at approximately **12:00 pm** in the Town Manager's Conference Room as authorized by §286.011(8), *Florida Statutes* to discuss pending litigation and the appeal in the case styled:

(1) *DAVID S. SLAN, JOANNA C SLAN, ARTHUR HANSEN AND ANTHONY HANSEN V. TOWN OF JUPITER ISLAND, 19th Circuit Court Case No.: 23-00-1607-CAAA.*

The members of the Town Commission expected to attend the private Attorney-Client session include: Mayor Penelope "Penny" Townsend, Vice-Mayor Anne Scott, Commissioners Marshall Field VI, Patricia "Patsy" Warner and Joseph "Joe" Taddeo, Town Attorney Kyle B. Teal, Special Counsel, Raquel "Rocky" Rodriguez, and Town Manager Robert Garlo and/or Assistant Town Manager John Duchock.

The Attorney-Client session is expected to begin at approximately 12:00 P.M., and is anticipated to last for approximately 1 hour, however, it may continue so long as the members of the Town Commission determine necessary. At the conclusion of the private Attorney-Client Session, the members of the Town Commission will re-convene their regular meeting in the Town Commission Chambers and take up any other items on the agenda.

For information, please contact Kimberly Kogos, Town Clerk at 772-545-0100.

Posted: 04/14/2026

**MINUTES  
 TOWN OF JUPITER ISLAND  
 TOWN COMMISSION MEETING  
 WEDNESDAY, MARCH 25, 2026**

**TIME:** Wednesday, March 25, 2026 – 9:00 AM  
**PLACE:** Town Hall Island Room – 2 Bridge Rd., Hobe Sound, FL  
**PRESENT:** Present were Mayor Penny Townsend, Vice Mayor Anne Scott, and Commissioners Marshall Field VI, and Joseph Taddeo. Also present were Town Manager Robert Garlo, Town Clerk Kimberly Kogos, Town Attorney Kyle B. Teal and IT Director Bill Sutton.

**PLEDGE OF ALLEGIANCE**

**CALL TO ORDER AND ROLL CALL**

Mayor Townsend called the meeting to order at 9:00 AM and read the Town Vision Statement.

**AGENDA APPROVAL AND COMMENTS\***

- A. Mayor/Commissioner Comments\*
  - a. Commissioner/Town Manager/Town Attorney Comments
  - b. Town Coffee Update

Mayor Townsend provided an update on the Town Coffee meeting that included four residents and Town staff. Topics included the legislative session and bills that may affect the Town, golf cart safety, SMRU, open litigation, construction parking and basements.

She also announced a vacancy on the Grievance Board.

- c. Agenda Approval

**MOTION:** *Commissioner Field/Vice Mayor Scott moved to approve the agenda as presented.*

**ACTION:** *Motion Passed 4-0.*

**B. Public Comment\***

Long-time resident Barbara Birdsey provided public comment regarding construction at 51 North Beach Road. She expressed concern regarding winter season construction and noise. She noted cutting of the buffer between her home and the neighboring construction that has not been re-established, resulting in an unbuffered view of the construction site. She expressed family health concerns that are exacerbated by the excessive and constant noise. She also expressed concern regarding the number of construction and work trucks parked along the right-of-way on North Beach Road, creating a zigzag obstacle course while traveling along the roadway.

Commissioners expressed gratitude for Mrs. Birdsey's comments and grace.

Commissioner Field discussed the comments with Building Director Harding. Director Harding

explained that a meeting had been scheduled with the neighbor and their contractors to address the concerns.

Commissioner Field asked Town Attorney Teal how the Town may strengthen its position and requested a list of legal measures available to the Town. Discussion ensued regarding potential Code Enforcement actions and the importance of protecting residents' rights.

**CONSENT ITEMS**

1. Consent Agenda

Vice Mayor Scott requested a correction to the minutes regarding the Memorandum of Understanding for 7 South Beach Road and 9 South Beach Road, noting that 9 South Beach Road is her property. Vice Mayor Scott clarified that the buffer material was not (10) six-foot calusias, but calusias installed to create a 6-foot by 10-foot screen, and stated that accuracy in the minutes was important given the variance matter between the parties.

**MOTION:** *Commissioner Field/Vice Mayor Scott moved to approve the Consent Agenda and Town Commission minutes with edits.*

**ACTION:** *Motion Passed 4-0.*

Commissioner Field stated that construction-related quality of life issues should now be the Town’s top ongoing priority. He expressed concern that residents continued to appear before the Commission with the same complaints and asked Town Manager Garlo to work with staff and the Town Attorney on winter construction rules and stronger enforcement measures. He emphasized that enforcement should be proactive and timely, rather than waiting until problems had continued for months.

Category A- To be reviewed and approved (as is or as edited) by the Town Commission

- a. Minutes of February 25, 2026 - Town Commission Meeting

Category B- Other Informational Materials (No Action Required)

- a. Minutes of March 24, 2025, Scholarship Committee Meeting - approved on March 2, 2026, Minutes of February 9, 2026 Beautification Committee Meeting - approved on March 16, 2026
- b. Monthly Finance Report

**PRIORITY MATTERS AND PRESENTATIONS**

2. Legislative Session Recap - Ken Pruitt, the P5 Group

Mr. Ken Pruitt of The P5 Group, attending remotely, provided a recap of the legislative session and reviewed bills that may affect the Town. He outlined several forthcoming special sessions, including one for the state budget, which must be completed by July 1, one for Congressional redistricting scheduled for April 20 through 24, and a possible additional special session on property tax reform in mid-April.

Mr. Pruitt reported that 237 of nearly 1,700 bills passed during the session, including 44 local bills, and noted that more than 3,000 amendments were filed. He expressed appreciation for Town staff and their responsiveness throughout the process.

He reviewed several bills of interest, including SB 290, the Farm Bill, which was signed by Governor DeSantis and prohibits bans on gas-powered leaf blowers. He noted House Bill 399 passed and allows manufactured homes to be built with certification, which raised concern and will be reviewed further by legal counsel. He also discussed House Bill 145 regarding sovereign immunity; House Bill 1451 related to utilities, which likely will not affect the Town; and Senate Bill 484 concerning data centers, which now includes “guard rails” for larger facilities, but does not preempt local government. Mr. Pruitt stated that Senate Bill 686 regarding Agricultural Enclaves passed and remains significant due to concerns about western development, with an 18-month expiration provision. He further noted that Senate Bill 803, comparable to House Bill 399, passed and includes changes related to building permit timelines and stronger private provider provisions.

Additional legislation discussed included House Bill 1019 regarding PFAS, which becomes effective July 1, 2029, with phased implementation dates and will affect SMRU through quarterly testing requirements. He also referenced Senate Bill 927, Senate Bill 1329 regarding financial reporting requirements, and Senate Bill 1389, an affordable housing bill, noting the accessory dwelling unit section did not pass.

Mr. Pruitt also briefly reviewed failed bills for reference and commented on whether they may return next session. He stated that Senate Bill 48 and House Bill 313 will likely return, as will Senate Bill 1297 and House Bill 636, which will continue to be monitored with assistance from lobbyists. Senate Bill 1014 was not taken up by the Senate and will likely return, with continued efforts to ensure needed provisions are included. Senate Bill 354, referred to as the Blue Ribbon bill and involving administrative approval of large projects, will likely come back as well. Senate Bill 840, the “fix-it” bill to Senate Bill 180, moved through the Senate but did not pass the House, and although it was amended onto House Bill 399, it was later removed. Mr. Pruitt noted it may not matter moving forward due to timing, particularly in light of ongoing litigation regarding Senate Bill 180. House Bill 203 related to property tax reform was never considered in the Senate and died, although possible gubernatorial action in a special session remains to be seen. Senate Bill 1167 and House Bill 1468 regarding advanced wastewater treatment were not considered in the House and will likely return in some form.

Mr. Pruitt stated that significant work remains ahead through the forthcoming special sessions and that he would continue to keep the Town informed.

Commissioners expressed appreciation for Mr. Pruitt’s work on the Town’s behalf.

**COMMISSION ACTION ITEMS**

3. Ordinance No. 418 - Amending Land Development Regulations re. Variances - 2nd Reading

Town Attorney Teal read Ordinance No. 418 by title.

**MOTION:** *Commissioner Taddeo/Commissioner Field moved to approve and adopt Ordinance No. 418 as presented.*

**ACTION:** *Motion Passed 4-0.*

4. Ordinance No. 419 - Off-site Contractor Parking - 1st Reading

Mayor Townsend requested that letters J and K be moved to follow Item B in order to keep related topics together. She also asked whether the proposed off-site contractor parking regulations should include a provision addressing deliveries of materials and equipment, as discussed at the Town Coffee meeting. Commissioners agreed that the issue should be addressed.

Chief Ewing explained that the concern involved stopping and standing in the roadway rather than parking and noted that a flagman provision already existed for such situations.

Commissioner Field emphasized the need for stronger enforcement and citations for violations.

Following discussion and review of Town Attorney Teal's memorandum regarding a construction parking plan, Commissioners agreed to table the item and direct staff to return with a revised Ordinance No. 419 for first reading that includes provisions addressing deliveries.

5. Appointment and Reappointment of Board/Committee Members

Mayor Townsend reviewed the list of Board and Committee members whose terms have expired, noting those who wish to continue to serve and those who are not able to continue at this time.

Vice Mayor Scott expressed concern regarding Board/Committee Members who seemingly have a conflict of interest or profit from their membership. Discussion ensued regarding industry experience as an asset on planning boards/committees.

**MOTION:** *Commissioner Field/Commissioner Taddeo moved to reappoint members as presented.*

**ACTION:** *Motion Passed 3-1 with Vice Mayor Scott dissenting.*

**MOTION:** *Commissioner Taddeo/Commissioner Field moved to appoint Matt Hammond and Joseph Scolly as presented.*

**ACTION:** *Motion Passed 4-0.*

Commissioner Field asked about a recent Finance Committee discussion regarding SMRU financial issues and whether any outcomes were relevant. Town Manager Garlo confirmed the committee had met recently. Commissioner Field suggested that Matt Hammond should be included in future SMRU-related discussions, and there was consensus to schedule a special Finance Committee meeting before the end of the season.

6. Beautification Fund Spending Authorization

Director Duchock explained the request of a spending authorization for Ficus Allée as the plan has changed from the original request and approval, allowing for a reallocation of the funds. He noted the changes and provided quotes for the work.

**MOTION:** *Vice Mayor Scott/Commissioner Field moved to approve the revised spending authorization as presented, contracting with South Coast Grower in an amount not to exceed \$47,875.*

**ACTION:** *Motion Passed 4-0.*

Director Duchock introduced Beautification Committee Chair Ken McBrayer. Mr. McBrayer explained their intention of a long-term plan for Ficus Allée and forming a 501(c)(3) to collect funds for this project. Town Attorney Teal expressed no legal concerns. Mr. McBrayer stated that there would be a separate, independent board in charge of the fund. Discussion ensued regarding historical designation and implications. Town Manager Garlo provided clarifying comments and stated that the Town would not in any way be involved in the 501(c)(3). Mr. McBrayer explained that the Beautification Committee has no interest in allocation or control of the funds, rather looking into avenues to raise funds for the project.

Mayor Townsend asked Town Manager Garlo, Director Duchock, and Town Attorney Teal to work together on a framework addressing the questions raised and bring it back at the next meeting.

Public Comment:

Resident Jay Wilson noted previous similar matters with the Arts Council.

Michelle Bush suggested an endowment could be created to support the project.

7. Public Safety Marine Unit Spending Authorization

Chief Ewing explained his request for spending authorization for two (2) replacement Mercury outboard engines for the Public Safety Marine Unit vessel in the amount of \$40,292.66. He noted that the existing engines will be sold at public auction to offset a portion of the replacement costs.

**MOTION:** *Commissioner Field/Vice Mayor Scott moved to approve the Public Safety spending authorization request as presented.*

**ACTION:** *Motion Passed 4-0.*

*The Town Commission recessed briefly at 10:53 AM and reconvened at 11:01 AM.*

**ADDITIONAL COMMISSION MATTERS**

8. Comprehensive Plan Update

Director Duchock provided a recap of the prior month's meeting and the request for a revised timeline, then introduced Ms. Ali Palmer of Kimley-Horn.

Ms. Palmer explained the provisions of Senate Bill 180 and how the legislation could affect the Town's Comprehensive Plan review. Discussion ensued regarding whether dunes could be considered infrastructure and other related issues, with Ms. Palmer deferring to legal counsel on those specific matters.

House Bill 399 was also discussed in relation to the Comprehensive Plan, and Mayor Townsend asked Ms. Palmer to confirm how that legislation may affect the project.

Ms. Palmer then reviewed the proposed timeline and extension letter to the State, confirmed the April draft schedule as previously discussed, and was asked to provide an estimated cost associated with the revised schedule.

**MOTION:** *Vice Mayor Scott/Commissioner Taddeo moved to approve the timeline as presented.*

**ACTION:** *Motion Passed 4-0.*

**MOTION:** *Vice Mayor Scott/Commissioner Taddeo moved to approve the extension letter as presented.*

**ACTION:** *Motion Passed 4-0.*

Ms. Palmer noted that the next draft would be divided across three meetings as previously requested and stated that additional information would be provided to Town Attorney Teal. It was also noted that the Local Planning Agency should be notified of a fall meeting, rather than a spring meeting.

Discussion followed regarding whether the Town should join litigation related to Senate Bill 180. Town Attorney Teal offered legal opinion on the matter and suggested conferring with Ken Pruitt regarding the advantages and disadvantages of becoming involved.

Town Manager Garlo confirmed that he and Town Attorney Teal would continue to monitor the issue and consult with Mr. Pruitt. Director Duchock and Ms. Palmer also noted that if a hurricane occurs this year, the provisions of Senate Bill 180 would be extended.

#### 9. Board and Administrative Approval Discussion

Town Attorney Teal reviewed the proposed Board and Administrative Approval language and explained that the issue arose from changes made to a construction project that had not been previously permitted. He outlined how the Town could address modifications made after site plan approval, including whether they could be handled administratively or should require a return to the approving board. He noted that “substantial compliance” was not clearly defined and discussed possible revisions tied to the express conditions of the original approval.

Commissioners expressed concern that “substantial compliance” allowed too much discretion and preferred a firmer, more objective standard with little-to-no wiggle room. There was support for requiring any modification to return to the approving board rather than allowing administrative approval. Mayor Townsend emphasized the need for clear expectations, particularly for landscaping and buffering, and Town Attorney Teal stated that he would return with stricter language for further review.

Director Harding stated that any violation of a development order would be considered substantial, while noting that minor field changes, such as plant substitutions due to seasonal availability, may be acceptable if reviewed and approved by the Town’s landscape architect.

Discussion turned to a recent buffer issue, with Director Harding explaining that sea grapes planted as part of an approved buffer were mistakenly trimmed and would need to be restored.

Commissioners expressed concern that the situation illustrated the problem with allowing too much discretion and questioned whether “substantial compliance” should be removed altogether.

Town Attorney Teal stated that he did not see a legal issue with requiring stricter compliance, but noted that some field changes may involve situations such as out-of-season landscaping. Commissioners responded that any change from an approved plan should require the applicant to return for approval rather than rely on administrative discretion.

Discussion also included stronger code enforcement language and whether after-the-fact deviations should return to the Development Review Board or Town Commission. Town Manager Garlo stated that he and Town Attorney Teal would bring back revised language.

#### 10. Basement Discussion

The Town Commission debated the pros and cons of having a basement. Commissioner Field suggested retaining the current definition of floor area as “all floors of all buildings” and removing the exception for basements, stating this would be a reasonable starting point and would address concerns about bulk. Mayor Townsend agreed that the basement issue related primarily to bulk and preserving the Town’s 10,000-square-foot residential limit.

Vice Mayor Scott stated that she was not convinced basement impacts were limited to visual concerns and said she wanted input from an engineer regarding whether basements could affect neighboring properties.

Chief Ewing advised that basements present additional fire safety risks, especially if used as habitable

space, and recommended exterior access or fire suppression measures.

Commissioners also discussed whether basements should simply count toward total floor area rather than be prohibited outright, with several expressing support for treating all space equally under the Town's floor area limits.

**MOTION:** *Vice Mayor Scott/Commissioner Field moved to implement a zoning in progress regarding construction of basements.*

**ACTION:** *Motion Passed 3-1, with Commissioner Taddeo dissenting.*

Town Manager Garlo stated they would back an ordinance for 1st reading in April, eliminating basements and confirming that all floor area counts toward 10,000 square feet with no exemptions.

*The Town Commission meeting recessed for lunch at 12:00 PM and reconvened at 12:11 PM.*

#### 11. Winter Construction Discussion Update

The Town Commission discussed possible revisions to the Town's winter construction regulations, with particular focus on preserving residents' quiet enjoyment during the winter season while ensuring any restrictions would be legally defensible. Discussion included whether the Town should codify the long-held expectation that construction be shelled in during season or instead strengthen existing noise, traffic, and enforcement provisions. Town Attorney Teal reviewed possible code language, including restrictions on offensive machinery noise and additional exception language, and advised that an outright seasonal moratorium could present legal concerns. Town Manager Garlo noted that the issue also extended beyond on-site noise to include construction traffic, delivery vehicles, and related impacts on island roads during season.

Commissioners discussed balancing quality of life concerns with practical construction realities and generally agreed that preserving residents' quiet enjoyment should remain the guiding objective.

Resident and architect Scott Hughes, speaking in his professional capacity, cautioned against unintended consequences from overly restrictive regulations and suggested that construction traffic could be limited to certain times of day rather than prohibited entirely. Mr. Hughes also offered to provide recommendations regarding sound attenuation measures used on construction sites.

After further discussion, there was direction to bring the matter back with additional options addressing sound mitigation, traffic control, site buffering, and legally defensible enforcement measures.

### **STANDING REPORTS**

#### 12. Town Manager's Report

##### a. Traffic Study

Town Manager Garlo provided a brief update on the Commission's interest in obtaining South Beach Road and stated that he had met with traffic consultant Thomas Hall regarding a possible study. He noted the cost would not exceed \$15,000.

Vice Mayor Scott questioned whether the timing was appropriate, given that the peak traffic season had already passed.

Following discussion, the Town Commission agreed to conduct the study next year.

**MOTION:** *Vice Mayor Scott/Commissioner Taddeo moved to approve engagement with Thomas Hall not to exceed \$15,000.*

**ACTION:** *Motion Passed 4-0.*

13. Town Attorney Report\*

a. Litigation Update

Town Attorney Teal provided a litigation update and reported that the Town was finalizing a motion for summary judgment in the Slan case, with depositions of expert witnesses also anticipated. He stated that the Town was recently served in the Parker v. Town case and that the matter would be handled through insurance counsel. He also noted that a hearing in the Sobrowski v. SMRU case was set for April 15 and reported that the Fell v. Town case had been settled last month for \$50,000, with no admission of wrongdoing.

Town Attorney Teal added that he was reviewing the pending litigation related to Senate Bill 180 and would discuss the matter further with Ken Pruitt. He also stated that recent state legislation would require review of the Town's Land Development Regulations, including provisions related to gas-powered leaf blowers, and noted that a noise-based approach may be more appropriate than regulating fuel type.

A closed-door session regarding the Slan case was requested for the April meeting.

14. Building Department Report

Director Harding reviewed the revised Building Department report format and summarized recent permit activity, fees collected, and inspections completed.

Mayor Townsend noted recent state legislation affecting permit fees and applications and stated that the Town should ensure its procedures remain consistent with current law.

Commissioner Field requested a ten-year history of permit activity, and Vice Mayor Scott stated that future reports should provide more context and analysis rather than data alone.

Discussion also focused on code enforcement reporting and Development Review Board applications. Commissioners requested more detail regarding the nature of complaints and how complaints were initiated. Town Manager Garlo stated that a spreadsheet tracking Development Review Board applications and their status could be made available to the Commission.

Director Harding noted that larger projects are now required to have a permitted staging plan and a gatekeeper on site during construction, though concerns were raised that gatekeepers were not always present.

Public Safety confirmed that it tracks construction-related enforcement activity and would share that information with the Commission.

15. Public Works Department Report

a. Beautification Committee Update

Director Duchock stated the item was covered earlier in the meeting.

b. Lethal Yellowing Update

Director Duchock reported on the lethal yellowing issue and stated that he had met with Dr. Baehder of the University of Florida and Brian Fisher of King Tree Services to review the sampling plan and identified 18 locations to collect samples when conditions are favorable. He noted that staff would continue to monitor conditions and that expenditures had been paused for this year. Support for the effort remains strong.

16. Public Safety Department Report

a. Reaccreditation Award Recognition\*

Chief Ewing announced that Public Safety was again reaccredited which is a 3-year cycle. He acknowledged Devan Wilson, Lucy Carton and Captain Joseph Scolly. He highlighted that Mr. Wilson volunteers as an assessor and was provided the exceptional 2025 Assessor of the Year award. Accolades were presented by Mayor Townsend in recognition of the recipients' outstanding contributions.

b. Activity Report

Chief Ewing reviewed the Police Activity report and noted no arrests or major crimes. He discussed the provided code compliance data.

Commissioner Field asked Town Manager Garlo and Chief Ewing to work together to create a plan to improve public safety performance.

**OTHER ITEMS**

17. Meeting Dates

- March 24, 2026 – Town Coffee with Mayor Townsend – 9am
- March 24, 2026 – SMRU Board Meeting – 10am
- March 25, 2026 – Town Commission Meeting – 9am
- March 25, 2026 – Beach Protection District Meeting – 1pm or Directly Following Town Commission
- April 22, 2026 – Town Commission Meeting – 9am
- April 22, 2026 – Beach Protection District Meeting – 1pm or Directly Following Town Commission
- May 18, 2026 - SMRU Board Meeting – 9am
- May 19, 2026 – Town Commission Meeting – 9am
- May 19, 2026 – Beach Protection District Meeting – 11:30am or Directly Following Town Commission
- June 23, 2026 – Town Commission Meeting – 9am
- June 23, 2026 – Beach Protection District Meeting – 1pm or Directly Following Town Commission

There was consensus to wait for Commissioner Warner.

18. Other Items\*

Town Attorney Teal agreed to review Appeal Ordinances and provide analysis for April.

No additional matters were discussed.

Mayor Townsend adjourned the meeting at 1:49 PM.

Respectfully submitted,

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Kimberly Kogos, Town Clerk

**MINUTES  
 TOWN OF JUPITER ISLAND  
 DEVELOPMENT REVIEW BOARD MEETING  
 THURSDAY, FEBRUARY 5, 2026**

**TIME:** Thursday, February 5, 2026 – 9:00 AM  
**PLACE:** Town Hall Island Room – 2 Bridge Rd., Hobe Sound, FL  
**PRESENT:** Present were Chair Judy Holden, Members Nancy Auth, Truman Hobbs, Jennifer Madden, and Alternative Members Christina Gidwitz, Walter McCormack, and Eleanor Seaman. Also present were Building Director Catherine Harding, Town Attorney Kyle B. Teal, Assistant Town Clerk Trenton Warren, and IT Director Bill Sutton.

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 the Chair established a quorum. Chair Holden introduced the Town Staff.

1. Minutes of the Development Review Board held January 8, 2026

**MOTION:** *Member Gidwitz/Member McCormack moved to approve the minutes of the January 8, 2026, Development Review Board meeting.*  
**ACTION:** *Motion Passed 7-0.*

Assistant Town Clerk Trenton Warren swore in Building Director Catherine Harding, Attorney Jared Gaylord of Marc R. Gaylord P.A., Richard Rutledge of Innocenti and Webel, Thomas Kirchhoff and Timo Hoefs of Kirchhoff & Associates Architects, and David Chesser of the Wittmann Building Corporation.

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.**

*Ex-Parte Communication:*

- *Alternate Member McCormack stated that he visited the property and had no ex-parte communication.*
- *Member Hobbs stated that he read the materials and spoke with Director Harding.*
- *Member Auth stated that she read the materials and spoke with Director Harding.*
- *Chair Holden stated that she visited the property, read the materials, and spoke with Director Harding.*

- *Member Madden stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Alternate Member Gidwitz stated that she visited the property, read the materials, and spoke with Director Harding.*
- *Alternate Member Seaman visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication\*.*

Director Catherine Harding introduced the application and provided background information. She stated the application is in compliance with all setbacks and heights within the Land Development Regulations. She noted there will be a full basement on the new property, but it will not be counted towards floor space as it meets the definition of a basement in the Land Development Regulations.

Attorney Jared Gaylord introduced himself on behalf of AFG Residence LLC and introduced his staff. He began his presentation with aerial photographs and described the local neighborhood as smaller properties than usual on the Island. He provided the existing survey and site plans and described the current property that is intended to be demolished. He displayed the new site plans and described the new proposed building. He stated a new pool will be built east of the waterfront setback line as permitted by the Land Development Regulations. He stated the new floor space will be 8,164 sq ft, which is within the maximum permitted 8,172 sq ft. He reviewed the west and east basement plans, stating the intent of the basement is to include the garage, mechanical infrastructure, and storage only. He displayed the floor plans for the first and second floors, detailing the layout of the rooms and stairways. He noted there will only be a partial second floor that includes bedrooms in an L-shaped pattern on the north-eastern side of the property. He finished his presentation by reviewing the elevation charts of the new property to show the underground garage location.

Member Auth inquired about the proposed rooftop garden intended for the garage. Attorney Gaylord explained the garden will be set directly over the garage and will be level with the ground outside. Member Holden inquired about how the garden would be accessed. Attorney Gaylord displayed the small entrance that will be accessible from the main motor court.

Alternate Member Seaman complimented the design but expressed concern about the basement size and potential future use. Attorney Gaylord reviewed evolving basement ordinances. Architect Thomas Kirchhoff explained design changes required due to ordinance updates and stated the basement will house mechanical systems, including sixteen air handlers and a partially submerged cooling tower. He confirmed interior and garage access, and noted some storage use, including wine refrigerators and a closet.

Chair Holden inquired if there have been any comments from the neighbors concerning the proposed property. Director Harding confirmed they have not received any comments or complaints from the neighbors.

Member Madden expressed concern about the full basement and possible future conversion. Member Auth asked about cooling tower noise and exhaust. Architect Kirchhoff explained it emits water vapor only, produces minimal noise, and will appear externally as a three-foot wall. Attorney Gaylord added a retaining wall will further screen it. Member Auth suggested removing window wells to discourage future residential use. Architect Kirchhoff confirmed three window wells are proposed for light and emergency egress.

Chair Holden praised the design but questioned the two driveways, citing traffic safety. Landscaper Mr. Richard Rutledge stated the second entrance is for service access. Chair Holden referenced a Public Works concern about road shoulder softening. He further explained irrigation plans and anticipated no drainage issues. Chair Holden suggested construction trucks access the site via Estrada Road rather than

Gomez Road.

Mr. Rutledge reviewed landscaping and vegetation removal. Select vegetation will be removed during demolition to allow truck access, with replanting in a later phase. He presented staging plans, fencing, buffer elevations for all sides, salvaged tree placement, and final driveway and motor court layouts with Strangler Fig and Sea Grape canopy coverage.

Chair Holden reviewed demolition application standards with the Board prior to discussion of approval.

**MOTION:** *Member Madden/Member Auth moved to approve the demolition application.*

**ACTION:** *Motion Passed 7-0.*

Chair Holden reviewed the impact review standards with the Board before discussion of the new construction application. Town Attorney Teal referenced a recent Town Commission concern regarding contractors using private properties on the Island for offsite parking. Attorney Gaylord confirmed construction parking will occur off the Island.

The Board discussed potential conditions of approval.

Member Madden asked whether the applicant would reduce the basement size. Attorney Gaylord stated an alternate plan had been prepared reducing the southern portion of the basement if required. Mr. Kirchhoff explained the alternate design would require four air handlers above the primary bedroom, creating future servicing challenges.

After further discussion, the Board agreed to approve the original basement design subject to a restrictive covenant and the following conditions:

- Removal of window wells except in the southern storage section.
- Construction truck access limited to Estrada Road rather than Gomez Road.
- No offsite parking permitted on the Island.
- Recordation of a covenant prohibiting use of any basement area as living space or bedrooms.

**MOTION:** *Member Madden/Member Hobbs moved to approve the new construction application with the conditions stated.*

**ACTION:** *Motion Passed 6-0. Alternate Member Seaman abstained from the vote.*

3. Other Items\*

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

Chair Holden inquired if there were any applications ready for the March meeting. Director Harding stated there is currently one application ready.

Chair Holden adjourned the meeting at 10:29 AM.

Respectfully submitted,

**MINUTES  
TOWN OF JUPITER ISLAND  
BEAUTIFICATION COMMITTEE MEETING  
MARCH 16, 2026**

**TIME:** Monday, March 16, 2026 – 9:00 a.m.

**PLACE:** Town Hall Conference Room

**PRESENT:** Chair Ken McBrayer, Committee Members Nivin MacMillan, Joyce Vicenzi, Rick Redmond, Judy Light, Debbie Textor, and Jody Bush. Also present were Assistant Town Manager John Duchock and Assistant Town Clerk Trenton Warren.

Chair Ken McBrayer called the meeting to order at 9:05am and established a quorum. Assistant Town Manager John Duchock briefly reviewed the Florida Statutes regarding abstaining from a vote with the Committee members.

1. Approval of Minutes of Meeting Held February 9, 2026

**MOTION: Member McMillan/Member Vicenzi moved to approve the minutes of February 9, 2026.**

**ACTION: 7-0 Motion Passed.**

2. Bridge Road Ficus Tree Replacement

Assistant Town Manager Duchock reviewed the current plan to request an adjustment on the spending authorization from the Town Commission to replace mature tree specimens on Bridge Road through attrition with new trees. He reported two trees have been found to replace the removed trees on Bridge Road. One is located on island, and one is off island. He reviewed the three proposed bids to transport the trees to their new locations, with the lowest bidder being Sun Coast Grower at \$47,875. The Committee asked several questions concerning the bidders and discussed whether more research is necessary due to the large monetary differences between the bids. The Committee concluded additional references should be received to accept Sun Coast Grower as the contract winner.

**MOTION: Member Redmond/Member Light moved to approve South Coast Grower to transport and plant two Strangler Figs to Bridge Road with the requirement of two references from other communities being provided first.**

**ACTION: 7-0 Motion Passed.**

Assistant Town Manager Duchock reviewed the proposed work schedule to prep the area and transport the trees to Bridge Road.

Member Vicenzi suggested filming the transport process for liability purposes.

Member Light inquired about the process of getting a large tree prepared for transport. She suggested ensuring the area around the final location is prepped for the new tree to survive including clearing space within the canopy.

The Committee discussed the aesthetic differences of the new trees compared to the mature trees already on Bridge Road. Assistant Town Manager Duchock stated the new trees will not be as large as the mature trees initially but should develop well after the initial shock of transport fades.

The Committee held a discussion of several possible replacement trees seen on the island and gave suggestions to Assistant Town Manager Duchock on which should be investigated for potential candidates.

### 3. Bridge Road Ficus Allée Management Plan Discussion

Assistant Town Manager Duchock announced a new Bridge Road Ficus Allée Management Plan is currently being drafted with a focus on tree replacement through attrition. He stated the new plan should be finalized by mid-April.

### 4. Other Matters – Discussion of New Projects, South Beach Road Entrance

Chair McBrayer reviewed the current status of establishing a 501(c)(3) foundation to gather funds and donations from residents on the island for the Ficus Allee Replacement Project. He stated Resident Marc Gaylord is currently working with him to establish the foundation from a legal standpoint. He stated this request will eventually need to be brought to the Town Commission for approval.

Member Redmond inquired about the funds provided by the Town. Chair McBrayer explained that the Town gives one-off funding on a case-by-case basis, but there is no steady annual fund given by the Town to the Beautification Committee. He stated this project will likely cost millions over the years and this foundation is a way to provide a funding source for it.

Assistant Town Manager Duchock stated he will present the idea to create a 501(c)(3) foundation to the Town Commission at the next meeting.

Assistant Town Manager Duchock informed the Committee of a suggestion for a project from Town Commissioner Joe Taddeo to create a better southern entrance

to the Town. Discussion ensued about potential projects to improve the entrance with a recommendation to continue discussing the projects at the next meeting.

Chair McBrayer led a brief discussion about the times for each meeting. The Board agreed to keep the time at 11:00am going forward.

5. Adjournment

Chair McBrayer adjourned the meeting at 10:10am.

Respectfully submitted,

Trenton Warren  
Assistant Town Clerk



## TOWN OF JUPITER ISLAND

### MEMORANDUM

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**To:** Mayor & Town Commission

**Through:** Robert Garlo, Town Manager *RG*

**CC:** Kimberly Kogos, Town Clerk

**From:** John Duchock, Asst. Town Manager

**RE:** Agenda Item No. 2 – Contract Amendment No. 2 (Kimley-Horn)

**Date:** 4/13/2026

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Background:

The Town Commission approved an extended timeline to complete the Comprehensive Plan update process, including a piecemeal review the updated draft plan in sections lead by Kimley-Horn during the April, May, and June Commission meetings. Following Commission review and direction, one additional draft of the Comprehensive Plan will be prepared by Kimley-Horn and presented to the Commission in September. Following acceptance by the Commission and completion of the Local Planning Agency hearing, the Comprehensive Plan will be finalize and transmitted to the State prior to the March 1, 2027 extension deadline.

Attached to this memo is Contract Amendment No. 2, prepared by Kimley-Horn to cover the additional services. Additional services include one (1) additional redraft of the Comprehensive Plan, plus attendance and support during the extended update process. Additional detail on the expanded scope and timeline is included for reference.

Recommendation:

Town staff requests Commission approval to execute Contract Amendment No. 2, increasing the total contract not to exceed value by \$42,000.

For reference, the modified schedule to complete all reviews, hearings, and adoption actions are reflected in the table below.

### Comprehensive Plan Timeline (Extended)

DATE	TASK	NOTES	NEW WORK SCOPE/DELIVERABLE
13-Apr	Draft #3 to be delivered	Address LPA, Town Commission and Town Counsel comments received to date. This draft will not address SB 180 items.	N/A – covered under Amendment#1
22-Apr	Town Commission - Present Draft #3	Present Town Vision, Purpose, and Profile plus first 3 elements (Future Land Use, Transportation, Housing)	<b>New Work</b> – Prepare memo highlighting new element goals/objectives/policies requiring discussion. Attend meeting in person. Prepare slides for focused discussion. <u>Amend existing budget.</u>
19-May	Town Commission update - Present Draft #3	Present next 3 elements (Infrastructure, Coastal Management, Conservation)	<b>New Work</b> – Prepare memo highlighting new element goals/objectives/policies requiring discussion. Attend meeting in person. Prepare slides for focused discussion. <u>Amend existing budget.</u>
23-Jun	Town Commission update - Present Draft #3	Present last 4 elements (Recreation and Open Space, Intergovernmental Coordination, Capital Improvements, Property Rights)	<b>New Work</b> – Prepare memo highlighting new element goals/objectives/policies requiring discussion. Attend meeting in person. Prepare slides for focused discussion. <u>Amend existing budget.</u>
30-June	Completion of 2026 Legislative Session		
July	Town Commission – Legislative and Legal Update	Counsel to present update on all 2026 bills that may impact the current comprehensive plan update and on South Beach Road Ownership & Traffic Control.	<b>New Work</b> – Prepare memo in response to legislative session conclusion and Town counsel review of draft comp plan language. <u>Amend existing budget.</u>
September	Draft #4 to be delivered for Town staff review	Address comments from April, May and June Town Commission meetings as well as changes required by legislative updates, including conflicts with SB 180 from 2025 session. This draft is not currently included in the comprehensive plan update contract or	<b>New Work</b> – Prepare Draft#4 based on April, May, June, and July TC meetings.

		amendment.	
September	Town Commission - Present Draft #4	This draft will be utilized for the transmittal hearing unless there are changes requested during this meeting.	<b>New Work</b> – Prepare memo highlighting new element goals/objectives/policies requiring discussion. Attend meeting in person. Prepare slides for focused discussion. Amend existing budget.
October	LPA - Transmittal Hearing		N/A – Covered under original agreement.
November	Town Commission - Transmittal Hearing		N/A – Covered under original agreement.
December	30-day state review		N/A – Covered under original agreement.
January	Draft #5 (final draft) to be delivered	Draft #5 will address LPA and Town Commission comments as well as any comments from the state review process.	N/A – Covered under original agreement.
February	Town Commission – Adoption Hearing	Presentation and adoption of Draft #5	N/A – Covered under original agreement.

The extended timeline has expanded the scope of work beyond what is currently authorized under Kimley-Horn’s contract agreement. Kimley-Horn has prepared the attached Amendment No. 2 to provide additional services related to re-drafting the Comprehensive Plan document based on consolidated input from the Town. Services related to the re-draft are to be invoiced on a time-and-materials basis not to exceed \$8,000 for a single re-draft. Additional changes beyond the single re-draft are not covered.

Additionally, the extended timeline reflects leadership involvement of Kimley-Horn during the April, May, June, and September Commission meetings. Ali Palmer (Project Lead) will attend each meeting in person and will lead discussions during the review of the various plan elements, providing a summary memo and a presentation tailored towards a focused plan review approach. This effort will require modification to the previously approved budgets for Task 16 (Town Commission Meetings) and Task 17 (Client Meetings and Project Management). These tasks were approved under the first contract amendment and will continue to be utilized as time-and-materials tasks with the following modified not to exceed (NTE) values:

- Task 16 Town Commission Meetings: NTE value to be adjusted from \$6,000 (Amendment No. 1) to \$36,000 to reflect four additional in-person meetings including both a summary memo and a presentation for each meeting.
- Task 17 Client Meetings and Project Management: NTE value to be adjusted from \$6,000 (Amendment No. 1) to \$10,000 for additional staff coordination efforts and project management.

The existing maximum contract value is \$181,953. The amended contract value will be \$223,953.

**AMENDMENT NUMBER 02 TO THE AGREEMENT BETWEEN CLIENT AND KIMLEY-HORN AND ASSOCIATES, INC.**

This is Amendment number 02 dated March 23, 2026 to the agreement between the Town of Jupiter Island ("Client") and Kimley-Horn and Associates, Inc. ("Consultant") dated October 3, 2024 ("the Agreement") concerning the Jupiter Island Comprehensive Plan (the "Project").

The Consultant has entered into the Agreement with Client for the furnishing of professional services, and the parties now desire to amend the Agreement.

The Agreement is amended to include services to be performed by Consultant for compensation as set forth below in accordance with the terms of the Agreement, which are incorporated by reference.

**Project Understanding:**

On February 25, 2026, at the Town Commission meeting Kimley-Horn was asked to revise the schedule based on proposing an extension to the transmittal of the EAR-based comprehensive plan amendments to allow for additional time to address outcomes of the 2026 legislative session that concludes in June of 2026. The original schedule outlined a 12-month timeline with plan adoption anticipated for November 2025. The revised schedule projects adoption of the comprehensive plan in the spring of 2027. **The revised schedule anticipates additional feedback from the Commission and Counsel through the summer and fall of 2026, resulting in at least one additional draft of the comprehensive plan.**

The tables below present the tasks specified in the original contract and Amendment #1 to the original contract, their corresponding fees, the percentage of completion for each task, and, for any tasks not completed, an explanation of the intended use of those funds.

<b>Task Number</b>	<b>Description</b>	<b>Fee</b>	<b>Percent Complete</b>	<b>Earned</b>	<b>Notes</b>
1	Project Kickoff and Project Management (12 months)	\$7,392	100%	\$7,392	Completed during first 12 months
2	Monthly Project Status Calls (12 months)	\$5,420	100%	\$5,420	Completed during first 12 months
3	Leadership Interviews	\$6,466	100%	\$6,466	Completed 12/2024
4	Statutory Compliance	\$6,683	100%	\$6,683	Completed 12/2024
5	Data Inventory and Analysis	\$22,666	100%	\$22,666	Completed 2/2025
6	Map Series	\$4,281	100%	\$4,281	Completed 2/2025
7	EAR Spreadsheet	\$11,648	100%	\$11,648	Completed 12/2024
8	Citizens Workshop	\$16,539	100%	\$16,539	Completed 1/2025
9	Policy Drafting (2 Plan Drafts)	\$20,582	100%	\$20,582	Original draft (10/2025) removed Draft 1 Completed 11/2025 Draft 2 Completed 12/2025
10	Focus Group	(\$5,243)	0%	\$0.00	Task will not be utilized. Task has been closed.
11	Joint Public Workshop	\$18,057	100%	\$18,057	Completed on 1/7/2026

12	Transmittal, Final Comp Plan & Adoption	\$28,315	0%	\$0.00	Future tasks to be completed in 2027
13	Consistency Review	\$17,647	0%	\$0.00	Future task to be completed in 2027
Amendment #1					
14	One (1) Community Survey	\$8,000	100%	\$8,000	Completed 02/2026
15	One (1) Additional Draft of the Comprehensive Plan	\$13,500	0%	\$0.00	Future task to be completed in 04/2026
16	Town Commission Meetings	Hourly		\$1,791	Hourly Not to Exceed: \$4,000 per meeting \$2,000 per memo \$1,500 per presentation
17	Client meetings and project management	Hourly		\$0.00	Hourly Not to Exceed: \$6,000
<b>Contract Total</b>		<b>\$181,953</b>	<b>71%</b>	<b>\$129,525</b>	

**Consultant will perform the following services:**

Task 18: Additional Comprehensive Plan Drafts

Kimley-Horn will provide additional drafts of the Town Comprehensive Plan **upon written (email) request by the Client**. Each additional draft will be used to address new comments from the Town Commission and Town Counsel made during Town Commission meetings or provided in writing following a Town Commission meeting. These extra drafts aim to update existing language or suggest new policies for specific issues, rather than completely rewriting the plan. Each draft will incorporate one (1) set of conformed and consolidated comments submitted by the Client to Kimley-Horn. Kimley-Horn will provide one (1) updated draft of the comprehensive plan 3 weeks from the date that comments are received.

**Consultant and Client agree to the following general schedule in connection with the services set forth above:**

We will provide our services as expeditiously as practicable for delivery of the scope of work referenced herein and under the assumption of reasonable requests and timely responses by the Client. We are ready to commence work upon notice to proceed and return this agreement herein as ratified.

**For the services set forth above, Client shall pay Consultant the following compensation:**

Kimley-Horn will perform the Services in Task 18 on a labor fee plus expense basis. Labor fee will be billed on an hourly basis according to Kimley-Horn's then-current rates if requested. Fee estimates in this Agreement are for general budgeting purposes only. Actual fees may be less or more than the estimates.

Task Number & Name		Fee	Type
18	Additional Comprehensive Plan Draft	Not to exceed \$8,000 per draft	Hourly max

CLIENT:

TOWN OF JUPITER ISLAND

CONSULTANT:

KIMLEY-HORN AND ASSOCIATES, INC.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

By: Shawn Kalbli \_\_\_\_\_

Title: Associate \_\_\_\_\_

Date: \_\_\_\_\_



Date: April 22, 2026  
 To: John Duchock, Town of Jupiter Island  
 From: Ali Palmer, Kimley-Horn  
 Subject: Comprehensive Plan Update - Summary of Draft #3 Updates

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### Purpose

The purpose of this memorandum is to summarize changes made between the December 12, 2025 Draft #2 Comprehensive Plan and the April 13, 2026 Draft #3 Comprehensive Plan.

The purpose of this draft was to address the following items:

1. January 2026 Local Planning Agency meeting
  2. Town Counsel's memo should/shall memo
  3. Community survey
  4. Town Commission during the February and March meetings
- 

### Summary

General revisions to all elements include the “Should/Shall” memo recommendations

More specifically the following changes were made within each individual element:

#### 1. FUTURE LAND USE ELEMENT (Element 1)

- Reorganization for ease of use.
- **Objective 1.1.2 and Policy 1.1.2.1 (NEW):** The Local Planning Agency will review proposed amendments and rezonings in coordination with the Town Commission and in compliance with state law.
- **Objective 1.1.3:** Explicitly ties low density, barrier island context, and infrastructure capacity to Land Use framework and discourages incremental intensification.
  - **Policy 1.1.3.2 (NEW)** – Discourages density-increasing map amendments
  - **Policy 1.1.3.3 (NEW)** – Discourage urban sprawl by promoting low-density development, environmental protection, and land use patterns that preserve the Town’s character and prevent fragmented, inefficient, or auto-dependent growth.
  - **Policy 1.1.5.5 (NEW)** – New development scale/massing controls (lot coverage, FAR, height, setbacks)

- **Policy 1.1.5.6** – Clearer standards for lot-width variances related to maintaining compatibility and protecting character and density pattern.
- **Policy 1.1.5.7** – Content revised for clarity regarding older structures.
- **Policy 1.1.6.1 (NEW)** - Concurrency exemption language added to exclude redevelopment or replacement of an existing structure that will not increase the size.
- **Policy 1.1.6.3** (mistakenly marked as 1.1.6.1) – Content revised for clarity regarding lands available for utility facilities.

## 2. TRANSPORTATION ELEMENT (Element 2)

- **Policies 2.1.1.6 – 2.1.1.10 (NEW)** introduce:
  - South Beach Road feasibility study
  - Traffic calming exploration
  - Bicycle traffic management
  - ROW vegetation management standards
  - Regulation of construction vehicle activity
- **Policy 2.1.4.4 (NEW)** and mistakenly listed as 2.1.1.7) – Seek traffic calming mechanisms along South Beach Road with Martin County.
- Removal of “coordinate” throughout policy language.

## 3. HOUSING ELEMENT (Element 3)

- **Policy 3.1.2.2** – Modified to state that infrastructure must be available no later than CO.

## 4. INFRASTRUCTURE ELEMENT (Element 4)

- **Policy 4.1.1.1** - Dunes as Flood Infrastructure added explicitly to LOS standards
- “Road” added before “rights of way” in all appropriate instances

## 5. COASTAL MANAGEMENT ELEMENT (Element 5)

- **Policy 5.1.5.9** – Modified from “Comprehensive dune master plan with management zones” to a “Strategic beach management plan”
- **Policy 5.3.1.5 (NEW)** – Emergency evacuation landing zone evaluation
- **Objective 5.3.3** – Removal of “redevelopment”
- **Policy 5.3.3.1** – Existing non-conformities to be permitted and continue at same intensity.
- **Policy 5.3.4.4 (NEW)** – Volunteer post-disaster beach cleanup program

- Beach public access policies clarify resident vs. general public access

## 6. CONSERVATION ELEMENT (Element 6)

- **Policies 6.1.6.4 and 6.1.6.5** from Draft #2 draft removed.
- **Policy 6.1.6.4** (renumbered) – Encourages tree preservation (was mandatory in 12-12-25)
- **Policy 6.1.8.2 (NEW)** – Accepting private conservation land donations

## 7. RECREATION & OPEN SPACE (Element 7)

- **Policy 7.1.3.5 (NEW)** – Explore beach parking fee with Martin County
- **Policy 7.1.3.6 (NEW)** – Explore reduced public beach hours for resource protection

## 8. IMPLEMENTATION

- Generally updated to be consistent with current statutory requirements
- State Review and Evaluation Process section added
- Ongoing Monitoring and Amendments section added
- Land Development Regulations section added

No substantive changes were made to the following elements since Draft #2

- **INTERGOVERNMENTAL COORDINATION (Element 8)**
- **CAPITAL IMPROVEMENTS (Element 9)**
- **PROPERTY RIGHTS ELEMENT (Element 10)**



## TOWN OF JUPITER ISLAND

### MEMORANDUM

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**To:** Mayor & Town Commission

**Through:** Robert Garlo, Town Manager *RG*

**CC:** Kimberly Kogos, Town Clerk

**From:** John Duchock, Asst. Town Manager

**RE:** Agenda Item No. 3 – Comprehensive Plan Review (Kimley-Horn)

**Date:** 4/14/2026

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Background:

Kimley-Horn has provided the attached updated draft Comprehensive Plan. This third draft of the plan document reflects input from the Local Planning Agency workshop held on January 7<sup>th</sup>, as well as the public survey conducted between January 8<sup>th</sup> and February 8<sup>th</sup>. Additionally, the revisions reflect input from Town Counsel regarding “should” versus “shall” and changes directed by the Town Commission during prior meetings.

Kimley-Horn will provide a guided review and discussion of the Town Vision/Profile within the Comp Plan, along with the Future Land Use Element, Transportation Element, and Housing Element. The purpose is to continue the review process and further discuss changes to the first three elements of the plan, while taking into consideration current and pending State legislation.

Recommendation:

Staff is seeking Commission discussion and direction on changes to the Town Vision/Profile, Future Land Use Element, Transportation Element, and Housing Element.

## TOWN VISION

*The Town of Jupiter Island is a barrier island community, between the Indian River Lagoon and the Atlantic Ocean, where the beauty of nature will always dominate the presence of man. Our vision for the future is illustrated by the traditions of the past, formed by a community of caring individuals who, with imagination and heart, have combined the island's beautiful gifts of nature with those of tradition and family. Inherent in the character of the Town are tranquility, ~~seclusion~~ serenity, and safety. The residents of Jupiter Island will faithfully endeavor to preserve and nurture their unique community for all future generations.*

## PURPOSE OF THIS PLAN

Under Chapter 163, Florida Statutes, a comprehensive plan serves as the foundational policy document guiding decision making in a community. Its purpose is to establish principles, guidelines, standards, and strategies that reflect local commitments and provide a consistent framework for governance. The plan sets meaningful and predictable standards, ensuring that quality of life and natural resources on the island are protected and preserved. It also identifies programs necessary for these protections and includes procedures for monitoring and evaluation.

## TOWN PROFILE

The Town of Jupiter Island is situated on a barrier island at the south end of Martin County. The Town consists of approximately 1,643 acres of land bound on the east by nine miles of ocean frontage and on the west by the Intracoastal Waterway - Indian River Lagoon Aquatic Preserve. The Town's permanent population was ~~804~~ 847 according to the 2020 census, and in 2018 is estimated to be ~~780~~ 826, with a seasonal population of approximately 3,000.

The Town was established by the Florida Legislature in 1953. The climate and environmental resources of Jupiter Island have contributed to the development of a high-quality, low-density residential community that seeks to preserve natural resources to the maximum extent possible. The primary land uses in the Town are single-family residential development in secluded estates and homes and conservation/preservation. The few commercial land uses within the Town exist primarily to serve residents. The remaining vacant land is designated for single-family residential, recreational, and conservation uses.

The Town Charter establishes a Town Commission/Manager form of government. The Town is governed by a five-member Commission elected for four-year overlapping terms. The Commission elects its Mayor and appoints a Town Manager and Town Attorney. The Town Manager is responsible for retaining employees to provide for proper operation of the Town. A total of 90 employees carry out the functions of Public Safety, South Martin Regional Utility (SMRU), Public Works, Building and Zoning, Finance and Administration. The Town residents are very public service oriented. ~~Almost 64~~ More than 50 residents serve on the many boards and committees that make the Town run successfully. Residents are also active outside the Town to help with various programs of community interest.

The Town follows the procedures set forth in Chapters 166 and 200 of the Florida Statutes in establishing the ~~budgetary data~~ budget and mileage rate. The ad valorem tax or "property tax" is a major revenue source for the financing of budgets to meet the Town's needs. Each year, the Martin County Property Appraiser determines the total value of each parcel of property based on its fair market value. There are 597 taxable parcels within the Town. The Town's ~~2017~~ 2025 taxable value established by the Martin County Property Appraiser is ~~\$2,432,462,327~~ 981,306,781.

## **OBJECTIVES AND POLICIES NOT APPLICABLE**

No objectives or policies pertaining to the discouragement of the proliferation of urban sprawl are necessary or applicable in the Town because it is virtually developed, and the only areas for potential development are located on "in-fill" parcels.

No policies are necessary or applicable to the protection of potable water wellfields since there are now no such facilities in the Town, nor are any expected in the future.

## **FUTURE LAND USE ELEMENT**

### **Purpose**

As an element of the Town Comprehensive Plan required by Section 163.3177(6)(a), Florida Statutes, the purpose of the Future Land Use Element is to designate the proposed future general distribution, location, and extent of land uses within the Town of Jupiter Island. Each land use has approximate acreages and permitted uses, as well as standards for controlling population densities and building intensities consistent with the Town's vision.

~~For the most part,~~ The land use categories shown on the Future Land Use Map generally coincide with the existing land use and zoning pattern in the Town. Since its inception, the Town has been a planned residential ~~and resort~~ community. The existing platting arrangement and land use and zoning patterns largely reflect the original intentions of the Town's founders. Land use mapping locations as depicted ~~on~~ in the Future Land Use Map Series, therefore, represent land use locational strategies that have been well thought out over time, with due consideration given to the suitability of each land use module for the category assigned to it. Future land uses shall accommodate at least the minimum amount of land required to accommodate the ~~medium projections of the University of Florida's Bureau of Economic and Business Research for at least a 10-year planning period, unless otherwise limited~~ projected Town population for the 10-year and 25-year planning period.

### **Goals, Objectives, and Policies**

~~01.01.00.00~~ **GOAL 1.1: To preserve and enhance the Town's community character as a high quality, single-family residential community.**

**OBJECTIVE 1.1.1: Manage and coordinate land use through the establishment of Future Land Use Designations with regulations that preserve and protect natural resources and the Town's vision.**

The Town of Jupiter Island Future Land Use Plan is organized into the four different land use ~~classifications~~ designations listed below. ~~The regulatory significance of each of these land use categories is set forth in Sections 01.02.01.00 through 01.02.05.00:~~

- Residential
- Recreation
- Conservation/Preservation
- Public Facilities

#### **Policy 1.1.1.1: Residential Future Land Use Designation**

The Residential land use category is intended primarily to permit development of single-family structures. The Residential district is intended to permit one-family detached dwellings and other customary accessory uses and buildings, provided such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Any accessory building should be located on the same lot with the principal building. Such permitted accessory buildings and uses should include, but not necessarily be limited to, staff quarters, private garages, guest houses, beach houses, tennis courts and swimming pools. No more than two (2) accessory buildings for living quarters shall be permitted as defined in the Town's Zoning Ordinance, ~~should be permitted.~~

### **Policy 1.1.1.2: Recreation Future Land Use Designation**

The Recreation land use category designates locations for publicly and privately owned or controlled recreational lands and other open space areas intended for active or passive use. Designation of an area in this category signifies the expectation that the area will continue to be put to recreation and open space use for the foreseeable future. Sites designated in the Recreation category should not be used for other than the intended purposes without careful consideration of the most appropriate use and a properly enacted amendment to the Future Land Use Plan.

### **Policy 1.1.1.3: Conservation Future Land Use Designation**

The Conservation/Preservation land use category is intended to designate land areas for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

### **Policy 1.1.1.4: Public Facilities Future Land Use Designation**

The Public Facilities land use category designates locations for publicly-owned infrastructure systems, such as rights-of-way, sewer, solid waste, drainage, potable water, educational, and public health systems, public buildings, grounds and facilities. Designation of an area in the Public category signifies the expectation that the area will continue to be put to public use for at least the next five years. Sites designated in this category should not be used for other than public purposes without careful consideration of the most appropriate non-public use and a properly enacted amendment to the Future Land Use Plan.

### **OBJECTIVE 1.1.2: Ensure that the Comprehensive Plan and Future Land Use Element are consistently interpreted, administered, and implemented through an established Local Planning Agency and coordinated decision-making by the Town Commission, with land development regulations and map designations maintained in conformance with the Comprehensive Plan.**

**Policy 1.1.2.1:** The Town shall establish a Local Planning Agency (LPA). As required by Section 163.31714, Florida Statutes, the LPA shall have the authority and duty to review proposals for Comprehensive Plan text and map amendments, and rezonings.

~~01.01.01.01~~ **Policy 1.1.2.2:** The Future Land Use Plan should be interpreted as the exact intent of the Town's Local Planning Agency and Town Commission.

~~01.01.01.03~~ **Policy 1.1.2.3:** Zoning map designations and zoning ordinance text shall be consistent with the Comprehensive Plan and this Future Land Use Element Plan. Zoning map or text amendments inconsistent with this Future Land Use Plan should be reviewed as Comprehensive Plan amendments.

~~01.01.02.00~~ **OBJECTIVE 1.1.3: To achieve simple energy efficient and energy conserving land use pattern with a high degree of use compatibility within each land use category and which are based upon greenhouse gas reduction strategies. Preserve the Town's established low-density, environmentally sensitive development pattern by achieving an orderly land use framework that ensures a high degree of compatibility within and between land use categories, and that**

**integrates development in a manner consistent with the Town's barrier island context, infrastructure capacity, and adopted vision.**

~~**01.01.02.02 Policy** The Future Land Use Map Plan will shall be based upon energy-efficient land use patterns that account for existing and future electric power generation and transmission and energy conservation.~~

**Policy 1.1.3.1:** Maintain the Town's character as a single-family residential community that prioritizes conservation and preservation, as well as the natural beauty and ecological significance of the barrier island.

**Policy 1.1.3.2:** Amendments to the future land use map or the zoning map that propose to increase the density of residential lands shall be discouraged unless it can be demonstrated that such amendments are consistent with the existing character and density of abutting properties and the Town.

**Policy 1.1.3.3:** The Town should discourage urban sprawl by reinforcing existing land use patterns characterized by low residential density, limited intensification, and strong environmental protection. Although urban sprawl is not a current development concern within the Town, this policy is intended to ensure that future land use decisions do not incrementally introduce fragmented, inefficient, or auto-dependent development patterns that are incompatible with the Town's unique character.

This should be accomplished through:

1. Maintaining large-lot, low-density residential land use designations;
2. Limiting land use amendments or development approvals that would increase development intensity beyond levels historically supported by the Town;
3. Ensuring that changes to land use or zoning do not generate expanded demands on public infrastructure or services inconsistent with the barrier island setting; and
4. Coordinating land use decisions with conservation, coastal management, and infrastructure policies to promote predictable, compact, and environmentally responsible development outcomes.

**01.01.01.00-OBJECTIVE 1.1.4:** To eliminate or reduce land uses inconsistent with the community character, as set forth in this Future Land Use Plan.

**01.01.01.02-Policy 1.1.4.1** Land use areas as shown on the Future Land Use Map should be delineated along logical demarcation lines.

**01.01.01.04-Policy 1.1.4.2:** Elimination or reduction of existing non-conforming land uses should be accomplished with proper respect for the vested rights of property owners.

**01.01.01.05-Policy 1.1.4.3:** Expansion of non-conforming land uses should be prohibited.

**01.01.01.06-Policy 1.1.4.4:** Additional commercial development should not be permitted except to enhance the quality of services at the Jupiter Island Club and the Hobe Sound Yacht Club.

