

**AGENDA
TOWN OF JUPITER ISLAND
DEVELOPMENT REVIEW BOARD MEETING
THURSDAY, MAY 7, 2026, 9:00 AM
ISLAND ROOM – TOWN HALL – 2 BRIDGE ROAD - HOBE SOUND FL**

CALL TO ORDER AND COMMENTS*

1. Approval of the Minutes of the April 2, 2026 Development Review Board Meeting

2. 4 Isle Ridge - B-40 One Acre Estate Residential District

This is the application of Douglas Hammond, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval for: Construct a new 4,228.5 sq ft, one- and two-story home on currently vacant land and will include a three-car garage, summer kitchen, pergola, equipment enclosure, and landscape and hardscape.

3. 35 North Beach - D-25 1 - Island Core Residential District

This is the application of Stephen M. Lessing, Jr., represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval for: Renovation and redevelopment to add 1,870 sf for a new master suite, the project will also include a new pool and associated patio, as well as enhancements to hardscape, landscape, and drainage plans.

A variance approval to Article IV, Division II, Section 2.00(D), Measurements, Building Height.

4. 126 Gomez - B-40 One Acre Estate Residential District

This is the application of John S. Gates, Jr., represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval for: Partial demo of existing guest house and a covered golf cart parking area. Construction of an office, bedroom, living space, and golf cart garage.

5. 286 South Beach - A-80 Two Acre Estate Residential District

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

A site plan approval for: Addition of a 1,526 square foot detached guest house, and garage. Also, additional landscaping, a second pool, and a relocated putting green.

6. 376 South Beach - A-80 Two Acre Estate Residential District

This is the application of John J. and Eduarda M. Taylor, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval for: Demo existing structure and build a 1-story 1,833.5 square feet main residence with tennis court and associated hardscape and landscape improvements.

7. 500 South Beach - B-40 One Acre Estate Residential District

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

A site plan approval for: Demo existing residence and pool. Construct a new 2-story home with garage, pool, hardscape, and landscape.

8. 310 South Beach - A-80 two Acre Estate Residential District

This is the application of Edward and Ashley Brown, represented by Jared Gaylord, Esp., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval for: Remove an existing tennis court and tennis pavilion and replace it with a new pool, pool patio, pool cabana, and associated hardscape and landscape. The new pool cabana will total a maximum of 94 square feet.

9. Other Items*

Next Meeting – June 4, 2026 – (Regular meetings to be held on the first Thursday of each month)

** No advanced materials provided*

DEVELOPMENT REVIEW BOARD

Judy Holden, Chair

Nancy Auth

Maria Bayazid

Deane Blazie

Truman Hobbs

Jennifer Madden

Christina Whitney

Christina Gidwitz, Alternate

Walter McCormack, Alternate

Eleanor Seaman, Alternate

TOWN STAFF

Robert Garlo, Town Manager

Catherine Harding, Director of Building, Planning & Zoning

Kyle B. Teal, Town Attorney

Kimberly Kogos, Town Clerk

STATE MANDATED STATEMENT

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

**MINUTES
TOWN OF JUPITER ISLAND
DEVELOPMENT REVIEW BOARD MEETING
THURSDAY, APRIL 2, 2026**

TIME: Thursday, April 2, 2026 – 9:00 AM
PLACE: Town Hall Island Room – 2 Bridge Rd., Hobe Sound, FL
PRESENT: Present were Chair Judy Holden, Members Nancy Auth, Maria Bayazid, Deane Blazie, Jennifer Madden, Christina Whitney, and Alternate Members Christina Gidwitz, and Eleanor Seaman. Also present were Town Manager Robert Garlo, Building Director Catherine Harding, Attorney Michael Dutko, Town Clerk Kimberly Kogos, and IT Director Bill Sutton.

1. 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 a quorum was established. Chair Holden introduced the Town Staff and sitting Attorney Michael Dutko.

2. Minutes of the Development Review Board Meeting held on February 5, 2026

MOTION: *Alternate Member Seaman/Member Auth moved to approve minutes as presented.*
ACTION: *Motion Passed 7-0.*

Town Clerk Kimberly Kogos swore in Building Director Catherine Harding, Attorney Jared Gaylord of Marc R. Gaylord P.A., Richard Rutledge of Innocenti and Webel, and Scott Hughes of Scott Hughes Architects, resident Debbie Hobbs, and resident Tucker Johnson.

3. 79 Links Road -F-15- Island Core Residential District

This is the application of Truman M. Hobbs, Jr, represented by RFG General Contractors Inc., requesting the following:

A site plan approval for:

The addition of 113 square feet to the second floor for a walk-in closet, laundry, and water closet.

Ex-Parte Communication:

- *Member Whitney stated that she drove by the property, read the materials, and spoke with Director Harding.*
- *Member Blazie stated that he read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Member Madden stated that she drove by the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Chair Holden stated that she visited the property, read the materials, spoke with Director Harding, noted Mr. Hobbs was present but there was no discussion.*
- *Member Auth stated that she drove by the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*

- *Member Bayazid stated that she drove by the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Alternate Member Seaman stated that she drove by the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*

Director Harding introduced the application and provided a summary of the request.

Debbie Hobbs, property owner, introduced herself and explained her application request. She noted that the construction will be slightly visible from the Grassy Trail side of the property.

Chair Holden asked about the parking for construction vehicles. Mrs. Hobbs confirmed that staging would be predominantly in the back behind the house.

Member Bayazid confirmed the calculations with Mrs. Hobbs.

Public Comment:

There was no public comment.

Chair Holden read the standards for Impact Review. The Committee Members agreed with all standards for this application.

MOTION: Member Madden/Member Auth moved to approve the application of 79 Links Road as presented.

ACTION: Motion Passed 7-0.

4. 169 South Beach -B-40-1- Acre Estate Residential District

This is the application of Tucker S. Johnson & Charlotte Elizabeth Johnson, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval for:

The addition of a basement under a previously approved garage. The garage was approved by the Impact Review Committee meeting that was held on March 6, 2025.

Ex-Parte Communication:

- *Member Whitney stated that she drove by the property, read the materials, spoke with Director Harding, and briefly spoke with owners but not about the request.*
- *Member Blazie stated that he viewed the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Member Madden stated that she drove by the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Chair Holden stated that she visited the property, read the materials, spoke with Director Harding, noted a brief interaction with the house manager.*
- *Member Auth stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Member Bayazid stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*

- *Alternate Member Seaman stated that did not visit the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*

Director Harding introduced the application and provided a brief summary of the request to add a basement under the garage that was previously approved but has not been constructed yet.

Attorney Jared Gaylord, representing the applicant, introduced himself and the property owner. He provided an overview of the existing property by displaying aerial and site photographs of the property, the survey, and site plans. He noted that per Ordinance 405, the proposed basement is not to be included in square footage calculations.

Architect Scott Hughes and property owner Tucker Johnson explained the current retaining wall and the previously approved garage structure.

Attorney Gaylord briefly reviewed the construction staging plan and gave an overview of the landscape plan.

Member Whitney asked about the existing equipment that is visible on the plans and Attorney Gaylord explained where that equipment would be relocated to mitigate noise and visual impact.

Member Blazie asked about the existing basement and how it would be connected to the proposed basement. Mr. Johnson confirmed the two will be connected.

Member Madden confirmed sufficient parking.

Chair Holden asked about the fill and Attorney Gaylord explained the fill will come from the excavated garage basement area. She also asked about DEP approval. Mr. Hughes explained DEP had approved the prior plan and had reviewed the current plan pending receipt of a letter of no objection from the Town following the hearing. He stated the application had been submitted to DEP four or five months earlier based on the current plan.

Attorney Dutko explained it was common for applications of this type to be submitted to DEP before local approval was obtained, as local government approval was typically the final component required before DEP could issue the permit.

Mr. Hughes further noted applicants unfamiliar with the process may not realize this sequence was standard and stated residential applications often remained under review for the standard 90-day period due to limited staffing and DEP's greater focus on commercial projects.

Member Bayazid asked about the existing seawalls and confirmed replacement. She asked about a demolition permit. Director Harding confirmed a permit would be required. Attorney Dutko said the approval could come with conditional approval of demo permit.

Public Comment:

There was no public comment.

Chair Holden read the standards for Impact Review. The Committee agreed that all standards have been met.

Attorney Dutko recommended an additional condition requiring a covenant to ensure the area remained non-living space and storage only for floor area ratio purposes.

The applicant agreed to the following conditions:

1. A demolition permit shall be obtained.
2. The area shall remain storage and non-living space only.

MOTION: *Member Madden/Member Auth moved to approve the application of 169 South Beach Road as presented and with conditions as discussed.*

ACTION: *Motion Passed 7-0.*

5. Other Items*

- a. Next Meeting - May 7, 2026 (Regular meetings to be held on the first Thursday of each month)

Director Harding confirmed there are applications for the next meeting.

- b. Other Matters

No other items were discussed.

Chair Holden adjourned the meeting at 9:51 AM.

Respectfully submitted,

Kimberly Kogos, Town Clerk

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



DEVELOPMENT REVIEW BOARD

A Public Meeting/Hearing will be held at the Jupiter Island Town Hall, 2 Bridge Road, Hobe Sound, FL on **May 7, 2026, at 9:00 a.m.** for the purpose of considering the following application.

4 Isle Ridge, 1.4298 acres in the B-40 One Acre Estate Residential

This is the application of Douglas Hammond, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval to:

Construct a new 4,228.5 sq ft, one- and two-story home on currently vacant land and will include a three-car garage, summer kitchen, pergola, equipment enclosure, and landscape and hardscape.

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

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

STATE MANDATED STATEMENT:

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



**TOWN OF JUPITER ISLAND
DEVELOPMENT REVIEW BOARD
Meeting Date: May 7, 2026
Staff Report**

To: Chair and Development Review Board Members
CC: Robert Garlo, Town Manager and Kyle Teal, Town Attorney
From: Catherine Harding, Building, Planning and Zoning Director
RE: 4 Isle Ridge
Date: April 14, 2026

Owner:

Douglas Hammond

Agent:

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

Property Description:

4 Isle Ridge, 1.4298 acres in the B-40 One Acre Estate Residential District

Request:

The applicant is seeking approval to construct a new 4,228.5 sq ft, one- and two-story home on currently vacant land and will include a three-car garage, summer kitchen, pergola, equipment enclosure, and landscape and hardscape.

Building and Zoning Analysis:

The attached Zoning Analysis shows that the applicant meets the requirements of the Jupiter Island Development Standards. The lots at 2 Isle Ridge and 4 Isle Ridge are currently owned by one owner. The buffer and hardscape between the properties are treated as one property. In the event that either lot is sold to separate owners, the buffer and hardscape will be required to be installed in accordance with the Land Development Standards for buffers between properties.

Reports and Recommendations attached:

Jupiter Island Public Works, John Duchock, P.E.: *comply as noted.*

King Tree Service, Brian Fischer: *In compliance as noted, 2 Isle Ridge and 4 Isle Ridge are treated as one property in one ownership. If the properties are sold separately, modification to the landscape buffer and hardscape between the properties will be required.*

Sergeant/Fire Chief, Frank Lasaga: *Comply as noted.*

South Martin Regional Utility (SMRU), Matthew Hammond, P.E. Director: *Comply as noted.*

Matthew Hammond, P.E., Town Engineer: *Comply as noted.*

Building Department recommendations:

1. *A gatekeeper shall be on site during all construction activities.*
2. *The staging plan is required to have a permit and be completed prior to a building permit being issued.*
3. *All construction vehicles shall be parked on site behind the construction fencing.*
4. *The driveway entrance is a shared driveway with 2 Isle Ridge. The right-of-way shall be fully restored prior to a C.O. if damage occurs.*
5. *The installation of a seawall (under a separate permit) has resulted in heavy construction equipment entering off South Beach Road at the intersection near 8 Isle Ridge to cause damage to the roadway. All damage must be repaired prior to a C.O. if not before.*
6. *Compliance with the reports listed above prior to a C.O.*

Land Development Standards for Review by the Development Review Board
(attached)

The applicant has submitted the required Standard Analysis for the Board's review.

Article X. Division 2. Section 2.02. of the Land Development Regulations, Standards for Impact Review. (applicants reply attached)



Town of Jupiter Island

Public Works Department

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

MEMORANDUM

Date: April 14, 2026

To: Catherine Harding, Planning Building & Zoning Director

From: John Duchock, PE - Director of Public Works

RE: 4 Isle Ridge DRB Application – Staff Comments

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

Drainage

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

Household Refuse

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

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

Recycling Bins

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

Brush Bins

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

Construction and Hazardous Waste

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

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

Road Right of Way

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

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

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

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

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

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

KING TREE SERVICE

OF SOUTH FLORIDA

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

April 6, 2026

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

RE: 4 Isle Ridge

Overview

Scope of work: Construct new home

Tree Survey Included: Yes / No

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

Tree Disposition Included: Yes but only includes affected trees

Number of trees on site: Not Shown on Landscape Plan

Number of trees affected by construction: 12

Trees to Remove

Number of removals: 4

Invasive species removed: All invasive species will be removed.

Number of Native species removed: 0

Trees to Relocate

Number of relocations: 8

Number of Native species relocated: 1

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

Trees To Remain

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

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

Construction Buffer

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

North Property Line: Appears to be overall Sufficient / Insufficient

South Property Line: Appears to be overall Sufficient / Insufficient

East Property Line: Appears to be overall Sufficient / Insufficient

West Property Line: Appears to be overall Sufficient / Insufficient

KING TREE SERVICE

OF SOUTH FLORIDA

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

Final Buffer

North Property Line: Appears to be overall Sufficient / Insufficient

South Property Line: Appears to be overall Sufficient / Insufficient

East Property Line: Appears to be overall Sufficient / Insufficient

West Property Line: Appears to be overall Sufficient / Insufficient

Notes: The buffer and hardscaping between 2 and 4 Isle Ridge is designed in a manner that links both properties together and is treated more as one large property as opposed to two separate properties. I understand that both properties are under the same ownership. Should the properties ever be sold off separately from one another modifications to the buffer and hardscaping will likely be necessary.

New Plant Material

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

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

Prepared by:



Brian Fischer

ISA Certified Arborist FL-5287A



MEMORANDUM

TO: BUILDING DEPARTMENT
FROM: SERGEANT/FIRE CHIEF FRANK LASAGA
DATE: APRIL 8, 2026
SUBJECT: 4 ISLE RIDGE

After reviewing the proposed plans for the construction of a single-family residence at 4 Isle Ridge, Jupiter Island, I find the following considerations relating to Traffic and Safety for the project:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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 14, 2026

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

From: Matthew Hammond, P.E. – Director

Subject: 4 Isle Ridge –Construction of New Residence

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

This project involves the construction to create a new 4,228.5 square-foot, one and two-story residence located on Isle Ridge. The scope of work also includes a three-car garage, summer kitchen, pergola and associated hardscape improvements. The property includes an existing 1-inch potable water meter, which also supplies irrigation water.

Based on the information provided by the engineer of record, eight (8) equivalent residential connection (ERC) of irrigation, two (2) ERCs of domestic water are required for this development. The property currently has a credit of two (2) water ERCs and will need to pay water ERCs as follows:

Connection Charges

\$1,800 x 8 ERCs = \$14,400.00

Accrued Guaranteed Revenue Fee

60 months x 25.81 x 8 ERCs = \$12,388.80

Total Fee = \$26,788.80

Once these fees are paid, ten (10) water ERC's will be creditable toward capacity on this account for any future redevelopment or assessment of capacity fees.

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

Metering and Backflow Prevention: The property is currently served by a 1-inch meter that will remain in place for the property. The meter is proposed to feed an irrigation system, as a result, a new 1-inch inch above grade backflow preventer assembly must be installed on the customer side of the meter. This backflow prevention device must be inspected and certified by a certified

tester, and the certification reported to SMRU in accordance with the Cross Connection Control Policy.

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

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

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

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

cc: Megan McMahon, TJI 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

MEMORANDUM

Date: April 16, 2026

To: Catherine Harding – Planning Building & Zoning Director

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

RE: 4 Isle Ridge Road – Construction of New Residence

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

This project involves the construction to create a new 4,228.5 square-foot, one and two-story residence located on Isle Ridge. The scope of work also includes the home, three-car garage, summer kitchen, pergola and associated hardscape improvements. The property is 1.43 acres in size.

Drainage and Stormwater

The road frontage along the Isle Ridge 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 the road right-of-way or neighboring property is not allowed. An exfiltration trench system is proposed for management of storm water. Concurrency calculations were provided by the owner's Engineer, Chad Gruber, PE and submitted for review.

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

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)**

Date Received: 3/25/20

PROPERTY:

Street Address: 4 Isle Ridge, Jupiter Island, FL

Tax Parcel Number: 35-38-42-010-000-00230-8 Zoning: B-40 1-Acre Estate

Legal/General Description The North 140' of Lot 23, ISLE RIDGE, according to the plat thereof as recorded in PB 2, PG 53, of the Public Records of Martin County, FL, together with a right-of-way for ingress and egress over the private road lying between Lots 4 & 5, as shown on the plat of Isle Ridge and extending from State Road No. 140 to the Atlantic Ocean.

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

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

Mailing Address: 12000 SE Dixie Highway, Hobe Sound, FL 33455

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

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

Name: Douglas Hammond

Mailing Address: P.O. Box 127, Devon, PA 19333

Phone #: _____ Email: _____

EXPLANATION OF REQUEST:

Construction of a new single-family home on currently vacant land situated in the B-40 neighborhood of Isle Ridge. The one and two-story home will be 4,228.5 square feet and will include a three-car garage, summer kitchen, pergola, equipment enclosure, and associate hardscape and landscape.

IF VARIANCE IS REQUESTED, CITE LRD'S AFFECTED:

N/A

HARDSHIP STATEMENT, IF VARIANCE IS REQUESTED:

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

N/A

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

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



Jared Gaylord, Esq., atty-in-fact
for Douglas W. Hammond

3/20/2026

Signature of Owner or Agent—**REQUIRED**

Printed Name

Date

Site Analysis

Address: 4 Isle Ridge	Zoning District: B-40		
Planned Date of Construction: May 2026			
	Permitted	Existing	Proposed
Lot Area:	43,560 SF	62,284 SF	62,284 SF
Floor Area*:	8,825	N/A	4,228.5 SF
Principle Dwelling: (10,000 sf max)			4,228.5 SF
Accessory Structure #1: (not to exceed 1/3 square footage of principal dwelling)			
Accessory Structure #2: (not to exceed 1/3 square footage of principal dwelling)			
FAR (Floor Area Ratio): Floor Area ÷ Lot Area	.20		0.068
Lot Width:	140' Min.	140.1'	140.1
Front Yard Setback:	50'		188' - 9.5"
Rear Yard Setback:	Riverfront Setback Line		30' 6.5"
Side Yard Setback: One-Story: Two-Story:	1-Story: 20' 2-Story: 25'		North: 25' 1" South: 25' 0" North: 80' 10" South: 25' 0"
Initial Measuring Point ("IMP"):			13.7' MH 12.6' Garage
Fill:	3 ft max	N/A	N/A
Roof Height: Roof Pitch: One-Story: Two-Story:	22' 30'		1-Story: 17' 8 3/4" 2-Story: 25' 4 5/8"
Exterior Wall Height: One-Story: Two-Story:	14 ft 22 ft		
Parking Spaces: (1 per bedroom, 1.5 max)	Min 3; Max: 4.5		3 parking spaces
Driveway Setback:	8'		15' 11 3/16"
Landscape Area:	50%		77.15%
Elevation of Finish Floor:			14.7' NAVD
Elevation of LHSM: (Lowest Height Structural Member)	N/A		
FEMA Flood Zone:		Zone X, AE 6	Zone X, AE 6

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

< **BACK TO SEARCH**

Basic Info

PIN 35-38-42-010-000-00230-8	AIN 57843	Situs Address 4 ISLE RIDGE RD JUPITER ISLAND FL	Website Updated 3/20/26
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners HAMMOND DOUGLAS	Parcel ID 35-38-42-010-000-00230-8	Use Code/Property Class 0001 - 0001 Vacant Res w/Misc Imp
Mailing Address PO BOX 127 DEVON PA 19333	Account Number 57843	Neighborhood 135730 Jupiter Island - Intracoastal
Tax District JUPITER ISLAND	Property Address 4 ISLE RIDGE RD JUPITER ISLAND FL	Legal Acres 1.45
	Legal Description ISLE RIDGE NLY 140' OF LOT 23 & 1/18 INT...	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 8,890,000	\$ 23,280	\$ 8,913,280	\$ 2,630,448	\$ 6,282,832	\$ 0	\$ 6,282,832

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

Current Sale

Sale Date 4/25/25	Grantor (Seller) DEKERTANGUY LOIC S	Doc Num 3125522
Sale Price \$ 11,500,000	Deed Type Warranty Deed	Book & Page <u>3495 2512</u>

Legal Description

ISLE RIDGE NLY 140' OF LOT 23 & 1/18 INT TO PRIVATE ST

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



Prepared by and return to:

Lorraine M. Johnson

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

File Number: 2025-126ss

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 25th day of April, 2025 between Loic S. de Kertanguy and Rebecca W. de Kertanguy, husband and wife whose post office address is 960 Fifth Avenue, Apt., 9B, New York, NY 10075, grantor, and Douglas Hammond, a married man whose post office address is P.O. Box 127, Devon, PA 19333, grantee:

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

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

The North 140 feet of Lot 23, ISLE RIDGE, according to the plat thereof, as recorded in Plat Book 2 page 53, of the Public Records of Martin County, Florida, together with a right of way for ingress and egress over the private road lying between Lots 4 and 5, as shown on plat of ISLE RIDGE, and extending from State Road No. 140 to the Atlantic Ocean.

Parcel Identification Number: 35-38-42-010-000-00230.80000

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

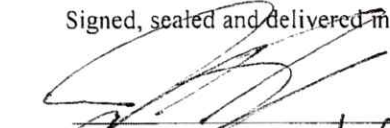
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

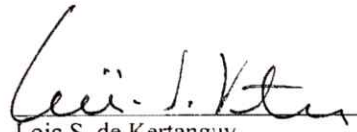
To Have and to Hold, the same in fee simple forever.

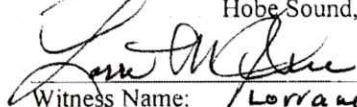
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

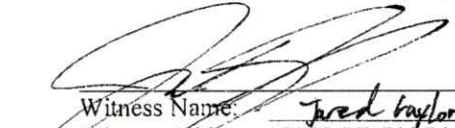
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

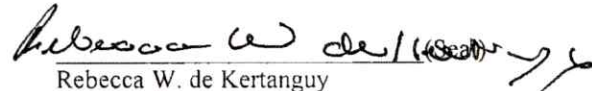
Signed, sealed and delivered in our presence:

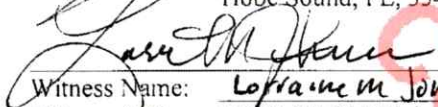

Witness Name: Jared Gaylord
Witness Address: 12000 SE Old Dixie Hwy.,
Hobe Sound, FL, 33455

 (Seal)
Loic S. de Kertanguy


Witness Name: Lorraine M. Johnson
Witness Address: 12000 SE Old Dixie Hwy.,
Hobe Sound, FL, 33455


Witness Name: Fred Gaylord
Witness Address: 12000 SE Old Dixie Hwy.,
Hobe Sound, FL, 33455

 (Seal)
Rebecca W. de Kertanguy


Witness Name: Lorraine M. Johnson
Witness Address: 12000 SE Old Dixie Hwy.,
Hobe Sound, FL, 33455

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of April, 2025 by Loic S. De Kertanguy and Rebecca W. De Kertanguy, who are personally known or have produced a driver's license as identification.

[Notary Seal]


Notary Public
Printed Name: _____
My Commission Expires: _____





**HONORABLE
RUTH PIETRUSZEWSKI, CFC**

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

Property Address 4 ISLE RIDGE RD
Legal Description ISLE RIDGE NLY 140' OF LOT 23 & 1/18 INT TO PRIVATE ST

REAL ESTATE

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

HAMMOND DOUGLAS
PO BOX 127
DEVON, PA 19333

PARCEL ID: 35-38-42-010-000-00230.80000
ALTERNATE ID: 57843
ESCROW CODE:



SCAN TO VIEW YOUR
BILL ONLINE!

If Paid By	Nov 30, 2025	Paid	\$111,703.52	11/19/2025
Please Pay	\$111,703.52			

Ad Valorem Assessments

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
JUPITER ISLAND-AD VAL-OP	772-545-0100	2.8259	6,282,832	0	6,282,832	17,754.65
JUPITER ISLAND-EROSION	772-545-0100	0.9593	6,282,832	0	6,282,832	6,027.12
JUPITER ISL-DEBT SERVICE	772-545-0100	0.2100	6,282,832	0	6,282,832	1,319.39
SCHOOL-GENERAL FUND	772-219-1200 ext 30273	3.0540	8,913,280	0	8,913,280	27,221.16
SCHOOL CAPITAL OUTLAY	772-219-1200 ext 30273	0.9500	8,913,280	0	8,913,280	8,467.62
SCHOOL - DISCRETIONARY	772-219-1200 ext 30273	0.7480	8,913,280	0	8,913,280	6,667.13
SCHOOL ADDTNL VOTER MIL	772-219-1200 ext 30273	0.4250	8,913,280	0	8,913,280	3,788.14
CHILDRENS SERVICES ORDNCNS	772-288-5758	0.3618	6,282,832	0	6,282,832	2,273.13
FL-INLAND NAVIGATION DIST	561-627-3386	0.0270	6,282,832	0	6,282,832	169.64
S. FLA WTR MGMT	561-686-8800	0.2301	6,282,832	0	6,282,832	1,445.68
COUNTY-GENERAL FUND-OP	772-463-2868	6.5614	6,282,832	0	6,282,832	41,224.17
MILLAGE CODE 4300	TOTAL MILLAGE	16.3525	TOTAL AD VALOREM TAXES			\$116,357.83

Exemptions

Non Ad Valorem Assessments

Levying Authority	Telephone	Rate (\$ per unit)	Tax Amount
TOTAL NON AD VALOREM TAXES			\$0.00
TOTAL			\$116,357.83

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

2025

Make checks payable to: Ruth Pietruszewski, Tax Collector

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

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

PARCEL ID: 35-38-42-010-000-00230.80000
ALTERNATE ID: 57843

ESCROW CODE:

HAMMOND DOUGLAS
PO BOX 127
DEVON, PA 19333

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

Nov 30, 2025 \$111,703.52

Paid By **Douglas Wayne Hammond**

Paid \$111,703.52 11/19/2025

TAXES BECOME DELINQUENT APRIL 1 - ADD 3% PLUS FEES

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



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

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

MARC R. GAYLORD, ESQ
JARED E. GAYLORD, ESQ.
FORD T. DWYER, ESQ.

March 19, 2026

VIA HAND DELIVERY

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

RE: Douglas W. Hammond,
Development Review Board - Development of Vacant Land Letter
Property Address: 4 Isle Ridge, Hobe Sound, Florida 33455

Dear Mrs. Harding:

This office represents the interests of the Douglas Hammond, as it pertains to his application to the Development Review Board for the development of vacant property with a new residence that will include one and two-story portions. The development will be complete with a three-car garage, summer kitchen, motor court, pergola, an equipment enclosure, and associated hardscaping and landscaping.

Mr. Hammond recently purchased the property in April 2025. The subject property is 1.4298 acres or 62,284 square feet. The property is located in the B-40 Residential District. Historic aerial photography indicates that the property previously contained a residence that was demolished sometime between 2014 and 2016. The only remnant of the prior structure is the existing dock located on the property. The proposed structure will be 4,228.5 square feet, less than half the permitted floor area for this property of 8,825 square feet. The proposed residence to replace the existing structure will be 8,527 square feet. The three-bedroom residence will be a primarily one-story residence, with the exception of a 638 square foot loft above the proposed garage.

Throughout the development project, the property will utilize a six-foot-tall green mesh fence to protect views into the property from neighbors, control dust from exiting the job site, and secure access to the property. Along the access to Isle Ridge, the construction contractor will use an eight-foot-tall construction gate with green mesh to secure the site. Tree protection fencing will be located along buffers and significant trees to help ensure their survival during the construction project. The construction buffer will consist of a variety of vegetation, including Chinese fan palm, sabal palm, and other vegetation between 15' and 30' tall. These *construction buffers* will be

sufficient to adequately screen the two-story portion of the residence, which will be a maximum elevation of 25' 4 5/8" NAVD.

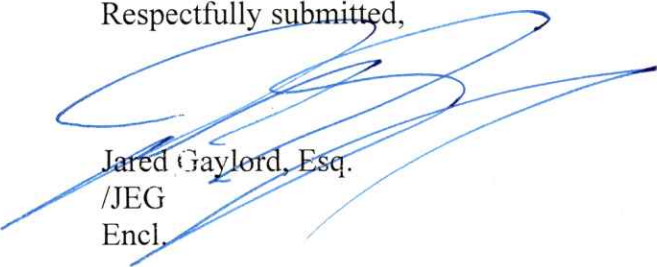
The final construction buffer will more than adequately ensure complete screening of the new residence from neighboring properties and the Isle Ridge right-of-way. Buffers will consist of relocated, existing, and new landscape material to create a lush, varied, dense, and tall screen to promote privacy. Some of the vegetation in the landscape buffers will include mango trees, areca palms, shell ginger, wild coffee, Java white acalypha, white bird of paradise, green arboricola, liriopse, wart fern, monstera, pygmy date palm, burle marx, rusty fig, crinum lily, Panama rose, Japanese fern tree, and other species. Along the Intracoastal Waterway, landscaping will be located to break up the mass of the residence from the waterway. Existing significant mango and gumbo limbo trees will be utilized in the final landscape plan. The proposed landscaped open space for the subject property will be 50,060 square feet or 80.3% of the lot area, greater than the required 50% (31,142 square feet).

My client's civil engineer, Chad Gruber, has designed a drainage plan and system that will prevent runoff onto neighboring properties and Isle Ridge. The new plan will utilize a dry retention area in the southeast corner of the property. In addition to this large retention area, the drainage plan will include an oversized exfiltration trench that is designed to retain 16,827 cubic feet of runoff.

At this time, my client requests the Development Review Board approve the proposed residence so my client can proceed with preparing building permit plans. It is my client's intention and desire that this residence be constructed in a manner that is consistent with and complimentary to the existing infrastructure of the Town, the surrounding properties, and cohesive with the characteristics of the area in which the proposed development will occur. My client intends to begin construction on this project in May 2026.

If you have any questions or concerns regarding this matter, or any of the attachments in this application packet, please do not hesitate contacting me.

Respectfully submitted,



Jared Gaylord, Esq.
/JEG
Encl.

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

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

MARC R. GAYLORD, ESQ
JARED E. GAYLORD, ESQ.
FORD T. DWYER, ESQ.

March 19, 2026

VIA HAND DELIVERY

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

RE: Douglas W. Hammond,
Development Review Board – Standards for the Construction of a New Residence
Property Address: 4 Isle Ridge, Hobe Sound, Florida 33455

Dear Mrs. Harding:

This office represents the interests of Douglas W. Hammond and his family, as it pertains to their request to construct a new 4,228.5 square foot, two-story residence on the above referenced residential lot within the limits of the Town of Jupiter Island, Florida.

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

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

The proposed development will not adversely affect the public interest. The proposed landscape buffer along Isle Ridge will obscure views of the proposed residence from the right-of-way. Buffers along the northern and southern property boundaries will similarly shield the structure from adjacent properties. View of the residence from the Intracoastal Waterway will be consistent with other riverfront properties in this neighborhood and across Jupiter Island. The two-story portion of the residence will be located in the central portion of the property, above the garage, and will be of limited size at only 638 square feet. This small scale and central location of the second story will reduce the potential visual impacts of the development from adjacent vantage points. Furthermore, the small scale of the residence of 4,228.5 square feet – 4,298.5 square feet less than the permitted floor area for this property – will ensure that this reasonable request is less impactful than what is permissible

by existing regulations. The construction of this residence will increase property values and *further the public interest* – not adversely affect it.

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

The proposed development will be consistent with the surrounding neighborhood character. The new home will likely be smaller than the surrounding neighborhood character since it will utilize half the floor area that is permitted for the lot. This small scale, coupled with the proposed landscape buffers will ensure the residence is not visible from neighboring properties or the adjacent right-of-way. View of the residence from the Intracoastal Waterway will be similar to other homes in this neighborhood. Per the enclosed landscape plan, the use of coconut palms, gumbo limbos, mango, foxtail palms, and radermachera along the waterfront of the structure will be used to break up the massing from the Intracoastal Waterway. These improvements will ensure that my client's proposed home will be consistent with the surrounding neighborhood character.

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

The small size of the home, compared to what is permitted for this property, in conjunction with the proposed landscaping will ensure that the residence is hidden from view from neighbors and the Isle Ridge right-of-way. The proposed structure's entrance provides indirect access to obfuscate the home from Isle Ridge. Additionally, the property will be substantially screened along the norther and southern property boundaries. The visibility from the Intracoastal is consistent with the surrounding neighborhood. The proposed structure will not be more visible from the riverfront than the existing structure or from other homes in Isle Ridge.

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

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

The proposed landscape treatment will substantially improve the existing streetscape and buffers. A new easement access with 2 Isle Ridge will limit the curb cuts along the right-of-way and will limit views to the properties. Additionally, the proposed landscape treatment and the location of the home on the western portion of the lot will ensure the invisibility of the home residence from the Isle Ridge right-of-way. The streetscape landscaping will include a variety of vegetation, including burle max, pygmy date palms, areca palms, lirioppe, dwarf carissa, blue agave, crinum lily, and other species. The proposed buffer along Isle Ridge will be similar to or better than

the landscape treatment along the front lot line of properties within 1,000 feet in terms of palette, density, and screening.

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

The project was reviewed by the Town's Public Safety Department during the Pre-Application review process. The proposed development provides for adequate site triangles to allow safe ingress and egress to the property. The single curb cut and motor court will provide sufficient access to emergency vehicles, while limiting views of the residence from Isle Ridge.

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

The proposed landscape plan will ensure that the proposed development is properly shielded from the view of adjacent properties, will guarantee the compatibility of the uses for the proposed residence, and conforms to the Land Development Regulations. The enhanced 15' to 30' tall landscape buffers will more than adequately shield views of the small scale home from adjacent properties. The proposed development will enhance the property and not result in negative impacts on adjacent properties, the neighborhood, or the Town of Jupiter Island.

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

There is no proposed exterior lightning or sound equipment at this time. Any proposed exterior lighting will meet the Town requirements.

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

As set forth in the Stormwater Calculations provided by Gruber Consulting Engineers, the volume of runoff to be retained in the proposed exfiltration trench will be 16,827 cubic feet. In addition to the oversized exfiltration trench, the proposed drainage plan utilizes a large dry retention area. The existing site grading will be modified as needed to prevent surface water runoff from entering the surrounding properties or Isle Ridge.