**01.01.03.00 OBJECTIVE 1.1.5:** To maintain the ambiance and quality of life in the Town as provided for in this Comprehensive Plan through the implementation of appropriate land development regulations.

**Policy 1.1.5.1:** The Town shall strive to ensure that the Land Development Regulations are enforced through the permit review process and through the Code Compliance Section of the Building Department.

**01.01.02.01 Policy 1.1.5.2:** Zoning Land Development Regulations should shall protect single-family residential ~~uses~~ development from the encroachment of incompatible land uses.

**01.01.03.01 Policy 1.1.5.3:** Consistent land development regulations shall be adopted for the purpose of plan implementation. At a minimum, such land development regulations should regulate the following:

1. Zoning of properties in accordance with the land use designations as delineated on the Future Land Use Map, and zoning text in accordance with the Land Use Plan explanatory text, including establishment of densities and intensities of use for each land use category;
2. The number, size and placement of signs;
3. The development of land within areas subject to seasonal or periodic flooding;
4. Drainage and stormwater management;
5. Maintenance of safe and convenient on-site traffic flow;
6. Provision of adequate parking space on developed properties; and
7. Coastal and wetland management

**1.01.03.01.07 Policy 1.1.5.4:** Subdivision or replatting of land ~~Replatting provisions~~ must comply with the land development regulations. ~~and should require that~~ Any building permit for a structure that will use ~~which building relating thereto would utilize~~ more than one lot or portion thereof, must file a replat of all affected lots. In addition, ~~no partition of dividing lots should be allowed to in a way that creates nonconformities as to other~~ with other land development ~~code~~ regulations provisions is prohibited.

**Policy 1.1.5.5:** The Land Development Regulations shall include development standards intended to preserve the Town's character by ensuring that the scale, massing, and intensity of development remain proportional to lot size and consistent with surrounding development patterns. Such standards shall prevent buildings from occupying a disproportionate share of individual lots and shall limit proximity of a structure to the property line that is inconsistent with the Town's low-density, natural and tranquil character. These standards may include, but are not limited to, minimum lot size, maximum lot coverage, maximum floor area ratios or floor area limitations, building height limitations, building setbacks, articulation and massing requirements, and required landscaping and open space.

**1.01.03.01.08 Policy 1.1.5.6:** The standards in the land development regulations for minimum lot size and width should be strictly enforced if subdivision or replatting is proposed, provided , however, that in certain instances a reduction of the minimum lot width may be permitted as legal non-conformities or through the variance process and approved by the ~~Board of~~

~~Adjustment~~ Development Review Board (subject to review by the Town Commission) after holding a public hearing and finding that the following standards are met:

- a. That there would be no net loss of light, air and open space as a result of the reduction in standard;
- b. That the lot provides adequate space for driveways and access easements;
- c. That sight-lines to the Ocean or the Indian River from existing or future homes on adjacent lots are not unreasonably compromised;
- d. That the building footprint for the principal residence and all accessory buildings is shown on the plat in a manner to limit any future construction to the area within the footprint so designated;
- e. ~~That the reduction in lot width does not exceed fifteen percent (15%) of the required width~~ The overall size and scale of development on a lot shall not result in increased visibility of structures from adjacent properties or public road rights-of-way, unless located in a district that historically allows visibility, and
- f. Consistent with surrounding community character, all properties shall provide effective screening and buffering to obscure views of all building floors from neighboring properties and public road rights-of-way.
- g. The proposed reduction in the minimum lot width does not circumvent the intent of the land development regulations and the Comprehensive Plan to maintain a compatible land use pattern and to protect the character and density of surrounding residential development patterns.

~~01.01.04.01 Policy 1.1.5.7: The zoning ordinance should be reviewed to assure that its provisions do not preclude the renovations of existing residential structures.~~ The Town shall promote the rehabilitation and restoration of older residential structures by regularly reviewing and, where appropriate, updating the land development regulations to ensure that its provisions do not unnecessarily preclude the renovation or improvement of existing residences.

~~01.01.04.00 OBJECTIVE 1.1.5: To promote the rehabilitation and restoration of older structures.~~

~~01.01.05.00 OBJECTIVE 1.1.6: The Town shall continue to implement land development regulations that require established level of service standards. To coordinate future land uses with the capacity of facilities and services.~~

~~01.01.05.01 Policy 1.1.6.1: A concurrency analysis shall be conducted prior to the approval of any application for development, and no development order shall be issued unless:~~

1. ~~Existing facilities and services meet the Town's~~ The level of service standards adopted in Sections 02.01.01.01 and 04.01.01.01 of the Comprehensive Plan for Transportation, Capital Improvement, and Infrastructure Facilities Elements; should be applied to all applications for development approval.

~~2.01.01.05.03 All~~ The final development orders should be is specifically conditioned on the availability of facilities and services necessary ~~to serve the proposed development at the time the impact of development will occur, consistent with the Town's Concurrency Management System and the infrastructure at~~ adopted level of service standards; or

3. Proposed development qualifies as redevelopment or replacement of an existing conforming structure or use and the density or intensity of the development is equal to or less than the previous development or structure. Development consistent with these criteria shall be exempt from the concurrency analysis requirement.

~~01.01.05.02~~ **Policy 1.1.6.2:** ~~Developments that would impact existing facilities by reducing the level of service below adopted levels and which are to be constructed prior to the availability of scheduled improvements, should~~ will be required to pay for such impacts or provide their own facilities constructed to Town specifications. Payments shall be made, and construction of facilities shall be completed, before a certificate of occupancy is issued by the Town for said development.

~~01.01.06.1~~ **Policy 1.1.6.1:** ~~Suitable land should be dedicated or reserved by the Town for utility facilities necessary to support proposed development. The Town shall ensure the availability of suitable land for utility facilities necessary to support proposed development by dedicating or reserving land, as appropriate, to accommodate current and future utility needs.~~

~~01.01.06.00~~ **OBJECTIVE:** ~~To ensure the availability of suitable land for utility facilities necessary to support proposed development.~~

~~01.02.00.00~~ **GOAL 1.2:** ~~To Plan for, and Where appropriate, Restrict development that would damage or destroy natural or historic resources.~~

~~01.02.01.00~~ **OBJECTIVE 1.2.1:** ~~To protect, conserve, or enhance wetlands and natural vegetation, environmentally sensitive habitats and conservation designated lands, consistent with the Conservation and Coastal Management Elements.~~

~~01.02.01.01~~ **Policy 1.2.1.1:** Marine and estuarine wetlands shall be protected from dredge and fill activities associated with development through standards that meet or exceed existing Federal, State, County and/or Town regulation of these activities.

~~01.02.01.02~~ **Policy 1.2.1.2:** Future disruptions or degradations of wetlands shall be accompanied by mitigation measures to ensure no net loss in wetland acreage.

~~01.02.01.03~~ **Policy 1.2.1.3:** The Town should continue to conduct on-site inspection of building sites prior to any clearing in preparation for construction ~~in order~~ to assure that mangrove habitat and or any other upland littoral zone vegetation is protected and accommodated in the site design east of the oceanfront waterfront setback line or west of the riverfront waterfront setback line, consistent with the requirements of Chapter 403, Florida Statutes.

~~01.02.01.04~~ **Policy 1.2.1.4:** The Town's clearing and landscaping requirements shall require a permit before any clearing or grubbing may begin on all subdivision lots or development sites prior to the issuance of a development permit.

**Policy 1.2.1.5:** All existing native vegetation within the dune areas, east of the waterfront setback line, should be preserved on property within all future land use designations to maintain the existing dune crest and mitigate major erosion events.

~~01.01.01.07~~ **Policy 1.2.1.6:** The Town shall change the zoning designation of the residentially zoned properties that have been placed into conservation/preservation to conservation/preservation on the zoning map.

~~01.02.02.00~~ **OBJECTIVE 1.2.2: To protect, conserve or enhance living marine resources and wildlife habitats.**

~~01.02.02.01~~ **Policy 1.2.2.1:** New point-sources of pollution discharging directly into the Indian River lagoon, or into drainage structures leading to the lagoon, should be restricted.

~~01.02.02.02~~ **Policy 1.2.2.2:** Development should be designed to accommodate stormwater on-site in accordance with applicable performance standards and the Infrastructure element.

~~01.02.03.00~~ **OBJECTIVE 1.2.3: To coordinate with any appropriate resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes and approved by the Governor and Cabinet.**

~~01.02.03.01~~ **Policy 1.2.3.1:** The Town should continue to adopt specific policies and land development regulations when necessary in order to coordinate with any approved state, regional and local resource planning and management plan affecting the Town's resources. The Town should keep itself informed about the preparation of such plans.

~~01.02.04.00~~ **OBJECTIVE 1.2.4: Recognize the adopted Soil Map of Jupiter Island and ensure that all future land use decisions, including designations on the Future Land Use Map, are coordinated with the identified soil and topographic characteristics of the area.**

**Policy 1.2.4.1:** The Soil Map is hereby adopted by reference as Figure 1.2

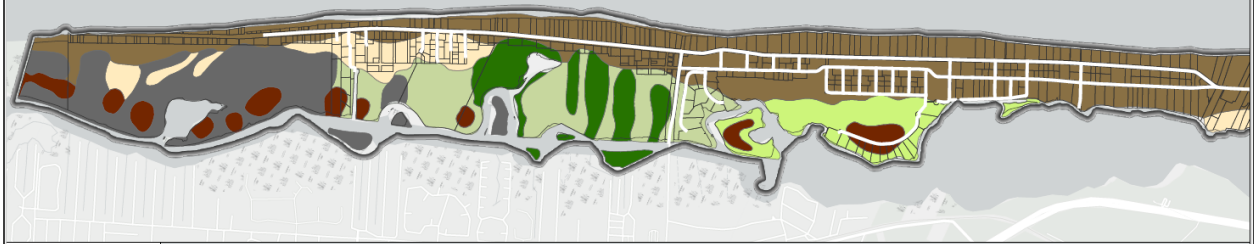
**Policy 1.2.4.2:** The Town's LDRs should be modified to include the coordination of future land uses with appropriate topography and soil conditions.

~~01.02.04.01~~ **Policy 1.2.4.3:** Decisions regarding future land development should consider the natural topography of the development site and the soil types occurring on the site.

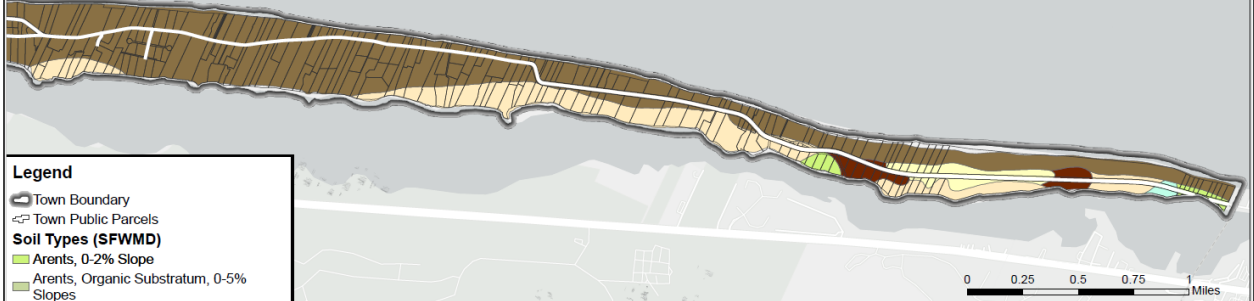
**Policy 1.2.4.4:** The Town will also utilize available data sources for wetlands, uplands, and critical habitats when delineating future land uses and evaluating requests for changes in land use.

Figure 1.2: Soil Map

North Jupiter Island

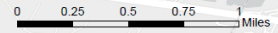


South Jupiter Island



**Legend**

- Town Boundary
- Town Public Parcels
- Soil Types (SFWMD)**
- Arents, 0-2% Slope
- Arents, Organic Substratum, 0-5% Slopes
- Bessie Muck
- Canaveral Sand, 0-5% Slopes
- Chobee Loamy Sand, Depressional
- Kesson Sand, Tidal
- Palm Beach Series, 0-8% Slope
- Udorthents, 0-35% Slope
- Wulfert and Durbin Muck, Tidal



# TOWN OF JUPITER ISLAND SOILS MAP

Data obtained in January 2025 from South Florida Water Management District (SFWMD).



# TRANSPORTATION ELEMENT

## Purpose

As an element of the Town Comprehensive Plan, required by Section 163.3177(6)(b), Florida Statutes, the purpose of the Transportation Element is to establish the desired and projected transportation system and to plan for the future motorized and non-motorized Transportation system addressing issues in relationship to the size and character of the Town, with an emphasis on transportation that is safe and coordinated. The future Transportation system is supported by the goals, objectives, and policies, set forth herein, and is depicted on the Future Transportation Land Use Map Series.

The Transportation Element supporting data and analysis document describes and analyzes current and future conditions of the Town of Jupiter Island Transportation system. The system includes all roads, streets, and highways, and other public accessways dedicated and opened to public travel. These include primarily Martin County Road 707, which is the major north-south route through the Town and is classified as a minor arterial road. Gomez Road and North Beach Road are the primary Town roads and are classified as collector roads. The remaining roads within the Town are classified as local residential roads.

The future Transportation plan for the Town is embodied in the Transportation goals, objectives and policies and the Future Transportation Land Use Map Series. The components of the future system will remain essentially the same as at present. The adopted level of service to be maintained for all roads within the system is Level of Service A ~~or such other standard as may be required by the Florida Department of Transportation (FDOT).~~

## Goals, Objectives, and Policies

**02.01.00.00-GOAL 2.1:** To establish the desired transportation system in the Town and particularly to plan for future motorized and non-motorized transportation systems.

**02.01.01.00-OBJECTIVE 2.1.1:** To provide safe, efficient, and cost-effective vehicular and pedestrian movement throughout the Town. ~~while providing for reduction of greenhouse gases.~~

**02.01.01.01-Policy 2.1.1.1:** The Town should maintain a Transportation Level of Service (LOS) A on all of the Town's roadways.

**02.01.01.02-Policy 2.1.1.2:** The Town will continue to maintain "The Ramble", a pedestrian and bicycle path used by residents and visitors, which provides for an alternative mode of transportation ~~that reduces greenhouse gases and helps with energy conservation.~~

**02.01.01.03-Policy 2.1.1.3:** The Town's ~~shall enforce a maximum 30 MPH miles per hour (MPH) speed limit throughout the Town, encourages using encouraging the use of golf carts as an alternative transportation method. The use of golf carts provides a reduction in greenhouse gas emissions.~~

**02.01.01.04-Policy 2.1.1.4:** The Town's Land Development Regulations (LDRs) should be revised to address the connections and access points of driveways and roads to roadways for the purpose of minimizing conflict points between automobiles.

~~02.01.01.05~~ **Policy 2.1.1.5:** ~~The Town's LDRs to be adopted within one year of the required date of~~ submittal to the State DEO for the Comprehensive Plan, should provide for safe and convenient on-site traffic flow.

**Policy 2.1.1.6** The Town should conduct a feasibility study to determine opportunities to improve safety, manage traffic and protect community character as it relates to South Beach Road. Specific consideration should be given to the potential benefits and likelihood of Town ownership and control of South Beach Road.

**Policy 2.1.1.7:** The Town should work with property owners to determine if improvements such traffic calming or sidewalks are desired along portions of North Beach Road. If such facilities are determined to be desired by the community, an evaluation of the available public road rights-of-way and the feasibility of adding sidewalk facilities should be studied.

**Policy 2.1.1.8:** The Town should evaluate a range of regulatory, operational, and planning strategies to manage and, where appropriate, reduce bicycle traffic on public roadways, including bicycle rules, designated routes, and limited infrastructure measures, with the goal of maintaining safe and efficient vehicular circulation and preserving the Town's character.

**Policy 2.1.1.9:** The Town should develop a maintenance schedule to ensure that vegetation within the public road right-of-way is trimmed so as to prevent visual obstructions for traffic while maintaining the visual barrier between the road and homes, with emphasis on North Beach Road.

**Policy 2.1.1.10:** The Town should evaluate the regulation of construction-related vehicle activity within the municipal limits, including hours of operation, as necessary to maintain adopted roadway Level of Service standards, protect neighborhood compatibility, and minimize traffic, noise, and safety impacts. Such regulations may be implemented through ordinances, Land Development Regulations, or development approvals, with reasonable exceptions for emergency and essential public infrastructure work.

~~02.01.02.02~~ **Policy: OBJECTIVE 2.1.2:** **The Town should work in partnership with the County, State and Federal agencies to protect the road rights-of-way through on-going beach protection efforts.**

**Policy 2.1.2.1:** The Town should work with County, State, and Federal agencies to protect, enhance, and maintain its dune and beach systems to help safeguard public road rights-of-way evacuation routes.

~~02.01.02.00~~ **OBJECTIVE Policy 2.1.2.2:** The Town has determined that relocating the road right-of way on both North Beach and South Beach Roads is unfeasible.

~~02.01.02.01~~ **Policy 2.1.2.3:** The Town has assumed ownership of the North Beach Road right-of-way and no modification of the road profile has been accomplished. The Town has determined that relocating the road right-of-way is unfeasible.

~~02.01.03.00~~ **OBJECTIVE 2.1.3: To coordinate the future maintain a safe, effective transportation system and with future land uses of the on the Town's roadways.**

~~02.01.03.01~~ **Policy 2.1.3.1:** Future traffic improvements or changes to the Town 's Transportation system shall be harmonious with the proposed future land uses as shown on the adopted Future Land Use Map. Conversely, future land use and development shall be harmonious with the proposed future transportation system as shown on the adopted Future Transportation Facilities Map.

**~~02.01.04.00~~ OBJECTIVE 2.1.4: To ~~coordinate~~ cooperate with Martin County on transportation planning and traffic improvements with in the County's the future transportation plans and traffic improvement programs ~~of Martin County~~.**

**~~02.01.04.01~~ Policy 2.1.4.1:** ~~The Town should convey to~~ maintain open communication with Martin County ~~its concerns regarding anticipated rapid county~~ the projected County population growth, ~~which could have a significant and its~~ impact on the Town's roadway system within the Town, including potential adverse impacts on the maintained level of service.

**~~02.01.04.02~~ Policy 2.1.4.2:** The Town should ~~coordinate closely~~ cooperate with Martin County to ensure that ~~needed~~ drainage, safety and maintenance projects within County-owned and maintained roadways ~~improvements to County Road 707~~ within the Town's limits are adopted in ~~made part of the~~ County's Capital Improvement Plan (CIP), the Martin Metropolitan Planning Organization (MPO) Long Range Transportation Plan and the Florida Department of Transportation's (FDOT) Five-Year Road Work Program. The Town should keep itself informed about all County planned road improvements that will impact the Town's Transportation system.

**~~02.01.04.03~~ Policy 2.1.4.3:** ~~For all County rights-of-way in the Town,~~ The Town shall endeavor to enter into negotiations with Martin County to amend the Joint Planning Agreement ~~with Martin County which will control~~ ensuring that any decisions regarding County owned rights-of-way within the Town – such as the any sale of right-of-way, the width of pavement, use of roads for bicycles and golf carts, landscaping within road rights-of-way and any other issue which would change the character and ambiance of the Town ~~are carefully monitored.~~

**Policy 2.1.1.7:** The Town should coordinate with Martin County to seek opportunities to introduce traffic calming mechanisms along South Beach Road in order to limit speeding and reduce non-local traffic.

## HOUSING ELEMENT

### Purpose

~~As an element of the Town Comprehensive Plan, required by Section 163.3177(6)(f), Florida Statutes, the purpose of the Housing Element is to provide appropriate goals, objectives and policies and to demonstrate the Town's commitment to meet identified or projected deficits in the supply of housing needs within the Town. These plans and policies address government activities as well as provide direction and assistance to the efforts of the private sector.~~

The Housing Element support ~~data and analysis document~~ presents an inventory and analysis of existing and future conditions of housing in the Town of Jupiter Island. The community is characterized by many affluent winter residents who occupy large single-family homes. These homes often provide accessory quarters for guests and employees. The only multiple-family units within the Town are the guest rooms at the Jupiter Island Club and special dormitory-type housing provided for employees of the Club.

The Town's plan for future housing is set forth in the goals, objectives and policies presented below. In accordance with the Future Land Use ~~Plan~~ Element, all new housing in the Town will be exclusively single-family residences. However, it will be the Town's policy to continue to permit accessory housing units on single-family lots to accommodate guests and employees of the residents. In addition, special housing for employees of the Jupiter Island Club ~~will~~ may continue to be permitted.

### Goals, Objectives, and Policies

~~03.01.00.00 GOAL 3.1:~~ **To provide for safe and adequate, decent, energy-efficient, and sanitary housing at a range of costs and types necessary to meet the needs of the present current and future population of the Town of Jupiter Island.**

~~03.01.01.00 OBJECTIVE 3.1.1:~~ **To ensure that new housing in the Town of Jupiter Island will be compatible with the community character.**

~~03.01.01.01 Policy 3.1.1.1:~~ The Town's Land Development Regulations require the Town will to work with developers from the inception of a project to ensure the project meets the Town's needs of the Town and is consistent with the Town's high-quality, low-density residential character through the requirements of the development review process, as defined in the Town's Land Development Regulations.

~~03.01.01.02 Policy 3.1.1.2:~~ In accordance with the Future Land Use ~~Element Goals, Objectives and Policies,~~ all future housing development within the Town of Jupiter Island should be restricted to single-family residences. ~~However,~~ The Town should continue to allow provision of housing units accessory to single-family residences for the use of guests and employees and provision of, as well dormitory-style housing for employees of the Jupiter Island Club and guest accommodations at the Jupiter Island Club ~~in the same manner as they are now constructed~~ complimentary to the existing structures on the Club property.

~~03.01.01.03 Policy 3.1.1.3:~~ The Town LDRs should ensure the compatibility of new housing proposals with existing natural resources and with ~~the~~ environmentally sensitive habitats within the Coastal Zone.

~~03.01.01.04 Policy 3.1.1.4:~~ The Town should continue to review the historic significance of housing stock and should notify each owner of identified property of the results.

**03.01.02.00-OBJECTIVE 3.1.2:** To ensure adequate community infrastructure and essential services to meet the need of new housing units.

**03.01.02.01-Policy 3.1.2.1:** The Town should examine the capacity of existing infrastructure and essential services and plan, through the Capital Improvements Element of the Comprehensive Plan, for needed improvements to serve new housing.

**Policy 3.1.2.2:** No building permits for new homes shall be issued unless essential infrastructure—potable water, sewer or septic, roadway, stormwater drainage, and electricity—is available for installation and operation no later than at the time of issuance of a certificate of occupancy.

**03.01.03.00-OBJECTIVE 3.1.3:** To contribute the Town's population to the regional efforts to establish need for affordable housing-

**03.01.03.01-Policy 3.1.3.1:** The Town should participate in any county or regional plan, ~~such as an urban county Community Development Block Grant Program,~~ which permits municipalities that cannot provide ~~low income~~ affordable housing to contribute their population to a regional plan for the purpose of meeting regional housing needs.

**03.01.03.02-Policy 3.1.3.2:** The Town should request Martin County to utilize ~~some~~ a portion of the ~~substantial~~ ad valorem tax dollars paid by the Town to address the regional issue of adequate low- and moderate-income housing.

**03.01.04.00-OBJECTIVE 3.1.4:** The Town shall provide strategies for increased energy-efficiency related to design and construction of new housing.

**03.01.04.01 Policy 3.1.4.1:** The Town shall develop and incorporate energy-efficiency standards, plans and principles within the LDR's to be followed in energy-efficiency in the design and construction of new housing, including and in the use of renewable energy resources shall be developed and incorporated within the LDR's.

## INFRASTRUCTURE ELEMENT

### Purpose

As an element of the Town Comprehensive Plan required by Section 163.3177(6)(c), Florida Statutes, the purpose of the Infrastructure Element is to provide for necessary public facilities and services, including sanitary sewer, solid waste, flood protection, stormwater drainage, potable water, and natural groundwater aquifer recharge, in correlation alignment with the future land use projections element.

The five main components of the Infrastructure Element are examined in the element's data and analysis support document. For each component, the existing conditions and future needs are analyzed. The Town's existing public infrastructure facilities and services in the Town are limited to consist of solid waste collection and disposal, and the management and maintenance of stormwater and flood protection, ownership of the water utility, and management conveyance of the sanitary sewer conveyance from for the Jupiter Island Club.

The Town provides garbage, yard waste, and recycling collection and disposal for all its residents and the Jupiter Island Club facilities.

Potable water supply service ~~is provided~~ within the Town is provided by the Town-owned South Martin Regional Utility (SMRU), with the exception of the 600 Block which receives water from the Village of Tequesta.

There are two sanitary sewer systems within the municipal boundaries of the Town. The public systems service the Jupiter Island Club and the 600 Block of S. Beach Road. Please refer to figure 4.2.1 in the Infrastructure Element, Data and Analysis. All other residential and developed properties are served by on-site septic tanks.

The SMRU also provides both potable water supply service and wastewater treatment service to ~~some certain areas~~ of southeastern Martin County (~~see Map below~~). The SMRU has been issued Water Use Permit number 43-00066-W by the South Florida Water Management District. As part of the permit process, for which SMRU submitted a map depicting defining the "Service Area", that which includes the Town and a larger portion of ~~the unincorporated area of~~ southeastern Martin County ~~than SMRU currently serves (see Map below).~~

Irrigation quality water is not available at this time in Jupiter Island.

There are no utility scale potable water wells or wellfields within the Town, ~~and~~ It has been determined that the Town's land area ~~probably~~ probably does not contribute directly significantly to recharge of the surficial aquifer that supplies the SMRU potable water wells, ~~that which~~ which are located on the mainland outside the municipal boundaries of the Town.

Gomez Road is served by an exfiltration stormwater system without discharge to any waterbody.

The plan ~~for meeting to meet~~ to meet the Town's future needs for public infrastructure facilities or services is outlined in the goals, objectives, and policies below. The plan incorporates provides for a the SMRU Water Supply Facilities Work Plan by reference, which meets the needs of existing and new development within the Town for the next ten years. The work plan is required by Section 163.3177(6)(c) Florida Statutes. The Data and Analysis portion of the plan has been amended to provide the background for the work plan. Included here are revised goals, objectives and policies intended to define and guide the implementation of the work plan.

## Goals, Objectives, and Policies

~~4.01.00.00~~ **GOAL 4.1:** To provide the needed public facilities for the Town in a manner which: protects investments in existing facilities; ~~promotes orderly, compact urban growth,~~ supports planned growth, while maintaining an acceptable level of service (LOS); protects the natural environment; and protects natural resources.

~~04.01.01.00~~ **OBJECTIVE 4.1.1:** To continue to ensure that at the time a development permit is issued by the Town, adequate infrastructure facility capacity is available or will be available when needed to serve the developments within the Town.

~~04.01.01.01~~ **Policy 4.1.1.1:** The Town should adopt the following level of service standards which should be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Municipal Roadways: LOS "A" at peak hour

Solid Waste Disposal: Collect and dispose of 9 pounds of solid waste/capita per day

Stormwater Drainage: Design storm frequency for a 5-year, 24-hour storm duration, as found in the SFWMD ERP Information Manual Volume IV. The stormwater management devices and structures should be designed with a safety factor of 20% beyond the level of service standard and should include for ongoing maintenance of the devices and structures.

Flood Protection:

Potable Water Supply: Provide water quality at levels meeting or exceeding levels required by regulatory agencies and in quantities at ~~600~~ 678 gallons/capita/day (inclusive of irrigation) for the Town and 175 gallons/capita/day (inclusive of irrigation) system-wide for SMRU.

Wastewater Supply: Provide wastewater collection service at levels required by regulatory agencies and in quantities not exceeding 100gallons/capita/day for the Town, as well as system-wide.

Dunes Flood Infrastructure: Dune elevation should be maintained at a minimum of 14 feet.

~~04.01.01.02~~ **Policy 4.1.1.2:** All improvements for replacement, expansion or increase in capacity of facilities should be compatible with the adopted level of service standards for the facilities.

~~04.01.01.03~~ **Policy 4.1.1.3:** The Town should annually update facility demand and capacity information for SMRU based on development permits issued by the Town and according to information from ~~the~~ Martin County on development permits issued to other users of SMRU potable water supply and wastewater treatment services.

**04.01.01.04 Policy 4.1.1.4:** The Town should coordinate with all other nearby local governments to promote compatibility between their comprehensive plans and development permit procedures and the availability of SMRU potable water supply and wastewater treatment facilities.

**04.01.01.05 Policy 4.1.1.5:** The Town shall coordinate with Martin County to ensure that urban services such as potable water supply service and wastewater treatment service to be provided by SMRU to new or existing development outside the municipal boundaries of Town shall occur only when the Comprehensive Plan provisions, Land Development Regulations, and Urban Services Boundary of the County are fully met.

**[SMRU MAP WILL BE ADDED ONCE PROVIDED]**

**04.01.02.00 OBJECTIVE 4.1.2:** To develop and maintain a five-year schedule of capital improvement needs for public infrastructure facilities, to be updated annually in conformance with the review process for the Capital Improvements Element of this plan.

**04.01.02.01 Policy 4.1.2.1:** Proposed capital improvement projects should be evaluated and annually ranked according to criteria established by the Town Commission. Some policy considerations are:

- a. The proposed project is required to protect the safety, health of the public or fulfill the Town's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
- b. The proposed project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes redevelopment.
- c. The proposed project represents a logical extension of facilities and services within a designated service area.
- d. The proposed facility is required to maintain the adopted level of service.

**04.01.03.00 OBJECTIVE 4.1.3:** To provide effective stormwater management through the use of natural sheet flow and percolation.

**04.01.03.01 Policy 4.1.3.1:** The Town should continue to regulate development to assure that adequate on-site containment of stormwater is achieved.

**04.01.03.02 Policy 4.1.3.2:** The Town should Identify and prioritize stormwater and drainage capital improvements in those areas where the sheet flow is interrupted and ~~causing causes~~ flooding of public spaces ~~and streets or public road rights-of-way~~ and provide capital improvements which will remedy the problems. ~~The Town has undertaken a program of stormwater improvements via exfiltration in conjunction with the repaving of Town roadways.~~

**04.01.05.00 OBJECTIVE 4.1.4:** To assure an adequate quantity of high-quality potable water for to meet the needs of current and future residents of the Town and areas served by SMRU.

**04.01.05.01 Policy 4.1.4.1:** The Town should ~~adopt~~ update and implement a water ~~supplemental supply~~ facilities workplan in cooperation with the South Florida Water Management District and Martin County.

**04.01.05.02 Policy:** ~~The Town of Jupiter Island should continue to investigate the purchase of the water distribution system at the extreme south end of its jurisdiction to assure all Town residents of high quality potable water.~~

**04.01.05.03 Policy 4.1.4.2:** The Town should continue to permit disposal of wastewater effluent through the use of septic tanks while protecting the quality of surface and ground water.

**Policy 4.1.4.3:** Assess the transition from Onsite Sewage Treatment and Disposal Systems (commonly referred to as septic systems) to sanitary sewer throughout the Town over the next 25-year planning horizon, concluding in 2050.

**04.01.05.04 Policy 4.1.4.4:** ~~The Town, during the development of its LDRs, should continue to study water usage and recommendations for reduction of use for irrigation and other non-potable water needs to decrease the demand for potable water purposes and enforce the SFWMD Model Water Conservation Ordinance.~~

**04.01.05.05 Policy 4.1.4.5:** The Town should require as a condition of any building permit that the irrigation plan be reviewed for the conservation of potable water.

**04.01.05.06 Policy 4.1.4.6:** The Town should require all new construction and renovation to utilize ultra-low water conserving plumbing fixtures.

**04.01.06.00 OBJECTIVE 4.1.5:** To adopt a 10-Year Water Supply Facilities Work Plan for the South Martin Regional Utility (SMRU) that is consistent with the Upper East Coast Regional Water Supply Plan (RWSP) of the South Florida Water Management District (SFWMD).

**04.01.06.01 Policy 4.1.5.1:** The Town shall coordinate with SFWMD to ~~develop~~ maintain the water supply facilities work plan for potable water supply to serve users within the municipal boundaries of the Town. The Town shall coordinate with SFWMD and Martin County to ~~develop~~ update the water supply facilities work plan for users within the urban services district boundaries of unincorporated Martin County who are served by SMRU.

**04.01.06.02 Policy** ~~The Town shall develop a~~ maintain the water supply facilities work plan for SMRU that ~~anticipates supplying potable water to a total population of 29,500 persons (Source: SFWMD 2016 Upper East Coast Water Supply Plan Update) by the year 2040, which includes 3,800 persons as the seasonal peak population of the Town (Source: Data and Analysis).~~

**04.01.06.03 Policy 4.1.5.2:** The Town hereby adopts by reference the Ten (10) Year Water Supply Facilities Work Plan 2017 Update prepared by South Martin Regional Utility (SMRU), as a part of this comprehensive plan.

**04.01.06.04 Policy 4.1.5.3:** The Town shall adopt a revised Ten (10) Year Water Supply Facilities Work Plan -2017 Update as a part of this comprehensive plan within 18 months after the South Florida Water Management District approves the 2016 Upper East Coast Water Supply Plan Update .

**04.01.06.06 Policy 4.1.5.4:** Any update to the Ten (10) Year Water Supply Facilities Work Plan 2017 Update will be done following the requirements of Chapter 163, Florida Statutes.

~~04.01.07.00 Objective: To achieve full operation of the 4 mgd reverse osmosis (RO) plant utilizing the Floridian Aquifer, by 2025.~~

~~04.01.07.01 Policy: The Town shall design and permit the RO plant for a potential capacity of 4mgd when future population increases demands it.~~

**04.01.08.00 OBJECTIVE 4.1.6: To protect the surficial aquifers from saltwater intrusion.**

**04.01.08.01 Policy 4.1.6.1:** The Town (SMRU) shall ~~operate~~ maintain operation of the RO Reverse Osmosis Water Treatment Plant to supplement the water supply drawn from the ~~surficial aquifers~~ Surficial Aquifer System at the south plant especially at times of low surficial aquifer recharge rates as in times of drought.

**04.01.08.02 Policy 4.1.6.2:** The Town shall continue to monitor and protect the surficial aquifer wells from saltwater intrusion and shall limit the use of those wells at the time of low recharge rates.

**04.01.09.00 OBJECTIVE 4.1.7:** To conserve water resource through the use of water conserving techniques such as water efficient landscaping, ~~ultra-low volume plumbing fixtures~~, a water conserving rate structure, a leak detection program, a rain sensor device program, water conservation education, and use of reclaimed water.

**04.01.09.01 Policy 4.1.7.1:** The Town (SMRU) shall make 100 percent use of reclaimed water at the south system recharging the groundwater system through reclaimed water irrigation.

**04.01.09.02 Policy 4.1.7.2:** The Town shall make 100 percent use of reclaimed water at the north system by providing reclaimed water to golf course facilities including Loblolly Pines and Medalist Golf Club ~~golf courses~~ for irrigation use.

**04.01.09.03 Policy 4.1.7.3:** The Town ~~has successfully implemented~~ should maintain and continue to enforce the Mandatory, Year-Round Landscape Irrigation Conservation Measures, as detailed in Chapter 40E-24, Florida Administrative Code F.A.C., through the use of public information and education, announcements, and watering restrictions detailed in monthly newsletters, notices on SMRU water bills, and through notices placed on the Town's website. ~~Enforcement of these mandatory regulations are handled by the Town's Public Safety Department, with warnings and Notices of Violations.~~

**OBJECTIVE 4.1.8: To improve flood protection from storms and storm surge through the use of beach and dunes as infrastructure.**

**Policy 4.1.8.1:** The Town should manage beaches and dunes in accordance with the goals, objectives, and policies of the Coastal Management Element.

**Policy 4.1.8.2:** Dunes should be considered infrastructure for flood protection and the Town should support efforts to maintain a continuous healthy and robust dune system in accordance with the Level of Service standards of Policy 4.1.1.1.

## COASTAL MANAGEMENT ELEMENT

### Purpose

As an element of the Town Comprehensive Plan required by Section 163.3177(6)(g), Florida Statutes, the purpose of the Coastal Management Element is to plan for, and where appropriate, restrict development activities where such activities would damage or destroy coastal resources, and to protect human life and limit public expenditure in areas that are subject to destruction by natural disaster or sea level rise.

The Coastal Management Element ~~support document~~ data and analysis provides inventories and analyses of the following concerns in the coastal area: land use, infrastructure, historic resources, natural resources, estuarine environmental conditions, beach and dune systems, hurricane evacuation, and post-disaster redevelopment.

Located on a barrier island, the Town of Jupiter Island is wholly located within the coastal area and is bounded on the east by oceanic waters and on the west by estuarine waters. The ocean shoreline continues to experience severe erosion, which is being addressed by the on-going beach renourishment program of the Town. Hobe Sound and Jupiter Sound are within the Indian River Lagoon Aquatic Preserve. In addition to these marine ecosystems, the Town is bounded on the north by the Hobe Sound National Wildlife Refuge. Within the southern portion of the Town is another major preserve, the Blowing Rocks Preserve. The Town's location amidst these major coastal environmental systems ~~impacts~~ imposes significant limitations on any the Town's future development plans.

The Town's plan for coastal resource management is contained within the goals, objectives, and policies in the following section. The protection of natural resources from the impacts of development and protection of the residents from natural disaster and sea level rise will continue to be primary concerns in the Town's future planning.

### Goals, Objectives, and Policies

**05.01.00.00 GOAL 5.1: To promote the conservation and preservation of the town's natural resources and coastal wildlife habitat to plan for, and where appropriate, restrict development which would damage or destroy the natural, archeological, or historic resources of the coastal area.**

**05.01.01.00 OBJECTIVE 5.1.1: Land Development Regulations serve to protect, conserve or enhance wetlands and to mitigate the unavoidable adverse impacts of human presence.**

**05.01.01.01 Policy 5.1.1.1: Marine and estuarine wetlands, including seagrass beds and coastal marshes within shallow estuarine waters, should continue to be protected from dredge and fill activities associated with development through standards that meet or exceed existing Federal, State, County and/or Town regulation of these activities, except in cases necessary to public safety or overriding ecological necessity.**

**05.01.01.02 Policy 5.1.1.2: Future disruptions or degradation of wetlands should be accompanied by mitigation measures to ensure no net loss in wetland acreage.**

**05.01.02.00 OBJECTIVE 5.1.2: Land Development Regulations protect, conserve or enhance living marine resources and wildlife habitats in the coastal area.**

**05.01.02.01 Policy 5.1.2.1:** Improvements to the Town's beaches should continue to be implemented in a manner that does not damage or destroy and protects and enhances natural beach wildlife habitats and dune areas serving as optimal habitat for nesting sea turtles and other native species of flora and fauna.

**05.01.02.02 Policy 5.1.2.2:** Beach activities, including recreation, beach cleaning and lighting of beach structures should continue to be regulated in a manner that protects sea turtle nesting areas from ~~unreasonable~~ disturbance in accordance with all applicable Federal and State regulations and Town Ordinances, including Jupiter Island Code, Chapter 3, "Animals", Article II "Sea Turtles"

**Policy 5.1.2.3:** Regulate beachfront lighting, beach and dune preservation, stabilization, and restoration to ensure the health and wellbeing of vital sea turtle habitat throughout the island.

**Policy 5.1.2.4:** Implement specific prohibitions on development processes and activities which may be disruptive to the nesting, migratory, hatching, or other behaviors of sea turtles.

**Policy 5.1.2.5:** Facilitate reduction of light pollution and negative impacts of lighting on sea turtle nesting and hatchlings through continued strengthening of lighting ordinances and enforcement of lighting restrictions during sea turtle nesting season.

**05.01.03.00 OBJECTIVE 5.1.3: Land Development Regulations continue to protect, conserve or enhance estuarine habitats.**

**05.01.03.01 Policy 5.1.3.1:** Estuarine fauna, including the Florida manatee, should continue to be protected from damage or destruction by establishment of boating speed limits in any designated manatee habitats, and in waters containing seagrass beds.

**Policy 5.1.3.2:** Promote and expand manatee slow-speed zones in critical habitats south of the Bridge Road bridge, prohibiting activity that harms submerged lands, while ensuring clear signage, public education, and compliance with state and federal wildlife protection standards.

**05.01.03.02 Policy 5.1.3.3:** The Town should continue to ~~cooperate~~ align with the ~~existing~~ Indian River Lagoon Aquatic Preserves Management Plan and ~~should cooperate~~ ensure consistency with ~~any~~ relevant future resource protection plans, such as resource planning and management plans or estuarine sanctuary plans developed for the Indian River Lagoon.

**05.01.04.00 OBJECTIVE 5.1.4: To maintain or improve estuarine environmental quality.**

**05.01.04.01 Policy 5.1.4.1:** The Town shall continue to oppose discharges from Lake Okeechobee into the St. Lucie Estuary and Indian River Lagoon, and would support low level water releases from Lake Okeechobee during very dry times.

**05.01.04.02 Policy 5.1.4.2:** The Town will continue to ~~press~~ urge the State and Federal agencies, that are responsible for the discharges and water treatment, to restrict discharges and to move the water south of Lake Okeechobee.

**05.01.04.03 Policy 5.1.4.3:** The Town shall support efforts by State and Federal agencies to create various types of water storage, such as reservoirs north and south of Lake Okeechobee,

aquifer storage, recovery wells, deep injection wells, into which the lake can be discharged.

**05.01.04.04 Policy 5.1.4.4:** The Town shall foster maintenance of the water quality of the Indian River Lagoon to be maintained at ~~its current~~ the designation of "Good", through cooperation between the Town and other ~~local~~ governments agencies having jurisdiction over the lagoon and its shores.

**05.01.04.05 Policy 5.1.4.5:** The LDR's shall restrict ~~new~~ point-sources of pollution discharging directly into the Indian River Lagoon, or into canals leading to the lagoon.

**05.01.04.06 Policy 5.1.4.6:** The LDR's shall require future development on any unfortified areas of the estuarine shoreline that lack wetland vegetation to be planted with native vegetation in order to stabilize the shoreline, limit stormwater run-off and soil erosion, and trap sediments and other non-point source pollutants. Hardening of the shoreline, in the event plantings fail to achieve the purpose, should be undertaken in accordance with state and local regulations. ~~This policy has been implemented.~~

**05.01.04.07 Policy 5.1.4.7:** The LDR's shall regulate structures that impede circulation patterns in the Indian River lagoon within the town's jurisdiction, such as docks and boardwalk structures.

**05.01.04.08 Policy 5.1.4.8:** The LDR's shall restrict activities and land uses known to adversely affect the quality and quantity of natural groundwater, recharge areas, wellhead protection areas and surface waters used as a public water supply.

**05.01.04.09 Policy 5.1.4.9:** The Town shall vigorously enforce the prohibitions against, modifying, or contaminating, marine grass beds and tidal marsh areas as required by federal, state and local laws.

**05.01.04.10 Policy 5.1.4.10:** The Town shall assure through development review and approval that conservation lands will be protected or restored by requiring that all pertinent interests provide aquatic weed control, invasive species removal, and the control of contaminants and excess nutrients.

**Policy 5.1.4.12:** Continue to administer mangrove trimming and permitting as regulated by the Florida Department of Environmental Protection.

**05.01.05.00 OBJECTIVE 5.1.5:** To protect the natural functions of the coastal barrier, with significant effort to ~~and~~ protect and enhance the coastal dunes and ocean beach system as part of the Town's infrastructure.

**05.01.05.01 Policy 5.1.5.1:** The Town should continue to implement its on-going beach renourishment or renourishment projects aimed at restoring or maintaining beaches and protecting upland structures for so long as the cost is acceptable to the Town's residents.

**05.01.05.02 Policy 5.1.5.2:** Future improvements on the beaches of the Town of Jupiter Island should be implemented in a manner that protects the natural functions of the coastal barrier, including nourished or renourished beaches, dunes, or berms.

~~05.01.05.03~~ **Policy 5.1.5.3:** Future construction along the beaches of the Town of Jupiter Island should be implemented in a manner to preserve existing dune vegetation and should provide walk-over structures at points of beach access.

~~05.01.05.04~~ **Policy 5.1.5.4:** Removal of natural existing native dune vegetation shall be prohibited, and preservation and enhancement of native dune vegetation should be encouraged.

~~05.01.05.05~~ **Policy 5.1.5.5:** The Town's general ordinances shall prohibit all vehicular traffic on the beach and in primary dunes with the exception of official vehicles.

~~05.01.05.06~~ **Policy 5.1.5.6:** Construction, including erection of new seawalls or repair of damaged seawalls, should be permitted seaward of the Martin County Coastal Construction Control Line only in accordance with applicable Federal, State and local regulations.

~~05.01.05.07~~ **Policy 5.1.5.7:** The Town will work to allow rebuilding of damaged seawalls and other structures appropriate to the character of the Town.

**Policy 5.1.5.8:** All existing native vegetation within the dune areas, east and west of the waterfront setback line, should be preserved to maintain the existing dune crest and mitigate major erosion events.

**Policy 5.1.5.9:** Develop and maintain a strategic beach management plan that addresses management of the beach and dune system, as permitted by State and Federal regulatory agencies and as required by State statute.

~~05.01.06.00~~ **OBJECTIVE 5.1.6:** **To provide for the protection, preservation, or sensitive reuse of historic resources and archaeological resources in the coastal area.**

~~05.01.06.01~~ **Policy 5.1.6.1:** The Town will identify any sites that may be eligible for local designation as significant contributors to the aesthetic or architectural character of the community.

~~05.02.00.00~~ **GOAL 5.2:** **To continue to provide public access, the same as present, to existing county and federal beaches and shores.**

~~05.02.01.00~~ **OBJECTIVE 5.2.1:** **To maintain the amount of physical public access to beaches and shores consistent with estimated Town needs.**

~~05.02.01.01~~ **Policy 5.2.1.1:** Existing facilities for public town resident access to beaches and shores should be maintained.

~~05.02.01.02~~ **Policy 5.2.1.2:** The existing level locations of public beach access shall be limited to Blowing Rocks Preserve, the Hobe Sound Beach, and the Hobe Sound National Wildlife site.

~~05.02.02.00~~ **OBJECTIVE 5.2.2:** **To establish level of service standards and phasing of infrastructure improvements in the coastal area.**

~~05.02.02.01~~ **Policy 5.2.2.1:** The level of service standards adopted elsewhere in this Comprehensive Plan for facilities should be applied to all applications for development approval.

**05.02.02.02 Policy 5.2.2.2:** Developments that would impact existing facilities by reducing the level of service below adopted levels and which are to be constructed prior to the availability of scheduled improvements, should pay for such impacts or provide their own facilities constructed to Town specifications.

**05.03.00.00 GOAL 5.3:** To protect human life and limit public expenditures subsidizing development in areas subject to destruction by natural disaster or sea level rise.

**05.03.01.00 OBJECTIVE 5.3.1:** To maintain or reduce hurricane evacuation times.

**05.03.01.01 Policy 5.3.1.1:** ~~Deficiencies in the Town's local hurricane evacuation plan should be identified and remedied. The Town should investigate further the need to revise the designated evacuation routes set forth in the Martin County Hurricane Evacuation Plan.~~ Maintain an effective Town Hurricane Evacuation Plan that ensures the orderly and rapid evacuation of the Town in the event of an impending hurricane.

**05.03.01.02 Policy 5.3.1.2:** The Town will coordinate with Martin County Emergency Management personnel to help ensure that traffic control points along the Town's evacuation routes are properly manned during evacuation.

**05.03.01.03 Policy 5.3.1.3:** All future improvements to roadways along local evacuation routes should include remedies for any existing flooding ~~problems~~ and any other hazard or transportation constraints.

**05.03.01.04 Policy 5.3.1.4:** The Town shall continue to cooperate with the Treasure Coast Region and ensure consistency with the Martin County Hurricane Evacuation Plans. Specific procedures for integration into the county and regional hurricane evacuation plans should be adopted.

**Policy 5.3.1.5** The Town should evaluate options for the location of an emergency evacuation landing zone that can serve to supplement emergency evacuation and delivery of recover resources.

**05.03.02.00 OBJECTIVE 5.3.2:** To direct population concentrations away from known or predicted Coastal High-Hazard Areas.

**05.03.02.01 Policy 5.3.2.1:** ~~The coastal high hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.~~ Discourage new development in the Coastal High Hazard Area, defined as the area below the elevation of the category 1 storm surge line, as established by a Sea, Lake, and overland Surges from Hurricane (SLOSH) computerized storm surge model, as defined in Section 163.3178(2)(h), Florida Statutes.

**05.03.03.00-OBJECTIVE 5.3.3:** ~~To limit public expenditures that subsidize development permitted east of existing primary dune except for restoration, protective measures or enhancement of natural resources.~~ No development shall occur east of the existing primary dune, except for local, regional and state restoration or protective projects. New construction and expansion in this area is strictly prohibited to protect coastal resilience.

~~05.03.03.01 Policy~~ Town-funded public structures and facilities should not be built east of the existing primary dune except for purposes of public access or resource restoration.

Policy 5.3.3.1: Establish a waterfront setback line in the Land Development Regulations where no development (other than dune crossovers) should be allowed east of the oceanfront waterfront setback line. Existing non-conformities shall be permitted to continue and to be redeveloped consistent with the existing non-conforming density or intensity. This waterfront setback line shall not be moved for the purpose of development and construction.

~~05.03.03.02 Policy~~ 5.3.3.2: The hazard mitigation annex of the Martin County Comprehensive Emergency Management Plan and interagency hazard mitigation reports should be reviewed in order to identify specific actions that could be implemented to reduce exposure to natural hazards or sea level rise.

~~05.03.03.03 Policy~~ 5.3.3.3: Monitor and maintain the established Erosion Control Line along the length of the permitted beach nourishment project shoreline and extend the Erosion Control Line where needed to support the expansion of beach nourishment where appropriate, thereby limiting seaward encroachment of development in those areas.

~~05.03.04.00~~ **OBJECTIVE 5.3.4: To prepare post-disaster redevelopment plans that will reduce or eliminate the exposure of human life and public and private property to natural hazards.**

~~05.03.04.01 Policy~~ 5.3.4.1: The Town will provide immediate response to post-hurricane situations.

~~05.03.04.02 Policy~~ 5.3.4.2: The Town's Emergency Management Plan, General orders 9.2.3 outlines specific steps to be taken to institute post-disaster recovery operations.

~~05.03.04.03 Policy~~ 5.3.4.3: The Town shall support the Martin County Post Disaster Redevelopment Plan as it aligns with the Town's Emergency Management Plan.

Policy 5.3.4.4: The Town should develop a volunteer post-disaster beach clean-up program to be initiated as the final phase of post-disaster recovery and redevelopment.

~~05.03.05.00~~ **OBJECTIVE 5.3.5: To coordinate coastal area population densities with appropriate regional or local hurricane evacuation plans.**

~~05.03.05.01 Policy~~ 5.3.5.1: The sole evacuation route within the Town is Bridge Road (CR 708). The Martin County Hurricane Evacuation Plan directs Town residents who reside north of Bridge Road to use Bridge Road for evacuation and are then directed north onto either AIA and U.S. 1. Town residents who reside south of Bridge Road are directed south to evacuate the Island and then directed north on U.S. 1 or to the Florida Turnpike for evacuation of the area.

~~05.03.06.00~~ **OBJECTIVE 5.3.6: Development and redevelopment projects shall be reviewed to eliminate inappropriate and unsafe buildings and structures in coastal areas when opportunities arise.**

~~05.03.06.01 Policy~~ 5.3.6.1: The Town's Land Development Regulations shall be amended to include development and redevelopment principles, strategies, and engineering solutions that

reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.

**~~05.03.06.02~~ Policy 5.3.6.2:** The Town's Land Development Regulations shall be amended to encourage the use of best practices development and redevelopment principles , strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency .

**~~05.03.06.03~~ Policy 5.3.6.3:** The Town's Land Development Regulations shall be amended to identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.

**~~05.03.06.04~~ Policy 5.3.6.4:** The Town's Land Development Regulations ~~are currently shall~~ be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in Title 44 C.F.R. Code of Federal Regulations, Part 60.

**~~5.3.6.6~~ Policy 5.3.6.5:** The Town's Land Development Regulations ~~currently shall~~ require that any construction activities seaward of the Coastal Construction Control Line ~~are~~ established pursuant to s. 161.053 ~~be~~ are consistent with chapter 161.

**~~05.03.06.06~~ Policy 5.3.6.6:** ~~The Town does participate in the National Flood Insurance Program Community Rating System ("CRS") administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents. The Town's current ISO CRS rating is a 7, which results in a 15% flood insurance premium discount for property owners located in a Special Flood Hazard Area. Participate in the National Flood Insurance Program Community Rating System as administered by FEMA and endeavor to improve the Town Community Rating System rating.~~

**~~05.04.01.00~~ GOAL 5.4:** To coordinate and cooperate with other local governments in coastal resource protection and management efforts.

**~~05.04.01.00~~ OBJECTIVE 5.4.1:** To establish an intergovernmental coordination mechanism with adjacent local governments and Federal/State park counterparts, consistent with the policies of the Intergovernmental Coordination Element of this Comprehensive Plan, for area-wide conservation of coastal resources.

**~~05.04.01.01~~ Policy 5.4.1.2:** The Town shall review comprehensive plans of adjacent municipalities, Federal and State parks, and Martin County to determine whether or not coastal resources are being managed in a consistent manner.

**~~05.04.01.02~~ Policy 5.4.1.3:** ~~The Town should~~ Continue to participate in the joint planning and coordination efforts on the regarding the St. Saint Lucie Inlet Management Plan as outlined in the Interlocal Agreement between the Town and Martin County.

**~~05.04.01.03~~ Policy 5.4.1.4:** The Town shall adopt by reference the Martin County Manatee Protection Plan as it applies to coastal and Intracoastal waters of the Town.

**~~05.04.01.04~~ Policy 5.4.1.5:** The Town shall adopt by reference the Martin County Boat Facility Siting Plan except that nothing herein shall preclude the maintenance or expansion of the

Jupiter Island Club Marina nor shall it prevent the creation of future docking facilities at the Hobe Sound Yacht Club.

~~05.04.02.04~~ **Policy 5.4.1.6:** The Town shall actively pursue any opportunity to obtain easements which would not unreasonably encumber the use of private property.

## CONSERVATION ELEMENT

### Purpose

As an element of the Town Comprehensive Plan required by Section 163.3177(6)(d), Florida Statutes, the purpose of the Conservation Element is to promote the conservation, use and protection of natural resources and ultimately to protect and enhance the public health, safety and welfare and the quality of the environment.

The Conservation Element supporting data and analysis ~~support document~~ describes the natural resources of the Town and their significance to the unique quality of life in the Town. The resources inventoried include adjacent beaches, dunes, water bodies, ground water resources, wetlands, flood plains, minerals, soils, vegetative communities, wildlife, and air quality. Due to it's the Town's location on a coastal barrier island, the Town contains a wealth of natural resources whose protection and wise use are of primary concern in the community's future planning.

The Conservation Element Goals, Objectives and Policies, set forth below, are the narrative of the Town's plan for conservation of natural resources in the future. The main issues to be addressed, as identified in the Conservation support document, are beach erosion control and monitoring of biological impacts, residential development intensity, and conservation of potable water resources.

### Goals, Objectives, and Policies

**~~06.01.00.00~~ GOAL 6.1: To Conserve, protect, and appropriately manage the natural environment of the Town ensure the highest possible environmental quality, limit impacts to natural resources, and to provide the factors that affect conservation.**

**~~06.01.01.00~~ OBJECTIVE 6.1.1: ~~To meet or exceed the minimum air quality levels~~ Maintain an average Air Quality Index of "Good," as established by the Florida Department of Environmental Protection (FDEP).**

**~~06.01.01.01~~ Policy 6.1.1.1: The Town is willing to cooperate with the State and/or Martin County in monitoring air quality.**

**~~06.01.01.02~~ Policy 6.1.1.2: The Town will continue to prohibit the establishment of industrial uses within the Town, which could have an adverse impact on air quality.**

**~~06.01.01.03~~ Policy 6.1.1.3 [MISSING POLICY FROM ADOPTED DRAFT]**

**~~06.01.01.04~~ Policy 6.1.1.4: The Town promotes alternative transportation modes such as golf carts, as a means of protecting air quality and providing for energy conservation to reduce air pollution and support energy conservation.**

**~~06.01.01.05~~ Policy 6.1.1.5: The Town will continue to maintain the "Ramble" as a pedestrian walking path south of Grenville Road and a bike or walking path from Grenville Road to Estrada Road.**

**~~06.01.02.00~~ OBJECTIVE 6.1.2: To protect the environmental quality of the Indian River Lagoon as set forth in the Coastal ~~Zone~~ Management Element Goals, Objectives and Policies.**

~~06.01.02.01~~ **Policy 6.1.2.1:** The Town should cooperate with all Federal, State and regional regulatory agencies with jurisdiction over wetlands to improve compliance with State and Federal regulations.

~~06.01.03.00~~ **OBJECTIVE 6.1.3:** To conserve the potable water resources of the Town by reducing the amount of water used for irrigation by a factor of five percent (5%) for the period 2025 to 2035.

~~06.01.03.01~~ **Policy 6.1.3.1:** The Town shall promote water conservation practices by residents of the Town and encourages the use of water-conserving appliances.

~~06.01.03.02~~ **Policy 6.1.3.2:** The Town should cooperate with SFWMD requests for implementation of emergency water conservation measures.

~~06.01.03.03~~ **Policy 6.1.3.3:** The Town shall coordinate with SFWMD to develop a plan to reduce the use of the potable water supply to serve the irrigation needs of users within the municipal boundaries of the Town. The Town shall coordinate with SFWMD and Martin County to develop a plan to reduce the use of potable water supply to serve the irrigation needs of users within the urban services district boundaries of unincorporated Martin County who are served by SMRU. ~~The Town shall develop such a plan for SMRU that anticipates the irrigation needs of a total population of 29,500 persons (Source: SFWMD Upper East Coast Water Supply Plan) in its service area by the year 2040, which includes 3,800 persons as the seasonal peak population of the Town (Source: Data and Analysis).~~

~~06.01.03.04~~ **Policy 6.1.3.4:** The Town encourages water-conserving landscaping principles, including the use of:

- a. Highly drought-resistant plant materials;
- b. Limiting the areas of turf cover to areas where functional benefits are provided;
- c. Efficient irrigation systems and;
- d. The use of soil improvements and mulches to improve water holding capacity.
- e. Improved turf grasses which are Florida friendly and salt tolerant should be identified for future use in the Town.

~~06.01.03.05~~ **Policy 6.1.3.5:** The Town requires that irrigation plans be reviewed for the conservation of water as provided in the Florida Building Code.

~~06.01.03.06~~ **Policy 6.1.3.6:** The Town requires that all new construction and renovation utilize ultra-low water conserving plumbing fixtures provided in the Florida Building Code.

~~06.01.03.07~~ **Policy 6.1.3.7:** The Town's LDR's include the SFWMD's Surface Water Improvement and Management Plan (SWIM) and future modifications.

~~06.01.03.08~~ **Policy 6.1.3.8:** The Town requires a detailed study of water usage and recommendations for reduction of use for irrigation purposes.

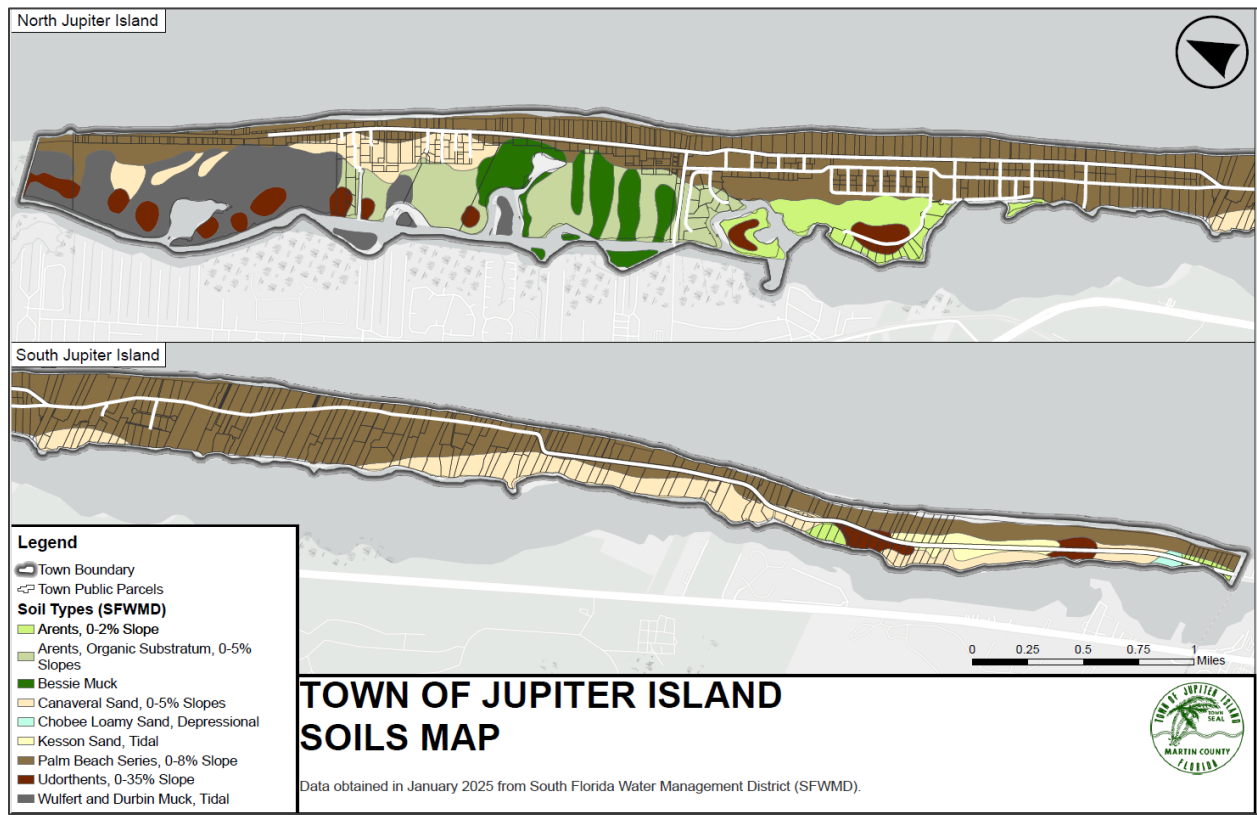
~~-[06.01.04 OBJECTIVES AND POLICIES MISSING FROM ADOPTED DRAFT]~~

~~06.01.05.00~~ **OBJECTIVE 6.1.5:** To conserve the soils, sands and minerals of the Town.

**06.04.05.01 Policy 6.1.5.1:** Soil erosion is minimized by consideration of topography, hydrology and vegetative cover in review of site development plans.

**06.04.05.02 Policy 6.1.5.2:** The Town assists the United States Department of Agriculture (USDA) USDA Soil Conservation Service-in any activities or programs directed at minimizing soil erosion.

**06.04.05.03 Policy 6.1.5.3:** The Town conserves possible mineral resources by prohibiting mining and excavation activities.



**06.04.06.00-OBJECTIVE 6.1.6:** To appropriately manage and protect the Town's vegetative communities.

**06.04.06.01 Policy 6.1.6.1:** The natural vegetative communities of the Town should continue to be protected through the designation of large vegetative areas as conservation areas, and through landscaping or other regulations designed to preserve natural and planted vegetation.

**06.04.06.02 Policy 6.1.6.2:** Dune vegetation on Town beaches should be maintained and protected as set forth in the Coastal Zone Management Element goals, objectives and policies.

**06.04.06.03 Policy 6.1.6.3:**-The Town's LDR's shall protect the Indian River Lagoon, the natural vegetative communities, near shore reefs, and the mangrove wetlands from degradation associated with development or redevelopment. ~~This policy has been implemented.~~

**Policy 6.1.6.4:** The Town's LDR's should encourage the preservation of existing trees on all parcels to the greatest extent feasible and practical.

**~~06.01.07.00~~ OBJECTIVE 6.1.7:** To protect wildlife habitats and wildlife species, which are endangered and threatened species, and species of special concern, as set forth in the Coastal Zone Management Element goals, objectives and policies.

**~~06.01.07.01~~ Policy 6.1.7.1:** The Town's Public Safety Department enforces the applicable federal and state regulations restricting activities which adversely affect the survival of endangered and threatened species and species of special concern.

**~~06.01.08.00~~ OBJECTIVE 6.1.8:** To continue to seek, through joint private, federal, state, county and town partnerships, the acquisition of environmentally sensitive lands which protect unique, rare or endangered habitats and enhance the survival of endangered flora and fauna species for conservation and stewardship of critical environmentally sensitive habitats.

**~~06.01.08.01~~ Policy 6.1.8.1:** The Town shall continue to make its best efforts, through joint private, federal, state, county and town initiatives to acquire for public ownership environmentally sensitive habitats, which enhance the survival of endangered flora and fauna species.

**Policy 6.1.8.2** The Town should establish a process for accepting private donations of environmentally sensitive land that can serve as conservation and open space.

**~~6.1.9.1~~ OBJECTIVE 6.1.9:** To properly store, collect, and dispose of hazardous and toxic wastes.

**~~6.1.9.1~~ Policy 6.1.9.1:** The Town prohibits the establishment of uses classified as hazardous waste generators as defined by the U.S. Department of Environmental Protection .

**~~6.1.9.3~~ Policy 6.1.9.2:** The Town cooperates with Martin County and provides the Town 's citizens with information on the types of and best practices for the disposal of small amounts of toxic and hazardous wastes.

**~~06.01.09.03~~ Policy 6.1.9.3:** Town should adopt an ordinance on the collection of hazardous and toxic wastes.

## RECREATION AND OPEN SPACE ELEMENT

### Purpose

The purpose of the Recreation and Open Space Element is to plan for a comprehensive system of public and private recreation and open space sites which are available to the public. The Recreation and OpenSpace support document presents an inventory and analysis of existing and future recreation and open space resources.

As an element of the Town Comprehensive Plan required by Section 163.3177(6)(e), Florida Statutes, the purpose of the Recreation and Open Space Element is to guide the development and maintenance of a comprehensive system of public and private recreation and open space resources available to the public. This element is supported by an inventory and analysis of existing conditions and future needs.

The recreational resources of the Town include the private recreational facilities of the Jupiter Island Club. The club operates four major facilities for use of members and guests, including the golf course and club house, tennis club and courts, the main club facility, the Inn, Tangerine Theater, and the Beach Club. In addition, many of the large single-family homes in the community have private tennis courts or swimming pools. Public recreational facilities in or near the Town include the Hobe Sound Public Beach, the Hobe Sound National Wildlife Refuge, and Blowing Rocks Preserve. The purpose of the Recreation and Open Space Element is to plan for a comprehensive system of public and private recreation and open space sites which are available to the public.

The Recreation and Open Space support document presents an inventory and analysis of existing and future recreation and open space resources. The recreational resources of the Town include the private recreational facilities of the Jupiter Island Club.

The Town's plan for future recreation and open space is set forth in the goals, objectives, and policies presented below. Maintenance of the Jupiter Island Beach Club and other private recreational opportunities is expected to continue in the future. Public parks and conservation/open space areas are also expected to continue to contribute to the recreational opportunities available both to the Town's residents and to the general public. In accordance with the Coastal Management goals, objectives, and policies, further development of public beach access with parking facilities within the Town is not planned.

### Goals, Objectives, and Policies

**07.01.00.00 GOAL 7.1: To ensure provision of sufficient parks, high-quality recreational facilities and open space areas to satisfy the health, safety, and welfare needs of Town residents, including special groups such as the elderly and handicapped persons with disabilities.**

**07.01.01.00-OBJECTIVE 7.1.1: To protect lands designated for open space from incompatible land uses.**

**07.01.01.02-Policy 7.1.1.1: The Town should require the provision of open space within future development sites.**

**07.01.01.03-Policy 7.1.1.2: The Town's LDR's ensure that there will not be a reduction in the amount of open space from that which is currently permitted in the codes.**

**07.01.02.00-OBJECTIVE 7.1.2: To acquire and maintain environmentally sensitive lands that promote greenways and lands suitable for outdoor recreation through the Town's continuing**

partnership with The Nature Conservancy, the National Wildlife Refuge, and with other federal, state or local agencies in future acquisitions.

~~07.01.02.01~~ **Policy 7.1.2.1:** The Town shall continue to coordinate with private, state, federal, and county agencies to identify natural area greenways and wildlife corridors which link existing parks, preserves, and similar areas for conservation and habitat purposes.

~~07.01.03.00~~ **OBJECTIVE 7.1.3: To protect existing public access to the public beaches.**

~~07.01.03.03~~ **Policy 7.1.3.1:** The Town ~~Comprehensive Plan~~ should continue to allow existing public town resident beach access points as set forth in the Coastal Zone Goals, Objectives and Policies.

~~07.01.03.04~~ **Policy 7.1.3.2:** No further public beach access points that include public parking areas shall be developed within the Town of Jupiter Island.

~~07.01.03.06~~ **Policy 7.1.3.3:** The Town's LDR's shall acknowledge and protect the public nature of the beach located seaward of the mean high water line.

~~07.01.03.07~~ **Policy 7.1.3.4:** The Town's LDR's shall include an ordinance specifically protecting the points of access: at The Nature Conservancy's Blowing Rocks Preserve, the Hobe Sound Public Beach and the Hobe Sound National Wildlife Refuge.

**Policy 7.1.3.5** The Town should explore program development to collect beach access parking fees with Martin County.

**Policy 7.1.3.6:** The Town should coordinate with Martin County to explore reductions in public beach hours of operation to support consistency with the Blowing Rocks Wildlife Preserve and protect adjacent natural resources.

## INTERGOVERNMENTAL COORDINATION ELEMENT

### Purpose

The purpose of the Intergovernmental Coordination Element is to identify and resolve incompatible goals, objectives, and policies and development proposed in local government comprehensive plans and to determine and respond to the need for coordination processes and procedures with adjacent local governments, and regional and state agencies. The purpose of the Intergovernmental Coordination Element is to coordinate relationships and to establish the principles and guidelines to be used for joint planning initiatives and coordination with adjacent local governments and other external governmental and quasi-governmental agencies. As an element of the Town Comprehensive Plan required by Section 163.3177(6)(h), Florida Statutes, the Intergovernmental Coordination Element endeavors to ensure that opportunities for joint planning are identified and coordinated, potential disputes are resolved, and interlocal agreements are implemented into the Town's planning processes.

Further, the Intergovernmental Coordination Element provides the principles and guidelines to be used in accomplishing the coordination of the Town's Comprehensive Plan with the plans of the school board and other units of local government providing services but not having regulatory authority over land use.

The Intergovernmental Coordination Element supporting data and analysis document provides an inventory of existing coordinating mechanisms between the Town and adjacent local governments, including Palm Beach County, the Village of Tequesta, and Martin County, School Boards, local service providers, independent special districts, regional planning agencies, and state agencies. The Town will continue to monitor its interactions with other agencies and make adjustments as needed.

The goals, objectives, and policies that follow embody the Town's plan for meeting the purpose of this element in the future. Reviews of the Comprehensive Plans for the Village of Tequesta and Martin County should be undertaken as they become available in order to determine the need for additional coordination as future development occurs.

### Goals, Objectives, and Policies

~~08.01.00.00 GOAL 8.1: To extend the best cooperative efforts of all municipal agencies to the citizenry.~~ Maintain and strengthen coordination with neighboring municipalities, Martin County, regional planning agencies, special districts, Martin County School Board and all State and Federal agencies, toward the general purpose of effective and responsive operation of government in the geographic area of concern to advance the Town's vision.

~~08.01.01.00 OBJECTIVE 8.1.1: To encourage the maximum participation of the Town's residents in the comprehensive planning process.~~

~~08.01.01.01 Policy:~~ The Town shall ~~adopt~~ develop a public participation program that ensures adequate information exchange between the Town government and the citizens and that provides for active involvement by the citizens in the comprehensive planning process.

~~08.01.02.00 OBJECTIVE 8.1.2: To coordinate future land use decisions within the area of concern.~~ Coordinate land use, planning and development decisions with adjacent jurisdictions and relevant agencies.

~~08.01.02.01 Policy 8.1.2.1:~~ The Town does not intend to annex additional lands unless such annexation is determined by special study to have a favorable cost/revenue ratio.

~~08.01.02.02~~ **Policy 8.1.2.2:** ~~The Town shall~~ Continue to cooperate with the ~~SFWMD~~ South Florida Water Management District (SFWMD) toward the implementation of the Upper East Coast Regional Water Supply Plan (~~RWSP~~) and the protection of the surficial aquifers from saltwater intrusion.

~~08.01.02.03~~ **Policy 8.1.2.3:** The Town shall continue to work in partnership with Martin County and other municipalities to coordinate and address impacts on adjacent municipalities and to coordinate the establishment of level of service standards.

~~08.01.03.00~~ **OBJECTIVE 8.1.3:** To coordinate coastal resources management within the coastal area of concern.

~~08.01.03.01~~ **Policy 8.1.3.1:** The Town ~~developed a revised~~ shall maintain and update the Emergency Management Plan in coordination with the Martin County Comprehensive Emergency Management Plan, and consistent with the policies in the Coastal Management Element.

~~08.01.03.02~~ **Policy 8.1.3.2:** ~~The Town should continue to~~ Coordinate with Martin County, FDEP, Palm Beach County, and Jupiter Inlet Navigational Districts to ensure that the Town is apprised in advance of any proposed inlet improvements, dredging, beach nourishment, sand transfer facilities, and other inlet and shoreline protection structures that ~~have an impact on the Town's beaches~~ may impact the Town's coastal areas.

~~08.01.03.03~~ **Policy 8.1.3.3:** The Town should continue to coordinate its recreation plan with the Florida Department of Environmental Protection (FDEP) Division of Recreation and Parks and Martin County's ~~recreation program~~ Department of Parks and Recreation regarding Town recreational areas and open spaces.

~~08.01.03.04~~ **Policy 8.1.3.4:** ~~The Town should continue to cooperate~~ Revisit and where appropriate, coordinate with the FDEP's Florida Coastal Office in administration of the Indian River Lagoon Aquatic Preserve Management Plan which applies to the estuarine waters adjacent to Jupiter Island. Construction, excavation or other activities waterward of the mean high water line that can impact on estuarine environmental quality should continue to be coordinated with the FDEP.

~~08.01.03.04~~ **Policy 8.1.3.5:** Maintain coordination and cooperative joint planning efforts with the FDEP, US Army Corps of Engineers, Bureau of Ocean Energy Management, and other jurisdictional reviewing and permitting agencies regarding any activities that may impact shoreline, bathymetric, or benthic resources in the Indian River Lagoon.

~~08.01.03.05~~ **Policy 8.1.3.6:** ~~The Town should~~ Continue to coordinate with the FDEP Office of Resiliency and Coastal Protection, the Army Corps of Engineers (USACE), and Martin County regarding any regional sand supply, submerged lands leases, beach renourishment and dune restoration projects, with the FDEP Division of Beaches and Shores, and the Corps of Engineers through formal review and permitting procedures, as well as with Martin County through the Interlocal Agreement.

~~08.01.03.06~~ **Policy:** ~~The Town should continue to locally administer the Coastal Construction Control Line permitting program within its boundaries, in coordination with the FDEP.~~

~~08.01.03.07 Policy:~~ The Town should continue to update its coastal construction codes in accordance with any revisions made in the Department of Economic Opportunity (DEO) model coastal construction code.

~~08.01.03.08 Policy 8.1.3.7:~~ The Town should continue to cooperate Coordinate with the Department of Environmental Protection FDEP in the administration of the Erosion Control Line Program.

~~08.01.03.09 Policy 8.1.3.8:~~ The Town should continue to participate in and cooperate with State and local programs which acquire environmentally sensitive lands, and protect the natural environment.

~~08.01.04.00 Objective 8.1.4:~~ To ensure consistency of Encourage alignment between the Town Comprehensive Plan goals, objectives, and policies within the area of concern with and the Treasure Coast Regional Planning Council's Strategic Regional Policy Plan.

~~08.01.04.01 Policy 8.1.4.1:~~ The Town should review the comprehensive plan goals, objectives and policies of the Village of Tequesta, Martin County and the Regional Policy Plan in comparison with the Town's plan, in order to Review the comprehensive plans of neighboring jurisdictions, including Martin County, Palm Beach County, and the Village of Tequesta, to identify potential conflicts and any need for further coordination efforts.

~~08.01.04.03 Policy 8.1.4.2:~~ The Town should utilize the Treasure Coast Regional Planning Council's informal mediation process processes for resolving conflicts with other local governments. Where the Town is unable to resolve intergovernmental conflicts with local jurisdictions, the Town Commission will determine appropriateness for the respective issues to be mediated as outlined in Florida Statutes.

~~08.01.05.00 Objective 8.1.5:~~ To ensure consistency of the Town's Comprehensive Plan with the State of Florida Comprehensive Plan.

~~08.01.05.01 Policy 8.1.5.1:~~ The Town should continue coordination of the Comprehensive Plan with the DEO Florida Department of Commerce to ensure consistency with the State Comprehensive Plan and compliance with State regulations.

~~08.01.06.00 Objective 8.1.6:~~ To ensure the coordination of coastal area population densities with appropriate regional or local evacuation plans.

~~08.01.06.01 Policy 8.1.6.1:~~ The Town will provide information regarding regional or local evacuation plans to all residents on a regular basis, using the Town website and newsletters.

~~08.01.07.00 Objective 8.1.7:~~ To limit public expenditures that subsidize development in high-hazard coastal areas.

~~08.01.07.01 Policy 8.1.7.1:~~ The Town's Land Development Regulations shall require all redevelopment to meet new, safer construction standards as established in the Florida Building Code.

~~08.01.08.00 Objective 8.1.8:~~ To communicate with the The Town should maintain active communication with the Martin County School Board to jointly establish cooperation and coordination between the Town and the School Board.

~~08.01.08.01~~ **Policy 8.1.8.1:** The Town shall establish pursuant to Section 163.31777(6)(a)(b), by written confirmation by the Martin County School Board, that the Town has no existing public schools and that the School Board has no short-term or long-term plan to construct a school within the municipal boundaries of the Town.

~~08.01.09.00~~ **Objective 8.1.9:** To communicate with Martin County to jointly establish cooperation and coordination between the Town and Martin County.

~~08.01.09.01~~ **Policy 8.1.9.1:** The Town shall enter into negotiations with Martin County to create Joint Planning Agreement with Martin County which will control any sale of right-of-way, the width of pavement, use of roads for bicycles and golf carts, landscaping within road rights-of-way and any other issues which would change the character and ambiance of the Town.

~~08.01.10.00~~ **Objective 8.1.10:** To ensure a meaningful and on-going process for collaborative planning and intergovernmental coordination service delivery between the Town (SMRU) South Martin Regional Utility (SMRU) and Martin County in regard to for water supply, conservation, and reuse and water supply project issues.

~~08.01.10.01~~ **Policy 8.1.10.1:** The Town (SMRU) shall Promote intergovernmental coordination with Martin County and the Village of Tequesta by sharing information regarding water supply needs, in the implementation of alternative water supply projects, including reuse, conservation, and establishing LOS standards. Share data and planning information with Martin County regarding water supply needs, alternative water supply projects, including reuse, conservation, and establishing LOS standards through the SMRU.

~~08.01.10.02~~ **Policy 8.1.10.2:** Secure the cooperation of neighboring jurisdictions and/or service providers through Interlocal agreements and intergovernmental coordination that address how interconnects, supply costs, and costs for impacts to public facilities and services (particularly water and sewer systems), will be borne and by whom, when the impacts are imposed upon the affected entities, jurisdictions and/or service providers.

~~8.1.11.1~~ **OBJECTIVE:** To promote fair and equitable dispute resolution with other jurisdictions as they may arise in the future.

~~8.1.11.2~~ **Policy:** The Town shall utilize the dispute resolutions processes as prescribed in Section 186.509 F.S. if such disputes arise between the Town and other jurisdictions in the Town's geographic sphere.

# CAPITAL IMPROVEMENTS ELEMENT

## Purpose

As required by Section 163.3177(3)(a), Florida Statutes, the Town's Capital Improvements Element endeavors to outline and respond to the demand for public services, establish a 5-year Capital Improvement Program (CIP) consistent with the Town long-range budget projections, and ensure the level of service (LOS) standards established in the Town Comprehensive Plan are consistent and achieved. The purpose of the Capital Improvements Element is to provide for public facilities while ensuring fiscal solvency and equitably meeting the needs of Town residents.

Every year the appendix shall be updated with the most recently adopted version of the CIP and shall include a five-year schedule of capital improvements.

## Goals, Objectives, and Policies

**09.00.00.00 GOAL 9.1:** ~~To Undertake capital improvements necessary to keep the Town's present public facilities in good condition and to accommodate new development, while following sound fiscal practices and the requirements of current~~ consistent with the requirements Florida Statutes and the Town administrative code.

**09.01.01.00 OBJECTIVE 9.1.1:** ~~To Utilize the Capital Improvements Element as a means to assess the Town's~~ as a tool to assess potential public facility deficiencies and to achieve an affordable implementation schedule.

**09.01.01.02 Policy 9.1.1.1:** ~~The Town shall Continue the annual preparation to~~ annually prepare and update of a five-year Capital Improvement Program CIP, including a one-year capital budget, based on decisions and priorities as outlined in the Comprehensive Plan.

**09.01.01.03 Policy:** ~~In setting priorities, the following order should be used:~~

- ~~1. Public safety implications:~~
- ~~2. Level of service or capacity problems: next in priority would be projects needed to maintain the stated level of service.~~
- ~~3. Ability to finance: a third criterion is the budgetary impact; will it exceed budget projections.~~
- ~~4. Quality of life projects: priority should next be given to those projects not in categories 1, 2 or 3 but that would enhance the quality of life.~~

**09.01.01.04 Policy:** ~~The Comprehensive Plan should guide the decisions to fund Capital Improvements and to guide the priorities among them.~~

**09.01.02.00 Objective Policy 9.1.1.2:** ~~To use Utilize the Future Land Use Plan and financial analyses of the kind contained Town's Comprehensive Plan and adopted LOS standards established herein as a basis for reviewing development applications in order to maintain adequate levels of service.~~

**03.01.02.01 Policy 9.1.1.3:** ~~The Town should examine the capacity of existing infrastructure and essential services and plan, through the Capital Improvements Element of the Comprehensive Plan, for needed improvements to serve new housing.~~ Examine the capacity of existing infrastructure and service delivery to plan for necessary improvements to support the Town vision.

**09.01.06.01 Policy 9.1.1.4:** Any capital improvements projects defined in the future shall be evaluated and ranked in order of priority according to the following guidelines, if applicable:

- a. Public Health and Safety: Whether the project is needed to protect public health and safety, to fulfill the Town's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
- b. Level of Service: Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, or provides service to developed areas lacking full service, ~~or promotes in-fill development~~. If public facilities are developer-provided, they shall accommodate public facility demands based upon adopted Level of Service standards.
- c. Financial Feasibility: Whether the project is financially feasible based on the established criteria for evaluating capital improvement projects and its budgetary impacts.
- d. Efficiency: Whether the project represents a logical extension of facilities and services and the effects upon appropriate State agency and/or Water Management District facilities plans shall be evaluated.
- e. ~~Updated every year to reflect a 5-year projection of Capital Expenditures.~~
- e. Quality of Life: Priority should also be given to projects that would enhance the quality of life.

**09.01.01.01 Policy 9.1.1.5:** ~~The operating budget shall continue~~ Continue to accommodate annual replacements such as police cars, major pieces of equipment and street renovations in the operating budget.

**OBJECTIVE 9.1.2: Provide adequate public facilities access and minimize the adverse effects of development by establishing level of service (LOS) standards that maintains access for all.**

**09.01.02.01 Policy 9.1.2.1:** ~~The level of service standard for drainage shall~~ Maintain a minimum LOS for stormwater and drainage to be adequately accommodate stormwater runoff from a 24-hour, five-year frequency storm, with a design safety factor of 20% and on-going maintenance of the stormwater drainage systems.

**09.01.02.02 Policy 9.1.2.2:** ~~The level of service standard for the water system shall be~~ Maintain a potable water LOS of at least 678 gallons per person per day (inclusive of irrigation) at a residual pressure of at least 40 pounds per square inch (psi) and a static pressure of 55 psi.

**09.01.02.03 Policy 9.1.2.3:** ~~The level of service standard for~~ Maintain a maximum LOS for solid waste collection and disposal of shall be 9.0 pounds per capita per day.

**09.01.02.04 Policy 9.1.2.4:** ~~The level of service standards for streets shall be~~ Maintain a minimum LOS of "A" for all public roads ~~Level of Service A at peak hour.~~

**09.01.04.01 Policy 9.1.2.5:** The LDR's include a Concurrency Management System (CMS) specifying that no development permit shall be issued unless the public facilities necessitated by the project (in order to meet level of service standards) will be in place concurrently with the impacts of the development.

**09.01.04.02 Policy 9.1.2.6:** The LDR's specify the levels of service standards found in this plan and specify that the concurrency test shall be met at the time a development order is issued for a specific plan for development, including densities and intensities of development.

~~09.01.04.00 Objective: To implement a concurrency management system whereby public facility requirements will be provided for future development and for purposes of issuing development orders and development permits.~~

~~09.01.05.00 Objective: To ensure a meaningful and on-going process for collaborative planning and intergovernmental coordination between the Town (SMRU), and Martin County in regard to future planning of water system capital improvements.~~

~~09.01.05.01 Policy: The Town (SMRU) will promote intergovernmental coordination by sharing information as to water system capital improvements planning and proposed capital projects.~~

~~09.01.06.00 Objective: Capital improvements will be provided to: (1) correct existing deficiencies; (2) accommodate needs generated by future growth activities; and/or (3) replace worn out or obsolete facilities, as determined.~~

~~09.01.06.01 Policy: Any capital improvements projects defined in the future shall be evaluated and ranked in order of priority according to the following guidelines:~~

~~a. Whether the project is needed to protect public health and safety, to fulfill the Town's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.~~

~~b. Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development.~~

~~c. Whether the project represents a logical extension of facilities and services.~~

~~d. Whether the project is financially feasible based on the established criteria for evaluating capital improvement projects.~~

~~e. If public facilities are developer provided, they shall accommodate public facility demands based upon adopted Level of Service standards.~~

~~f. Effects upon appropriate State agency and/or Water Management District facilities plans shall be evaluated.~~

~~g. Updated every year to reflect a 5-year projection of Capital Expenditures.~~

## PROPERTY RIGHTS ELEMENT

### Purpose

The purpose of the Property Rights Element is to ensure that Town of Jupiter Island respects judicially acknowledged and constitutionally protected property rights. As an element of the Town Comprehensive Plan required by Section 163.3177(6)(j), Florida Statutes, the Property Rights Element endeavors to ensure that the personal and private property of Town residents is respected in Town planning initiatives.

### Goals, Objectives, and Policies

**GOAL 10.1:** The Town of Jupiter Island will make decisions with respect for property rights and with respect for people's rights to participate in decisions that affect their lives and property.

**OBJECTIVE 1 10.1.1:** The Town of Jupiter Island will respect judicially acknowledged and constitutionally protected private property rights.

**Policy 4-1 10.1.1.1:** The Town of Jupiter Island will Consider in its decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

**Policy 4-2 10.1.1.2:** The Town of Jupiter Island will Consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

**Policy 4-3 10.1.1.3:** The Town of Jupiter Island will Consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

**Policy 4-4 10.1.1.4:** The Town of Jupiter Island will Consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.

**OBJECTIVE 2 10.1.2:** People have the right to participate in planning and development decisions that affect their lives and property. The Town of Jupiter Island decision-making will be transparent and follow the public hearing requirements of Florida law so that all people may participate in decisions that affect their lives and property. Land development regulations may provide for additional opportunities for people to participate in public hearings regarding planning and development decisions through the processes and standards contained in Chapter 166, Florida Statutes and the Town's Code of Ordinances.

**Policy 2-1 10.1.2.1:** All land use and development decisions that affect the lives and property of property owners and residents of the Town shall be made in a public hearing that complies with all applicable laws of the state and town.

**Policy 2-2 10.1.2.2:** The Town of Jupiter Island recognizes that planning and development decisions affect complex systems and have impacts that occur beyond the site of a particular development proposal. Any affected person, as defined in F.S. § 163.3184(1)(a) of the Act may participate in and be a party to a hearing on decisions regarding the site of a development proposal.

**Policy 2-3 10.1.2.3:** An affected person's right to be heard. The Town of Jupiter Island recognizes that it should make planning and development decisions in response to true and accurate

information. In all decisions this policy governs, the Town of Jupiter Island will Provide every affected person(s) an equal opportunity to be heard and to be informed of all information on which the Town of Jupiter Island bases its decision. The Town of Jupiter Island will endeavor not to provide any affected person any greater opportunity to be heard than another affected person.

**Policy ~~2-4~~ 10.1.2.4:** An affected person's right to be heard.

The Town of Jupiter Island recognizes that it should make planning and development decisions in response to true and accurate information. In all decisions this policy governs, the Town of Jupiter Island will provide every affected person an equal opportunity to be heard, and to be informed of all information on which the Town of Jupiter Island bases its decision. The Town of Jupiter Island will endeavor not to provide any affected person any greater opportunity to be heard than another affected person.

**Objective ~~3~~ 10.1.3:** People rely on this comprehensive plan and on the zoning designations of properties when deciding how to use property. The Town of Jupiter Island shall strive to make its decision-making reliable and predictable to promote sound, long-term investments in the town.

**Policy ~~3-4~~ 10.1.3.1:** Majority-plus-one vote required.

The Town of Jupiter Island may only amend the future land use of real property in the town by the affirmative vote of a majority plus one of the Town Commission.

## IMPLEMENTATION

There are no required capital improvements planned for areas of sanitary sewer system, solid waste disposal, stormwater drainage, potable water supply, or natural groundwater aquifer recharge.

### Programs

For purposes of implementation, monitoring and evaluation, ~~the principal programs needed to implement this Element are as follows; all are outlined in more detail in the Element: the Town shall utilize the following ongoing programs and activities to carry out the goals, objectives, and policies of this Element consistent with Florida Statute:~~

~~Begin the annual capital programming and budgeting process including development of project selection criteria.~~

~~Conduct engineering or other studies to pinpoint the cost and timing of the other potential deficiencies.~~

~~Update by appropriate amendments to the development code to ensure conformance to the "concurrency" requirements relative to development orders, levels of service and public facility timing.~~

- Administration of the Town's Capital Improvements Program (CIP) and annual budgeting process, including the periodic review of project needs and prioritization consistent with adopted Levels of Service and fiscal capacity;
- Use of engineering studies, technical analysis, and infrastructure evaluations, as necessary, to identify the timing, cost, and feasibility of public facility improvements required to support adopted land use policies; and
- Periodic review and amendment of the Land Development Regulations and other implementing ordinances to ensure continued consistency with the Comprehensive Plan, including concurrency requirements related to development orders, levels of service, and public facility availability.

### PLAN MONITORING

~~It is the intent of this plan to follow the current statutory and rule requirements for plan review and monitoring together with other guidelines that may be determined by the Town Commission from time to time.~~

The Town shall monitor, evaluate, and maintain the Comprehensive Plan in accordance with Chapter 163, Florida Statutes, and the Florida Administrative Code, as amended. Plan monitoring activities shall ensure internal consistency, compliance with state requirements, and alignment with local conditions, community priorities, and adopted Levels of Service.

### **State Review and Evaluation Process**

Pursuant to Section 163.3191, Florida Statutes, the Town shall periodically evaluate the Comprehensive Plan to determine whether amendments are necessary to reflect changes in state law, administrative rules, and local conditions. When updates or amendments are proposed:

- Comprehensive Plan amendments shall be processed in accordance with Section 163.3184, Florida Statutes, including public hearings before the Local Planning Agency and Town Commission.

- Proposed amendments subject to state coordination review shall be transmitted to the State land planning agency, FloridaCommerce, and other applicable reviewing agencies for review and comment as required by statute.
- The Town shall consider state and agency comments received during the review period and determine whether revisions are necessary prior to adoption, consistent with statutory timelines.
- Upon receipt of a determination of no objections or upon addressing required changes, the Town Commission may adopt the amendments by ordinance within the timeframes established under Florida law.

### **Ongoing Monitoring and Amendments**

Plan monitoring may include review of:

- Development activity and land use changes;
- Infrastructure capacity, public facility availability, and fiscal impacts;
- Consistency between the Comprehensive Plan, Future Land Use Map, zoning regulations, and development approvals; and
- Legislative or regulatory changes at the state level affecting comprehensive planning requirements.

Amendments to the Comprehensive Plan may be initiated as needed to address identified issues, maintain compliance with state law, or advance the Town's adopted vision, recognizing that the Town is a largely built-out, low-density residential community with limited growth pressure.

The Town Commission may adopt additional monitoring procedures or administrative guidelines, as appropriate, to ensure the Comprehensive Plan remains current, legally defensible, and responsive to community needs.

### **PUBLIC PARTICIPATION IN THE COMPREHENSIVE PLANNING PROCESS**

Comprehensive planning seeks to set forth the community's goals, objectives and policies for the future. These elements constitute the Comprehensive Plan as it is adopted by the ~~elected officials of the community~~ Town Commission. In part these elements are based on an inventory of existing conditions, which is set forth in the supporting documents that accompany the Comprehensive Plan. However, the most important basis for the goals, objectives and policies of the plan are the values of the community.

### **ROLE OF PUBLIC PARTICIPATION**

~~Because the Comprehensive Plan is based on the community's values, the participation of the citizenry is an essential element of the comprehensive planning process. The long term goals of the community are at the heart of the Comprehensive Plan. The Local Planning Agency is charged with preparing and administering the Comprehensive Plan, but it is the people of the community who must define the values and goals on which the plan is based. Before a Comprehensive Plan is adopted by a community, the citizens must be given an opportunity to participate.~~

Public participation is a central component of the comprehensive planning process. The Local Planning Agency is responsible for preparing and administering the Comprehensive Plan; however, the Town's residents play a critical role in defining the values, goals, and long-term vision reflected in the Plan. Residents shall be provided meaningful opportunities to participate in the development, evaluation, and amendment of the Comprehensive Plan prior to adoption by the Town Commission.

## REQUIREMENTS FOR PUBLIC PARTICIPATION PROGRAMS

~~In recognition of the importance of public participation in the comprehensive planning process, the State of Florida has set forth statutory and administrative rule requirements for adoption of public participation programs. At a minimum the Town shall provide for public participation as required by Florida Statutes and the Florida Administrative Code, as amended.~~

The Town shall provide opportunities for public participation in the comprehensive planning process as required by Chapter 163, Florida Statutes, and applicable provisions of the Florida Administrative Code. Public participation procedures shall be designed to be transparent, accessible, and appropriate for the scale and character of the Town.

### Optional Procedures

~~In addition to the above mandatory items, the rule also states that local governments "are encouraged" (but not required) to make available to the general public executive summaries of comprehensive plans and during the ongoing planning process to periodically release information to "keep its citizenry apprised of planning activities."~~

Consistent with state guidance and best practices for small municipalities, the Town may, but is not required to:

- Provide executive summaries or copies of the proposed comprehensive plan or plan amendments for public review in plain language.
- Provide, while the planning process is ongoing, for regular release of information to keep the citizenry apprised of planning activities by making public access to planning documents, hearing schedules, meeting agendas, and adopted minutes of public hearings through the Town's website or other appropriate means, available to the public throughout the review process. If desired, these items could be made available to the local press.
- Periodically release information during major planning efforts to keep residents informed of planning activities, deadlines, and opportunities for participation.

## LAND DEVELOPMENT REGULATIONS

The Land Development Regulations (LDRs) are the primary implementation mechanism for the Comprehensive Plan and shall be maintained in continuous conformance with the goals, objectives, and policies of the Plan, including the Future Land Use Map.

The Town shall ensure that the Land Development Regulations:

- Are consistent with and implement the Comprehensive Plan, as required by Chapter 163, Florida Statutes;
- Translate long-range Comprehensive Plan policies into clear, predictable development standards appropriate to the Town's low-density, predominantly residential, barrier island context; and
- Support neighborhood compatibility, environmental protection, infrastructure capacity, and the Town's adopted vision.

The Town shall periodically review and, where necessary, amend the Land Development Regulations to:

- Maintain internal consistency with the Comprehensive Plan and consistency among elements;
- Reflect amendments to the Comprehensive Plan or changes in state law or administrative rules;
- Eliminate obsolete, duplicative, or conflicting provisions; and
- Ensure that zoning standards, development criteria, and administrative procedures remain appropriate for a largely built-out community with limited growth pressure.

Development orders, rezonings, and other land use approvals shall be evaluated for consistency with both the Comprehensive Plan and the Land Development Regulations in effect at the time of application. Where a conflict exists, the Comprehensive Plan shall govern, and the Land Development Regulations shall be amended as necessary to maintain compliance.

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



**TOWN COMMISSION**

A Public Meeting/Hearing will be held at the Jupiter Island Town Hall, 2 Bridge Road, Hobe Sound, FL on **April 22, 2026, at 9:00 a.m.** for the purpose of considering the following application.

**1 South Beach Road - PLD**

This is the application of Martin County, requesting the following:

A site plan approval for:

Demolition of the existing restroom building, pavilion, and associated walkways in the plaza area. Then construction of a new restroom building, pavilion, 850 sf of ocean rescue office building, and a hardscaped plaza area with a stabilized pathway from the office building to the beach for Ocean Rescue beach vehicles.

In accordance with Article X, Division V, Section 5.00, Standards for Approval of Variances, the applicant is requesting a variance to Article IV, Division III, Section 3.02 (b) for Oceanfront setbacks.

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 Town Commission meeting may be viewed live, or any time after the meeting, via the Town's website: [www.townofjupiterisland.com](http://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  
TOWN COMMISSION  
MEETING DATE: April 22, 2026  
Staff Report**

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**To:** Town of Jupiter Island Commission  
Robert Garlo, Town Manager, and Kyle Teal, Town Attorney  
**From:** Catherine Harding, Building, Planning and Zoning Director  
**RE:** Revise Hobe Sound Beach Park  
**Date:** 4/7/26

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Owners:

Martin County Real Property Division.

Agent:

Kevin L. Landry, General Services Deputy Director.

Property Description:

1 South Beach Road, Jupiter Island, Public Lands District.

Request:

The applicant is seeking a Hardship Variance and Site Plan Approval to revise the Hobe Sound Beach Park by demolishing the 730 sf restroom building, 1,500 sf pavilion, 4 H.C. parking stalls and associated walkways in the plaza area and construct a new 770 sf restroom building, 1,500 sf pavilion and an 850 sf ocean rescue office building, 4 H.C. parking stalls, a hardscape plaza area and stabilized pathway from the ocean rescue office building to the beach for ocean rescue beach vehicles.

Nonconformities:

The existing beach park with paved parking lot and buildings are located east of the Oceanfront Setback Line and have been there since 1974. Article IV. Section 3.02 B. Oceanfront Setbacks require the structures to be westerly of the Oceanfront Setback Line.

### Building and Zoning Analysis:

1. The proposed construction will be located over the existing plaza.
2. The County did plan to construct a private FM connection to sewer and demolish the old septic system. However, on March 4, 2026, we were advised that the plans have changed to install a larger septic system. DEP approval will be required and to date no confirmation has been made that the larger system will be approved.
3. The proposed finished floors of the buildings are above the FEMA requirements for flood protection.
4. The plans meet the sideline and height requirements of the LDR's as shown on the attached Zoning Analysis.

### Reports Attached:

1. Sergeant/ Fire Chief Frank Lasaga review dated 11/12/25.
2. King Tree Service review dated 4/2/26.
3. Copy of the original Warranty Deed showing restrictions and limitations.
4. SMRU Director, Matthew Hammond, P.E., staff report dated 4/2/26.
5. Town Engineer, Matthew Hammond, P.E., staff report dated 4/2/26.

### Building Department Recommendations:

1. Construction screening and a staging plan be submitted prior to a Building Permit.
2. No work be started prior to May 1<sup>st</sup>, 2026.
3. Applicant to follow the recommendation of the Town Engineer on irrigation direction and storm water management, in accordance with No.5 above.
4. Secure a DEP and Board of Health Permit prior to a Building Permit.

### Standards for Review by the Town Commission (attached)

Article X. Division 5. Section 5.00. Standards for approval of variances.  
Article X. Division 2. Section 2.03. Standards for demolition.  
Article X. Division 2. Section 2.02. Standards for impact review.

**Site Analysis:**

<b>Address:</b> 1 South Beach Road	<b>Zoning District:</b> PLD		
Planned Date of Construction:	January 2026		
	<b>Permitted</b>	<b>Existing</b>	<b>Proposed</b>
Lot Area:		1.66 AC	
Floor Area*:	<i>25% coverage</i> 25% of 72,368 SF	2,222 SF	2,939 SF
Principle Dwelling: (10,000 sf max)	25% of lot for all buildings and accessory structures	3.07%	4.06%
Accessory Structure #1: (not to exceed 1/3 square footage of principal dwelling)	25% of lot for all buildings and accessory structures	3.07%	4.06%
Accessory Structure #2: (not to exceed 1/3 square footage of principle dwelling)	25% of lot for all buildings and accessory structures	3.07%	4.06%
FAR (Floor Area Ratio): Floor Area ÷ Lot Area			
Lot Width:	<i>200'</i>	310.2'	310.2'
Front Yard Setback:	50'	183.0'	182.7'
Rear Yard Setback:	see article IV, Section 3.02 Exhibit C	11.8' <i>From property line</i>	12.0'
Side Yard Setback:			<i>38.5' &amp; 61.9'</i>
One-Story:	25'	62.6 (N) 137.2 (S)	N/A N/A
Two-Story:	30'	N/A N/A	N/A N/A
Initial Measuring Point ("IMP"):			
Fill:	3 ft max	none	none
Roof Height: Roof Pitch:			
One-Story:			
Two-Story:			
Exterior Wall Height:			
One-Story:	14 ft	+/- 8.5'	+/- 8.5'
Two-Story:	22 ft	N/A	N/A
Parking Spaces: (1 per bedroom, 1.5 max)		94	94
Driveway Setback:	8' from side or rear lot lines	120'	120'
Landscape Area:		0.62 ac	0.55 ac
Elevation of Finish Floor:	9.00 NAVD	16.62 NAVD	17.00 NAVD
Elevation of LHSM: (Lowest Height Structural Member)	9.00 NAVD	16.62 NAVD	17.00 NAVD
FEMA Flood Zone:		X and VE-8	X and VE-8

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



It is mutually understood and agreed by and between the parties hereto that this conveyance is made subject to the following restrictions and limitations which are intended to be and shall be taken as covenants to run with the land, and which are intended to be and shall be taken as conditions of this conveyance, and one of the express conditions thereof, that is:

1. The above described property shall only be used for public park purposes.
2. No business, either for profit or not for profit shall be conducted upon the hereinabove described land unless approval is first obtained in writing from the grantor, its successors and assigns.
3. No alcoholic beverages shall be sold upon the hereinabove described premises.
4. The Bridge Road Park area will consist of a parcel of land approximately 500 ft. in width, including the land herein conveyed, and the grantee agrees that by the end of the year 1969 it will have constructed upon the above mentioned Bridge Road Park area, suitable bath houses, and the parking area of the park will be hard surfaced and will be landscaped, all to be done at the expense of the Grantee.

The Grantor herein, said by deed dated the 30th day of April, 1948, which deed was recorded in Deed Book 33, Page 484, public records of Martin County, conveyed to Martin County, the following described parcel of land, to wit:

Lot 3 and the South 28-17 of Lot 2, Block A, Bridge Road Block, according to the plat filed February 11, 1928, recorded in Plat Book 11, Page 19, public records of Palm Beach County, Florida.

101-210-280

In the above mentioned deed there were certain restrictions together with a reversion clause.

By this document the Grantor herein does hereby cancel, remove and declare of no further force and effect the restrictions contained in the aforesaid deed dated April 30, 1945, recorded in Deed Book 83, Page 424.

The Grantor does expressly make the restrictions in this deed pertaining to the property being conveyed herein, applicable to the property described in the deed dated April 30, 1945 and recorded in Deed Book 83, Page 424 and by the acceptance of this deed, the Grantee does agree to the change of restrictions.

In other words, the restrictions in this deed are to be substituted for the restrictions in the deed dated April 30, 1945 and recorded in Deed Book 83, Page 424.

It is understood between the Grantor and the Grantee that in case the Grantee violates and fails to carry out any of the stipulated conditions mentioned hereinabove, or in the event this property hereinafter conveyed as well as the property described in that deed dated the 30th day of April, 1945, and recorded in Deed Book 83, Page 424, is inclosed as a public park or if no used, discontinued or abandoned, the title to both parcels of the above described property shall immediately revert to the Grantor herein, his successors and assigns.

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

114-213-267

TO HAVE AND TO HOLD, the same, in fee simple forever.

AND the grantor hereby covenants with said grantees 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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its President, and its corporate seal to be affixed, attested by its Secretary, this day and year above written.

(Corporate Seal)

THE HOBE BOUND COMPANY  
By *[Signature]*  
AS President



Seal  
*[Signature]*  
AS Secretary

Signed, sealed and delivered in the presence of



111-213-268

STATE OF New York  
COUNTY OF New York SS:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared PERMILLA PERED, well known to me to be the President of The Hobe Sound Company, the corporation in whose name the foregoing instrument was executed, and that she acknowledged executing the same as such officer of such corporation freely and voluntarily under authority duly vested in her by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of June, A.D. 1967.



(Notary Seal)

Ellen D. McKeig  
Notary Public  
My Commission expires:

ELLEN D. MCKEIG  
NOTARY PUBLIC, STATE OF NEW YORK  
No. 207818000  
Qualified in New York County  
Commission Expires March 31, 1968

STATE OF FLORIDA  
COUNTY OF MARTIN SS:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared W. O. QUINN, well known to me to be the Secretary of The Hobe Sound Company, the corporation in whose name the foregoing instrument was executed, and that he acknowledged executing the same as such officer of such corporation freely and voluntarily under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of June, A.D. 1967.



W. O. Quinn  
Notary Public

W. O. QUINN  
NOTARY PUBLIC, STATE OF FLORIDA  
No. 207818000  
Qualified in Martin County  
Commission Expires March 31, 1968

FILED FOR RECORD  
MARTIN COUNTY, FLA.

67 DEC 13 PM 2:48

CLERK OF COUNTY



111-213-269



## MEMORANDUM

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**TO:** BUILDING DEPARTMENT  
**FROM:** SERGEANT/FIRE CHIEF FRANK LASAGA  
**DATE:** NOVEMBER 12, 2025  
**SUBJECT:** 1 S BEACH RD

After reviewing the proposed plans for the construction of a beach complex at 1 South Beach Road, Jupiter Island, I find the following considerations relating to Traffic and Safety for the project:

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

**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 hydrant on site.

The current site plan appears to provide adequate access for emergency vehicle access. Contractor shall maintain emergency vehicle access to the project site, as well as the beach area.

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

The building plans shall be submitted for review for compliance with the Florida Fire Prevention Code. Work shall not commence until approval is given by Public Safety. A final fire inspection is required.

**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:** Porta Jon's shall be located to be out of plain view from the roadway. All tools should be secured on the site at the end of the day in a locked container or room.

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

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

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

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

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

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

# KING TREE SERVICE OF SOUTH FLORIDA

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

April 2, 2026

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

RE: 1 SBR

All aspects of the Landscape Plan for 1 South Beach Road appear good to me.

Please note we do not recommend any pruning of the existing Seagrape trees in the buffer. Please leave these trees as large and full as possible to provide sufficient buffer screening.

Prepared by:



Brian Fischer  
ISA Certified Arborist FL-5287A



## SOUTH MARTIN REGIONAL UTILITY (SMRU)

9000 ATHENA STREET • P.O. BOX 395 • HOBE SOUND, FLORIDA 33475-0395

(772) 546-2511 • FAX (772) 546-7619

### MEMORANDUM:

**Date:** April 2, 2026

**To:** Catherine Harding, CFM – Director of Building, Planning and Zoning

**From:** Matthew Hammond, P.E. – Director

**Subject:** Hobe Sound Beach Ocean Rescue – Demolition and Construction of New Facilities

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

This project involves the demolition of existing buildings and construction of a new 769 square foot (sf) restroom building, 1,320 sf pavilion, 850 sf ocean rescue office building, 4 handicap parking stalls, and associated hardscape improvements located at 1 South Beach Road. 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, one (1) equivalent residential connection (ERC) of irrigation and two (2) ERCs of domestic water capacity are required for this development. The property currently has a credit of three (3) water ERCs. No additional utility capacity is needed.

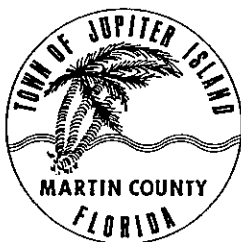
**Sanitary Sewer:** The construction plans propose a new onsite treatment and disposal system permitted through the Florida Department of Health.

**Metering and Backflow Prevention:** The property is currently served by a 1.5" meter and backflow. Both will remain in place for the property.

**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.

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 Administrative Coordinator  
Amy Vanilla, TJI Application Coordinator  
Cassidy Metcalf, Customer Service Manager  
April Scardino, Customer Service Supervisor  
Kim McLaughlin, Projects & Development Coordinator



## Town of Jupiter Island

### Public Works Department

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

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#### MEMORANDUM

Date: April 2, 2026

To: Catherine Harding – Planning Building & Zoning Director

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

**RE: Hobe Sound Beach Ocean Rescue – Demolition and Construction of New Facility**

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

This project involves the demolition of existing buildings and construction of a new 769 square foot restroom building, 1,320 sf pavilion, 850 sf ocean rescue office building, 4 handicap parking stalls, and associated hardscape improvements located at 1 South Beach Road. The property is located on 1.66 acres and adds 0.05 acres of additional impervious area.

#### **Drainage and Stormwater**

The road frontage along the South Beach Road right of way at this site is subject to vehicle damage during the wet months of the year, irrigation within the road right of way must not contribute to softening of the road shoulder 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 properties 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, Aaron Stanton, PE and submitted for review. In the event that onsite or offsite stormwater collection and treatment are found to be inadequate for the property, the applicant will be required to make the necessary paving, grading, and drainage modifications to resolve the issue.

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, Administrative Coordinator  
Amy Vanilla, Application Coordinator  
Kim McLaughlin, SMRU Projects & Development Coordinator



**ORDINANCE NO. 418**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, CLARIFYING APPENDIX A OF THE TOWN'S CODE OF ORDINANCES WHICH CONTAINS THE TOWN'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR THE TEXT AMENDMENT OF ARTICLE X, DIVISION 5, SECTION 5.00 REGARDING THE STANDARDS FOR APPROVAL OF VARIANCES; PROVIDING FOR THE TEXT AMENDMENT OF ARTICLE X, DIVISION 5, SECTION 5.02 REGARDING FACTORS TO BE EXCLUDED FROM CONSIDERATION; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town Commission of the Town of Jupiter Island, Martin County, Florida ("Town") has such powers and authority as conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

**WHEREAS**, this Ordinance is necessary and appropriate to clarify the Land Development Regulations ("LDR") codified in Appendix A of the Code of Ordinances of Jupiter Island, Florida ("Code") to address all requisite factors identified by Florida Law; and

**WHEREAS**, the Town Commission has concluded that it is necessary and appropriate to clarify certain Articles of the LDRs previously adopted to ensure conformity with Florida law on the requisite showing applicants must demonstrate to receive a variance from the Town; and

**WHEREAS**, the Town Commission has concluded that it is also necessary and appropriate to clarify certain Articles of the LDR previously adopted to ensure conformity with Florida law on the factors to be excluded from consideration in review of a variance application from the Town.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1:** The "WHEREAS" clauses are incorporated herein as the legislative findings of the Town Commission.

**Section 2.** Article X, Division 5, Section 5.0 Standards for Approval for Variances is hereby amended to read as follows:

**Sec. 5.00. Standards for Approval for Variances.**

Except as provided in article V, section 5.09 (variances related to subdivision standards), the development review board may grant a structural or lot (non-use) variance from the terms of these land development regulations if the development review board finds that the applicant has demonstrated by competent, substantial evidence the following that:

- ~~A. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district; and The variance will be in harmony with the general intent and purpose of all applicable Town Code of Ordinances, Land Development Regulations and the Comprehensive Plan; and~~
- ~~B. The special conditions and circumstances do not result from the actions of the applicant; and~~
- ~~C. The variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings or structures in the same zoning district; and~~
- ~~D. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant; and~~
- B. The variance is the minimum variance that will make possible the reasonable use of the land, building or structure and/or preserve an applicant's vested right; and; and
- C. ~~The variance will be in harmony with the general intent and purpose of these land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and~~

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

C. The applicant will suffer an exceptional and unique hardship if the variance is not granted, and

1. the hardship does not result from the actions of the applicant; and
2. the applicant, despite reasonable diligence, was unaware of the hardship before taking title to the property; and
3. economic hardship is not the sole basis of the hardship; and
4. the hardship is exceptional and unique with respect to the property, structure or building and not shared with other properties, structures or buildings similarly situated and in the same zoning district; and

E. The variance will not substantially interfere with, or be injurious to, the health, safety or welfare of others whose property would be affected by allowance of the variance.

F. Alternatively, an applicant may seek exemption from certain requirements of the Town's rules and regulations if they establish through competent substantial evidence that they are entitled to a reasonable accommodation as provided in article 4, division 4, section 4 of the Town's Land Development Regulations.

**Section 3.** Article X, Division 5, Section 5.01 Factors to be excluded from consideration, is hereby amended to read as follows:

**Sec. 5.01. Factors to be excluded from consideration**

The following shall not be considered by the development review board in its evaluation of an application for a variance:

- ~~A. Any nonconforming use or structures in any zoning district; Previously issued variances, and~~
- ~~B. Any permitted use of lands, structures or buildings in other zoning districts. Any proposed land use of property that is inconsistent with the Town's Code of Ordinances, Land Development Regulations and the Comprehensive Plan. If such a use is presented as part of an application, the application shall be summarily and administratively denied.~~

**Section 4. Repeal of ordinances in conflict.**

All other ordinances of the Town of Jupiter Island, Florida, or parts thereof which conflict with this or any part of this ordinance are hereby repealed.

**Section 5. Severability.** If any court of competent jurisdiction holds any word, part, section, paragraph or provision hereof to be unlawful or unconstitutional, such ruling or finding shall not affect the remaining portions of this ordinance, which shall remain in full force and effect.

**Section 6. Codification.** This ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Jupiter Island.

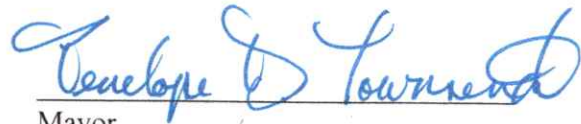
**Section 7. Effective Date.** This ordinance shall become effective immediately upon execution.

**ORDINANCE NO. 418 PASSED UPON FIRST READING THE 25<sup>th</sup> DAY OF FEBRUARY, 2026.**

**PASSED AND ADOPTED UPON THE SECOND READING FOLLOWING PUBLIC HEARING THE 25 DAY OF March, 2026.**

(SEAL)

TOWN OF JUPITER ISLAND, FLORIDA



Mayor



Vice Mayor



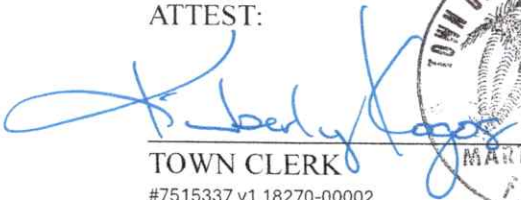
Commissioner



Commissioner

Commissioner

ATTEST:

  
TOWN CLERK  
#7515337 v1 18270-00002



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**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)

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**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)



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

**PROPERTY:**

Street Address: 1 South Beach Road, Jupiter Island, Florida 33455  
Tax Parcel Number: 35-38-42-007-001-00020-5 & 35-38-42-009-084-01930-5 Zoning: PLD  
Legal/General Description: See Project Information under Site Plan

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

Name: Martin County  
Mailing Address: 2401 S.E. Monterey Road, Stuart, FL 34996  
Phone #: (772) 320-3046 Email: klandry@martin.fl.us

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

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

**EXPLANATION OF REQUEST:**

Project would propose to revise the Hobe Sound Beach Park by demolishing the +/-730 sf restroom building, 1,500' sf pavilion, 4 H.C. parking stalls and associated walkways in the plaza area and construct a new 770 sf restroom building, 1,500 sf pavilion and 850 sf ocean rescue office building, 4 H.C. parking stalls, a hardscaped plaza area and a stabilized pathway from the office building to the beach for Ocean Rescue beach vehicles.

**AFFECTED ARTICLE AND SECTION (written out):**

**Section 3.02 Water front setback lines.**

B. Oceanfront setbacks. On oceanfront lots, new buildings and additions to existing buildings (other than dune crossovers), shall be set back at least to the "Waterfront Setback Line" set forth in Exhibit "C" to these land development regulations. The original of this document is on file in Town Hall.