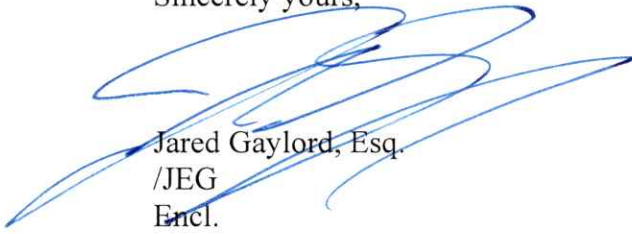
- I. The proposed development is designed and located so that all buildings are screened from view from adjacent properties and public roads such that the visual character of the proposed development from adjacent properties and public roads is predominantly natural, landscape plant material and land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

The installation of substantial landscape buffers will screen the property from neighbors and Isle Ridge so that the visual character will be predominantly natural, landscape plant material. The small, 4,228.5 square foot home will be relatively easy to screen due to the location on the lot and the use of varied and tall landscaping. The height and density of proposed landscape buffers, coupled with the small scale second story located in the center of the parcel, will easily block views of the residence from passing traffic or neighbors.

My client intends for the proposed residence to be constructed in a manner consistent with and complimentary to the Town's existing infrastructure, the surrounding properties, and cohesive with the B-40 Zoning district.

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

Sincerely yours,

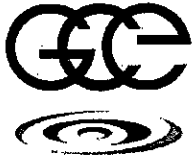
A handwritten signature in blue ink, appearing to read 'Jared Gaylord', is written over the typed name and extends upwards and to the right.

Jared Gaylord, Esq.
/JEG
Encl.

Site Analysis

Address: 4 Isle Ridge	Zoning District: B-40		
Planned Date of Construction: May 2026			
	Permitted	Existing	Proposed
Lot Area:	43,560 SF	62,284 SF	62,284 SF
Floor Area*:	8,825	N/A	4,228.5 SF
Principle Dwelling: (10,000 sf max)			4,228.5 SF
Accessory Structure #1: (not to exceed 1/3 square footage of principal dwelling)			
Accessory Structure #2: (not to exceed 1/3 square footage of principal dwelling)			
FAR (Floor Area Ratio): Floor Area ÷ Lot Area	.20		0.068
Lot Width:	140' Min.	140.1'	140.1
Front Yard Setback:	50'		188' - 9.5"
Rear Yard Setback:	Riverfront Setback Line		30' 6.5"
Side Yard Setback: One-Story: Two-Story:	1-Story: 20' 2-Story: 25'		North: 25' 1" South: 25' 0" North: 80' 10" South: 25' 0"
Initial Measuring Point ("IMP"):			13.7' MH 12.6' Garage
Fill:	3 ft max	N/A	N/A
Roof Height: Roof Pitch: One-Story: Two-Story:	22' 30'		1-Story: 17' 8 3/4" 2-Story: 25' 4 5/8"
Exterior Wall Height: One-Story: Two-Story:	14 ft 22 ft		
Parking Spaces: (1 per bedroom, 1.5 max)	Min 3; Max: 4.5		3 parking spaces
Driveway Setback:	8'		15' 11 3/16"
Landscape Area:	50%		77.15%
Elevation of Finish Floor:			14.7' NAVD
Elevation of LHSM: (Lowest Height Structural Member)	N/A		
FEMA Flood Zone:		Zone X, AE 6	Zone X, AE 6

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



GRUBER CONSULTING ENGINEERS

**Proposed Residence
4 Isle Ridge Road
Jupiter Island, Florida**

Concurrency Management Calculations

March, 2026



Digitally signed by
Chad M Gruber
Date: 2026.03.18
09:13:05 -04'00'

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

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

INTRODUCTION

The proposed project is located at 4 Isle Ridge Rd. in the Town of Jupiter Island. The property encompasses approximately 1.43 acres between Isle Ridge Rd. and the Intracoastal Waterway. The project involves the construction of a new residence with associated hardscape.

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

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

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

1. Proposed Residence

a) Septic System Design Information

Total proposed air-conditioned space:	2,373 sq.ft
Total proposed number of bedrooms:	3 bedrooms
Type of drainfield configuration:	Trench
Estimated soil loading rate:	0.8 gpd/sq.ft.

b) Estimated Daily Flow Calculations

2,251-3,300 sq.ft. 4 bedroom equivalent. 400 gpd

Estimated daily flow = 400 gpd

c) Proposed Septic System Specifications

Minimum Main Trench Septic System Specifications	
Required Drainfield Area:	500 sq.ft.
Required Unobstructed Area:	750 sq.ft.
Min. Septic Tank Size:	1,050 gal

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

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

1. Site Plan Characteristics

Total site area	=	62,073 sq.ft. (1.425 ac.)
Impervious plan area	=	13,249 sq.ft.
Remaining pervious surface area	=	48,824 sq.ft.

2. Rainfall and Soil Storage Data

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

3. Estimated Runoff Volume

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

$$S_{weighted} = \frac{(8.18in. \times 48,824 sq. ft.)}{62,073 sq. ft.} = 6.43 in.$$

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

$$Q = \frac{(P - 0.2S_{weighted})^2}{(P + 0.8S_{weighted})} = \frac{(7.00in. - 0.2 \times 6.43in.)^2}{(7.00in. + 0.8 \times 6.43in.)} = 2.69 in.$$

Vol. of runoff to be retained = 2.69 in. x 62,073 sq.ft. x 1ft./12in. = 13,915 cu.ft.

Vol. of runoff to be retained in exfiltration trenches
(including 20% safety factor) = 16,698 cu.ft.

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

4. Proposed Exfiltration Trench Sizing

The volume of stormwater runoff required to be retained in the proposed exfiltration trenches is 16,698 cu.ft. Per SFWMD Volume IV, Permit Information Manual, Figure F-4, the formula for determining the required length of exfiltration trench is given as:

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

L =	Total Length of Trench Provided	=	68	ft
W =	Trench Width	=	16	ft
K =	Hydraulic Conductivity	=	0.0005	cfs/sq.ft./ft. of head
H ₂ =	Depth to Water Table	=	6.00	ft
D _u =	Un-Saturated Trench Depth	=	3.00	ft
D _s =	Saturated Trench Depth	=	0.00	ft
V =	Volume Treated	=	16,827	cu.ft.

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

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

1. Irrigation Use

The referenced property has the following characteristics:

Total site area	=	62,073 sq.ft. (1.425 ac.)
Drainage basin area	=	62,073 sq.ft. (1.425 ac.)
Impervious plan area	=	13,249 sq.ft.
Remaining irrigated pervious surface area	=	48,824 sq.ft. (1.121 ac.)

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

$1.121 \text{ ac} \times 32 \text{ in./year} \times 1 \text{ year}/365 \text{ days} = 0.0983 \text{ ac-in./day}$ which can be converted to gallons per day by multiplying the result by 27,152 gal./ac-in. = 2,669 gpd (81,138 gallons per month)

Total estimated average day irrigation use = 2,669 gal.

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

Irrigation Project ERCs = $2,669 \text{ gpd} \times 1 \text{ ERC}/350 \text{ gpd} = 7.63 \text{ ERCs}$

2. Domestic Use

South Martin Regional Utility estimates domestic residential water use using methods established in Chapter 62-6 of the Florida Administrative Code. This is the same chapter used for the sizing of the proposed septic system in Section A of this report. The total estimated daily domestic water use calculated above was 400 gpd.

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

Domestic Project ERCs = $400 \text{ gpd} \times 1 \text{ ERC}/250 \text{ gpd} = 1.60 \text{ ERCs}$

3. Total Daily Water Use Demand Estimate and ERC Calculation

The estimated total irrigation and domestic water use for this project is 3,069 gpd.

Total Project ERCs = $7.63 \text{ ERCs} + 1.60 \text{ ERCs} = 9.23 \text{ ERCs}$

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

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

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

Avg. number of residents and guests expected: 4 people

Solid waste generated per LDR = 4 people x 9 lbs./person/day = 36 lbs./day

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



DEVELOPMENT REVIEW BOARD

A Public Meeting/Hearing will be held at the Jupiter Island Town Hall, 2 Bridge Road, Hobe Sound, FL on **May 7, 2026, at 9:00 a.m.** for the purpose of considering the following application.

35 North Beach Rd., D-25 Island Core District

This is the application of Stephen M. Lessing, Jr., represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval to:

Renovation and redevelopment to add 1, 870 sf for a new master suite, the project will also include a new pool and associated patio, as well as enhancements to hardscape, landscape, and drainage plans.

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 II, Section 2.00(D), Measurements, Building Height.

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

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

STATE MANDATED STATEMENT:

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



**TOWN OF JUPITER ISLAND
DEVELOPMENT REVIEW BOARD
Meeting Date: May 7, 2026
Staff Report**

To: Chair and Development Review Board Members
CC: Robert Garlo, Town Manager and Kyle Teal, Town Attorney
From: Catherine Harding, Building, Planning and Zoning Director
RE: 35 North Beach Road
Date: April 21, 2026

Owners:

Stephen M. Lessing, Jr.

Agent:

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

Property Description:

35 North Beach Road, 0.92573 acres in the D-25 Island Core Residential District

Request:

The owners are requesting a variance to increase the Initial Measuring Point to 14.6 NAVD, for a renovation and addition of 1,870 square feet, to build a new owner's suite, new pool, patio and enhanced hardscape and landscape.

This variance request is consistent with the previous Board of Adjustment approval in August of 2021, and an Impact Review Board approval on June 2, 2022, to add a new two-story 7,770 sq ft garage with a loft, new pool, and associated pool patio. The owners did not proceed with that approval.

Building and Zoning Analysis:

The attached Zoning Analysis shows the new work is in compliance with the Land Development Regulations with the exception of the need for a variance for the Initial Measuring Point.

The variance for the Initial Measuring Point is consistent with the state requirements of the FDEP for construction east of the Coastal Construction control Line.

Staff Reports and Recommendations attached:

Public Works Director, John Duchock, P.E.: *Comply as noted.*

King Tree Service, Brian Fischer: *Comply as noted.*

Sergeant/Fire Chief Frank Lasaga: *Comply as noted.*

South Martin Regional Utility (SMRU) Director, Matthew Hammond, P.E.: *Comply as noted.*

Town Engineer, Matthew Hammond, P.E.: *Comply as noted, erosion control measures must encompass all areas affected by construction and be approved prior to a building permit.*

Beach District Director, John Duchock, P.E.: *Check list for construction east of the Coastal Construction Line was discussed with the applicant. It was noted that foundation design details confirming adequate support of habitable sections of home may be required during review by the FDEP.*

Building Department recommendations:

1. *A gatekeeper shall be on site during all construction activities.*
2. *The staging plan is required to have a permit and be completed prior to a building permit being issued.*
3. *All construction vehicles shall be parked on site behind the construction fencing.*
4. *Compliance with the reports listed above.*

Land Development Standards for Review by the Development Review Board
(attached)

Article IV, Division 2, section 2.00(D), Measurements, Building Height.
(applicants reply attached)

Article X, Division 5, Section 5.00 Variances (applicants reply attached)

Article X. Division 2. Section 2.02. of the Land Development Regulations,
Standards for Impact Review. (applicants reply attached)

Site Analysis

Address: 35 North Beach Road	Zoning District: D-25		
Planned Date of Construction:	May 1, 2026		
	Permitted	Existing	Proposed
Lot Area:	min. 25,000 sq. ft.	40,325 sq. ft.	40,325 sq. ft.
Floor Area*:	7,500 sq. ft.	4,750 sq. ft.	7,083 sq. ft.
Principle Dwelling: (10,000 sf max)		4,750 sq. ft.	7,083 sq. ft.
Accessory Structure #1: (not to exceed 1/3 square footage of principal dwelling)		N/A	N/A
Accessory Structure #2: (not to exceed 1/3 square footage of principal dwelling)		N/A	N/A
FAR (Floor Area Ratio): Floor Area ÷ Lot Area		.118	.176
Lot Width:	100'	100.29'	100.29'
Front Yard Setback:	30'	59' 4"	59' 4"
Rear Yard Setback:	Waterfront Setback (WFSBL)	WFSBL	30' 10" west of WFSBL
Side Yard Setback:			
One-Story:	1-story: 20'	1-story: N/A	1-story: N/A
Two-Story:	2-story: 25'	2-story: 25'	2-story: 25'
Initial Measuring Point ("IMP"):		6.82' NAVD	14.6' NAVD
Fill:	3 ft max	N/A	no more than 3'
Roof Height: Roof Pitch:	Flat Roof		
One-Story:	1-story: 16'	Flat Roof - 2-story: 24'	Flat Roof - 2-story: 24'
Two-Story:	2-story: 24'		
Exterior Wall Height:			
One-Story:	14 ft	2-story: 22'	2-story: 22'
Two-Story:	22 ft		
Parking Spaces: (1 per bedroom, 1.5 max)	Min: 4, Max: 6		4 bedrooms
Driveway Setback:	3'	8'	8'
Landscape Area:	50%		65%
Elevation of Finish Floor:			
Elevation of LHSM: (Lowest Height Structural Member)		15.7' NAVD	15.7' NAVD
FEMA Flood Zone:		Zone "X" and VE (BFE 7')	Zone "X" and VE (BFE 7')

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



Town of Jupiter Island

Public Works Department

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

MEMORANDUM

Date: April 14, 2026

To: Catherine Harding, Planning Building & Zoning Director

From: John Duchock, PE - Director of Public Works

RE: 35 North Beach Rd DRB Application – Staff Comments

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

Drainage

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

Household Refuse

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

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

Recycling Bins

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

Brush Bins

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

Construction and Hazardous Waste

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

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

Road Right of Way

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

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

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

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

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

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

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: 35 North Beach Road- Revision

The Landscape Plan for 35 North Beach Road appears to be substantially similar to the previously approved Landscape Plan.

Previous concerns for this property were the identification and preservation of several native *Ficus aurea*. These trees are identified on this plan and will remain on site.

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

Prepared by:



Brian Fischer
ISA Certified Arborist FL-5287A



MEMORANDUM

TO: BUILDING DEPARTMENT
FROM: SERGEANT/FIRE CHIEF FRANK LASAGA
DATE: APRIL 1, 2026
SUBJECT: 35 N BEACH RD

After reviewing the proposed plans for the construction of a single-family residence at 35 North Beach Road, Jupiter Island, I find the following considerations relating to Traffic and Safety for the project:

Traffic: Please advise the builder to limit disruption to the adjacent traffic flow.

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

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

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

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

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

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

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

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

compliance with other town requirements, is encouraged to limit areas of potential concealment by persons.

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

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

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

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

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

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

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



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 14, 2026

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

From: Matthew Hammond, P.E. – Director

Subject: 35 North Beach Road – Property Renovation and Additions

SMRU offers the following comments as they relate to water service at this address and preservation of existing infrastructure affected by this construction. The developer is responsible for compliance with the Regulations, Policies & 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 renovation and expansion of an existing structure to create a 7,083-square-foot, two-story residence located on North Beach Road. The scope of work also includes new pool and associated hardscape improvements and irrigation system installation. 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, four (4) equivalent residential connections (ERCs) of irrigation and three (3) ERCs of domestic water are required for this development. The property currently has a credit of five (5) water ERCs and is required to pay for the additional water ERCs as follows:

Connection Charges
 $\$1,800 \times 2 \text{ ERCs} = \$3,600.00$

Accrued Guaranteed Revenue Fee
 $60 \text{ months} \times 25.81 \times 2 \text{ ERCs} = \$3,097.20$

Total Fee = \$6,697.20

Once these fees are paid, seven (7) water ERC's will be creditable toward capacity on this account for any future redevelopment or assessment of capacity fees.

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

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

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

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

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

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

cc: Megan McMahon, TJI 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

MEMORANDUM

Date: April 14, 2026

To: Catherine Harding – Planning Building & Zoning Director

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

RE: 35 North Beach Road – Property Renovation and Additions

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

This project involves the renovation and expansion of an existing structure to create a 7,083-square-foot, two-story residence located on North Beach Road. The scope of work includes associated hardscape improvements and irrigation system installation. The property is located on 0.9257 acres.

Review Comments

Revise the submittal to address the following review comment:

1. Erosion control measures must encompass all areas affected by construction.

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

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

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

cc: Megan McMahon, Administrative Coordinator
Amy Vanilla, Application Coordinator
Kim McLaughlin, SMRU Projects & Development Coordinator

Town of Jupiter Island

Staff Review

Coastal Construction Control Line Permit Review Checklist

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

Address: 35 North Beach Road Closest R-Monument: R-84

Owner: Stephen M. Lessing, Jr.

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

Reconstruction of an existing two-story, single family residence with minor footprint changes. Plans reflect retaining and rehabilitation of existing foundation and structural support members. New pool and associate deck/patio and new hardscape/landscape. New drainage and septic fields.

- Plans depict location of Coastal Construction Control Line (CCCL).
- Plans depict location of Frontal Dune
- Plans depict location of the seasonal highwater line.
- Plans depict location of the 30-yr erosion projection line (Missing).
- Plans depict 100-yr Storm Flood Elevation and 100-yr Storm Grade Elevation or provide 100-yr elevation certificate. (FEMA Zone X/ Zone VE El. 7')
- PE/Architect Certification of meeting standards of Florida Building Code, Section 3109. (Missing)
- Finished Floor & Lowest Structural Member above 100-yr Storm Elevation (MISSING STRUCTURAL SHEETS. Martin County CCCL 100-YR EL. = +14.6' NAVD. Lowest structural member not shown. Unknown limits of pile supported foundation versus slab and frangible wall design).
- Foundation modification? (Plans reflect expansion of foundation. Missing details on design).
- Footprint change or expansion? (Slight changes in footprint proposed)
- Excavation of beach compatible sand? (New pool proposed. Missing grading plans to show cut/fill balance on site)
- Primary frontal dune changes (including revegetation)? (N/A)

(cont'd)

- Beach access or dune crossover structure? (No changes to beach access proposed. Current on grade access is across southeast corner of property)

- List of exempt activities:
 - o N/A

- List of major activities seaward of CCCL:
 - o Reconstructed two story, single family residence with garage and frangible
 - o wall storage (missing foundation and lowest structure member design details).
 - o New pool and associated deck structures
 - o New drainage and septic fields

- List of minor activities seaward of CCCL:
 - o New and relocated vegetation
 - o _____

- List of proposed landscape vegetation and native plant species list.
- Offset distance (ft) of proposed activities from frontal dune. (~20')
- Sea Turtle considerations including lighting specifications. (MISSING)

Coastal Armoring and Protection

- Are there any existing coastal armoring or protection structures?
(Unknown) Are existing coastal structures certified to withstand a 100-year storm event?

- Are existing coastal structures to be altered and/or replaced with new structures? (No)

- Provide a basis for engineering design for all proposed coastal armoring structures, including design water surface elevations, proposed grades, design wave conditions, scour protection, runup and overtopping analysis, geotechnical analyses, etc. (N/A. Not proposed).

(cont'd)

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

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

OTHER NOTES: Foundation design details confirming adequate support of

habitable sections of home east of CCCL may be required during review by

FDEP.

Sec. 2.00. - Building height.

Building height is measured as follows:

- A. The initial measuring point is the highest elevation of the following:
 1. The lower of:
 - a. The average elevation of the finished grade across the front building line prior to the placement of fill, or
 - b. The finished floor elevation; or
 2. 6.5 feet NAVD.
- B. The height of exterior walls is measured from the initial measuring point to the point at which the outside wall meets the horizontal eave of the roof or the bottom of a parapet wall.
- C. The height of the building is measured from the initial measuring point to the highest point on the building, excluding chimneys, ventilators, skylights, spires, belfries, cupolas, and similar architectural features that are usually carried above the roof level and not used for human occupancy, provided that each such feature shall be erected only to such height and size as is necessary to accomplish the purpose it is to serve.
- D. The board of adjustment may approve a variance to article IV, section 2.00, regarding the initial measuring point for building height, if the applicant demonstrates:
 1. The new initial measuring point will not result in a building which is taller in elevation (NAVD) than the tallest building which could be constructed on a contiguous lot; and
 2. Will not result in a building which is more visible from adjacent properties or the public right-of-way than the existing surrounding structures.

(Ord. No. 401, § 13, 12-6-24)



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.

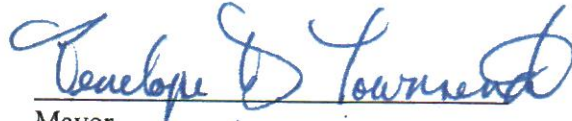
Section 7. Effective Date. This ordinance shall become effective immediately upon execution.

ORDINANCE NO. 418 PASSED UPON FIRST READING THE 25th DAY OF FEBRUARY, 2026.

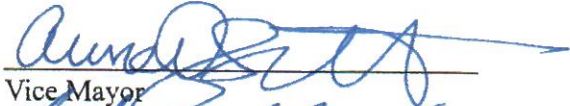
PASSED AND ADOPTED UPON THE SECOND READING FOLLOWING PUBLIC HEARING THE 25 DAY OF March, 2026.

(SEAL)

TOWN OF JUPITER ISLAND, FLORIDA



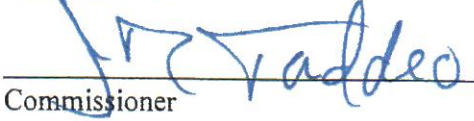
Mayor



Vice Mayor



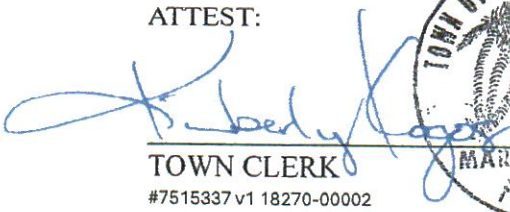
Commissioner



Commissioner

Commissioner

ATTEST:



TOWN CLERK

#7515337 v1 18270-00002



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
BUILDING DEPARTMENT

Date Received: 3/30/26

Town of Jupiter Island Development Review Board (DRB)

PROPERTY:

Street Address: 35 North Beach Road, Jupiter Island, FL 33455

Tax Parcel Number: 35-38-42-004-000-02360-4 Zoning: D-25 Island Core

Legal/General Description Lot 236, Bon Air Beach, according to the map or plat thereof as recorded in Plat Book 9, Page 2, Public Records of Palm Beach (now Martin) County, Florida.

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

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

Mailing Address: 12000 SE Dixie Highway, Hobe Sound, FL 33455

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

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

Name: Stephen M. Lessing, Jr.

Mailing Address: 35 North Beach Road, Hobe Sound, FL 33455

Phone #: _____ Email: _____

EXPLANATION OF REQUEST:

Secure approval for the increase of Initial Measuring Point ("IMP") to 14.6' NAVD, consistent with a previous Board of Adjustment approval in August of 2021.

The renovation and redevelopment will add 1,870 square feet for a new owner's suite, less than the previously approved floor area by the Impact Review Committee 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.

IF VARIANCE IS REQUESTED, CITE LRD'S AFFECTED:

Art. IV, Div. II, Sec. 2.00(D), Supplemental Regulations, Measurements, Building Height (2026).

Art. X, Div. V, Sec. 5.00, Variances (2026).

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:

My client would essentially lose half of the developable "habitable" area for this parcel due to the Florida Department of Environmental Protection's regulations relating to the lowest horizontal structural member and elevation. Furthermore, my client's vested property rights that existed at the time they purchased this property and secured development approval through the Town's Board of Adjustment and Impact Review Committee would be impinged, contrary to the Property Rights Element of the Comprehensive Plan and Florida law.

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

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



Jared Gaylord, Esq. of Marc R. Gaylord, P.A.
atty-in-fact for Stephen M. Lessing, Jr.

Signature of Owner or Agent—**REQUIRED**

Printed Name

Date

Site Analysis

Address: 35 North Beach Road		Zoning District: D-25	
Planned Date of Construction:	May 1, 2026		
	Permitted	Existing	Proposed
Lot Area:	min. 25,000 sq. ft.	40,325 sq. ft.	40,325 sq. ft.
Floor Area*:	7,500 sq. ft.	4,750 sq. ft.	7,083 sq. ft.
Principle Dwelling: (10,000 sf max)		4,750 sq. ft.	7,083 sq. ft.
Accessory Structure #1: (not to exceed 1/3 square footage of principal dwelling)		N/A	N/A
Accessory Structure #2: (not to exceed 1/3 square footage of principal dwelling)		N/A	N/A
FAR (Floor Area Ratio): Floor Area + Lot Area		.118	.176
Lot Width:	100'	100.29'	100.29'
Front Yard Setback:	30'	59' 4"	59' 4"
Rear Yard Setback:	Waterfront Setback (WFSBL)	WFSBL	30' 10" west of WFSBL
Side Yard Setback: One-Story: Two-Story:	1-story: 20' 2-story: 25'	1-story: N/A 2-story: 25'	1-story: N/A 2-story: 25'
Initial Measuring Point ("IMP"):		6.82' NAVD	14.6' NAVD
Fill:	3 ft max	N/A	no more than 3'
Roof Height: Roof Pitch: One-Story: Two-Story:	Flat Roof 1-story: 16' 2-story: 24'	Flat Roof - 2-story: 24'	Flat Roof - 2-story: 24'
Exterior Wall Height: One-Story: Two-Story:	14 ft 22 ft	2-story: 22'	2-story: 22'
Parking Spaces: (1 per bedroom, 1.5 max)	Min: 4, Max: 6		4 bedrooms
Driveway Setback:	3'	8'	8'
Landscape Area:	50%		65%
Elevation of Finish Floor:			
Elevation of LHSM: (Lowest Height Structural Member)		15.7' NAVD	15.7' NAVD
FEMA Flood Zone:		Zone "X" and VE (BFE 7')	Zone "X" and VE (BFE 7')

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

LIMITED POWER OF ATTORNEY

KNOWN ALL MEN by these presents, that I, Stephen M. Lessing, Jr., the undersigned hereby authorize, **JARED GAYLORD, ESQUIRE** to serve as my Attorney-in-Fact, to execute any and all documents necessary and to perform any such acts as he deems necessary for the land use and development of the following described property, including but not limited to executing any documentation, transacting business with local governmental agencies, building officials, contractors, utilities and other service providers on my behalf:

Legal Description

**Lot 236, Bon Air Beach, according to the map or plat thereof, as recorded in Plat Book 9,
Page 2, Public Records of Palm Beach (now Martin) County, Florida
a/k/a 35 North Beach Road, Hobe Sound, FL 33455**

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

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

Signed in the presence of:

[Signature]

Print Name: DAVID A. DEKOR

[Signature]
Print Name: LEWIS M. JONES

[Signature]
Stephen M. Lessing, Jr.

STATE OF Florida

COUNTY OF Wade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of May, 2022, by **Stephen M. Lessing, Jr.**, who is personally known to me or who produced a driver license as identification, who executed the foregoing instrument and executed the same freely and voluntarily for the purposes therein expressed.

[Signature]
NOTARY PUBLIC
Printed Name: _____



Basic Info

PIN 35-38-42-004-000-02360-4	AIN 57379	Situs Address 35 NORTH BEACH RD JUPITER ISLAND FL	Website Updated 6/25/25
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners LESSING STEPHEN M JR	Parcel ID 35-38-42-004-000-02360-4	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address 35 NORTH BEACH RD HOBE SOUND FL 33455	Account Number 57379	Neighborhood 135705 Jupiter Island - North Beach
Tax District JUPITER ISLAND	Property Address 35 NORTH BEACH RD JUPITER ISLAND FL	Legal Acres 0.98
	Legal Description BON AIR BEACH LOT 236	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 4,500,000	\$ 1,399,910	\$ 5,899,910	\$ 1,605,854	\$ 4,294,056	\$ 50,722	\$ 4,243,334

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

Current Sale

Sale Date 8/27/20	Grantor (Seller) GARGANO, AMIL J	Doc Num 2834940
Sale Price \$ 3,850,000	Deed Type Wd Full Covenant and Warranty Deed	Book & Page <u>3154 0890</u>

Legal Description

BON AIR BEACH LOT 236

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



**HONORABLE
RUTH PIETRUSZEWSKI, CFC**

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

Property Address 35 NORTH BEACH RD
Legal Description BON AIR BEACH LOT 236

REAL ESTATE

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

LESSING STEPHEN M JR
35 NORTH BEACH RD
HOBE SOUND, FL 33455

PARCEL ID: 35-38-42-004-000-02360.40000
ALTERNATE ID: 57379
ESCROW CODE:



SCAN TO VIEW YOUR
BILL ONLINE!

If Paid By	Dec 31, 2025	Paid	\$66,741.40	12/01/2025
Please Pay	\$66,741.40			

Ad Valorem Assessments						
Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
JUPITER ISLAND-AD VAL-OP	772-545-0100	2.8259	4,294,056	50,722	4,243,334	11,991.24
JUPITER ISLAND-EROSION	772-545-0100	0.9593	4,294,056	50,722	4,243,334	4,070.63
JUPITER ISL-DEBT SERVICE	772-545-0100	0.2100	4,294,056	50,722	4,243,334	891.10
SCHOOL-GENERAL FUND	772-219-1200 ext 30273	3.0540	4,294,056	25,000	4,269,056	13,037.70
SCHOOL CAPITAL OUTLAY	772-219-1200 ext 30273	0.9500	4,294,056	25,000	4,269,056	4,065.60
SCHOOL - DISCRETIONARY	772-219-1200 ext 30273	0.7480	4,294,056	25,000	4,269,056	3,193.25
SCHOOL ADDTNL VOTER MIL	772-219-1200 ext 30273	0.4250	4,294,056	25,000	4,269,056	1,814.35
CHILDRENS SERVICES ORDNCs	772-288-5758	0.3618	4,294,056	50,722	4,243,334	1,535.24
FL-INLAND NAVIGATION DIST	561-627-3386	0.0270	4,294,056	50,722	4,243,334	114.57
S. FLA WTR MGMT	561-686-8800	0.2301	4,294,056	50,722	4,243,334	976.40
COUNTY-GENERAL FUND-OP	772-463-2868	6.5614	4,294,056	50,722	4,243,334	27,842.21
MILLAGE CODE 4300	TOTAL MILLAGE	16.3525	TOTAL AD VALOREM TAXES			\$69,522.29

Exemptions
ADDL HOMESTEAD
HOMESTEAD

Non Ad Valorem Assessments			
Levying Authority	Telephone	Rate (\$ per unit)	Tax Amount
TOTAL NON AD VALOREM TAXES			\$0.00
TOTAL			\$69,522.29

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

2025

Make checks payable to: Ruth Pietruszewski, Tax Collector

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

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

PARCEL ID: 35-38-42-004-000-02360.40000

ALTERNATE ID: 57379

ESCROW CODE:

LESSING STEPHEN M JR
35 NORTH BEACH RD
HOBE SOUND, FL 33455

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

Dec 31, 2025 \$66,741.40

Paid By On File

Paid \$66,741.40 12/01/2025

TAXES BECOME DELINQUENT APRIL 1 - ADD 3% PLUS FEES

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





Prepared by and return to:
Robert S. Kramer, Esq.
Kramer, Sopko & Copeland, P.A.
411 SE Osceola Street Suite 200
Stuart, FL 34994
772-288-0048
File Number: 111923.02
Will Call No.:

Parcel Identification No. 35-38-42-004-000-02360-4

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 27th day of August, 2020 between Amil J. Gargano and Elaine Gargano, his wife whose post office address is 3716 Regatta Place, Douglaston, NY 11363 of the County of Queens, State of New York, grantor*, and Stephen M. Lessing, Jr. whose post office address is 35 North Beach Road, Hobe Sound, FL 33455 of the County of Martin, State of Florida, grantee*,

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

Lot 236, Bon Air Beach, according to the map or plat thereof as recorded in Plat Book 9, Page 2, Public Records of Palm Beach (now Martin) County, Florida.

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

To have and to hold, the same in fee simple forever.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Katharine Treadwell
Witness Name: Katharine Treadwell

Amil J. Gargano (Seal)
Amil J. Gargano

8.25.2020

Michael Weinand
Witness Name: MICHAEL Weinand

Elaine Gargano (Seal)
Elaine Gargano

8.25.2020

State of New York
County of NASSAU

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of August, 2020 by Amil J. Gargano and Elaine Gargano, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Carolyn Tufano
Notary Public

Printed Name: CAROLYN TUFANO

My Commission Expires: 1/29/2022

CAROLYN TUFANO
Notary Public - State of New York
NO. 01TU6000052
Qualified in Nassau County
My Commission Expires Jan 29, 2022

COPY
COPY
COPY

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

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

MARC R. GAYLORD, ESQ
JARED E. GAYLORD, ESQ.
FORD T. DWYER, ESQ.

March 25, 2026

VIA HAND DELIVERY

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

RE: Stephen M. Lessing, Jr.,
Development Review Board Request regarding Initial Measuring Point and Renovations
Property Address: 35 North Beach Road, Hobe Sound, Florida 33455 (the "Property")

Dear Mrs. Harding:

This office represents the interests of Stephen M. Lessing, Jr., as it pertains to his family's application to the Development Review Board ("DRB") requesting a new Initial Measuring Point ("IMP") for Building Height, pursuant to Article IV, Division II, Section 2.00(D), renovating the existing structure, and other enhancements to their Property. Mr. Lessing purchased the 40,325 square foot or .92573-acre Property on August 27, 2020. The Property's existing structure was constructed in 1995. The Lessing family previously received Board of Adjustment ("BOA")¹ approval for an IMP adjustment to 14.6' NAVD on August 30, 2021.²

The previous approval was for a 7,465 square foot residence. The proposed request will be for a 7,083 square foot residence. The permitted floor area for this property is 7,500 square feet. After investigations with structural engineers, the project was redesigned and reconfigured to be smaller and less load bearing. Because of this modification, the Town requested a new DRB application to be submitted. This addition will result in a new primary bedroom, closet, master bathroom, hallway, and mechanical areas. Additionally, modifications to hardscape and a new pool will be added to the Property.³

The Florida Department of Environmental Protection ("FDEP") prevents habitable space below an elevation of 14.6' NAVD for new construction in this area of Jupiter Island. The Initial Measuring Point ("IMP") will be located at 14.6' NAVD. The lowest level will be used for storage, garage, mechanical space, a laundry room, pool equipment, access to the higher levels of the

¹ Ordinance 417 codified that the Development Review Board will now hear IMP applications.

² My client also secured Impact Review Committee approval for the project on June 2, 2022.

³ The proposed pool is setback 76' from the eastern Property boundary.

residence, and covered open space. Currently, the lowest level's elevation in the building envelope is 6.82' NAVD. Low elevations – below the FDEP required development elevations – are common on oceanfront properties along North Beach Road. The proposed IMP 14.6' NAVD will permit development of the Property that complies with FDEP requirements for new construction and does not exceed the height of what could be constructed on adjacent properties. Due to FDEP elevation requirements for oceanfront parcels along North Beach Road, several other properties have petitioned for an increased IMP.⁴ My client should be entitled to similar relief.

Many properties in the D-25 Residential District along North Beach Road and those in the 600 Block require extensive planning and often DRB relief due to Federal Emergency Management Agency (“FEMA”) and FDEP regulations related to minimum elevations for habitable space. FDEP regulations, when coupled with the Town's Land Development Regulations, may result in oceanfront homes having half the livable space of other homes on Jupiter Island. Not approving my client's request would be contrary to prior decisions the BOA has granted in this unique neighborhood.

The lowest horizontal structural member for this structure will be 15.7' NAVD. The IMP will be less than this elevation at 14.6' NAVD.⁵ Forcing a structure to use an IMP less than the state's required elevation essentially penalizes the structure's height and living space, especially on narrow lots like this Property.⁶ The proposed structure will have a maximum height of 36.5' NAVD – exactly the elevation approved by the BOA in August 2021. This is within the range of what could be constructed on adjacent lots based on the Town's default IMP of 6.5' NAVD.⁷ The neighboring IMPs both are entitled to use the Town's “default” IMP of 6.5' NAVD due to low elevations.⁸ The proposed renovation will result in a top of structure elevation of 36.5' NAVD (38' NGVD).⁹ This means that the proposed residence will be equal to or shorter than the structures that *could be* built on contiguous lots.

The proposed landscape buffers will help obscure view of the proposed residence from neighboring properties. The proposed landscape buffers will be denser than many other properties in the D-25 Residential Zoning District. The proposed landscaping will utilize tiered, multi-species buffers to promote privacy and shield the structure from North Beach Road. The top of buffer elevations will be 44' 10”. The property's streetscape, northern, and southern landscape buffers will be enhanced to prevent views of the structure during and after construction. During construction of the new residence, the landscape architect and designer will work with the contractor to prevent views into 35 North Beach from neighboring properties.

⁴ 144 North Beach Road, 113 North Beach Road, 67 North Beach, and 51 North Beach Road all received relief from the Board of Adjustment for IMP.

⁵ The use of the non-habitable garage space below 14.6' NAVD is permissible because it is used for storage and parking – not living areas. This area will be constructed with frangible walls designed to break away in the event of catastrophic storm surge. Other portions of the lowest level will be open, covered space.

⁶ And common on North Beach Road.

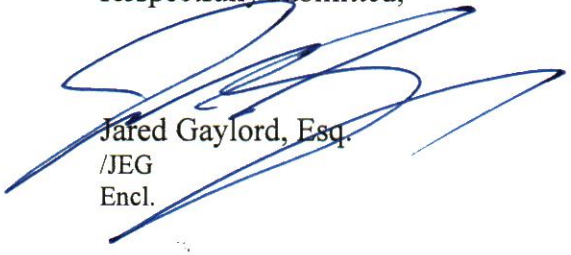
⁷ Art. IV, Div. II, Sec. 2.00(A), Building Height, TOWN OF JUPITER ISLAND LAND DEVELOPMENT REGULATIONS (2021) provides a “default” Initial Measuring Point of 6.5' NAVD1,870 s if this is taller than either the average elevation of the finished grade across the front building line or a structure's finished floor elevation.

⁸ These properties are 37 North Beach and 33 North Beach, respectively.

**35 North Beach Road – Lessing
DRB Renovation/IMP Letter**

Mr. Lessing intends that this development will be consistent with other construction projects in the D-25 Zoning District and the Jupiter Island neighborhood. If you have any questions or concerns regarding the foregoing, or any of the enclosed attachments, please do not hesitate to contact the undersigned.

Respectfully submitted,



Jared Gaylord, Esq.
/JEG
Encl.

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

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

MARC R. GAYLORD, ESQ
JARED E. GAYLORD, ESQ.
FORD T. DWYER, ESQ.

March 25, 2026

VIA HAND DELIVERY

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

RE: Stephen M. Lessing, Jr.,
Development Review Board – Initial Measuring Point and Redevelopment Standards
Property Address: 35 North Beach Road, Hobe Sound, Florida 33455

Dear Mrs. Harding:

This office represents the interests of Stephen M. Lessing, Jr. and his family, as it pertains to their application to the Development Review Board for the use of variance, pursuant to Article IV, Division II, Section 2.00(D), Initial Measuring Point for Building Height.

My clients' request satisfies the Initial Measuring Point standards set forth in Article IV, Division II, Section 2.00(D), in that:

- A. The new initial measuring point will not result in a building which is taller in elevation (NAVD) than the tallest building which could be constructed on a contiguous lot; and

The new IMP will not result in a building taller in elevation than the tallest building which could be constructed on a contiguous lot without variances for fill or IMP. The proposed structure will not be taller than what could be built on neighboring properties since they utilize the Town's "default" IMP of 6.5' NAVD.¹ The requested IMP of 14.6' NAVD will result in a top of structure elevation of 36.5' NAVD – no taller than what could be constructed on neighboring lots without variances for fill or IMP.²

¹ See Art. IV, Div. II, Sec. 2.00(A)(2), Building Height, TOWN OF JUPITER ISLAND LAND DEVELOPMENT REGULATIONS (2026).

² 37 North Beach currently contains a one-story structure with a roof height of 25.15' NAVD. 33 North Beach currently contains a two-story structure with a roof height elevation of 34.38' NAVD (35.88' NGVD). Both properties could contain a two-story structure with a roof height of 36.5' NAVD (38' NGVD).

Additionally, the proposed maximum roof elevation will be the same as what was previously approved by the Board of Adjustment in August 2021. The only reason this application is required is due to the change in floor plan to reduce weight and satisfy requirements for the structural engineer. This will actually reduce the size of the structure, relative to what was previously approved.

- B. Will not result in a building which is more visible from adjacent properties or public rights-of-way than the existing surrounding structures.

The northern neighbor, 37 North Beach, has an existing top-of-roof elevation of 25.15'. The southern neighbor has an existing top-of-roof elevation of 34.38'. The proposed maximum roof elevation will be 11.35' taller than the northern neighbor's existing one-story residence and 2.12' taller than the southern neighbor. However, the maximum roof elevation will not exceed what was previously approved by the Board of Adjustment in August 2021.³

Additionally, the use of an IMP variance will not result in a building which is more visible from adjacent properties or North Beach Road due to proposed landscape modifications. The proposed landscape buffers will ensure the structure is not more visible from neighboring properties, the beach, ocean, or public rights of way. Landscape architects from Insite Studio propose the addition of clusia rosea, sea grape, Madagascar olive, silver buttonwood, coconut palms, and other vegetation to ensure the entire structure is adequately buffered with tiered and varied vegetation. The proposed maximum height of the landscape buffers will be 44' 10" – over eight feet taller than the structure's roof height. The visibility of the structure will be consistent with *or better than* other homes in the North End neighborhood due to the proposed high quality landscape buffers.

My client's request satisfies the required conditions of Article X, Division V, Section 5.00, Variance Standards, in that:

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

The subject property is located along the Atlantic Ocean in the D-25 residential district. The existing structure was built east of the State of Florida' Coastal Construction Control Line ("CCCL"), subjecting the Property to further regulations – including minimum elevations for habitation. While common along low-lying oceanfront properties on North Beach Road, Florida Department of Environmental Protection ("FDEP") CCCL permitting is *rare* for most areas of the D-25 zoning district. Furthermore, many other areas in this zoning district do not share the low elevation of this property. The existing elevation near the structure is approximately

³ Or what could be constructed on those properties.

6.8' NAVD to 6.10' NAVD – over 7.5' less than the state's minimum habitable elevation of 14.6' NAVD. This minimum habitable elevation requirement, a regulatory restriction absent from many other areas in the D-25 zoning district, essentially halves the amount of habitable living area for low-lying properties east of the CCCL, like this parcel. This coupled with narrow lots and building envelopes necessitates a growing family to expand a structure vertically, rather than east, west, north, or south. The proposed IMP of 14.6' NAVD will permit the redevelopment for their expanding family and be consistent with other applications along North Beach Road.

Another special condition unique to this project is that the Lessing family previously secured approval from the Town's Board of Adjustment in August 2021 and the Impact Review Committee in June 2022. While the Lessings are not using that previously approved plan due to the recommendation of a structural engineer, the proposed plan will not be any taller than what was previously approved and will actually be 382 square feet *smaller* than the previous approval. Failing to approve this project would be contrary to the Town Comprehensive Plan's Property Rights Element and my client's vested rights.

Finally, since my client purchased this property and the previous approval, the Town has changed the procedure and regulations relating to IMP applications. Previously, these applications were subject to a lower threshold review – designed to account for State regulations. Now, these applications must also satisfy variance standards.⁴ Not only do these regulations and recent changes punish the most vulnerable properties on Jupiter Island to potentially conflicting regulations and Mother Nature, but they are likely unenforceable due to vagueness and their permissive nature.

The new IMP regulations state that the Board of Adjustment “may” approve variances if an applicant satisfies the standards contained in Article IV, Division II, Section 2.00(D). Previously, approval was mandatory, using the word “shall.” The same is true of the new variance standards contained in Article X, Division V, Section 5.00. This vagueness leaves an applicant guessing as to whether they will secure an approval – even after spending tens or hundreds of thousands of dollars to prove that they *do meet the published criteria*.⁵ In essence, there is no reason to have any published criteria if the Town does not need to abide by them. There is a body of case law that supports the requirement for land development regulations and variances to

⁴ See Ordinance No. 417, Town of Jupiter Island (2026).

⁵ See Commission on Ethics v. Barker, 677 So. 2d 245, 255 (Fla. 1996)(finding a statute unconstitutionally vague because it failed “to give a person of ordinary intelligence fair notice of exactly what conduct it proscribes”); see also Mahon v. County of Sarasota, 177 So. 2d 665, 666-67 (Fla. 1965)(determining that without notice, there can be no due process).

be definitive and not permissive. *City of Miami v. Save Brickell Ave.*, noted that failure to establish definite standards in an ordinance would render that ordinance unconstitutional as an invalid delegation of legislative power to an administrative board.⁶ Finally, the ability of the Town to pick and choose which applications should be approved or denied, whether or not these meet the published criteria, would likely lead to arbitrary, discriminatory, capricious, and unreasonable decisions.

These unique circumstances, including the property's small building envelope, existing structure, FDEP requirements, prior approvals, and subsequent Town regulatory changes are special and unique to my client and the sum of these factors is unlikely to be applicable to many other properties in the D-25 zoning district.

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

The existing low elevations, low IMP, narrow building envelope, and change in Town regulations are not the result of the applicant. The prior development approval was caused by the applicant.

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

The variance requested will not confer on the applicant any special privilege that is denied by the Land Development Regulations to other lands in the same zoning district. The applicant attempting to have the same amount of "habitable space" that comply with FDEP regulations as other properties within the D-25 zoning district. In fact, many other properties along North Beach Road have requested and received relief from the Board of Adjustment for additional fill or IMP to comply with state and federal regulations.⁷

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

Literal interpretation of the Land Development Regulations would deprive the applicant of habitable space that is commonly enjoyed by other properties in this area of the D-25 zoning district. Essentially, this would require the applicant to reduce their habitable space by half to comply with FDEP's Breaking Wave Crest elevation.

⁶ *City of Miami v. Save Brickell Ave.*, 426 So. 2d 1100 (3 DCA 1983); see also *Drexel v. City of Miami Beach*, 64 So. 2d 317 (Fla. 1953).

⁷ 51 North Beach, 35 North Beach, 111 North Beach, 113 North Beach, 2 Bon Aire, and 151 North Beach have received IMP or fill relief from the Board of Adjustment to comply with state and federal requirements.

Additionally, my client does not wish to have a flat roof, “modern style” home common in many IMP applications. Most other residences in the D-25 zoning district do not face this dilemma that forces a property owner to abandon his or her preferred architectural style to comply with state and federal requirements. Denying this application would result in unnecessary and undue hardship by essentially limiting the amount of habitable space for this property.

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

The proposed variance will not result in a structure that is taller than what could be permitted with the existing IMP of 6.82’ NAVD. A residence with a 6.82’ NAVD IMP can build, as of right, a 36.82’ NAVD tall residence with a greater than 3:12 roof pitch. This structure’s top of roof elevation will be 36.5’ NAVD – less than what could be constructed with the existing IMP. This elevation is also less than what could be constructed on neighboring properties with the Town’s default IMP or 6.5’ NAVD. The requested variance will not be perceptible when viewed from adjacent properties due to the proposed dense landscaping. Additionally, when the adjacent properties are redeveloped, they will likely request Development Review Board relief for a new IMP to comply with state and federal regulations.⁸ The proposed structure will likely be similar in height to the structures on the adjacent properties, when they are rebuilt.

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

The requested variance is in harmony with the general intent and purpose of the Land Development Regulations. The applicant’s proposal is the result of the property’s low elevation and the FDEP requirements that habitable space be located above 14.6’ NAVD. On a narrow lot like 35 North Beach Road, the only location for expansion is upwards. The variance will comply with state and federal regulations, while balancing the need for additional habitable space required by a growing family. Granting this variance will result in a property that is consistent with neighborhood character and will not produce injurious impacts to the public or the adjacent properties.

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

⁸ 37 North Beach Road was constructed in 1939. 33 North Beach Road was constructed in 1977. Both residences were completed prior to the Town’s CCCL in 1985 and likely do not comply with those requirements in terms of elevation.

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

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

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

The existing landscape buffer along North Beach Road, recently exposed to cold temperatures and wind burn, will recover and be supplemented throughout the proposed project. The proposed landscaping will dramatically improve the existing landscape along North Beach Road and the neighboring property owners. The addition of the second level is intended to utilize space otherwise unavailable to the Lessing family, primarily caused by FDEP regulations. Adding additional space on the lowest level is not capable of habitation – thus, the only location for habitable space is above FDEP's breaking wave crest for the property. The proposed renovation will be an improvement to the existing property, increase privacy, create additional habitable floor area for Mr. Lessing's family that complies with FDEP regulations, and will be characteristic of the North Beach Road community. This project will *advance* the public interest, not negatively affect it.

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

The proposed design will be consistent with the D-25 Island Core Residential Zoning District. The proposed design will increase the property's value, provide habitable space consistent with state building regulations, enhance the Property's landscape buffers, and will improve the residence's functionality for the Lessing family. IMP applications are more common along North Beach Road due to lower elevations and FDEP requirements. The proposed landscape enhancements along the front lot line will provide additional height to the streetscape vegetation, further obscuring views of the residence from North Beach Road. The new landscape treatment for the Property will vastly improve the existing conditions, especially in light of the recent cold and wind damage, common to Island properties. The proposed landscape plans are similar to what was previously approved by the Town in 2022.⁹ These development plans will be consistent with and *improve* the surrounding neighborhood character.

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

⁹ The Board of Adjustment also approved an IMP request on August 30, 2021.

The structure will not be visible from the Intracoastal Waterway since it is not located on that waterway. The visibility of the structure from the beach and Atlantic Ocean will be consistent with other properties in the D-25 Zoning District.

As shown in the enclosed landscape plans, the property will be considerably buffered from North Beach Road, thanks in part to proposed enhanced streetscape vegetation. A complete overhaul of the landscaping along the western, northern, and southern property lines will more effectively buffer the proposed development from adjacent properties than what currently exists. As part of this proposal, existing invasive species will be removed. Seagrapes, clusia, coconut palms, cabbage palms, pitch apple, silver buttonwood, and green arboricola will be installed.

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

The existing landscape buffer along the front lot line will be substantially enhanced to minimize the view of the residence from the public road and consistent with the character and quantity of the surrounding streetscape. The use of new and upper story vegetation will further shield the structure from North Beach Road. The driveway's single curb cut, and indirect access will limit view of the structure from the public right-of-way. In addition to landscaping located along the roadway, there will be planters located near the front of the structure to soften the look of the structure from the interior driveway. The design and the installation of landscaping will create a front line comparable to or better than other properties along North Beach Road. Palm trees will actually be interspersed in the crushed coquina driveway area to create a "grove." This plan results in three layers of vegetation between North Beach Road and the proposed home.

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

The proposed development was submitted to Pre-Application for review by the Town's Public Safety Department. The curb cut's location and width will be sufficient to handle deliveries and emergency vehicles in the event of a fire or other catastrophe. The proposed parking area will enhance the functional ingress and egress on the property, while not exposing the structure to visibility from North Beach Road.

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

The proposed vegetation, especially the newer upper story plantings, will ensure that the proposed development is properly shielded from view of adjacent properties and North Beach Road. The streetscape buffer in particular will be

greatly improved. The proposed redevelopment will conform to the Land Development Regulations and will complement the character of other properties located within the D-25 Residential District.

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

My client is not currently requesting exterior lights or outdoor speakers. Any future exterior lighting application will comply FDEP standards and regulations.

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

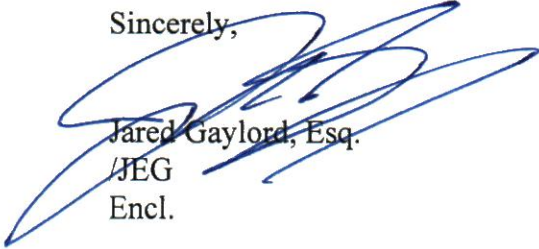
The property will utilize existing exfiltration trenches and dry retention areas to retain runoff onto adjacent properties and North Beach Road. Civil engineer, Chad Gruber, prepared a trench drain along North Beach Road to help collect runoff from the driveway area. The large exfiltration trench will be located between the house and the proposed pool. The proposed stormwater runoff to be treated by the oversized exfiltration trench will be 12,878 cubic feet.

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

The property is located on the east side of North Beach Road in the D-25 Zoning District. The North Beach Road community typically is more open than many other neighborhoods on Jupiter Island. Currently, the existing development is fairly visible from North Beach Road, especially in light of the proposed cold weather the Island recently experienced. However, the proposed development will greatly improve the existing streetscape to help shield the structure from view. Landscape buffers on the northern and southern boundary lines will be similarly enhanced. The removal of invasive and nonnative species, such as scaevola, will also benefit the property and community. The proposed landscape plan will result in views that are predominantly natural, landscape materials. Views of manmade structures will be minimal and comparable to other properties in this neighborhood.

Mr. Lessing and his family intend their home will be constructed in a manner consistent with and complementary to the existing infrastructure of the Town, the North End community, and cohesive with the surrounding neighborhood. If you have any questions or concerns regarding the foregoing, or any of the enclosed attachments, please do not hesitate contacting me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jared Gaylord', is written over the typed name.

Jared Gaylord, Esq.
/JEG
Encl.

AGENDA
TOWN OF JUPITER ISLAND
IMPACT REVIEW COMMITTEE
June 2, 2022 – 9:00 a.m.



1. Minutes of the meeting held May 5, 2022

2. 67 North Beach Road – Deferred from May 5, 2022 meeting – to be deferred

This is the application of ATR 67 LLC, represented by Jared Gaylord, Esq. of Marc R. Gaylord, P.A., requesting the following:

The proposed demolition of all existing structures including the pool and hardscape and the construction of a new 8,956 square foot, two-story residence with attached one-story cabana and a basement consisting of equipment and storage space and a one and two car garage, new pool and pool deck, terraces, and other associated hardscape and landscaping. Also proposed is a new septic system and exfiltration trench system.

3. 7 Saddler Trail

This is the application of Mr. & Mrs. Christopher Ponsoldt, represented by David Agler requesting the following:

The proposed construction of a new 3,546.4 square foot detached, two-story garage on an existing slab. Landscaping and buffers were previously installed to meet the Town's requirements.

4. 306 South Beach Road

This is the application of Stella27 LLC, represented by Ethan Loeb, Esq. of Bartlett, Loeb, Hinds & Thompson, P.A., requesting the following:

The proposed construction of a new 1,580 square foot one-story beach cottage, with a covered porch, open deck, and 2 bedrooms with two and one-half bathrooms. Also proposed is a new entry gate, enhanced landscaping, a new septic system and new exfiltration trench system

5. 35 North Beach Road

This is the application of Mr. Stephen Lessing Jr., represented by Jared Gaylord, Esq. of Marc R. Gaylord P.A. requesting the following:

The proposed re-development of the existing residence including construction of a two-story addition with a lower level, a garage, terraces, a new pool and patio, water feature, balconies and associated landscape and hardscape.

6. 45 North Beach Road

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

The proposed demolition of the existing two-story residence including the garage. The existing driveway, patios, decks and other hardscape will be removed. Also proposed is the enhancement of the streetscape and the north and south buffers.

7. 251-255 South Beach Road

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

The proposed demolition of the existing one and two-story residence located at 255 South Beach Road, along with the garage, driveway, parking areas, decks, patios, and other hardscape features. The existing non-conforming 6' wall and gate will remain during the demolition but are proposed to be removed after demolition and be replaced with a low coral stone wall which was previously approved by the Board of Adjustment and a new gate. Also proposed is enhancement of the streetscape and the southern property buffer.

8. 285 South Beach Road

This is the application of Christina Gidwitz Florida Trust u/a/d October 5, 2015, represented by Jared Gaylord, Esq. of Marc R. Gaylord, P.A., requesting the following:

The proposed demolition of the existing greenhouse and associated hardscape, and the construction of a new 1,216 square foot guest house consisting of a guest bedroom, one and one-half bathrooms with a kitchenette/living room area. Minor hardscape and enhanced landscaping will be added. Also proposed is a new septic system and an exfiltration trench system.

9. 400- 402 South Beach Road

This is the application of Mr. & Mrs. Peter Smith, represented by Jared Gaylord, Esq. of Marc R. Gaylord, P.A., requesting the following:

The proposed demolition of the existing one-story guest house, removal of exotic and invasive vegetation and enhancement of the landscape buffers.

10. 617 South Beach Road

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

The proposed enclosure of an existing covered space located at the guest house courtyard adding 228 square feet to the floor area.

11. Other Items

- a) Next Meeting – July 7, 2022 – 2 received
- b) Any other matters
 - 1. Dock lighting -Update

IMPACT REVIEW COMMITTEE

Bonnie Schiralli - Chair
Judy Holden – Vice Chair
Dirk Van Doren
Val McNeely
Joseph Taddeo
Stan Chatham, Alternate
Jonathan Colby, Alternate
Shawn de Gunzburg, Alternate

Michael Ventura, Town Manager
Ruben Cruz, Administrator of Building, Planning, and Zoning
Kimberly Kogos, Town Clerk
John C. “Skip” Randolph, Town Attorney

STATE MANDATED STATEMENT

If a person decides to appeal any decision made by the Board, Agency, or Commission with respect to any matter considered at such meeting or hearing he will need a record of the proceedings, and that, for such purposes, 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.

**MINUTES
TOWN OF JUPITER ISLAND
BOARD OF ADJUSTMENT MEETING
August 30, 2021**

TIME: Monday, August 30, 2021 – 9:00 a.m.
PLACE: Town Hall Island Room and via Webinar
PRESENT: Chair Marjorie Gadarian Graham, Board Member Bob Gordon and Alternate Board Member Jodi Dines were present in the Island Room and served as voting members; Vice Chair Joe McChristian, Jr. and Board Member Mark Newman attended remotely and served as voting members. (Member O’Kane came online at 9:31 a.m. and did not serve as a voting member.) Also present were Planning, Zoning, and Building Administrator Ruben Cruz, IT Director Bill Sutton, and Town Counsel John “Skip” Randolph.

Chair Gadarian Graham called the meeting to order at 9:00 a.m. and introduced those present in person and remotely. She addressed the quorum requirements.

1. Minutes of the Meeting held July 26, 2021

Member Gordon brought up a statement on page 4 of the minutes regarding the 7 South Beach application. His recollection was that he, not Vice Chair McChristian, had agreed with Chair Graham’s comment. Vice Chair McChristian stated that his recollection regarding that discussion was not clear. Chair Gadarian Graham recalled that it was Mr. Gordon and requested that the minutes be revised in accordance with Mr. Gordon’s recollection. Two other statements in the minutes also were brought up but did not require any further revision to the minutes: Regarding the 51 North Beach Road application, Alternate Member Dines confirmed that she received the email from Mrs. Birdsey at the meeting and did read it prior to the start of the meeting. Member Newman stated that it was true that Vice Chair McChristian did later also agree with Chair Graham.

MOTION: *Gordon/Dines moved to approve the minutes of the July 26, 2021, meeting as corrected.*

ACTION: *Motion passed 5-0*

2. 7 South Beach Road

This was the application of 7 S Beach LLC that was deferred from the July 26, 2021, meeting. The application was represented by David F. Milledge, Esq., of Cotleur & Hearing, requesting a simultaneous preliminary and final subdivision plat approval pursuant to Article V, Subdivisions, Division V, Approval Procedures, Sections 5.00 through 5.08, conducted pursuant to Article X, Division VII.

Ex-Parte Communications –

- *Member Gordon stated he spoke with Anne Scott over the phone regarding concerns she had regarding the previous meeting.*
- *Alternate Member Dines stated that she spoke with Ruben Cruz to discuss the application, received Mrs. Scott’s letter, and visited the property.*

- *Vice Chair McChristian stated he had no ex-parte communication; he saw Mrs. Scott's email but did not read it in detail and was not familiar with its contents.*
- *Member Newman stated he had no ex-parte communication and saw Mrs. Scott's email.*
- *Chair Gadarian Graham stated she visited the property before the last meeting, read Mrs. Scott's letter and spoke with Ruben Cruz briefly before this meeting about the subdivision application.*

Attorney Randolph swore in David Milledge, Colette Meyer, Andrew Russo, Brian Donohue, Jared Gaylord and Ruben Cruz.

Administrator Cruz stated that the application had been deferred from the previous meeting for presentation of other items necessary for the application to be fully heard relating to the review of the preliminary and final application and receipt of utility letters. He received a revised plat showing the revised easement and met with SMRU who provided a utility easement over an existing outfall pipe. He stated that the revised plat meets the technical requirements and had been reviewed by Culpepper & Turpening for compliance with state statutes.

Member Gordon requested clarification of page 3 of Administrator Cruz's memorandum regarding the number of parcels in the application. Administrator Cruz acknowledged there was one lot being subdivided into two lots.

Chair Gadarian Graham asked if the LDR requires that all subdivided lots be the same size, if the subdivision was consistent with the Comprehensive Plan, and if the subdivision met the subdivision regulations and zoning district regulations. Administrator Cruz stated that each lot does not have to be the same size but must meet the minimum standards. He also responded that the subdivision was consistent with the Comprehensive Plan at this time and was consistent with the subdivision and zoning district regulations.

Applicant's Presentation

Attorney David Milledge of Cotleur & Hearing reviewed the application, plat and existing conditions, noting that it was essentially the same as provided at the July meeting. The lot consists of 2.62 acres in the B-40 zoning district. They propose to demolish an existing house built in the 1950s and build two new residential structures. He also reviewed sections of the LDRs and staff comments from the July meeting.

Members Gordon, McChristian, Newman and Alternate Member Dines had no comments. Chair Gadarian Graham confirmed with Administrator Cruz that the July meeting was essentially a preliminary review, that it was being presented today as a preliminary and final review, and that the Town Attorney would review whether the subdivision meets all the requirements. Member Gordon stated the preliminary review had been done. He recommended streamlining the process and allowing the application to go to the Town Commission for final approval.

Attorney Milledge stated that he had no other items to present. Administrator Cruz stated that he had no other items to present other than parts of the record presented.

Public Comment

Attorney Colette Meyer addressed the Board on behalf of Town resident Anne Scott, 9 North Beach. Attorney Meyer questioned two utility easements: why removal of the standard 10-foot drain and utility easement on the south boundary of Lot 1 did not happen yet, and why the new ocean outfall easement and its dimensions was not mapped out yet. She reported that the application did not meet the requirement of LDR Article 5, Section 3.00, F-3 and violated Comprehensive Plan Section 01.01.03.01 Item 7 regarding creation of nonconformities, as well as state requirements regarding location of drainage pipes.

Administrator Cruz reported that the applicant had met with SMRU Director Shaner regarding the existing ocean outfall pipe and the required 10-foot easement per the request of SMRU.

Member Gordon questioned whether the 10-foot repair and maintenance easement would be adequate. Administrator Cruz responded the applicant would have to go through the DRC process for the proposed structures to ensure they meet the requirements and, if not, they would have to request a variance as part of the DRC review.

Attorney Milledge reviewed the SMRU letter regarding the ocean outfall easement. He reported that they were still in the design stage, and he was not sure where the building would be located. He also reported that the plat was reviewed by the Town consultant and that it meets Florida statute requirements.

Attorney Randolph responded to Chair Gadarian Graham's question whether the easement created a nonconformity regarding the code. He stated it does not per Ruben Cruz's review and that it would be in violation if it meets nonconformities.

Administrator Cruz explained the staff review of the application and technical components to ensure the proposal met minimum requirements. He noted that he would not know how close something was proposed to be built until the applicant presented plans. He stated that no non-conformity was proposed.

Attorney Milledge stated the setback would be consistent with the Comprehensive Plan and LDRs and would be at least 27 feet or greater.

Attorney Meyer continued to question the ocean outfall easement, which she felt violated the Comprehensive Plan and LDR, and stated that the Board of Adjustment had no authority to approve the application. Chair Gadarian Graham confirmed that the Board does not approve the plan; they make a recommendation to the Town Commission.

Attorney Meyer stated in doing so the Board says it is consistent with the Comprehensive Plan and subdivision regulations. She reviewed LDR Article 5, Section 5.03 regarding Board of Adjustment review.

Attorney Milledge stated that there was no violation or nonconformity and that the ocean outfall easement was a utility easement, not an access easement and right-of-way. He also stated that if the utility provider wanted more space they would have requested it.

Attorney Meyer stated that the language indicated it was for access and that the utility may need to get back to it if modification to the outfall would be required. She also felt they could not

ignore LDR Section 3.00 F3 which requires them to provide the location and dimensions of all underground utilities.

At 10:06 Member O’Kane spoke and reported he had been online since 9:00. Chair Graham confirmed who the voting members would be. Mr. O’Kane was the alternate.

Discussion continued with regard to the Culpepper and Turpening plat review, the SMRU outfall and that all Florida Statute requirements were met.

At 10:15, Chair Gadarian Graham called for a five-minute break while Administrator Cruz retrieved the Culpepper and Turpening correspondence.

On his return, Administrator Cruz reported that he had not submitted the revised plat to them for review and that they should be looking at it, as the plat had changed. He reviewed the options and recommended a motion to have the surveyor consultant’s compliance review prior to the Board’s approval. He confirmed to Attorney Randolph that the application meets the LDR as proposed and that anything discharged from SMRU must meet SMRU and state requirements.

Attorney Milledge stated that they have moved the septic tank outside of the 10-foot easement per the SMRU letter. He noted that the ocean outfall was existing and irrelevant to the plan, the applicant is not polluting, the subdivision is not affecting the outfall, and all easements have an access component to them.

Chair Gadarian Graham questioned Attorney Randolph regarding Comprehensive Plan Policy 01.01.03.01, Section 7 pertaining to provisions for subdivision or replatting of land for building permits, which she read aloud, with regard to nonconformance.

Attorney Randolph stated that they must rely on the experts and that Ruben Cruz and the Town consultant stated the application is in conformance with the LDRs and is in conformity with state statutes except for the last version.

Administrator Cruz reported that SMRU Administrator Shaner was verifying the size of the pipe. She believed it was 12-inch but was verifying that information.

Discussion ensued regarding the utility easement and its dimension and the meaning of “access” in this case.

Vice Chair McChristian noted that the location and pipe dimension, are required to be on the plat, SMRU has indicated where it should be, and that it should be easy to add it on. He also questioned the legal definition of access for an easement. He stated that he would not consider the ocean outflow easement an access easement. He requested Attorney Randolph to confirm.

Attorney Randolph confirmed that the easement was not a dedicated access easement like for the public to the beach or access to a driveway, but does not imply the access needed to maintain a utility easement.

Attorney Meyer questioned the ocean outfall easement, which specifically states it was for access ingress and egress, and the need for access for construction equipment. She also noted the

pollution factor for ocean outfalls, and questioned why the Town was enforcing the 20-foot setback for easements granted to the Corps of Engineers.

Town Counsel Randolph and Administrator Cruz reviewed the varying easement setback requirements.

Chair Gadarian Graham read aloud LDR section Article 5, Section 5.03 regarding Board of Adjustment review and recommendations and the requirements for approval. She suggested addressing whether each had been met.

MOTION: Gordon/Dines moved to recommend approval of the subdivision application of 7 South Beach Road represented by David Milledge as it is compliant with LDR Article 5, Division 5, Sections 5 through 8, Approval Procedures.

Vice Chair McChristian suggested recommending the application with conditions that the location and dimensions of the pipe be included on the plat.

ACTION: ORIGINAL MOTION FAILED 2-3 (Ayes: Members Gordon and Dines; Nays: Members Newman, McChristian and Graham)

MOTION: McChristian/Newman moved that the Board recommend to the Town Commission that the applicant's request for subdivision be approved with the condition that the location and dimensions of the ocean out flow pipe be added onto the final plat.

ACTION: MOTION PASSED 3-2 (Ayes: McChristian, Newman, Graham; Nays: Gordon and Dines)

Chair Gadarian Graham called for a five-minute break at 10:40 a.m. The meeting reconvened at 10:50 a.m.

3. 35 North Beach Road

This was the application of Mr. Stephen Lessing Jr., represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting that in accordance with Article X, Division III, Section 3.00, General Alternative Development Standards, Article X, Division III, Section 3.01, IMP, and Article X, Division V, Section 5.0, Variance, the applicant was requesting a variance to Article IV, Division II, Section 2.00 A, Building Height, in order to establish an initial measuring point of 14.60 feet NAVD (16.1 feet NGVD) which will comply with FDEP requirements.

Ex-Parte Communications –

- *Member Gordon stated he discussed the application with Ruben Cruz, discussed the initial measuring point with Anne Scott, looked at the property from North Beach Road and the beach and read four neighbors' letters.*
- *Alternate Member Dines stated she spoke with Ruben Cruz and visited the property.*
- *Vice Chair McChristian stated he received the package of letters submitted from the neighbors and had no ex-parte communication.*
- *Member Newman stated he read the package of letters submitted.*
- *Member O'Kane stated he saw the emails.*

- *Chair Gadarian Graham stated she visited the property, read the four letters submitted and met with Ruben Cruz and discussed the application.*

Administrator Cruz noted this application had been deferred from the July 26 meeting in order to for the applicant to address technical components regarding alternative development standards and variance for building height, which have now been addressed. He reported that the application now meets the code, and the applicant is only requesting use of alternative development standards. He thanked Member Gordon for noting the item on his memorandum regarding initial measuring point should state 6.82 NAVD.

Applicant's Presentation

Attorney Jared Gaylord reported the application was similar to last month's Georgescu North Beach Road application, regarding Department of Environmental Protection (DEP) regulations which affect many low-lying properties dissected by the coastal construction control line (CCCL). He reviewed the survey, site plans and the R. L. Vaught and Associates review of initial measuring point of the applicant's property versus the neighbors' relative to the dune. The applicant was proposing a 1,452 square foot second floor addition with a bedroom and terrace. The flat roof structure would have a 36.5-foot NAVD elevation to the top of the roof. The structure would have a three-level design from the beach. He reviewed elevations of neighboring properties, construction renderings, existing buffers, and proposed buffer improvements. He noted that Landscape Architect Brian Donohue of Insite Studios would provide further review of the landscape plans.