**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:

1) The existing beach park with a paved parking lot and buildings that encroach past the waterfront setback line, have been there since at least 1974. The improvements we are proposing are necessary to improve life safety and health measures at the beach. The proposed construction will be over the existing plaza footprint and does not propose to extend any further to the east.

**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.



Signature of Owner or Agent—REQUIRED

SEAN C. DONAHUE

Printed Name

10/20/2025

Date

# Stormwater Management Calculations

for

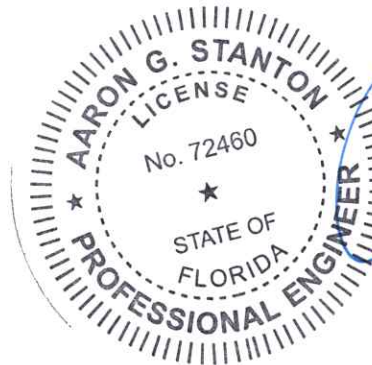
## Martin County Hobe Sound Beach Ocean Rescue

Town of Jupiter Island, FL

October 2025

Prepared by: MBV Engineering, Inc.  
1835 20th Street  
Vero Beach, Florida 32960  
772-569-0035  
Certificate of Authorization #: 3728

Engineers Project #: 25-0208  
Designed By: CJS



10/23/2025  
Mr. Aaron G. Stanton, P.E. #72460



## TABLE OF CONTENTS

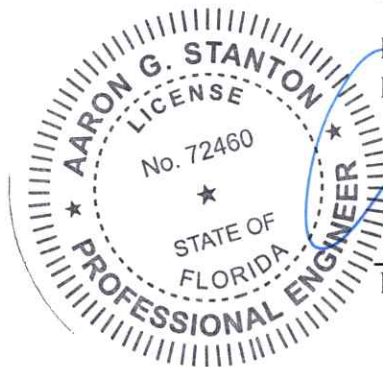
- I Purpose
- II Proposed System
- III Pre-Development Conditions
- IV Post-Development Conditions
- V Required Treatment Volume
- VI Proposed Treatment Volume
- VII 25-Year, 3-Day Event Stage Computation

### APPENDICES

- Appendix A Rainfall Map
- Appendix B BMP Trains Report

Prepared by: MBV Engineering, Inc.  
1835 20th Street  
Vero Beach, Florida 32960  
772-569-0035  
Certificate of Authorization #: 3728

Engineers Project #: 25-0208  
Designed By: CJS



10/23/2025  
Mr. Aaron G. Stanton, P.E. #72460

## I. PURPOSE

The purpose of this report is to provide the Town of Jupiter Island and SFWMD with calculations and documentation which demonstrate the proposed stormwater management system complies with state and local criteria.

## II. PROPOSED SYSTEM

The site is proposed to have infrastructure and building improvements. The Stormwater Management System (SWMS) will consist of 85 LF of exfiltration trench where stormwater will be treated and attenuated. The site will continue to outfall into the roadside inlets on SE Beach Road to the west of the site. The 25 year - 72 hour design storm has been used to analyze the effectiveness of the SWMS. The proposed system is designed to meet the Town of Jupiter Island and SFWMD stormwater design criteria.

## III. PRE-DEVELOPMENT CONDITIONS

Total Site Area	72,368 s.f.	1.66	100.0%
Exist. Buildings	2,222 s.f.	0.05	3.1%
Exist. Concrete	3,048 s.f.	0.07	4.2%
Exist. Pavement	40,204 s.f.	0.92	55.6%
Total Impervious	45,474 s.f.	1.04	62.8%
Total Semi-Impervious	s.f.	0.00	0.0%
Total Pervious	26,894 s.f.	0.62	37.2%

### *Weighted Curve Number for Drainage Basin*

% Impervious	62.8%	Soil Group A	CN1 = 98
% Semi-Impervious	0.0%	Soil Group A	
% Pervious	37.2%	Soil Group A	CN3 = 39

CN Value Based on Open Space (Good Condition)

$$CN = [(\% \text{ Impervious})(CN1) + (\% \text{ Semi-Impervious})(CN2) + (\% \text{ Pervious})(CN3) ]$$

$$CN = 76.1$$

### *Time of Concentration*

Use 10 Mins

#### IV. POST-DEVELOPMENT CONDITIONS

Total Site Area	72,368 s.f.	1.66	100.0%
Proposed Buildings	2,939 s.f.	0.07	4.1%
Proposed Concrete	4,809 s.f.	0.11	6.6%
Proposed Pavement	39,729 s.f.	0.91	54.9%
Proposed Green Turf Block*	592 s.f.	0.01	0.8%

\*Turf is counted as 70% impervious. (Total turf area = 846 s.f.)

Total Impervious	48,069 s.f.	1.10	66.4%
Total Semi-Impervious	s.f.	0.00	0.0%
Total Pervious	24,299 s.f.	0.56	33.6%

#### Weighted Curve Number for Drainage Basin

% Impervious	66.4%	Soil Group A	CN1 = 98
% Semi-Impervious	0.0%	Soil Group A	CN2 = 80
% Pervious	33.6%	Soil Group A	CN3 = 39

CN Value Based on Open Space (Good Condition)

$$CN = [(\% \text{ Impervious})(CN1) + (\% \text{ Semi-Impervious})(CN2) + (\% \text{ Pervious})(CN3) ]$$

$$CN = 78.2$$

*Time of Concentration*  
Use 10 Mins

#### V. REQUIRED TREATMENT VOLUME

Total Site Area (ac) =	72,368.s.f.	1.661 ac
Total Net New Impervious Area (ac) =	2,595.s.f.	0.060 ac

#### 0.5" over Site Area:

$$\text{Site Area} \times 0.5" = 0.85 \text{ ac} \times (0.5\text{in}/12\text{ft}) = 0.069 \text{ ac-ft}$$

#### *A. Treatment Volume Tabulation*

1.25" times percentage of imperviousness: (50% of 2.5" for Retention)

#### *Site Area for water quality pervious/impervious calculations only*

$$\text{Net New Impervious Area} \times 1.25" = 0.06 \text{ ac} \times (1.25\text{in}/12\text{ft}) = 0.002 \text{ ac-ft}$$

#### *B. SFWMD Pollutant Loading Reduction Tabulations (See Appendix B for Calculations)*

Dry Retention Depth (inches over the drainage basin) Required to Achieve	0.030 in
Percent Reduction per BMP Trains = 0.030" x 1.661 ac / 12" =	0.004 ac-ft

Required Treatment Volume for Pollutant Loading (ac-ft) =	0.004 ac-ft	= 168 cf
---	-------------	----------

<b>Total Required Treatment Volume for Basin (ac-ft) = Max. of A. and B. above =</b>	<b>0.004 ac-ft</b>	<b>= 168 cf</b>
--	--------------------	-----------------

## VI. PROPOSED TREATMENT VOLUME

Average SHWT Elev. = 5.05 ft. (NAVD)

### *Exfiltration Trench*

Width of trench = 6.0 ft

Length of trench = 85.0 ft

Depth of trench = 4.0 ft

Inside Dia. of Perforated Pipe = 15 in

Stage (ft)	Area (ac)	Incremental volume (ac-ft)	Incremental volume (c.f.)	Cumulative volume (ac-ft)	Cumulative volume (c.f.)
bot. of trench = 10.00	0.012 510.s.f.	0.009	384	0.000	0
bot. of pipe = 11.75	0.012 510.s.f.	0.015	659	0.009	384
top of pipe = 13.00	0.012 510.s.f.	0.020	879	0.024	1,043
top of trench = 14.00	0.012 510.s.f.			0.044	1,922

**VII. 25-Year, 3-Day Event Stage Computation**

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

$$V = Q \times A$$

$$S = \frac{1000}{CN} - 10$$

**PRE-DEVELOPMENT RUNOFF VOLUME**

P = rainfall =	13.00 in.
S = potential max. retention after runoff begins =	3.15 in.
Q = runoff =	9.86 in.
Area =	1.66 ac.
Runoff for 25yr-3day =	1.366 ac-ft

**POST-DEVELOPMENT RUNOFF VOLUME**

P = rainfall =	13.00 in.
S = potential max. retention after runoff begins =	2.79 in.
Q = runoff =	10.16 in.
Area =	1.66 ac.
Runoff for 25yr-3day =	1.407 ac-ft

**SUMMARY**

Change in Runoff Volume =	0.042 ac-ft
Volume Required in Exfiltration Trench =	0.042 ac-ft
Volume Provided in Exfiltration Trench =	0.044 ac-ft

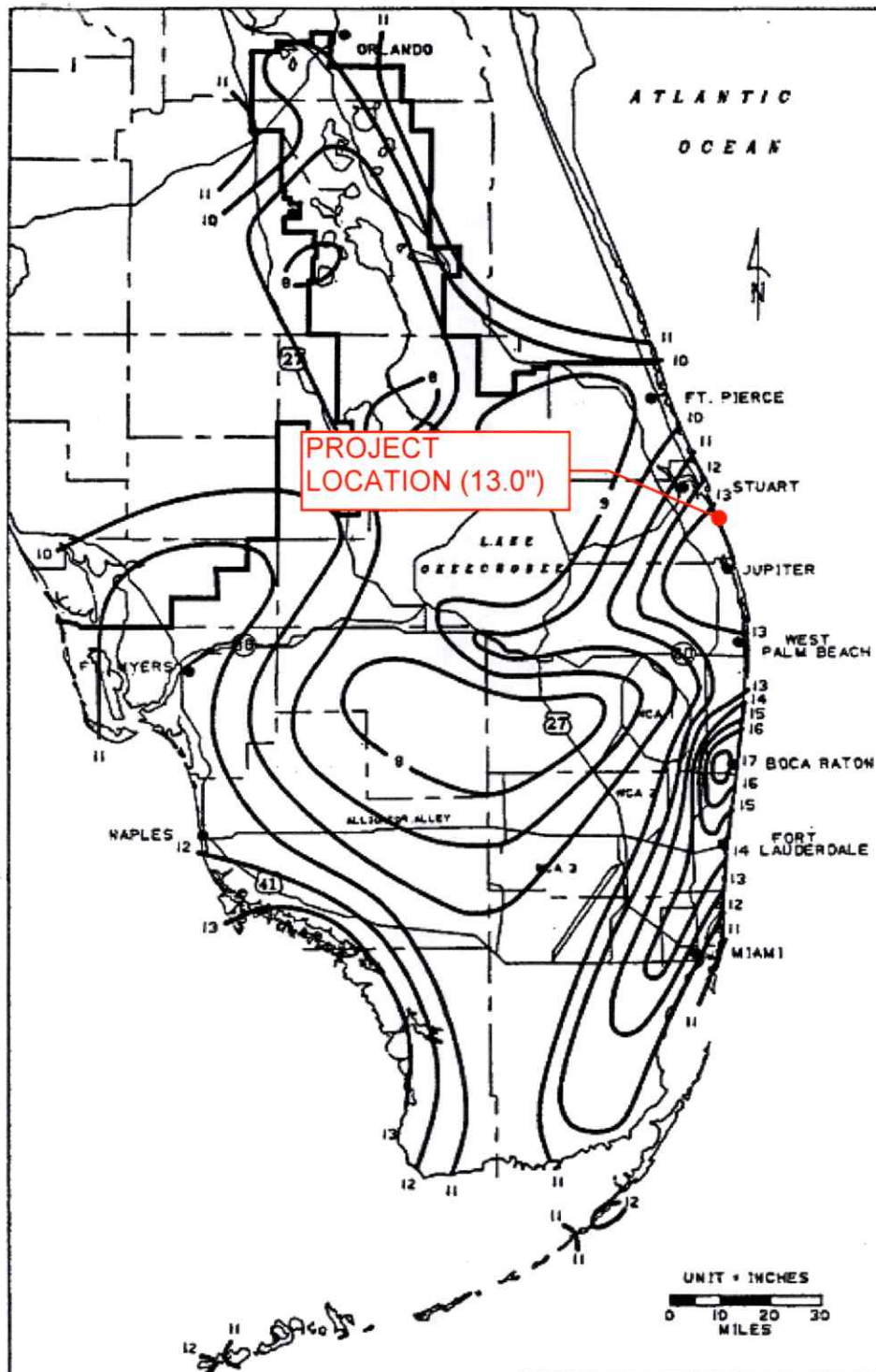


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

# Complete Report (not including cost) Ver 5.3.2

Project: MC Hobe Sound Beach Rescue

Date: 10/22/2025 7:15:05 AM

## Site and Catchment Information

Analysis: Net Improvement

Catchment Name	site
Rainfall Zone	Florida Zone 5
Annual Mean Rainfall	60.00

## Pre-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	1.66
Rational Coefficient (0-1)	0.51
Non DCIA Curve Number	39.00
DCIA Percent (0-100)	62.84
Nitrogen EMC (mg/l)	1.130
Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	4.264
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	5.941
Phosphorus Loading (kg/yr)	0.988

## Post-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	1.66
Rational Coefficient (0-1)	0.54
Non DCIA Curve Number	39.00
DCIA Percent (0-100)	65.60
Wet Pond Area (ac)	0.00
Nitrogen EMC (mg/l)	1.130
Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	4.444
Groundwater N (kg/yr)	0.000

Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	6.192
Phosphorus Loading (kg/yr)	1.030

## Catchment Number: 1 Name: site

**Project:** MC Hobe Sound Beach Rescue

**Date:** 10/22/2025

### Retention Design

Retention Depth (in) 0.320

Retention Volume (ac-ft) 0.044

### Watershed Characteristics

Catchment Area (acres) 1.66

Contributing Area (acres) 1.660

Non-DCIA Curve Number 39.00

DCIA Percent 65.60

Rainfall Zone Florida Zone 5

Rainfall (in) 60.00

### Surface Water Discharge

Required TN Treatment Efficiency (%) 4

Provided TN Treatment Efficiency (%) 39

Required TP Treatment Efficiency (%) 4

Provided TP Treatment Efficiency (%) 39

### Media Mix Information

Type of Media Mix Not Specified

Media N Reduction (%)

Media P Reduction (%)

### Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr) 0.000

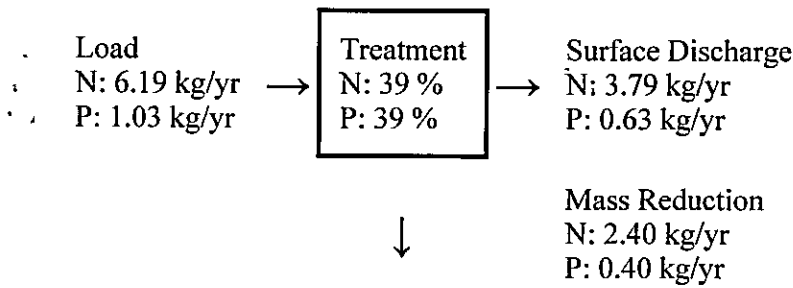
TN Mass Load (kg/yr) 2.397

TN Concentration (mg/L) 0.000

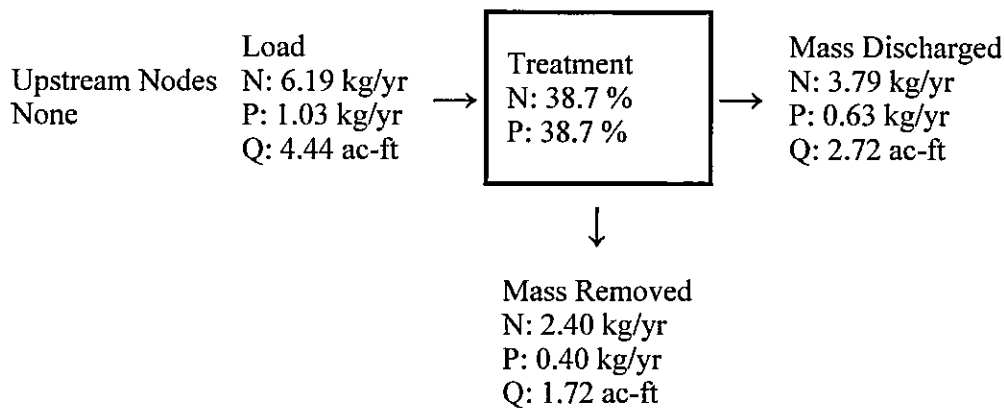
TP Mass Load (kg/yr) 0.399

TP Concentration (mg/L) 0.000

## Load Diagram for Retention (stand-alone)



**Load Diagram for Retention ( As Used In Routing)**



# Summary Treatment Report Version: 5.3.2

Project: MC Hobe Sound Beach  
Rescue

Date: 10/22/2025

Analysis Type: Net Improvement

**BMP Types:**

Catchment 1 - (site) Retention

Based on discharge load to 2 decimal places

Total nitrogen target removal met? **Yes**

Total phosphorus target removal met? **Yes**

**Routing Summary**

Catchment 1 Routed to Outlet

## Summary Report

### Nitrogen

**Surface Water Discharge**

Total N pre load                      5.94 kg/yr

Total N post load	6.19 kg/yr	
Target N load reduction	4.04 %	
Target N discharge load	5.94 kg/yr	
Percent N load reduction	38.72 %	
Provided N discharge load	3.79 kg/yr	8.37 lb/yr
Provided N load removed	2.4 kg/yr	5.29 lb/yr

## Phosphorus

### Surface Water Discharge

Total P pre load	.988 kg/yr	
Total P post load	1.03 kg/yr	
Target P load reduction	4.04 %	
Target P discharge load	.988 kg/yr	
Percent P load reduction	38.72 %	
Provided P discharge load	.631 kg/yr	1.39 lb/yr
Provided P load removed	.399 kg/yr	.879 lb/yr

**Legend of Symbols & Abbreviations**

- Found Iron Rod or Pipe
- Found Nail or Disk
- Found Brass Disk
- Found Brass Disk
- Edge of Pavement
- Flag Pole
- Handicap Parking Space
- Sign
- Round Post
- Square Post
- Miscellaneous Item
- Unknown Tree
- Temporary Benchmark
- Permanent Benchmark
- Fire Hydrant
- Ingression Control Valve
- North American Vertical Datum
- National Geodetic Survey
- Plat Book
- Official Records
- Deed Book
- Page
- Department of Natural Resources
- Coastal Construction Control Line
- Coastal Construction Setback Line
- With
- Filled Plot #
- Platted Lot #
- Fence
- Plaque
- Invert Elevation
- Panel Identification Number
- Drainage Structure Designation
- Polyvinyl Chloride Pipe
- WB' Wood Board Fence
- CL' Chain Link Fence
- Conc' Concrete
- EGP' Edge of Pavement
- FP' Flag Pole
- HS' Handicap Parking Space
- S' Sign
- RP' Round Post
- SP' Square Post
- MI' Miscellaneous Item
- UT' Unknown Tree
- TM' Temporary Benchmark
- PM' Permanent Benchmark
- FH' Fire Hydrant
- ICV' Ingression Control Valve
- NAD' North American Vertical Datum
- NGS' National Geodetic Survey
- PB' Plat Book
- OR' Official Records
- DB' Deed Book
- Page
- DNR' Department of Natural Resources
- CCCL' Coastal Construction Control Line
- CCSL' Coastal Construction Setback Line
- W/ With
- FL' Filled Plot #
- PL' Platted Lot #
- FR' Fence
- PL' Plaque
- IE' Invert Elevation
- PN' Panel Identification Number
- D-1 Drainage Structure Designation
- PVC Polyvinyl Chloride Pipe

**Sheet Index**

- Sheet 1: Overview, Vicinity Map, Survey Notes & Miscellaneous
- Sheet 2: Boundary Information
- Sheet 3: Topographic & Tree Survey Information with Martin County 2024 Aerial Photography
- Sheet 4: Topographic & Tree Survey Information with Martin County 2024 Aerial Photography

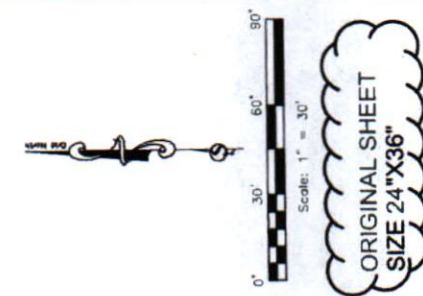
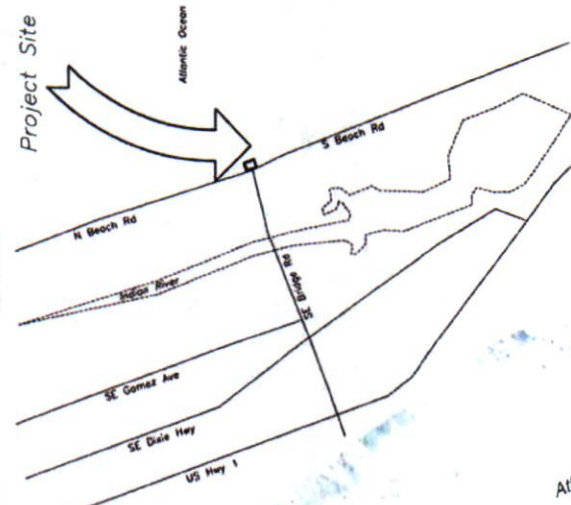
**Surveyor's Notes**

- 1.) Paper copies of this survey are not valid without the original signatures and sealed sets of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on a NAD 1983 Florida State Plane East Zone, bearing of N 19°05'12" W for the East right-of-way boundary of S Beach Road, also using the horizontal datum utilized for this project, is NAD 1983 Florida East Zone, 2011 Adjustment, U.S. Survey Feet. Spot datum was established by utilizing the Florida Permanent Reference Network (FPN).
- 3.) This is a **Real Estate** survey, including **Boundary, Tree & Topographic** information.
- 4.) This survey is to provide **Boundary, Tree & Topographic** information, along with the **Coastal Construction Line(s) & Coastal Construction Setback Line(s)** within the subject property.
- 5.) The survey results are to be used for **planning, design, and construction** purposes only. It is not intended for any other purpose.
- 6.) The survey results are to be used for **planning, design, and construction** purposes only. It is not intended for any other purpose.
- 7.) The Board of Professional Surveyors and Mappers.
- 8.) The Board of Professional Surveyors and Mappers.
- 9.) The vertical datum utilized for this project is **NAD 1983, U.S. Survey Feet**. The benchmark utilized was **National Geodetic Survey (NGS) Benchmark 727 2429 D'** with an accuracy of **±0.1 meters**. The horizontal datum utilized for this project is **NAD 1983 Florida East Zone, 2011 Adjustment**, with an accuracy of **±0.03 feet**.
- 10.) All utility depicted herein are from visible evidence only. Surveyor did not contact subsurface utilities.
- 11.) No underground foundations or features were excavated or located for this survey.
- 12.) The aerial imagery herein were obtained from Martin County and have a flight date from 2-28-24 to 2-27-24.
- 13.) Applicable addresses and parcel lines are depicted per the Martin County Property Appraiser website.
- 14.) Symbols of features and trees are not to scale and are only a representation of the location in the field.
- 15.) The trees shown herein were located using methods adequate for their accurate location and identification. However, this company and the signing surveyor reserves the right to verify the location of any trees critical to their design so that these trees can be verified prior to the completion of the design.
- 16.) This survey is complete. All four (4) sheets are complete when not shown in their entirety.
- 17.) The survey was made to station four (4) round storage pipe type and six (6) and pipe direction, as shown.
- 18.) The Coastal Construction Setback Line, the Block 5, Page 17, the Coastal Construction Control Line, the Block 5, Page 99, and the Coastal Construction Control Line, the Block 5, Page 99 (Martin County Coastal Construction Control Line) "Type 2 Bl. 4", "SE-84-A02" and "SE-84-A03" utilizing Real Time Kinematic (RTK) GPS (Differential Positioning System). **NOTE:** Per Plat Book 5, Page 99, said document reports and separates the map within Plat Book 5, Page 17.

**NOTE:** This document may be reproduced with request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 308-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martinfl.us/accessibility-feedback](http://www.martinfl.us/accessibility-feedback).

**Specific Purpose Survey  
Lot 3 & Portion of Lot 2, Block A, Bridge Road Blocks  
Portion of Lot 198, Block 84, The Island Beach Revised  
Martin County, Florida**

**Vicinity Map**  
Not to Scale



**Flood Zone Information:**  
Flood Insurance Rate Map: 12085C  
Flood No.: 0326 H  
Community Name/No.: Town of Jupiter Island/120162  
Effective Date: February 19, 2020



Note (C1): The Mean High Water Line (MHW) (NAD 1983) per FDEP (Department of Environmental Protection) Tide Interpolation Point (100814) & depicted as located on 10/06/25

**Certifications:**  
Benjamin F. Simon  
Surveyor

**Disclosures:** (Per Plat Book 213, Page 205) The North 123 ft. of Lot 198 (measured at right angles to the North line of said Lot 198) in Block 84 of THE ISLAND BEACH, Martin County, Florida, as recorded in Plat Book 2, Page 44, of the Public Records of Martin County, Florida.

**Disclosures:** (Per Plat Book 33, Page 434) The North 231 ft. of Lot 2, Block A, BRIDGE ROAD BLOCKS, according to the Plat filed February 5, 1925, recorded in Plat Book 11, Page 16, Public Records of Palm Beach (now Martin) County, Florida.

**SHRUTCH SOLUTIONS, INC.**  
10220 U.S. Highway 92 East  
Suite 100  
Jupiter, FL 33457  
Tel: (813) 401-4929  
Fax: (813) 401-7194  
Licensed Business Architectural Drafter  
P/N: www.surveysolutions.com

**Project Name:** Hobe Sound Beach Proposed Pavilion  
**Project No.:** 241019  
**City:** Hobe Sound  
**State:** Florida

**Drafted By:** B. Simon  
**Date Drafted:** 06/27/24  
**Approved By:** B. Simon  
**Date Approved:** 10/29/24

**Drawing Name:** 241019\_T  
**Prior Project No.:** N/A  
**Last Field Date:** 09/16/24  
**Field Book/Page:** 24-JRFP/34

REVISION	DATE	ENTRALS
1	10/10/25	B.S.

# Boundary Detail



**Line Information: Field**

Line	Bearing	Distance
1	N 72° 00' 00" E	10.00
2	N 15° 00' 00" E	27.00
3	N 15° 00' 00" E	27.00

**Line Information: Office**

Line	Bearing	Distance
1	N 72° 00' 00" E	10.00
2	N 15° 00' 00" E	27.00
3	N 15° 00' 00" E	27.00

**Benchmark Information: MVD 1988**

**Item #1** is a 1" x 1" x 1" concrete monument located near Northwest corner of subject property, 36" Southwest of a storm manhole, 36" Northeast of a storm manhole.

**Item #2** is a 1" x 1" x 1" concrete monument located near Southeast corner of subject property, 29" Southwest of concrete sidewalk, 30" Southeast of 12" palm tree.

**Note C:** The Mean High Water Line (0.67)(MWD1988) & Mean Low Water Line (-2.29)(MWD1988) per FDEP (Florida Department of Environmental Protection) Tide Interpolation Point #1000794 & depicted as located on 10/08/25.

**Note D:** The Seasonal High Water Line (5.05)(MWD1988) depicted hereon per "Boundary and Tidal Water Survey for 7 South Beach LLC, 2401 SE MOUTH BEACH RD, STUART, FL 34984 (OR 21-152)" dated 1/25/21, and revised 5/10/21, referenced by FDEP (Florida Department of Environmental Protection) as "MWD1988" & depicted as located on 10/08/25.

**Found 5/8" Capped Iron Rod PSM 6342**  
 Northing: 994303.50  
 Easting: 943772.27

**Set Nail & Disk LB7340**  
 Northing: 994303.50  
 Easting: 943809.88

**Statement of Potential Encroachments**

Improvements fall within public right-of-way of Bridge Road (see this sheet and sheet 3)

## Acreage Calculations

Acres calculated from East Right-of-way Boundaries of Beach Road to the Eriason Control Line

Overall Combined: 9498.86 Square Feet, 2.227 Acres

North Area Limits:  
 that portion described per DB Book 33, Page 424 (to Eriason Control Line) to North of Right-of-way of Bridge Road  
 North Area: 3633.81 Square Feet, 0.834 Acres

South Area Limits:  
 that portion described per DB Book 313, Page 265 (to Eriason Control Line) to South of Right-of-way of Bridge Road  
 South Area: 5865.05 Square Feet, 0.134 Acres

Public Right-of-way Limits:  
 that portion of public right-of-way of Bridge Road from East to West  
 Public Right-of-way of Beach Road to the Eriason Control Line  
 Public Right-of-way: 2112.45 Square Feet, 0.487 Acres

## Corner Monumentation Information

- 1 Found Nail & Disk "PSM 6342"
- 2 Found 1/2" Iron Rod (No Id.)
- 3 Found 5/8" Capped Iron Rod "PSM 6342"
- 4 Found 1/2" Capped Iron Rod (No Id.)
- 5 Found Nail & Disk "PSM 6342"
- 6 Found Nail & Disk "PSM 6342"
- 7 Found 3" Brass Disk "DNR R86"
- 8 Found Nail & Disk (Illegible)
- 9 Found 4"x4" Concrete Monument with Disk (Illegible)
- 10 Found 4"x4" Concrete Monument with Nail & Disk "PSM 6342"
- 11 Found 5/8" Capped Iron Rod "PSM 6342"
- 12 Set Nail & Disk "LB7340"

## Coastal Construction Control Station Recovery Information

**SurvTech Information:**

Designation	Northing US Survey Feet MAD 1983	Easting Florida East US Survey Feet MAD 1983	Latitude Decimal Degrees	Longitude Decimal Degrees
88-84-A02	994241.42	943760.19	27.060190	-80.116191
ROYAL 2 RM 4	994009.53	942416.43	27.076581	-80.120331
88-84-A04	994238.93	943009.21	27.068195	-80.103447

SurvTech utilized Real Time Kinematic (RTK) GPS (Global Positioning System), for the location of control stations reported hereon, with an accuracy of ±0.1 feet, postioned to nearest, processed with Carlson Survey version 2020.

## Plot Book 9, Page 99 Published Information:

Designation	Northing Florida East US Survey Feet MAD 1927	Easting Florida East US Survey Feet MAD 1927	Latitude Decimal Degrees	Longitude Decimal Degrees
88-84-A02	954076.89	78751.90	27.060190	-80.116191
ROYAL 2 RM 4	957944.83	78678.23	27.076581	-80.120331
88-84-A04	954074.57	79176.88	27.068195	-80.103447

## National Geodetic Survey (NGS) Coordinate & Transformation Tool

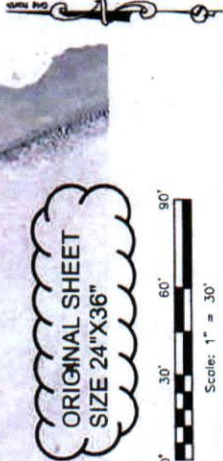
Designation	Northing US Survey Feet MAD 1983	Easting Florida East US Survey Feet MAD 1983	Latitude Decimal Degrees	Longitude Decimal Degrees
88-84-A02	994241.42	943760.19	27.060190	-80.116191
ROYAL 2 RM 4	994009.53	942416.43	27.076581	-80.120331
88-84-A04	994238.93	943009.21	27.068195	-80.103447

**CONVERGENCE**

Designation	Degrees	Minutes	Seconds	Scale Factor
88-84-A02	00	24	07.83	1.0003602
ROYAL 2 RM 4	00	24	01.56	1.0003512
88-84-A04	00	24	27.33	1.0003982

Bearing & Distance Tie Information:  
 from NGS NCAT Location to SurvTech Location

Designation	Bearing	Distance
88-84-A02	N 52° 21' 11" E	1.61
ROYAL 2 RM 4	N 45° 53' 31" E	1.72
88-84-A04	N 53° 14' 32" E	1.54



ORIGINAL SHEET  
 SIZE 24"X36"

**Specific Purpose Survey**  
 Hobc Sound Beach Proposed Pavilion

**SURVITECH SOLUTIONS, INC.**  
 10000 N. US Highway 98 East  
 Tampa, FL 33610  
 Licensed Business #7340  
 Phone: (813)-421-4229  
 Fax: (813)-421-7194  
 Email: info@survitechsolutions.com  
 Website: www.survitechsolutions.com

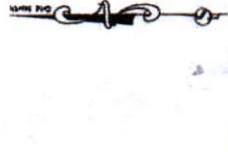
Drawing Name: 241019-1 (Revision #1) SHEET: 2 OF 4

Topographic Detail



Note A: Appears 6" PVC runs necessary to storm mainline  
 Note B: Unable to obtain as-built data due to traffic/safety concerns

ORIGINAL SHEET  
 SIZE 24"X36"



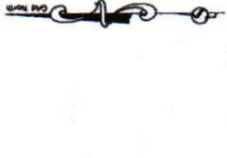
Scale: 1" = 20'

**SURVITECH SOLUTIONS, INC.**  
 10220 U.S. Highway 92 East  
 Tampa, FL 33610  
 Phone: (813) 951-0229  
 Fax: (813) 951-1184  
 Email: info@survitechsolutions.com  
 Web: www.survitechsolutions.com

Specific Purpose Survey  
 Hobe Sound Beach Proposed Pavilions

Drawing Name: 241019\_1 (Revision #1) SHEET: 3 OF 4

Topographic Detail



ORIGINAL SHEET  
SIZE 24"X36"



Note C: The Mean High Water Line (0.67)(WD1988) & Mean Low Water Line (-2.25)(WD1988) per FDEP (Florida Department of Environmental Protection) Tide Interpolation Point #100574, & depicted as located on 10/08/25

Note D: The Seasonal High Water Line (3.05)(WD1988) depicted herein per "Boundary and Top Water Survey for 7 South Beach LLC", performed by South Beach Surveyors, Inc. on 10/08/25, referenced by FDEP (Florida Department of Environmental Protection) as "WD1988" & depicted as located on 10/08/25

**SURVIVAL SOLUTIONS, INC.**  
10220 S. University St. East  
Ft. Lauderdale, FL 33310  
Licensed Business #7340  
phone: (954) 421-4279  
fax: (954) 421-7194  
http://www.survivalsolutions.com

Specific Purpose Survey  
Hobe Sound Beach Proposed Pavilion

Drawing Name: 241019.T (Revision #1)

SHEET: 4 OF 4

















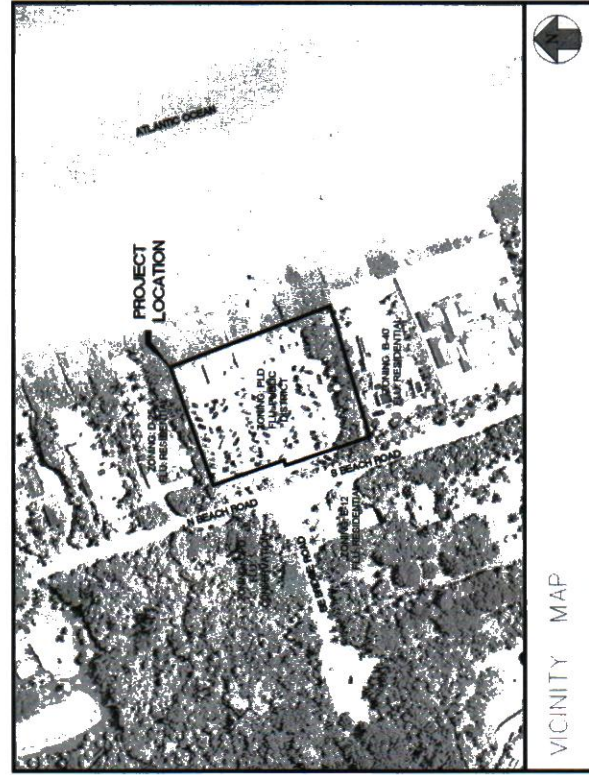
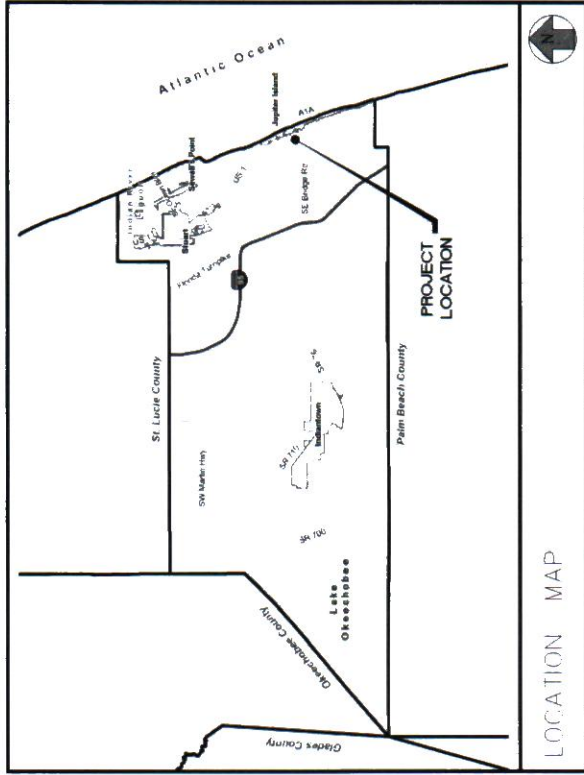




# MARTIN COUNTY HOBE SOUND BEACH OCEAN RESCUE

TOWN OF JUPITER ISLAND, FLORIDA

DECEMBER 2025  
REVISED MARCH 2026



## OWNER/APPLICANT

MARTIN COUNTY  
REAL PROPERTY DIVISION  
2401 SE MONTEREY ROAD  
STUART, FLORIDA 34996  
PH: (772) 320-3046

## ENGINEER

**MBV**  
ENGINEERING, INC.  
MOJA BOYLES VILLAMIZAR & ASSOCIATES

CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL  
1835 20TH STREET  
VERO BEACH, FLORIDA 32960  
PH: (772) 569-0035  
MELBOURNE, FL - PH: (321) 253-1510  
FT. PIERCE, FL - PH: (772) 468-9055

## SURVEYOR

SURVTECH SOLUTIONS, INC.  
10220 U.S. HIGHWAY 92 EAST  
TAMPA, FLORIDA 33610  
PH (813) 621-4929

## ARCHITECT

CPZ ARCHITECTS, INC.  
4316 WEST BROWARD BLVD.  
PLANTATION, FLORIDA 33317  
PH. (954) 782-8525

## INDEX OF DRAWINGS

- C1 COVER SHEET
- C2 GENERAL NOTES
- C3 EXISTING CONDITIONS DEMOLITION AND EROSION CONTROL PLAN
- C4 SITE PLAN
- C5 PAVING, GRADING AND DRAINAGE PLAN
- C6 CROSS SECTIONS
- C7 UTILITY PLAN
- C8 FIRE ACCESS PLAN
- C9 SITE DETAILS
- C10 UTILITY DETAILS

## LEGAL DESCRIPTION

DESCRIPTION (PER DB BOOK 33, PAGE 474)  
LOT 3 AND THE SOUTH 23.17 FT. OF LOT 2, BLOCK "A", BRIDGE ROAD BLOCKS, ACCORDING  
TO THE PLAT FILED FEBRUARY 9, 1925 RECORDED IN PLAT BOOK 11, PAGE 16, PUBLIC  
RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

DESCRIPTION (PER OR BOOK 213, PAGE 285)  
THE NORTH 123 FT. OF LOT 198 (MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID  
LOT 198) IN BLOCK 84 OF THE ISLAND BEACH REVISED PLAT NO. 2, JUPITER ISLAND, HOBE  
SOUND, MARTIN COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 44, OF THE  
PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.



AARON G. STANTON  
FL. P.E. #72460  
DATE: 3/31/2026  
PROJECT: 25-0208

SHEET  
C1



DATE	REVISIONS
25-02-08 <td>DESIGNED</td>	DESIGNED
	AGS
	DRAWN
	GMR
	DATE
	CHECKED
	AGS
12-03-2026	1. REVISION TO SEPTIC SYSTEM
	2. TOWN OF JUPITER AND COMMENTS
	3. COMMENTS
	4. COMMENTS
	5. COMMENTS
	6. COMMENTS
	7. COMMENTS
	8. COMMENTS

DATE	ISSUED
25-02-08	DESIGNED
	AGS
	DRAWN
	GMR
	DATE
	CHECKED
	AGS
12-03-2026	1. REVISION TO SEPTIC SYSTEM
	2. TOWN OF JUPITER AND COMMENTS
	3. COMMENTS
	4. COMMENTS
	5. COMMENTS
	6. COMMENTS
	7. COMMENTS
	8. COMMENTS

**IMBY**  
ENGINEERING INC.  
MOA BOWLES WILLIAMS & ASSOCIATES  
CONSULTING ENGINEERS  
CA #3728

**GENERAL NOTES**

MARTIN COUNTY  
OCEAN BEACH  
HOBE SOUND RESCUE

MARTIN COUNTY  
ARON G. STANTON  
No. 72460  
STATE OF FLORIDA  
LICENSED PROFESSIONAL ENGINEER  
3/31/2026  
SHEET  
**C2**

25-02-08

**GENERAL NOTES**

- CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION
- ANY DISCREPANCIES IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED TO BEGIN WORK
- ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH REQUIREMENTS OF THE TOWN OF JUPITER ISLAND WATER MANAGEMENT DISTRICT (JWMD) AND THESE PLANS AND SPECIFICATIONS
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS
- NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER
- CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER ON ALL SUBGRADE AND BASE TESTS SHALL BE PREPARED PER PART 901.09.01.05
- SLOPE GRADIENTS FROM ELEVATIONS SHOWN TO EXISTING GRADE AT PROPERTY LINE MAXIMUM SLOPE 4:1
- ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR ANY INSPECTION
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH U.T.C.D. STANDARDS. TOWN OF JUPITER ISLAND AND F.O.D.T.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION
- THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS WHO SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE WHEN GROUNDWATER IS ENCOUNTERED THE CONTRACTOR SHALL PLAN ACCORDINGLY
- ALL INLETS SHALL HAVE A 6" MIN. SWAMP BELOW LOWEST INVERT
- EROSION CONTROL FENCING MUST BE IN PLACE PRIOR TO GRADING
- PIPE LENGTHS AND SLOPES SHOWN ARE APPROXIMATE
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT
- CONTRACTOR SHALL ADJUST INLET STRUCTURE OR CONNECTION LOCATION AS REQUIRED TO ENSURE PROPOSED STRUCTURES AND PIPES ARE IN PROPER ALIGNMENT AND MATCH SLOPE OF EXISTING PIPES OR CONNECTIONS
- THIS PLAN CONTAINS ACCESS CONNECTIONS TO ADJACENT ROADS AS SHOWN
- FILL MATERIAL MAY NOT BE STOCKPILED HIGHER THAN SIX (6) VERTICAL FEET ON SITE PER TOWN OF JUPITER ISLAND CODE
- DIMENSIONS SHOWN ARE TO EDGE OF GUTTER OR PAVEMENT. RADII SHOWN ARE TO FACE OF CURB
- ALL SIGNS SHALL BE PER MUT.C.D. STANDARDS
- THE LINES PROPOSED AS PART OF THIS PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED THE EPA'S 100' THRESHOLD QUANTITIES OF LISTED SUBSTANCES
- WATER FOR FIRE FIGHTING PURPOSES SHALL BE INDICATED WITH A BLUE PAVEMENT REFLECTOR. PLACE ONE REFLECTOR AT THE CENTRELINE OF THE ROAD FACED TO THE FIRE HAZARD. THIS INCLUDES NEW AND EXISTING SOURCES
- CONTRACTOR SHALL ADJUST INLET STRUCTURE OR CONNECTION LOCATION AS REQUIRED TO ENSURE PROPOSED STRUCTURES AND PIPES ARE IN PROPER ALIGNMENT AND MATCH SLOPE OF EXISTING PIPES OR CONNECTIONS
- ANY STATE AND FEDERAL PERMITS THAT MAY BE REQUIRED AS A RESULT OF LAND CLEARING AND LANDSCAPING ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR
- CONTRACTOR IS RESPONSIBLE TO PROTECT AND/OR REPLACE ALL SURVEY MONUMENTATION BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA
- ALL PARKING SPACES WITH EXCEPTION OF THE HANDICAPPED PARKING SPACES SHALL BE STRIPED IN WHITE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, SECTION 710. LATEST EDITION
- ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FDOT STANDARD INDEX 711.001. LATEST EDITION
- COMMERCIAL MULTI-FAMILY BUILDINGS SHALL POST A MINIMUM 6" INCH NUMERICAL ADDRESS
- TEMPORARY PAVEMENT MARKINGS SHALL BE REQUIRED ON EXISTING PROPOSED DRIVEWAYS THAT CONNECT TO THE FOOT FRIGHT-OF-WAY ROW AND PROPOSED PAVEMENT MARKINGS WITHIN 25' OF EDGE OF PAVEMENT
- ALL NUISANCE EXOTIC VEGETATION EXISTING WITHIN DEVELOPMENT PROJECT SITE PROPERTY MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT

**DRAINAGE SPECIFICATIONS**

STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION

ALL REINFORCING STEEL TO BE ASTM A 615-72 GRADE 40. FYP = 40,000 PSI, AND SHALL BE HANDLED AND PLACED IN ACCORDANCE WITH AC 308.71

PRECAST CONCRETE MANHOLES AND STORM INLETS MAY BE USED UPON THE ENGINEER'S APPROVAL OF THE MANUFACTURER'S SHOP DRAWINGS

STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION

**CONCRETE**

UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF CURE OF 4,000 PSI. ALL CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH SECTION 400.03.01.01 OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION

REINFORCED CONCRETE PIPE (R.C.P.) SHALL BE IN ACCORDANCE WITH SECTION 446 OF THE STANDARD SPECIFICATIONS

PRECAST CONCRETE DRAINAGE PRODUCTS

ALL PRECAST CONCRETE DRAINAGE PRODUCTS INCLUDING BUT NOT LIMITED TO ROUND CONIC PIPE, ELLIPTICAL CONIC PIPE, UNDERDRAINS, MANHOLES, INLETS, ENDWALLS, JUNCTION BOXES, THREE SIDED CONIC CULVERTS AND CONIC BOX CULVERTS SHALL BE IN ACCORDANCE WITH SECTION 446 OF THE STANDARD SPECIFICATIONS

**GROUNDWATER**

GROUNDWATER MAY BE ENCOUNTERED ON THIS SITE. THE CONTRACTOR IS TO PLAN ACCORDINGLY

**RECORD DRAWINGS**

CONTRACTOR SHALL KEEP AND MAINTAIN RECORD DRAWINGS ON THE PROJECT SITE AT ALL TIMES WHICH SHALL BE IDENTICAL TO THE ORIGINAL DRAWINGS. RECORD DRAWINGS SHALL INCLUDE BUT NOT LIMITED TO, INVERT AND TOP ELEVATIONS OF CULVERTS AND INLET STRUCTURES. CONTRACTOR SHALL SUBMIT COMPLETE AND FINAL RECORD DRAWINGS TO ENGINEER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT

**INSPECTION**

MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS

- ENGINEER SHALL BE NOTIFIED
- PRIOR TO ANY MAJOR DEVIATION FROM THE APPROVED PLANS
- PRIOR TO BACKFILLING ANY PIPE TRENCHES
- UPON COMPLETION OF SUBGRADE GRADING AND COMPACTION
- UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL
- UPON COMPLETION OF GRADING AND COMPACTION OF THE BASE MATERIAL AND PRIOR TO FINISHING
- IMMEDIATELY PRIOR TO AND UPON APPLICATION OF A C.S.C.
- UPON COMPLETION OF CONSTRUCTION

**ROADWAY SPECIFICATIONS**

**GENERAL**

IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION MOST CURRENT EDITION BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORKING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION, THE CONTRACTOR SHALL COMPLY WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT

IF WITHIN THAT PARTICULAR SECTION AND OTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE STANDARD SPECIFICATIONS ALSO

THE CONTRACTOR SHALL GIVE THE ENGINEER 48 HOURS NOTICE PRIOR TO REQUESTING INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO WORK AND MATERIALS FOR A PERIOD OF TWO YEARS FROM THE DATE OF PROJECT ACCEPTANCE. DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE

**GRADING**

CONTRACTOR SHALL PERFORM ALL GRADING NECESSARY TO ACHIEVE THE PROPOSED PLAN GRADES INCLUDING TYPICAL SECTIONS

ALL WORK SHALL BE IN ACCORDANCE WITH SECTION 100 OF THE STANDARD SPECIFICATIONS

**STAKING**

CONSTRUCTION STAKING WILL BE PERFORMED BY THE CONTRACTOR

**STABILIZATION**

STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARING VALUE AS PER PLAN FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 190 OF THE STANDARD SPECIFICATIONS

(TYPE C STABILIZATION). ALL STABILIZED AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D 1557

**BASE COURSE**

BASE COURSE SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" IN THICKNESS. IN ACCORDANCE WITH SECTION 200 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE CONTRACTOR SHALL USE A PORTLAND CEMENT TREATED COARSE AGGREGATE (P.C.T. COARSE) OR A PORTLAND CEMENT TREATED FINE AGGREGATE (P.C.T. FINE) OR A PORTLAND CEMENT TREATED SAND (P.C.T. SAND) OR A PORTLAND CEMENT TREATED GRAVEL (P.C.T. GRAVEL) OR A PORTLAND CEMENT TREATED CRUSHED GRANITE (P.C.T. CRUSHED GRANITE) OR A PORTLAND CEMENT TREATED CRUSHED GNEISS (P.C.T. CRUSHED GNEISS) OR A PORTLAND CEMENT TREATED CRUSHED QUARTZITE (P.C.T. CRUSHED QUARTZITE) OR A PORTLAND CEMENT TREATED CRUSHED SLATE (P.C.T. CRUSHED SLATE) OR A PORTLAND CEMENT TREATED CRUSHED SCHIST (P.C.T. CRUSHED SCHIST) OR A PORTLAND CEMENT TREATED CRUSHED GNEISS (P.C.T. CRUSHED GNEISS) OR A PORTLAND CEMENT TREATED CRUSHED QUARTZITE (P.C.T. CRUSHED QUARTZITE) OR A PORTLAND CEMENT TREATED CRUSHED SLATE (P.C.T. CRUSHED SLATE) OR A PORTLAND CEMENT TREATED CRUSHED SCHIST (P.C.T. CRUSHED SCHIST)

**PRIME AND TACK COAT**

PRIME AND TACK COAT FOR THE BASE SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS

**ASPHALTIC CONCRETE SURFACE COURSE (A.C.S.C.)**

THE SUPERPAVE (SP) A.C.S.C. SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, IN ACCORDANCE WITH SECTIONS 300, AND 330 OF THE STANDARD SPECIFICATIONS

**TESTING**

THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTS ON SUBGRADE, BASE, AND SURFACE COURSE MATERIALS. TEST RESULTS MUST BE SUBMITTED PRIOR TO ANY REQUEST FOR PAYMENT ON THE ABOVE ITEMS

THE SCHEDULE FOR TESTING OF THE ROAD CONSTRUCTION SHALL BE AS FOLLOWS:

- SUBGRADE
- FLORIDA BEARING VALUE TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET, OR CLOSER AS NECESSARY
- DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET OR CLOSER AS MIGHT BE NECESSARY
- DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 500 FEET OR CLOSER AS MIGHT BE NECESSARY

ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 1.192 INCHES INSIDE THE LEFT EDGE, TO THE CENTER, TO A POINT 12 INCHES INSIDE THE RIGHT EDGE OF THE ITEM TESTED

IF ANY TEST INDICATES THAT THE WORK DOES NOT MEET THE SPECIFICATIONS, THE SUBSTANDARD AREA SHALL BE REMOVED OR CORRECTED AND RE-TESTED AT THE CONTRACTOR'S EXPENSE, UNTIL THE PROVISIONS OF THESE SPECIFICATIONS ARE MET

ALL PASSING TESTS SHALL BE PAID FOR BY THE OWNER. ALL FAILING TESTS SHALL BE PAID FOR BY THE CONTRACTOR

**CLEANUP**

THE CONTRACTOR MUST PROVIDE CLEANUP OF EXCESS CONSTRUCTION MATERIAL UPON COMPLETION OF THE PROJECT. THE SITE MUST BE LEFT IN A NEAT, CLEAN, GRADED CONDITION

**CONSTRUCTION IN STREETS AND ROAD RIGHT-OF-WAYS**

- OPEN ROAD CITIES REQUIRES PRIOR APPROVAL OF THE CITY, COUNTY, STATE OR ANY OTHER AGENCY WHICH MAY HAVE JURISDICTION
- CONSTRUCTION IN STREETS AND ROADWAYS ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS
- ALL AREAS IN EXISTING RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION SHALL RECEIVE SOLID SOIL
- STREET RESTORATION TO BE DONE AS PER TOWN OF JUPITER ISLAND STANDARDS
- THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS
- TRAFFIC CONTROL ON ALL COUNTY AND STATE HIGHWAY RIGHTS-OF-WAYS SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.T.C.D.) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION

**ROADWAY SPECIFICATIONS**

**GENERAL**

IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION MOST CURRENT EDITION BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORKING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION, THE CONTRACTOR SHALL COMPLY WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT

IF WITHIN THAT PARTICULAR SECTION AND OTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE STANDARD SPECIFICATIONS ALSO

THE CONTRACTOR SHALL GIVE THE ENGINEER 48 HOURS NOTICE PRIOR TO REQUESTING INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO WORK AND MATERIALS FOR A PERIOD OF TWO YEARS FROM THE DATE OF PROJECT ACCEPTANCE. DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE

**GRADING**

CONTRACTOR SHALL PERFORM ALL GRADING NECESSARY TO ACHIEVE THE PROPOSED PLAN GRADES INCLUDING TYPICAL SECTIONS

ALL WORK SHALL BE IN ACCORDANCE WITH SECTION 100 OF THE STANDARD SPECIFICATIONS

**STAKING**

CONSTRUCTION STAKING WILL BE PERFORMED BY THE CONTRACTOR

**STABILIZATION**

STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARING VALUE AS PER PLAN FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 190 OF THE STANDARD SPECIFICATIONS

(TYPE C STABILIZATION). ALL STABILIZED AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D 1557

**BASE COURSE**

BASE COURSE SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" IN THICKNESS. IN ACCORDANCE WITH SECTION 200 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE CONTRACTOR SHALL USE A PORTLAND CEMENT TREATED COARSE AGGREGATE (P.C.T. COARSE) OR A PORTLAND CEMENT TREATED FINE AGGREGATE (P.C.T. FINE) OR A PORTLAND CEMENT TREATED SAND (P.C.T. SAND) OR A PORTLAND CEMENT TREATED GRAVEL (P.C.T. GRAVEL) OR A PORTLAND CEMENT TREATED CRUSHED GRANITE (P.C.T. CRUSHED GRANITE) OR A PORTLAND CEMENT TREATED CRUSHED GNEISS (P.C.T. CRUSHED GNEISS) OR A PORTLAND CEMENT TREATED CRUSHED QUARTZITE (P.C.T. CRUSHED QUARTZITE) OR A PORTLAND CEMENT TREATED CRUSHED SLATE (P.C.T. CRUSHED SLATE) OR A PORTLAND CEMENT TREATED CRUSHED SCHIST (P.C.T. CRUSHED SCHIST)

**PRIME AND TACK COAT**

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- SHOP DRAWINGS SHALL BE SUBMITTED BEFORE ORDERING MATERIAL FOR PLANNED PROJECT. CORRESPONDING SHALL BE BETWEEN THE DESIGN ENGINEER AND THE LOCAL GOVERNING AGENCY AND IS THE RESPONSIBILITY OF THE CONTRACTOR