Member Gordon had three comments. The first referred to the difference between livable and usable space in that usable space was limited to storage and garage space. It counts as floor area but cannot be inhabited due to DEP requirements. The second comment referred to footnote #2 regarding the 8-foot default and elevations. Member Gordon's third comment was that the applicant needs to defend that the application is consistent, complementary and compatible with adjacent development. He felt that this residence would stick out and showed the Board a photograph he had taken to explain his point.

Chair Gadarian Graham asked Attorney Randolph if it was appropriate for Board members to submit evidence. Attorney Randolph stated it would be an ex parte communication and could be used as evidence with certain conditions.

Attorney Gaylord noted that the structure would be 2.1 feet taller than the neighbor to the south.

Attorney Randolph swore in Architect Scott Hughes. Mr. Hughes reviewed the dimensions of the parapet addition around the house and noted its consistency with past procedure.

Landscape Architect Brian Donohue of Insite Studios reviewed the proposed landscape plans, current survey and current buffers. He reported that the applicant is proposing to remove the invasives and replace them with native vegetation of different heights and plant materials to enhance the current buffers. He reviewed renderings showing the different elevations and plant materials proposed.

Member Gordon asked if the driveway nonconformance would remain. Mr. Hughes reported

that they were working with the neighbors on that issue.

Attorney Gaylord reviewed the alternative development standards.

Member Gordon noted that three neighbors were opposed to the application. He recommended that the Board consider Article 10, Division 3, Section 3.00 B regarding compatibility with adjoining development and the intended purpose. He expressed that he did not feel the application was compatible with the neighbors' properties, and he suggested that the applicant could leave the structure at one story as an alternative.

Chair Gadarian Graham stated that the letters from the neighbors were ex-parte and not evidence for the Board to consider. She requested that Attorney Gaylord re-show the neighboring elevation diagram relating to what could be built.

Vice Chair McChristian requested and received confirmation from Attorney Gaylord regarding what the applicant could build with and without using alternative development standards. Attorney Gaylord confirmed the heights of the proposed structure and the neighbors' and that this structure was compatible with adjoining properties and would not exceed what could be built on adjacent properties without using alternative development standards.

Attorney Randolph clarified that letters from the residents are part of the record, can be used as evidence, and should be considered by the Board. He also acknowledged that Board members should not be doing independent investigation of the property.

Vice Chair McChristian confirmed that this application dealt with initial measuring point and was not for a new residence. He wanted to ensure it related to the main issue before the Board – to approve the application for adjustment to the initial measuring point.

Member Newman stated that he agreed with the applicant's presentation. He agreed that new owners might want to change a previous structure and that this structure would be no taller than what the neighbors could build next door when they buy it some day.

Member O'Kane stated that he had no questions or comments. He agreed with Mr. Newman.

Chair Gadarian Graham requested a motion in accordance with Article X, Division III, Section 3.00, General Alternative Development Standards and Section 3.01, Initial Measuring Point, in order to establish an initial measuring point at 14.60 NAVD or 16.1 NGVD.

MOTION: McChristian/Dines moved to approve the application in the manner in which Chair Graham had just stated it to approve the applicant's request for relief from those articles noted in order to establish the initial measuring point of 14.6 NAVD or 16.1 NGVD.

ACTION: Motion passed 5-0.

4. Other Items

a. Next Meeting

The next Board of Adjustment meeting is scheduled for September 27 at 9:00 a.m. Members Dines and Gordon confirmed they could attend. Vice Chair McChristian was not sure whether he would be here in person but could attend remotely. Chair Gadarian Graham will consult with the Town Attorney whether she could sit.

b. Other Items

Administrator Cruz indicated that staff would be in touch with the Board members regarding whether or not they could attend the next meeting.

Adjournment

The meeting was adjourned at 11:35 a.m.

Respectfully submitted,

Carol Hazel, Recording Secretary

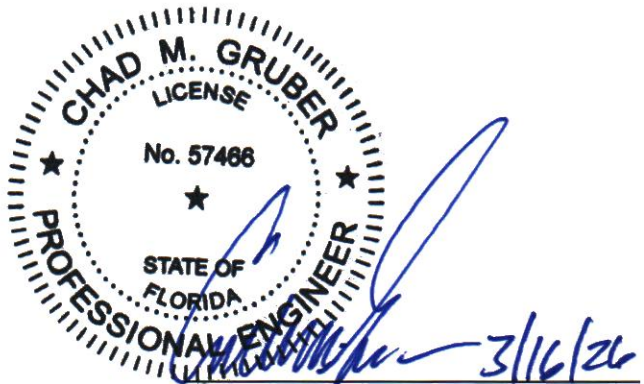


GRUBER CONSULTING ENGINEERS

**Proposed Renovation
35 North Beach Road
Jupiter Island, Florida**

Concurrency Management Calculations

November, 2025
Revised February, 2026



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



INTRODUCTION

The proposed project is located at 35 North Beach Rd. in the Town of Jupiter Island. The property encompasses approximately 0.925 acres between North Beach Rd. and the Atlantic Ocean. The project involves the addition of an existing residence with associated hardscape.

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

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

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

1. Existing Residence and Proposed Addition

a) Septic System Design Information

Existing air-conditioned space:	4,255 sq.ft.
Existing number of bedrooms:	4 bedrooms
Proposed air-conditioned space:	1,903 sq.ft.
Proposed number of bedrooms:	0 bedrooms
Total air-conditioned space:	6,158 sq.ft.
Total number of bedrooms:	3 bedrooms
Type of drainfield configuration:	Trench
Estimated soil loading rate:	0.8 gpd/sq.ft.

b) Estimated Daily Flow Calculations

The first 3,300 sq.ft. of air-conditioned space is equivalent to 4 bedrooms with each bedroom generating an estimated 100 gpd. The remaining 2,858 sq.ft. of air-conditioned space is converted to equivalent bedrooms using the following formula:

1 equiv. bedroom = 750 sq.ft. of remaining air-conditioned space
 $2,858 \text{ sq.ft.} / 750 \text{ sq.ft./equiv. bedroom} = 3.81 \text{ equiv. bedrooms}$
Use 4 equivalent bedrooms at 60 gpd/bedroom = 240 gpd

Estimated daily flow = 400 gpd + 240 gpd = 640 gpd

c) Proposed Septic System Specifications

Minimum Main Trench Septic System Specifications	
Required Drainfield Area:	800 sq.ft.
Required Unobstructed Area:	1,200 sq.ft.
Min. Septic Tank Size:	1,500 gal.
Min Pump Tank Size:	525 gal.

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

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

1. Site Plan Characteristics

Total site area	=	40,290 sq.ft. (0.925 ac.)
Impervious plan area	=	14,515 sq.ft.
Remaining pervious surface area	=	25,775 sq.ft.

2. Rainfall and Soil Storage Data

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

3. Estimated Runoff Volume

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

$$S_{weighted} = \frac{(8.18in. \times 25,775 sq. ft.)}{40,290 sq. ft.} = 5.23 in.$$

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

$$Q = \frac{(P - 0.2S_{weighted})^2}{(P + 0.8S_{weighted})} = \frac{(7.00in. - 0.2 \times 5.23in.)^2}{(7.00in. + 0.8 \times 5.23in.)} = 3.17 in.$$

Vol. of runoff to be retained = 3.17 in. x 40,290 sq.ft. x 1ft./12in. = 10,643 cu.ft.

Vol. of runoff to be retained in exfiltration trenches
(including 20% safety factor) = 12,772 cu.ft.

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

4. Proposed Exfiltration Trench Sizing

The volume of stormwater runoff required to be retained in the proposed exfiltration trenches is 12,772 cu.ft. Per SFWMD Volume IV, Permit Information Manual, Figure F-4, the formula for determining the required length of exfiltration trench is given as:

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

L =	Total Length of Trench Provided	=	65	ft
W =	Trench Width	=	24	ft
K =	Hydraulic Conductivity	=	0.000391	cfs/sq.ft./ft. of head
H ₂ =	Depth to Water Table	=	4.10	ft
D _U =	Un-Saturated Trench Depth	=	3.00	ft
D _S =	Saturated Trench Depth	=	0.00	ft
V =	Volume Treated	=	12,878	cu.ft.

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

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

1. Irrigation Use

The referenced property has the following characteristics:

Total site area	=	40,290 sq.ft. (0.925ac.)
Irrigated area (westward of dune)	=	37,023 sq.ft. (0.850 ac.)
Impervious plan area	=	14,515 sq.ft.
Remaining irrigated pervious surface area	=	22,508 sq.ft. (0.517 ac.)

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

$0.517 \text{ ac} \times 32 \text{ in./year} \times 1 \text{ year}/365 \text{ days} = 0.0453 \text{ ac-in./day}$ which can be converted to gallons per day by multiplying the result by 27,152 gal./ac-in. = 1,230 gpd (37,392 gal./month)

Total estimated average day irrigation use = 1,230 gal.

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

Irrigation Project ERCs = $1,230 \text{ gpd} \times 1 \text{ ERC}/350 \text{ gpd} = 3.51 \text{ ERCs}$

2. Domestic Use

South Martin Regional Utility estimates domestic residential water use using methods established in Chapter 64E-6 of the Florida Administrative Code. This is the same chapter used for the sizing of the proposed septic system in Section A of this report. The total estimated daily domestic water use calculated above was 640 gpd.

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

Domestic Project ERCs = $640 \text{ gpd} \times 1 \text{ ERC}/250 \text{ gpd} = 2.56 \text{ ERCs}$

3. Total Daily Water Use Demand Estimate and ERC Calculation

The estimated total irrigation and domestic water use for this project is 1,870 gpd.

Total Project ERCs = $3.51 \text{ ERCs} + 2.56 \text{ ERCs} = 6.07 \text{ ERCs}$

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

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

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

Avg. number of residents and guests expected: 4 people

Solid waste generated per LDR = 4 people x 9 lbs./person/day = 36 lbs./day

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



DEVELOPMENT REVIEW BOARD

A Public Meeting/Hearing will be held at the Jupiter Island Town Hall, 2 Bridge Road, Hobe Sound, FL on **May 7, 2026, at 9:00 a.m.** for the purpose of considering the following application.

126 Gomez Rd. B-40 1- Acre Residential

This is the application of John S. Gates, Jr., represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval for

Partial demo of existing guest house and a covered golf cart parking area. Construction of an office, bedroom, living space, and golf cart garage.

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

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

STATE MANDATED STATEMENT:

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



**TOWN OF JUPITER ISLAND
DEVELOPMENT REVIEW BOARD
Meeting Date: May 7, 2026
Staff Report**

To: Chair and Development Review Board Members
CC: Robert Garlo, Town Manager and Kyle Teal, Town Attorney
From: Catherine Harding, Building, Planning and Zoning Director
RE: 126 Gomez Road
Date: April 20, 2026

Owner:

John S. Gates, Jr. as Trustee of the Gates Residential Dynasty Trust, dated 11/28/2012

Agent:

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

Property Description:

126 Gomez Road, 1.04379 acres in the B-40 One Acre Estate Residential District

Request:

The request is to create the appearance of one larger principal structure, combining the living space of the renovated existing Guest House and the living space of the existing principal structure.

The applicant is seeking approval to demolish the existing office and golf cart parking garage of the existing Guest House and add a new one-story office in the same location as the previous office and add a new golf cart storage area, a new one-bedroom suite and living areas. Also, minor modifications to the landscape for screening.

Building and Zoning Analysis:

As shown on the plans, Sheet EXIII.00, the existing Guest House is 1032 square feet; the additions to the existing Guest House are 1366 square feet, creating a larger Guest House of 2398 square feet. The allowable size for a Guest House is 1/3 of the principal structure or in this case, 1,402 square

feet. The proposed Guest House is 2397 square feet, creating a Guest House that is 995 square feet over the allowable floor area.

Ordinance 393 adopted April 17, 2024, of the Jupiter Island Land Development Regulations revised the maximum floor area of a Guest House to one third the area of the principal dwelling. The following is the text of that revision: *Article III Zoning Districts, Division 3, Section G. 1. The maximum floor area of an accessory building or an accessory building used for living quarters shall not exceed one third of the square footage of the principal dwelling.*

The Land Development Regulations Definition of a Single Building: *A single building is one which is separated by a linear distance of at least 25 feet from the other buildings, measured from the closest points of the buildings and which is landscaped in a manner that makes it appear to be a distinct and separate building from all vantage points.* The Guest House in question is 24 feet from the closest point of the principal structure, 1 foot less than the 25 feet suggested in the Land Development Regulations to determine a single building. There is an existing driveway, motor court and landscaping that separates the principal structure and the Guest House giving the appearance of separate buildings.

Building Department Recommendation: (attached)

1. The Building Department does not recommend approval based on a concept that the principal building and the renovated Guest House create one principal building. Instead, the applicant should submit a new application to the DRB to reduce the size of the additions to the existing Guest House or make application for a variance to increase the allowable floor area of the Guest House.
2. *A gatekeeper shall be on site during all construction activities.*
3. *The staging plan is required to have a permit and be completed prior to a building permit being issued.*
4. *All construction vehicles shall be parked on site behind the construction fencing.*
5. *Compliance with the reports listed above prior to a C.O.*

Staff Reports and Recommendations: (attached)

Jupiter Island Public Works, John Duchock, P.E.: *Comply as noted.*

King Tree Service, Brian Fischer: *Comply as noted.*

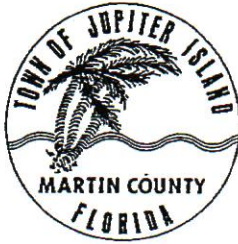
Sergeant/Fire Chief, Frank Lasaga: *Comply as noted.*

South Martin Regional Utility (SMRU), Matthew Hammond, P.E. Director:
Comply as noted.

Matthew Hammond, P.E., Town Engineer: *Comply as noted*

Land Development Standards for Review by the Development Review Board
(attached)

Article X. Division 2. Section 2.02. of the Land Development Regulations,
Standards for Impact Review. (applicants reply attached)



Town of Jupiter Island

Public Works Department

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

MEMORANDUM

Date: April 14, 2026

To: Catherine Harding, Planning Building & Zoning Director

From: John Duchock, PE - Director of Public Works

RE: 126 Gomez Road DRB Application – Staff Comments

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

Drainage

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

Household Refuse

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

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

Recycling Bins

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

Brush Bins

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

Construction and Hazardous Waste

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

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

Road Right of Way

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

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

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

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

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

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

KING TREE SERVICE

OF SOUTH FLORIDA

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

April 16, 2026

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

RE: 126 Gomez Road

- The proposed scope of work for 126 Gomez Road will have little effect on existing plant material.
- Only two trees will be impacted by construction. One large non-native Ficus in poor condition will be removed and one Roebelenii Palm will be relocated. I am ok with the removal and relocation.
- Tree protection fence and gates will be in place.
- All new plant material is suitable for the site.
- The buffer appears to be good in all areas.
- This project is good as presented.

Prepared by:



Brian Fischer
ISA Certified Arborist FL-5287A



MEMORANDUM

TO: BUILDING DEPARTMENT
FROM: SERGEANT/FIRE CHIEF FRANK LASAGA
DATE: APRIL 15, 2026
SUBJECT: 126 GOMEZ RD

After reviewing the proposed plans for the construction of a single-family residence at 126 Gomez Rd, 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. When practical, based on the size of the truck, drivers should use S Beach Rd and turn onto Estrada Rd to limit the traffic on Gomez Rd.

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

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

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

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

The current site plan appears to provide adequate access for emergency vehicle access. During the demolition and construction phases, the contractor shall maintain emergency vehicle access to all structures on the property.

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

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

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

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

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

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

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

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

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

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



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 21, 2026

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

From: Matthew Hammond, P.E. – Director

Subject: 126 Gomez Road – Guest House Renovation

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

This project involves the renovation of an existing one-story guest house located on Gomez Road. The scope of work also includes construction of a new office, golf cart storage area, bedroom suite with living area and associated hardscape improvements. The property includes an existing 2-inch potable water meter, which also supplies irrigation water.

Based on the information provided by the engineer of record, five (5) equivalent residential connection (ERC) of irrigation, three (3) ERCs of domestic water are required for this development. The property currently has a credit of seven (7) water ERCs and will need to pay water ERCs as follows:

Connection Charges
\$1,800 x 1 ERCs = \$1,800.00
Accrued Guaranteed Revenue Fee
60 months x 25.81 x 1 ERCs = \$1,548.60
Total Fee = \$3,348.60

Once these fees are paid, eight (8) water ERC's will be creditable toward capacity on this account for any future redevelopment or assessment of capacity fees.

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

Metering and Backflow Prevention: The property is currently served by a 2-inch meter with back flow prevention device that will remain in place for the property. This backflow prevention

device must be inspected and certified by a certified tester, and the certification reported to SMRU in accordance with the Cross Connection Control Policy.

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

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

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

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

cc: Megan McMahon, TJI 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

MEMORANDUM

Date: April 21, 2026

To: Catherine Harding – Planning Building & Zoning Director

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

RE: 126 Gomez Road – Guest House Renovation

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

This project involves the renovation of an existing one-story guest house located on Gomez Road. The scope of work also includes construction of a new office, golf cart storage area, bedroom suite with living area and associated hardscape improvements. The property is 1.04 acres in size.

Drainage and Stormwater

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

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

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

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

cc: Megan McMahon, Administrative Coordinator
Amy Vanilla, Application Coordinator
Kim McLaughlin, SMRU Projects & Development Coordinator

or equal to four acres; plus

- c. Three and one-half percent of the lot area that is greater than four acres.
2. For the purpose of calculating maximum floor area, the lot area of two lots which are separated by a roadway may be combined, if:
 - a. The lot from which the floor area is transferred lies between the Intracoastal Waterway and a public road, and due to the location of the waterfront setback line and the setback requirements of the B-40 district, cannot reasonably be developed with a building; and
 - b. The lots which are the subject of the transfer of floor area:
 - (1) Are legally described as a single lot; or
 - (2) Are subject to a unity of title; or
 - (3) Are held under common ownership and a unity of title in recordable form is provided by the applicant and approved by the town in conjunction with the transfer of floor area; and
 - c. A "no build" easement over the property from which the floor area has been transferred is provided by the applicant in recordable form and approved by the town in conjunction with the transfer of floor area.

G. Maximum floor area of single building. The maximum floor area of a single building principle dwelling shall not exceed 10,000 square feet.

1. The maximum floor area of an accessory building or an accessory building used for Living Quarters shall not exceed one third of the square footage of the principal dwelling.

2. For this section, floor area and living space are the same.

- H. *Required yards.* Each lot shall have front, side and rear yards that are equal to or greater than the following:
 1. *Front yard:* 50 feet.
 2. *Side yard:*
 - a. Twenty feet for one-story buildings.
 - b. Twenty-five feet for two-story buildings. (See Illustration 7: One- and Two-Story Setback Lines, Exhibit A)

Sec. 2.01. - Applicability.

Impact review by the development review board is required if:

1. The total floor area on the lot proposed for development, including existing and proposed floor area, will be greater than 70 percent of the maximum floor area permitted in the underlying zoning district; and
2. The application:
 - a. Is for a required approval that is not subject to administrative review pursuant to any paragraph of article X, division 1, section 1.00 or board review pursuant to any provision of article X, divisions 3, 4 or 5; or
 - b. Has been referred to the development review board pursuant to article X, section 1.02; or
 - c. Requests approval of the demolition of a principal building or guest house and is not part of, or concurrently filed with, an application for development approval of a new principal building or guest house.

(Ord. No. 361, §§ 1, 2, 6-14-16; Ord. No. 401, § 19, 12-6-24; Ord. No. 411, § 4, 9-16-25)

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
BUILDING DEPARTMENT

Town of Jupiter Island
Development Review Board
(DRB)

Date Received:

4/9/20

PROPERTY:

Street Address: 126 Gomez Road, Hobe Sound, FL 33455
Tax Parcel Number: 35-38-42-009-103-00020-7 Zoning: B-40 1-Acre Residential
Legal/General Description See attached Exhibit "A"

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

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

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

Name: John S. Gates, Jr. as Trustee of the Gates Residential Dynasty Trust, dated 11/28/2012
Mailing Address: 568 W. Hawthorne Place, Chicago, IL 60657
Phone #: _____ Email: _____

EXPLANATION OF REQUEST:

Remove an existing office and golf cart parking garage. Construct a new one-story office in the same location as the previous office, add a new golf cart storage area, a new one bedroom suite and living area, and minor modification to landscaping to accommodate the renovations and screen the structure.

The proposed addition and renovation will create a larger principal structure.

IF VARIANCE IS REQUESTED, CITE LRD'S AFFECTED:

N/A

HARDSHIP STATEMENT, IF VARIANCE IS REQUESTED:

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

N/A

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

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



Jared Gaylord, Esq., atty-in-fact for John S. Gates, Jr.
Trustee of the Gates Residential Dynasty Trust, w/t/d 11/28/2012

Signature of Owner or Agent—**REQUIRED**

Printed Name

Date

Exhibit "A"

Legal Description

Lots 3 and 10, and the South one quarter of Lots 2 and 11, Block 103, Island Beach Revised Plat # 1, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 10, also shown on Island Beach Revised Plat # 2, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 44, of the Public Records of Martin County, Florida and also described as Parcel "B" as shown on Plat of Survey of Brockway, Weber & Brockway dated February 12, 1966 excluding, however, that part of Parcel "B" lying within the North one-half of the South one-half of said Lots 2 and 11 as shown on said survey.

Site Analysis

Address: 126 Gomez Road	Zoning District: B-40		
Planned Date of Construction: May 2026			
	Permitted	Existing	Proposed
Lot Area:	1 Acre (43,560 SF)	45,467 SF	No Change
Floor Area*:	7,642 SF	5,245 SF	6,666 SF
Principle Dwelling: (10,000 sf max)	10,000 SF	4,204 SF	6,666 SF
Accessory Structure #1: (not to exceed 1/3 square footage of principal dwelling)	1,402 SF	1,041 SF	N/A
Accessory Structure #2: (not to exceed 1/3 square footage of principal dwelling)	N/A	N/A	N/A
FAR (Floor Area Ratio): Floor Area ÷ Lot Area	0.168	0.115	0.145
Lot Width:	140 FT	125 FT	No Change
Front Yard Setback: °	50 FT	50.08 FT	No Change
Rear Yard Setback:	TOJI Waterfront Setback	"TOJI Waterfront Setback	No Change
Side Yard Setback: One-Story: Two-Story:	20 FT	N: 19.8 FT S: 20.58 FT	No Change
Initial Measuring Point ("IMP"): Guest House	14.4' NAVD	14.4' NAVD	No Change
Fill:	3 ft max	< 3'	< 3'
Roof Height: Roof Pitch: One-Story: 6:12/10:12 Two-Story:	22'	21'- 9 "	No Change
Exterior Wall Height: One-Story: Two-Story:	14 FT 22 ft	11'-7"	No Change
Parking Spaces: (1 per bedroom, 1.5 max)	3	5	No Change
Driveway Setback:	8 FT	8.4 FT	No Change
Landscape Area: 50% x Lot	22,733.5 SF	35,207 SF	34,456 SF
Elevation of Finish Floor: Guest House Main House	6.5' NAVD	16.82' NAVD 17.46' NAVD	No Change
Elevation of LHSM: (Lowest Height Structural Member)	N/A	N/A	N/A
FEMA Flood Zone:	X	X	No Change

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



INSTR # 2385929 OR BK 2640 PG 1930 RECD 04/02/2013 12:43:41 PM
 (3 Pgs)
 CARDLYN TIMMANN MARTIN COUNTY CLERK
 DEED DDC \$25,200.00, MTG DDC \$0.00, INTANGIBLE \$0.00

Prepared by and return to:

Robert S. Kramer, Esq.
Kramer, Sopko & Levenstein, P.A.
2300 SE Monterey Road Suite 100
Stuart, FL 34996
772-288-0048
 File Number: 12104.01
 Will Call No.:

[Space Above This Line For Recording Data]

Personal Representative's Deed

This Personal Representative's Deed made this 27th day of **March, 2013** between **Brown Brothers Harriman Trust Company, N.A. and Alfred Barrett Seaman, as Personal Representatives of the Estate of Alfred J. Seaman, deceased** whose post office address is **c/o Brown Brothers Harriman Trust, 140 Broadway, New York, NY 10005**, grantor, and **John S. Gates, Jr. as Trustee of the Gates Residential Dynasty Trust dated November 28, 2012** whose post office address is **568 W. Hawthorne Place, Chicago, IL 60657**, grantee:

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

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

Lots 3 and 10, and the South one quarter of Lots 2 and 11, Block 103, Island Beach Revised Plat # 1, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 10, also shown on Island Beach Revised Plat # 2, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 44, of the Public Records of Martin County, Florida and also described as Parcel "B" as shown on Plat of Survey of Brockway, Weber & Brockway dated February 12, 1966 excluding, however, that part of Parcel "B" lying within the North one-half of the South one-half of said Lots 2 and 11 as shown on said survey.

Parcel Identification Number: 35-38-42-009-103-00020-70000

Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

The Grantee, as trustee, has the full power and authority to protect, to conserve, to sell, to convey, to lease, to encumber, or otherwise to manage and dispose of said real property pursuant to F.S. 689.071.

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

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

And the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

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

DoubleTime®

Signed, sealed and delivered in our presence:

Elizabeth J. De Freitas
Witness Name: Elizabeth F. De Freitas

B B
Witness Name: Blake Bisciotti

Brown Brothers Harriman Trust Company, N.A.
By: Steven C. Vaccarelli
Steven C. Vaccarelli, Vice President

(Corporate Seal)



State of New York
County of New York

The foregoing instrument was acknowledged before me this 26th day of March, 2013 by Steven C. Vaccarelli, Vice President of Brown Brothers Harriman Trust Company, N.A., personal representative of the estate of Alfred J. Seaman on behalf of the corporation. He is personally known or has produced a driver's license as identification.

[Notary Seal]

Michele Sabran
Notary Public

Printed Name: Michele Sabran

My Commission Expires: 11/17/2016



MICHELE M SABRAN
Notary Public - State of New York
NO. 01SA6196809
Qualified in Queens County
My Commission Expires 11/17/2016

[Signature]
Witness Name: Barbara Fragomen

[Signature]
Alfred Barrett Seaman, Personal Representative

James M. Casey
Witness Name: BARBARA FRAGOMEN

State of New York
County of WESTCHESTER

The foregoing instrument was acknowledged before me this 26TH day of March, 2013 by Alfred Barrett Seaman, Personal Representative of the estate of Alfred J. Seaman, deceased, who is personally known to me or has produced a driver's license as identification.



PATRICIA A. BENNETT
Notary Public, State of New York
Qualified in Westchester County
No. 01BE6272555
My Commission Expires 11-19-2016

[Signature]
Notary Public

Printed Name: PATRICIA BENNETT

My Commission Expires: 11-19-2016

COPY
COPY

< **BACK TO SEARCH**

Basic Info

PIN 35-38-42-009-103-00020-7	AIN 57716	Situs Address 126 GOMEZ RD JUPITER ISLAND FL	Website Updated 4/8/26
--	---------------------	--	----------------------------------

General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners

GATES JOHN S JR TR

Parcel ID

35-38-42-009-103-00020-7

Use Code/Property Class

0100 - 0100 Single Family

Mailing Address

GATES RESIDENTIAL DYNASTY TR
126 GOMEZ RD
HOBE SOUND FL 33455

Account Number

57716

Neighborhood

135730 Jupiter Island - Intracoastal

Property Address

126 GOMEZ RD JUPITER ISLAND FL

Legal Acres

1.03

Tax District

JUPITER ISLAND

Legal Description

ISLAND BEACH REVISED PLAT 2 S1/4 OF LOT ...

Ag Use Size (Acre\Sq Ft)

N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 5,670,000	\$ 2,232,240	\$ 7,902,240	\$ 2,799,045	\$ 5,103,195	\$ 50,722	\$ 5,052,473

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

Current Sale

Sale Date 3/27/13	Grantor (Seller) SEAMAN ALFRED J ESTATE	Doc Num 2385929
Sale Price \$ 3,600,000	Deed Type Administrator's Deed	Book & Page <u>2640 1930</u>

Legal Description

ISLAND BEACH REVISED PLAT 2 S1/4 OF LOT 2 ALL LOTS 3 & 10 & S1/4 OF LOT 11 BLK 103

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



**HONORABLE
RUTH PIETRUSZEWSKI, CFC**

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

Property Address 126 GOMEZ RD
Legal Description ISLAND BEACH REVISED PLAT 2 S1/4 OF LOT 2 ALL LOTS 3 & 10 & S1/4 OF LOT 11 BLK 103

REAL ESTATE

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

GATES JOHN S JR TR
GATES RESIDENTIAL DYNASTY TR
126 GOMEZ RD
HOBE SOUND, FL 33455

PARCEL ID: 35-38-42-009-103-00020.70000
ALTERNATE ID: 57716
ESCROW CODE:



SCAN TO VIEW YOUR
BILL ONLINE!

If Paid By	Nov 30, 2025	Paid	\$79,443.58	11/20/2025
Please Pay	\$79,443.58			

Ad Valorem Assessments

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
JUPITER ISLAND-AD VAL-OP	772-545-0100	2.8259	5,103,195	50,722	5,052,473	14,277.78
JUPITER ISLAND-EROSION	772-545-0100	0.9593	5,103,195	50,722	5,052,473	4,846.84
JUPITER ISL-DEBT SERVICE	772-545-0100	0.2100	5,103,195	50,722	5,052,473	1,061.02
SCHOOL-GENERAL FUND	772-219-1200 ext 30273	3.0540	5,103,195	25,000	5,078,195	15,508.81
SCHOOL CAPITAL OUTLAY	772-219-1200 ext 30273	0.9500	5,103,195	25,000	5,078,195	4,824.29
SCHOOL - DISCRETIONARY	772-219-1200 ext 30273	0.7480	5,103,195	25,000	5,078,195	3,798.49
SCHOOL ADDTNL VOTER MIL	772-219-1200 ext 30273	0.4250	5,103,195	25,000	5,078,195	2,158.23
CHILDRENS SERVICES ORDNCs	772-288-5758	0.3618	5,103,195	50,722	5,052,473	1,827.98
FL-INLAND NAVIGATION DIST	561-627-3386	0.0270	5,103,195	50,722	5,052,473	136.42
S. FLA WTR MGMT	561-686-8800	0.2301	5,103,195	50,722	5,052,473	1,162.57
COUNTY-GENERAL FUND-OP	772-463-2868	6.5614	5,103,195	50,722	5,052,473	33,151.30
MILLAGE CODE 4300	TOTAL MILLAGE	16.3525	TOTAL AD VALOREM TAXES			\$82,753.73

Exemptions

ADDL HOMESTEAD
HOMESTEAD

Non Ad Valorem Assessments

Levying Authority	Telephone	Rate (\$ per unit)	Tax Amount
TOTAL NON AD VALOREM TAXES			\$0.00
TOTAL			\$82,753.73

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

2025

Make checks payable to: Ruth Pietruszewski, Tax Collector

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

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

PARCEL ID: 35-38-42-009-103-00020.70000

ALTERNATE ID: 57716

ESCROW CODE:

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

Nov 30, 2025 **\$79,443.58**

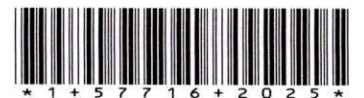
Paid By **Gates Residential Dynasty Trust - John**

Paid **\$79,443.58** **11/20/2025**

TAXES BECOME DELINQUENT APRIL 1 - ADD 3% PLUS FEES

GATES JOHN S JR TR
GATES RESIDENTIAL DYNASTY TR
126 GOMEZ RD
HOBE SOUND, FL 33455

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



* 1 + 5 7 7 1 6 + 2 0 2 5 *



March 16, 2026

Catherine Harding
Director of Building, Planning & Zoning
Town of Jupiter Island
2 Bridge Road
Hobe Sound, FL 33455

RE: 126 Gomez Road, Development Review

Dear Mrs. Harding,

Asbacher Architecture has been hired by Mr. and Mr. John S. Gates, Jr., owners of 126 Gomez Road, to design two single story additions to the eastern end of an existing structure on their property at 126 Gomez Road.

The scope of work includes the following:

1. Remove an existing office and golf cart parking garage.
2. Construct a new single story office in the same location at the previous office.
3. Construct a one story addition that is to include golf cart storage, a one bedroom suite and a living area.
4. Limited landscape modification to accommodate and screen the structure.

I am available by phone or email (KA@AsbacherArchitecture.com) if you have any questions or need further information. I appreciate your consideration of this project.

Sincerely,

A handwritten signature in blue ink, appearing to be 'KA', with a long horizontal line extending to the right.

Kevin Asbacher, AIA

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

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

MARC R. GAYLORD, ESQ
JARED E. GAYLORD, ESQ.
FORD T. DWYER, ESQ.

April 8, 2026

VIA HAND DELIVERY

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

RE: John S. Gates, Jr., as Trustee of the Gates Residential Dynasty Trust, dated 11/28/2012
Development Review Board – Limited Demolition & Renovation of Existing Structures
Property Address: 126 Gomez Road, Hobe Sound, Florida 33455 (“Property”)

Dear Mrs. Harding:

This office represents the interests of John S. Gates, Jr., Trustee of the Gates Residential Dynasty Trust, dated November 28, 2012 and the Gates family, as it pertains to their application to the Development Review Board for the renovation of an existing residence, pursuant to Article X, Division II, Section 2.02.

The Gates family has owned this Property since March 27, 2014. The Property contains a one-story main residence, complete with a pool, pool deck, one-story guest house, courtyard space, mechanical enclosures, and associated hardscape. The 45,467 square foot or 1.04379-acre Property is located in the B-40 1-Acre Estate Residential Zoning District along Gomez Road and east of River Road, commonly known as the “Ramble.” The existing main residence was constructed in 1979, and the nearby guest house was constructed in 1982. The structures on the Property presently total 5,245 square feet.

Currently, my clients wish to renovate the existing guest house. This renovation will remove an existing office and golf cart parking in the garage, construct a new office in the same location as the prior office, construct a one-story addition that will include new golf cart storage and a bedroom suite with living area, and provide a new covered porch area. Additionally, this limited demolition and renovation project will result in limited landscape modification to accommodate and screen the structure. The limited demolition and renovation project will increase the functionality and aesthetics of the residence. This limited project will only add 1,421 square feet for a total floor area of **6,666 square feet**. This floor area is less than the permitted floor area of **7,642 square feet**. The proposed addition to the existing guest house will be 24’ southeast of the main residence – resulting in a “Single Building” as defined by the Town of Jupiter Island’s Land

Development Regulations.¹ This is permissible since the floor area of the structure does not exceed the permitted floor area for the Property and does not exceed the Town's 10,000 square foot limitation on the size of a single building.