**CONSTRUCTION NOTES:**

- THE CONTRACTOR IS ADVISED TO PLAN PACKAGE SO AS TO BE TOTALLY PREPARED TO PRESENT HIS BID PRICES IN THE CONTRACT DOCUMENTS. THE PLAN PACKAGE SUFFICIENTLY DETAILED TO SHOW THE SCOPE AND INTENT OF THE ROADWAY WORK TO BE COMPLETED. IT WILL THEREFORE BE INCUMBENT ON THE CONTRACTOR TO ADJUST HIS BID PRICES TO REFLECT ANY AND ALL ITEMS WHICH MAY NOT BE SHOWN ON THE DRAWINGS BUT WHICH ARE NECESSARY FOR THE SUCCESSFUL COMPLETION OF THIS PROJECT WITHOUT ADDITIONAL COSTS TO THE OWNER
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF JUPITER ISLAND AND FDOT STANDARDS AND SPECIFICATIONS
- THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERE TO AND IS RESPONSIBLE FOR THE COORDINATION OF UTILITY RELOCATION
- CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN THE FIELD WITH UTILITY OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION, AS REQUIRED BY THE UNDERGROUND UTILITY DAMAGE PREVENTION AND SAFETY ACT, NOTIY SIGNATURE AT #11
- CONTRACTOR SHALL TAKE EXTREME CAUTION WHEN EXCAVATING NEARBY EXISTING UTILITIES
- CONTRACTOR SHALL INFORM ENGINEER OF ANY CONFLICT BEFORE ANY FURTHER WORK IS COMPLETED
- UTILITIES ARE TO BE ADJUSTED BY UTILITY OWNER OR AS DIRECTED BY THE ENGINEER
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- ALL EXCAVATED SOILS DEEMED SUITABLE AS FILL MATERIAL, AS DETERMINED BY THE ENGINEER, SHALL BE UTILIZED ON SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. THE EXACT LOCATION OF DELIVERY ON SITE SHALL BE DETERMINED BY THE ENGINEER. ALL EXCAVATED SOILS DEEMED UNSUITABLE SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS OWN EXPENSE
- ITEM IN CONFLICT WITH DESIGN SUCH AS EXISTING CURBS AND GUTTERS, SIDEWALKS, DRAINAGE STRUCTURES, PAVEMENT AND EXCESS EXCAVATIONS ARE TO BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER AWAY FROM THE JOB SITE AT HIS OWN EXPENSE
- CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR CONSTRUCTION
- IT SHOULD BE NOTED THAT THE OCCUPATIONAL SAFETY AND HEALTH ACT PROHIBITS THE OPERATING OF MACHINES CLOSER THAN TEN (10) FEET TO ENERGIZED ELECTRICAL LINES, MATES AT FIFTY KILOVOLTS OR BELOW, ALSO, NO EXCAVATION IS PERMITTED WITHIN FIVE (5) FEET OF POWER POLE FACILITIES
- ALL IRONS AND MONUMENTS PER M 30 SHOWN ON PLANS, OR FOUND, SHALL BE PRESERVED. THOSE SHOWN IN PROPOSED PAVEMENT SHALL BE PROTECTED WITH A CAST IRON VALVE BOX
- ANY PUBLIC LAND CORNERS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED OR DISTURBED, THE CONTRACTOR WILL NOTIFY THE ENGINEER
- WHEN REFERENCED TO, FOOT REFERS TO FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS, CURRENT EDITION
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN THAT WHICH IS NOW EXISTING
- BACKFILL, GRADE AND SOIL AS REQUIRED AROUND ALL NEW CONSTRUCTION AND ALL DEVELOPED LOTS TO PREVENT EROSION. SEED AND MULCH WILL ONLY BE ALLOWED TO RESTORE UNDEVELOPED LOTS AFFECTED BY CONSTRUCTION OR AS DIRECTED BY THE ENGINEER
- SOODING TO BE USED AT LOCATIONS AS DIRECTED BY THE ENGINEER. SOIL ALL DISTURBED AREAS UPON COMPLETION
- ALL EXCESS CONSTRUCTION MATERIAL AND WASTE TO BE HAULED OFF SITE AND DISPOSED OF PROPERLY AT CONTRACTOR'S EXPENSE
- MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH FDOT STANDARDS INDEX 102-800 SERIES FOR TRAFFIC CONTROL THROUGH WORK ZONES AND MUTED (PART IV)
- PROPERTY OWNERS AND BUSINESSSES WITHIN THE AREA OF CONSTRUCTION SHALL BE GIVEN ACCESS TO THEIR PROPERTY AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION
- ALL MAIL BOXES SHALL BE RELOCATED BY THE CONTRACTOR AS DIRECTED BY THE U.S. POSTAL MAIL CARRIER
- THE CONTRACTOR SHALL REPAIR, COVER OR OBSCURE EXISTING ROADWAY SIGN AND PAVEMENT MARKINGS THAT CONFLICT WITH THE CONSTRUCTION TRAFFIC CONTROL PLANS
- CONTRACTOR TO PROTECT ALL SPRINKLER HEADS, NOT IN CONFLICT WITH DESIGN AND RELOCATE ALL THOSE WHICH ARE IN CONFLICT TO A LOCATION DETERMINED IN FIELD
- 500 TO 200 (2) FEET MINIMUM ALONG SIDE PROPOSED EDGE OF PAVEMENT
- THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY DRAINAGE MEASURES AS REQUIRED TO ADEQUATELY DRAIN THE PROJECT AND ANY TEMPORARILY TRAVELED ROADWAYS. TEMPORARY DRAINAGE DESIGN, CONSTRUCTION AND MAINTENANCE IS THE CONTRACTOR'S RESPONSIBILITY. TEMPORARY ALL SOIL REQUIREMENTS MUST BE APPROVED BY THE ENGINEER
- THE EXISTING SIDEWALK SHALL NOT BE DISTURBED UNLESS OTHERWISE NOTED
- GRADES SHOWN ARE FINISHED GRADES
- SMOULT CONCRETE OR ASPHALT DRIVEWAYS AS REQUIRED FOR REPLACEMENT
- ALL ABANDONED UTILITIES (INCLUDING PIPES, CABLES AND STRUCTURES) FOUND IN THE RIGHT OF WAY AND NOT SHOWN ON THE PLANS, ARE TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXOTIC PIPES, LINE, ASBESTOS-CEMENT PIPE, COIT TO BE INCLUDED IN CLEANING AND GRUBBING ITEM
- DRIVEWAY LOCATIONS AND WIDTHS ARE APPROXIMATE AND ARE TO BE ADJUSTED AS NECESSARY OR AS DIRECTED BY THE ENGINEER
- BENCHMARK DATUM IN WVD 88
- BACKFILL AND SOIL AS REQUIRED BEYOND RIGHT OF WAY LINES ON INDIVIDUAL LOTS TO MAINTAIN POSITIVE DRAINAGE FLOW INTO CURB AND GUTTER
- GRADE AND SOIL SWALES TEN (10) FEET FROM PROPOSED DITCH BOTTOM INLETS AND MITERED END SECTIONS ON SIDE STREETS AS REQUIRED
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN (BASELINE) AND (CENTERLINE) CONSTRUCTION THROUGHOUT THE PROJECT MODIFICATIONS
- CONTRACTOR SHALL REPAIR DRIVEWAY APPROXIS AND DRIVEWAY CULVERTS AND SHALL MAINTAIN ROUGH GRADE FOR UTILITY AT HIS OWN EXPENSE
- ALL EXISTING SHALLS SHALL BE PROTECTED BY THE CONTRACTOR. ANY DAMAGE TO THE SMALL LINE SHALL BE CORRECTED BY THE CONTRACTOR. PAYMENT FOR INCIDENTAL ITEMS NOT SPECIFICALLY COVERED IN THE INDIVIDUAL BID ITEMS SHALL BE INCLUDED IN THE CONTRACT PRICES FOR BIDDERS
- MAINTAIN A MINIMUM OF ONE (1) FOOT CLEARANCE BETWEEN POWER POLE AND EDGE OF SIDEWALK
- WHEN ALL OTHER PERMANENT CONSTRUCTION IS COMPLETE, THE FINAL SURFACE COURSE SHALL BE PLACED
- CONSTRUCTION OPERATIONS FOR PLACEMENT OF THE FINAL SURFACE COURSE SHALL BE LIMITED TO A DISTANCE AS DIRECTED BY THE ENGINEER. THE CONTRACTOR CAN COMPLETE IN ONE (1) DAY
- THE CONTRACTOR SHALL IMPLEMENT TEMPORARY PAVEMENT MARKINGS UNTIL THE FINAL SURFACE COURSE HAS CURED (MINIMUM THIRTY (30) DAYS AFTER FINAL SURFACE COURSE PLACEMENT). ANY TEMPORARY PAINTER MARKINGS PLACED ON THE FINAL
- PAVEMENT TRANSITION SHALL BE MADE IN ACCORDANCE WITH PAVEMENT TRANSITION DETAIL
- ALL APPROVED PERMIT CONDITIONS, INCLUDING BUT NOT LIMITED TO FOOT, FDEP, TOWN OF JUPITER ISLAND AND SOUTH MARTIN REGIONAL UTILITIES (SRMS), SHALL BE MET BY CONTRACTOR PRIOR TO CERTIFICATION OF COMPLETION OF ENGINEER

**PRIMARY BENCHMARK:**  
ELEVATIONS SHOWN ARE BASED ON NGS  
BENCHMARK '872 2429 D' NAVD88 ELEVATION =  
13.92 FEET.

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- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF JUPITER ISLAND AND FDOT STANDARDS AND SPECIFICATIONS
- THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERE TO AND IS RESPONSIBLE FOR THE COORDINATION OF UTILITY RELOCATION
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- ALL IRONS AND MONUMENTS PER M 30 SHOWN ON PLANS, OR FOUND, SHALL BE PRESERVED. THOSE SHOWN IN PROPOSED PAVEMENT SHALL BE PROTECTED WITH A CAST IRON VALVE BOX
- ANY PUBLIC LAND CORNERS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED OR DISTURBED, THE CONTRACTOR WILL NOTIFY THE ENGINEER
- WHEN REFERENCED TO, FOOT REFERS TO FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS, CURRENT EDITION
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN THAT WHICH IS NOW EXISTING
- BACKFILL, GRADE AND SOIL AS REQUIRED AROUND ALL NEW CONSTRUCTION AND ALL DEVELOPED LOTS TO PREVENT EROSION. SEED AND MULCH WILL ONLY BE ALLOWED TO RESTORE UNDEVELOPED LOTS AFFECTED BY CONSTRUCTION OR AS DIRECTED BY THE ENGINEER
- SOODING TO BE USED AT LOCATIONS AS DIRECTED BY THE ENGINEER. SOIL ALL DISTURBED AREAS UPON COMPLETION
- ALL EXCESS CONSTRUCTION MATERIAL AND WASTE TO BE HAULED OFF SITE AND DISPOSED OF PROPERLY AT CONTRACTOR'S EXPENSE
- MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH FDOT STANDARDS INDEX 102-800 SERIES FOR TRAFFIC CONTROL THROUGH WORK ZONES AND MUTED (PART IV)
- PROPERTY OWNERS AND BUSINESSSES WITHIN THE AREA OF CONSTRUCTION SHALL BE GIVEN ACCESS TO THEIR PROPERTY AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION
- ALL MAIL BOXES SHALL BE RELOCATED BY THE CONTRACTOR AS DIRECTED BY THE U.S. POSTAL MAIL CARRIER
- THE CONTRACTOR SHALL REPAIR, COVER OR OBSCURE EXISTING ROADWAY SIGN AND PAVEMENT MARKINGS THAT CONFLICT WITH THE CONSTRUCTION TRAFFIC CONTROL PLANS
- CONTRACTOR TO PROTECT ALL SPRINKLER HEADS, NOT IN CONFLICT WITH DESIGN AND RELOCATE ALL THOSE WHICH ARE IN CONFLICT TO A LOCATION DETERMINED IN FIELD

REVISIONS	DATE
1. TOWN OF JEFFERSON COMMENTS	12-03-2025
2. REVISION TO SEPTIC SYSTEM	3-26-2026

25-0208	AGS	DESIGNED
25-0208	GWR	DRAWN
AUGUST 2025		DATE
CHECKED	AGS	
DATE ISSUED	3/30/2026	

**TMBV**  
**ENGINEERING, INC.**  
 CONSULTING ENGINEERS & ASSOCIATES  
 1811 - 20TH STREET  
 SUITE 100  
 SAN ANTONIO, TX 78202  
 (214) 343-1111

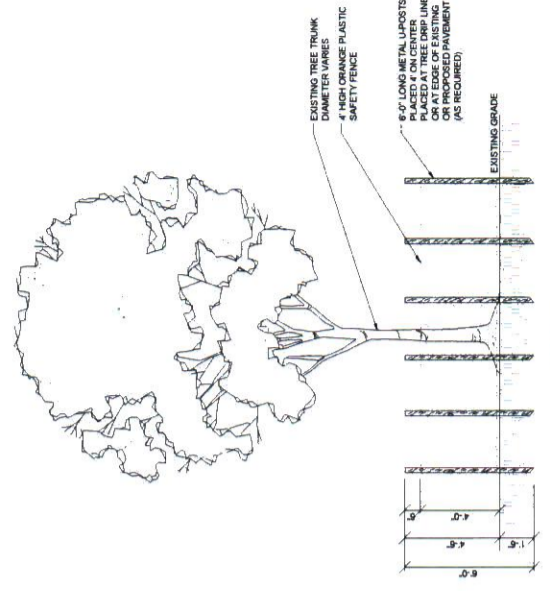
**EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN**

MARTIN COUNTY  
 HOBE SOUND BEACH  
 OCEAN RESCUE  
 FLORIDA

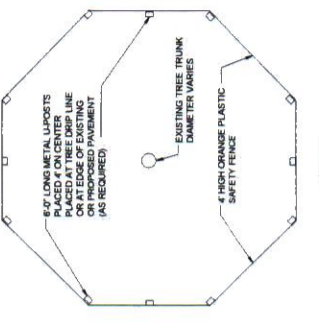
MARTIN COUNTY  
 ARRON G. STANTON  
 LICENSE No. 72460  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

301/2026  
 SHEET  
**C3**  
 25-0208

- DEMOLITION NOTES**
- ALL EXOTIC AND INVASIVE SPECIES TO BE REMOVED CONCURRENT WITH DEVELOPMENT
  - CONTRACTOR SHALL BE RESPONSIBLE FOR THE ATTAINMENT OF ALL DEMOLITION PERMITS NECESSARY FOR PROPOSED CONSTRUCTION
  - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY / ALL NECESSARY EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO THE START OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
  - ALL BARRIERS AND PROTECTION MEASURES FOR TREES BEING SAVED SHALL BE PLACED BEFORE ANY DEMOLITION ACTIVITY BEGINS. LARGE TREES ON ADJACENT PROPERTIES NEAR THE PROPERTY LINE SHOULD ALSO BE PROTECTED
  - SEE LANDSCAPE ARCHITECT SPECIFICATIONS FOR SPECIFIC INFORMATION REGARDING TREE REMOVAL / MITIGATION



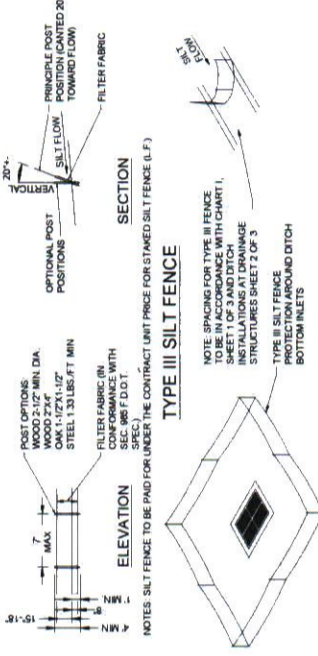
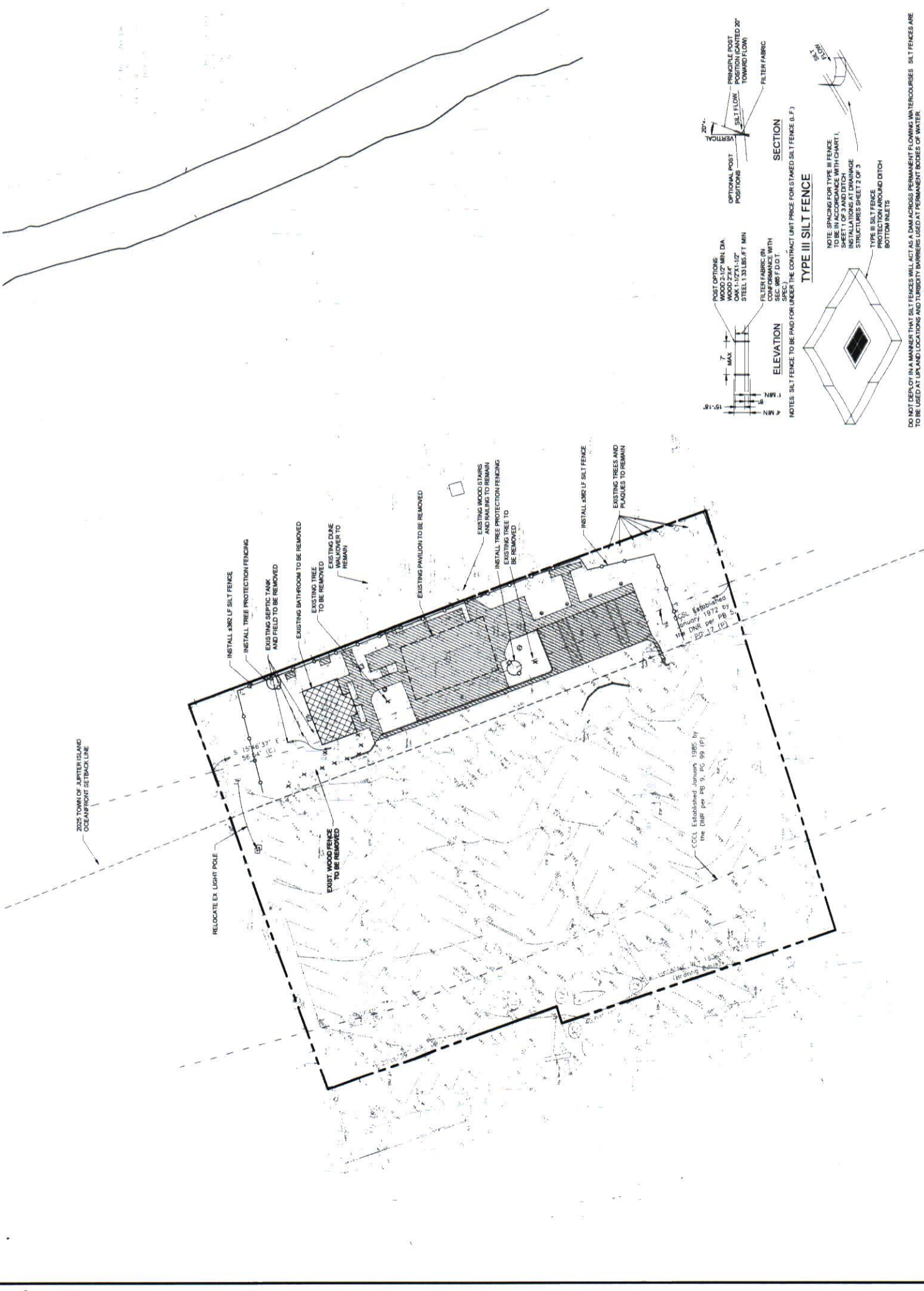
- TREE PROTECTION BARRIER DETAIL**
- ALL TREES REMAINING ON SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES
  - INSTALL TREE PROTECTION BARRIERS TO PROTECT EXISTING TREES TO THE OUTSIDE OF THE DRAINAGE AREA
  - INSTALL TREE PROTECTION BARRIERS AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION
  - CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES
  - FENCES BARRICADE SHALL BE INSTALLED AT PERIMETER OF EXISTING TREE TRUNKS AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION



**TREE PROTECTION BARRIER DETAIL**

**ARRON G. STANTON**  
 LICENSE No. 72460  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

(NOTE: ALL ELEVATIONS IN N.A.D. 1988)



DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER

**SILT FENCE APPLICATIONS**

- SILT FENCE SHALL BE PLACED UPSTREAM TO THE AREA OF MAXIMUM PONDRING
- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND IMMEDIATELY AFTER ANY NECESSARY STORAGE RECOMMENDED STORAGE HEIGHT
- REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT IS NOT NEAR ANY WATERWAY. SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED

- LEGEND**
- EXISTING CONCRETE
  - EXISTING ASPHALT
  - EXISTING CONCRETE SIDEWALK, CURBS, MISC. TO BE REMOVED
  - EXISTING ASPHALT TO BE REMOVED
  - EXISTING BUILDINGS TO BE REMOVED
  - SILT FENCE
  - TREE PROTECTION FENCE

**EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN**

SCALE 1" = 30'

811  
 Know what's below.  
 Call before you dig.



REVISIONS	DATE
1	12-03-2026
2	3-25-2026
3	
4	
5	
6	
7	
8	

25-0206	JOB NO.
AGS	DESIGNED
GWR	DRAWN
AGS	CHECKED
3/30/2026	DATE ISSUED

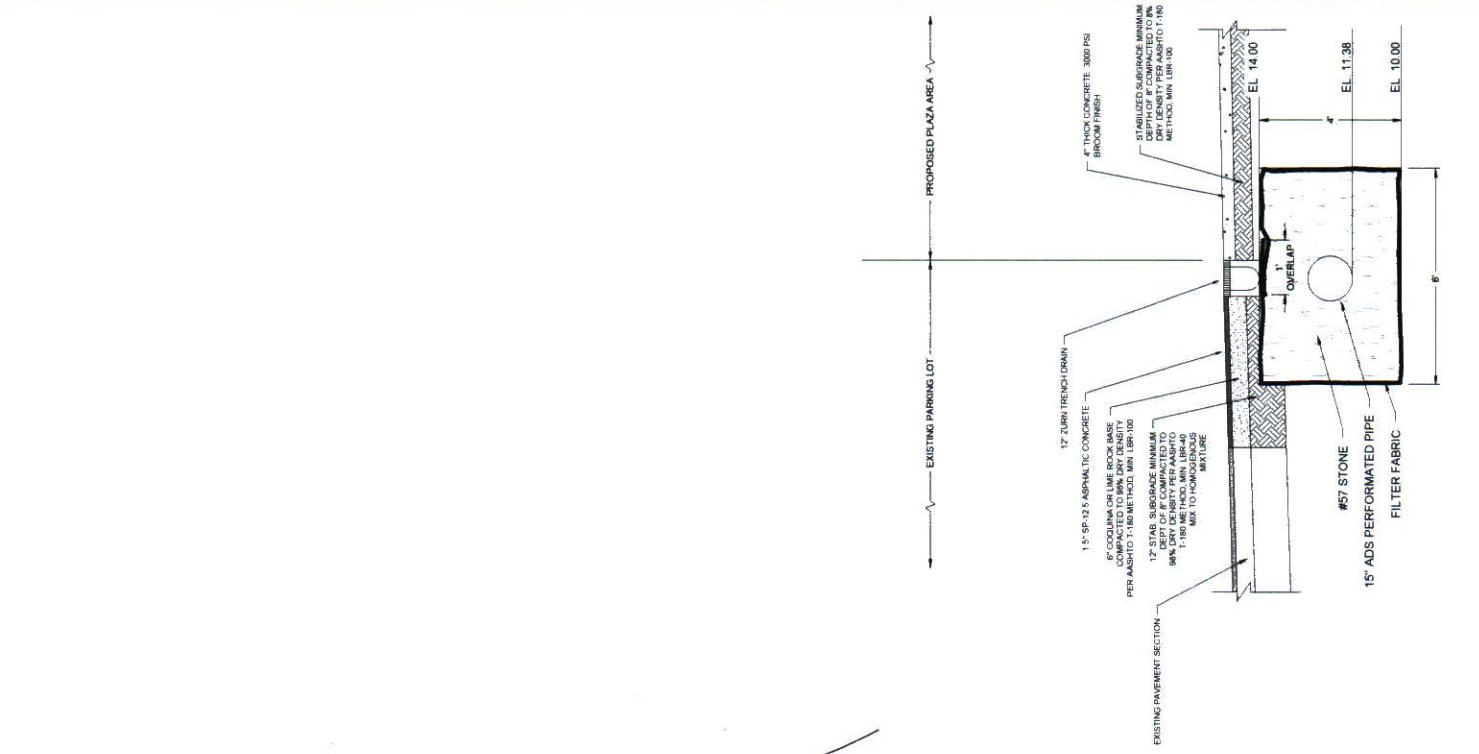
**TMBV**  
**MOA BOWLES WILLIAMS & ASSOCIATES**  
 CONSULTING ENGINEERING CA #3728  
 1511 15TH STREET  
 SAN DIEGO, CA 92101  
 TEL: (619) 594-8800  
 FAX: (619) 594-8801

PAVING, GRADING AND DRAINAGE  
 PLAN

MARTIN COUNTY  
 HOBE SOUND BEACH  
 OCEAN RESCUE  
 FLORIDA

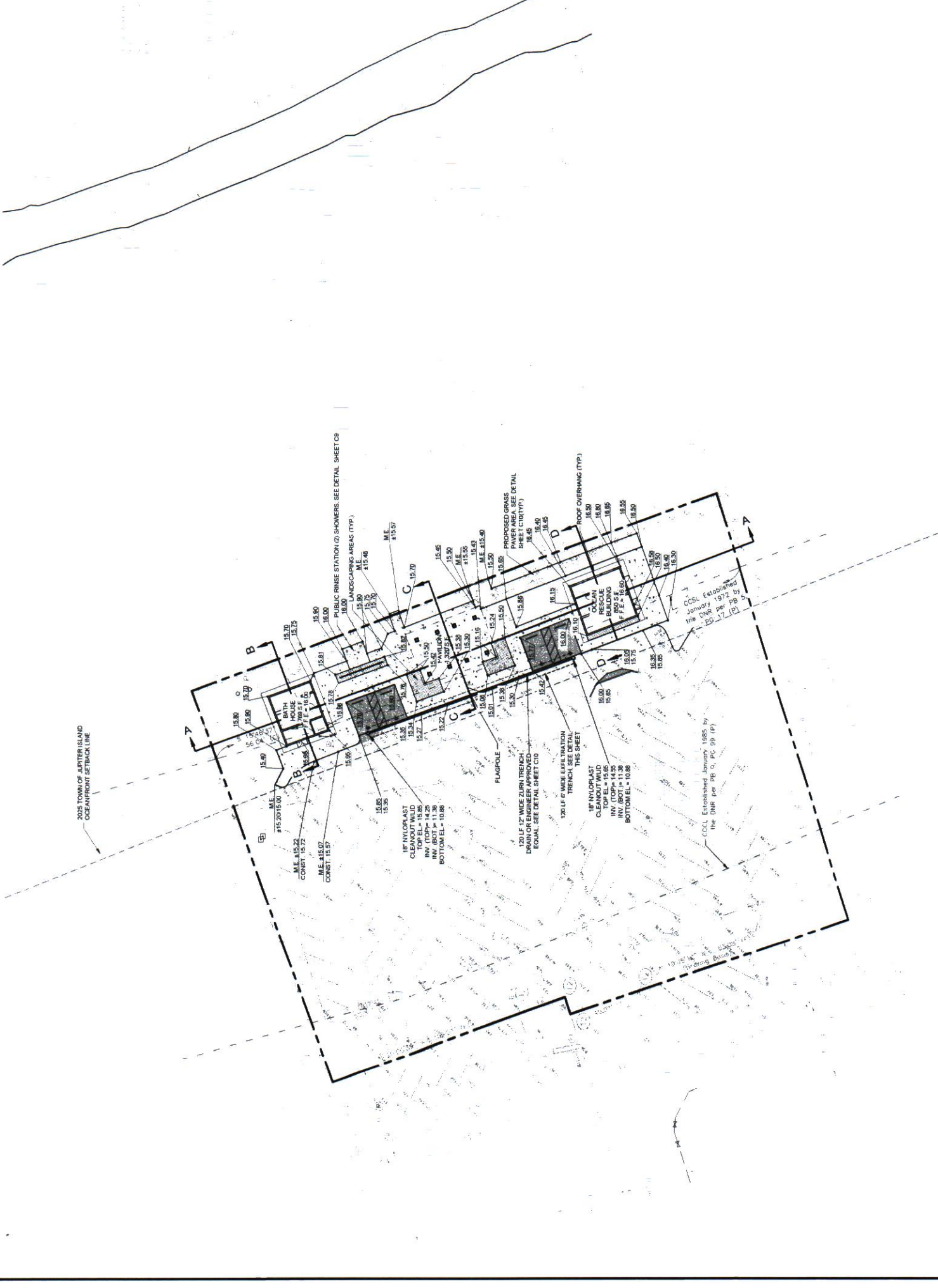
**AARON G. STANTON**  
 LICENSE No. 72460  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 3/31/2028

**C5**  
 SHEET  
 25-0208



**EXFILTRATION TRENCH DETAIL**  
 N.T.S.

**AARON G. STANTON**  
 LICENSE No. 72460  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 3/31/2028



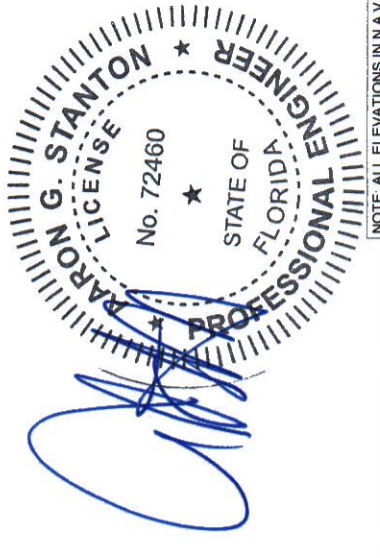
**PAVING, GRADING AND DRAINAGE PLAN**  
 SCALE 1" = 30'



**LEGEND**

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPED (GREEN) AREA
- PROPOSED GREEN TURF BLOCK

72 HOURS BEFORE DIGGING  
 CALL 811  
 Know what's below.  
 Call before you dig.



NOTE: ALL ELEVATIONS IN N.A.D. 1988

25-0208

C6

SHEET 3/21/2028



MARTIN COUNTY  
HOBE SOUND BEACH  
OCEAN RESCUE

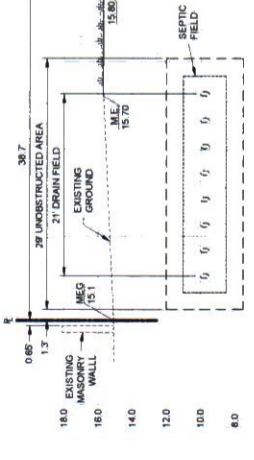
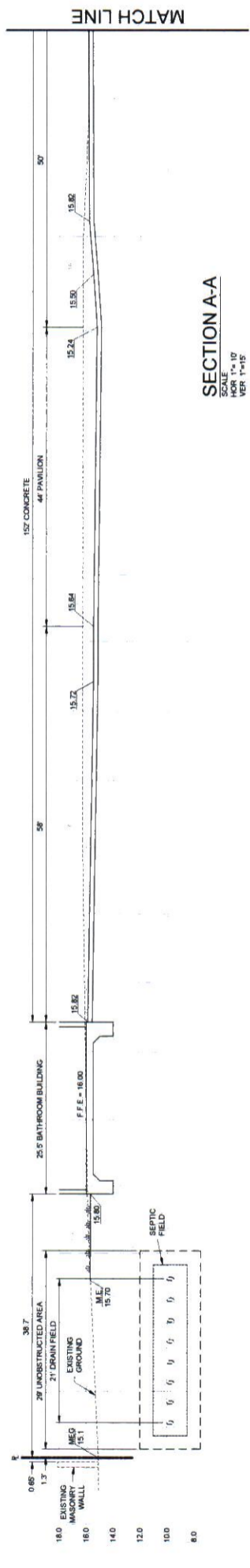
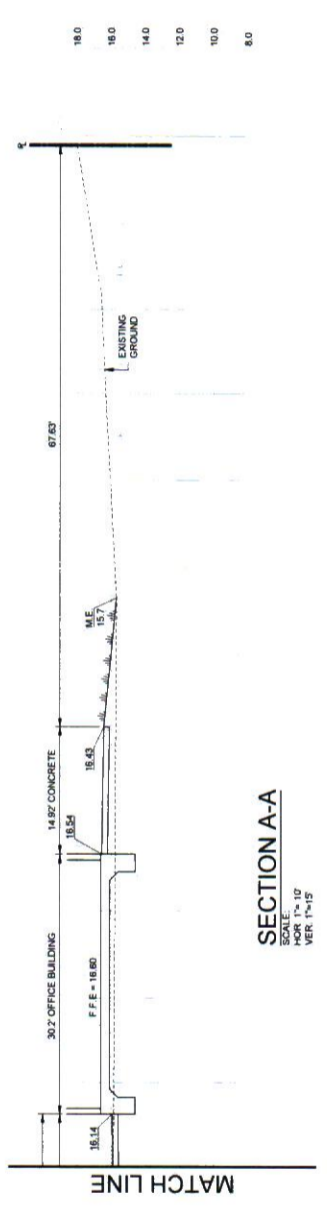
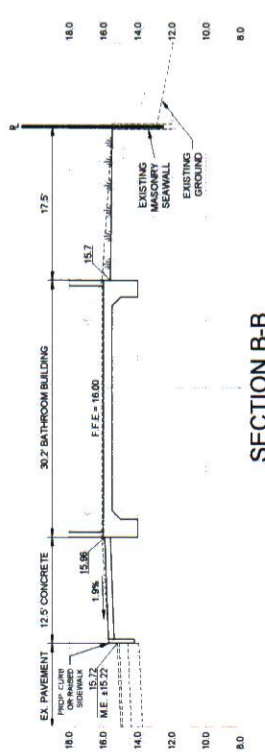
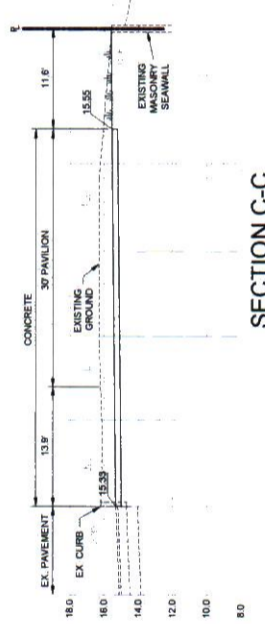
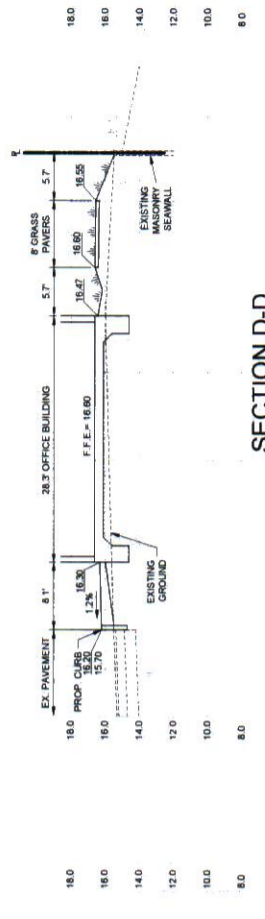
FLORIDA

CROSS SECTIONS



JOB NO.	25-0208
DESIGNED	AGS
DRAWN	GWR
DATE	AUGUST 2025
CHECKED	AGS
DATE ISSUED	3/20/2028

REVISIONS	DATE
1. REVISE TO SEPTIC SYSTEM	3-25-2028
2. TYPING AND COMMENTS	12-03-2025





DATE	REVISIONS
12-03-2026	1. TOWN OF JEFFERSON COMMENTS
3-25-2026	2. REVISION TO SEPTIC SYSTEM
	3.
	4.
	5.
	6.
	7.
	8.
	9.
	10.

25-0208	DESIGNED	AGS
	DRAWN	GWR
AUGUST 2026	DATE	
	CHECKED	AGS
3/30/2026	DATE ISSUED	

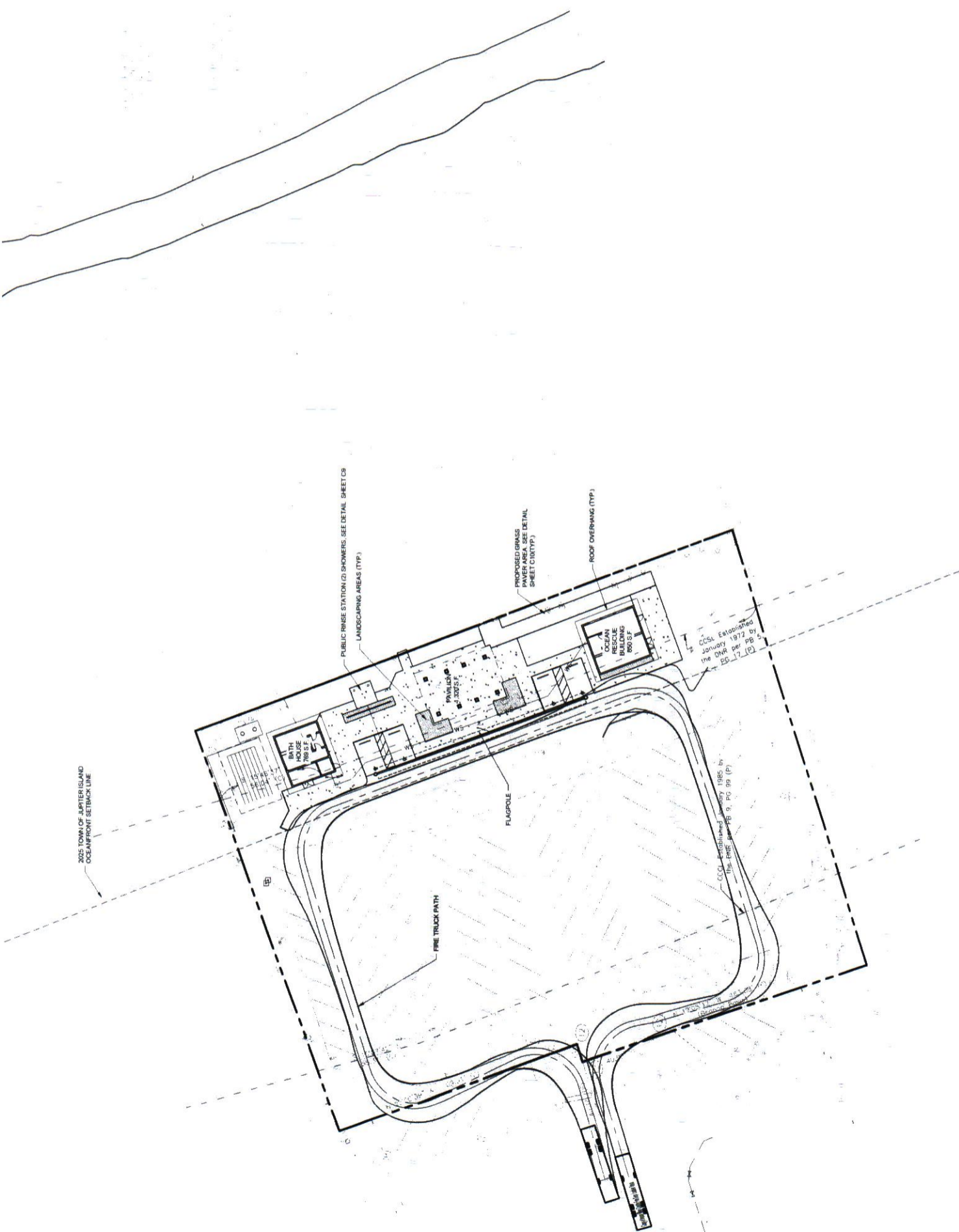
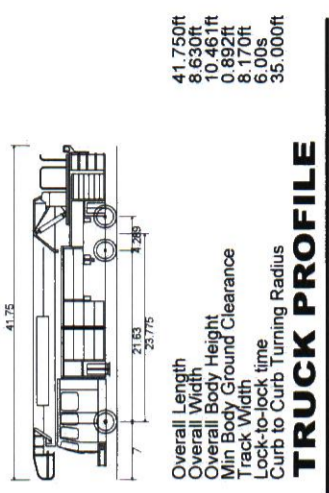
**FMBV**  
**ENGINEERING, INC.**  
 MOJA BOWLES WILLIAMS & ASSOCIATES  
 CONSULTING ENGINEERING CA #3728  
 1031 W. 17TH STREET  
 SUITE 100  
 OCEAN BEACH, CA 92081  
 PHONE: 714.771.1515  
 FAX: 771.1515

**FIRE ACCESS PLAN**

MARTIN COUNTY  
 HOBE SOUND BEACH  
 OCEAN RESCUE

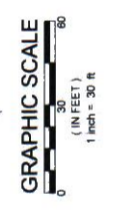


**C8**  
 SHEET  
 25-0208



**LEGEND**

[Pattern]	EXISTING CONCRETE
[Pattern]	EXISTING ASPHALT
[Pattern]	PROPOSED ASPHALT
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED LANDSCAPED GREEN AREA
[Pattern]	PROPOSED GREEN TURF BLOCK



**FIRE ACCESS PLAN**  
 SCALE: 1" = 30'



NOTE: ALL ELEVATIONS IN N.A.V.D. 1988





C10



MARTIN COUNTY  
OCEAN RESCUE  
HOBBS SOUND BEACH

FLORIDA

UTILITY DETAILS

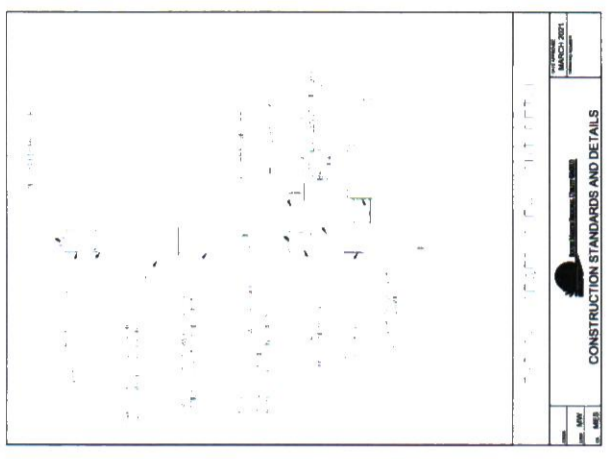
**FIMBY**  
MOYA BOWLES WILLIAMS & ASSOCIATES  
CONSULTING ENGINEERING & ASSOCIATES  
CA #3728  
1851 15TH STREET  
SAN DIEGO, CA 92161  
TEL: (619) 779-8414  
FAX: (619) 779-8415

JOB NO.	25-0208
DESIGNED	AGS
DRAWN	GMR
DATE	AUGUST 2025
CHECKED	AGS
DATE ISSUED	3/30/2026
COMMENTS	1. TOWN OF OCEAN RESCUE COMMENTS
REVISIONS	2. REVISE TO SEPTIC SYSTEM
DATE	3-25-2026
DATE	12-03-2025
DATE	XX-XX-XXXX

NOTE: ALL ELEVATIONS IN N.A.V.D. 1988



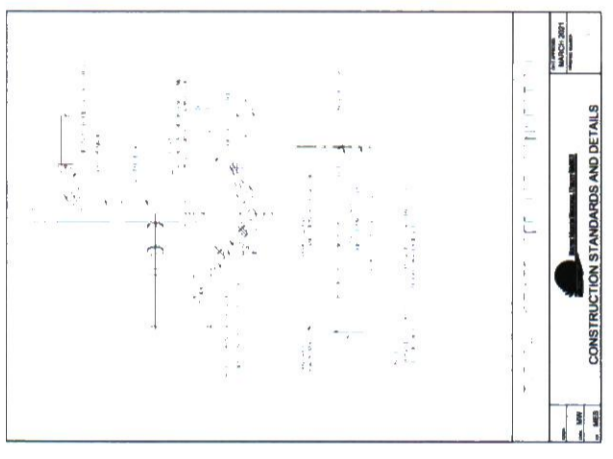
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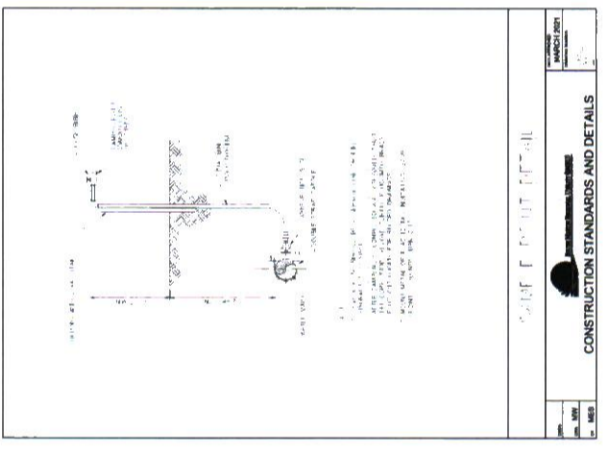
CONSTRUCTION STANDARDS AND DETAILS



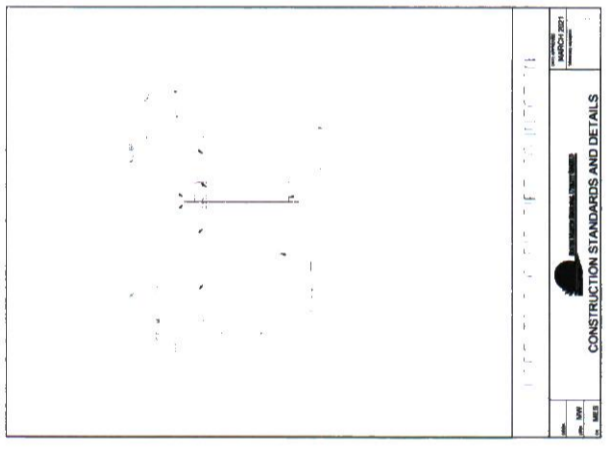
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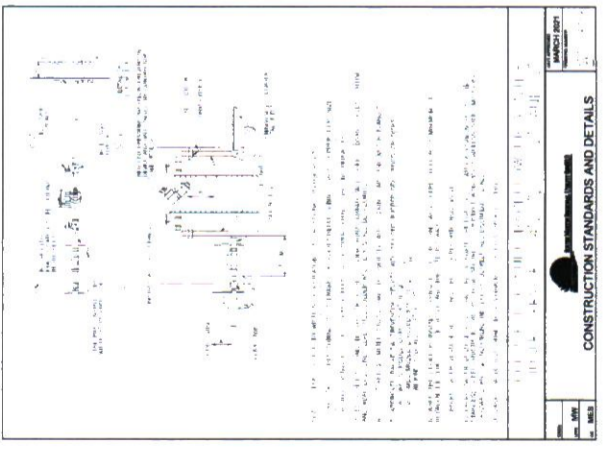
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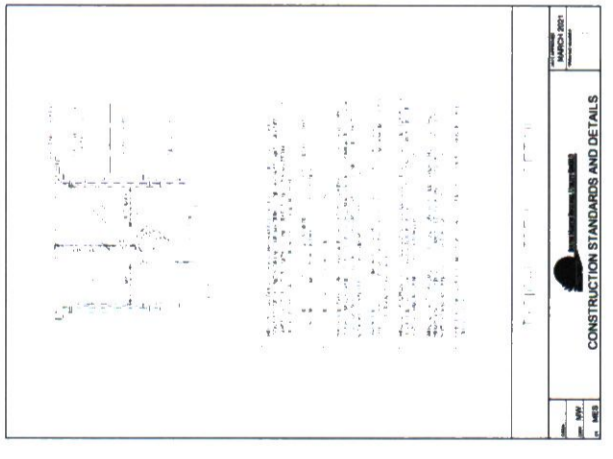
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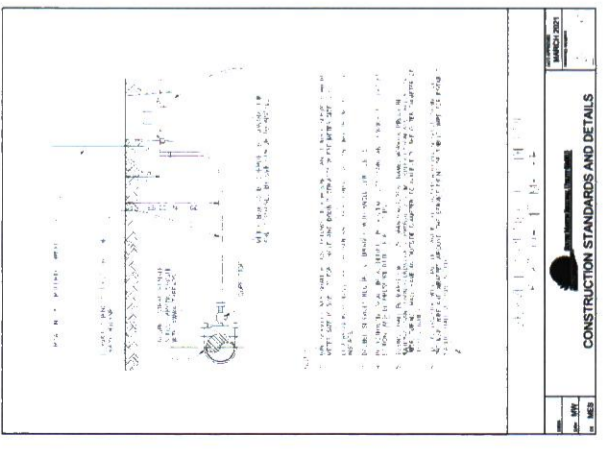
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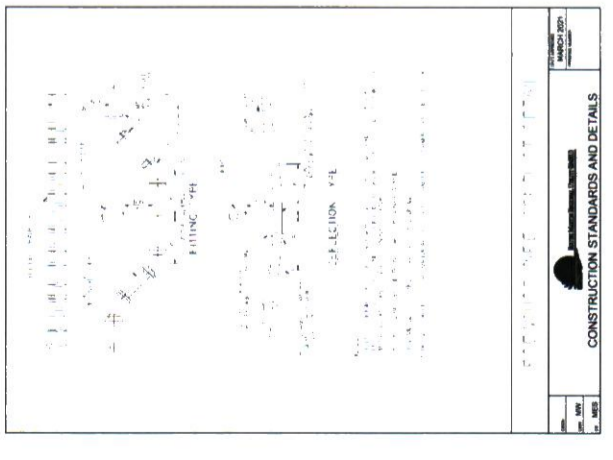
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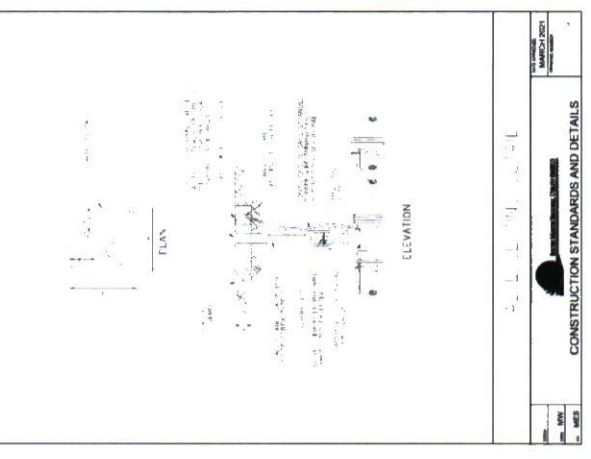
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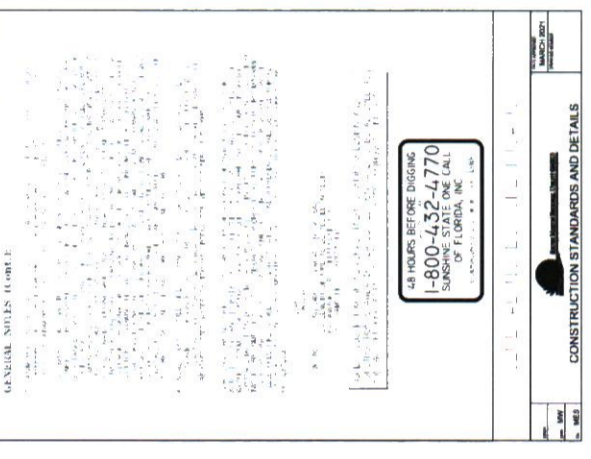
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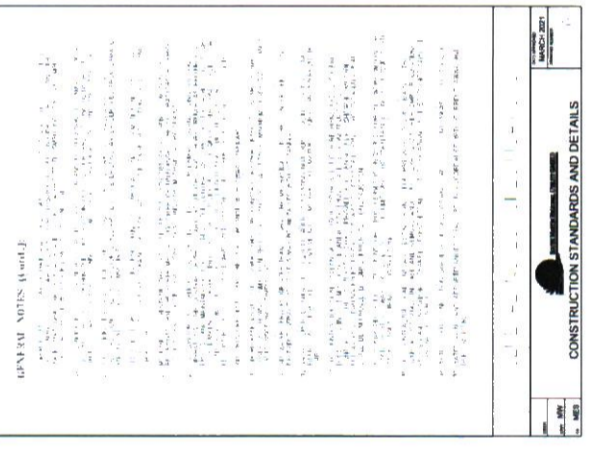
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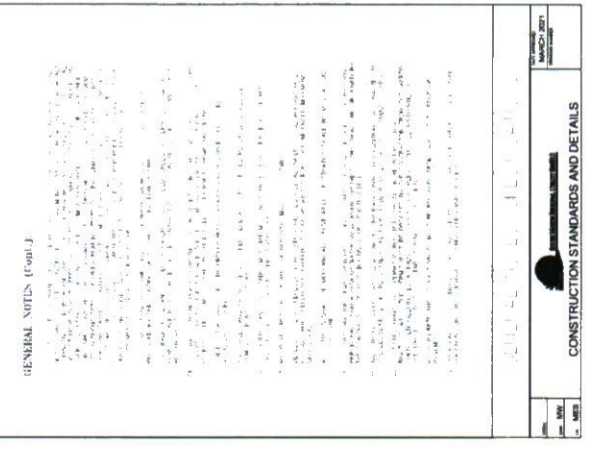
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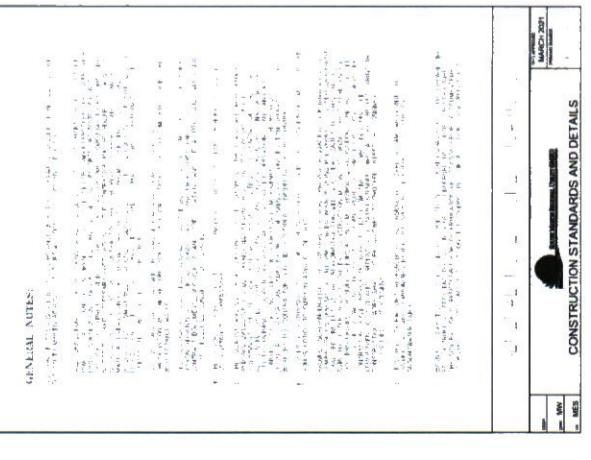
CONSTRUCTION STANDARDS AND DETAILS



CONSTRUCTION STANDARDS AND DETAILS



CONSTRUCTION STANDARDS AND DETAILS



CONSTRUCTION STANDARDS AND DETAILS

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

**Plant Schedule:**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH
	CW	5	Conocarpus erectus 'Sericeus'	Silver Buttonwood	Relocated on Site	10' HT	6' W
<b>TREES</b>							
RELOCATED MEMORIAL TREE							
<b>EXISTING TREES TO REMAIN (SEE SHEET LA-2 FOR ALL EXISTING TREE INFORMATION)</b>							
	CU	37	Coccoloba uvifera	Sea Grape	Existing to Remain	14'-22' OA, MIX HTS	10'-16' SPR
<b>OFFSITE TREE</b>							
	COC	7	Cocos nucifera	Coconut Palm	Existing to Remain	12'-18' CT	
	CSE	9	Conocarpus erectus sericeus	Silver Buttonwood	Existing to Remain	10'-12' HT	6' W
	SAE	59	Sabal palmetto	Sabal Palm	Existing to Remain	14'-22' CT	
<b>PALM TREES</b>							
	SPC	14	Sabal palmetto	Sabal Palm	FG	12'-18' CT	
4 PALMS AT 3:1							
	CHZ	193	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocoplum	3G	24" HT	18"W
	CAS	9	Clusia rosea	Pitch Apple	7G	36" HT	24"W
	CA	91	Clusia rosea	Pitch Apple	15G	5' HT	3' W
	CSB	45	Conocarpus erectus sericeus	Silver Buttonwood	3G	24" HT	18"W
	SRS	28	Serenoa repens 'Cinerea'	Silver Saw Palmetto	15G	36" HT	30"W
	SPB	130	Spartina bakeri	Sand Cordgrass	1G	24" HT	18"W
	US	21	Uniola paniculata	Sea Oats	1G	24" HT	18"W

**SITE DATA:**

TOTAL SITE AREA: 72,368 SF (1.66 AC)  
 TOTAL PERVIOUS SPACE: 24,637 SF (34%)

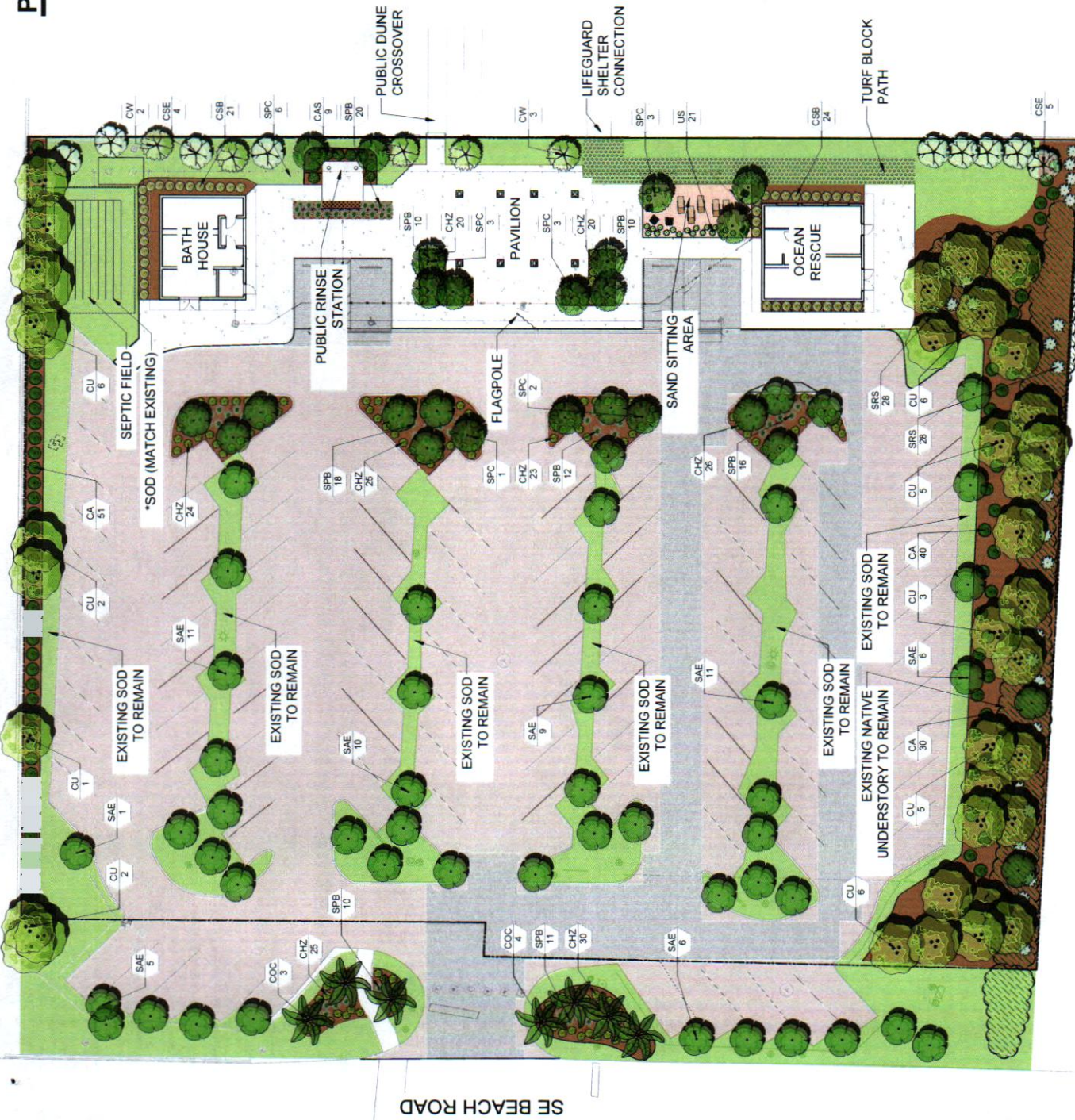
**LANDSCAPE DATA:**

**TREES REQUIRED:**  
 MINIMUM SITE TREES REQUIRED: = 1 TREE/2,500 SF  
 72,368 DIV. BY 2,500 = 29 TREES  
 VEHICULAR USE AREA PERIMETER = 662 LF  
 662 L.F. DIV. BY 30 = 22 TREES

INTERIOR VEHICULAR USE AREAS = 39,729 SF  
 39,729 DIV. BY 5,000 (500) = 3,973 S.F. REQUIRED PLANTING AREA  
 24 - 2" INTERIOR TREES REQUIRED

**TOTAL TREES REQUIRED: 46 TREES**  
**SHRUBS REQUIRED:**  
 VEHICULAR USE AREA PERIMETER = 662 LF  
 662 DIV. BY 3 = 221 SHRUBS

**TOTAL SHRUBS REQUIRED: 221 SHRUBS**  
**TOTAL TREES PROVIDED: 71 TREES**  
**TOTAL SHRUBS PROVIDED: 357 SHRUBS**



**LANDSCAPE NOTES:**

- Alternative plant species for required landscaping may be permitted subject to review and approval by the Martin County Growth Management Department prior to installation.
- All prohibited toxic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No-Cypress shall be used on this site. Ecopoints or Medallion Munch is to be used in 3'.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the Martin County Landscaping Development Regulations. As-built drawings will be submitted to the Martin County Growth Management with Certification of Landscaping Installation and Maintenance.
- Landscaping shall be designed to meet the tree planting requirements contained within the FPL document entitled "Plant the Right Tree in the Right Place".
- For existing or proposed utility, no tree shall be planted where it could, at mature height, conflict with overhead power lines.
- Large trees (height at maturity of more than 30') shall be planted no closer than a horizontal distance of 10 feet from the nearest overhead power line.
- Medium trees (height at maturity of more than 20' and less than 30') shall be planted at least 20' from small trees (height at maturity of less than 20') require no offset.
- No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole.
- Plantings shall be installed at a distance equal to or greater than the average trunk length plus 10% of the trunk diameter.
- Encroachment into required buffer zones and landscape areas by vehicles, boats, mobile homes or trailers shall not be permitted, and required landscape areas shall not be used for the storage or sale of materials or products or repair. If any, shall be fully and severely maintained.
- The property owner or successors in interest, or agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping to be kept alive and in good condition and to a way that presents a healthy, well, and orderly appearance. All landscaping shall be maintained free from disease, pests, weeds, and litter. Maintenance shall include watering, weeding, fertilizing, pruning, mowing, edging, mulching and other maintenance, as needed and in accordance with accepted industry best practices.
- Regular maintenance of required walk, bicycle, or structures to a structurally sound condition.
- Regular maintenance, repair or replacement, when necessary, of any screening or buffering required by this division.
- Perennial maintenance to prohibit the re-establishment of harmful exotic species within the required landscaping area.
- Replacement of any required landscaping in easement areas that may be disturbed by future maintenance.

**Irrigation Notes:**

- Multiple irrigation of landscaped areas shall be provided for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition.
- Irrigation system shall be equipped with a moisture sensing device.
- Irrigation systems shall conform to the following standards: Irrigation systems shall be installed in a working order and shall be designed not to overflow water zones at its water impounding areas.
- No irrigation system shall be installed or maintained abutting any public street which causes water from the system to overflow onto the roadway or to create passing vehicle traffic.
- Irrigation Water Source: Existing Potable Water Connection.
- Irrigation Pumps shall be submitted with the certificate of completion prepared by a Landscaping Professional.
- The proposed dry retention areas shall be provided with temporary irrigation. All other landscape areas and sodded areas shall be provided with permanent irrigation.

**Required Xeriscaping Points:**

- 51% or more of the grass areas are made up of drought-tolerant grass species 10 points
  - 51% or more of the required trees are made up of drought-tolerant species 10 points
  - Utilization of moisture sensing controller other than a rain-sensor override device 5 points
  - Utilization of mulch other than cypress mulch 5 points
  - Utilization of compacted mulch with a 3" min. depth in all planted areas except ground cover 10 points
- 50 Total Points

**DRAWING INDEX:**

- LA-1: LANDSCAPE PLAN, LANDSCAPE DATA, & PLANT SCHEDULE
- LA-2: TREE DISPOSITION PLAN
- LA-3: LANDSCAPE DETAILS & SPECIFICATIONS

Digitally signed by  
 Paul A. Goulas  
 Date: 2026.03.31  
 15:46:28-04'00'



Know what's below.  
 Call before you dig.

SCALE 1" = 20'

LA-1



Drawn By: PG  
 Checked By: PG  
 Municipal Project:  
 Scale:

Date	Int.	Description
9.25.25	PG	DD Plan
10.17.25	PG	Submittal
12.09.25	PG	Revised per Comments
3.31.26	PG	Revised per Site Plan

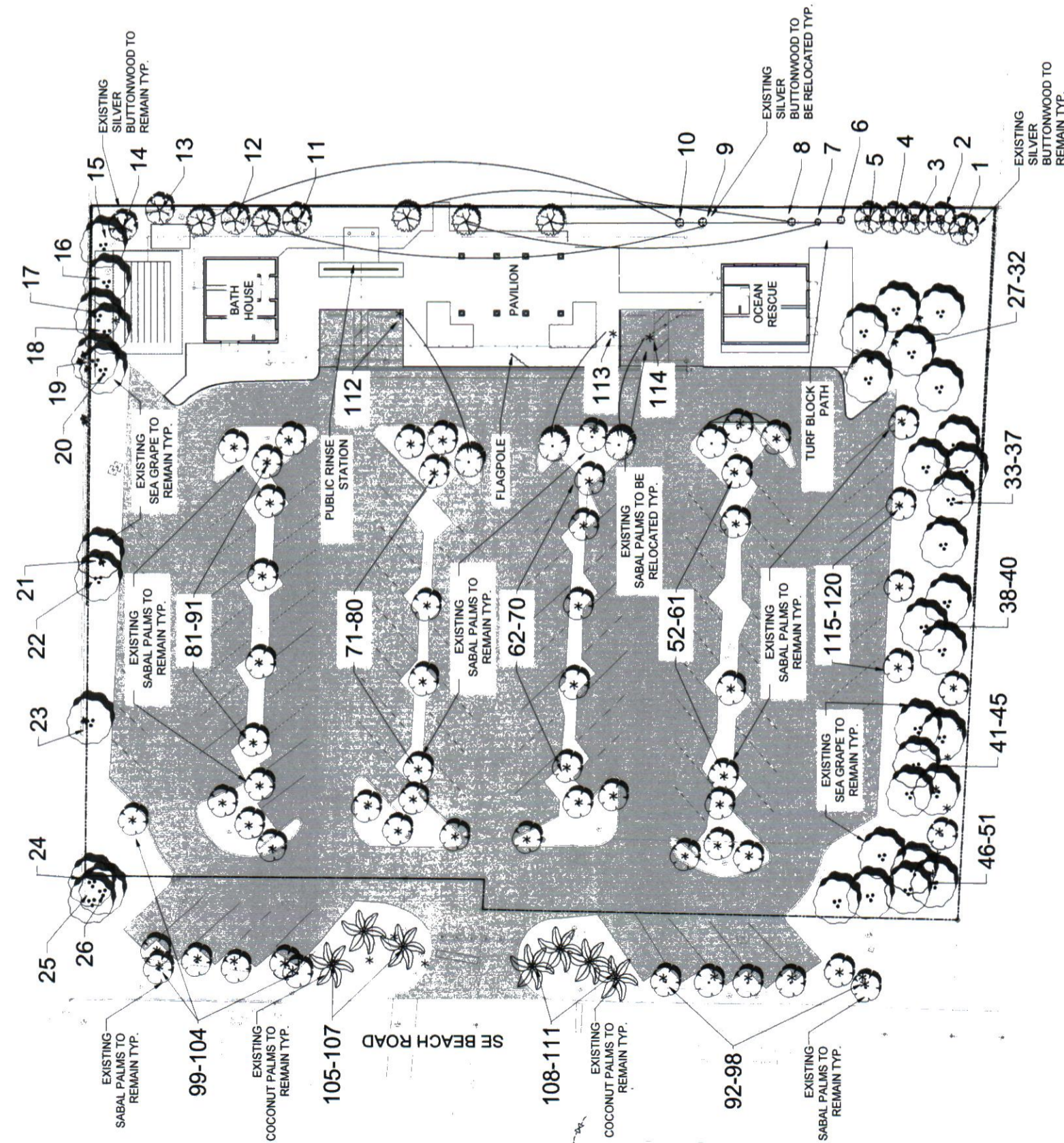
MARTIN COUNTY  
 HOPE SOUND BEACH  
 LANDSCAPE PLAN



Project Team  
 Landscape Architect  
 Paul Goulas, Owner  
 771 S.W. 8400, Paul Goulas, Inc.  
 Fort Lauderdale, FL 33322  
 954.571.1000

EXISTING TREE DATA

Existing Trees:	Health	Disposition
1. <i>Conocarpus erectus</i> 'Siriceus', Silver Buttonwood, 4"-8" DBH	Good	To be Preserved
2. <i>Conocarpus erectus</i> 'Siriceus', Silver Buttonwood, 4"-8" DBH	Good	To be Preserved
3. <i>Conocarpus erectus</i> 'Siriceus', Silver Buttonwood, 4"-8" DBH	Good	To be Preserved
4. <i>Conocarpus erectus</i> 'Siriceus', Silver Buttonwood, 4"-8" DBH	Good	To be Preserved
5. <i>Conocarpus erectus</i> 'Siriceus', Silver Buttonwood, 4"-8" DBH	Good	To be Relocated
6. <i>Conocarpus erectus</i> 'Siriceus', Silver Buttonwood, 4"-8" DBH	Good	To be Relocated
7. <i>Conocarpus erectus</i> 'Siriceus', Silver Buttonwood, 4"-8" DBH	Good	To be Relocated
8. <i>Conocarpus erectus</i> 'Siriceus', Silver Buttonwood, 4"-8" DBH	Good	To be Relocated
9. <i>Conocarpus erectus</i> 'Siriceus', Silver Buttonwood, 4"-8" DBH	Good	To be Relocated
10. <i>Conocarpus erectus</i> 'Siriceus', Silver Buttonwood, 4"-8" DBH	Good	To be Preserved
11. <i>Conocarpus erectus</i> 'Siriceus', Silver Buttonwood, 4"-8" DBH	Good	To be Preserved
12. <i>Conocarpus erectus</i> 'Siriceus', Silver Buttonwood, 4"-8" DBH	Good	To be Preserved
13. <i>Conocarpus erectus</i> 'Siriceus', Silver Buttonwood, 4"-8" DBH	Good	To be Preserved
14. <i>Conocarpus erectus</i> 'Siriceus', Silver Buttonwood, 4"-8" DBH	Good	To be Preserved
15. <i>Coccoloba uvifera</i> , Sea Grape, 4"-12" DBH	Good	To be Preserved
16. <i>Coccoloba uvifera</i> , Sea Grape, 4"-12" DBH	Good	To be Preserved
17. <i>Coccoloba uvifera</i> , Sea Grape, 4"-12" DBH	Good	To be Preserved
18. <i>Coccoloba uvifera</i> , Sea Grape, 4"-12" DBH	Good	To be Preserved
19. <i>Coccoloba uvifera</i> , Sea Grape, 4"-12" DBH	Good	To be Preserved
20. <i>Coccoloba uvifera</i> , Sea Grape, 4"-12" DBH	Good	To be Preserved
21. <i>Coccoloba uvifera</i> , Sea Grape, 4"-12" DBH	Good	To be Preserved
22. <i>Coccoloba uvifera</i> , Sea Grape, 4"-12" DBH	Good	To be Preserved
23. <i>Coccoloba uvifera</i> , Sea Grape, 4"-12" DBH	Good	To be Preserved
24. <i>Coccoloba uvifera</i> , Sea Grape, 4"-12" DBH	Good	To be Preserved
25. <i>Coccoloba uvifera</i> , Sea Grape, 4"-12" DBH	Good	To be Preserved
26. <i>Coccoloba uvifera</i> , Sea Grape, 4"-12" DBH	Good	To be Preserved
27.- 32. <i>Coccoloba uvifera</i> , Sea Grape, 4"-12" DBH	Good	To be Preserved
33.- 37. <i>Coccoloba uvifera</i> , Sea Grape, 4"-12" DBH	Good	To be Preserved
38.- 40. <i>Coccoloba uvifera</i> , Sea Grape, 4"-12" DBH	Good	To be Preserved
41.- 45. <i>Coccoloba uvifera</i> , Sea Grape, 4"-12" DBH	Good	To be Preserved
46.- 51. <i>Coccoloba uvifera</i> , Sea Grape, 4"-12" DBH	Good	To be Preserved
52.- 61. <i>Sabal palmetto</i> , Sabal Palm, 14'-22' CT	Good	To be Preserved
62.- 70. <i>Sabal palmetto</i> , Sabal Palm, 14'-22' CT	Good	To be Preserved
71.- 80. <i>Sabal palmetto</i> , Sabal Palm, 14'-22' CT	Good	To be Preserved
81.- 91. <i>Sabal palmetto</i> , Sabal Palm, 14'-22' CT	Good	To be Preserved
92.- 98. <i>Sabal palmetto</i> , Sabal Palm, 14'-22' CT	Good	To be Preserved
99.- 104. <i>Sabal palmetto</i> , Sabal Palm, 14'-22' CT	Good	To be Preserved
105.- 107. <i>Coco nucifera</i> , Coconut Palm, 12-18' CT	Good	To be Preserved
108.- 111. <i>Coco nucifera</i> , Coconut Palm, 12-18' CT	Good	To be Relocated
112. <i>Sabal palmetto</i> , Sabal Palm, 14'-22' CT	Good	To be Relocated
113. <i>Sabal palmetto</i> , Sabal Palm, 14'-22' CT	Good	To be Relocated
114. <i>Sabal palmetto</i> , Sabal Palm, 14'-22' CT	Good	To be Relocated
115-120. <i>Sabal palmetto</i> , Sabal Palm, 14'-22' CT	Good	To be Preserved



Project Team  
Landscape Architect

**LS**  
LANDSCAPE ARCHITECTURAL SERVICES LLC

Paul Goulas, Owner  
7751 14th Avenue, Suite 100  
Fort Lauderdale, FL 33322  
Tel: 561-551-1881

MARTIN COUNTY  
HOBE SOUND BEACH  
EXISTING TREE DISPOSITION PLAN

Date	Int	Description
10.17.25	PG	Submittal
12.09.25	PG	Revised per Comments
3.26.26	PG	Revised per Site Plan

REGISTERED PROFESSIONAL ARCHITECT  
STATE OF FLORIDA  
PAUL GOULAS, RLA  
FLORIDA REG # LA696887

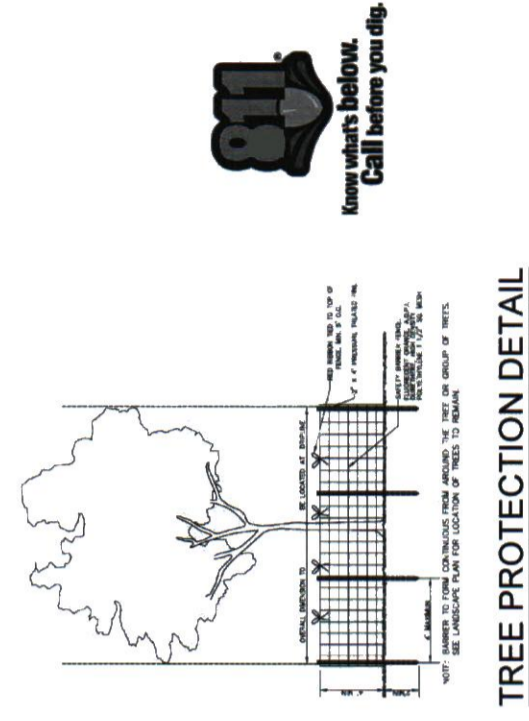
Drawn By: PG  
Checked By: PG  
Municipal Project:  
Scale:

NORTH

SCALE 1" = 20'

0 10' 20' 40'

**LA-2**



TREE PROTECTION DETAIL  
NOT TO SCALE

Project Team  
Landscape Architect

**LAS** LANDSCAPE ARCHITECTURAL SERVICES, LLC

1111 15th Street, Suite 100  
Fort Lauderdale, FL 33304  
Phone: 754.463.1111  
Fax: 754.463.1112  
www.landscapearchitectural.com

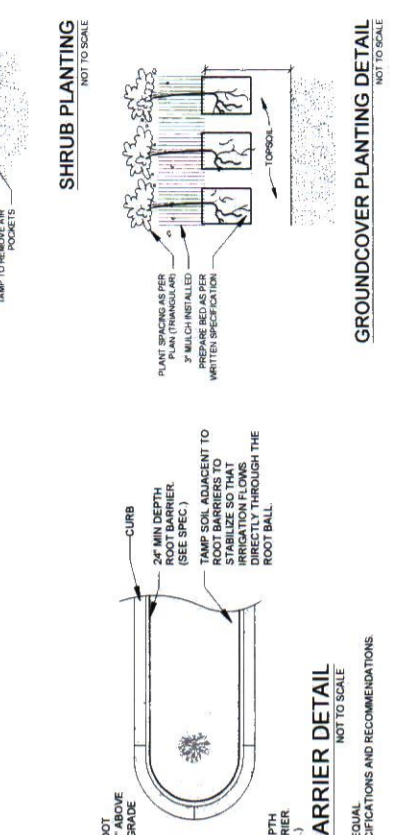
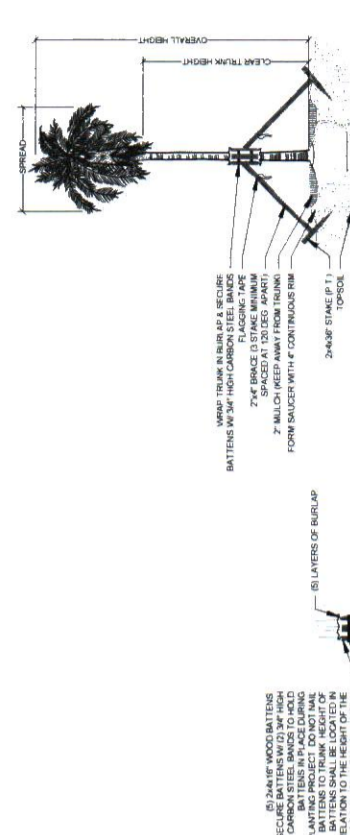
# MARTIN COUNTY OCEAN RESCUE Details & Specifications

Date	IR#	Description
10.17.25	PG	Submittal
12.09.25	PG	Revised per Comments
3.26.26	PG	Revised per Site Plan



Drawn By: PG  
Checked By: PG  
Municipal Project:  
Scale:

**LA-3**



**3.05 GUYING**  
A. Where trunk is 6\"/>

**3.06 WATER**  
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plants shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

**3.07 SOIL**  
A. The Landscape Contractor shall soil all areas indicated on the drawings.

**3.08 SEEDING**  
A. Seeding shall be done at a rate of 150 lbs. per acre 45-60 days after staking.

**3.09 CLEANING UP**  
A. The Contractor shall be responsible for the removal of all debris, including but not limited to, stumps, roots, and other debris.

**3.10 MAINTENANCE**  
A. Maintenance shall begin immediately after each plant is installed and shall continue until all plants have been accepted by the Owner or Landscape Architect. Maintenance shall include watering, spraying, weeding, and other necessary maintenance.

**3.11 COMPLETION, INSPECTION AND ACCEPTANCE**  
A. Completion of the work shall mean the full and exact compliance and conformity with the drawings and specifications.

**3.12 PLANTING**  
A. The Contractor shall be responsible for the selection of all plants and materials to be used in the project.

**3.13 GRADING**  
A. The Contractor shall be responsible for the grading of all areas to be planted.

**3.14 SOIL**  
A. The Contractor shall be responsible for the soil preparation of all areas to be planted.

**3.15 INSPECTION**  
A. The Contractor shall be responsible for the inspection of all work.

**3.16 PROTECTION**  
A. The Contractor shall be responsible for the protection of all existing structures and utilities.

**3.17 FERTILIZER**  
A. The Contractor shall be responsible for the application of fertilizer to all plants.

**3.18 MULCH**  
A. The Contractor shall be responsible for the application of mulch to all plants.

**3.19 STAKING**  
A. The Contractor shall be responsible for the installation of stakes and guy wires.

**3.20 PLANTING**  
A. The Contractor shall be responsible for the planting of all plants.

**3.21 WATERING**  
A. The Contractor shall be responsible for the watering of all plants.

**3.22 MAINTENANCE**  
A. The Contractor shall be responsible for the maintenance of all plants.

**3.23 REMOVAL**  
A. The Contractor shall be responsible for the removal of all plants.

**3.24 GUARANTEE**  
A. The Contractor shall be responsible for the guarantee of all plants.

**3.25 INSURANCE**  
A. The Contractor shall be responsible for the insurance of all work.

**3.26 BONDING**  
A. The Contractor shall be responsible for the bonding of all work.

**3.27 PERMITS**  
A. The Contractor shall be responsible for the obtaining of all permits.

**3.28 UTILITIES**  
A. The Contractor shall be responsible for the location of all utilities.

**3.29 MATERIALS**  
A. The Contractor shall be responsible for the selection of all materials.

**3.30 SUBSTITUTIONS**  
A. The Contractor shall be responsible for the substitution of all materials.

**3.31 ERRORS AND OMISSIONS**  
A. The Contractor shall be responsible for the correction of all errors and omissions.

**3.32 CONSENT**  
A. The Contractor shall be responsible for the obtaining of all necessary consents.

**3.33 ASSIGNMENT**  
A. The Contractor shall be responsible for the assignment of all work.

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DATE	REVISIONS
12-03-2028	1. TOWN OF AMTERR ISLAND COMMENTS
3-25-2028	2. REVISE TO SEPTIC SYSTEM
7-10-2028	3. C.A. UPDATE
7-10-2028	4. C.A. UPDATE
7-10-2028	5. C.A. UPDATE
7-10-2028	6. C.A. UPDATE
7-10-2028	7. C.A. UPDATE
25-02-08	8. AGS

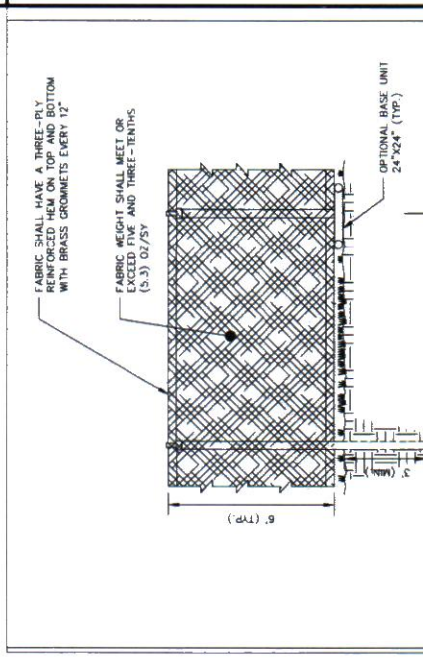
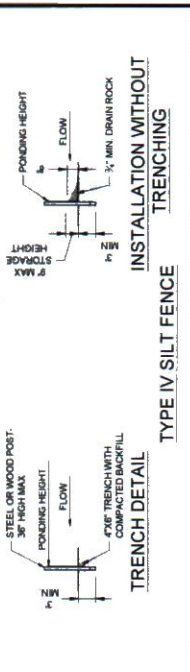
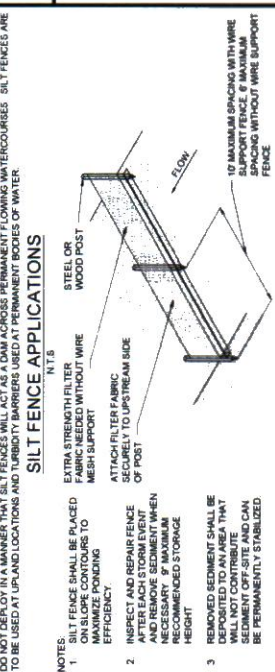
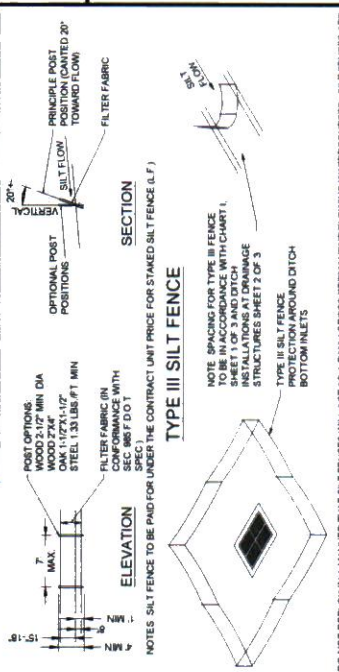
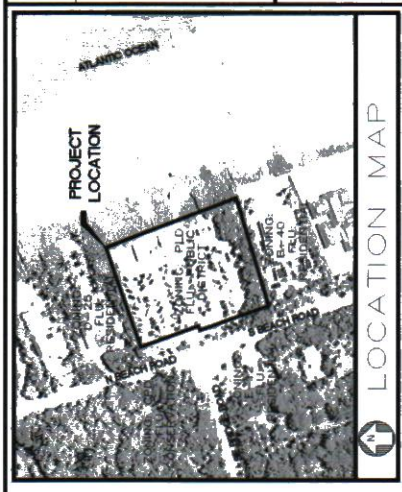
JOB NO. 25-0208  
 DESIGNED BY AGS  
 DRAWN BY GWR  
 DATE AUGUST 2025  
 CHECKED BY AGS  
 DATE ISSUED 4/8/2026

**IMBY**  
 MOA BOMES WILLIAMS & ASSOCIATES  
 CONSULTING ENGINEERS & ARCHITECTS  
 1825 S. WILSON AVE., SUITE 100  
 TAMPA, FL 33610  
 TEL: 813.277.9817  
 FAX: 813.277.9817  
 CA #3728

**STAGING PLAN**  
 MARTIN COUNTY  
 HOBE SOUND BEACH  
 OCEAN RESCUE

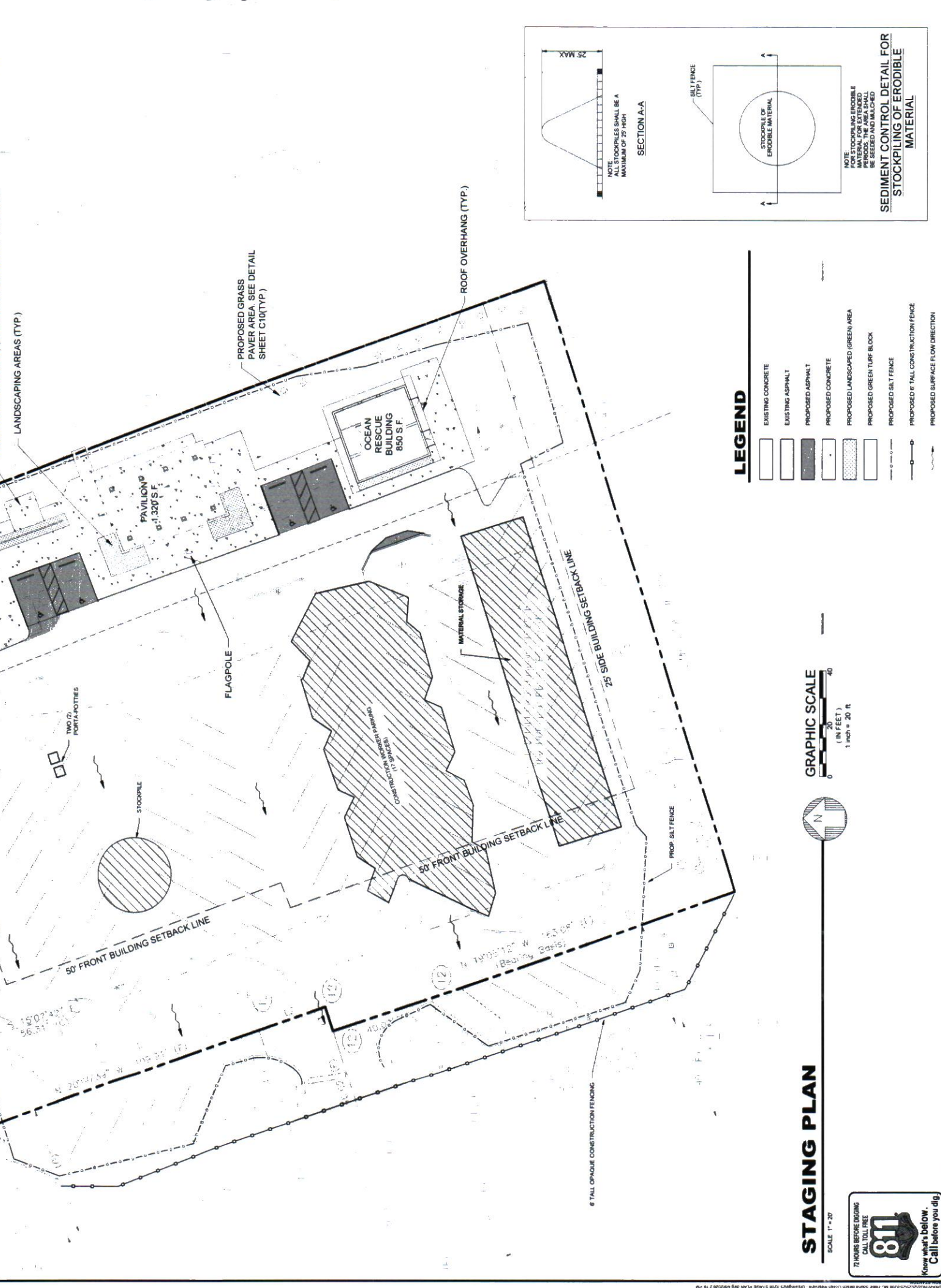
FLORIDA  
 MARTIN COUNTY  
 HOBE SOUND BEACH  
 OCEAN RESCUE

**EX-1**  
 SHEET  
 ARON G. STANTON  
 LICENSE NO. 72460  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

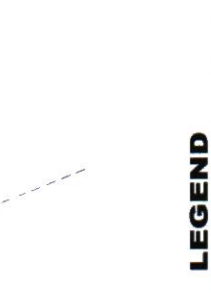
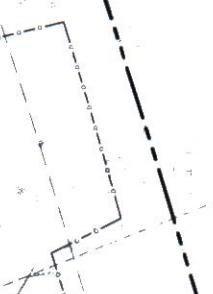
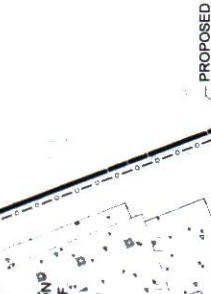


**NOTES:**  
 1. FENCES SHALL BE CONSTRUCTED WITH A TOP AND BOTTOM RAIL REINFORCED WITH 3/8\"

**ARON G. STANTON**  
 LICENSE NO. 72460  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER



PUBLIC RINSE STATION (2) SHOWERS, SEE DETAIL SHEET C9  
 LANDSCAPING AREAS (TYP.)  
 PROPOSED GRASS PAVER AREA, SEE DETAIL SHEET C10(TYP.)  
 ROOF OVERHANG (TYP.)  
 25' SIDE BUILDING SETBACK LINE  
 50' FRONT BUILDING SETBACK LINE  
 6' TALL OPaque CONSTRUCTION FENCING  
 PROP. SILT FENCE  
 MATERIAL STORAGE  
 CONSTRUCTION WAREHOUSE (11,700 S.F.)  
 FLAGPOLE  
 TWO (2) PORTA-POTTIES  
 STOCKPILE  
 BATH HOUSE 769 S.F.  
 PAVILIONS 87,132 S.F.  
 OCEAN RESCUE BUILDING 850 S.F.  
 1507'42\"



**LEGEND**  
 EXISTING CONCRETE  
 EXISTING ASPHALT  
 PROPOSED ASPHALT  
 PROPOSED CONCRETE  
 PROPOSED LANDSCAPED GREEN AREA  
 PROPOSED GREEN TURF BLOCK  
 PROPOSED SILT FENCE  
 PROPOSED 6' TALL CONSTRUCTION FENCE  
 PROPOSED SURFACE FLOW DIRECTION

**STAGING PLAN**  
 SCALE 1" = 20'  
 GRAPHIC SCALE  
 (IN FEET)  
 1 inch = 20 ft

KNOW WHAT'S BELOW.  
 Call before you dig.

NOTE ALL ELEVATIONS IN N.A.D. 1988

811  
 KNOW WHAT'S BELOW.  
 Call before you dig.

**RESOLUTION NO. 952**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND DECLARING ZONING IN PROGRESS REGARDING APPLICATIONS FOR DEVELOPMENT OF BASEMENTS IN THE MEASUREMENT OF FLOOR AREA; REQUIRING THAT NO SUCH NEW APPLICATIONS FOR DEVELOPMENT PERMITS BE ACCEPTED DURING THE ZONING IN PROGRESS PERIOD ESTABLISHED HEREIN; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town Commission is in the process of reviewing its Land Development Regulations (“LDRs”) regarding its definition of “living space,” and how basement space is calculated vis-à-vis the Town’s floor area regulations; and

**WHEREAS**, basements can present fire safety risks, which requires the Commission to evaluate whether to make clarifications regarding its regulations in order to minimize those risks; and

**WHEREAS**, until the Town Commission has adequately considered and adopted revisions to the LDRs to ensure the health, safety and welfare of the Town residents, the Town Commission declares this notice of zoning in progress (“ZIP”) related to Article II, Section 1 and Article IV, Section 2.01 of Appendix A comprising the LDRs; and

**WHEREAS**, that during this period of time in which the Town is considering revisions to the above referenced code sections, it will accept but not process applications for development permits for basements during the pendency of the ZIP; and

**WHEREAS**, applications submitted to the Town before this Resolution is rendered shall be reviewed and processed in accordance with the current, existing iteration of the applicable LDRs and Town code; and

**WHEREAS**, applications submitted to the Town after this Resolution is rendered shall be subject to the newly revised LDRs and code provisions once they are enacted; and

**NOW, THEREFORE**, be it resolved by the Town Commission as follows:

**Section 1.** Commencing April 22, 2026, zoning in progress is hereby in effect through, unless earlier rescinded, so as to allow sufficient time for any amendments to the Town's LDRs deemed necessary as a result of the Town’s analysis.

**Section 2.** Zoning in Progress is hereby declared, until July 13, 2026, unless earlier rescinded, for all development requiring floor area measurements involving all proposals to develop and/redevelop basements.

**Section 3.** From the rendition date of this Resolution until July 13, 2026, no application for development permits shall be processed and no development permits shall be issued by the

Town wherein said permit necessitates floor area measurements for properties proposing to develop or redevelop a basement.

**Section 4.** Applications for development permits not including basements as part of the plans are exempt from the restrictions set forth herein.

**Section 5.** The Town Commission has the authority, prior to the expiration of the ZIP, to waive it for applications in the event it is shown that the application is not in contravention of any ordinance or proposed amendment.

**PASSED AND ADOPTED** by the Town Commission of the Town of Jupiter Island this 22<sup>nd</sup> day of April 2024.

(SEAL)

TOWN OF JUPITER ISLAND

\_\_\_\_\_  
Penelope D. Townsend, Mayor

ATTEST:

\_\_\_\_\_  
Anne Scott, Vice Mayor

\_\_\_\_\_  
Marshall Field VI, Commissioner

\_\_\_\_\_  
Patsy Warner, Commissioner

\_\_\_\_\_  
Joe Taddeo, Commissioner

\_\_\_\_\_  
Kimberly Kogos, Town Clerk

**Approved as to Form and Legal Sufficiency**

\_\_\_\_\_  
Kyle B. Teal, Town Attorney

Resolution No. XXX  
Page 2 of 2

**ORDINANCE NO. 419**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, CLARIFYING THE TOWN'S CODE OF ORDINANCES AND APPENDIX A OF THE TOWN'S CODE OF ORDINANCES WHICH CONTAINS THE TOWN'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR THE TEXT AMENDMENT OF ARTICLE II, DIVISION I, SECTION 14-35 OF THE TOWN CODE OF ORDINANCES REGARDING THE PARKING OF COMMERCIAL VEHICLES; PROVIDING FOR THE TEXT AMENDMENT OF ARTICLE X, SECTION 10.02 OF THE LAND DEVELOPMENT REGULATIONS REGARDING STAGING PLAN REQUIREMENTS AND STANDARDS; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town Commission of the Town of Jupiter Island, Martin County, Florida (“Town”) has such powers and authority as conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

**WHEREAS**, this Ordinance is necessary and appropriate to clarify the Code of Ordinances of Jupiter Island, Florida (“Code”) regarding whether parcels other than those being developed can accommodate construction parking; and

**WHEREAS**, this Ordinance is necessary and appropriate to clarify the Land Development Regulations (“LDR”) codified in Appendix A of the Code of Ordinances of Jupiter Island, Florida (“Code”) regarding the requirement to address parking and deliveries in staging plans; and

**WHEREAS**, the Town Commission has concluded that it is necessary and appropriate to clarify certain Articles of the Town Code and LDRs previously adopted to eliminate confusion regarding permissible construction parking within the boundaries of the Town; and

Ordinance No. 419

Page 1 of 5

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE  
TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1:** The “WHEREAS” clauses are incorporated herein as the legislative findings of the Town Commission.

**Section 2.** Chapter 14, Article II, Division I, Section I, Sec. 14-35 of the Town Code is hereby amended to read as follows:

**Sec. 14-35. - Parking of commercial vehicles and trucks.**

No commercial vehicle or truck may be parked or stored on any property within a residential district unless said vehicle or truck is parked or stored in a wholly enclosed garage. This restriction does not apply to the temporary parking of commercial vehicles while in actual use for ~~construction purposes~~ routine deliveries or service calls within the town. Temporary parking of vehicles while in use for construction purposes may be permitted pursuant to article X, division 10, section 10.02.

It shall be unlawful for any person, ~~firm or corporation~~ or entity to operate, park, stand or use any commercial vehicle upon a public street or road in the town, unless such vehicle contains the name of the company permanently affixed on both sides of the vehicle in lettering at least three inches high indicating the name of the person, firm, or corporation owning the vehicle and any company insignia or logo. The lettering and logo, if any, shall be in a color which contrasts with the color of the vehicle.

For the purposes of this section, a “commercial vehicle” is defined as any vehicle designed, used, or maintained primarily for the transportation of goods, supplies, or other property for purposes of business, trade or commerce, or for the purpose of providing services.

**Section 3.** Appendix A, Article X, Section 10.02 of the Town Code is hereby amended to read as follows:

**Sec. 10.02. - Staging plan required; standards.**

All applications for a development permit must include a staging and parking plan that demonstrates compliance with the following standards:

A. Off-Site Parking. If off-street parking cannot be accommodated, or fully accommodated, on the parcel subject to the demolition and/or construction, a staging and parking plan must also include:

1. The location (address and/or folio) of the property located outside of the Town that will host the off-site parking necessary for the development, and
2. A transportation plan with an estimate as to the number of employees who will need transportation to and from the off-site parking location and indicating how they will get to and from the site.

B. Revocation of Permit. Applicants shall sign an acknowledgment of the Town's revocation authority in the event of noncompliance with the approved staging and parking plan.

C. Trailers, for purposes of storage or office during development:

1. Are screened from view from contiguous lots and public rights-of-way, and
2. Do not exceed 200 square feet; and
3. Will be removed immediately upon completion of the project or any storm watch condition as issued by the National Weather Service (NWS)

D. Off-street parking is provided for all vehicles used by any person, ~~firm or corporation~~ or entity involved or engaged in development work on the parcel proposed for development at any given time, and said off-street parking and staging is limited to the use of the parcel subject to demolition and/or construction and is screened from view from contiguous lots and public rights-of-way. All such authorized off-street parking shall be in the same direction as the lawful movement of traffic. Applicants shall submit, as part of their staging and parking plan, a site plan delineating where the parking will be located on the subject parcel and a delivery logistics plan indicating the proposed route

for vehicles delivering materials related to the subject construction. No construction or delivery vehicle may block, restrict or otherwise impede any public right of way.

- E. Materials that are stored on-site are screened from view from contiguous lots and public rights-of-way, and are safely stored and reasonably secured.
- F. Dumpsters and trash receptacles are adequate to prevent trash piles or debris from gathering during the course of construction, and are screened from view from contiguous lots and public rights-of-way, are located so as to minimize the impact of their associated noise, dust, and odors on contiguous lots.
- G. Fencing. On all construction sites where work is being performed, the owner shall be responsible for installing a minimum six-foot high chain link fence with an eight-foot gate and screening along the frontage at the road and along neighboring property lines as needed, to shield the work from public view. The fence and screen shall be maintained throughout construction. Signage on the fence is prohibited.
- H. Vehicle wheel cleaning blanket. The owner shall be responsible for installing a vehicle wheel cleaning blanket on all unpaved driveways where construction vehicles enter the road. The blanket shall be maintained in good condition throughout construction.
- I. Construction gate keeper. Where deemed necessary by the building official to control access to a site, the owner of a property shall be responsible for retaining a gatekeeper to direct construction traffic on and off the public roads.
- J. Pest control. Commencing with the clearing of a property, the owner shall be responsible for retaining and maintaining monthly pest control service to prevent disturbance to adjacent properties throughout construction.
- K. Port-a-let placement. The owner shall be responsible for placing a port-a-let on the property during construction, in a location approved by the building official. The port-a-let shall be screened to prevent public view.

**Section 4. Repeal of ordinances in conflict.**

All other ordinances of the Town of Jupiter Island, Florida, or parts thereof which conflict with this or any part of this ordinance are hereby repealed.

**Section 5. Severability.** If any court of competent jurisdiction holds any word, part, section, paragraph or provision hereof to be unlawful or unconstitutional, such ruling or finding shall not affect the remaining portions of this ordinance, which shall remain in full force and effect.

**Section 6. Codification.** This ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Jupiter Island.

**Section 7. Effective Date.** This ordinance shall become effective immediately upon execution.

**ORDINANCE NO. 419 PASSED UPON FIRST READING THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

**PASSED AND ADOPTED UPON THE SECOND READING FOLLOWING PUBLIC HEARING THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

(SEAL)

TOWN OF JUPITER ISLAND, FLORIDA

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Vice Mayor

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

ATTEST:

\_\_\_\_\_  
TOWN CLERK

# Business Impact Estimate

Proposed ordinance's title/reference:

**Ordinance No. 419  
Amending Town Code regarding Off-site Contractor Parking**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, CLARIFYING THE TOWN'S CODE OF ORDINANCES AND APPENDIX A OF THE TOWN'S CODE OF ORDINANCES WHICH CONTAINS THE TOWN'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR THE TEXT AMENDMENT OF ARTICLE II, DIVISION I, SECTION 14-35 OF THE TOWN CODE OF ORDINANCES REGARDING THE PARKING OF COMMERCIAL VEHICLES; PROVIDING FOR THE TEXT AMENDMENT OF ARTICLE X, SECTION 10.02 OF THE LAND DEVELOPMENT REGULATIONS REGARDING STAGING PLAN REQUIREMENTS AND STANDARDS; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.**

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the Town of Jupiter Island is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance, but the Town of Jupiter Island is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

- b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the Town of Jupiter Island hereby publishes the following information:

1. Summary of the proposed ordinance (*must include a statement of the public purpose, such as serving the public health, safety, morals and welfare*):

**This ordinance amends the LDR to provide for off-site contractor and construction parking during development activities.**

**The ordinance promotes the public health, safety, morals, and general welfare by helping to reduce contractor and construction vehicle traffic on narrow roads that are also used by bicyclists and pedestrians. This reduction in congestion enhances safety and improves overall mobility within the community.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town of Jupiter Island, if any: **None**

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the Town of Jupiter Island regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **N/A**

4. Additional information the governing body deems useful (if any): **None**

## MEMORANDUM

**To: Town Manager & Town Commission**

**From: Town Attorney**

**Re: Revised Memo – Referrals and Development Approval Modifications (for discussion)**

**Date: April 14, 2026**

I was asked to evaluate potentially amending the Town’s land development regulations (LDRs) to clarify and refine the Town’s processes for addressing deviations from site plans that may require quasi-judicial hearings before the Development Review Board (“DRB”) or the Town Commission, along with other related issues. Discussion during the March 25<sup>th</sup> commission meeting inspired the revisions and two alternative proposals below for consideration and discussion.

### **Options for Proposed LDR Changes**

Following the Commission’s discussion during last month’s meeting, we propose the Town consider incorporating one of the following options to amend the LDRs:

#### **Option 1**

##### **Sec. 1.02. – Referral to Quasi-Judicial Hearing~~to development review board~~**

- A. **[Referral to Quasi-Judicial Hearing]**. If the administrative officials determines that there is any reasonable likelihood that a particular proposal that is otherwise within the administrative official’s jurisdiction ~~will~~may have an ~~any~~ adverse impact on adjacent properties, the surrounding area or the town as a whole, the administrative official may require that the application be heard by the development review board or the town commission, in accordance with these LDRs.
- B. **[Request for Hearing]**. If a written request for a hearing is received from any owner of property within 1,000 feet of the parcel proposed for development within 21 days of the date that notice of the application is mailed, the administrative officials

shall refer the application to the development review board or the town commission, in accordance with these LDRs.

### **Sec. 1.03 – Applications to Modify Plans**

- A. **[Review of Applications to Modify Approved Plans]**. Applicants seeking to amend previously approved site plans shall first seek authorization of any modifications whatsoever with the same administrative official and/or governing body before the applicant commences the work. Any modifications to an application may be approved if properly submitted before commencing work and if the proposed modifications are consistent with the town’s land development regulations.
- B. **[Referral of Applications to Modify Approved Plans]**. In the event an applicant seeks in any way to modify its administratively approved plans, the administrative official may reasonably require that the development review board or town commission hear the application to amend, in accordance with section 1.02(A) of these LDRs. If the applicant has undergone unpermitted work before submitting its application to amend, the administrative official shall require the applicant to submit an application for an after-the-fact permit to the town commission, in accordance with Section 1.04 herein.

### **Sec. 1.04 – Unpermitted Work**

- A. Upon finding that an applicant has undergone and/or completed unauthorized work, including but not limited to modifications to its approved plans approved (“Unpermitted Work”), the administrative official shall refer the applicant to code enforcement and/or the special magistrate for a violation of these LDRs. Said applicant shall be subject to code enforcement measures pursuant to Chapter 2, Article VI, Division I, Section 2-133 of the town’s code.
- B. Applicants who have done Unpermitted Work, including but not limited to, alterations that are inconsistent in any way with an applicant’s originally approved plans, may submit an application for an after-the-fact permit which will require the town commission to assess whether the Unpermitted Work is otherwise consistent with the town’s land development

regulations. The application must be submitted to the town commission regardless of which government body or administrative official issued the original approval.

- C. **[Compliance with LDRs Not a Defense]**. A showing that Unpermitted Work is nevertheless consistent with town regulations may not serve as a defense in code enforcement proceedings but such evidence may be presented as a mitigating factor that the special magistrate may consider when assessing code enforcement fines and rendering orders. The submittal of an application for an after-the-fact permit before the town commission may function to stay the code enforcement proceedings if such a stay is requested in writing by the applicant and such request demonstrates good cause for a stay of the code enforcement proceedings. The administrative official shall determine whether to grant or deny the stay, along with the duration and parameters of same.
- D. **[Commission Findings]**. In the event the town commission hearing an after-the-fact permit application finds that the Unpermitted Work did not comply with town regulations, it may, as a consequence, order the applicant to come into compliance with the originally approved application by a date certain, order the building official to refrain from issuing a certificate of occupancy until such compliance is demonstrated, revoke an issued certificate of occupancy until such compliance is demonstrated and/or refer the matter to code enforcement or lift a stay of code enforcement proceedings if a stay is in place.

## **B. Option 2**

Option 2 includes the contemplation of a “substantial compliance” analysis in the event, for example, an applicant makes a technical error or a very slight change to its original plan (e.g., change the color of its mailbox, increase the height of its clusia buffer by inches, etc.) and wants to make a minor modification. Many jurisdictions include substantial compliance code provisions, as they can function to avoid needlessly burdening the commission and/or DRB agendas with seemingly trivial requests and allow applicants to more efficiently obtain approval for minor amendments that are clearly compliant with zoning codes. This is only presented as alternative option, as the commissions’ comments last month indicated that it would be inclined to enact an ordinance more in line with the language in Option 1.

### **Sec. 1.02. – Referral to Quasi-Judicial Hearingto development review board**

- C. **[Referral to Quasi-Judicial Hearing]**. If the administrative officials determines that there is any reasonable likelihood that a particular proposal that is otherwise within the administrative official's jurisdiction ~~will~~may have an ~~any~~ adverse impact on adjacent properties, the surrounding area or the town as a whole, the administrative official may require that the application be heard by the development review board or the town commission, in accordance with these LDRs.
- D. **[Request for Hearing]**. If a written request for a hearing is received from any owner of property within 1,000 feet of the parcel proposed for development within 21 days of the date that notice of the application is mailed, the administrative officials shall refer the application to the development review board or the town commission, in accordance with these LDRs.

### **Sec. 1.03 – Applications to Modify Plans**

- C. **[Modifications to Commission or DRB Approved Applications]**. If the administrative official determines that any desired modifications to previously approved development applications are not in substantial compliance (as defined in subsection C below) with the town's original approval through a quasi-judicial hearing, the applicant making the modifications must submit an application to amend its plans, which shall be heard by the same governing body that issued the original approval.
- D. **[Modifications to Administratively Approved Applications]**. If the administrative official determines that any desired modifications to previously approved development applications are not in substantial compliance (as defined in subsection C below) with the town's original administrative approval, the administrative official may require that the development review board or town commission hear the application to amend depending on the nature of the modification if the application was properly submitted and considered before the work that is the subject of the application has commenced. If the applicant has undergone unpermitted work before submitting its application to amend, the administrative official shall require the applicant to submit an application for an after-the-fact permit to the commission, in accordance with Section 1.04 herein.

- E. **[Substantial Compliance]**. For purposes of these LDRs, “substantial compliance” means that any deviation in construction from the details provided in an applicant’s approved plans is so inconsequential that, upon inspection by the administrative official and/or their designee, the alteration is deemed both negligible and plainly in compliance with all applicable LDRs. Under no circumstances shall a proposed modification be deemed substantially compliant if it deviates in any way from any expressed condition(s) of the town’s original approval. The administrative official making a substantial compliance determination shall within three (3) business days of making such a finding provide written notice to the members of the town commission that the administrative official intends to approve an application to amend plans due to substantial compliance. If any member of the town commission disagrees with the administrative official’s determination, the commissioner may notify the administrative official within seven (7) days of receiving the administrative official’s notice of finding substantial compliance and the administrative official shall forthwith notify the applicant of the commissioner’s objection. The item shall be scheduled to be heard at the commission’s next regularly scheduled commission meeting, where a majority vote of the commission will decide to approve or deny the application to amend. If no member of the commission sends a timely written objection to the administrative official, the permit allowing the requested modification shall be issued to the applicant.

#### **Sec. 1.04 – Unpermitted Work**

- E. Upon finding that an applicant has undergone and/or completed unauthorized work, including but not limited to modifications to its approved plans approved (“Unpermitted Work”), the administrative official shall refer the applicant to code enforcement and/or the special magistrate for a violation of these LDRs. Said applicant shall be subject to code enforcement measures pursuant to Chapter 2, Article VI, Division I, Section 2-133 of the town’s code.
- F. Applicants who have done Unpermitted Work, including but not limited to alterations that are inconsistent with an applicant’s originally approved plans, may submit an application for an after-the-fact permit which will require the town to assess

whether the Unpermitted Work is otherwise consistent with the town's land development regulations. The application must be submitted to the town commission regardless of which government body or administrative official issued the original approval.

- G. **[Compliance with LDRs Not a Defense]**. A showing that Unpermitted Work is nevertheless consistent with town regulations may not serve as a defense in code enforcement proceedings but such evidence may be presented as a mitigating factor that the special magistrate may consider when assessing code enforcement fines and rendering orders. The submittal of an application for an after-the-fact permit before the town commission may function to stay the code enforcement proceedings if such a stay is requested in writing by the applicant and such request demonstrates good cause for a stay of proceedings. The administrative official shall determine whether to grant or deny the stay, along with the duration and parameters of same.
- H. **[Commission Findings]**. In the event the town commission hearing an after-the-fact permit application finds that the Unpermitted Work did not comply with town regulations, it may as a consequence, order compliance with the originally approved application by a date certain, order the building official to refrain from issuing a certificate of occupancy, revoke an issued certificate of occupancy and/or refer the matter to code enforcement or lift a stay of code enforcement proceedings if a stay is in place.



## MEMORANDUM

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**TO:** Town of Jupiter Island Commission  
**THRU:** Robert Garlo, Town Manager

**FROM:** Matthew Pazanski, Finance/HR Director  
**DATE:** April 10, 2026

**SUBJECT:** Financial Auditing Services Engagement Renewal

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### **Background**

In June 2023, as required by Florida Statutes, the Town Commission appointed an Auditor Selection Committee to solicit and review proposals for firms to serve as the Town's Auditor. The Auditor Selection Committee ranked Mauldin & Jenkins as the highest-ranked qualified firm and the Town Commission appointed them to the engagement.

The term of the initial engagement was for three (3) years beginning with fiscal year ending September 30, 2023 (FY2023) through September 30, 2025 (FY2025).

The proposal included two (2) one (1) year renewal options subject to the mutual consent of the Town Manager and the Proposer. Both parties have agreed to engage for the first of two renewal options for fiscal year ending September 30, 2026 (FY2026).

Mauldin & Jenkins will continue to perform an audit of the financial statements of the governmental activities, business-type activities, each major fund, and aggregate remaining fund information for the Town. The audit will be conducted in accordance with GAAP and Florida Statutes.

### **Recommendation**

Staff recommends the Town Commission consider a motion to enter a one (1) year engagement with Mauldin & Jenkins for fiscal year ending September 30, 2026 (FY2026) at a cost of \$58,500. This motion also authorizes the Mayor to sign the annual engagement letter as required.

The costs of the previous fiscal year engagements were as follows; 2023 - \$53,900, 2024 - \$55,500, and 2025 - \$57,100.



## TOWN OF JUPITER ISLAND

### MEMORANDUM

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**To:** Mayor & Town Commission

**Through:** Robert Garlo, Town Manager

**From:** Kimberly Kogos, Town Clerk

**RE:** Beautification Committee Reappointments and Appointment

**Date:** 4/22/2026

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#### **Background:**

As announced during the March 25, 2026, Town Commission meeting, Beautification Committee members are reappointed annually following confirmation of each representative by their respective organizations, usually during the April Town Commission meeting.

Staff also asked whether the members wish to continue serving for another term. Long-time member Joyce Vicenzi announced her resignation and identified Sophie Mellon as the new representative from the Jupiter Island Historical Society.

#### **Recommendation**

Based on the feedback received and confirmation from each respective organization, staff recommends moving forward with the following reappointments and appointment. A motion will be required to reappoint and appoint members for a one-year term, expiring April 2027.

##### Reappoint – Term ending April 2027

- Ken McBrayer, Chair (JI Residents Association)
- Nivin MacMillan (Jupiter Island Holdings, Inc.)
- Judy Light (JI Garden Club)
- Debbie Textor, At Large
- Jody Bush, At Large
- Hugh O’Kane, At Large

##### Appointment – Term ending April 2027

- Sophie Mellon (JI Historical Society)

**MEMORANDUM**

**To: Robert Garlo, Town Manager & Town Commission**

**From: Kyle B. Teal, Esq.**

**Re: Basement Exception**

**Date: April 13, 2026**

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As a follow up to my memorandum dated March 16, 2026, I am revisiting the issue of clarifying or amending the LDRs to eliminate a purported “exception” to the allowable Floor Area limitations through the use of basements as “non-living space.”

**I. Basement Regulations & Maximum Floor Area**

Currently, the relevant LDR definitions read as follows:

*Basement:* A part of a building which:

1. Has a ceiling which is no higher than three feet above the adjacent ground level if located within the footprint of the first floor, or
2. Has a ceiling which is completely below ground level if located outside the footprint of the first floor. (See Illustration 1: Basement, Exhibit A)

App. A, Art. II, Sec. 1.

*Floor area:* The sum of all of the areas of building floors and areas under certain other structures, measured as provided in article IV, section 2.01.

*Living space:* A space within a dwelling unit utilized for living, sleeping, eating, cooking bathing, washing and sanitation purposes.

Living space within a basement that was developed prior to the adoption of this ordinance, shall not be included in non-conforming uses providing the property is not redeveloped over 50 percent.

*Id.*

Article IV, Section 2.01 reads as follows:

**Sec. 2.01. - Floor area.**

Floor area is measured as follows:

- A. All areas on all floors of all buildings which are included within the outside faces of their exterior walls, including floor penetration areas for circulation and shaft areas that connect one floor to another, except basements and other floors below the first floor, which are counted as provided in paragraphs D and E of this section (See Illustration 14: Floor Area Measurement, Buildings, Exhibit A), plus

....

- D. Basement areas designated as living space are included in floor area calculations. Basement areas not designated as living space do not count as floor area, and no floor or part of a floor which would otherwise qualify as a basement shall be disqualified as a basement due to access to ground level which is provided by light wells that:

- 1. Extend no more than four feet from the outside wall of the building and cumulatively occupy no more than 25 percent of the length of the first floor wall to which they are adjacent; and
- 2. Are configured such that they are not visible from:
  - a. The building envelopes of neighboring properties; and
  - b. Public rights-of-way.

- E. Floors or parts of floors which are below the first floor, but do not qualify as basements, are counted as follows:

- 1. If the entire floor does not qualify as a basement, then the entire floor is counted as floor area.
- 2. If part of the floor does not qualify as a basement, then only that area which does not qualify as a basement is counted as floor area. (See Illustration 19: Floor Area Measurement, Basements, Exhibit A)
- 3. If a single wall of a floor which is below the first floor is exposed such that it no longer qualifies as a basement wall, but no floor area can be calculated due to the absence of a depth measurement, then the width of the exposed wall shall be multiplied by five feet to calculate the floor area of the exposed portion of the floor.

We have proposed a few potential legislative clarifications intended to address the Commission’s concerns regarding the safety and environmental issues regarding the unintended basement floor area exception in the LDRs: **(1) limiting all basements, regardless of use, to 10 percent of the total residence square footage; (2) exempting basements from the square footage caps by allowing the 10 percent bonus for “mechanical storage” and/or “garage” space; (3) exempting certain rooms/uses from the “living space” definition, including but not limited to theaters, wine cellars, gyms, etc.; and/or (4) imposing the requirement that applicants seeking to construct basements agree to execute and record a Town-approved restrictive covenant requiring that the basement area remain non-living space in perpetuity.**

**a. Option 1: Basements at 10% of Total Square Footage**

**Sec. 2.01. - Floor area.**

Floor area is measured as follows:

- B. All areas on all floors of all buildings which are included within the outside faces of their exterior walls, including floor penetration areas for circulation and shaft areas that connect one floor to another, except basements and other floors below the first floor, which are counted as provided in paragraphs D and E of this section (See Illustration 14: Floor Area Measurement, Buildings, Exhibit A), plus

....

- D. Basement areas up to 10% of the total floor area measured as provided in paragraph B designated as living space are included in floor area calculations. Basement areas not designated as living space do not count as floor area. ~~and n~~ No floor or part of a floor which would otherwise qualify as a basement shall be disqualified as a basement due to access to ground level which is provided by light wells that:

- 1. Extend no more than four feet from the outside wall of the building and cumulatively occupy no more than 25 percent of the length of the first floor wall to which they are adjacent; and
- 2. Are configured such that they are not visible from:
  - a. The building envelopes of neighboring properties; and
  - b. Public rights-of-way.

- E. ~~Floors or parts of floors which are below the first floor, but do not qualify as basements, are counted as follows:~~

- 1. ~~If the entire floor does not qualify as a basement, then the entire floor is counted as floor area.~~

2. ~~If part of the floor does not qualify as a basement, then Only that basement area that which exceeds 10% of the total floor-area does not qualify as a basement is counted as floor area. (See Illustration 19: Floor Area Measurement, Basements, Exhibit A)~~

3. ———

F. If a single wall of a floor which is below the first floor is exposed such that it no longer qualifies as a basement wall, but no floor area can be calculated due to the absence of a depth measurement, then the width of the exposed wall shall be multiplied by five feet to calculate the floor area of the exposed portion of the floor.