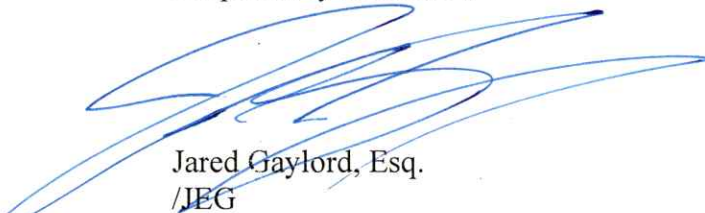
This small-scale addition will be located primarily in the interior of the Property near the courtyard and along the northern portion of the existing guest house. This addition will not dramatically change the massing or floor area of the Property. The location, size, and one-story nature of this renovation project will be easily screened with the Property's existing dense, layered, and tall landscaping.

The proposed landscape modifications will be relatively minor and related to areas near where the construction activities will occur. There will also be minor modifications and enhancements of other areas on the Property to promote privacy and prevent views of the addition. The proposed landscaped area will be 34,456 square feet or 75.78% of the Property – exceeding the required 50% landscaped open space. If any areas require infill or additional planting, the Gates family will ensure these are addressed to prevent any negative impact on adjacent properties or the public.

While hardscaped area and open space will be relatively similar to the existing development, my client retained civil engineer Chad Gruber to review the project and provide stormwater plans. The project will incorporate an exfiltration trench that can retain 2,662 cubic feet of runoff. This coupled with swales and site regrading will more than adequately contain any increase stormwater from negatively affecting neighboring properties or South Beach Road.

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

Respectfully submitted,



Jared Gaylord, Esq.
/JEG
Encl.

¹ See Art. II, Sec. 1.00, Definitions, TOWN OF JUPITER ISLAND LAND DEVELOPMENT REGULATIONS (2026)(defining a single building as “one which is separated by a linear distance of at least 25 feet from other buildings measured from the closest points of the buildings, and which is landscaped in a manner that makes it appear to be a distinct and separate building from all vantage points.”); see also Illustration 13, TOWN OF JUPITER ISLAND LAND DEVELOPMENT REGULATIONS (2026)(illustrating what constitutes a single building or separate buildings).

LAW OFFICES OF
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FORD T. DWYER, ESQ.

April 8, 2026

VIA HAND DELIVERY

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

RE: John S. Gates, Jr., as Trustee of the Gates Residential Dynasty Trust, dated 11/28/2012
Development Review Board Standards – Limited Demolition & Renovation of Existing
Structures
Property Address: 126 Gomez Road, Hobe Sound, Florida 33455 (“Property”)

Dear Mrs. Harding:

This office represents the interests of the Gates family, as it pertains to their request for a limited demolition and subsequent renovation project for their Property located within the limits of the Town of Jupiter Island, Florida.

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

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

The proposed demolition will not adversely affect neighboring properties or the public interest. The existing residence is located in the B-40 1-Acre Estate Residential zoning district, abutting Gomez Road. The demolition activities are intended to occur soon after Development Review Board approval during the Town’s 2026 construction season.¹ The partial demolition for portions of the existing guest house and a portion of the existing driveway, while retaining the existing main residence, guest house, pool, and pool deck will limit the time necessary for the project. A green mesh gate along Gomez Road will be utilized to secure the Property and, along with buffer landscaping, limit views from the public right-of-way. Modifications to the existing landscaping may occur during demolition and subsequent replacement to ensure impacts to the neighborhood are minimal.

¹ May 1, 2026 to November 1, 2026.

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

All evidence of the existing golf cart garage, the nearby portion of the driveway, and the existing office will be removed. The remaining portion of the main residence, the existing guesthouse, pool, pool patio, and other hardscape will remain.

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

The demolition will not affect all the buildings on the lot. The demolition will be confined to the existing detached guest house and one portion of the existing driveway. The main residence, majority of the guest house, pool, pool patio, and other hardscape will not be removed. After the demolition is complete, the Gates family intends to replace the demised golf cart garage and office with a new additions, as detailed in the enclosed architectural plans.

- D. The landscape treatment along the front line will remain comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of one thousand (1,000) feet in both directions, or will be planted such that it is comparable to the character and quantity of said streetscape if its existing condition is that it is not comparable in character or quantity.

The existing streetscape along the front lot line with Gomez Road is characteristic of this neighborhood. The streetscape consists of a mixed buffer of various vegetation including but not limited to ficus trees, palms, and various mid and lower tiered landscaping. The existing landscape buffer along the front lot with Gomez Road is characteristic of this Jupiter Island neighborhood, which typically affords more visibility of residences than other areas. In the event the existing vegetation is damaged during the proposed limited demolition and eventual construction, then the landscape buffer will be supplemented. As previously mentioned, the entrance will contain a green mesh construction gate along the access to Gomez Road to provide security and mitigate views of the demolition activities. The buffers will be comparable to the quantity and character of surrounding landscaping in the B-40 District and the Gomez Road neighborhood.

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

The structure proposed for demolition does not meet the standards for landmark designation set forth in the Town's Land Development Regulations. Additionally, the structure will not be completely removed.

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

The existing landscape buffers are characteristic of this portion of the Island Core community. It is unlikely that the limited nature of the demolition, only the removal of the existing garage, a portion of the drive, and the existing office will result in the damage to buffer vegetation – in part, due to the limited nature of this work. In the event the demolition results in degradation of the existing buffers, then the buffers will be supplemented to provide adequate screening consistent with the Island Core neighborhood.

- G. The demolition will be staged such that:

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

The demolition contractor estimates no more than two (2) weeks will be needed to remove the existing garage, office, and portion of the existing driveway. This timeframe includes site preparation work for the eventual construction.²

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

Demolition storage equipment will be located behind the Property's existing buffers and the proposed construction gate to shield visibility of the demolition activities from view of Gomez Road or adjacent properties.

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

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

4. Debris will be removed from the site in a manner that minimizes the number and length of additional trips on the public streets in the Town.

The demolition contractor will utilize large debris trucks to expedite the removal process of the existing garage and two portions of the driveway.

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

The demolition contractor controls dust by sprinkling the structure with water during the removal process to control dust to the maximum practicable extent.

² The eventual construction of the replacement garage and office is not estimated in this timeframe.

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

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

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

Pest control services will be utilized before and after demolition.

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

Soil will not be exposed after the demolition process. All exposed soil will be stabilized with seed or grass material within ten (10) days of completion of the demolition, except those locations where construction will immediately follow.

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

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

The proposed development will not adversely affect the public interest. The proposed landscape buffer along Gomez Road, coupled with distance and central location, will obscure views of the proposed addition from the right-of-way. Buffers along the northern and southern property boundaries will similarly shield the structure from adjacent properties. The view of the residence from the beach will be nonexistent, due to the Property's location. The addition of the office, greater than 225' from the Ramble will be similarly invisible from that vantage point due to distance, elevation change, landscaping, and the intervening structures. The proposed renovation will merely add a new office, a covered entrance, and golf cart garage. This relatively minor construction project will *further the public interest* by creating a more functional and architecturally pleasing residence.

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

The proposed development is consistent with the surrounding neighborhood character. The proposed addition of 1,421 square feet will result in a residence that is 6,666 square feet – 976 square feet less than the permitted floor area of 7,642 square feet. The size of the residence, considering the lot size and neighboring residences' sizes, is reasonable for the community.

The Property's landscaping, the proposed minor additions, and distance of the home from Gomez Road will ensure that the development is consistent with the surrounding neighborhood character.

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

The existing structure is not visible from Gomez Road due to the distance from the right-of-way, the existing indirect access of the driveway, and the landscaping on the Property. This redevelopment will not change the lack of visibility that currently exists. The proposed structure will be well landscaped and not visible from the curb cut along the public right-of-way. Additionally, the Property will be substantially screened along the northern and southern property boundaries. The visibility of the addition from the Ramble and the Intracoastal Waterway will be nonexistent due to the location of the project in the central portion of the Property.

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

The existing landscape treatment along the front lot line is comparable to many neighboring properties in this community. The existing curved driveway provides indirect access and prevents view of the residence from Gomez Road. During construction, the entrance will utilize a construction gate with green mesh fabric to secure the site and prevent views of the construction activities from Gomez Road.

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

The proposed development provides for adequate site triangles to allow safe ingress and egress to the Property. The motor court and parking areas provide sufficient access for servicing the Property, deliveries, or access to emergency vehicles.

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

The proposed landscape plan will ensure that the development is properly shielded from the view of adjacent properties, will guarantee the compatibility of the uses for the proposed residence, and conforms to the Land Development Regulations. The proposed development will enhance the Property and not result in negative impacts on adjacent properties, the neighborhood, or the Town of Jupiter Island.

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

There is no proposed exterior lightning or sound equipment at this time. Any proposed exterior lighting will meet the Town requirements.

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

The proposed renovations and modifications will only *slightly* increase the lot coverage on the site. Only 1,421 square feet of floor area will be added as a result of renovating the structures. As a result of this small-scale addition and little change to the lot coverage, increased runoff should not be problematic. Notwithstanding the foregoing, civil engineer Chad Gruber will utilize an exfiltration trench to retain 2,662 cubic feet of stormwater to prevent runoff trespass on neighboring properties or Gomez Road. In the unlikely event of any additional drainage issues, site grading will be modified as needed to prevent surface water runoff from entering the surrounding properties or Gomez Road.

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

The current structure is not visible from Gomez Road due to the distance between the structure and the public right-of-way, as well as existing landscaping. The invisibility of these structures will continue. The one-story addition will be easily screened with existing dense, mature landscaping.

Additionally, the minor increase of floor area, nearly 1,000 square feet less than the permitted floor area for this Property, will ensure that this home is characteristic of the neighborhood. The small additions to the existing residence will be imperceptible from outside the Property – even without the use of landscape buffers due to the massing of these additions. Combined with the proposed landscape buffers, and the distance from Gomez Road, the proposed renovations will be easily screened.

My clients' intend and desire that the proposed residence will be constructed in a manner consistent with and complimentary to the Town's existing infrastructure, the surrounding properties, and cohesive with the B-40 Zoning district. If you have any questions or concerns regarding the foregoing, please do not hesitate contacting the undersigned.

Sincerely yours,



Jared Gaylord, Esq.

/JEG

Encl.

**REPORT OF
GEOTECHNICAL EXPLORATION**

**GATES RESIDENCE GUEST HOUSE ADDITION
126 GOMEZ ROAD
HOBE SOUND, FLORIDA**

FOR

**GATES RESIDENTIAL DYNASTY TRUST
126 GOMEZ ROAD
HOBE SOUND, FLORIDA 33455**

PREPARED BY

**NUTTING ENGINEERS OF FLORIDA, INC.
615 SW BILTMORE STREET
PORT ST. LUCIE, FLORIDA 34983**

ORDER NO. 761.1

MARCH 2026



Geotechnical & Construction Materials
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Environmental Services

Offices throughout the state of Florida

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March 31, 2026

Mr. John S. Gates, Jr.
Gates Residential Dynasty Trust
126 Gomez Road
Hobe Sound, Florida 33455
Phone: 312-578-1600 Email: jgates@portaeco.com

Subject: Report of Geotechnical Exploration
Gates Residence Guest House Addition
126 Gomez Road
Hobe Sound, Florida

Dear Mr. Gates, Jr.:

Nutting Engineers of Florida, Inc. (NE), has performed a Geotechnical Exploration for the proposed residence guest house addition at the above referenced site in Hobe Sound, Florida. This exploration was performed in accordance with the written authorization to proceed provided by Gates Residential Dynasty Trust dated March 18, 2026. This evaluation was performed to develop information regarding subsurface soil conditions at specific test locations which along with proposed construction information provided was used to develop opinions regarding earthwork procedures and foundations for support of the proposed construction. This report presents our findings and recommendations based upon the information examined at the time of this evaluation.

PROJECT INFORMATION

We understand that plans for this project include constructing a single-story addition to the existing guest house structure at the referenced site. We were provided with plans for the proposed construction. The addition will consist of concrete block construction and have a poured in place concrete floor slab. The new addition is also proposed to be supported upon a shallow foundation system similar to the existing guest house.

Based on current site elevations, we estimate that one to two feet of fill may be required to bring the site up to construction grade; however, the final building pad elevation shall be determined by a professional architect, civil engineer, or other qualified party.

NE should be notified in writing by the client of any changes in the proposed construction along with a request to amend our foundation analysis and/or recommendations within this report as appropriate.

GENERAL SUBSURFACE CONDITIONS

Soil Survey Maps

As part of the geotechnical exploration, we have reviewed available Soil Conservation Service (SCS) survey maps for Martin County. These SCS maps provide information about potential general shallow soil conditions in the project vicinity. This information was derived from approximately 6-foot-deep manual auger borings, aerial photo, and surface feature interpretation at some point in the past (mid 1980's to early 1970's). The SCS data may or may not reflect actual current site conditions. A review of the Soil Survey for Martin County revealed that at the time the survey was conducted, the soils at the site were described as Palm beach sand. These soils can be described as a well-drained to excessively drained soils that formed in thick deposits of marine sand and fragments of shells. These nearly level to sloping soils are on dunelike ridges that are parallel to the coast. We note that the soil surveys were typically penetrated to a depth of approximately six feet.

Subsurface Exploration

NUTTING ENGINEERS OF FLORIDA, INC. performed two Standard Penetration Test (SPT) borings (ASTM D-1586) to depths of five to fifteen feet below land surface. The locations of the test borings are indicated on the boring location plan presented in the Appendix of this report. The boring locations were identified in the field using approximate methods; namely, a measuring wheel and available surface controls. As such the soil boring locations should be considered to be approximate. We note that due to the potential for underground utilities at the test boring locations, the upper four feet of the soil profile at the test boring location was manually cleared. Because of this, the relative density of the upper four feet was not obtained.

In addition, one 'Usual Open-Hole' exfiltration test was performed in accordance with South Florida Water Management District specifications. The exfiltration test was completed to a depth of six feet.

Test Boring Results

In general, the soil borings recorded a surface layer of loose to medium dense light brown sand in the upper three feet, underlain by medium dense light brown and light gray sand with some shell fragments (beach sand like) to a depth of fifteen feet, the maximum depth explored. Please see the enclosed soil classification sheet in the Appendix of this report for additional important information regarding these descriptions, the field evaluation and other related information.

Note: Substantially different subsurface conditions may exist at other areas of the site. Buried debris may or may not be identified or adequately delineated by soil borings. Test pit excavation can provide more insight into such conditions and rock lithology if present. Such conditions may be revealed during site development activities (e.g., proof rolling, utility & foundation excavation activities) or other related activities. Should additional assurance be desired by the client, further subsurface investigation could be performed.

Exfiltration Results

One 'Usual Open-Hole' exfiltration test was performed in accordance with South Florida Water Management District (SFWMD) specifications to a depth of six feet below the existing ground surface. The test was performed in order to determine the hydraulic conductivity of the in-situ subsurface soils to evaluate drainage requirements for the project. The hydraulic conductivity value was determined to be approximately 6.05×10^{-4} cubic feet per second, per square foot, per foot of head at the specific location tested. Detailed soil descriptions and flow rates are presented in the Appendix.

Groundwater Information

The immediate groundwater level is typically measured at the boring locations at the time of drilling. The groundwater level was not encountered up to an approximate depth of twelve feet below the existing ground surface at the time of drilling, when the.

The immediate depth to groundwater measurements presented in this report will not provide a reliable indication of stabilized or more long-term depth to groundwater at this site. Water table elevations can vary dramatically with time through rainfall, droughts, storm events, flood control activities, nearby surface water bodies, tidal activity, pumping and many other factors. For these reasons, this immediate depth to water data **should not** be relied upon alone for project design considerations.

ANALYSIS AND RECOMMENDATIONS

The borings performed for this project suggests that the site may be prepared using conventional site preparation and compaction techniques as described herein. Once the site has been prepared in accordance with our site preparation recommendations presented in this report, the various proposed residence guest house additions may be supported on a shallow foundation system using an allowable soil bearing pressure of 2,500 pounds per square foot.

We recommend a minimum width of 16 inches for continuous footings and 24 inches for individual footings, even though the soil bearing pressure may not be fully developed in all cases. We recommend that the bottom of footings be at least 12 inches below the lowest adjacent finished grade. We also recommend that the new footings, floor slabs, and tie beams of the proposed addition be tied into the existing by epoxying in reinforcing steel. The purpose is to reduce the potential for differential settlements, and subsequent cracking between the new and existing structures.

Settlement Analysis

We performed a settlement evaluation based upon an improved soil profile following completion of the compaction operations using a moderately sized vibratory compactor for the construction. This method should improve the soils to provide an allowable bearing capacity of 2,500 pounds per square foot. It was estimated that upon proper completion, long-term total settlements should be on the order of less than approximately one inch.



Differential settlements should be approximately one-half of the total settlement. Most of this settlement should occur upon the application of the dead load during construction.

We note that in order to maintain the calculated settlement through the life of the structure it would be necessary to grade the site such that stormwater is directed away from the foundations. Any ponding nearby/adjacent to walls and foundations should be avoided.

Site Preparation

Within the area of the new construction, debris from the clearing operations (trees, grass, root zones, and/or utilities), and any unsuitable soils as determined by the Geotechnical Engineer will need to be completely removed within the construction area and to a lateral distance of at least two feet beyond the new footing limits where practical. A Nutting Engineer's representative should be present to observe that the stripping operations are performed as we have discussed herein.

The stripped surface should then be wetted and compacted with a vibratory compactor until a density equivalent to at least 98 percent of the modified Proctor maximum dry density (ASTM D-1557) is achieved to a depth of at least 12 inches below the compacted surface.

Any structural fill needed to bring the site to construction grade may then be placed in lifts not exceeding 12 inches in loose thickness. Each lift should be thoroughly compacted until densities equivalent to at least 98 percent of the modified Proctor maximum dry density are uniformly obtained. Fill should consist of granular soil, with less than 10% passing the No. 200 sieve, free of rubble, organics (5% or less) clay, debris, and other unsuitable material. The fill should have ASTM designation (D-2487) of GP, GW, SP, or SW, with a maximum particle size of no more than 3 inches or as otherwise approved by Nutting Engineers.

Following site and building pad construction as discussed above, the foundation area should be excavated, and the footings formed.

The bottom of foundation excavations should be compacted after excavation to develop a minimum density requirement of 98 percent of the maximum modified Proctor dry density, for a minimum depth of one (1) foot below the bottom of the footing depth, as determined by field density compaction tests. The floor slab area should also be compacted in the same manner.

GENERAL INFORMATION

Our client for this geotechnical evaluation was:

Mr. John S. Gates, Jr.
Gates Residential Dynasty Trust
126 Gomez Road
Hobe Sound, Florida 33455



The contents of this report are for the exclusive use of the client, the client's design & construction team, and governmental authorities for this specific project exclusively. Information conveyed in this report shall not be used or relied upon by other parties or for other projects without the expressed written consent of Nutting Engineers of Florida, Inc. This report discusses geotechnical considerations for this site based upon observed conditions and our understanding of proposed construction for foundation support. Environmental issues including (but not limited to), soil and/or groundwater contamination, and other environmental considerations are beyond our scope of service for this project. As such, this report should not be used or relied upon for evaluation of environmental issues.

Prior to initiating compaction operations, we recommend that representative samples of the structural fill material to be used and acceptable in-place soils be collected and tested to determine their compaction and classification characteristics. The maximum dry density, optimum moisture content, gradation, and plasticity characteristics should be determined. These tests are needed for compaction quality control of the structural fill and existing soils, and to determine if the fill material is acceptable.

If conditions are encountered which are not consistent with the findings presented in this report, or if proposed construction is moved from the location investigated, this office shall be notified immediately so that the condition or change can be evaluated, and appropriate action taken.

The vibratory compaction equipment may cause vibrations that could be felt by persons within nearby buildings and could potentially induce structural settlements. Additionally, preexisting settlements may exist within these structures that could be construed to have been caused or worsened by the proposed vibratory compaction after the fact. Pre- and post-conditions surveys of these structures along with the vibration monitoring during vibratory compaction could be performed to better evaluate this concern. The contractor should exercise due care during the performance of the vibratory compaction work with due consideration of potential impacts on existing structures. If potential vibrations and impacts are not considered tolerable, then alternate foundation modification techniques should be considered.

Nutting Engineers of Florida, Inc. (NE), recommends that we be contracted to provide input to the design team and owner during the foundation and earthwork design process and that we review final foundation drawings and specifications to verify that our report recommendations and design intent have been properly implemented. NE shall also perform inspections during the earthwork and/or foundation construction as recommended in this report.

If NE is NOT engaged to perform these services as detailed herein, the Client agrees that NE shall not be the Geotechnical Engineer of Record and shall bear no liability for the interpretation, implementation of our report's recommendations and/or inspection and testing services as described in our reports. Further, NE will be unable to provide ongoing Geotechnical Engineering consulting on the subject project as that role has been assumed by another firm.

Excavations of five feet or more in depth should be sloped or shored in accordance with OSHA and State of Florida requirements.



The Geotechnical Engineer warrants that the findings, recommendations, specifications, or professional advice contained herein, have been presented after being prepared in accordance with general accepted professional practice in the field of foundation engineering, soil mechanics, and engineering geology. No other warranties are implied or expressed.

We appreciate the opportunity to be of service on this project. If we can be of any further assistance, or if you need additional information, please contact us at your convenience.

Sincerely,
NUTTING ENGINEERS OF FLORIDA, INC.

Christopher E. Gworek, P.E. #69947
Senior Engineer

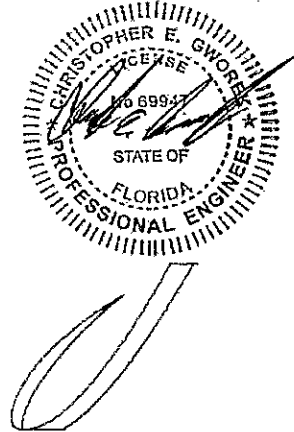


Eureka Desvaraines
Engineering Intern

Appendix: Boring Location Plan
 Test Boring Results
 Limitations of Liability
 Soil Classification Criteria

This item has been digitally signed and sealed by Christopher E. Gworek on the date adjacent to the seal.

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



Digitally
signed by
CHRISTOPHER GWOREK
Date:
2026.04.06
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REP GATES DYNASTY GUEST RES ADD 126 GOMEZ RD HOBE SND SHAL CEG





1310 Neptune Drive
 Boynton Beach, FL 33426
 Telephone: (561) 736-4900
 Fax: (561) 737-9975

BORING NUMBER B-1

PAGE 1 OF 1

PROJECT NUMBER 761.1

CLIENT Gates Residential Dynasty Trust

PROJECT NAME Gates Residence Guest House Addition

PROJECT LOCATION 126 Gomez Road, Hobe Sound, Florida

DATE STARTED 3/26/26 COMPLETED 3/26/26 SURFACE ELEVATION REFERENCE ~1.5' above Road Crown

DRILLING METHOD Standard Penetration Boring GROUND WATER LEVELS:

LOGGED BY C. Stanley CHECKED BY C. Gworek AT TIME OF DRILLING >12'

APPROXIMATE LOCATION OF BORING As located on the Approximate Test Location Plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲			
						10	20	30	40
						PL	MC	LL	
						20	40	60	80
						□ FINES CONTENT (%) □			
						20	40	60	80
0		ASPHALT 2", paver sand 8"							
		Lt. brown fine SAND	AU 1						
		Lt. brown fine SAND, trace shell	AU 2						
5			SS 3	5-7-9-10	16				
		Lt. brown fine SAND, some shell	SS 4	7-10-8-8	18				
			SS 5	6-6-8-10	14				
10			SS 6	8-9-8-10	17				
			SS 7	7-8-8-8	16				
15		Bottom of hole at 15.0 feet.							

TEST NUTTING BOREHOLE 3-761.1 GATES RESIDENTIAL DYNASTY TRUST - GATES RESIDENCE 126 GOMEZ ROAD HOBE SOUND.GPJ GINT US.GDT 4/1/26



1310 Neptune Drive
 Boynton Beach, FL 33426
 Telephone: (561) 736-4900
 Fax: (561) 737-9975

BORING NUMBER HH-1

PAGE 1 OF 1

CLIENT Gates Residential Dynasty Trust
 PROJECT LOCATION 126 Gomez Road, Hobe Sound, Florida

PROJECT NUMBER 761.1
 PROJECT NAME Gates Residence Guest House Addition

DATE STARTED 3/26/26 COMPLETED 3/26/26 SURFACE ELEVATION REFERENCE ~1.5' above Road Crown
 DRILLING METHOD Hand Hammer GROUND WATER LEVELS:
 LOGGED BY C. Stanley CHECKED BY C. Gworek AT TIME OF DRILLING >4'
 APPROXIMATE LOCATION OF BORING As located on the Approximate Test Location Plan

TEST NUTTING BOREHOLE 3-761.1 GATES RESIDENTIAL DYNASTY TRUST - GATES RESIDENCE 126 GOMEZ ROAD HOBE SOUND.GPJ GINT US.GDT 4/1/26

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲			
						10	20	30	40
						□ FINES CONTENT (%) □			
						PL	MC	LL	
						20	40	60	80
0									
		Brown fine SAND	SS 1	3-4-3-4	7	▲			
		Gray fine SAND, some shell	SS 2	5-6-12-17/3"	18				>>▲
		Bottom of hole at 3.8 feet.							

Report of Exfiltration Test

Client:	<u>Gates Residential Dynasty Trust</u>	Order No	<u>752.2</u>
Project:	<u>Gates Residence Addition to Guest House</u>	Report No	<u>1</u>
Location:	<u>126 Gomez Road</u>	Date:	<u>3/26/26</u>
	<u>Hobe Sound, Florida</u>		
Test:	<u>Usual Open Hole Exfiltration Test</u>		
Surface Elevation:	<u>Approx. 1' above Road Crown</u>	Water table from ground surface:	<u>>6'</u>
Casing Diameter:	<u>6"</u>		
Tube Depth:	<u>6'</u>		

Hydraulic Conductivity (K) = 6.05×10^{-4} cfs/ft²ft.head

EXFIL NO. 1	One Minute Increment	Pump Rate in Gal/Min
	1	8.0
	2	8.0
Sample Location: <u>Approx. as located on Test Location Plan.</u>	3	8.0
	4	8.0
	5	8.0
Material: 0-2.5' Lt. brown fine SAND	6	8.0
2.5'-6' Lt. brown fine SAND, trace shell	7	8.0
	8	8.0
	9	8.0
	10	8.0

LIMITATIONS OF LIABILITY

WARRANTY

We warrant that the services performed by Nutting Engineers of Florida, Inc. are conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession in our area currently practicing under similar conditions at the time our services were performed. **No other warranties, expressed or implied, are made.** While the services of Nutting Engineers of Florida, Inc. are a valuable and integral part of the design and construction teams, we do not warrant, guarantee or insure the quality, completeness, or satisfactory performance of designs, construction plans, specifications we have not prepared, nor the ultimate performance of building site materials or assembly/construction.

SUBSURFACE EXPLORATION

Subsurface exploration is normally accomplished by test borings; test pits are sometimes employed. The method of determining the boring location and the surface elevation at the boring is noted in the report. This information is represented in the soil boring logs and/or a drawing. The location and elevation of the borings should be considered accurate only to the degree inherent with the method used and may be approximate.

The soil boring log includes sampling information, description of the materials recovered, approximate depths of boundaries between soil and rock strata as encountered and immediate depth to water data. The log represents conditions recorded specifically at the location where and when the boring was made. Site conditions may vary through time as will subsurface conditions. The boundaries between different soil strata as encountered are indicated at specific depths; however, these depths are in fact approximate and dependent upon the frequency of sampling, nature and consistency of the respective strata. Substantial variation between soil borings may commonly exist in subsurface conditions. Water level readings are made at the time and under conditions stated on the boring logs. Water levels change with time, precipitation, canal level, local well drawdown and other factors. Water level data provided on soil boring logs shall not be relied upon for groundwater based design or construction considerations.

LABORATORY AND FIELD TESTS

Tests are performed in *general* accordance with specific ASTM Standards unless otherwise indicated. All criteria included in a given ASTM Standard are not always required and performed. Each test boring report indicates the measurements and data developed at each specific test location.

ANALYSIS AND RECOMMENDATIONS

The geotechnical report is prepared primarily to aid in the design of site work and structural foundations. Although the information in the report is expected to be sufficient for these purposes, it shall not be utilized to determine the cost of construction nor to stand alone as a construction specification. Contractors shall verify subsurface conditions as may be appropriate prior to undertaking subsurface work.

Report recommendations are based primarily on data from test borings made at the locations shown on the test boring reports. Soil variations commonly exist between boring locations. Such variations may not become evident until construction. Test pits sometimes provide valuable supplemental information that derived from soil borings. If variations are then noted, the geotechnical engineer shall be contacted in writing immediately so that field conditions can be examined and recommendations revised if necessary.

The geotechnical report states our understanding as to the location, dimensions and structural features proposed for the site. **Any significant changes of the site improvements or site conditions must be communicated in writing to the geotechnical engineer immediately** so that the geotechnical analysis, conclusions, and recommendations can be reviewed and appropriately adjusted as necessary.

CONSTRUCTION OBSERVATION

Construction observation and testing is an important element of geotechnical services. The geotechnical engineer's field representative (G.E.F.R.) is the "owner's representative" observing the work of the contractor, performing tests and reporting data from such tests and observations. **The geotechnical engineer's field representative does not direct the contractor's construction means, methods, operations or personnel.** The G.E.F.R. does not interfere with the relationship between the owner and the contractor and, except as an observer, does not become a substitute owner on site. The G.E.F.R. is responsible for his/her safety, but has no responsibility for the safety of other personnel at the site. The G.E.F.R. is an important member of a team whose responsibility is to observe and test the work being done and report to the owner whether that work is being carried out in general conformance with the plans and specifications. The enclosed report may be relied upon solely by the named client.

SOIL AND ROCK CLASSIFICATION CRITERIA

SAND/SILT

N-VALUE (bpf)	RELATIVE DENSITY
0 - 4	Very Loose
5 - 10	Loose
11 - 29	Medium
30 - 49	Dense
>50	Very dense
100	Refusal

CLAY/SILTY CLAY

N-VALUE (bpf)	UNCONFINED COMP. STRENGTH (tsf)	CONSISTENCY
<2	<0.25	v. Soft
2 - 4	0.25 - 0.50	Soft
5 - 8	0.50 - 1.00	Medium
9 - 15	1.00 - 2.00	Stiff
16 - 30	2.00 - 4.00	v. Stiff
>30	>4.00	Hard

ROCK

N-VALUE (bpf)	RELATIVE HARDNESS	ROCK CHARACTERISTICS
$N \geq 100$	Hard to v. hard	Local rock formations vary in hardness from soft to very hard within short vertical and horizontal distances and often contain vertical solution holes of 3 to 36 inch diameter to varying depths and horizontal solution features. Rock may be brittle to split spoon impact, but more resistant to excavation.
$25 \leq N \leq 100$	Medium hard to hard	
$5 \leq N \leq 25$	Soft to medium hard	

PARTICLE SIZE

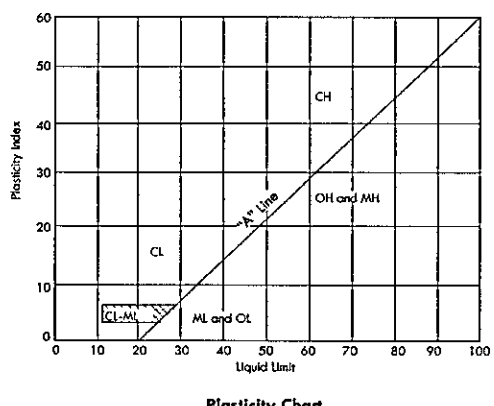
Boulder	>12 in.
Cobble	3 to 12 in.
Gravel	4.76 mm to 3 in.
Sand	0.074 mm to 4.76 mm
Silt	0.005 mm to 0.074 mm
Clay	<0.005 mm

DESCRIPTION MODIFIERS

0 - 5%	Slight trace
6 - 10%	Trace
11 - 20%	Little
21 - 35%	Some
>35%	And

Major Divisions		Group Symbols	Typical names	Laboratory classification criteria			
Coarse-grained soils (More than half of material is larger than No. 200 sieve size)	Gravels (More than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (Little or no fines)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_z = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3 Not meeting all gradation requirements for GW Atterberg limits below "A" line or P.I. less than 4 Atterberg limits above "A" line with P.I. greater than 7 $C_u = \frac{D_{60}}{D_{10}}$ greater than 6; $C_z = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3 Not meeting all gradation requirements for SW Atterberg limits below "A" line or P.I. less than 4 Atterberg limits above "A" line with P.I. more than 7 Limits plotting in hatched zone with P.I. between 4 and 7 are borderline cases requiring use of dual system.		
		Poorly graded gravels, gravel-sand mixtures, little or no fines	GP				
		Gravels with fines (Appreciable amount of fines)	GW*	$\frac{d}{u}$		Silty gravels, gravel-sand-silt mixtures	
			GC			Clayey gravels, gravel-sand-clay mixtures	
	Sands (More than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (Little or no fines)	SW	Well-graded sands, gravelly sands, little or no fines			
			SP	Poorly graded sands, gravelly sands, little or no fines			
		Sands with fines (Appreciable amount of fines)	SM*	$\frac{d}{u}$		Silty sands, sand-silt mixtures	
			SC			Clayey sands, sand-clay mixtures	
			Fine-grained soils (More than half of material is smaller than No. 200 sieve size)	Silt and clays (Liquid limit less than 50)		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
						CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy, clays, silty clays, lean clays
OL	Organic silts and organic silty clays of low plasticity						
Silt and clays (Liquid limit greater than 50)	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts					
	CH	Inorganic clays or high plasticity, fat clays					
	OH	Organic clays of medium to high plasticity, organic silts					
Highly organic soils	PT	Peat and other highly organic soils					

Determine percentages of sand and gravel from grain-size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows:
 Less than five percent.....GW, GP, SW, SP
 More than 12 percent.....GM, GC, SM, SC
 5 to 12 percent.....Borderline cases requiring dual systems**



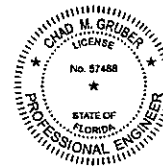


GRUBER CONSULTING ENGINEERS

**Proposed Guest House Addition
126 Gomez Road
Jupiter Island, Florida**

Concurrency Management Calculations

April, 2026



**Digitally signed
by Chad M Gruber
Date: 2026.04.03
14:58:16 -04'00'**

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

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

INTRODUCTION

The proposed project is located at 126 Gomez Rd. in the Town of Jupiter Island. The property encompasses approximately 1.04 acres between Gomez Rd. and the Intracoastal Waterway. The project involves the construction of an addition to an existing guest house with associated hardscape.