**b. Option 2: Vehicular Storage and/or Garages at 10% of Total Square Footage**

**Sec. 2.01. - Floor area.**

Floor area is measured as follows:

C. All areas on all floors of all buildings which are included within the outside faces of their exterior walls, including floor penetration areas for circulation and shaft areas that connect one floor to another, except ~~basements and other floors~~ vehicular storage and/or garages below the first floor, which are counted as provided in paragraphs D, ~~and E~~ and F of this section (See Illustration 14: Floor Area Measurement, Buildings, Exhibit A), plus

....

D. ~~Basement areas~~ Vehicular storage and/or garages below the first floor designated as living space are included in floor area calculations. Basement areas not designated as living space do not count as floor area when equal to or less than 10% of the total floor area measured as provided in paragraph B. ~~and n~~ No floor or part of a floor which would otherwise qualify as a ~~basement~~ vehicular storage and/or a garage shall be disqualified as a such storage ~~basement~~ due to access to ground level which is provided by light wells that:

1. Extend no more than four feet from the outside wall of the building and cumulatively occupy no more than 25 percent of the length of the first floor wall to which they are adjacent; and
2. Are configured such that they are not visible from:
  - a. The building envelopes of neighboring properties; and
  - b. Public rights-of-way;

E. Where vehicular storage and/or a garage exceeds 10% of the total floor area, floors or parts of floors which are below the first floor, but do not qualify as basements, are counted as follows:

1. ~~If the entire floor does not qualify as a basement, then the entire floor is counted as floor area.~~

1.2. ~~If part of the floor does not qualify as a basement, then only that area which exceeds 10% of the total floor does not qualify as a basement is counted as floor area. (See Illustration 19: Floor Area Measurement, Basements, Exhibit A)~~

3. ~~\_\_\_\_\_~~

F. If a single wall of a floor which is below the first floor is exposed such that it no longer below the first level ~~qualifies as a basement wall~~, but no floor area can be calculated due to the absence of a depth measurement, then the width of the exposed wall shall be multiplied by five feet.

**c. Option 3: Exemptions from “Living Space” Definition**

The life safety concerns over allowing bedrooms in a basement may be partially alleviated by including exemptions to the Town’s definition of “Living Space” to include, but rooms such as theaters, wine cellars, gyms, etc.

**d. Option 4: Restrictive Covenant**

The Town may consider imposing a requirement that applicants seeking to construct basements agree to execute and record a Town-approved restrictive covenant requiring that the basement area remain non-living space in perpetuity. Such a covenant would run with the land and would be subject to enforcement measures if violated (e.g., if the owner sells the home advertising the basement as living space).

**II. Zoning in Progress**

If the Commission opts to undergo any such legislation described above, it is advised to consider issuing a zoning in progress notice. The Town’s LDR governing zoning in progress reads as follows:

Sec. 10.01. - Effect of zoning in progress.

When the town commission declares zoning in progress, no development permits shall be issued by the administrative official

which are in contravention of proposed amendments to provisions of the town zoning code.

App. A, Art. 10, §10.01.

The zoning in progress notice would alert potential applicants of the forthcoming change to and/or clarification of the code and may subject those owners who have yet to submit applications to the new regulations that are pending the Commission's vote. However, the amendment to the LDRs could likely not be applied retroactively to applications already submitted for consideration before the ordinance modifying the LDRs is deemed "pending" under Florida law.

For a zoning change to be considered "pending" under Florida law, there "must be active and documented efforts on the part of those authorized to do the work which, in the normal course of municipal action, culminate in the requisite zoning change. The city council or the applicable city planning board must at least be aware that these efforts are going forward." *Smith v. City of Clearwater*, 383 So. 2d 681 (1980). The change does not need to be formally before the city council if the appropriate administrative department is actively pursuing it.

The temporal application of zoning amendments to pending matters follows established principles from *City of Coral Gables v. Sakolsky*, 215 So. 2d 329 (1968). In that case, the Florida Third District Court of Appeal held that a zoning application "was governed, not by zoning ordinance which existed at time application had been filed, but by amended ordinance, compelling denial of the application, that was enacted after the application was filed but six months before suit was brought." The court explained that "the right of a plaintiff to recover must be measured by the facts as they exist when the suit was instituted." *Id.* See also *City of Gainesville v. Cone*, 365 So. 2d 737 (Fla. 1st DCA 1978) (holding that property owners acquire no vested rights in existing zoning categories unless equitable estoppel applies, requiring expenditure of money in compliance with existing zoning).

Publication constitutes adequate notice of the ZIP.<sup>1</sup>

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<sup>1</sup> The City of Naples for example provides notice through publication. See <https://www.naplesgov.com/media/78331>

## MEMORANDUM

**To: Town Manager & Town Commission**

**From: Town Attorney**

**Re: Seasonal Construction Regulations**

**Date: April 15, 2026 (updated from March 16, 2026)**

As you are aware, this office presented memoranda dated February 17, 2026, and March 16, 2026, to the Town Commission regarding seasonal construction regulations. At the March 25<sup>th</sup> meeting, Commission inquired about additional regulations that may better preserve the Town residents' right to quiet enjoyment. The purpose of this memorandum is to further evaluate those ideas and offer the Town regulatory proposals for discussion.

Please see the proposed code revisions and additions below in **red text**:

### **Sec. 9-62. - Construction related activities; lawn maintenance activities.**

#### *(a) Definitions.*

(1) "*Winter season*" means the period between November 1 and April 30.

(2) "*Summer season*" means the period between May 1 and October 31.

(3) "*Legal holidays*" means the following holidays: New Year's Day (January 1), Memorial Day (Last Monday in May), Independence Day (July 4), Labor Day (1st Monday in September), Thanksgiving Day (4th Thursday in November) and the Friday immediately following Thanksgiving Day, Christmas Day (December 25) and the day immediately following Christmas Day and when Christmas Day falls on a Saturday or Sunday, the Friday immediately preceding Christmas weekend and the Monday following Christmas weekend.

(4) "*Lawn maintenance equipment*" means motorized or powered equipment which is used to maintain lawns, trees, and landscaping, including but not limited to lawn mowers/yard tractors, chainsaws, lawn aerators, sod cutters, edgers, stump grinders, hedge trimmers, leaf blowers, lawn vacuum machines and monofilament line grass trimmers.

(5) "*Leaf blowers*" means any air blowing machine powered by gas or electricity to create a concentrated stream of air to push, or blow dirt, dust, leaves, grass clippings, trimmings, or debris.

**(6) “Decibel levels” means the unit of sound measurement as measured by methods accepted by and in accordance with standards established by the American National Standards Institute (ANSI) specifications for sound level meters.**

*(b) Use of restricted equipment.*

(1)*Applicability.* Use of the following "restricted equipment" or engagement in the following activities during construction is restricted as provided in this section:

- a. Compressors, gas- or diesel-engine driven for operating jack hammers, riveting or drilling devices.
- b. Cranes of all weights and types and other related construction equipment such as, but not limited to, concrete pumps, pile driving, excavation and demolition.
- c. Dredges, of all types.
- d. Dry sandblasting machines and jackhammers.
- e. Gasoline **(with the exception of leaf blowers)**, diesel and/or steam engines that are operated in such a manner as to:
  1. Emit offensive odors which are materially perceptible from any property line; ~~or~~
  - 2. Emit offensive noises, which are materially perceptible from any property line; or**
  - ~~2.3.~~ **3.** Produce noise in excess of 60 decibels (dbs), measured at any property line.
- f. Hammer-driven piledrivers, of all types.
- g. Hammers, of all types, when used for metal-to-metal work that is not hammer-to-nail.
- h. Power saws, band, cut-off and table, unless housed in a "dried-in" structure.
- i. Radio, audio equipment or loudspeakers used in a manner that produces noise which is unreasonably loud.
- j. Tractors, over two tons, which are rigged for earth moving or land clearing operations.
- k. Any construction equipment, device or activity, which though otherwise permitted, produces noise in excess of 72 decibels (dbs), measured:

1. Fifty feet from the construction activity, or
2. From the property line nearest to where the construction activity is taking place, whichever is greater.

**(1) Any other class of machinery or appliance that in its operation would render the enjoyment of property within the town less agreeable than if such appliances or machinery were not operated.**

(2) *Restrictions.* The use of "restricted equipment" is restricted as follows:

- a. Use of restricted equipment is prohibited during the winter season.
- b. Use of restricted equipment during the summer season is permitted only during the hours of 7:30 a.m. to 6:00 p.m., Monday through Friday.
- c. Use of restricted equipment is prohibited on legal holidays.

(3) *Exceptions.*

**It shall be within the discretion of the town commission when, in its opinion, the operation of any of the prohibited machinery or appliances mentioned in subsection (b) of this section shall not be overly offensive to the residents or inhabitants of the town, in the vicinity of the equipment's operation, to grant an exception to this section. The applicant seeking such exemption shall make a written request to the Commission and Town Manager and shall state good cause for the exemption. The Commission may hear the request at the next regularly scheduled Commission meeting with Notice provided in accordance with Section \_\_ of the LDRs.**

**Additionally,** the following are exempt from the restrictions of this section:

- a. Operation of restricted equipment relating to essential services of the town.;
- b. Operation of restricted equipment to protect the public health, safety, and welfare during emergency conditions.;
- c. Operation of restricted equipment for repairs, improvements or landscape work on permitted projects for a period of less than one week upon prior written approval of the town's ~~building official~~ **administrative official**. A written request defining the specific nature of the work, its duration and the equipment involved shall be submitted to the town's building official at least five working days prior to commencement of the work.

The building official may approve such work only upon being assured that the proposed use of equipment will not exceed established noise level restrictions nor excessively impact the inhabitants of adjoining properties and public roadways. The building official may establish terms and conditions relating to the work, if approved.

(c) *Working hours for construction.*

**(1) “Construction work” is defined to include the use of vehicles in the Town that weigh more than 8,000 pounds.**

**(2)** During the winter season, construction work is restricted to the following hours:

a. 8:30 a.m. to 5:30 p.m., Monday through Friday; and

b. 8:30 a.m. to 1:00 p.m. on Saturday.

**(3)** During the summer season, construction work is restricted to the following hours:

a. 7:30 a.m. to 6:00 p.m., Monday through Friday; and

b. 8:30 a.m. to 5:00 p.m. on Saturday, upon prior written approval of the administrative official, which shall be granted if the applicant demonstrates that the construction work will not excessively impact inhabitants of adjoining properties.

**(4)** Construction work is prohibited on legal holidays.

(d) *Working hours for lawn maintenance.*

(1) During the winter season, operation of lawn maintenance equipment is restricted to the hours of 8:30 a.m. to 5:30 p.m., Monday through Friday, and from 8:30 a.m. to 1:00 p.m. on Saturday.

(2) During the summer season, operation of lawn maintenance equipment is restricted to the hours of 7:30 a.m. to 6:00 p.m., Monday through Friday, and from 8:30 a.m. to 5:00 p.m. on Saturday.

(3) Operation of lawn maintenance equipment is prohibited on legal holidays.

~~(e) *Use of leaf blowers on residential properties and town-owned public lands*~~

~~**(1) Effective November 1, 2025, the use of gas-powered leaf blowers is prohibited on properties zoned for residential and public lands uses according to the town's zoning map.**~~

~~(2) Continued use of gas-powered leaf blowers may be permitted on properties zoned for recreation and conservation uses according to the town's current zoning map and only in accordance with the noise and sound requirements of this section.~~

~~(3) Continued use of gas-powered leaf blowers is also permitted for use by the town to clear roads, parking lots, and other paved surfaces within the town.~~

(f) *[Decibel levels.]* The sound produced by lawn maintenance equipment shall not exceed 69 decibels (dbs), measured:

(1) Fifty feet from the point of operation of the equipment, or

(2) From the nearest property line to where the equipment is operated, whichever is greater.

(3) Leaf blowers, backpack sprayers and hand-held blowers shall be limited to a maximum decibel level that shall not exceed 65 (dbs) at a distance of 30 feet from the point of operation of the equipment or from the nearest property line to where the equipment is operated, whichever is greater.

(g) *Maintenance of construction sites.* It is the responsibility of the person, firm or corporation indicated on the development permit to maintain the site in a neat and orderly manner, including broom-cleaning the site each day, and preventing unsightly piles of trash and debris from gathering during the course of construction.

(h) *Avoidance of nuisance.* When land has been cleared pursuant to a land clearing permit, the permittee shall either resod or replant the cleared area or periodically sprinkle the area ground to prevent windblown dust or dirt from creating a nuisance to other properties.

(i) *[Violations.]* Each separate violation and each day of a continuing violation shall be considered a separate offense.

(j) *[Shutdown order.]* In case of three or more violations of [section 9-62](#)(b) or (c) (Use of restricted equipment, Working hours for construction) the administrative official shall order the project to be shut down for the remainder of the winter season. If a shutdown order is issued, the site must be rendered safe and secure to the satisfaction of the administrative official within five working days.

## MEMORANDUM

**To: Robert Garlo, Town Manager & Town Commission**

**From: Kyle B. Teal, Esq.**

**Re: Proposed Amendments to Appeals Process for Discussion**

**Date: April 13, 2026**

Appeals pertaining to “any requirement, decision or determination made by the administrative official, including interpretations, approval or denial of applications, conditions of development approval, and decisions made with regard to the enforcement of” the LDRs are governed by Article X, Division 8 of the LDRs. Section 8.02 provides that “[a]ll appeals shall be filed in writing within 30 days after rendition of the development order, or determination from which such appeal is taken, or the right to appeal shall be barred.” Lastly, Section 8.04 provides:

### **Suspension of work until appeal resolved**

When an appeal has been filed, all proceedings and work on the premises that is related to the subject of the appeal shall cease until the appeal is resolved pursuant to this division unless the building official certifies to the town commission that, because of facts stated in the certificate, a stay would cause imminent peril to life and property, in which case proceedings or work shall not be stayed except by a restraining order which may be granted by the town commission or by a court of competent jurisdiction based upon due cause shown of imminent peril to life and property.

Division 8 does not require the filing of a “notice of appeal,” which other municipalities and appellate courts often permit. Adding this to the code would provide those with standing and/or commissioners who want to assert their rights to appeal a quasi-judicial or administrative determination an easier means of preserving their objections more efficiently at the municipal level.

Additionally, the phrase “suspension of work” is somewhat vague as it is not clear what “all proceedings and work” encompasses. In any event, any stay effectuated by this language would only commence upon filing of the *appeal itself* which could be up to 30 days post Town decision being appealed. This puts the Town in the position where it may be required to proceed in effectuating a development approval and later having to walk it back in the event an appeal is

successful. It may also put property owners and applicants in a position where they cannot secure a stay of the Town’s directive until they, or their counsel, have endured an onerous appeals process and effectively submitted the complete argument they intend to present as their case in chief. The Commission’s attention to this regulation is warranted if it is inclined to provide clarity and additional due process-minded safeguards to its appellate procedures.

To properly require (1) a notice of appeal and (2) a more comprehensive stay upon receipt of the notice of appeal, we offer the following language for discussion:

by filing a written Notice of Appeal and appeal application with the Development Services Director within 30 days of the date of the rendered Development Order, decision or interpretation being appealed.” 155.2424.C.3. Further “[a] pending appeal stays all city actions in furtherance of the decision appealed from unless the Development Services Director certifies to the appellate body reviewing the decision that because of facts stated in the certificate, a stay would cause imminent peril to life or property. In that case, proceedings shall not be stayed other than by an order issued by the appellate body.” 155.2424.E.

**Sec. 8.02. - Appeal period.**

All appeals must be initiated by submitting a written Notice of Appeal<sup>1</sup> with the Director of Building, Planning and Zoning within 30 days of the development order, or determination to be appealed. The formal appeal to be submitted through the use of the Town’s form shall be filed in writing on the form prescribed by the Town also within 30 days after rendition of the development order, or determination from which such appeal is taken, or the right to appeal shall be barred. A development order shall be considered rendered for purposes of an appeal from the administrative official on the date of the administrative official’s written determination and, in the case of an appeal from the development review board; the development order shall be considered rendered on the date of the written development order.

**Sec. 8.04. - ~~Suspension of work until appeal resolved.~~ Stay pending appeal**

When an Notice of Appeal has been submitted, ~~all proceedings and work on the premises that is related to the subject of the appeal shall cease~~ any actions in furtherance of the decision to be reviewed is stayed until the appeal is resolved pursuant to this division unless the building official certifies to the town commission that, because of facts stated in the certificate, a stay would cause imminent peril to life and property, in which case proceedings or work shall not be stayed except by a restraining order which may be granted by the town commission or by a court of competent jurisdiction based upon due cause shown of imminent

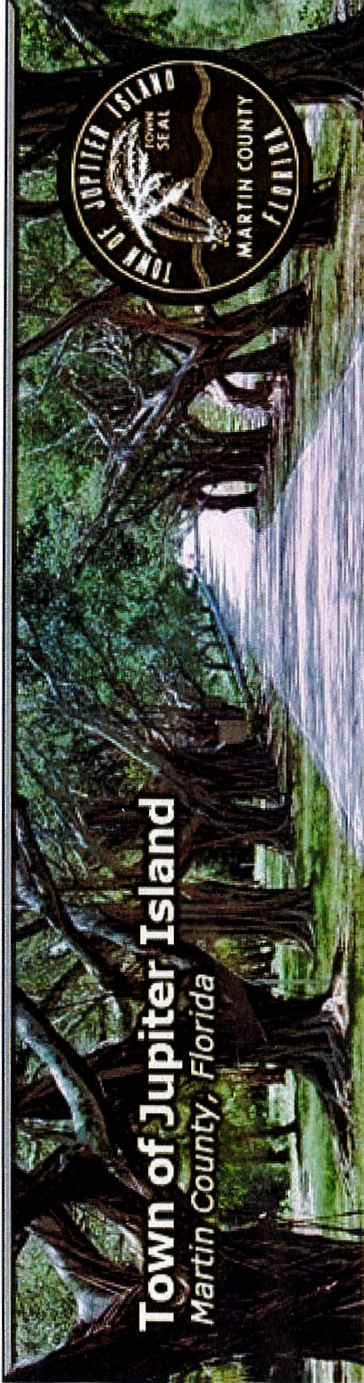
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<sup>1</sup> To be defined in the LDRs through amendment to include an email, letter, etc. – anything that in writing confirms an express intent to file a formal and fulsome appeal.

peril to life and property. All appeals under this section shall be heard at the next regularly scheduled commission meeting.

A provision governing the *procedure* of such hearings is also warranted. It should include:

- No later than 14 days in advance of the hearing, all parties shall submit any and all evidence in support of their arguments.
- No later than 7 days in advance of the hearing, all parties shall exchange and provide to the Town Attorney the names and contact information of all witnesses they intend to call at the hearing.
- No later than 3 days in advance of the hearing, all parties shall submit their demonstrative aids, if any, including but not limited to power point presentations, in support of the arguments.
  - Violation of any of the above provisions shall result in the hearing being rescheduled to the subsequent, regularly scheduled commission meeting.



# March 2026 General Fund FY 2025-2026 Interim Financial Report

Town Commission Meeting  
April 22, 2026

Town of Jupiter Island FY 2025/2026 Budget Summary			
Account Description	Adopted Budget 2025-2026	YTD Actual 3/31/2026	Target 50%
Total General Fund Revenues	\$13,487,227	\$11,306,116	84%
Transfers from Reserves	\$100,000	\$0	0%
<b>Total Revenues</b>	<b>\$13,587,227</b>	<b>\$11,306,116</b>	<b>83%</b>
Total Administration	\$3,827,878	\$1,744,425	46%
Total Public Safety	\$6,319,911	\$3,046,140	48%
Total Building Department	\$950,057	\$346,041	36%
Total Public Works	\$2,489,381	\$896,885	36%
<b>Total General Fund Expenditures</b>	<b>\$13,587,227</b>	<b>\$6,033,490</b>	<b>44%</b>
Year to Date Net Income		<b>\$5,272,626</b>	

## FY 2025-2026 Revenues

Account Description	Adopted Budget 2025-2026	PYTD Actual 3/31/2025 2024-2025	YTD Actual 3/31/2026 2025-2026	Actual % of Budget (Target 50%) 2025-2026
<b>Ad Valorem</b>	\$10,800,744	\$9,378,595	\$10,108,785	94%
<b>Total Other Taxes and Fees</b>	\$333,000	\$144,879	\$146,306	44%
<b>Total Licenses and Permits</b>	\$850,500	\$384,835	\$252,717	30%
<b>Total Intergovernmental Revenue</b>	\$330,700	\$78,059	\$151,402	46%
<b>Total Charges for Services</b>	\$131,000	\$59,278	\$41,510	32%
<b>Total Fines and Forfeits</b>	\$2,500	\$2,064	\$825	33%
<b>Total Miscellaneous Revenues</b>	\$289,500	\$342,318	\$302,787	105%
<b>Transfers from Interfunds</b>	\$749,283	\$342,139	\$301,785	40%
<b>Subtotal Revenues</b>	<b>\$13,487,227</b>	<b>\$10,732,167</b>	<b>\$11,306,116</b>	<b>84%</b>
<b>Transfer from Reserves</b>	\$100,000	\$0	\$0	
<b>Total General Fund Revenues</b>	<b>\$13,587,227</b>	<b>\$10,732,167</b>	<b>\$11,306,116</b>	<b>83%</b>

## FY 2025-2026 Expenses by Department

Account Description	Adopted Budget 2025-2026	PYTD Actual 3/31/2025	YTD Actual 3/31/2026	Actual % of Budget (Target 50%)
Total Administration - Payroll	\$1,468,382	\$626,491	\$643,536	44%
Total Administration - Benefits	\$937,556	\$387,537	\$461,257	49%
Total Administration - Operating	\$1,411,940	\$647,140	\$635,364	45%
Subtotal	<b>\$3,817,878</b>	<b>\$1,661,168</b>	<b>\$1,740,157</b>	<b>46%</b>
Total Administration - Capital	\$10,000	\$0	\$4,268	43%
<b>Total Administration</b>	<b>\$3,827,878</b>	<b>\$1,661,168</b>	<b>\$1,744,425</b>	<b>46%</b>
Total Public Safety - Payroll	\$3,234,696	\$1,453,282	\$1,487,452	46%
Total Public Safety - Benefits	\$1,109,035	\$418,262	\$550,054	50%
Total Public Safety - Operating	\$1,511,380	\$768,927	\$733,796	49%
Subtotal	<b>\$5,855,111</b>	<b>\$2,640,471</b>	<b>\$2,771,302</b>	<b>47%</b>
Total Public Safety - Capital	\$464,800	\$428,835	\$274,837	59%
<b>Total Public Safety</b>	<b>\$6,319,911</b>	<b>\$3,069,306</b>	<b>\$3,046,140</b>	<b>48%</b>
Total Building - Payroll	\$408,640	\$272,699	\$180,558	44%
Total Building - Benefits	\$150,540	\$74,338	\$41,509	28%
Total Building - Operating	\$380,877	\$854,800	\$123,974	33%
Subtotal	<b>\$940,057</b>	<b>\$1,201,837</b>	<b>\$346,041</b>	<b>37%</b>
Total Building - Capital	\$10,000	\$0	\$0	0%
<b>Total Building Department</b>	<b>\$950,057</b>	<b>\$1,201,837</b>	<b>\$346,041</b>	<b>36%</b>
Total Public Works - Payroll	\$771,251	\$296,146	\$331,294	43%
Total Public Works - Benefits	\$427,080	\$169,407	\$154,273	36%
Total Public Works - Operating	\$770,050	\$311,644	\$230,416	30%
Subtotal	<b>\$1,968,381</b>	<b>\$777,197</b>	<b>\$715,983</b>	<b>36%</b>
Total Public Works - Capital	\$521,000	\$28,142	\$180,902	35%
<b>Total Public Works</b>	<b>\$2,489,381</b>	<b>\$805,339</b>	<b>\$896,885</b>	<b>36%</b>
<b>Total General Fund Expenditures</b>	<b>\$13,587,227</b>	<b>\$6,737,651</b>	<b>\$6,033,490</b>	<b>44%</b>

# Balance Sheet as of 3/31/2026

**Assets**

CASH GENERAL ACCOUNT - SEACOAST	730,717
MONEY MARKET-SEACOAST	1,714,394
CASH PAYROLL - SEACOAST	50,000
CASH FLEX SPENDING - SEACOAST	43,377
INVESTMENT POOL	2,382,193
INVESTMENT- FL PALM	11,193,172
INVESTMENT - SBA	3,702,712
PETTY CASH	550
ACCOUNTS RECEIVABLE	14,340
ACCOUNTS REC. - RETIREE BENEFITS	858
DUE FROM BEACH PROTECTION	35,506
DUE FROM CONSERVATION FUND	3,450
DUE FROM UTILITIES	196,487
PREPAID ITEMS	3,219
<b>Total Assets</b>	<b>\$ 20,070,975</b>

**Liabilities**

ACCOUNTS PAYABLE	16
DUE TO BEACH PROTECTION	167,035
DUE TO O&M	520
DUE TO SCHOLARSHIP FUND	100
DUE TO OTHER GOV. UNITS	3,221
UNEARNED REVENUE	2,323,000
ACCRUED PAYROLL/BENEFITS	(14,534)
OVERPAYMENTS-RETIREES	927
<b>Total Liabilities</b>	<b>\$ 2,480,286</b>

**Reserves/Fund Balances**

NONSPENDABLE PREPAID	107,213
RESTRICT- ENFORCE FL BLDG CODE	3,732,426
RESTRICTED- LGIS CONSERVATION SURTAX	78,137
ASSIGNED FOR EMERGENCIES	1,000,000
ASSIGNED FOR COMPENSATED AB	115,000
ASSIGNED FOR UNINSURED LOSS	80,000
DESIGNATED FOR PUBLIC SAFETY DEPARTMENT	494
FUND BALANCE	7,204,794
CHANGE IN FUND BALANCE - Current	5,272,626
<b>Total Reserves/Fund Balances</b>	<b>\$ 17,590,690</b>

**Total Liabilities and Fund Balance**

	<b>\$ 20,070,975</b>
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## General Fund Reserves

Account Description	Audited YE 2022	Audited YE 2023	Audited YE 2024	Audited YE 2025	Adopted Budget FY 2026*
<b>Beginning Fund Balance (Reserves)</b>	9,033,098	6,237,564	9,585,872	9,247,173	9,090,281
Transfer from / to General Fund Reserves	2,247,916	3,060,930	-	-	-
Amount Budgeted/From Reserves GF, ConF, BeaF	(793,404)	-	(126,424)	(264,105)	(250,000)
Budget Amendment From Reserves	(385,000)	-	-	-	-
<b>Total Available Fund Balance</b>	<b>10,102,610</b>	<b>9,298,494</b>	<b>9,459,448</b>	<b>8,983,068</b>	<b>8,840,281</b>
Non Spendable-Pre Paid Expenses	71,269	127,833	32,933	107,213	107,213
Assigned to Uninsured Losses	80,000	80,000	80,000	80,000	80,000
Assigned to Compensated Absences	115,000	115,000	115,000	115,000	115,000
Assigned to Beautification, Scholarship, Public Safety	163,791	176,170	171,145	235,413	235,413
Assigned to Conservation Projects	431,990	431,989	431,981	364,587	364,587
Assigned to Emergencies	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Assigned to ARPA-2022, Restr. LGIS Surtax-2025	312,393			78,137	78,137
Restricted-Enforcement of FL Building Code		3,865,046	3,672,568	3,732,426	3,732,426
<b>Unassigned Fund Balance (Reserves)</b>	<b>8,836,382</b>	<b>7,495,335</b>	<b>7,661,322</b>	<b>7,188,068</b>	<b>6,967,144</b>
<b>Total Fund Balance (Reserves)</b>	<b>\$ 11,010,825</b>	<b>\$ 13,291,373</b>	<b>\$ 13,164,949</b>	<b>\$ 12,900,844</b>	<b>\$ 12,679,920</b>

\*Estimated/Unaudited at time of this Report



## **TOWN OF JUPITER ISLAND BUILDING DEPARTMENT REPORT March 2026**

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**To:** Mayor & Town Commission  
Robert Garlo, Town Manager, Kyle Teal, Town Attorney  
**CC:** Kimberly Kogos, Town Clerk  
**From:** Catherine Harding, Building, Planning and Zoning Director  
**RE:** March 1, 2026, through March 31, 2026  
**Date:** April 8, 2026

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***All reports are public and available in the Building Department.  
Attached are the full reports.***

### Valuation and Fees

There were 18 Building Permits issued with a construction value of \$5,605,336, with \$86,201, in permit fees collected. Year to date there were 43 permits issued with a total construction value of \$8,205,828, with \$125,794, grand total fees collected.

### Inspections

Our building inspectors conducted 134 inspections. There was 1 Certificate of Occupancy issued.

### Code Compliance

Code Compliance responded to 35 complaints. A worksheet with the complaint activity is attached.

### Development Review Board

The Development Review Board met on April 2, 2026, to hear 2 applications. A total of \$4,000 in application fees were collected for new applications.

1. 79 Links Road, to add 113 sq. ft. of living space to the second floor. Approved
2. 169 South Beach Road, for the addition of a basement under a previously approved garage. The IRC approved the garage on March 6, 2025, and construction was never started. Approved with the condition that the basement will remain for storage only.

New applications for DRB are provided to the Commission when they are complete and ready for the next DRB Meeting. Development Orders are prepared after the hearing and provided to the Commission when issued. Applications and Orders are available online.



# Monthly Building Permits Issued

## A/C Change Out

Permit #	Owner	Address	PIN	Construction Value	Fee Total	Amount Paid
P12122	PHILIP D BENNETT & ELIZAB	104 PALMETTO TRL	35-38-42-009-091-00060-5	\$13,661.00	\$210.04	\$210.04

**Total Fees For Type: \$210.04**  
**Total Construction Value For Type: \$13,661.00**  
**Total Permits For Type: 1**

## Alteration - No Area Increase

Permit #	Owner	Address	PIN	Construction Value	Fee Total	Amount Paid
P12126	Mr & Mrs Robert C McCormack	126 S BEACH RD	35-38-42-009-104-00020-5	\$300,000.00	\$4,612.50	\$4,612.50
P12134	CLAPBOARD RIDGE LLC	81 LINKS RD	35-38-42-009-095-00090-0	\$86,750.00	\$1,333.78	\$1,333.78

**Total Fees For Type: \$5,946.28**  
**Total Construction Value For Type: \$386,750.00**  
**Total Permits For Type: 2**

## Electric

Permit #	Owner	Address	PIN	Construction Value	Fee Total	Amount Paid
P12132	TOWN OF JUPITER ISLAND	AT&T	99-99-99-999-999-99999-9	\$0.00	\$0.00	\$0.00

**Total Fees For Type: \$0.00**  
**Total Construction Value For Type: \$0.00**  
**Total Permits For Type: 1**

## Fence, Walls, Gates

Permit #	Owner	Address	PIN	Construction Value	Fee Total	Amount Paid
P12124	MR & MRS REMBERT CRIBB	104 BASSETT CREEK TRL	35-38-42-009-131-00706-9	\$28,066.00	\$431.51	\$431.51

**Total Fees For Type: \$431.51**  
**Total Construction Value For Type: \$28,066.00**  
**Total Permits For Type: 1**

## Gas

Permit #	Owner	Address	PIN	Construction Value	Fee Total	Amount Paid
P12128	DR THOMAS PROSE	19 N BEACH RD	35-38-42-004-005-00030-7	\$11,579.75	\$178.31	\$178.31

**Total Fees For Type: \$178.31**  
**Total Construction Value For Type: \$11,579.75**  
**Total Permits For Type: 1**

## Landscape/Hardscape/Drive

Permit #	Owner	Address	PIN	Construction Value	Fee Total	Amount Paid
P12121	PHILIP D BENNETT & ELIZAB	154 S BEACH RD	35-38-42-021-000-00020-9	\$111,570.02	\$1,715.39	\$1,715.39
P12131	GATE HOUSE SOUTH PROPER	214 S BEACH RD	35-38-42-001-102-00162-5	\$0.00	\$0.00	\$0.00

**Total Fees For Type: \$1,715.39**  
**Total Construction Value For Type: \$111,570.02**  
**Total Permits For Type: 2**

## Miscellaneous

Permit #	Owner	Address	PIN	Construction Value	Fee Total	Amount Paid
P12137	CHRIST MEMORIAL CHAPEL, I	52 S BEACH RD	35-38-42-009-079-01430-1	\$900.00	\$29.00	\$29.00

**Total Fees For Type: \$29.00**  
**Total Construction Value For Type: \$900.00**  
**Total Permits For Type: 1**

## New Main Residence

Permit #	Owner	Address	PIN	Construction Value	Fee Total	Amount Paid
P12101	GATE HOUSE SOUTH PROPER	214 S BEACH RD	35-38-42-001-102-00162-5	\$4,956,000.00	\$76,198.50	\$76,198.50

**Total Fees For Type: \$76,198.50**  
**Total Construction Value For Type: \$4,956,000.00**  
**Total Permits For Type: 1**

## Plumbing

Permit #	Owner	Address	PIN	Construction Value	Fee Total	Amount Paid
P12107	COLLINSON, JEFFREY J & SHIA	244 S BEACH RD	35-38-42-010-000-00091-6	\$12,500.00	\$192.31	\$192.31
P12127	KNUTSON, CAROLYN M	116 GOMEZ RD	35-38-42-009-102-00070-8	\$32,915.00	\$506.08	\$506.08
P12136	BOOTHBY WILLARD S III & LI	7 HARMONY LN	35-38-42-044-000-00020-0	\$16,700.00	\$256.76	\$256.76

**Total Fees For Type: \$955.15**  
**Total Construction Value For Type: \$62,115.00**  
**Total Permits For Type: 3**

## Pool Renovation/Repair

Permit #	Owner	Address	PIN	Construction Value	Fee Total	Amount Paid
P12138	RUTHERFURD JOHN JR & CAR	29 GOMEZ RD	35-38-42-009-081-01640-3	\$24,580.00	\$377.92	\$377.92

**Total Fees For Type: \$377.92**  
**Total Construction Value For Type: \$24,580.00**  
**Total Permits For Type: 1**

## Utility

Permit #	Owner	Address	PIN	Construction Value	Fee Total	Amount Paid
P12125	TOWN OF JUPITER ISLAND	FPL	99-99-99-999-999-99999-9	\$0.00	\$0.00	\$0.00
P12135	TOWN OF JUPITER ISLAND	COMCAST	99-99-99-999-999-99999-9	\$0.00	\$0.00	\$0.00

**Total Fees For Type: \$0.00**

**Total Construction Value For Type: \$0.00**  
**Total Permits For Type: 2**

**Windows, Doors, Shutters, Misc**

Permit #	Owner	Address	PIN	Construction Value	Fee Total	Amount Paid
P12114	SEAMAN, ELEANOR R	164 GOMEZ RD	35-38-42-009-112-00140-3	\$6,065.00	\$94.98	\$94.98
P12118	Mr & Mrs Dan Schwartz	492 S BEACH RD	35-38-42-011-000-00120-0	\$4,050.00	\$64.75	\$64.75

**Total Fees For Type: \$159.73**  
**Total Construction Value For Type: \$10,115.00**  
**Total Permits For Type: 2**

## Report Summary

Population: All Records  
 Permit.DateIssued Between 3/1/2026 12:00:00  
 AM AND 3/31/2026 11:59:59 PM

<b>Grand Total Fees:</b>	<b>\$86,201.83</b>
<b>Grand Total Construction Value:</b>	<b>\$5,605,336.77</b>
<b>Grand Total Permits:</b>	<b>18</b>

# Monthly Permit List

## A/C

Permit #	Contractor	Job Address	Fee Total	Const. Value
P12008	ALICE T LYNCH REVOCABLE	406 S BEACH RD	\$147.89	\$9,582
<b>Work Description:</b> AC CHANGE OUT				
P12072	EDGAR D JANNOTTA TRUST	118 S BEACH RD	\$670.35	\$43,600
<b>Work Description:</b> 2 SYSTEM LENNOX AC CHANGE OUT LIKE FOR LIKE (1) 2 TON AND (1) 3 TON				
P12117	TOWN OF JUPITER ISLAND	2 BRIDGE RD	\$0.00	\$13,422
<b>Work Description:</b> REPLACE (2) A/C SYSTEMS LIKE FOR LIKE CHANGE OUT				
P12122	PHILIP D BENNETT & ELIZAB	104 PALMETTO TRL	\$210.04	\$13,661
<b>Work Description:</b> AC 2.5 TON AMERICAN STANDARD VARIABLE SPEED. 16.0 SEER 2 R454B SYSTEM.				

**Total Permits For Type: 4**  
**Total Fees For Type: \$1,028.28**  
**Total Const. Value For Type: \$80,265**

## Development

Permit #	Contractor	Job Address	Fee Total	Const. Value
P12091	SEAMAN, ELEANOR R	164 GOMEZ RD	\$111.81	\$7,187
<b>Work Description:</b> INSTALL 2 ROLL SHUTTERS				
P12092	COLLIER JUPITER LLLP	330 S BEACH RD	\$64.00	\$4,000
<b>Work Description:</b> REMOVE AND REPLACE ONE (1) WINDOW WITH AN IMPACT RATED PRODUCT. 40" X 63" SINGLE HUNG WINDOW.				
P12094	MCGRAW, W SCOTT	127 GOMEZ RD	\$539.97	\$35,120
<b>Work Description:</b> RESURFACE AND RETILE EXISTING POLL AND SPA, REPLASTER EXISTING FOUNTAIN				
P12097	JUPITER ISLAND HOLDINGS I	1 ESTRADA RD	\$41.05	\$2,470
<b>Work Description:</b> PULL POWER FROM MDP TO FEED BLAST FREEZER.				
***LOCATION: CLUB***				
P12098	CHRIST MEMORIAL CHAPEL, I	52 S BEACH RD	\$31.00	\$1,800
<b>Work Description:</b> 30X30 TENT IN FRONT OF CHAPEL ON 1/23/26. WILL BE SET FOR INSECTION AFTER 3PM, ON 01/23. WILL BE REMOVED 01/26/26				
P12100	JUPITER HOLDING CO LLC	291 S BEACH RD	\$1,230.00	\$80,000
<b>Work Description:</b> INSTALL LARGE SPECIMAN PLANTINGS/ TREE IN NORTHERN BUFFER ZONE - PROPERTY LINE				
P12101	GATE HOUSE SOUTH PROPER	214 S BEACH RD	\$76,198.50	\$4,956,000

**Work Description:** NEW 2 STORY MAIN HOUSE WITH ASSOCIATED WALKS, DRIVES, TERRACES, LANDSCAPING

P12102	BARTRAM ANN C	190 S BEACH RD	\$230.63	\$15,000
<b>Work Description:</b> INTERIOR DEMOLITION FOR THE MAIN HOUSE AND GUEST HOUSE WITHIN THE EXISTING FOOTPRINT COMBINED WITH A SIMPLE FUTURE WINDOW REPLACEMENT. MECHANICAL, ELECTRICAL AND PLUMBING UPGRADES THROUGHOUT. LANDSCAPING UPGRADES.				
** PRIVATE PROVIDER				
*** RENOVATION SCOPE TO BE SUBMITTED SEPARATELY.****				
P12103	BROOKS, DIANA D	284 S BEACH RD	\$79.00	\$5,000
<b>Work Description:</b> ADD 6FT HEDGE ON BUFFER BETWEEN 286 SB				
P12105	161 N BEACH LLC	161 N BEACH RD	\$29.00	\$1,500
<b>Work Description:</b> TRIM SEAGRAPES TO SLIGHTLY LOWER THEIR ELEVATION TO PROVIDE MY NEIGHBOR ACROSS THE STREET AN OCEAN VIEW.				
**** PERMIT APPROVED BY CATHERINE HARDING AND JOHN DUCHCOCK - MUST FOLLOW STATE GUIDELINES PER SPECIAL USE PERMIT ISSUED 1/23/26 #P26-04				
P12106	LYNNE ANDREADES	29 N BEACH RD	\$2,306.25	\$150,000
<b>Work Description:</b> REMOVE EXISTING TILE ROOF AND INSTALL NEW TILE ROOF				
***** THIS HAS BEEN APPROVED FOR EMERGENCY REPAIR PER CH, SINCE OWNER HAS STATED ROOF IS LEAKING *****				
P12107	COLLINSON, JEFFREY J & SHA	244 S BEACH RD	\$192.31	\$12,500
<b>Work Description:</b> ABANDON EXISTING SEPTIC TANK AND DRAIN FIELD. INSTALL NEW 3365SF DRAIN FIELD WITH 1200 GALLON TANK.				
EMERGENCY APPROVAL				
P12108	PAYSON JOHN W ESTATE	230 S BEACH RD	\$285.97	\$18,600
<b>Work Description:</b> REMOVE THE EXISTING 80 KW GENERATOR AND REPLACE IT WITH NEW 80KW CUMMINS GENERATOR, RECONNECT TO THE EXISTING 1000 AMP NON SERVICE RATED AUTOMATIC TRANSFER SWITCH.				
P12110	EDWARD HERSEY HAMM JR R	251 S BEACH RD	\$6,565.13	\$427,000
<b>Work Description:</b> REPLACE ROCK DRIVEWAY WITH PAVERS AND INSTALL HARDSCAPE PATHWAY				
P12111	PETER AND PENELOPE TOWN	105 HARBOR WAY	\$181.66	\$11,800
<b>Work Description:</b> NEW DRAINFIELD				
**** EMERGENCY REPAIR**** OK TO WORK PRIOR TO 5/1/26 ****				
P12113	DOLPHIN SUITE LLC	322 S BEACH RD	\$22,945.65	\$1,492,400
<b>Work Description:</b>				

WOODEN DECK AND SHOWER AT AC ENCLOSURE NOT INCLUDED

PER AGREEMENT – SUMMER CONSTRUCTION HOUR RULES SHALL APPLY DURING THE FOLLOWING:

MAY 1, 2025 – NOV. 21, 2025 (7:30-6:00) NOV. 22- JAN 2 - (8:30-5:30)  
 JAN. 5, 2026 – MARCH 13, 2026 (7:30-6:00) MARCH 16 - APRIL 6 (8:30-5:30)  
 APRIL 6, 2026 – NOV. 20, 2026 (7:30-6:00) NOV. 23 - MAY 1 (8:30-5:30)  
 7:30-6:00PM M-F SAT. 8:30-5:00PM W/PERMISS

P12119	TAYLOR JOHN J III	376 S BEACH RD	\$219.10	\$14,250
<b>Work Description:</b> REPLACE BRUSH BIN 14X14				
P12120	354 SOUTH BEACH ROAD, LLC	354 S BEACH RD	\$234.16	\$15,230
<b>Work Description:</b> RESURFACE EXISTING SPA				
P12121	PHILIP D BENNETT & ELIZAB	154 S BEACH RD	\$1,715.39	\$111,570
<b>Work Description:</b> LANDSCAPE INSTALLATION				
**** OKAY TO PROCEED IN ACCORDANCE WITH THE "WINTER SEASON" WORKING CONDITIONS, AS ATTACHED TO PERMIT. **** **** NO VEHICLES ARE PERMITTED TO PARK IN THE RIGHT OF WAY ***				
P12126	Mr & Mrs Robert C McCormack	126 S BEACH RD	\$4,612.50	\$300,000
<b>Work Description:</b> ADDITION OF WALK IN CLOSET AND COVERED FRONT ENTRY AS PER APPROVED PZE-0409 ON 11/20/2026				
P12127	KNUTSON, CAROLYN M	116 GOMEZ RD	\$506.08	\$32,915
<b>Work Description:</b> REPAIR SEPTIC DRAINFIELD AT MAIN HOUSE. SAME LOCATION AND SIZE				
***** OKAY PER EMERGENCY CONDITIONS *****				
P12128	DR THOMAS PROSE	19 N BEACH RD	\$178.31	\$11,580
<b>Work Description:</b> EMERGENCY REPLACEMENT ABANDON THE EXISTING 500 GALLON UG TANK IN THE DRIVEWAY AND INSTALL 1000 GALLON UNDERGROUND LP TANK IN A DIFFERENT LOCATION OKAY TO WORK BEFORE MAY 1ST DUE TO EMERGENCY CONDITIONS – CATHERINE HARDING				
P12134	CLAPBOARD RIDGE LLC	81 LINKS RD	\$1,333.78	\$86,750
<b>Work Description:</b> REMODEL BATHROOM #3, RELOCATE DOOR. REPLACE ALL BATH COUNTERTOPS, SINKS, FAUCETS, AND SHOWER DOORS. REPLACE THE BACKSPLASH IN THE KITCHEN. REMOVE DECORATIVE COLUMNS AND REPLACE WITH DRYWALL COLUMNS IN THE GREAT ROOM AND LANAI. BLOCK UPPER ROUND WINDOW SECTIONS (NOT REMOVING) IN MASTER SUITE AND GUEST ROOMS 2 AND 3.				
P12136	BOOTHBY WILLARD S III & LI	7 HARMONY LN	\$256.76	\$16,700
<b>Work Description:</b> EMERGENCY REPAIR OF DRAINFIELD				
P12137	CHRIST MEMORIAL CHAPEL, I	52 S BEACH RD	\$29.00	\$900
<b>Work Description:</b> 30X30 TENT FOR EASTER SERVICE				
P12138	RUTHERFURD JOHN JR & CAR	29 GOMEZ RD	\$377.92	\$24,580
<b>Work Description:</b> RESURFACE AND RETILE POOL				

**Total Permits For Type: 26**  
**Total Fees For Type: \$120,494.93**  
**Total Const. Value For Type: \$7,834,852**

## Development (No Fee)

Permit #	Contractor	Job Address	Fee Total	Const. Value
P12063	TOWN OF JUPITER ISLAND	COMCAST	\$0.00	\$0
<b>Work Description:</b> COMCAST PROPOSES TO PLACE 26 FEET OF UG CABLE ACROSS SOUTH BEACH RD TO SERVICE 228 SOUTH BEACH RD				
228 SOUTH BEACH				
P12095	TOWN OF JUPITER ISLAND	COMCAST	\$0.00	\$0
<b>Work Description:</b> 417SB				
COMCAST TO PLACE 230' OF UG CABLE TV ALONG SOUTH BEACH RD TO SERVICE 417 SOUTH BEACH RD				
P12099	TOWN OF JUPITER ISLAND	COMCAST	\$0.00	\$0
<b>Work Description:</b> 432 SOUTH BEACH:				
PLACE 400' OF UG CABLE TV VIA DIRECTIONAL BORE ON THE PROPERTY OF 432SB				
** PERMIT ISSUED WITH CONDITION THAT THE BOX WILL BE REPAIRED OR REPLACED AS NECESSARY				
P12125	TOWN OF JUPITER ISLAND	FPL	\$0.00	\$0
<b>Work Description:</b> 111 SOUTH BEACH DIRECTIONAL DRILL				
P12131	GATE HOUSE SOUTH PROPER	214 S BEACH RD	\$0.00	\$0
<b>Work Description:</b> SITE / CONSTRUCTION BUFFER FOR NEW MAIN HOUSE				
P12132	TOWN OF JUPITER ISLAND	AT&T	\$0.00	\$0
<b>Work Description:</b> EMERGENCY REPAIR IN ROW AT 372SB				
REPLACE DAMAGED 200AMP 120/240V RATED ELECTRICLA METER CAN FEEDING EXISTING AT&T TELCO EQUIPMENT				
P12135	TOWN OF JUPITER ISLAND	COMCAST	\$0.00	\$0
<b>Work Description:</b> **320 SOUTH BEACH RD				
PROPOSED 2IN DIRECTIONAL BORE WITH REAMER SIZE 2" GOES WEST ONTO PRIVATE PROPERTY 320SB FOR 743'				

**Total Permits For Type: 7**  
**Total Fees For Type: \$0.00**  
**Total Const. Value For Type: \$0**

## Fence

Permit #	Contractor	Job Address	Fee Total	Const. Value
P12124	MR & MRS REMBERT CRIBB	104 BASSETT CREEK TRL	\$431.51	\$28,066
<b>Work Description:</b>				

**Total Permits For Type: 1**  
**Total Fees For Type: \$431.51**  
**Total Const. Value For Type: \$28,066**

## Roof

Permit #	Contractor	Job Address	Fee Total	Const. Value
P12093	Mr & Mrs Joseph Taddeo	478 S BEACH RD	\$1,897.27	\$123,400
<b>Work Description:</b> REROOF 6005 SQ FT TILE ROOF (4/14 PITCH). INSTALL TILES USING POLY FOAM ADHESIVE OVER MODIFIED BITUMEN HOT MOPPED FOR #30 FELT UNDERLAYMENT, TIN TAGGED TO SHEATHING. REROOF 1300 SQ FT FLAT ROOF INSTALLING 5 PLY HOT MOP BUILT-UP ROOF.				
NOTE: ROOF HAS ACTIVE LEAKS AND ROTTED WOOD. NEEDS REPLACEMENT ASAP.				
**** PER CH. THIS IS AN EMERGENCY REPAIR AND CAN BE DONE BEFORE MAY 1ST****				
P12115	429 SOUTH BEACH ROAD REV	429 S BEACH RD	\$1,153.13	\$75,000
<b>Work Description:</b> TILE TO TILE - MAIN HOUSE ONLY				

**Total Permits For Type: 2**  
**Total Fees For Type: \$3,050.40**  
**Total Const. Value For Type: \$198,400**

## Windows/Doors

Permit #	Contractor	Job Address	Fee Total	Const. Value
P12104	WALLACE WILLIAM L & KATH	189 S BEACH RD	\$629.27	\$54,130
<b>Work Description:</b> REMOVE AND REPLACE 14 WINDOWS, SIZE FOR SIZE, NO STRUCTURAL CHANGES, IMPACT RESISTANT.				
** PRIVATE PROVIDER				
P12114	SEAMAN, ELEANOR R	164 GOMEZ RD	\$94.98	\$6,065
<b>Work Description:</b> REPLACE IMPACT KITCHEN DOOR - LIKE FOR LIKE				
P12118	Mr & Mrs Dan Schwartz	492 S BEACH RD	\$64.75	\$4,050
<b>Work Description:</b> REMOVE AND REPLACE EXISTING GARAGE DOORS				

**Total Permits For Type: 3**  
**Total Fees For Type: \$789.00**  
**Total Const. Value For Type: \$64,245**

# Report Summary

Population: All Records  
Permit.DateIssued Between  
01/01/2026 AND 03/31/2026

<b>Grand Total Fees:</b>	<b>\$125,794.12</b>
<b>Grand Total Permits:</b>	<b>43</b>
<b>Grand Total Const. Value:</b>	<b>\$8,205,828</b>



# Inspection List

Address	Parcel Number	Inspection Type	Scheduled	Completed	Result
<b>A/C-FINAL-7726921701ROB</b>					
104 PALMETTO TRL	35-38-42-009-091-00	A/C-FINAL-7726921701ROBI	03/26/2026	03/26/2026	Approved
<b>Total Inspections: 1</b>					
<b>BUFFER/SITE</b>					
126 S BEACH RD	35-38-42-009-104-00	BUFFER/SITE	03/19/2026	03/19/2026	Approved
<b>Total Inspections: 1</b>					
<b>CIVIL</b>					
32 S BEACH RD	35-38-42-009-081-01	CIVIL	03/10/2026	03/10/2026	Approved
<b>Total Inspections: 1</b>					
<b>DECK BOND - POOL</b>					
67 N BEACH RD	35-38-42-004-000-02	DECK BOND - POOL	03/09/2026	03/09/2026	Approved
<b>Total Inspections: 1</b>					
<b>DOOR ATT MAIN</b>					
89 S BEACH RD	35-38-42-009-099-00	DOOR ATT MAIN	03/11/2026	03/11/2026	Approved
<b>Total Inspections: 1</b>					
<b>Door Attachments</b>					
143 GOMEZ RD	35-38-42-026-000-00	Door Attachments	03/17/2026	03/17/2026	Approved
<b>Total Inspections: 1</b>					
<b>DOOR BUCKS</b>					
189 S BEACH RD	35-38-42-009-128-01	DOOR BUCKS	03/02/2026	03/02/2026	Approved
<b>Total Inspections: 1</b>					
<b>DOOR FINAL</b>					
400 S BEACH RD	35-38-42-002-131-00	DOOR FINAL	03/06/2026	03/06/2026	Disapproved
400 S BEACH RD	35-38-42-002-131-00	DOOR FINAL	03/12/2026	03/12/2026	Approved
<b>Total Inspections: 2</b>					



# Inspection List

Address	Parcel Number	Inspection Type	Scheduled	Completed	Result
<b>DOOR-ATTACHMENT</b>					
189 S BEACH RD	35-38-42-009-128-01	DOOR-ATTACHMENT	03/02/2026	03/02/2026	Approved
<b>Total Inspections: 1</b>					
<b>DRYWALL SCREW- MAIN</b>					
36 RIVERVIEW RD	35-38-42-008-000-00	DRYWALL SCREW- MAIN	03/13/2026	03/13/2026	Approved
<b>Total Inspections: 1</b>					
<b>DRYWALL-SCEW-ROB772</b>					
143 GOMEZ RD	35-38-42-026-000-00	DRYWALL-SCEW-ROB772349	03/26/2026	03/26/2026	Approved
<b>Total Inspections: 1</b>					
<b>DRYWAL-SCRW-GH-BASE</b>					
89 S BEACH RD	35-38-42-009-099-00	DRYWAL-SCRW-GH-BASE-56	03/03/2026	03/03/2026	Approved
<b>Total Inspections: 1</b>					
<b>ELE RGH NORTH</b>					
67 N BEACH RD	35-38-42-004-000-02	ELE RGH NORTH	03/24/2026	03/24/2026	Approved
<b>Total Inspections: 1</b>					
<b>ELE ROUGH 772-263-2058</b>					
30 RIVERVIEW RD	35-38-42-008-000-00	ELE ROUGH 772-263-2058	03/05/2026	03/05/2026	Approved
<b>Total Inspections: 1</b>					
<b>ELE ROUGH - SOUTH</b>					
67 N BEACH RD	35-38-42-004-000-02	ELE ROUGH - SOUTH	03/03/2026	03/03/2026	Approved
<b>Total Inspections: 1</b>					
<b>ELE ROUGH 2ND FL 5612</b>					
515 S BEACH RD	35-38-42-019-000-00	ELE ROUGH 2ND FL 5612818	03/31/2026	03/31/2026	Approved
<b>Total Inspections: 1</b>					



# Inspection List

Address	Parcel Number	Inspection Type	Scheduled	Completed	Result
<b>ELEC FINAL</b>					
43 N BEACH RD	35-38-42-004-000-02	ELEC FINAL	03/09/2026	03/09/2026	Approved
<b>Total Inspections: 1</b>					
<b>ELEC ROUGH EXTERIO</b>					
185 S BEACH RD	35-38-42-009-128-01	ELEC ROUGH EXTERIOR	03/26/2026	03/26/2026	Approved
<b>Total Inspections: 1</b>					
<b>ELEC-ROUGH-CWLSP-GA</b>					
36 RIVERVIEW RD	35-38-42-008-000-00	ELEC-ROUGH-CWLSP-GARA	03/17/2026	03/17/2026	Approved
<b>Total Inspections: 1</b>					
<b>ELEC-ROUGH-MAIN-2FL</b>					
89 S BEACH RD	35-38-42-009-099-00	ELEC-ROUGH-MAIN-2FL-563	03/25/2026	03/25/2026	Approved
<b>Total Inspections: 1</b>					
<b>ELECT-FLOORHEAT-SVE</b>					
185 S BEACH RD	35-38-42-009-128-01	ELECT-FLOORHEAT-SVET56	03/05/2026	03/05/2026	Approved
<b>Total Inspections: 1</b>					
<b>Electric Rough</b>					
143 GOMEZ RD	35-38-42-026-000-00	Electric Rough	03/04/2026	03/04/2026	Approved
<b>Total Inspections: 1</b>					
<b>ELE-POWR-RELSE-JEFF5</b>					
111 S BEACH RD	35-38-42-009-100-00	ELE-POWR-RELSE-JEFF55612	03/31/2026	03/31/2026	Approved
<b>Total Inspections: 1</b>					
<b>ELE-ROUGH-BASE-MAIN</b>					
483 S BEACH RD	35-38-42-052-000-00	ELE-ROUGH-BASE-MAIN-56	03/17/2026	03/17/2026	Approved
<b>Total Inspections: 1</b>					
<b>EXTER FASTINER CAB</b>					



# Inspection List

Address	Parcel Number	Inspection Type	Scheduled	Completed	Result
111 S BEACH RD	35-38-42-009-100-00	EXTER FASTNER CAB	03/09/2026	03/09/2026	Approved
<b>Total Inspections: 1</b>					
<b>FILL CELL-JARED56122371</b>					
126 S BEACH RD	35-38-42-009-104-00	FILL CELL-JARED5612237129	03/31/2026	03/31/2026	Approved
<b>Total Inspections: 1</b>					
<b>FINAL - 786-488-7968 ATT</b>					
AT&T	99-99-99-999-999-99	FINAL - 786-488-7968 ATT EL	03/26/2026	03/26/2026	Approved
<b>Total Inspections: 1</b>					
<b>FINAL - BUILD</b>					
43 N BEACH RD	35-38-42-004-000-02	FINAL - BUILD	03/09/2026	03/09/2026	Approved
<b>Total Inspections: 1</b>					
<b>FINAL - BUILDING</b>					
43 N BEACH RD	35-38-42-004-000-02	FINAL - BUILDING	03/09/2026	03/09/2026	Approved
<b>Total Inspections: 1</b>					
<b>FINAL - CABANA ROOF</b>					
111 S BEACH RD	35-38-42-009-100-00	FINAL - CABANA ROOF	03/09/2026	03/09/2026	Approved
<b>Total Inspections: 1</b>					
<b>FINAL - ELE</b>					
43 N BEACH RD	35-38-42-004-000-02	FINAL - ELE	03/09/2026	03/09/2026	Approved
<b>Total Inspections: 1</b>					
<b>FINAL - GENERATOR</b>					
230 S BEACH RD	35-38-42-001-105-00	FINAL - GENERATOR	03/17/2026	03/17/2026	Approved
<b>Total Inspections: 1</b>					
<b>FINAL - POOL</b>					
32 S BEACH RD	35-38-42-009-081-01	FINAL - POOL	03/04/2026	03/04/2026	Approved