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

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

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

1. Existing Guest House with Proposed Addition

a) Septic System Design Information

Total existing air-conditioned space:	928 sq.ft
Total existing number of bedrooms:	1 bedrooms
Total proposed air-conditioned space:	1,317 sq.ft
Total proposed number of bedrooms:	2 bedrooms
Total air-conditioned space:	2,245 sq.ft
Total number of bedrooms:	3 bedrooms
Type of drainfield configuration:	Trench
Estimated soil loading rate:	0.8 gpd/sq.ft.

b) Estimated Daily Flow Calculations

1,201 – 2,250 sq.ft. 3 bedroom equivalent 300 gpd

Estimated daily flow = 300 gpd

c) Proposed Septic System Specifications

Minimum Main Trench Septic System Specifications	
Required Drainfield Area:	375 sq.ft.
Required Unobstructed Area:	563 sq.ft.
Min. Septic Tank Size:	900 gal

2. Existing Main House

a) Septic System Design Information

Total existing air-conditioned space:	3,239 sq.ft
Total existing number of bedrooms:	4 bedrooms
Type of drainfield configuration:	Trench
Estimated soil loading rate:	0.8 gpd/sq.ft.

b) Estimated Daily Flow Calculations

2,251- 3,300 sq.ft. 4 bedroom equivalent 400 gpd

Estimated daily flow = 400 gpd

c) Proposed Septic System Specifications

Existing septic system to remain.

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

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

1. Site Plan Characteristics

Total site area	=	45,467 sq.ft. (1.04 ac.)
Total drainage area	=	6,592 sq.ft.
Impervious plan area	=	3,696 sq.ft.
Remaining pervious surface area	=	2,896 sq.ft.

2. Rainfall and Soil Storage Data

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

3. Estimated Runoff Volume

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

$$S_{weighted} = \frac{(8.18in. \times 2,896 sq. ft.)}{6,592 sq. ft.} = 3.59 in.$$

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

$$Q = \frac{(P - 0.2S_{weighted})^2}{(P + 0.8S_{weighted})} = \frac{(7.00in. - 0.2 \times 3.59in.)^2}{(7.00in. + 0.8 \times 3.59in.)} = 4.00 in.$$

Vol. of runoff to be retained = 4.00 in. x 6,592 sq.ft. x 1ft./12in. = 2,197 cu.ft.

Vol. of runoff to be retained in exfiltration trenches
(including 20% safety factor) = 2,636 cu.ft.

This volume will be retained onsite in the proposed exfiltration trenches.

4. Proposed Exfiltration Trench Sizing

The volume of stormwater runoff required to be retained in the proposed exfiltration trenches is 2,636 cu.ft. Per SFWMD Volume IV, Permit Information Manual, Figure F-4, the formula for determining the required length of exfiltration trench is given as:

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

L =	Total Length of Trench Provided	=	40	ft
W =	Trench Width	=	8	ft
K =	Hydraulic Conductivity	=	0.0002	cfs/sq.ft./ft. of head
H ₂ =	Depth to Water Table	=	6.00	ft
D _U =	Un-Saturated Trench Depth	=	3.00	ft
D _S =	Saturated Trench Depth	=	0.00	ft
V =	Volume Treated	=	2,662	cu.ft.

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

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

1. Irrigation Use

The referenced property has the following characteristics:

Total site area	=	45,467 sq.ft. (1.04 ac.)
Drainage basin area	=	45,467 sq.ft. (1.04 ac.)
Impervious plan area	=	15,126 sq.ft.
Remaining irrigated pervious surface area	=	30,341 sq.ft. (0.696 ac.)

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

$0.696 \text{ ac} \times 32 \text{ in./year} \times 1 \text{ year}/365 \text{ days} = 0.0610 \text{ ac-in./day}$ which can be converted to gallons per day by multiplying the result by 27,152 gal./ac-in. = 1,656 gpd (50,342 gallons per month)

Total estimated average day irrigation use = 1,656 gal.

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

Irrigation Project ERCs = $1,656 \text{ gpd} \times 1 \text{ ERC}/350 \text{ gpd} = 4.73 \text{ ERCs}$

2. Domestic Use

South Martin Regional Utility estimates domestic residential water use using methods established in Chapter 62-6 of the Florida Administrative Code. This is the same chapter used for the sizing of the proposed septic system in Section A of this report. The total estimated daily domestic water use calculated above was 700 gpd.

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

Domestic Project ERCs = $700 \text{ gpd} \times 1 \text{ ERC}/250 \text{ gpd} = 2.80 \text{ ERCs}$

3. Total Daily Water Use Demand Estimate and ERC Calculation

The estimated total irrigation and domestic water use for this project is 2,356 gpd.

Total Project ERCs = $4.73 \text{ ERCs} + 2.80 \text{ ERCs} = 10.53 \text{ ERCs}$

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

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

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

Avg. number of residents and guests expected: 6 people

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

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



DEVELOPMENT REVIEW BOARD

A Public Meeting/Hearing will be held at the Jupiter Island Town Hall, 2 Bridge Road, Hobe Sound, FL on **May 7, 2026, at 9:00 a.m.** for the purpose of considering the following application.

286 South Beach Rd. A-80 Residential Zoning

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

A site plan approval for:

Addition of a 1,526 square foot detached guest house, and garage. Also, additional landscaping, a second pool, and a relocated putting green.

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

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

STATE MANDATED STATEMENT:

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



**TOWN OF JUPITER ISLAND
DEVELOPMENT REVIEW BOARD
Meeting Date: May 7, 2026
Staff Report**

To: Chair and Development Review Board Members
CC: Robert Garlo, Town Manager and Kyle Teal, Town Attorney
From: Catherine Harding, Building, Planning and Zoning Director
RE: 286 South Beach Road
Date: April 15, 2026

Owners:

Richard A. O'Connell, Trustee of the O'Connell 2016 Family Trust, dated 10/18/16.

Agent:

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

Property Description:

286 South Beach Road, Town of Jupiter Island, Fl. 33455
2.9347 acres located in the A-80 2-Acre Estate Residential District

Request:

The owners are requesting to add a new two-story 7,770 sq ft garage with a loft, new pool, and associated pool patio.

They also plan to relocate the previously approved putting green area and enhance the property landscape and hardscape. The Impact Review Board heard an application on August 7, 2025, in part to construct a new putting green and chipping area "in the center of the property and shielded by mature landscape buffers to obfuscate its view from the adjacent properties". A copy of the original drawing of the putting green is attached for your review.

Building and Zoning Analysis:

The attached Zoning Analysis shows the new work is in compliance with the Land Development Regulations. The required lot width for this zone is 200 feet; this lot is 124 feet 10 inches wide. It is a preexisting legal non-conforming lot.

Reports and Recommendations attached:

Public Works Director, John Duchock, P.E.: *Comply as noted.*

King Tree Service, Brian Fischer: Note: *All native trees should remain on site. Remove all invasives species, most of which are on the eastern half of the property.*

Sergeant/Fire Chief Frank Lasaga: *Comply as noted.*

South Martin Regional Utility (SMRU): *Comply as noted.*

Town Engineer, Matthew Hammond, P.E.: *Comply as noted.*

Building Department recommendations:

1. *A gatekeeper shall be on site during all construction activities.*
2. *The staging plan is required to have a permit and be completed prior to a building permit being issued.*
3. *All construction vehicles shall be parked on site behind the construction fencing.*
4. *Compliance with the reports listed above prior to a C.O.*

Land Development Standards for Review by the Development Review Board
(attached)

Article X. Division 2. Section 2.02. of the Land Development Regulations, Standards for Impact Review. (applicants reply attached)

Site Analysis

Address: 286 South Beach Road	Zoning District: A-80		
Planned Date of Construction: May 2026			
	Permitted	Existing	Proposed
Lot Area:	Minimum: 2 Acres	127,837 SF	127,837 SF
Floor Area*:	13,413.5 SF	6,244 SF	7,820 SF
Principle Dwelling: (10,000 sf max)	10,000 SF (MAX)	4,585.5 SF	N/A
Accessory Structure #1: (not to exceed 1/3 square footage of principal dwelling)	1,528 SF <i>quest house</i>	1,658.5 SF	N/A
Accessory Structure #2: (not to exceed 1/3 square footage of principal dwelling)	1,528 SF	N/A	1,526 SF <i>garage</i>
FAR (Floor Area Ratio): Floor Area ÷ Lot Area	10.5%	4.9%	1.2%
Lot Width:	200'	124'-10"	N/A
Front Yard Setback:	50'-0"	643'-7" (EX MH) 487'-1" (EX GH)	577'-5 3/4"
Rear Yard Setback:	Waterfront Setback Line	0'-5" (EX MH) 224'-0 5/8" (EX GH)	142'-3 3/8"
Side Yard Setback:			
One-Story:	25'-0"	20'-0" (EX MH South)	29'-3 3/4" (1-story South)
Two-Story:	30'-0"	20'-1 1/8" (EX MH North) 24'-9 5/8" (EX GH South) 62'-10 1/2" (EX GH North)	54'-0 1/4" (2-story North)
Initial Measuring Point ("IMP"):	N/A	13.6' NAVD	12.9' NAVD
Fill:	3 ft max	N/A	3' MAX
Roof Height: Roof Pitch:			
One-Story:	22' 1-STORY	22'-6" (ex mh)	N/A
Two-Story:	30' 2-STORY	N/A	29'-5 1/2"
Exterior Wall Height:			
One-Story:	14 ft	10'-0" (EX MH)	13'-2"
Two-Story:	22 ft	N/A	21'-11 3/4"
Parking Spaces: (1 per bedroom, 1.5 max)	10 MAX	8	NONE
Driveway Setback:	8' MIN	8'	N/A
Landscape Area:	63,918.5 SF (50%)	104,009 SF (81%)	96,894 SF (75.8%)
Elevation of Finish Floor:	12" ABOVE F.F.E.	14.0' NAVD	13.57' NAVD
Elevation of LHSM: (Lowest Height Structural Member)	13.5' NAVD	N/A	N/A
FEMA Flood Zone:	N/A	ZONE X & AE	ZONE X

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



Town of Jupiter Island

Public Works Department

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

MEMORANDUM

Date: April 14, 2026

To: Catherine Harding, Planning Building & Zoning Director

From: John Duchock, PE - Director of Public Works

RE: 286 South Beach Rd DRB Application – Staff Comments

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

Drainage

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

Household Refuse

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

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

Recycling Bins

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

Brush Bins

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

Construction and Hazardous Waste

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

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

Road Right of Way

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

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

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

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

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

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

KING TREE SERVICE

OF SOUTH FLORIDA

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

April 17, 2026

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

RE: 286 South Beach Road

Overview

Scope of work: Construct new garage and pool, landscape, hardscape

Tree Survey Included: Yes

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

Tree Disposition Included: Yes but only includes affected trees

Number of trees on site: Not Shown on Landscape Plan

Number of trees affected by construction: 22

Trees to Remove

Number of removals: 4

Invasive species removed: No specific invasive trees are listed for removal but a note on the landscape plan states that all invasive species will be removed. This a a large property and the landscape plan primarily shows only the area affected by construction. Invasive species should be removed on the whole property, including the eastern half which contains more invasive species.

Number of Native species removed: 3 (2 Mastic, 1 Ironwood). It is suggested that all native species be relocated on site.

Trees to Relocate

Number of relocations: 18

Number of Native species relocated: 9

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

Trees To Remain

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

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

KING TREE SERVICE

OF SOUTH FLORIDA

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

Construction Buffer

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

North Property Line: Appears to be overall Sufficient / Insufficient

South Property Line: Appears to be overall Sufficient / Insufficient

East Property Line: Appears to be overall Sufficient / Insufficient

West Property Line: Appears to be overall Sufficient / Insufficient

Final Buffer

North Property Line: Appears to be overall Sufficient / Insufficient

South Property Line: Appears to be overall Sufficient / Insufficient

East Property Line: Appears to be overall Sufficient / Insufficient

West Property Line: Appears to be overall Sufficient / Insufficient

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

New Plant Material

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

Summary

The addition of the garage and pool will remove a section of native coastal hammock. While most of the native trees are scheduled for relocation it is highly recommended that all native trees remain on site. As stated in "Removals," it is also highly recommended to remove all invasives species, most of which are located on the eastern half of the property. All other aspects of this landscape plan appear good to me.

Prepared by:



Brian Fischer

ISA Certified Arborist FL-5287A



MEMORANDUM

TO: BUILDING DEPARTMENT
FROM: SERGEANT/FIRE CHIEF FRANK LASAGA
DATE: APRIL 15, 2026
SUBJECT: 286 S Beach Rd

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

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

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

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

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

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

The current site plan appears to provide adequate access for emergency vehicle access, as it does not impact to the other occupied structures on the property.

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

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

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

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

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

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

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

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

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

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



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 21, 2026

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

From: Matthew Hammond, P.E. – Director

Subject: 286 South Beach Road – Construction of New Two-Story Garage/Loft & Pool

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

This project involves construction of a 1,526 square-foot, two-story garage with loft, pool, and hardscape improvements located on South Beach Road. The scope of work also includes associated hardscape and landscape improvements. The property is currently served by 5/8" and 1.5-inch potable water meters, which also supply irrigation water.

Based on the information provided by the engineer of record, six (6) equivalent residential connections (ERCs) of irrigation and four (4) ERCs of domestic water are required for this development. The property currently has a credit of nine (9) water ERCs and is required to pay for one the additional water ERC as follows:

Connection Charges
\$1,800 x 1 ERCs = \$1,800.00

Accrued Guaranteed Revenue Fee
60 months x 25.81 x 1 ERCs = \$1,548.60

Total Fee = \$3,348.60

Once these fees are paid, ten (10) water ERC's will be creditable toward capacity on this account for any future redevelopment or assessment of capacity fees.

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

Metering and Backflow Prevention: The property is currently served by a 5/8" and 1.5-inch meter with back flow prevention devices that will remain in place for the property. These

backflow prevention devices must be inspected and certified by a certified tester, and the certification reported to SMRU in accordance with the Cross Connection Control Policy.

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

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

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

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

cc: Megan McMahon, TJI 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

MEMORANDUM

Date: April 21, 2026

To: Catherine Harding – Planning Building & Zoning Director

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

RE: 286 South Beach Road – Construction of New Two-Story Garage/Loft & Pool

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

This project involves demolition and construction to create a 1,526 square-foot, two-story garage with loft located on South Beach Road. The scope of work also includes a pool and associated hardscape and landscape improvements. The property is 2.935 acres in size.

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 property is not allowed. An exfiltration trench system is proposed for management of storm water from the proposed improvements. Concurrency calculations were provided by the owner's Engineer, Chad Gruber, PE and submitted for review.

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

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

cc: Megan McMahon, Administrative Coordinator
Amy Vanilla, Application Coordinator
Kim McLaughlin, SMRU Projects & Development Coordinator

DEVELOPMENT ORDER – 286 SOUTH BEACH ROAD

WHEREAS, Richard A. O’Connell, Trustee of the O’Connell 2016 Family Trust u/t/d 10/18/2016 Trust, is the owner (Owner) of 2.937 acres of real property, the legal description of which is attached hereto and incorporated herein as Exhibit “A” (the Property); and

WHEREAS, the Property’s address is 286 South Beach Road, and is located in the Town of Jupiter Island’s (Town) A-80 2-Acre Estate Residential District; and

WHEREAS, the Owner represented by its agent, Jared Gaylord, Esq. of Marc R. Gaylord P.A. submitted an application to the Town’s Impact Review Committee (IRC) whereby the Owner proposes to construct a new pool just west of the existing one-story main residence, one-store guest house, driveway and motor court. Applicant also proposes to construct a pool patio, pool equipment area, a new 204 square foot pool house and a 163.5 square foot unenclosed outdoor cabana. Additionally, a new driveway gate will be installed along with associated landscaping and hardscaping (the Application); and

WHEREAS, the Application was reviewed by the Director of the Town’s Planning, Building and Zoning Department (the Director), and its consultants, who determined that the Application addressed the Impact Review Standards in Article X, Division 2, Section 2.02 of Appendix “A”, which are contained in the Town’s Land Development Regulations; and

WHEREAS, the IRC conducted a quasi-judicial hearing on August 7, 2025, wherein it considered the evidence and testimony presented by the Director and the Owner’s agent and other professionals regarding whether the Application meets the

standards of Article X, Division 3, Section 2.02 of the Town's Land Development Regulations (LDRs) regarding impact review; and

NEW THEREFORE, BE IT RESOLVED BY THE IMPACT REVIEW COMMITTEE OF THE TOWN OF JUPITER ISLAND, FLORIDA, THAT:

Section 1. The whereas clauses are incorporated herein as the findings of fact and conclusions of law of the IRC.

Section 2. The IRC finds that with the conditions contained herein the Application meets the standards for impact review contained in Article X, Division II, Section 2.02 of the LDRs.

Section 3. The approval of the Application is subject to the following conditions:

1. The Owner shall install and maintain all improvements in compliance with:
 - a) The Boundary & Topographic Survey prepared by RL Vaught & Associates dated January 31, 2019, and last updated on April 25, 2025.
 - b) The Architectural Plans, Elevations Renderings, Photos and Floor Plans prepared by Michael D. Jones AIA, architect dated June 19, 2025.
 - c) The Existing Vegetation Removal/Relocation Plans, Site Plans, Construction Staging and Buffer Plan, Landscape and Landscape Elevation Renderings prepared by Innocenti & Webel dated June 18, 2025.

The new putting green and chipping area will be installed in the center of the property and shielded by mature landscape buffers to obfuscate its view from adjacent properties.

- d) The Concurrency Management Calculations prepared by Gruber Consultant Engineers, Inc, dated June 20, 2025, and revised August 2, 2025.
 - e) The Site Drainage & Septic System Plan, prepared by Gruber Consulting Engineers, dated June 20, 2025.
2. The Owner shall install a slit screen along the front, side and rear yard areas and maintain it throughout the time of construction on the Property.
 3. Prior to the issuance of a building permit for the Property, the Owner shall install a construction buffer including a fence/mesh screening on the Property and shall maintain it during construction.
 4. Prior to the issuance of a building permit (or commencement of construction) the Owner shall add a fence six feet in height along the northern property line.
 5. The dumpster and portable toilet placed on the Property during construction shall be screened from public view.
 6. Prior to the issuance of a building permit, the Owner shall pay the connection fees due to the South Martin Regional Utility prior to the issuance of a Building Permit.
 7. The Owner shall comply with the Public Safety Review Memo dated July 1, 2025 (see attached memorandum).
 8. The Owner shall comply with any comments received from the Director of the SMRU in his memorandum of July 17, 2025, and thereafter during the building permit review process.

9. The Owner shall comply with any additional requirements requested by the Director prior to issuances of Building Permit.

Rendered this 8th day of September 2025.

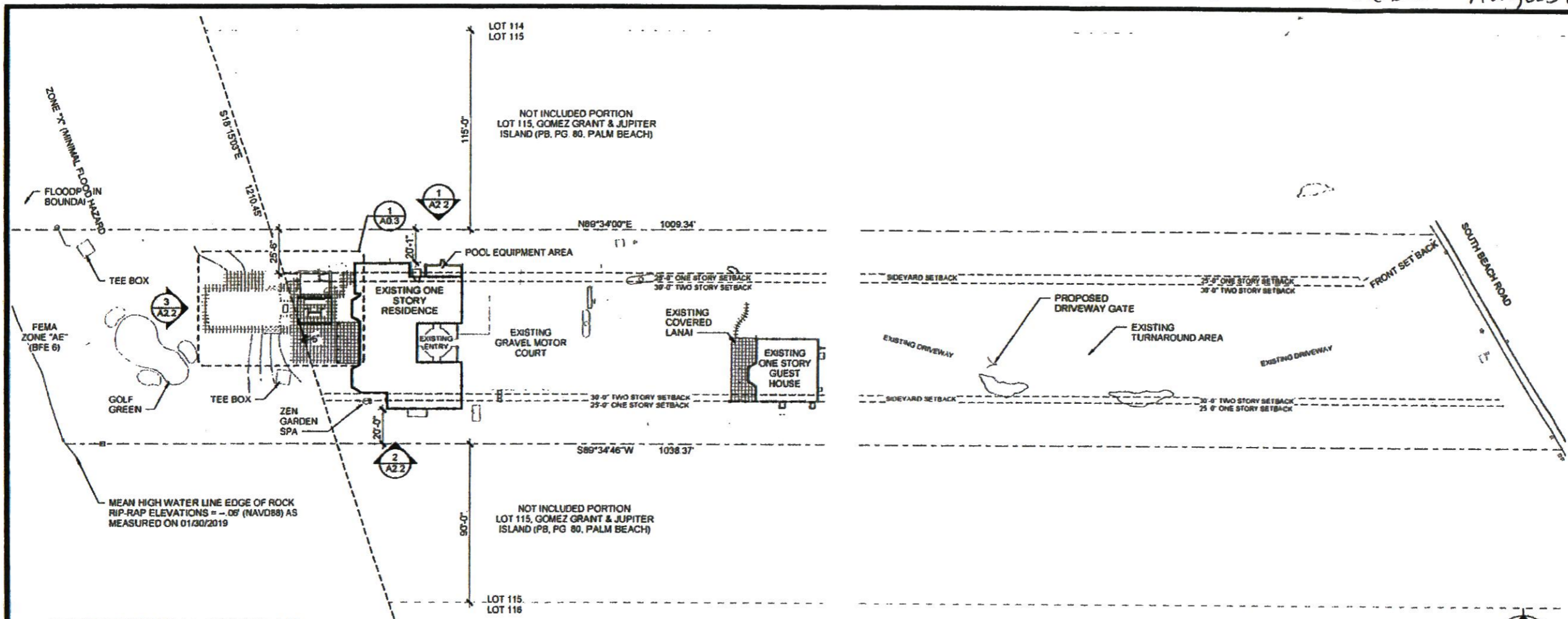
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michael d. jones, AIA
architect

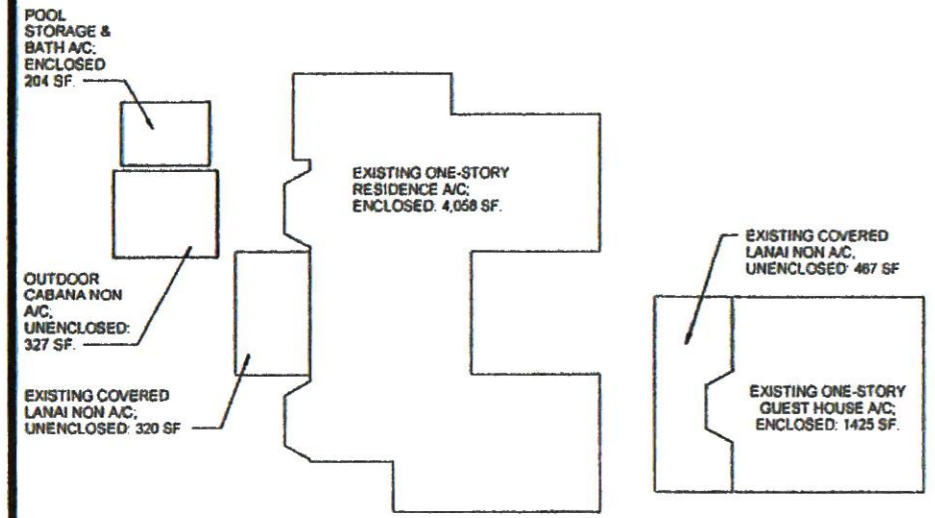
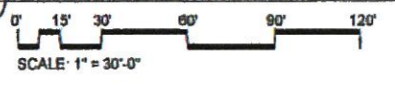
POOL HOUSE

THE O'CONNELL RESIDENCE

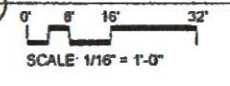
286 SOUTH BEACH ROAD
HOBE SOUND, FL



1 ARCHITECTURAL SITE PLAN



3 KEY PLAN



SITE DATA TABLE:

ZONING ANALYSIS			
ADDRESS: 286 SOUTH BEACH ROAD HOBE SOUND, FL. (ONE-STORY)			
ZONING DISTRICT: A-80 2-ACRE ESTATE RESIDENTIAL DISTRICT			
	PERMITTED	EXISTING	PROPOSED
LOT AREA	2 ACRE (MINIMUM)	2.9347 ACRES	N/A
LOT WIDTH	200'-0"	124'-0"	N/A
FLOOR AREA / LIVING SPACE	13,415.5 SF	5,876.9 SF	367.8 SF (6,244 SF)
FRONT YARD SETBACK:	50'-0"	58'-0"	58'-0"
REAR YARD SETBACK:	PER ORD. 376 "C"	14'-1"	5'
SIDE YARD SETBACK:	1-STORY: 25'-0" 2-STORY: 30'-0"	1-STORY NORTH 20'-1" SOUTH 20'-0"	1-STORY CABANA 25'-8"
INITIAL MEASURING POINT:	N/A	13'-6"	13'-6"
FILL:	3'-0" MAX	N/A	LESS THAN 12"
ROOF HEIGHT (SLOPED):	1-STORY 22'-0" 2-STORY: 30'-0"	1-STORY: 22'-8"	1-STORY CABANA: 12'-8"
EXTERIOR WALL HEIGHT:	1-STORY 14'-0" 2-STORY: 22'-0"	1-STORY: 10'-0"	1-STORY CABANA: 10'-0"
PARKING SPACES:	1.5 MAX PER BEDROOM (10 MAX)	8 SPACES	8 SPACES
DRIVEWAY SETBACK:	8' MINIMUM	8'	8'-0"
LANDSCAPE AREA:	63,918.5 SF	111,352 SF	104,009 SF
LHSM ELEVATION (NAVD):	13'-8"	N/A	11'-0"
FINISH FLOOR ELEVATION:	12" ABOVE BFE	N/A	14'-0"
START OF CONSTRUCTION:	N/A	N/A	SUMMER 2025

SQUARE FOOTAGE CALCULATIONS:

LOT AREA 127,837 SQFT
MAX FLOOR AREA ALLOWED 13,415 SQFT
(A-80 DISTRICT: 2-ACRE ESTATE RESIDENTIAL DISTRICT)

ENCLOSED AREA
LIVING AREA (A/C)
EXISTING ONE-STORY RESIDENCE 4,058 SQFT
EXISTING ONE-STORY GUEST HOUSE 1,425 SQFT
POOL HOUSE 204 SQFT
TOTAL LIVING AREA (A/C) 5,687 SQFT

UNENCLOSED AREA (NON A/C)
EXISTING COVERED LANAI (2) 787 SQFT
OUTDOOR CABANA 327 SQFT
TOTAL UNENCLOSED AREA 1,114 SQFT @50%
557 SQFT

PROPOSED BUILDING AREA 6,244 SQFT

DESIGN CODES:

2023 FLORIDA BUILDING CODE 6TH EDITION
2023 FBC EC FLORIDA ENERGY CONSERVATION 6TH EDITION
2023 FBC RE FLORIDA RESIDENTIAL CODE 6TH EDITION
2023 FBC MECHANICAL 6TH EDITION
2023 FBC PLUMBING 6TH EDITION
2020 NFPA 70 NATIONAL ELECTRICAL CODE
FS FLORIDA STATUTES

DRAWING LIST:

A0.2 - ARCHITECTURAL SITE PLAN
A0.3 - ENLARGED ARCHITECTURAL SITE PLAN
A2.1 - POOLHOUSE EXTERIOR ELEVATIONS
A2.2 - EXISTING RESIDENCE STUDY

date	description
06/19/2025	IMPACT REVIEW SUBMITTAL
05/06/2025	PRE-SUBMITTAL REVIEW

drawing status

project no. OAKIE-01

Michael D. Jones

ARCHITECTURAL SITE PLAN

sheet A0.2

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
BUILDING DEPARTMENT

Town of Jupiter Island
Development Review Board
(DRB)

Date Received: 4/9/20

DRB -
PZE-0429

PROPERTY:

Street Address: 286 South Beach Road, Hobe Sound, FL 33455
Tax Parcel Number: 35-38-42-002-115-00573-9 Zoning: A-80 Residential Zoning
Legal/General Description See Attached Exhibit "A"

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

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

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

Name: Richard A. O'Connell, Trustee of the O'Connell 2016 Family Trust, dated 10/18/2016
Mailing Address: 286 South Beach Road, Hobe Sound, FL 33455
Phone #: _____ Email: _____

EXPLANATION OF REQUEST:

Add a new two-story garage, complete with a studio loft, a new pool, associated pool patio, relocate the previously approved putting areas,
and enhance the Property's landscaping and hardscaping. The proposed floor area for the project will be 7,770 square feet.

IF VARIANCE IS REQUESTED, CITE LRD'S AFFECTED:

N/A

HARDSHIP STATEMENT, IF VARIANCE IS REQUESTED:

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

N/A

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

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



Jared Gaylord, Esq., atty-in-fact for Richard O'Connell
Trustee

Signature of Owner or Agent—**REQUIRED**

Printed Name

Date

Site Analysis

Address: 286 South Beach Road	Zoning District: A-80		
Planned Date of Construction: May 2026			
	Permitted	Existing	Proposed
Lot Area:	Minimum: 2 Acres	127,837 SF	127,837 SF
Floor Area*:	13,413.5 SF	6,244 SF	7,820 SF
Principle Dwelling: (10,000 sf max)	10,000 SF (MAX)	4,585.5 SF	N/A
Accessory Structure #1: (not to exceed 1/3 square footage of principal dwelling)	1,528 SF	1,658.5 SF	N/A
Accessory Structure #2: (not to exceed 1/3 square footage of principal dwelling)	1,528 SF	N/A	1,526 SF
FAR (Floor Area Ratio): Floor Area + Lot Area	10.5%	4.9%	1.2%
Lot Width:	200'	124'-10"	N/A
Front Yard Setback:	50'-0"	643'-7" (EX MH) 487'-1" (EX GH)	577'-5 3/4"
Rear Yard Setback:	Waterfront Setback Line	0'-5" (EX MH) 224'-0 5/8" (EX GH)	142'-3 3/8"
Side Yard Setback:	25'-0"	20'-0" (EX MH South) 20'-1 1/8" (EX MH North) 24'-9 5/8" (EX GH South) 62'-10 1/2" (EX GH North)	29'-3 3/4" (1-story South) 54'-0 1/4" (2-story North)
One-Story:	30'-0"		
Two-Story:			
Initial Measuring Point ("IMP"):	N/A	13.6' NAVD	12.9' NAVD
Fill:	3 ft max	N/A	3' MAX
Roof Height: Roof Pitch:	22' 1-STORY 30' 2-STORY	22'-6" (ex mh) N/A	N/A 29'-5 1/2"
One-Story:			
Two-Story:			
Exterior Wall Height:	14 ft 22 ft	10'-0" (EX MH) N/A	13'-2" 21'-11 3/4"
One-Story:			
Two-Story:			
Parking Spaces: (1 per bedroom, 1.5 max)	10 MAX	8	NONE
Driveway Setback:	8' MIN	8'	N/A
Landscape Area:	63,918.5 SF (50%)	104,009 SF (81%)	96,894 SF (75.8%)
Elevation of Finish Floor:	12" ABOVE F.F.E.	14.0' NAVD	13.57' NAVD
Elevation of LHSM: (Lowest Height Structural Member)	13.5' NAVD	N/A	N/A
FEMA Flood Zone:	N/A	ZONE X & AE	ZONE X

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

Exhibit "A"

Legal Description

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

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

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

286 South Beach Road, Hobe Sound, FL 33455

LIMITED POWER OF ATTORNEY

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

Legal Description

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

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

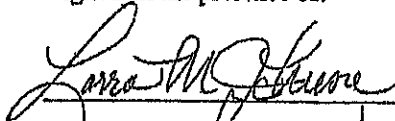
a/l/a 286 South Beach Road, Hobe Sound, FL 33455

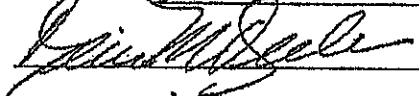
PCN: 35-38-42-002-115-00573-9

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

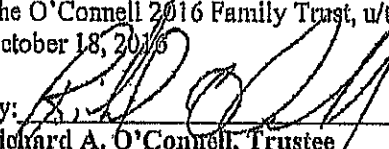
This power of attorney shall be effective for five (5) years beginning on the date of execution. This power of attorney shall not be affected by any subsequent incapacity or disability of the undersigned and shall have the same effect and inure to his benefit and bind RICHARD A. O'CONNELL, his heirs,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

Signed in the presence of:

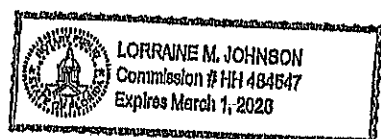

Print Name: Lorraine M. Johnson

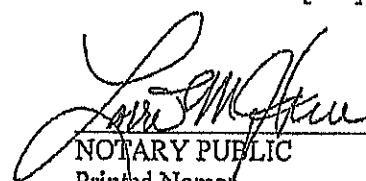

Print Name: DeWise M. Decker

STATE OF Florida
COUNTY OF Martin

The O'Connell 2016 Family Trust, u/t/d
October 18, 2016
By: 
Richard A. O'Connell, Trustee

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




NOTARY PUBLIC
Printed Name: _____



< **BACK TO SEARCH**

Basic Info

PIN 35-38-42-002-115-00573-9	AIN 57273	Situs Address 286 SOUTH BEACH RD JUPITER ISLAND FL	Website Updated 4/8/26
--	---------------------	--	----------------------------------

General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners

O'CONNELL 2016 FAMILY TRUST
O'CONNELL RICHARD A TTEE

Parcel ID

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

Use Code/Property Class

0100 - 0100 Single Family

Mailing Address

286 SOUTH BEACH RD
HOBE SOUND FL 33455

Account Number

57273

Neighborhood

135730 Jupiter Island - Intracoastal

Tax District

JUPITER ISLAND

Property Address

286 SOUTH BEACH RD JUPITER ISLAND FL

Legal Acres

2.94

Legal Description

JUPITER ISLAND S 125' OF N 240' OF LOT ...

Ag Use Size (Acre\Sq Ft)

N/A

Current Value

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

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

Current Sale

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

Legal Description

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

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



**HONORABLE
RUTH PIETRUSZEWSKI, CFC**

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

Property Address 286 SOUTH BEACH RD
Legal Description JUPITER ISLAND S 125' OF N 240' OF LOT 115 W OF HWY

REAL ESTATE

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

O'CONNELL 2016 FAMILY TRUST
O'CONNELL RICHARD A TTEE
286 SOUTH BEACH RD
HOBE SOUND, FL 33455

PARCEL ID: 35-38-42-002-115-00573.90000
ALTERNATE ID: 57273
ESCROW CODE:



SCAN TO VIEW YOUR
BILL ONLINE!

If Paid By	Jan 31, 2026	Paid	\$138,947.12	01/23/2026
Please Pay	\$138,947.12			

Ad Valorem Assessments

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
JUPITER ISLAND-AD VAL-OP	772-545-0100	2.8259	8,050,968	0	8,050,968	22,751.23
JUPITER ISLAND-EROSION	772-545-0100	0.9593	8,050,968	0	8,050,968	7,723.29
JUPITER ISL-DEBT SERVICE	772-545-0100	0.2100	8,050,968	0	8,050,968	1,690.70
SCHOOL-GENERAL FUND	772-219-1200 ext 30273	3.0540	10,007,570	0	10,007,570	30,563.12
SCHOOL CAPITAL OUTLAY	772-219-1200 ext 30273	0.9500	10,007,570	0	10,007,570	9,507.19
SCHOOL - DISCRETIONARY	772-219-1200 ext 30273	0.7480	10,007,570	0	10,007,570	7,485.66
SCHOOL ADDTNL VOTER MIL	772-219-1200 ext 30273	0.4250	10,007,570	0	10,007,570	4,253.22
CHILDRENS SERVICES ORDNGS	772-288-5758	0.3618	8,050,968	0	8,050,968	2,912.84
FL-INLAND NAVIGATION DIST	561-627-3386	0.0270	8,050,968	0	8,050,968	217.38
S. FLA WTR MGMT	561-686-8800	0.2301	8,050,968	0	8,050,968	1,852.53
COUNTY-GENERAL FUND-OP	772-463-2868	6.5614	8,050,968	0	8,050,968	52,825.62
MILLAGE CODE 4300	TOTAL MILLAGE	16.3525	TOTAL AD VALOREM TAXES			\$141,782.78

Exemptions

Non Ad Valorem Assessments

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

TOTAL \$141,782.78

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

2025

Make checks payable to: Ruth Pietruszewski, Tax Collector

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

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

PARCEL ID.: 35-38-42-002-115-00573.90000

ALTERNATE ID: 57273

ESCROW CODE:

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

Jan 31, 2026 \$138,947.12

Paid By **The O'Connell 2016 Family Trust**

Paid \$138,947.12 01/23/2026

TAXES BECOME DELINQUENT APRIL 1 - ADD 3% PLUS FEES

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

O'CONNELL 2016 FAMILY TRUST
O'CONNELL RICHARD A TTEE
286 SOUTH BEACH RD
HOBE SOUND, FL 33455



* 1 + 5 7 2 7 3 + 2 0 2 5 *

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

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

MARC R. GAYLORD, ESQ
JARED E. GAYLORD, ESQ.
FORD T. DWYER, ESQ.
April 8, 2026

VIA HAND DELIVERY

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

RE: Richard A. O'Connell, Trustee of the O'Connell 2016 Family Trust, dated 10/18/2016
Application to Development Review Board for a Pool, Detached Garage and Studio, and
Modification of Previously Approved Putting Greens
Property Address: 286 South Beach Road, Hobe Sound, Florida 33455 ("Property")

Dear Mrs. Harding:

This office represents the interests of Richard A. O'Connell, Trustee of the O'Connell 2016 Family Trust, dated October 18, 2016, (the "Trust") as it pertains to the Trust's application to the Development Review Board for the addition of a pool, associated pool patio, detached garage and studio loft, modification to previously approved putting and chipping areas, and enhancements to associated landscaping and hardscaping. My client intends to begin construction on this work during the Town's 2026 summer construction season.

The Trust purchased the Property in April 2025. The 2.9347-acre or 127,837 square foot Property is located in the A-80 2-Acre Estate Residential District. The Property currently contains a one-story main residence, one-story guest house, driveway, and motor court. The existing floor area on the Property is **6,244 square feet**, including a one-story main house, one-story guest house, and one-story pool cabana and storage area. The permitted floor area for this Property is **13,415.5 square feet**. Since purchasing the Property, my client has engaged professionals to redesign the site. A new pool, pool patio, associated pool cabana, putting and chipping areas, driveway gate, and dock were approved by the Town's Impact Review Committee on August 7, 2025.

After the most recent redevelopment improvements, my client decided to add a new interior pool between the existing guest house and a proposed garage with a studio loft. This will allow guests and visiting family a private area to congregate on the interior of the Property. The new garage will also provide interior vehicle storage for three cars, as well as a new studio loft on the second floor. The small scale of the proposed detached garage will be **1,526 square feet**. The total proposed floor area for the Property will be **7,770 square feet**, 5,645.50 square feet less than the permitted floor area for this Property. The central location of these small-scale improvements, coupled with the proposed enhanced landscape buffers on the north and south sides of the Property will render these improvements invisible from neighboring parcels.

Additionally, previously approved putting and chipping areas have been redesigned and relocated on the site. Originally, spread out in three different chipping areas, these have now been consolidated in the central and south side of the Property, west of the main residence. The inspiration for this concentration of putting areas was the famous “Amen Corner” of Augusta National Golf Club. Relocating the putting area to the central and southern portion of the Property will also result in less impacts on neighbors than the originally approved location due to landscaping and the orientation and location of the southern neighbor’s residence.¹ The location of this putting area, coupled with distance and proposed landscaping, will ensure privacy.

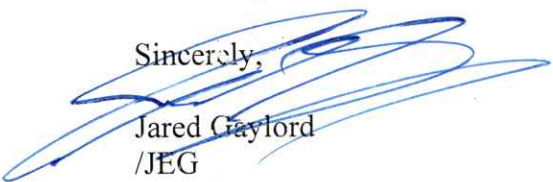
In conjunction with the renovations and additions to the Property, the landscaping will also be modified and enhanced. The total proposed landscape area is **96,894 square feet or 75.8% of lot area**, exceeding the 50% minimum landscape area required in the A-80 Residential District. The location and design of the detached garage and pool will ensure they will not be visible from the adjacent northern and southern neighbors, as well as from South Beach Road. The proposed pool will be similarly situated and landscaped so as not to impede on neighboring views. Careful thought was given to similarly protect neighbors during construction. Six foot (6’) tall mesh fences will be utilized during the redevelopment project to secure the site, limit view of the construction, and mitigate dust trespass outside the Property.

The proposed pool and detached garage will utilize a “double buffer” to protect the northern and southern adjacent neighbors from any visible impact. These buffers will utilize tiered and varied vegetation to ensure that the garage and pool area will remain private throughout the seasons. This vegetation species will include wild coffee, Java white copperleaf, thrinax palm, shell ginger, green arboricola, liriopse, selloum, lady palm, burle marx, Chinese fan palm, marlberry, mastic, pigeon plum, and other vegetation.

My client’s civil engineer, Chad Gruber, has designed a stormwater retention system to limit the potential impact of runoff on neighboring properties and South Beach Road. The project will utilize two exfiltration systems that will retain approximately 23,721 cubic feet of runoff. These exfiltration trenches, coupled with swales and site regrading, will adequately protect neighbors and South Beach Road from runoff emanating from the Property.

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

Sincerely,



Jared Gaylord
/JEG
Encl.

¹ 288 South Beach Road is oriented southwest as opposed to directly west, like the northern neighbor’s property. Furthermore, the buffer between 286 and 288 South Beach is densely vegetated completely to the Intracoastal – a feature absent along the northern neighbor’s property line.

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

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

MARC R. GAYLORD, ESQ.
JARED E. GAYLORD, ESQ.
FORD T. DWYER, ESQ.

April 8, 2026

VIA HAND DELIVERY

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

RE: Richard A. O'Connell, Trustee of the O'Connell 2016 Family Trust, dated 10/18/2016
Development Review Standards for Redevelopment of Previously Developed Land
Property Address: 286 South Beach Road, Hobe Sound, Florida 33455 ("Property")

Dear Mrs. Harding:

This office represents the interests of Richard A. O'Connell, Trustee of the O'Connell 2016 Family Trust, dated October 18, 2016, as it pertains to the O'Connell family's application to the Development Review Board for the redevelopment of previously developed land, specifically adding a detached garage, a new pool, and relocating a previously approved putting area on Property located within the Town of Jupiter Island.

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

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

The existing streetscape is and will remain consistent with the surrounding neighborhood character. The landscape buffers will sufficiently screen the proposed development from adjacent properties and South Beach Road. The proposed development will add features – an interior pool and a detached garage with a studio loft – common to many homes in this neighborhood and on Jupiter Island. The proposed redevelopment of a pool, detached garage, modifications to a previously approved putting area, and landscape and hardscape enhancements are relatively minor in scope and scale. The 1,526 square foot addition to the Property will only produce a total floor area of 7,770 square feet – 5,645.50 square feet less than the permitted floor area of 13,415.5 square feet. Additionally, these improvements are centrally located behind multiple layers of proposed and existing landscaping. Furthermore, the

proposed additions are located on the west side of the existing guest house, more than six hundred feet from the South Beach Road right-of-way. View of these improvements or their construction from South Beach Road will be impossible. This redevelopment will not adversely affect the public interest.

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

The proposed redevelopment will be consistent with the surrounding neighborhood character. The location of the pool and detached garage over 600' west of South Beach Road will make view from the public right-of-way impossible. The majority of neighboring residential properties contain pools and detached structures, similar to the proposed redevelopment. The proposed two-story addition will be easily screened from neighbors and South Beach Road. The small-scale addition of a detached garage and pool are minor additions that will result in less than 2,000 square feet.

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

The proposed development will be sufficiently screened in a manner that is consistent with the surrounding neighborhood character adjacent properties and the Intracoastal Waterway by the existing landscape buffers and through the addition of new plantings. The use of a "double buffer" will completely shield the northern adjacent neighbor from the proposed detached garage, pool, and pool patio. Vegetation along the Property's western lawn facing the Intracoastal will help conceal the putting area from the waterway, which should not result in a negative impact due to its non-vertical nature. The detached garage and pool will not be visible from the Intracoastal due to the extreme distance and the location of the existing main residence. The Property's dense and mature landscape buffers, in conjunction with revised and additional landscaping, will ensure the proposed centrally located garage, pool, and associated hardscape will not be visible.

The proposed redevelopment is over 600' from the South Beach Road right-of-way and will not be visible from that vantage point due to extreme distance, landscaping, and elevation changes. The proposed redevelopment will not be near the ocean or beach and will not be visible from those vantage points.

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

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

Property. The plant material will remain and, if necessary, enhancements of the streetscape buffer will occur. The proposed redevelopment will have little to no impact on the existing streetscape landscaping. The existing structures and proposed additions will not be visible from South Beach Road.

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

The Property is located along South Beach Road and will be accessible for emergency and other service vehicles in the event of fire or other emergency. An existing turn around area near the previously approved gate will remain to aid traffic flow. A large motor court is available near the existing residence to service the Property for deliveries, refuse collection, and emergency services.

The addition of the pool, pool patio, detached garage, and associated hardscaping and landscaping will not affect access to the Property whatsoever.

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

The landscape buffers will be sufficient to ensure that the proposed development is properly shielded from the view of adjacent properties. The small-scale redevelopment that will be centrally located can be easily screened with existing and proposed vegetation. The use of “double buffers” along property boundaries and near the proposed addition will ensure that the view from outside the Property is predominantly natural, landscape material.

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

Exterior lighting and any sound equipment plans are not contemplated in this application. Any future exterior lighting or sound equipment will be permitted through the Town’s Building Department and will meet all relevant Town requirements.

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

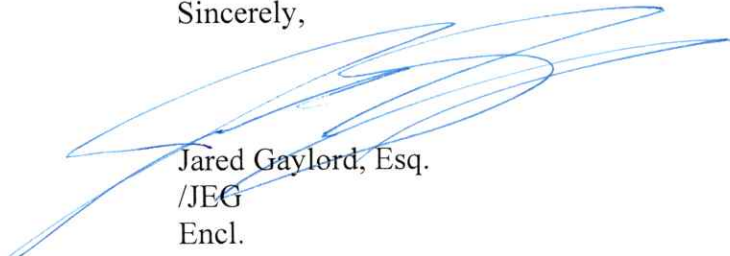
The stormwater management system will be sufficient to prevent runoff from adversely affecting adjacent properties for this minor redevelopment application. This small increase in hardscape should not produce a large increase in runoff. Civil engineer Chad Gruber proposes the use of two exfiltration trenches, along with site regrading and dry retention areas, to retain 23,721 cubic feet of runoff.

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

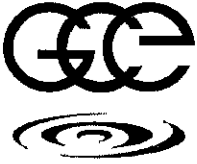
The proposed small-scale development will be screened from view from adjacent properties and public roads in the form of landscape material and will appear predominantly natural from outside the Property. The proposed addition of 1,526 square feet, a pool, pool patio, and relocation of a previously approved putting area, will not negatively impact the existing, dense, and mature landscaping. The proposed additional landscaping will ensure this minor addition and redevelopment will result in the Property appearing to be predominantly vegetation from outside the lot.

It is my client's intention and desire that the redevelopment is consistent with and complementary to the existing infrastructure of the Town, surrounding properties, and cohesive with the neighborhood character. If you have any questions or concerns regarding this application, please do not hesitate to contact the undersigned.

Sincerely,



Jared Gaylord, Esq.
/JEG
Encl.



GRUBER CONSULTING ENGINEERS

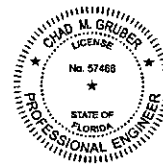
**Proposed Pool Cabana/Garage
286 South Beach Road
Jupiter Island, Florida**

Concurrency Management Calculations

June, 2025

Revised August, 2025

Revised March, 2026



Digitally signed by
Chad M Gruber
Date: 2026.03.18
09:40:13 -04'00'

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

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

INTRODUCTION

The proposed project is located at 286 South Beach Rd. in the Town of Jupiter Island. The property encompasses approximately 2.94 acres between South Beach Rd. and the Intracoastal Waterway. The project involves the construction of a new garage/apartment, pool cabana and pools with associated hardscape.

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

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

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

1. Existing Residence and Proposed Pool Cabana

a) Septic System Design Information

(Existing Residence)

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

(Proposed Pool Cabana)

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

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

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

b) Estimated Daily Flow Calculations

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

1 equiv. bedroom = 750 sq.ft. of remaining air-conditioned space

$992 \text{ sq.ft.} / 750 \text{ sq.ft./equiv. bedroom} = 1.32 \text{ equiv. bedrooms}$

Use 2 equivalent bedrooms at 60 gpd/bedroom = 120 gpd

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

c) Existing Septic System Specifications

Existing trench septic system will remain to serve the existing residence and proposed pool cabana.

2. Ex. Guest House and Proposed Apartment

a) Septic System Design Information

(Existing Guest House)

Total existing air-conditioned space: 1,476 sq.ft.
Total existing number of bedrooms: 3 bedrooms

(Proposed Apartment)

Total proposed air-conditioned space: 625 sq.ft.
Total proposed number of bedrooms: 1 bedroom

Total air-conditioned space: 2,101 sq.ft.
Total number of bedrooms: 4 bedrooms

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

b) Estimated Daily Flow Calculations

4 Bedrooms with 2,251 – 3,300 sq.ft. of building area = 400 gpd

Estimated daily flow = 400 gpd

c) Proposed Septic System Specifications

Minimum Trench Septic System Specifications

Required Drainfield Area: 500 sq.ft.
Required Unobstructed Area: 750 sq.ft.
Min. Septic Tank Size: 1,050 gal.

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

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

1. Site Plan Characteristics

Total property area	=	127,873 sq.ft. (2.935 ac.)
Redeveloped plan area	=	59,820 sq.ft.
Redeveloped impervious plan area	=	22,233 sq.ft.
Redeveloped pervious plan area	=	37,587 sq.ft.

2. Rainfall and Soil Storage Data

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

3. Estimated Runoff Volume

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

$$S_{weighted} = \frac{(8.18in. \times 37,587 sq. ft.)}{59,820 sq. ft.} = 5.14 in.$$

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

$$Q = \frac{(P - 0.2S_{weighted})^2}{(P + 0.8S_{weighted})} = \frac{(7.00in. - 0.2 \times 5.14in.)^2}{(7.00in. + 0.8 \times 5.14in.)} = 3.21 in.$$

Vol. of runoff to be retained = 3.21 in. x 59,820 sq.ft. x 1ft./12in. = 16,002 cu.ft.

4. Proposed Dry Retention Area

Total volume retained in proposed dry retention area = 160 cu.ft.

Vol. of runoff to be retained in exfiltration trenches
(including 20% safety factor) = 19,010 cu.ft.

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

1. Proposed Exfiltration Trench Sizing

The volume of stormwater runoff required to be retained in the proposed exfiltration trenches is 19,010 cu.ft. Per SFWMD Volume IV, Permit Information Manual, Figure F-4, the formula for determining the required length of exfiltration trench is given as:

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

Exfiltration Trench #1

L =	Total Length of Trench Provided	=	60	ft
W =	Trench Width	=	6	ft
K =	Hydraulic Conductivity	=	0.00121	cfs/sq.ft./ft. of head
H ₂ =	Depth to Water Table	=	6.00	ft
D _U =	Un-Saturated Trench Depth	=	3.00	ft
D _S =	Saturated Trench Depth	=	0.00	ft

V = Volume Treated = 17,148 cu.ft.

Exfiltration Trench #2

L =	Total Length of Trench Provided	=	70	ft
W =	Trench Width	=	6	ft
K =	Hydraulic Conductivity	=	0.00121	cfs/sq.ft./ft. of head
H ₂ =	Depth to Water Table	=	2.00	ft
D _U =	Un-Saturated Trench Depth	=	2.00	ft
D _S =	Saturated Trench Depth	=	1.00	ft

V = Volume Treated = 6,573 cu.ft.

Total Volume Retained in Proposed Exfiltration Trenches = 23,721 cu.ft.

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

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

1. Irrigation Use

The referenced property has the following characteristics:

Total property area	=	127,873 sq.ft. (2.935 ac.)
Total site area	=	59,820 sq.ft. (1.373 ac.)
Impervious plan area	=	22,233 sq.ft.
Remaining irrigated pervious surface area	=	37,587 sq.ft. (0.863 ac.)

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

$0.863 \text{ ac} \times 32 \text{ in./year} \times 1 \text{ year}/365 \text{ days} = 0.075 \text{ ac-in./day}$ which can be converted to gallons per day by multiplying the result by 27,152 gal./ac-in. = 2,036 gpd (61,894 gal./month)

Total estimated average day irrigation use = 2,036 gal.

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

Irrigation Project ERCs = $2,036 \text{ gpd} \times 1 \text{ ERC}/350 \text{ gpd} = 5.82 \text{ ERCs}$

2. Domestic Use

South Martin Regional Utility estimates domestic residential water use using methods established in Chapter 62-6 of the Florida Administrative Code. This is the same chapter used for the sizing of the proposed septic system in Section A of this report. The total estimated daily domestic water use calculated above was 920 gpd.

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

Domestic Project ERCs = $920 \text{ gpd} \times 1 \text{ ERC}/250 \text{ gpd} = 3.68 \text{ ERCs}$

3. Total Daily Water Use Demand Estimate and ERC Calculation

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

Total Project ERCs = $5.82 \text{ ERCs} + 3.68 \text{ ERCs} = 9.50 \text{ ERCs}$

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

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

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

Avg. number of residents and guests expected: 8 people

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

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



DEVELOPMENT REVIEW BOARD

A Public Meeting/Hearing will be held at the Jupiter Island Town Hall, 2 Bridge Road, Hobe Sound, FL on **May 7, 2026, at 9:00 a.m.** for the purpose of considering the following application.

376 South Beach Rd. A-80 2- Acre Residential Zoning

This is the application of John J. and Eduarda M. Taylor, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval to:

Demo existing structure and build a 1-story 1,833.5 square feet main residence with tennis court and associated hardscape and landscape improvements.

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

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

STATE MANDATED STATEMENT:

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



**TOWN OF JUPITER ISLAND
DEVELOPMENT REVIEW BOARD
Meeting Date: May 7, 2026
Staff Report**

To: Chair and Development Review Board Members
CC: Robert Garlo, Town Manager and Kyle Teal, Town Attorney
From: Catherine Harding, Building, Planning and Zoning Director
RE: 376 South Beach Road
Date: April 21, 2026

Owner:

John J. Taylor, III and Eduarda M. Taylor

Agent:

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

Property Description:

376 South Beach Road, 2.40080 acres in the A-80, 2-Acre Estate Residential District

Request:

The applicant is seeking approval to demolish an existing guest house and build a new 1,833.5 square feet, one-story principal residence, with a tennis court and associated hardscape and landscape.

Building and Zoning Analysis:

The attached Zoning Analysis shows that the applicant meets the requirements of the Jupiter Island Development Standards.

Reports and Recommendations attached:

Jupiter Island Public Works, John Duchock, P.E.: *Comply as noted. A temporary driveway will be used to access all construction vehicles during construction. Any and all damage to the sidewalks in that area along the Ramble will be required to be repaired prior to a C.O.*

King Tree Service, Brian Fischer: *Comply as noted, prior to demolition, improve buffer between Lot 1 and Lot 2 to reduce visibility through existing buffer. Provide additional information on tree survey, tree list, tree tags and proposed new trees after demolition and before permit for the principal structure is issued.*

Sergeant/Fire Chief, Frank Lasaga: *Comply as noted.*

South Martin Regional Utility (SMRU), Matthew Hammond, P.E. Director: Comply as noted.

Matthew Hammond, P.E., Town Engineer: Comply as noted.

Building Department Recommendations:

1. *A gatekeeper shall be on site during all construction activities.*
2. *The staging plan is required to have a permit and be completed prior to a building permit being issued.*
3. *All construction vehicles shall be parked on site behind the construction fencing.*
4. *Compliance with the reports listed above as required.*

Land Development Standards for Review by the Development Review Board
(attached)

Article X, Division 2, Section 2.03. Standards for impact review for demolition applications. (applicants reply attached)

Article X. Division 2. Section 2.02. Standards for Impact Review. (applicants reply attached)



Town of Jupiter Island

Public Works Department

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

MEMORANDUM

Date: April 14, 2026

To: Catherine Harding, Planning Building & Zoning Director

From: John Duchock, PE - Director of Public Works

RE: 376 South Beach Rd DRB Application – Staff Comments

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

Drainage

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

Household Refuse

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

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

Recycling Bins

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

Brush Bins

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

Construction and Hazardous Waste

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

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

Road Right of Way

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

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

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

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

As noted in the proposed development plans, a temporary access south of the main driveway will be utilized for construction. The temporary access from South Beach Road will cross the "Ramble" sidewalk, outside of the public road right-of-way, and is likely to incur damage due to heavy construction. A condition to repair/replace all damaged/cracked sections of the sidewalk along the full length of the property should be included prior to issuance of a Certificate of Occupancy.

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

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

KING TREE SERVICE

OF SOUTH FLORIDA

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

April 16, 2026

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

RE: 376 South Beach Road - Revised Landscape Plans

The revised landscape plan addresses my 3 previous concerns:

1. Trees affected by demolition
2. Opening in the south buffer
3. Specifications of new plant species to be installed

All trees affected by demolition will be relocated. Only one Reclinata Palm is scheduled for removal and it is ok to remove.

The opening in the south buffer will be infilled with relocated plants from on site. This appears to be adequate screening in this location.

All new plant species have been identified and are suitable for the site and many new plants are native.

This revised landscape plan appears good as presented.

Prepared by:



Brian Fischer
ISA Certified Arborist FL-5287A



MEMORANDUM

TO: BUILDING DEPARTMENT
FROM: SERGEANT/FIRE CHIEF FRANK LASAGA
DATE: APRIL 2, 2026
SUBJECT: 376 S BEACH RD

After reviewing the proposed plans for the construction of a single-family residence at 376 South Beach Road, Jupiter Island, I find the following considerations relating to Traffic and Safety for the project:

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

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

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

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

Fire Suppression: There is adequate water supply for this site with the existing hydrants on the right of way to the dwelling.

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

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

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

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

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

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

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

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

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

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

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



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 14, 2026

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

From: Matthew Hammond, P.E. – Director

Subject: 376 South Beach Road – Demolition and Construction of New Residence

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

This project involves demolition and construction to create an 1,833.5 square-foot, one-story residence located on South Beach Road. The scope of work also includes a tennis court and associated hardscape and landscape improvements. The property is currently served by a 1.5-inch potable water meter, which also supplies irrigation water.

Based on the information provided by the engineer of record, eleven (11) equivalent residential connections (ERCs) of irrigation and two (2) ERCs of domestic water are required for this development. The property currently has a credit of five (5) water ERCs and is required to pay for the additional water ERCs as follows:

Connection Charges
 $\$1,800 \times 8 \text{ ERCs} = \$14,400.00$

Accrued Guaranteed Revenue Fee
 $60 \text{ months} \times 25.81 \times 8 \text{ ERCs} = \$12,388.80$

Total Fee = \$26,788.80

Once these fees are paid, thirteen (13) water ERC's will be creditable toward capacity on this account for any future redevelopment or assessment of capacity fees.

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

Metering and Backflow Prevention: The property is currently served by a 1.5-inch meter that will remain in place for the property. The meter is proposed to feed an irrigation system, as a

result, a new 1.5-inch inch above grade backflow preventer assembly must be installed on the customer side of the meter. This backflow prevention device must be inspected and certified by a certified tester, and the certification reported to SMRU in accordance with the Cross Connection Control Policy.

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

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

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

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

cc: Megan McMahon, TJI 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

MEMORANDUM

Date: April 14, 2026

To: Catherine Harding – Planning Building & Zoning Director

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

RE: 376 South Beach Road – Demolition and Construction of New Residence

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

This project involves demolition and construction to create an 1,833.5 square-foot, one-story residence located on South Beach Road. The scope of work also includes a tennis court and associated hardscape and landscape improvements. The property is 2.04 acres in size.

Review Comments

1. Sheet L1.0, C-1, C-2: The landscape plan and site grading plan shall be coordinated with respect to locations of onsite swales and drains.

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 property is not allowed. An exfiltration trench system is proposed for management of storm water. Concurrency calculations were provided by the owner's Engineer, Chad Gruber, PE and submitted for review.

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

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

cc: Megan McMahon, Administrative Coordinator
Amy Vanilla, Application Coordinator
Kim McLaughlin, SMRU Projects & Development Coordinator

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

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

- A. The proposed demolition will not adversely affect the public interest; and
- B. The proposed demolition will result in the complete removal of all evidence of the former structure or building; and
- C. If the demolition affects all of the buildings on the lot, all impermeable surfaces that were accessory to the demolished structures or buildings, including but not limited to driveways, terraces, courts, slabs, and foundations, will also be removed; and
- D. The landscape treatment along the front lot line will remain comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of 1,000 feet in both directions, or will be planted such that it is comparable to the character and quantity of said streetscape if its existing condition is that it is not comparable in character or quantity; and
- E. The building or structure proposed for demolition does not meet the standards for landmark designation set out in article VIII, section 1.02; and
- F. The demolition will not unnecessarily affect existing landscape buffers, and landscape buffers that are affected will be restored upon completion of the demolition.
- G. The demolition will be staged such that:
 - 1. Noise will be minimized in terms of duration and volume; and
 - 2. Demolition equipment will be screened from view from neighboring properties and public rights-of-way to the maximum feasible extent; and
 - 3. No traffic on public streets in the town will be stopped during the period from November 1 to April 15; and
 - 4. Debris will be removed from the site in a manner that minimizes the number and length of additional trips on the public streets in the town; and
 - 5. Dust will be contained to the maximum practicable extent; and
 - 6. Demolition activities will have a minimal impact on adjacent infrastructure.
 - 7. Buildings proposed for demolition will receive pest control services to control rodents before and after the demolition.
- H. All exposed soil will be stabilized with plant material within ten days of completion of the demolition.

(Ord. No. 347, § 3, 9-16-14)

Sec. 2.02. Standards for impact review.

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

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

(Ord. No. 368, § 3, 7-17-18)



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

**TOWN OF JUPITER ISLAND
BUILDING DEPARTMENT**

Date Received: 3/30/26

PROPERTY:

Street Address: 376 South Beach Road, Jupiter Island, FL 33455
Tax Parcel Number: 35-38-42-059-000-00010-0 Zoning: A-80
Legal/General Description Lot 1 of the Taylor Beach Subdivision, recorded in Plat Book 19,
Page 80, recorded in Public Records of Martin County, Florida.

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

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

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

Name: John J. Taylor, III and Eduarda M. Taylor
Mailing Address: 376 South Beach Road, Jupiter Island, FL 33455
Phone #: _____ Email: _____

EXPLANATION OF REQUEST:

Demolish an existing structure and redevelop the property with a new one-story main residence, complete
with a tennis court and associated hardscape and landscape. The new residence will be 1,833.5
square feet.

IF VARIANCE IS REQUESTED, CITE LRD'S AFFECTED:

N/A

Site Analysis:

Address: 376 South Beach	Zoning District: A-80		
Planned Date of Construction:	5-1-26		
	Permitted	Existing	Proposed
Lot Area:		104,579 SF	
Floor Area*:	11,785 SF		
Principle Dwelling: (10,000 sf max)		0 SF	1,833.5 SF
Accessory Structure #1: (not to exceed 1/3 square footage of principal dwelling)		N/A	
Accessory Structure #2: (not to exceed 1/3 square footage of principle dwelling)		N/A	
FAR (Floor Area Ratio): Floor Area ÷ Lot Area			0.0175
Lot Width:		200'	
Front Yard Setback:	50'		338.7'
Rear Yard Setback:	50'		50.6'
Side Yard Setback:			
One-Story:	25'		79'/48.9'
Two-Story:	30'		N/A
Initial Measuring Point ("IMP"):			13.6'
Fill:	3 ft max		0'
Roof Height: Roof Pitch:			Flat
One-Story:			15.25'
Two-Story:			N/A
Exterior Wall Height:			
One-Story:	14 ft		12'
Two-Story:	22 ft		N/A
Parking Spaces: (1 per bedroom, 1.5 max)	3		2
Driveway Setback:			8'
Landscape Area:			90,000 SF
Elevation of Finish Floor:			13.6' NAVD
Elevation of LHSM: (Lowest Height Structural Member)			N/A
FEMA Flood Zone:			X

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

HARDSHIP STATEMENT, IF VARIANCE IS REQUESTED:

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

N/A

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

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



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

Signature of Owner or Agent—**REQUIRED**

Printed Name

Date

< **BACK TO SEARCH**

Basic Info

PIN 35-38-42-059-000-00010-0	AIN 1128422	Situs Address 376 SOUTH BEACH RD JUPITER ISLAND FL	Website Updated 3/30/26
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners

TAYLOR JOHN J III
TAYLOR EDUARDA M

Parcel ID

35-38-42-059-000-00010-0

Use Code/Property Class

0001 - 0001 Vacant Res w/Misc Imp

Mailing Address

374 SOUTH BEACH RD
HOBE SOUND FL 33455

Account Number

1128422

Neighborhood

135710 Jupiter Island - Ocean

Tax District

JUPITER ISLAND

Property Address

376 SOUTH BEACH RD JUPITER ISLAND FL

Legal Acres

2.29

Legal Description

LOT 1, TAYLOR BEACH SUBDIVISION (PB 19/8...

Ag Use Size (Acre\Sq Ft)

N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 3,807,350	\$ 231,150	\$ 4,038,500	\$ 1,523,210	\$ 2,515,290	\$ 0	\$ 2,515,290

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

Current Sale

Sale Date

N/A

Grantor (Seller)

N/A

Doc Num

N/A

Sale Price

N/A

Deed Type

N/A

Book & Page

N/A

Legal Description

LOT 1, TAYLOR BEACH SUBDIVISION (PB 19/80)

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



**HONORABLE
RUTH PIETRUSZEWSKI, CFC**

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

Property Address 376 SOUTH BEACH RD
Legal Description LOT 1, TAYLOR BEACH SUBDIVISION (PB 19/80)

REAL ESTATE

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

TAYLOR JOHN J III
TAYLOR EDUARDA M
374 SOUTH BEACH RD
HOBE SOUND, FL 33455

PARCEL ID: 35-38-42-059-000-00010.00000
ALTERNATE ID: 1128422
ESCROW CODE:



SCAN TO VIEW YOUR
BILL ONLINE!

If Paid By	Nov 30, 2025	Paid	\$47,056.26	11/24/2025
Please Pay	\$47,056.26			

Ad Valorem Assessments

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
JUPITER ISLAND-AD VAL-OP	772-545-0100	2.8259	2,515,290	0	2,515,290	7,107.96
JUPITER ISLAND-EROSION	772-545-0100	0.9593	2,515,290	0	2,515,290	2,412.92
JUPITER ISL-DEBT SERVICE	772-545-0100	0.2100	2,515,290	0	2,515,290	528.21
SCHOOL-GENERAL FUND	772-219-1200 ext 30273	3.0540	4,038,500	0	4,038,500	12,333.58
SCHOOL CAPITAL OUTLAY	772-219-1200 ext 30273	0.9500	4,038,500	0	4,038,500	3,836.58
SCHOOL - DISCRETIONARY	772-219-1200 ext 30273	0.7480	4,038,500	0	4,038,500	3,020.80
SCHOOL ADDTNL VOTER MIL	772-219-1200 ext 30273	0.4250	4,038,500	0	4,038,500	1,716.36
CHILDRENS SERVICES ORDNCs	772-288-5758	0.3618	2,515,290	0	2,515,290	910.03
FL-INLAND NAVIGATION DIST	561-627-3386	0.0270	2,515,290	0	2,515,290	67.91
S. FLA WTR MGMT	561-686-8800	0.2301	2,515,290	0	2,515,290	578.77
COUNTY-GENERAL FUND-OP	772-463-2868	6.5614	2,515,290	0	2,515,290	16,503.82
MILLAGE CODE 4300	TOTAL MILLAGE	16.3525	TOTAL AD VALOREM TAXES			\$49,016.94

Exemptions

Non Ad Valorem Assessments

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

TOTAL \$49,016.94

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

2025

Make checks payable to: Ruth Pietruszewski, Tax Collector

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

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

PARCEL ID: 35-38-42-059-000-00010.00000

ALTERNATE ID: 1128422

ESCROW CODE:

TAYLOR JOHN J III
TAYLOR EDUARDA M
374 SOUTH BEACH RD
HOBE SOUND, FL 33455

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

Nov 30, 2025 \$47,056.26

Paid By **John J. Taylor III**

Paid \$47,056.26 11/24/2025

TAXES BECOME DELINQUENT APRIL 1 - ADD 3% PLUS FEES

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



* 1 + 1 1 2 8 4 2 2 + 2 0 2 5 *

LIMITED POWER OF ATTORNEY

KNOWN ALL MEN by these presents, that we, JOHN J. TAYLOR, III and EDUARDA M. TAYLOR, a married couple, the undersigned hereby authorize, JARED GAYLORD, ESQUIRE to serve as our Attorney-in-Fact, to execute any and all documents necessary and to perform any such acts as he deems necessary for the subdivision and land use and development of the following described property, including, but not limited to, executing any documentation, such as a building permit, notice of commencement, or septic permit; transacting business with local governmental agencies, building officials, contractors, utilities and other service providers on our behalf:

Legal Description

See Exhibit "A"


a/k/a 374 South Beach Road, Hobe Sound, FL 33455

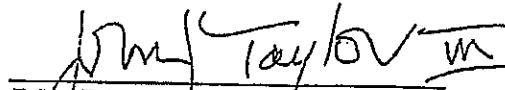
Parcel ID No.: 35-38-42-002-128-00790-9

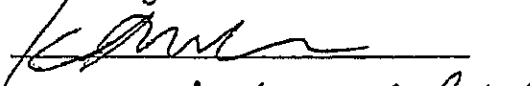
Giving and granting unto, JARED GAYLORD, ESQUIRE full power and authority to do and perform every act and thing whatsoever requisite and necessary to be done in and about the premises, with regard to the subdivision, land use, and development of the above referenced property to all intents and purposes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


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


Signed in the presence of:

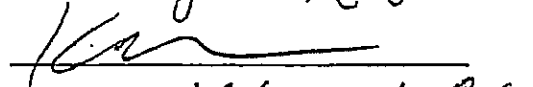

Print Name: Jessica C. Smith


John J. Taylor, III


Print Name: Kathryn A. Cabral


Print Name: Jessica C. Smith


Eduarda M. Taylor


Print Name: Kathryn A. Cabral

STATE OF Rhode Island
COUNTY OF Newport

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of August, 2022, by John J. Taylor, III and Eduarda M. Taylor, a married couple, who are personally known to me or who produced _____ as identification.