# Inspection List

Address	Parcel Number	Inspection Type	Scheduled	Completed	Result
<b>Total Inspections: 1</b>					
<b>FINAL BRUSH BIN 561-972</b>					
376 S BEACH RD	35-38-42-059-000-00	FINAL BRUSH BIN 561-972-13	03/18/2026	03/18/2026	Approved
<b>Total Inspections: 1</b>					
<b>FINAL- BUILDING</b>					
43 N BEACH RD	35-38-42-004-000-02	FINAL- BUILDING	03/09/2026	03/09/2026	Approved
<b>Total Inspections: 1</b>					
<b>FINAL ELE</b>					
43 N BEACH RD	35-38-42-004-000-02	FINAL ELE	03/09/2026	03/09/2026	Approved
<b>Total Inspections: 1</b>					
<b>FINAL- ENTRY WALL- GA</b>					
11 SE ISLE RIDGE RD	35-38-42-010-000-00	FINAL- ENTRY WALL- GATE	03/10/2026	03/10/2026	Approved
<b>Total Inspections: 1</b>					
<b>FINAL GEN772-223-8865</b>					
230 S BEACH RD	35-38-42-001-105-00	FINAL GEN772-223-8865	03/09/2026	03/09/2026	Partially App.
<b>Total Inspections: 1</b>					
<b>FINAL PLUM 5618419008</b>					
111 S BEACH RD	35-38-42-009-100-00	FINAL PLUM 5618419008	03/24/2026	03/24/2026	Approved
<b>Total Inspections: 1</b>					
<b>FINAL PLUMB</b>					
2 ISLE RIDGE W RD	35-38-42-010-000-00	FINAL PLUMB	03/25/2026	03/25/2026	Approved
<b>Total Inspections: 1</b>					
<b>FINAL-AL-7726342726</b>					
FPL	99-99-99-999-999-99	FINAL-AL-7726342726	03/24/2026	03/24/2026	Approved



# Inspection List

Address	Parcel Number	Inspection Type	Scheduled	Completed	Result
<b>Total Inspections: 1</b>					
<b>FINAL-ELECT-ROY561267</b>					
2 ISLE RIDGE W RD	35-38-42-010-000-00	FINAL-ELECT-ROY561267118	03/20/2026	03/20/2026	Approved
<b>Total Inspections: 1</b>					
<b>FINAL-FOUNTAINS-95427</b>					
2 ISLE RIDGE W RD	35-38-42-010-000-00	FINAL-FOUNTAINS-95427051	03/20/2026	03/20/2026	Approved
<b>Total Inspections: 1</b>					
<b>FINAL-GAS-ROY5612671184</b>					
2 ISLE RIDGE W RD	35-38-42-010-000-00	FINAL-GAS-ROY5612671184	03/26/2026	03/26/2026	Approved
<b>Total Inspections: 1</b>					
<b>FINAL-GENERATOR-BE</b>					
524 S BEACH RD	35-38-42-003-000-00	FINAL-GENERATOR-BEN77	03/23/2026	03/23/2026	Partially App
<b>Total Inspections: 1</b>					
<b>FINAL-LV-ROY5612671184</b>					
2 ISLE RIDGE W RD	35-38-42-010-000-00	FINAL-LV-ROY5612671184	03/23/2026	03/23/2026	Approved
<b>Total Inspections: 1</b>					
<b>FINAL-MECH-ROY5612671</b>					
2 ISLE RIDGE W RD	35-38-42-010-000-00	FINAL-MECH-ROY561267118	03/23/2026	03/23/2026	Approved
<b>Total Inspections: 1</b>					
<b>FINAL-POOL-MIKE954270</b>					
2 ISLE RIDGE W RD	35-38-42-010-000-00	FINAL-POOL-MIKE954270513	03/20/2026	03/20/2026	Approved
<b>Total Inspections: 1</b>					
<b>FINAL-STAIRS ELECTRIC</b>					
88 N BEACH RD	35-38-42-004-016-00	FINAL-STAIRS ELECTRIC	03/11/2026	03/11/2026	Approved



# Inspection List

Address	Parcel Number	Inspection Type	Scheduled	Completed	Result
<b>Total Inspections: 1</b>					
<b>FOOTER - RETAIN WALL</b>					
67 N BEACH RD	35-38-42-004-000-02	FOOTER - RETAIN WALL	03/03/2026	03/03/2026	Approved
<b>Total Inspections: 1</b>					
<b>FOOTER DRIVE</b>					
185 S BEACH RD	35-38-42-009-128-01	FOOTER DRIVE	03/26/2026	03/26/2026	Approved
<b>Total Inspections: 1</b>					
<b>FRAM PART - NORTH</b>					
67 N BEACH RD	35-38-42-004-000-02	FRAM PART - NORTH	03/24/2026	03/24/2026	Approved
<b>Total Inspections: 1</b>					
<b>FRAM- POOL BALCONY</b>					
515 S BEACH RD	35-38-42-019-000-00	FRAM- POOL BALCONY	03/02/2026	03/02/2026	Approved
<b>Total Inspections: 1</b>					
<b>FRAM-CABANA BALCON</b>					
515 S BEACH RD	35-38-42-019-000-00	FRAM-CABANA BALCONY	03/02/2026	03/02/2026	Approved
<b>Total Inspections: 1</b>					
<b>FRAME PART SOUTH</b>					
67 N BEACH RD	35-38-42-004-000-02	FRAME PART SOUTH	03/03/2026	03/03/2026	Approved
<b>Total Inspections: 1</b>					
<b>Framing</b>					
143 GOMEZ RD	35-38-42-026-000-00	Framing	03/09/2026	03/09/2026	Approved
<b>Total Inspections: 1</b>					
<b>FRAMING-FRANK77226320</b>					
30 RIVERVIEW RD	35-38-42-008-000-00	FRAMING-FRANK7722632058	03/06/2026	03/06/2026	Approved



# Inspection List

Address	Parcel Number	Inspection Type	Scheduled	Completed	Result
<b>Total Inspections: 1</b>					
<b>FRAMING-GARAGE-56170</b>					
36 RIVERVIEW RD	35-38-42-008-000-00	FRAMING-GARAGE-56170331	03/17/2026	03/17/2026	Approved
<b>Total Inspections: 1</b>					
<b>FRAMING-MAIN-2FL-JOE</b>					
89 S BEACH RD	35-38-42-009-099-00	FRAMING-MAIN-2FL-JOE561	03/25/2026	03/25/2026	Partially App
<b>Total Inspections: 1</b>					
<b>GARAGE-DOOR-FINAL-54</b>					
492 S BEACH RD	35-38-42-011-000-00	GARAGE-DOOR-FINAL-5460	03/13/2026	03/13/2026	Approved
<b>Total Inspections: 1</b>					
<b>GAS ROUGH</b>					
30 RIVERVIEW RD	35-38-42-008-000-00	GAS ROUGH	03/05/2026	03/05/2026	Approved
<b>Total Inspections: 1</b>					
<b>GAS ROUGH BASEMENT</b>					
185 S BEACH RD	35-38-42-009-128-01	GAS ROUGH BASEMENT	03/26/2026	03/26/2026	Approved
<b>Total Inspections: 1</b>					
<b>GAS UNDGRD-RON561719</b>					
160 N BEACH RD	35-38-42-004-027-00	GAS UNDGRD-RON56171912	03/25/2026	03/25/2026	Approved
<b>Total Inspections: 1</b>					
<b>GAS-ROUGH-ROBBIE7723</b>					
143 GOMEZ RD	35-38-42-026-000-00	GAS-ROUGH-ROBBIE7723490	03/09/2026	03/09/2026	Approved
<b>Total Inspections: 1</b>					
<b>IN PROG 5617410603</b>					
164 GOMEZ RD	35-38-42-009-112-00	IN PROG 5617410603	03/26/2026	03/26/2026	Approved



# Inspection List

Address	Parcel Number	Inspection Type	Scheduled	Completed	Result
<b>Total Inspections: 1</b>					
<b>IN PROG-PER -561-662-835</b>					
219 S BEACH RD	35-38-42-001-103-00	IN PROG-PER -561-662-8352	03/09/2026	03/09/2026	Approved
<b>Total Inspections: 1</b>					
<b>IN PROGRESS 5612223503</b>					
429 S BEACH RD	35-38-42-023-000-00	IN PROGRESS 5612223503	03/24/2026	03/24/2026	Approved
429 S BEACH RD	35-38-42-023-000-00	IN PROGRESS 5612223503	03/26/2026	03/26/2026	Approved
<b>Total Inspections: 2</b>					
<b>IN-PROGRESS</b>					
189 S BEACH RD	35-38-42-009-128-01	IN-PROGRESS	03/02/2026	03/02/2026	Approved
<b>Total Inspections: 1</b>					
<b>INSULATION-GARAGE-56</b>					
36 RIVERVIEW RD	35-38-42-008-000-00	INSULATION-GARAGE-5617	03/18/2026	03/18/2026	Approved
<b>Total Inspections: 1</b>					
<b>INSULATION-GH-BASE-5</b>					
185 S BEACH RD	35-38-42-009-128-01	INSULATION-GH-BASE-5617	03/04/2026	03/04/2026	Approved
<b>Total Inspections: 1</b>					
<b>INSULATION-ROBBIE772</b>					
143 GOMEZ RD	35-38-42-026-000-00	INSULATION-ROBBIE772349	03/12/2026	03/12/2026	Approved
<b>Total Inspections: 1</b>					
<b>LOW-VOLT-ROBBIE-77234</b>					
143 GOMEZ RD	35-38-42-026-000-00	LOW-VOLT-ROBBIE-7723490	03/05/2026	03/05/2026	Approved
<b>Total Inspections: 1</b>					
<b>LV ROUGH</b>					
30 RIVERVIEW RD	35-38-42-008-000-00	LV ROUGH	03/05/2026	03/05/2026	Approved



# Inspection List

Address	Parcel Number	Inspection Type	Scheduled	Completed	Result
36 RIVERVIEW RD	35-38-42-008-000-00	LV ROUGH	03/18/2026	03/17/2026	Approved

**Total Inspections: 2**

## LV SMOKE

43 N BEACH RD	35-38-42-004-000-02	LV SMOKE	03/09/2026	03/09/2026	Approved
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**Total Inspections: 1**

## LV SMOKE

43 N BEACH RD	35-38-42-004-000-02	LV SMOKE	03/09/2026	03/09/2026	Approved
43 N BEACH RD	35-38-42-004-000-02	LV SMOKE	03/09/2026	03/09/2026	Approved

**Total Inspections: 2**

## LV-ROUGH-MAIN-2NDFL

89 S BEACH RD	35-38-42-009-099-00	LV-ROUGH-MAIN-2NDFL-56	03/25/2026	03/25/2026	Approved
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**Total Inspections: 1**

## MECH FINAL

111 S BEACH RD	35-38-42-009-100-00	MECH FINAL	03/09/2026	03/09/2026	Partially App
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**Total Inspections: 1**

## MECH RGH GAR-CRWL

36 RIVERVIEW RD	35-38-42-008-000-00	MECH RGH GAR-CRWL	03/13/2026	03/13/2026	Approved
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**Total Inspections: 1**

## MECH ROUGH - SOUTH

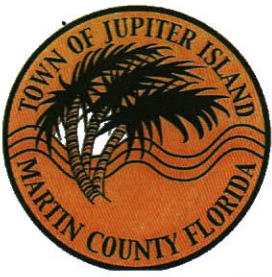
67 N BEACH RD	35-38-42-004-000-02	MECH ROUGH - SOUTH	03/03/2026	03/03/2026	Approved
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**Total Inspections: 1**

## Mechanical Rough

30 RIVERVIEW RD	35-38-42-008-000-00	Mechanical Rough	03/05/2026	03/05/2026	Approved
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**Total Inspections: 1**



# Inspection List

Address	Parcel Number	Inspection Type	Scheduled	Completed	Result
<b>MECH-ROUGH-MAIN-2N</b>					
89 S BEACH RD	35-38-42-009-099-00	MECH-ROUGH-MAIN-2NDF	03/25/2026	03/25/2026	Partially App:
<b>Total Inspections: 1</b>					
<b>MECH-ROUGH-MAIN-BA</b>					
483 S BEACH RD	35-38-42-052-000-00	MECH-ROUGH-MAIN-BASE5	03/17/2026	03/17/2026	Approved
<b>Total Inspections: 1</b>					
<b>PART PLUM ROUGH PO</b>					
67 N BEACH RD	35-38-42-004-000-02	PART PLUM ROUGH POWD	03/24/2026	03/24/2026	Approved
<b>Total Inspections: 1</b>					
<b>PERIMETER-PIPING-PO</b>					
607 S BEACH RD	35-38-42-003-000-00	PERIMETER-PIPING-POOL	03/05/2026	03/05/2026	Approved
<b>Total Inspections: 1</b>					
<b>PLMB RGH - GARAGE CR</b>					
36 RIVERVIEW RD	35-38-42-008-000-00	PLMB RGH - GARAGE CRAW	03/13/2026	03/13/2026	Approved
<b>Total Inspections: 1</b>					
<b>PLUMB ROUGH 772-342-59</b>					
508 S BEACH RD	35-38-42-024-000-00	PLUMB ROUGH 772-342-5983	03/12/2026	03/11/2026	Not Ready
508 S BEACH RD	35-38-42-024-000-00	PLUMB ROUGH 772-342-5983	03/12/2026	03/11/2026	Not Ready
<b>Total Inspections: 2</b>					
<b>Plumbing Rough</b>					
30 RIVERVIEW RD	35-38-42-008-000-00	Plumbing Rough	03/05/2026	03/05/2026	Approved
<b>Total Inspections: 1</b>					
<b>PLUMB-ROUGH-CHARLI</b>					
508 S BEACH RD	35-38-42-024-000-00	PLUMB-ROUGH-CHARLIE56	03/17/2026	03/17/2026	Approved
<b>Total Inspections: 1</b>					



# Inspection List

Address	Parcel Number	Inspection Type	Scheduled	Completed	Result
<b>PLUMB-ROUGH-MAIN-2</b>					
89 S BEACH RD	35-38-42-009-099-00	PLUMB-ROUGH-MAIN-2NDF	03/25/2026	03/25/2026	Approved
<b>Total Inspections: 1</b>					
<b>PLUM-ROUGH-BASE-MAI</b>					
483 S BEACH RD	35-38-42-052-000-00	PLUM-ROUGH-BASE-MAIN5	03/17/2026	03/17/2026	Approved
<b>Total Inspections: 1</b>					
<b>PLUM-ROUGH-CHARLIE</b>					
508 S BEACH RD	35-38-42-024-000-00	PLUM-ROUGH-CHARLIE5617	03/17/2026	03/17/2026	Approved
<b>Total Inspections: 1</b>					
<b>POOL BOND ELE</b>					
185 S BEACH RD	35-38-42-009-128-01	POOL BOND ELE	03/03/2026	03/03/2026	Approved
<b>Total Inspections: 1</b>					
<b>POOL-BOND-CORY561818</b>					
483 S BEACH RD	35-38-42-052-000-00	POOL-BOND-CORY56181880	03/17/2026	03/17/2026	Approved
<b>Total Inspections: 1</b>					
<b>PT DRY SCREW - BASE</b>					
67 N BEACH RD	35-38-42-004-000-02	PT DRY SCREW - BASE	03/03/2026	03/03/2026	Approved
<b>Total Inspections: 1</b>					
<b>RETAINING WALL STEE</b>					
67 N BEACH RD	35-38-42-004-000-02	RETAINING WALL STEEL	03/10/2026	03/10/2026	Approved
<b>Total Inspections: 1</b>					
<b>ROOF FINAL5617189072</b>					
478 S BEACH RD	35-38-42-011-000-00	ROOF FINAL5617189072	03/06/2026	03/06/2026	Approved
<b>Total Inspections: 1</b>					



# Inspection List

Address	Parcel Number	Inspection Type	Scheduled	Completed	Result
<b>ROOF FINAL-PAUL-561248</b>					
524 S BEACH RD	35-38-42-003-000-00	ROOF FINAL-PAUL-56124886	03/11/2026	03/11/2026	Approved
<b>Total Inspections: 1</b>					
<b>ROOF IN PRO- CABANA</b>					
111 S BEACH RD	35-38-42-009-100-00	ROOF IN PRO- CABANA	03/02/2026	03/02/2026	Approved
<b>Total Inspections: 1</b>					
<b>ROOF METAL-JOSE561723</b>					
29 N BEACH RD	35-38-42-004-000-02	ROOF METAL-JOSE561723792	03/20/2026	03/20/2026	Approved
<b>Total Inspections: 1</b>					
<b>ROOF-FINAL-JIM56133971</b>					
508 S BEACH RD	35-38-42-024-000-00	ROOF-FINAL-JIM5613397184	03/13/2026	03/13/2026	Approved
508 S BEACH RD	35-38-42-024-000-00	ROOF-FINAL-JIM5613397184	03/13/2026	03/13/2026	Approved
508 S BEACH RD	35-38-42-024-000-00	ROOF-FINAL-JIM5613397184	03/13/2026	03/13/2026	Approved
<b>Total Inspections: 3</b>					
<b>ROOF-FINAL-PAUL561248</b>					
85 S BEACH RD	35-38-42-009-093-00	ROOF-FINAL-PAUL561248861	03/11/2026	03/11/2026	Approved
<b>Total Inspections: 1</b>					
<b>ROOFIN PRO 8636101959</b>					
30 RIVERVIEW RD	35-38-42-008-000-00	ROOFIN PRO 8636101959	03/25/2026	03/25/2026	Approved
<b>Total Inspections: 1</b>					
<b>ROOF-IN PROGRESS 5614</b>					
51 N BEACH RD	35-38-42-004-000-02	ROOF-IN PROGRESS 5614460	03/24/2026	03/24/2026	Approved
<b>Total Inspections: 1</b>					
<b>SCALE-BOND-JARED5612</b>					
126 S BEACH RD	35-38-42-009-104-00	SCALE-BOND-JARED5612231	03/20/2026	03/20/2026	Approved



# Inspection List

Address	Parcel Number	Inspection Type	Scheduled	Completed	Result
<b>Total Inspections: 1</b>					
<b>SCREW - GUEST HOUSE</b>					
264 S BEACH RD	35-38-42-002-112-00	SCREW - GUEST HOUSE	03/11/2026	03/11/2026	Approved
<b>Total Inspections: 1</b>					
<b>SCREW- GARAGE</b>					
67 N BEACH RD	35-38-42-004-000-02	SCREW- GARAGE	03/09/2026	03/09/2026	Approved
<b>Total Inspections: 1</b>					
<b>SCREW SOUTH END</b>					
67 N BEACH RD	35-38-42-004-000-02	SCREW SOUTH END	03/24/2026	03/24/2026	Approved
<b>Total Inspections: 1</b>					
<b>SCREW-FINAL-JOSH50240</b>					
332 S BEACH RD	35-38-42-013-000-00	SCREW-FINAL-JOSH50240388	03/06/2026	03/06/2026	Approved
<b>Total Inspections: 1</b>					
<b>SHEATHING 5617237926</b>					
29 N BEACH RD	35-38-42-004-000-02	SHEATHING 5617237926	03/18/2026	03/18/2026	Approved
<b>Total Inspections: 1</b>					
<b>SHEATHING BALCONY</b>					
515 S BEACH RD	35-38-42-019-000-00	SHEATHING BALCONY MAI	03/19/2026	03/19/2026	Partially Appr
<b>Total Inspections: 1</b>					
<b>SHEATHING-JOSE5617237</b>					
29 N BEACH RD	35-38-42-004-000-02	SHEATHING-JOSE5617237926	03/20/2026	03/20/2026	Approved
<b>Total Inspections: 1</b>					
<b>SHEATING BALCONY CA</b>					
515 S BEACH RD	35-38-42-019-000-00	SHEATING BALCONY CABA	03/19/2026	03/19/2026	Partially Appr



# Inspection List

Address	Parcel Number	Inspection Type	Scheduled	Completed	Result
<b>Total Inspections: 1</b>					
<b>SHOWER DRAINS</b>					
185 S BEACH RD	35-38-42-009-128-01	SHOWER DRAINS	03/26/2026	03/26/2026	Approved
<b>Total Inspections: 1</b>					
<b>Slab</b>					
67 N BEACH RD	35-38-42-004-000-02	Slab	03/01/2026	03/09/2026	Approved
<b>Total Inspections: 1</b>					
<b>STEEL-PLACMENT-TIEB</b>					
126 S BEACH RD	35-38-42-009-104-00	STEEL-PLACMENT-TIEBEA	03/31/2026	03/31/2026	Approved
<b>Total Inspections: 1</b>					
<b>STEEL-WINDOW-JARED5</b>					
126 S BEACH RD	35-38-42-009-104-00	STEEL-WINDOW-JARED5612	03/31/2026	03/31/2026	Approved
<b>Total Inspections: 1</b>					
<b>TIN-TAG</b>					
189 S BEACH RD	35-38-42-009-128-01	TIN-TAG	03/02/2026	03/02/2026	Canceled
<b>Total Inspections: 1</b>					
<b>U-GROUND-ELEC-5612237</b>					
126 S BEACH RD	35-38-42-009-104-00	U-GROUND-ELEC-561223712	03/20/2026	03/20/2026	Approved
<b>Total Inspections: 1</b>					
<b>WIN FINAL</b>					
400 S BEACH RD	35-38-42-002-131-00	WIN FINAL	03/12/2026	03/12/2026	Approved
<b>Total Inspections: 1</b>					
<b>WINDOW ATT MAIN</b>					
89 S BEACH RD	35-38-42-009-099-00	WINDOW ATT MAIN	03/11/2026	03/11/2026	Approved



# Inspection List

Address	Parcel Number	Inspection Type	Scheduled	Completed	Result
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**Total Inspections: 1**

**Window Attachment**

189 S BEACH RD	35-38-42-009-128-01	Window Attachment	03/02/2026	03/02/2026	Approved
143 GOMEZ RD	35-38-42-026-000-00	Window Attachment	03/17/2026	03/17/2026	Approved

**Total Inspections: 2**

**WINDOW FINAL**

508 S BEACH RD	35-38-42-024-000-00	WINDOW FINAL	03/02/2026	03/02/2026	Approved
508 S BEACH RD	35-38-42-024-000-00	WINDOW FINAL	03/02/2026	03/02/2026	Approved
508 S BEACH RD	35-38-42-024-000-00	WINDOW FINAL	03/02/2026	03/02/2026	Approved
400 S BEACH RD	35-38-42-002-131-00	WINDOW FINAL	03/06/2026	03/06/2026	Disapproved

**Total Inspections: 4**

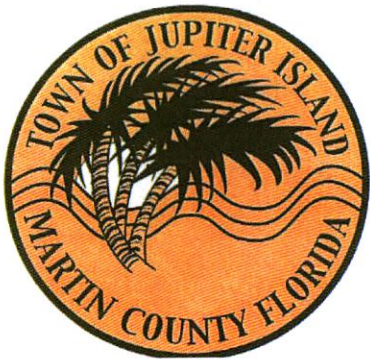
**WINDOW-BUCKS**

189 S BEACH RD	35-38-42-009-128-01	WINDOW-BUCKS	03/02/2026	03/02/2026	Approved
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**Total Inspections: 1**

**Grand Total Inspections: 134**

Population: All Records  
 Inspection.InspectionType Not = Final  
 AND  
 Inspection.Inspector Not = FRANK LOGALBO ANI  
 Inspection.DateTimeScheduled Between 3/1/2026 12:0



# Certificate of Occupancy List

CofO Number	Status	Issued To	Address	CofO and Permit Dates		
<b>OF26-0003</b>	ISSUED (FINAL)	SHERWOOD PARTNERS LL	32 S BEACH RD	<u>CO Date Apply:</u> 03/12/2026	<u>CO Date Finaled:</u> 03/12/2026	
<u>Permit Number</u>	<u>Applicant Name</u>	<u>Contractor</u>		<u>Permit Date Apply:</u>	<u>Permit Date Issued:</u>	<u>Construction Value</u>
P11608	F & D Wilberding Inc	F & D Wilberding Inc		02/21/2024	05/02/2024	2,088,350.00

All Records  
 Co.DateFinaled Between 3/1/2026 12:00:00 AM AND  
 3/31/2026 11:59:59 PM AND  
 Co.Temp = No

**Number of CofO's: 1**

# Enforcement Totals By Category

<b>CONSTRUCTION SITE MAINTENANCE</b>	<b>Total Entries:</b>	2
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<b>ILLEGAL EQUIP</b>	<b>Total Entries:</b>	5
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<b>ILLEGAL SIGN</b>	<b>Total Entries:</b>	2
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<b>LANDSCAPE MAINTENANCE</b>	<b>Total Entries:</b>	2
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<b>NOISE COMPLAINT</b>	<b>Total Entries:</b>	6
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<b>VEHICLE IN RIGHT OF WAY</b>	<b>Total Entries:</b>	10
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<b>VIOLATION OF LDR'S</b>	<b>Total Entries:</b>	5
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<b>WORK WITH OUT PERMIT</b>	<b>Total Entries:</b>	3
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**Total Records: 35**

Population: All Records

Enforcement.DateFiled Between 3/1/2026 12:00:00 AM AND 3/31/2026 11:59

# Enforcements By Category

Enforcement Number	Address	Status	Filed	Closed
E2026-0052	400 S BEACH RD	CLOSED - NO VI	03/02/26	03/02/26
E2026-0054	51 N BEACH RD	CLOSED - NO VI	03/03/26	03/03/26
E2026-0057	88 N BEACH RD	CLOSED - VERB	03/04/26	03/04/26
E2026-0064	36 RIVERVIEW RD	CLOSED - VERBA	03/10/26	03/10/26
E2026-0069	36 RIVERVIEW RD	CLOSED - NO VI	03/12/26	03/16/26
E2026-0073	328 S BEACH RD	CLOSED - NO VI	03/20/26	03/20/26

**Total Entries: 6**

## VEHICLE IN RIGHT OF WAY

Enforcement Number	Address	Status	Filed	Closed
E2026-0050	5 S BEACH RD	CLOSED - COMP	03/02/26	03/02/26
E2026-0051	67 N BEACH RD	CLOSED - COMP	03/02/26	03/02/26
E2026-0058	51 N BEACH RD	CLOSED - NO VI	03/04/26	03/04/26
E2026-0059	5 N BEACH RD	CLOSED - VERBA	03/05/26	03/05/26
E2026-0066	43 N BEACH RD	CLOSED - COMP	03/10/26	03/10/26
E2026-0076	66 GOMEZ RD	CLOSED - COMP	03/23/26	03/23/26
E2026-0077	130 N BEACH RD	CLOSED - COMP	03/24/26	03/24/26
E2026-0078	59 N BEACH RD	CLOSED - COMP	03/24/26	03/24/26
E2026-0079	107 N BEACH RD	CLOSED - COMP	03/25/26	03/25/26
E2026-0081	609 S BEACH RD	CLOSED - COMP	03/26/26	03/26/26

**Total Entries: 10**

## VIOLATION OF LDR'S

Enforcement Number	Address	Status	Filed	Closed
E2026-0056	429 S BEACH RD	CLOSED - COMP	03/04/26	03/04/26
E2026-0062	507 S BEACH RD	CLOSED - VERBA	03/08/26	03/08/26
E2026-0067	88 N BEACH RD	CLOSED - COMP	03/10/26	03/12/26

# Enforcements By Category

E2026-0071	59 N BEACH RD	CLOSED - COMP	03/13/26	03/13/26
E2026-0072	51 N BEACH RD	OPEN - COMPLA	03/13/26	

**Total Entries: 5**

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## WORK WITH OUT PERMIT

Enforcement Number	Address	Status	Filed	Closed
E2026-0053	16 N BEACH RD	CLOSED - ABATE	03/03/26	03/03/26
E2026-0055	116 GOMEZ RD	OPEN - COMPLA	03/03/26	03/03/26
E2026-0063	1 S BEACH RD	CLOSED - NO VI	03/10/26	03/10/26

**Total Entries: 3**

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**Total Records: 35**

Population: All Records

Enforcment.DateFiled Between 3/1/2026 12:00:00 AM AND 3/31/2026 11:59

# Enforcements By Code Officer

## JOHN JENKINS

Enforcement Number	Address	Status	Filed	Closed
E2026-0048	392 S BEACH RD	CLOSED - COMP	03/02/26	03/02/26
E2026-0049	404 S BEACH RD	CLOSED - COMP	03/02/26	03/02/26
E2026-0050	5 S BEACH RD	CLOSED - COMP	03/02/26	03/02/26
E2026-0051	67 N BEACH RD	CLOSED - COMP	03/02/26	03/02/26
E2026-0052	400 S BEACH RD	CLOSED - NO VI	03/02/26	03/02/26
E2026-0053	16 N BEACH RD	CLOSED - ABATE	03/03/26	03/03/26
E2026-0054	51 N BEACH RD	CLOSED - NO VI	03/03/26	03/03/26
E2026-0055	116 GOMEZ RD	OPEN - COMPLA	03/03/26	03/03/26
E2026-0056	429 S BEACH RD	CLOSED - COMP	03/04/26	03/04/26
E2026-0057	88 N BEACH RD	CLOSED - VERB	03/04/26	03/04/26
E2026-0058	51 N BEACH RD	CLOSED - NO VI	03/04/26	03/04/26
E2026-0059	5 N BEACH RD	CLOSED - VERBA	03/05/26	03/05/26
E2026-0060	488 S BEACH RD	CLOSED - COMP	03/05/26	03/06/26
E2026-0061	255 S BEACH RD	CLOSED - COMP	03/06/26	03/05/26
E2026-0063	1 S BEACH RD	CLOSED - NO VI	03/10/26	03/10/26
E2026-0064	36 RIVERVIEW RD	CLOSED - VERBA	03/10/26	03/10/26
E2026-0065	41 N BEACH RD	CLOSED - COMP	03/10/26	03/10/26
E2026-0066	43 N BEACH RD	CLOSED - COMP	03/10/26	03/10/26
E2026-0067	88 N BEACH RD	CLOSED - COMP	03/10/26	03/12/26
E2026-0068	603 S BEACH RD	CLOSED - VERBA	03/11/26	03/11/26
E2026-0069	36 RIVERVIEW RD	CLOSED - NO VI	03/12/26	03/16/26
E2026-0070	104 BASSETT CREEK TRL	CLOSED - VERB	03/12/26	03/12/26
E2026-0071	59 N BEACH RD	CLOSED - COMP	03/13/26	03/13/26
E2026-0072	51 N BEACH RD	OPEN - COMPLA	03/13/26	
E2026-0073	328 S BEACH RD	CLOSED - NO VI	03/20/26	03/20/26

# Enforcements By Code Officer

E2026-0074	511 S BEACH RD	OPEN - COMPLA	03/23/26	
E2026-0075	332 S BEACH RD	CLOSED - COMP	03/23/26	03/23/26
E2026-0076	66 GOMEZ RD	CLOSED - COMP	03/23/26	03/23/26
E2026-0077	130 N BEACH RD	CLOSED - COMP	03/24/26	03/24/26
E2026-0078	59 N BEACH RD	CLOSED - COMP	03/24/26	03/24/26
E2026-0079	107 N BEACH RD	CLOSED - COMP	03/25/26	03/25/26
E2026-0080	101 OSCEOLA WAY	OPEN - COMPLA	03/25/26	
E2026-0081	609 S BEACH RD	CLOSED - COMP	03/26/26	03/26/26
E2026-0082	524 S BEACH RD	CLOSED - NO VI	03/30/26	04/02/26

**Total Enforcements for JOHN JE 34**

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## **PUBLIC SAFETY**

<b>Enforcement Number</b>	<b>Address</b>	<b>Status</b>	<b>Filed</b>	<b>Closed</b>
E2026-0062	507 S BEACH RD	CLOSED - VERBA	03/08/26	03/08/26

**Total Enforcements for PUBLIC S 1**

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**Total Records: 35**

Population: All Records  
 Enforcement.DateFiled Between 3/1/2026 12:00:00 AM  
 AND 3/31/2026 11:59:59 PM

Enforcement 03/01/26-03/31/26

Enforcement Number	Category	Status	Address Display String	Date Filed	Date Closed	Origin	Code Officer
E2026-0048	ILLEGAL EQUIP	CLOSED - COMPLIED	392 S BEACH RD	03/02/2026	03/02/2026	SELF INITIATED	JOHN JENKINS
E2026-0049	ILLEGAL EQUIP	CLOSED - COMPLIED	404 S BEACH RD	03/02/2026	03/02/2026	SELF INITIATED	JOHN JENKINS
E2026-0050	VEHICLE IN RIGHT OF WAY	CLOSED - COMPLIED	5 S BEACH RD	03/02/2026	03/02/2026	SELF INITIATED	JOHN JENKINS
E2026-0051	VEHICLE IN RIGHT OF WAY	CLOSED - COMPLIED	67 N BEACH RD	03/02/2026	03/02/2026	SELF INITIATED	JOHN JENKINS
E2026-0052	NOISE COMPLAINT	CLOSED - NO VIOLATION	400 S BEACH RD	03/02/2026	03/02/2026	PHONE	JOHN JENKINS
E2026-0053	WORK WITH OUT PERMIT	CLOSED - ABATED	16 N BEACH RD	03/03/2026	03/03/2026	PHONE	JOHN JENKINS
E2026-0054	NOISE COMPLAINT	CLOSED - NO VIOLATION	51 N BEACH RD	03/03/2026	03/03/2026	PHONE	JOHN JENKINS
E2026-0055	WORK WITH OUT PERMIT	OPEN - COMPLAINT RECEIVED	116 GOMEZ RD	03/03/2026	03/03/2026		JOHN JENKINS
E2026-0056	VIOLATION OF LDR'S	CLOSED - COMPLIED	429 S BEACH RD	03/04/2026	03/04/2026	SELF INITIATED	JOHN JENKINS
E2026-0057	NOISE COMPLAINT	CLOSED - VERBAL WARNING ISSUED	88 N BEACH RD	03/04/2026	03/04/2026	PHONE	JOHN JENKINS
E2026-0058	VEHICLE IN RIGHT OF WAY	CLOSED - NO VIOLATION	51 N BEACH RD	03/04/2026	03/04/2026	PHONE	JOHN JENKINS
E2026-0059	VEHICLE IN RIGHT OF WAY	CLOSED - VERBAL WARNING ISSUED	5 N BEACH RD	03/05/2026	03/05/2026	SELF INITIATED	JOHN JENKINS
E2026-0060	ILLEGAL SIGN	CLOSED - COMPLIED	488 S BEACH RD	03/05/2026	03/06/2026	SELF INITIATED	JOHN JENKINS
E2026-0061	CONSTRUCTION SITE MAINTENANCE	CLOSED - COMPLIED	255 S BEACH RD	03/06/2026	03/05/2026	PHONE	JOHN JENKINS
E2026-0062	VIOLATION OF LDR'S	CLOSED - VERBAL WARNING ISSUED	507 S BEACH RD	03/08/2026	03/08/2026	PHONE	PUBLIC SAFETY
E2026-0063	WORK WITH OUT PERMIT	CLOSED - NO VIOLATION	1 S BEACH RD	03/10/2026	03/10/2026	SELF INITIATED	JOHN JENKINS
E2026-0064	NOISE COMPLAINT	CLOSED - VERBAL WARNING ISSUED	36 RIVERVIEW RD	03/10/2026	03/10/2026	PHONE	JOHN JENKINS
E2026-0065	ILLEGAL EQUIP	CLOSED - COMPLIED	41 N BEACH RD	03/10/2026	03/10/2026	SELF INITIATED	JOHN JENKINS
E2026-0066	VEHICLE IN RIGHT OF WAY	CLOSED - COMPLIED	43 N BEACH RD	03/10/2026	03/10/2026	SELF INITIATED	JOHN JENKINS
E2026-0067	VIOLATION OF LDR'S	CLOSED - COMPLIED	88 N BEACH RD	03/10/2026	03/12/2026	SELF INITIATED	JOHN JENKINS
E2026-0068	ILLEGAL EQUIP	CLOSED - VERBAL WARNING ISSUED	603 S BEACH RD	03/11/2026	03/11/2026	SELF INITIATED	JOHN JENKINS
E2026-0069	NOISE COMPLAINT	CLOSED - NO VIOLATION	36 RIVERVIEW RD	03/12/2026	03/16/2026	E-MAIL	JOHN JENKINS
E2026-0070	ILLEGAL EQUIP	CLOSED - VERBAL WARNING ISSUED	104 BASSETT CREEK TRL	03/12/2026	03/12/2026	SELF INITIATED	JOHN JENKINS
E2026-0071	VIOLATION OF LDR'S	CLOSED - COMPLIED	59 N BEACH RD	03/13/2026	03/13/2026	SELF INITIATED	JOHN JENKINS
E2026-0072	VIOLATION OF LDR'S	OPEN - COMPLAINT RECEIVED	51 N BEACH RD	03/13/2026		PHONE	JOHN JENKINS
E2026-0073	NOISE COMPLAINT	CLOSED - NO VIOLATION	328 S BEACH RD	03/20/2026	03/20/2026	PHONE	JOHN JENKINS
E2026-0074	CONSTRUCTION SITE MAINTENANCE	OPEN - COMPLAINT RECEIVED	511 S BEACH RD	03/23/2026		E-MAIL	JOHN JENKINS
E2026-0075	ILLEGAL SIGN	CLOSED - COMPLIED	332 S BEACH RD	03/23/2026	03/23/2026	SELF INITIATED	JOHN JENKINS
E2026-0076	VEHICLE IN RIGHT OF WAY	CLOSED - COMPLIED	66 GOMEZ RD	03/23/2026	03/23/2026	SELF INITIATED	JOHN JENKINS
E2026-0077	VEHICLE IN RIGHT OF WAY	CLOSED - COMPLIED	130 N BEACH RD	03/24/2026	03/24/2026	SELF INITIATED	JOHN JENKINS
E2026-0078	VEHICLE IN RIGHT OF WAY	CLOSED - COMPLIED	59 N BEACH RD	03/24/2026	03/24/2026	SELF INITIATED	JOHN JENKINS
E2026-0079	VEHICLE IN RIGHT OF WAY	CLOSED - COMPLIED	107 N BEACH RD	03/25/2026	03/25/2026	SELF INITIATED	JOHN JENKINS
E2026-0080	LANDSCAPE MAINTENANCE	OPEN - COMPLAINT RECEIVED	101 OSCEOLA WAY	03/25/2026		SELF INITIATED	JOHN JENKINS
E2026-0081	VEHICLE IN RIGHT OF WAY	CLOSED - COMPLIED	609 S BEACH RD	03/26/2026	03/26/2026	SELF INITIATED	JOHN JENKINS
E2026-0082	LANDSCAPE MAINTENANCE	CLOSED - NO VIOLATION	524 S BEACH RD	03/30/2026	04/02/2026	E-MAIL	JOHN JENKINS

# In-Coming Projects

4/8/2026

Address	Submittal Date	Status	Description	Comments (When pre-approval is approved scan and add to PZE in BS&A)
<b>PRE-APP</b>				
45 South Beach	4/8/2026	4/8/26: submitted to Building Dept. for review	Replace existing brick driveway with a combination of Tabby concrete w/ brick borders, inlays and brick apron at SB in the same footprint as existing, but widen the driveway from 10' 6" to 12' per code. Replace 2 coconuts and touch up landscape around driveway edge	4/8/26: Submitted to Building Dir. for review.
101 Osceola Way	3/30/26	3/30/26 submitted to Building Dept for reveiw	Demolish the existing structure, which has extensive mold problems. Client intends to redevelop the property, but has not yet finalized those plans.	3/30/26: Submitted to Building Director for review. 4/7/26: Building Dir responded to the agent, "Demo cannot be approved until a plan for reconstruction is submitted. Will need elevation and setbacks of proposed construction prior to submittal to DRB."
34 Gomez Road	3/31/26	3/31/26 submitted to Building Dept for review	Interior and exterior renovation to the existing single-family residence, including reconfiguring and upgrading of interior spaces, finishes, and building systems. There is no increase in square footage, the building footprint is remaining unchanged.	3/31/26: Submitted to Building Director for review. 4/7/26: Building Dir responded to applicant. Can go to Building Permit. However, floor area calculations must remain as existing. Need landscape pland - staging plan. Emailed Applicant.
<b>DRB</b>				
1 South Beach Rd (Public Beach)	10/27/25	04/02/26 ready for Commission	New public beach pavillion	08/26/25 pre-app delivered and in review with Building 08/27/25 Building- to go to development reveiw. Meeting scheduled for 09/8 11am. 10/27/25 DRB application received, LS sent to King Tree, Arch sent to Fire, 11/11/25 rec Comments from PS/Fire; 11/12/25- Rec comments from King Tree. 11/15/25- Building stating needs to go to Town <sup>1</sup> Commission. 12/02/25 Building sent comments to the engineer and requested hard copies for Jan. commission meeting. 12/15/25 2 full-sized hard copies submitted to Building 12/18 rec SMRU and eng letters. Set for TC meeting on March 25th.review. 03/02/26 County will revise plans to show septic. Reminded they will have to go to engineering for review. 03/31/26 new septic plans submitted to engineering and landscaping. Building requested hard copies. 4/2/26: King Tree Letter rec; Town Engineer/ SMRU letters rec. 4/7/26: Building Staff Report completed. Request packets from agent.
433 South Beach	1/13/26	03/25/26 Agent deferred - waiting for changes	Demolition and replacement of an existing nonconforming main residence, with a new 1956.5 square foot one-story main residence with a basement in roughly the same location.	1/13/26: Gave to Building for pre-app review. 1/27/26: Building responded requesting additional information. 1. Existing house is seaward of the Waterfront setback line and the CCCL. DEP permit required for CCCL and variance required for both, 2. New reisdence could be locate in compliance w/ waterfront setback and CCCL. 3. Locate basement habitable space. 4. New septic required. 5. Provide agreement for shared driveway. - Emailed Building response/ request to the agent. 2/5/26 - Reviewed agent's question with Building. Then resent Building response to the agent. 02/12/26: Submitted to staff for review. 02/23/26 received and submitted back to agent SMRU, Engineering, and Kingtree letters. 02/24/26 Fire letter received. 3/19/26: Notices mailed for 4/2/26- DRB. 3/25/26: Agent deferred meeting. Will send updated plans as house needs to move 3 feet west for DEP permit
365 South Beach	12/4/25	12/10/25 - approved for DRB application	Interior Alteration of the existing nonconforming single-family home with addition of 2nd Floor. Also a new 4-car garage is proposed.	12/4/25: Gave to Building for review. 12/10/25- Emailed applicant (Michael Bills) - 1500 sq ft garage accessory bld will have to go to DRB. Reno for home and new pool will each be under separate permit.

475 South Beach	2/19/2026	02/24/26 approved for DRB application	Enclosure of existing pool loggia & covered grilling area as well as kitchen renovation and expansion	02/19/26 submitted to Building for review. 02/24/26: Review sent to agent: We have reviewed your application for 475 South Beach Road for the renovation of the existing pool loggia and kitchen. The site analysis you submitted shows the maximum floor area permitted to be 9,102 sq. ft. Your proposal is for 9,519 sq. ft. Also, the proposed principal dwelling is for 9,519 sq. ft. , the permitted area is 9,102 sq. ft. Both would be non-conforming and over the permitted areas. Your application has been denied. As you have been advised of the excess floor area, you are free to apply to the DRB for a variance and site plan approval .
35 North Beach	3/9/2026	04/02/26 king tree approved	Seeking approval for an increased initial measure point (IMP) to 14.6' NAVD, consistent with a previously approved BOA Aug 2021. The renovation and redevelopment will add 1, 870 sf for a new owner's suite, less than the previously approved floor area by IRC on June 2, 2022. The redevelopment project will also include a new pool and associated patio, as well as enhancements to hardscape, landscape, and drainage plans .	03/09/26- submitted to Building . 3/13/26- Building approved to go to DRB -Emailed agent. 03/30/26 DRB applicationn submitted. 4/1: Comments from FD/PD rec. 4/2/26: King Tree Letter rec
126 Gomez Rd	3/9/2026	03/13/26 - Approved for DRB application	partial demo of existing guest house and a covered golf cart parking area. Construction of an additional living room, bedroom, and golf cart garage.	03/09/26 submitted to Building 03/13/26 approved for DRB application - needs corrected site analysis
4 Isle Ridge	3/9/2026	03/26/26: DRB application received. Sent to Staff for review.	new 2-story main house, including garage, dock, hardscape, and landscape on vacant property	03/09/26 submitted to Building . 03/13/26 approved for DRB application - Emailed agent. 3/25/26: Received DRB application from agent. Missing site analysis. 3/26/26: Agent provided site analysis; App scanned and emailed to Town Staff for review. 04/06/26 King Tree letter recieved
376 South Beach	2/26/2026	03/30/26 DRB App received from Agent	demo existing garage and build 1,833 guest house with tennis court	02/26/26 submitted to Building for review. 03/10/26 Building to agent need correct site analysis to move forward. 3/12/26: Agent dropped off new survey showing existing garage. Emailed agent again requesting correctly filled-in site analysis. 3/17/26: Building approved to go to DRB, but MUST HAVE UPDATED SITE ANAYLSIS showing house as principle dwelling. Emailed agent. 3/30/26: DRB application received. Submitted to Town staff for review. 4/2/26: King Tree letter rec. 4/6/26: Fire/PD letter rec.
467 South Beach	2/17/2026	03/17/2026 approved for DRB application	demo and rebuild non conforming 1 story residence	02/17/26 submitted to Building for review 02/23/26 to agent- questions as follows: 1.Article IX. Division 2. Section 2.02 D. referrers to a destroyed building. Can you provide certification that supports this claim. If the building is destroyed in whole or part by an act of God, we will need some proof. 2.Does the existing structure have a basement.3.Has the DEP reviewed this property to see if they can issue a permit for the current location. We have found that they have changed their criteria in some locations. You do not need a permit at this time, just verification that the location can be approved. 03/05/26 agent responded. 3/17/26: Building approved to go to DRB.

114 Gomez	3/9/2026	03/17/26 approved for DRB application	Revision to the approved DRB to sink equipment enclosures- no added sq ft	02/26/26 submitted to Building for review. 03/10/26 Building to the agent need correct site analysis to move forward. 3/12/26: Agent dropped off a new survey showing existing garage. Emailed agent again, requesting a correctly filled-in site analysis. 3/17/26: Building approved to go to DRB, but MUST HAVE UPDATED SITE ANALYSIS showing house as principle dwelling. Emailed agent. 3/17/26: Agent questioned decision of going to DRB to Building. 3/24/26: Building responded to Agent, must go to DRB.
500 South Beach	3/18/26	04/07/26 DRB App Submitted	Demo existing res and pool. Construct a new 2-story with pool, hardscape, and landscape.	03/18/26 submitted to Building . 03/24/26 emailed agent approved for DRB app. 04/08/26 Application emailed to all staff
310 South Beach	11/26/25	03/23/26 - waiting for DRB app	Remove an existing tennis court and tennis pavilion and replace it with a new pool, pool patio, pool cabana, and associated hardscape. The new pool cabana will total a maximum of 94 square feet	11/26/25: Gave to Building for review. 12/1/25: Building responded to agent (Jared) requesting revised analysis for further consideration (Notes: 1. Existing Pool not on site plan, 2. Zoning analysis is not accurate or does not include the floor area of the following: fitness building, principal structure, enclosed equipment, garage area, and pool cabana), 3. Pool area mass creates a questionable building. Waiting on agent's response 12/12/25: Response received from agent. w/ Building for review. 12/15/25: Building needs full size plans of revised plans and zoning sheet. Emailed agent. 2/2/25: Agent dropped off updated plans, Building reviewing. 02/10/26 Building asked agent to revise calcs. 03/19/26 submitted with revised wall height . 03/23/26 Building requested same information Agent requested meeting. 03/24/26This application should go to the DRB for approval. As Administrative Official, I cannot make a determination with the proposal at hand.
286 South Beach	3/19/26	03/30/26 approved for DRB app	Addition of a 1576 square foot detached guest house and garage. The two story garage will also contain a studio loft and terrace on the second floor. 03/19/26 ADDED landscapig, additional pool, and golf course	1/13/26: Gave to Building for pre-app review 02/03/26 Approved for DRB application 03/19/26 agent submitted new plans to include new pool, landscaping and golf course. 03/23/26: The application reads an addition of 1,576 square feet. The Zoning analysis reads 1,526 square feet. The allowed square feet are 1,528. The application is over the square feet allowed by 48 square feet. Also, we will need details of the north and south buffer between the properties. 3/26/26: Agent responded sending updated plan w/ storage space removed. 3/26/26: Building questioned the storage space and door, requested more landscape/buffer details. 4/6/26: Building determined okay to submit DRB application with updated plan and additional landscape plan.
<b>ADMIN - 30 Day Mailing</b>				
154 South Beach	3/18/26	04/02/26 Letter sent	Renovate and add 213.8 sq ft. landscape and hardscape improvements as well	03/18/26 submitted to Building. 3/23/26: Building has stated it can be administratively approved; but agent must supply landscape/ hardscape plan with permit. Must be received prior to notices sent. Emailed agent. 3/31/26: Building permit received. Submitted for review to building. 4/2/26: 30-day letter mailed. Cut off- 5/4/26 (Letter emailed to agent and contractor). 4/2/26: Plans reviewed for building; King Tree let rec



## TOWN OF JUPITER ISLAND PUBLIC WORKS DEPARTMENT REPORT

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**To:** Mayor & Town Commission

**Through:** Robert Garlo, Town Manager *RG*

**CC:** Kimberly Kogos, Town Clerk

**From:** John Duchock, Public Works Director

**Date:** 4/14/2026

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The following report is a brief summary of ongoing Public Works projects, as well as expected upcoming actions to be undertaken by the Department. Where appropriate, supporting budget and decision-making information is included for Commission consideration.

### Beautification Committee Report

The Beautification Committee met on April 7<sup>th</sup> to review and discuss ficus tree replacement along Bridge Road. Additionally, the Committee reviewed and accepted the Bridge Road Allée Management Plan as the future road map for management of the ficus trees along the Bridge Road corridor. Lastly, the Committee continued discussion on the potential to form a 501(c)(3) for the purpose of raising funds to support the Bridge Road ficus allée.

### Town-Wide Vulnerability Assessment

Cummins Cederberg submitted the final Vulnerability Assessment Technical Report to the Florida Department of Environmental Protection (FDEP). The FDEP accepted the report, acknowledging it meets the standards required by the State. A copy of the report can be found on the Town's website.

Cummins Cederberg will complete a "Project Story Map" allowing those interested in learning more about the results of the Vulnerability Assessment to scroll through an online story board linked to the Town's website. The "Project Story Map" is expected to be complete and available online in May. The next steps for the Town will be to identify high risk/high priority projects to advance further for adaptation planning, design, and construction – all of which are grant eligible under the Resilient Florida Grant Program.



# Jupiter Island Public Safety Department March 2026 Activity Report



## Monthly Activity By Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD 2026
<i>Calls for Service</i>	187	156	167										<b>510</b>
<i>Arrests</i>	1	0	2										<b>3</b>

## Traffic & Marine Activity By Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD 2026
<i>Traffic Stops</i>	121	70	52										<b>243</b>
<i>Vehicle Citations</i>	6	4	5										<b>15</b>
<i>Parking Citations</i>	3	3	19										<b>25</b>
<i>Vehicle Crashes</i>	3	1	1										<b>5</b>
<i>Marine Unit Activity</i>	21	21	18										<b>60</b>

## Major Crimes By Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD 2026
<i>Robbery</i>	0	0	0										<b>0</b>
<i>Burglary</i>	0	0	0										<b>0</b>
<i>Theft</i>	1	0	0										<b>1</b>
<i>Auto Theft</i>	0	0	0										<b>0</b>
<i>Assault</i>	0	0	0										<b>0</b>
<b><i>Total</i></b>	<b>1</b>	<b>0</b>	<b>0</b>										<b>1</b>



# Jupiter Island Public Safety Department

## March 2026 Activity Report



### Other Crimes By Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD 2026
<i>Fraud</i>	1	0	0										<b>1</b>
<i>Drug Violations</i>	0	0	0										<b>0</b>
<i>Trespassing</i>	0	0	0										<b>0</b>
<i>Vandalism</i>	0	0	0										<b>0</b>
<i>Disorderly Conduct</i>	0	0	0										<b>0</b>
<i>Lewd &amp; Lascivious</i>	0	0	0										<b>0</b>
<b>Total</b>	<b>1</b>	<b>0</b>	<b>0</b>										<b>1</b>

### ALS Fire Rescue Responses By Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD 2026
<i>Medical Calls</i>	15	13	10										<b>38</b>
<i>Medical Average Response Time</i>	5.5 Mins	3.6 Mins	1.7 Mins										<b>3.6 Mins</b>
<i>Fire Calls</i>	15	11	12										<b>38</b>
<i>Fire Average Response Time</i>	4.8 Mins	3.2 Mins	2.8 Mins										<b>3.6 Mins</b>



# Jupiter Island Public Safety Department

## March 2026 Activity Report



### Criminal Activity

**DUI Arrest** / March 6, 2026; During a lawful traffic stop for speed, the driver was found to be intoxicated and placed under arrest and charged with DUI, Refusal to submit to DUI test. The driver was transported to the MC Jail and while being processed at the jail, the subject began resisting corrections deputies and was additionally charged by the jail.

**Traffic Arrest** / March 9, 2026; While conducting a lawful traffic stop, the operator of the vehicle was issued a criminal traffic citation with a mandatory court date for No Valid Driver's License/Never Issued. The vehicle was turned over to a licensed driver.

**DUI ARREST / Traffic Crash** / March 27, 2026; Officers responded to the report of a traffic crash in the 200 block of S Beach Rd. The driver of the vehicle responsible for the crash was found to be impaired and the investigation was referred to the MC Sheriff's Office for investigation. The driver was subsequently arrested for DUI and transported to the MC Jail. While being processed the subject was additionally charged with refusal to submit to DUI testing.

### Hobe Sound Beach Statistics

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD 2026
<i>Calls for Service-Day</i>	4	6	7										<b>17</b>
<i>Calls for Service-Night</i>	2	2	4										<b>8</b>
<i>Patrols</i>	81	77	97										<b>255</b>
<i>Traffic Stops</i>	6	9	5										<b>20</b>
<i>Medical Calls</i>	1	1	2										<b>4</b>



# Jupiter Island Public Safety Department

## March 2026

### Activity Report



#### **Hobe Sound Beach Activity**

##### DAYTIME 7am-7pm

**Medical Call** / March 2, 2026, 1:42 am; Officers responded to a report of an elderly female in distress. The subject was located, provided medical treatment, and transported to Jupiter Medical by MC Fire Rescue.

**Parking Problem – Disturbance** / March 10, 2026, 8:35 am; Officers responded to a report of a parking problem and large crowd at the public beach. Upon arrival they met with a group conducting a photo shoot. It was determined that the individuals had received a permit from the MC Parks and Rec department to conduct the activity.

**Traffic Control** / March 10, 2026, 10:48 am; Officers responded back to the public beach to assist with traffic control related to the permitted activity being conducted at the beach.

**Police Service Call / Water Leak** / March 15, 2026, 12:58 pm; Officers responded to the public beach in reference to a report of a water leak coming from the outdoor showers. No leak was located.

**Reckless Vehicle** / March 18, 2026, 9:04 am; Officers responded to the area of the public beach in response to a report of a reckless vehicle. Officers were unable to locate a vehicle matching the description given. No reckless driving was observed.

**Police Service Call** / March 28, 2026, 4:19 pm; Officers responded to the public beach to assist a subject with a broken lock on his bicycle. The lock was cut and the individual was able to retrieve his bike from the bike rack.

**Police Service Call – Medical** / March 29, 2026, 2:40 pm; Officers responded to a report of a subject in and out of consciousness at the public beach pavilion. The subject refused medical transport and called for a ride home.

##### NIGHTTIME 7pm-7am

**Suspicious Vehicle** / March 10, 2026, 1:17 am; Officers checked out with a vehicle parked in the beach parking lot and located a subject sleeping in the car. The subject was advised to leave the area.

**Disturbance** / March 15, 2026, 11:36 pm; Officers responded to a report of juveniles throwing fireworks at each other in the beach parking lot. Officers did not observe any fireworks, and the juveniles were instructed to leave the island.

**Police Service Call** / March 27, 2026, 8:09 pm; Officers responded to the public beach to assist a motorist with a jump start. Assistance was provided and the vehicle left the area.



# Jupiter Island Public Safety Department

## March 2026 Activity Report



**Police Service Call /** March 27, 2026, 10:54 pm; Officers responded to the public beach in response to a report of a 9-foot shark on the beach in the surf. The shark was carried back out to sea by the surf and FWC was notified of the incident.

### Code Compliance- TOV Activity By Month

<i>Violation Type</i>	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	YTD 2026
<i>Parking in Right of Way</i>	20	10	22										<b>52</b>
<i>No Flag Persons Present</i>	4	4	4										<b>12</b>
<i>Working Outside Hours</i>	0	1	1										<b>2</b>
<i>Work with No Permit</i>	0	0	0										<b>0</b>
<i>All Other Violations</i>	1	7	4										<b>12</b>
<b><i>Total Violations</i></b>	<b>25</b>	<b>22</b>	<b>31</b>										<b>78</b>
<i>Officer patrols</i>	1,000	901	1,070										<b>2,971</b>

### Drone Activity By Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD 2026
<i>Flights &amp; Deployments</i>	7	8	11										<b>26</b>

**Upcoming Town Meetings and Events**  
2026

Date	Day	Time	Event/Meeting	Location
April 22	Wednesday	9am	Town Commission and Beach Protection Meeting	Island Room
April 28	Tuesday	10am	Development Review Board Member Training Workshop	Conference Room
April 28	Tuesday	1pm	Local Planning Agency Meeting	Island Room
May 1	Friday	9am	Pension Board Meeting	Conference Room
May 1	Friday	10:15am	Joint Town/SMRU Defined Contribution Plan Mtg	Conference Room
May 7	Thursday	9am	Development Review Board	Island Room
May 18	Monday	9am	SMRU Board Meeting	Island Room
May 19	Tuesday	9am	Town Commission and Beach Protection Meeting	Island Room
May 25	Monday	All Day	Memorial Day Holiday - Town Offices Closed	
June 4	Thursday	9am	Development Review Board	Island Room
June 22	Monday	9am	Town Commission and Beach Protection Meeting	Island Room

13-Apr-26

Key	
Changes from Previous Schedule	
Development Review Board	
Town Hall Closed	
Municipal Election	

Agendas posted on Town Website: [www.townofjupiterisland.com](http://www.townofjupiterisland.com) prior to the meeting