NOTARY PUBLIC
Printed Name:

KATHRYN A. CABRAL
NOTARY PUBLIC - RHODE ISLAND
ID # 766536
MY COMMISSION EXPIRES 2/29/25

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT 1: (consisting of Parcel A and Parcel A-1)

A portion of the South 60 feet of Lot 127 and the North 140 feet of Lot 128, Plat of GOMEZ GRANT AND JUPITER ISLAND, Plat Book 1, Page 80, Public Records of Palm Beach (now Martin) County, Florida, being more particularly described as follows:

PARCEL A:

Start at the Point of Intersection of the North line of the South 60 feet of Lot 127, Plat of GOMEZ GRANT AND JUPITER ISLAND, Plat Book 1, Page 80, Public Records of Palm Beach (now Martin) County, Florida, and the centerline of State Road 707; thence N 88° 38' 32" W along said North line a distance of 10.43 feet to the Point of Intersection with the Westerly Right-of-Way line of State Road 707 as recorded in Plat Book 7, Page 44, Public Records of Martin County, Florida, said point being the POINT OF BEGINNING; thence continue N 88° 38' 32" W along said North line a distance of 415.85 feet; thence S 01° 21' 28" W a distance of 199.97 feet to the Point of Intersection with the South line of the North 140 feet of Lot 128, said plat of GOMEZ GRANT AND JUPITER ISLAND; thence S 88° 38' 32" E along said South line a distance of 475.01 feet to the Point of Intersection with the Westerly Right-of-Way line of State Road 707; thence N 15° 07' 27" W a distance of 208.54 feet to the POINT OF BEGINNING.

Subject to an easement for ingress and egress pertaining to that portion of said Lots 127 and 128 lying Westerly of and contiguous to the above described PARCEL A, being more particularly described as follows: Start at the Point of Intersection of the North line of the South 60 feet of Lot 127, aforesaid plat of GOMEZ GRANT AND JUPITER ISLAND, and the centerline of State Road 707; thence N 88° 38' 32" W along said North line a distance of 10.43 feet to the POINT OF BEGINNING; thence continue N 88° 38' 32" W along said North line a distance of 415.85 feet; thence S 01° 21' 28" W a distance of 35.00 feet; thence S 88° 38' 32" E a distance of 426.20 feet to the Point of Intersection with the Westerly Right-of-Way line of State Road 707; thence N 15° 07' 27" W along said Westerly Right-of-Way line a distance of 36.50 feet to the POINT OF BEGINNING.

AND

PARCEL A-1:

Start at the Point of Intersection of the North line of the South 60 feet of Lot 127, Plat of GOMEZ GRANT AND JUPITER ISLAND, Plat Book 1, Page 80, Public Records of Palm Beach (now Martin) County, Florida, and the centerline of State Road 707; thence S 88° 38' 32" E along said North line a distance of 10.43 feet to the Point of Intersection with the Easterly Right-of-Way line of State Road 707 as recorded in Plat Book 7, Page 44, Public Records of Martin County, Florida; thence S 15° 07' 27" E along said Right-of-Way of State Road 707, 104.27 feet to the POINT OF BEGINNING; thence continuing along the said Right-of-Way of State Road 707 S 15° 07' 27" E, 104.27 feet to the Point of Intersection with the South line of the North 140 feet of Lot 128 said Plat of GOMEZ GRANT AND JUPITER ISLAND; thence S 88° 38' 32" E along said South line of North 140 feet of Lot 128, 248 feet plus or minus to the approximate shore line of the Atlantic Ocean; thence meander Northwesterly along the said shore line of the Atlantic Ocean 104 feet plus or minus; thence N 88° 38' 32" E, 252 feet plus or minus to the POINT OF BEGINNING.

EXHIBIT "A" CONTINUED

LEGAL DESCRIPTION

TRACT 2: (consisting of Parcel B and Parcel B-1)

A portion of the South 60 feet of Lot 127 and the North 140 feet of Lot 128, Plat of GOMEZ GRANT AND JUPITER ISLAND, Plat Book 1, Page 80, Public Records of Palm Beach (now Martin) County, Florida, being more particularly described as follows:

PARCEL B:

Start at the Point of Intersection of the North line of the South 60 feet of Lot 127, Plat of GOMEZ GRANT AND JUPITER ISLAND, Plat Book 1, Page 80, Public Records of Palm Beach (now Martin) County, Florida, and the centerline of State Road 707; thence N 88° 38' 32" W along said North line a distance of 426.28 feet to the POINT OF BEGINNING; thence S 01° 21' 28" W a distance of 199.97 feet to the Point of Intersection with the South line of the North 140.00 feet of Lot 128, said plat of GOMEZ GRANT AND JUPITER ISLAND; thence N 88° 38' 32" W along said South line a distance of 690.00 feet, more or less, to the shore line of the Intracoastal Waterway; thence meander Northwesterly along said shore line a distance of 185.00 feet, more or less; thence N 82° 51' 07" E a distance of 410.00 feet, more or less, to the Point of Intersection with the North line of the South 60.00 feet of the aforesaid Lot 127; thence S 88° 38' 32" E along said North line a distance of 394.66 feet to the POINT OF BEGINNING.

Together with an easement for ingress and egress lying in the North 35.00 feet of that portion of said Lot 127 lying Easterly of and contiguous to the above described Parcel B, being more particularly described as follows: Start at the Point of Intersection of the North line of the South 60.00 feet of Lot 127, aforesaid plat of GOMEZ GRANT AND JUPITER ISLAND, and the centerline of State Road 707; thence N 88° 38' 32" W along said North line a distance of 10.43 feet to the POINT OF BEGINNING; thence continue N 88° 38' 32" W along said North line a distance of 415.85 feet; thence S 01° 21' 28" W a distance of 35.00 feet; thence S 88° 38' 32" E a distance of 426.20 feet to the Point of Intersection with the Westerly right-of-way line of State Road 707; thence N 15° 07' 27" W along said Westerly Right-of-Way line a distance of 36.50 feet to the POINT OF BEGINNING.

AND

PARCEL B-1:

Start at the Point of Intersection of the North line of the South 60 feet of Lot 127, Plat of GOMEZ GRANT AND JUPITER ISLAND, Plat Book 1, Page 80, Public Records of Palm Beach (now Martin) County, Florida, and the centerline of State Road 707; thence S 88° 38' 32" E along said North line a distance of 10.43 feet to the Point of Intersection with the Easterly Right-of-Way line of State Road 707 as recorded in Plat Book 7, Page 44, Public Records of Martin County, Florida, said point being the POINT OF BEGINNING; thence continue S 88° 38' 32" E along said North line a distance of 250 feet plus or minus to the approximate shore line of the Atlantic Ocean; thence meander Southeasterly along the said approximate shore line, 104 feet plus or minus; thence N 88° 38' 32" W, 252 feet plus or minus to the Easterly Right-of-Way of said State Road 707; thence N 15° 07' 27" W along the said Right-of-Way of State Road 707, 104.27 feet to the POINT OF BEGINNING.

W
OF
C
P

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

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

MARC R. GAYLORD, ESQ
JARED E. GAYLORD, ESQ.
FORD T. DWYER, ESQ.

March 29, 2026

VIA HAND DELIVERY

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

RE: Taylor Family, Demolition and Redevelopment of Previously Developed Lot
Property Address: 376 South Beach Road, Hobe Sound, Florida 33455 ("Property")

Dear Mrs. Harding:

This office represents the interests of John J. Taylor, III, Eduarda Taylor, and their family, as it pertains to their application to the Development Review Board for the demolition of the existing residence with attached garage, and construction of a new, one-story residence on the Property.

Mr. Taylor purchased the Property on June 4, 1992. Originally, 374 South Beach Road consisted of two separate parcels. Mr. Taylor's father originally owned a portion of the parcel - "tract 1," while Mr. and Mrs. Taylor owned "tract 2." On January 27, 2006, my clients executed a unity of title that combined the two parcels into a single lot;¹ however, the Town Commission approved the subdivision of this Property in 2023.² Additionally, the Town's Impact Review Committee approved the demolition of the existing structure on the Property and its replacement with a new, two-story 10,118.5 square foot residence with a 336.9 square foot tennis pavilion, tennis court, pool, and pool patio in April 2023.

In the past twelve months my clients began investigating a potential redesign and redevelopment of their Property. The impetus for this redevelopment and the approved subdivision was for estate

¹ Recorded in official records Book 2106, Page 640, Martin County Public Records.

² The Taylor Beach Subdivision Plat was recorded in Plat Book 19, Page 80, Martin County Public Records in April 2023.

planning purposes. Mr. and Mrs. Taylor have two children. The intent is to leave one property for each child.

Lot 1 of the redevelopment is also known as 376 South Beach Road. The Property is 104,579 square feet or 2.4008 acres.³ This sized Property in the A-80 District permits a maximum floor area of **11,785 square feet**. The proposed floor area will be **1,833.5 square feet – nearly 9,951.5 square feet less than what is permitted for this Property**. Additionally, this proposed floor area will be 8,285 square feet *less* than what was previously approved to the Property in 2023. The proposed development will consist of a one-story main residence, complete with two bedrooms, a kitchen, bathrooms, a seating area, and covered areas. Additionally, the Property will contain a tennis court and associated landscaping and hardscaping. Finally, the Property's existing residence, which is approximately 2,000 square feet, will be demolished as part of this application.

The proposed main residence will be setback approximately three hundred fifty (350') from South Beach Road -- approximately seven times greater than the required 50' setback. This additional space, coupled with the proposed modified streetscape, will block views of the residence from South Beach Road. Additionally, the proposed entrance will be modified to provide further "indirect access" to the Property so that little to no views of the Property's interior will be afforded from the public right-of-way.

The development will be shielded from South Beach Road and neighboring properties with existing and proposed additional landscaping. The construction buffer landscaping will be approximately 30' to 40' tall and will be supplemented as needed. Tree protection fences and mesh construction fences will be utilized to protect the site and the vegetation. This landscaping will include, but not be limited to, clusia, foxtail palms, coconut palms, green buttonwood trees, pigeon plum trees, seagrape trees, and other vegetation. Interior vegetation near the proposed residence, coupled with buffers located along neighboring site boundaries and South Beach Road will create a "double buffer" that will easily block view of the small, one-story residence from outside the Property. The Property will easily surpass the required landscape open space of 52,289 (50% of lot area) with a proposed landscaped space of 90,000 square feet.

Civil engineer, Chad Gruber, designed an oversized exfiltration trench near the tennis court area. The proposed exfiltration trench will contain approximately 19,336 cubic feet of runoff. This exfiltration trench, coupled with the small hardscape footprint, swales, and site regrading will more than adequately contain runoff from impacting neighboring properties or the South Beach right-of-way.

My clients respectfully request the Development Review Board approves the demolition of the existing structure and the redevelopment of the proposed new home and tennis court, complete with associated landscaping and hardscaping. My clients intend that this redevelopment project will compliment the Town's existing infrastructure, the surrounding properties, and the A-80 zoning district. My clients intend to begin construction on this project on May 1, 2026.

³ 89,019 square feet of the Property will be west of South Beach Road. 15,560 square feet of the Property will be east of South Beach Road.

Page 3 of 3
376 South Beach – DRB Redevelopment Letter
March 29, 2026

If you have any questions or concerns regarding this matter, or any of the attachments in this application packet, please do not hesitate contacting me.

Respectfully submitted,



Jared Gaylord, Esq.
/JEG
Encl.

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

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

MARC R. GAYLORD, ESQ
JARED E. GAYLORD, ESQ.
FORD T. DWYER, ESQ.

March 29, 2026

VIA HAND DELIVERY

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

RE: Taylor Family, Application to the Development Review Board for Demolition and
Redevelopment of Previously Developed Lot
Property Address: 376 South Beach Road, Hobe Sound, Florida 33455 ("Property")

Dear Mrs. Harding:

This office represents the interests of John J. Taylor, III, Eduarda Taylor, and their family, as it pertains to their application to the Development Review Board for demolition of an existing residence and construction of a new, one-story single-family residence, complete with a tennis court, and associated hardscaping and landscaping, at the above referenced Property located in the Town of Jupiter Island.

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

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

The proposed demolition of the guesthouse will not adversely affect the public interest. The existing house is over 200' from South Beach Road and, coupled with the existing and proposed landscaping, will not be visible from that vantage point. Landscape buffers along the southern border will prevent negative impacts to the closest neighbor. The existing house is approximately 140'-150' south from the northern neighbor. The demolition will occur during the Town of Jupiter Island's 2026 building season.

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

All evidence of the residence will be removed from the subject Property.

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

The demolition will affect all the buildings on the lot. The existing driveway in the easement will remain during construction but will be removed and remodeled prior to completion of the development projects.

- D. The landscape treatment along the front line will remain comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of one thousand (1,000) feet in both directions, or will be planted such that it is comparable to the character and quantity of said streetscape if its existing condition is that it is not comparable in character or quantity.

The Property's landscape treatment along South Beach Road is comparable or denser than the character and quantity of landscaping along front lot lines in the South Beach Road neighborhood. The existing east buffer will remain throughout demolition and will be enhanced throughout the demolition and development project to mitigate potential adverse impacts. Interior vegetation, coupled with the existing streetscape and distance, will render view of the demolition and future development non-existent. The existing buffers and proposed enhancements to the vegetation will mitigate adverse impacts on neighbors and the general public.

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

The guesthouse to be demolished does not meet the standards for landmark designation set forth in the Town's Land Development Regulations.

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

The existing landscape buffers will not be affected during demolition. The landscape contractor specifies the use of tree protection fencing to ensure that the construction and demolition vehicles will not adversely impact existing and proposed vegetation. Per the attached landscape plan, the existing buffers will be enhanced before and during the demolition process. Any damage to the buffers will be restored after demolition is complete.

G. The demolition will be staged such that:

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

The demolition contractor estimates no more than two weeks will be needed to remove the existing house from the Property.

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

The existing and proposed vegetation, along with distance and location, will impede view of the demolition equipment from South Beach Road and neighboring properties.

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

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

4. Debris will be removed from the site in a manner that minimizes the number and length of additional trips on the public streets in the Town.

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

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

The demolition contractor controls dust by sprinkling the structure with water during the removal process.

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

The demolition activities will have little to no impact on the adjacent infrastructure. The demolition activities will be directed through temporary construction access along South Beach Road. Care will be taken to avoid damaging the Town's sidewalk and South Beach Road. In the event any damage does occur, the contractor will repair this damage prior to completion of the project.

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

Pest control services will be utilized before and after demolition.

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

Any location where new construction will not take place will receive sod or seed material to stabilize exposed soil within ten days after demolition of the existing structure.

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

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

The proposed development will not adversely affect the public interest. The existing buffers will be enhanced along the driveway entrance to the Property from South Beach Road and along the southern and northern Property boundaries. This will further obscure views of the Property from the Property's adjacent neighbors and along the public right-of-way. Additionally, the proposed residence will be setback approximately 350' from South Beach Road – almost seven times the required setback. Interior landscaping and vegetation near the one-story residence will create a layered buffer that will render view of the small-scale structure impossible. Finally, the proposed residence will only be 1,833.5 square feet – much smaller than the 10,118.5 square foot residence approved by the Town's Impact Review Committee in 2023 or the permitted floor area of 11,785 square feet. The small residence, distance from neighboring properties and South Beach Road, and the proposed landscaping, will obscure view of the residence from passing motorists and neighbors.

The proposed development will not adversely affect the public interest but will *advance* the public interest by enhancing landscaping along neighboring property boundaries, improving the Property's value, and increasing the lot's functionality for my clients.

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

The proposed landscape buffers will sufficiently screen views of the proposed new residence from neighboring properties and South Beach Road in manner that is consistent with other properties on South Beach Road. The dense, existing buffer will be further enhanced to reduce views of the home from the driveway, neighboring properties, and the public right-of-way. The large distance from South Beach Road will further obscure the residence from the street. The proposed development's one-story design and landscaping will *enhance* the surrounding neighborhood character, not negatively impact it.

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

The Property will not be visible from the Intracoastal Waterway. While the Property is visible from the ocean and the beach, the proposed residence will not be visible from those vantage points due to distance and landscaping.

The only potential vantage points to view the proposed residence will be from neighboring properties. The northern and southern landscape buffers will be enhanced to prevent view of the one-story structure. The existing buffers are 30' to 40' in height, which will easily block the view of the single-story residence. Additionally, the structure's central location in the lot will provide extra distance than the minimum required setbacks. The buffer along South Beach Road is currently dense and sufficient to shield view of the proposed structure. The sheer distance from the road, proposed landscaping, and single-story design will ensure the proposed residence will not be visible from outside the Property.

Additional landscaping added along the driveway, neighboring property boundaries, near the proposed residence, and along South Beach Road will minimize potential views in a manner consistent with the A-80 Residential District.

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

The proposed landscape treatment along the front lot line is substantially equivalent or denser than the landscape treatment along the front line of properties within 1,000 feet in terms of plant palette, density, and screening. The proposed landscape plan will further enhance the landscape treatment along the front lot line to further reduce visibility of any structure from South Beach Road.

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

The proposed demolition and development will not immediately alter the existing access or site triangles to the Property. However, eventually, the entrance to South Beach Road will be shifted, in order to provide more indirect access to the Property. The proposed entrance will provide adequate site triangles and safe access to both of my clients' properties¹ in the event of a fire, catastrophe, or emergency.

¹ 376 South Beach Road and 374 South Beach Road.

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

The proposed landscape plan will ensure that the proposed development is properly shielded from the view of adjacent properties, conforms to the Land Development Regulations, and is consistent with the character of other properties located within the A-80 Residential District. The proposed redevelopment will enhance the Property and not result in negative impacts on adjacent properties, the neighborhood, or the Town of Jupiter Island.

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

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

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

As set forth in the concurrency management calculations provided by civil engineer Chad Gruber, the volume of runoff to be retained on the Property in the proposed oversized exfiltration trench will be 19,336 cubic feet. This volume coupled with the large open space, site regrading, and swales will adequately retain stormwater runoff and prevent such trespass on neighboring properties and South Beach Road.

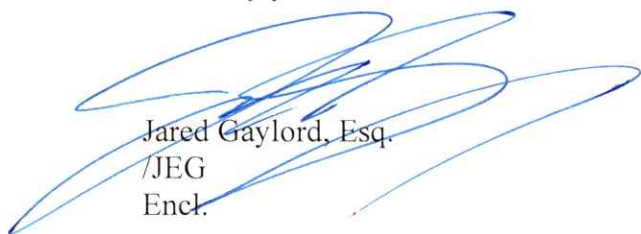
- I. The proposed development is designed and located so that all buildings are screened from view from adjacent properties and public roads such that the visual character of the proposed development from adjacent properties and public roads is predominantly natural, landscape plant material and land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

Additional landscape buffering, in addition to the mature and dense landscaping, is proposed to screen views of the one-story residence from adjacent properties and public roads. The proposed plantings, coupled with existing tall landscaping, the location of the residence, and the height of the residence will minimize the impact of the new development from adjacent properties and South Beach Road. The visual character from neighboring properties and the public right-of-way will be predominantly natural, non-invasive landscaping.

It is my clients' intent and desire that all construction be completed in a manner that is consistent with and complementary to the existing infrastructure of the Town, the surrounding properties, the neighborhood, and cohesive with the A-80 Zoning District.

If you have any questions or concerns with regard to any of the foregoing, please do not hesitate to contact the undersigned.

Sincerely yours,



Jared Gaylord, Esq.
/JEG
Encl.

AGENDA
TOWN OF JUPITER ISLAND
IMPACT REVIEW COMMITTEE
April 6, 2023 – 9:00 a.m.



1. Minutes of the meeting held March 2, 2023

2. 374 South Beach Road – Lot 1

This is the application of Mr. & Mrs. John Taylor III, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

The proposed construction of a new two-story main residence with appurtenance feature, covered terraces and attached three-car garage, tennis pavilion and tennis court, pickle ball court, new pool with pool patio, and associated hardscape and landscaping. Also proposed is a new pedestrian gate, septic system, and exfiltration trench system. The existing vehicular gate will be replaced after construction is complete.

3. 374 South Beach Road – Lot 2

This is the application of Mr. & Mrs. John Taylor III, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

The proposed construction of a new one-story main residence with basement and appurtenance feature, a covered terrace, pool with pool patio, a reflecting pool and a detached one-story staff quarters. There will be a motor court and driveway along with associated hardscape and landscaping. Also proposed is a new septic system and exfiltration trench system.

4. 486 South Beach Road

This is the application of Susan N. Greenberg Declaration of Trust, Susan N. Greenberg and Martin Uram, Co-Trustees, represented by Jared Gaylord, Esq. of Marc R. Gaylord, P.A., requesting the following:

The proposed removal of the existing access driveway and the construction of a new access driveway with a new gate and columns, the enhancement of the existing streetscape landscaping and the construction of a new pool and patio.

5. 36 Riverview Road

This is the application of Mr. Walter McCormack, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

The proposed demolition of the existing garage, an existing terrace, and the pool and the construction of a new two-story addition with a one-car garage, and a one-story addition to the existing residence. There will be a new covered loggia, covered porches, a new pool and spa with patio, driveway and motor court,

Impact Review Committee
April 6, 2023
Page 2

courtyard, and associated hardscape and landscape. Also proposed is a new septic system and exfiltration trench system.

6. 55 Links Road

This is the application of Bramaack LLC, represented by Kevin Asbacher of Asbacher Architecture, Inc., requesting the following:

The proposed replacement of windows and doors with impact windows and doors, and the relocation of some windows, the relocation of some equipment to comply with setbacks, the replacement of an awning with a new covered terrace, a new pool deck, a new driveway and other associated hardscape and enhanced landscaping. Also proposed is a complete interior renovation.

7. Other Items

- a. Next Meeting – May 4, 2023 – 2 Items Received
- b. Other Matters

IMPACT REVIEW COMMITTEE

Bonnie Schiralli - Chair
Judy Holden – Vice Chair
Dirk Van Doren
Val McNeely
Joseph Taddeo

Michael Ventura, Town Manager
Ruben Cruz, Administrator of Building, Planning, and Zoning
Kimberly Kogos, Town Clerk
John C. “Skip” Randolph, Town Attorney

STATE MANDATED STATEMENT

If a person decides to appeal any decision made by the Board, Agency, or Commission with respect to any matter considered at such meeting or hearing he will need a record of the proceedings, and that, for such purposes, 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.

**TOWN OF JUPITER ISLAND
IMPACT REVIEW COMMITTEE MEETING
APRIL 6, 2023**

TIME: Thursday, April 6, 2023 – 9:00 a.m.
PLACE: Town Hall – Island Room
PRESENT: Present at Town Hall were Chair Bonnie Schiralli, Vice Chair Judy Holden, Members Val McNeely, Dirk Van Doren and Joe Taddeo. Town staff present at Town Hall were Planning, Zoning & Building Administrator Ruben Cruz, IT Director Bill Sutton, as well as Town Attorney Tom Baird.

Chair Schiralli called the meeting to order at 9:00 a.m.

Chair Schiralli read into the record Article X, Division II, Section 2.00 of the Land Development Regulations regarding the purpose of the Impact Review Process. Members of the Committee and staff introduced themselves. Chair Schiralli established a quorum was present and introduced the Committee members as well as Town Attorney Tom Baird and Administrator Ruben Cruz. Chair Schiralli established that all regular members would be voting and noted vacancies for Alternate Members. She also thanked Attorney Skip Randolph for his service.

Ms. Carol Hazel swore in those intending to speak including Jared Gaylord of Marc R. Gaylord P.A.; Bert Krebs of Innocenti and Webel; Cuyler Hendricks of Alfonso Architects; Peter Papadopoulos of Smith and Moore Architects; David Irvani of Jeff H. Irvani, Inc.; Richard Rutledge of Innocenti and Webel; Robert Rennebaum of Simmons and White; John Lang of Lang Design Group; and Kevin Asbacher or Asbacher Architecture; Resident Susan Greenberg; Resident Martin Uram; Resident Dan Schwartz; Attorney Collette Meyer; Resident Nancy Auth; and Administrator Ruben Cruz.

1. Minutes of the meeting held March 2, 2023

MOTION: *Holden/Van Doren moved to approve the minutes of the March 2, 2023, IRC meeting, as amended.*

ACTION: *Motion passed 5-0.*

Member McNeely noted she did not ring the doorbell at 45 South Beach Road.

2. 374 South Beach Road – Lot 1

This is the application of Mr. & Mrs. John Taylor III, represented by Jared Gaylord, Esq. of Marc R. Gaylord, P.A., requesting the following:

The proposed construction of a new two-story main residence with appurtenance feature, covered terraces and attached three-car garage, tennis pavilion and tennis court, pickle ball court, new pool with pool patio, and associated hardscape and landscaping. Also proposed is a new pedestrian gate, septic system, and exfiltration trench system. The existing vehicular gate will be replaced after construction is complete.

Ex-Parte Communication

- Chair Schiralli stated that she visited the property with Administrator Cruz, read all materials, and had no ex-parte communication.
- Member Taddeo stated that he visited the property and had no ex-parte communication.
- Vice Chair Holden stated that she visited the property, read all materials, and had no ex-parte communication.
- Member McNeely stated that she is familiar with the property, read all materials, and had no ex-parte communication.
- Member Van Doren stated that he visited the property in early March, read all materials, and had ex-parte communication to disclose. He noted he had communication in January 2023, February 2023, and March 2023 with Wendy Nolan and

they discussed tennis and pickle ball courts. He submitted a request to the Building Department in March to review the plans for 146 Gomez Road as he did not recall approving the pickle ball court. He also noted the Town put all pickle ball courts in a zoning in process, as of Tuesday.

Administrator Cruz introduced the application and provided the project background.

Attorney Jared Gaylord greeted the Committee and introduced project team members including Cuyler Hendricks, Bert Krebs, and property owner Mr. Taylor. He provided a brief background on Lot 1 and 2. He began his presentation by providing aerial photographs of the surrounding neighborhood and property, as well as the survey, site photos, site calculations and plan, site data table, site plan, floor plans, and elevations.

Member McNeely asked if the house is built on a slab. Mr. Cuyler Hendricks confirmed it is filled slab on grade.

Member Taddeo inquired about the maximum square footage. Administrator Cruz explained that any one structure can be no larger than 10,000 square feet. He noted the extra 5,000 square feet will have to be dispersed somewhere else.

Mr. Bert Krebs greeted the Committee and provided a review of the landscape plans, including the construction staging plan and relocation and removal plan. He reviewed the updated beach access, landscape elevations, and noted the walkway/easement between Lot 1 and Lot 2.

Member Taddeo asked about a future beach house. Administrator Cruz responded there are no current plans for a beach house.

Chair Schiralli referenced the March 13, 2023, King Tree Service letter about the additional buffering. Mr. Krebs acknowledged the plant material was not on the demolition landscape plan but is included on the final landscape plan.

Member Van Doren noted the current gate is over 6' tall and the drawings do not include the new gate. Mr. Krebs confirmed the new gate will be open and slotted and the pedestrian gate will be a 4' wide gate similar in style with slats. The Committee requested pictures of the proposed gates in the future.

Member Van Doren asked about south side gating during construction. Mr. Krebs confirmed it will be fenced.

Member Van Doren asked further about the pedestrian gate and shared access to the two properties. He expressed concern about an agreement if the properties were sold in the future. Attorney Gaylord acknowledged there is no current easement agreement.

Member Van Doren asked if a sculpture would be in the front yard. Mr. Hendricks replied affirmatively and confirmed it will be a visual sculpture only, with no noise.

Member Van Doren expressed concern about the cooling tower and noise. Mr. Hendricks said the equipment will not be higher than the wall based on the LDR.

Member Van Doren asked about roof access. Attorney Gaylord said it is a skylight cupola.

Member Van Doren asked if approval will exclude the pickle ball court. Town Attorney Baird explained the decision by the Town Commission. He confirmed the Committee can approve the application, minus the pickle ball court or approve subject to a final decision by the Town Commission.

Member Van Doren asked about landscaping on the south side property line. Mr. Krebs replied that the planting will happen

whether there is a berm or swale. Member Van Doren expressed concern about a berm right next to the property line with water runoff. He stated he preferred a swale, and Mr. Krebs agreed.

Member Van Doren asked if the cooling tower and generator were included in the square footage. Attorney Gaylord confirmed it is.

Chair Schiralli inquired about the shared driveway and how it is titled. Attorney Gaylord stated if one of the properties were sold, the Lot 2 property owner would need to drive over Lot 1 for access. He added there is an ingress and egress on the plat that permits the Lot 2 owner to legally access their property based on a recorded easement right (in OR Book 697 Page 1079). Attorney Gaylord will research whether the easement specifies who is responsible for maintaining the easement.

Discussion ensued about the removal of the pickle ball court and administrative approval. Administrator Cruz noted the current LDRs only give him administrative approval of tennis courts and he would send any pickle ball court plans to the Committee for review.

Public Comment:

There was no public comment.

Attorney Gaylord acknowledged the zoning in progress concerning the pickle ball court.

MOTION: *Holden/Taddeo moved to approve the application of 374 South Beach Road – Lot 1 as presented, based on the finding that the application meets all the criteria set forth in Article X, Division 2, Section 2.02 of the Town’s code of ordinances regarding Standards for Impact Review. The proposed pickle ball court will be deferred until the zoning in progress is lifted.*

ACTION: *Motion passed 5-0.*

3. 374 South Beach Road – Lot 2

This is the application of Mr. & Mrs. John Taylor III, represented by Jared Gaylord, Esq. of Marc R. Gaylord, P.A., requesting the following:

The proposed construction of a new one-story main residence with basement and appurtenance feature, a covered terrace, pool with pool patio, a reflecting pool, and a detached one-story staff quarter. There will be a motor court and driveway, along with associated hardscape and landscaping. Also proposed is a new septic system and exfiltration trench system.

Ex-Parte Communication

- Chair Schiralli stated that she visited the property with Administrator Cruz, read all materials, and had no ex-parte communication.
- Member Taddeo stated that he visited the property, read all materials, and had no ex-parte communication.
- Vice Chair Holden stated that she visited the property, read all materials, and had no ex-parte communication.
- Member McNeely stated that she visited the property, read all materials, and had no ex-parte communication.
- Member Van Doren stated that he visited the property in early March, read all materials, and had ex-parte communication to disclose. He noted he had communication in June 2022, February 2023, and March 2023 with Wendy Nolan about tennis and pickle ball courts. He submitted a request to the Building Department in March to review the plans for 146 Gomez Road sport court.

Administrator Cruz introduced the application and provided background information.

Vice Chair Holden inquired about the basement. Administrator Cruz stated the applicant's presentation will include renderings and justification.

Attorney Jared Gaylord greeted the Committee and reintroduced the project team. He began his presentation by displaying the same aerial views of the property. He summarized the Lot 2 survey, site data, buffers, layout, and site calculations. He further explained that there is 200 square feet assigned to the basement, as opposed to 10,000 square feet. He noted the mechanical vault will be located west of the basement. He displayed the site plan, basement plan, elevations, and floor plans including staff house and garage.

Member Van Doren asked if the pool equipment is considered in the square footage. Attorney Gaylord explained it is not because it is within the vault. Mr. Hendricks confirmed it is covered with a grade level trellis. Member Van Doren stated it is not underground and should be counted as square footage. He read the applicable code and asserted the house is too big. Attorney Gaylord explained that the walls should be measured from grade up. Member Van Doren disagreed.

Chair Schiralli asked Administrator Cruz if the trellis means it is "closed." Member Van Doren stated a trellis would be treated like a pergola.

Attorney Gaylord said they are willing to put the pool equipment above grade and detach it from the house. Member Van Doren read code Division 3, Section 3.06 Walls, Fences, Bulkheads, Seawalls into the record.

Mr. Bert Krebs greeted the Committee. He reviewed the construction plan, landscape relocation and removal plan, and landscape plan.

Chair Schiralli asked about the walkthrough between the properties. Mr. Krebs summarized the landscape vision for the space between the two properties.

Vice Chair Holden expressed concern about the removal of the palm trees from the allée. Mr. Krebs stated that he believes their solution is a good compromise and the allée is not significantly diminished. Vice Chair Holden disagreed.

Member Van Doren expressed concern regarding the berm/swale situation. Mr. Krebs stated he is confident they can direct the water to and then around the wall since it is new.

Member Van Doren asked about the size of the light well. Attorney Gaylord responded that it is 17' x 10' and it is underground. Member Van Doren noted the light well can only be 4' from the wall. He noted it appears to be too big and too wide. Attorney Gaylord confirmed they will adjust the light well.

Member Van Doren asked about sculptures on the property and whether they will emit noise. Attorney Gaylord assured they would not.

Member Van Doren asked if there was moving water in the reflecting pool. Mr. Krebs confirmed there is not.

Public Comment:

There was no public comment.

Vice Chair Holden stated that she believes a 10,000 square foot basement is trying to skirt the rules.

MOTION: *Van Doren/Holden moved to approve the application for 374 South Beach Road – Lot 2 as presented, based on the finding that the application meets all the criteria set forth in Article X, Division 2, Section 2.02 of the Town's code of ordinances regarding Standards for Impact Review with the following conditions:*

- *Pool equipment is at grade and behind a 6' wall*
- *Light well must be 4' from the wall and only 25% of that wall*

ACTION: *Motion passed 5-0.*

The Committee recessed for a break at 10:25 a.m.

The Committee resumed the meeting at 10:35 a.m.

4. 486 South Beach Road

This is the application of Susan N. Greenberg Declaration of Trust, Susan N. Greenberg and Martin Uram, Co-Trustees, represented by Jared Gaylord, Esq. of Marc R. Gaylord, P.A., requesting the following:

The proposed removal of the existing access driveway and the construction of a new access driveway with a new gate and columns, the enhancement of the existing streetscape landscaping and the construction of a new pool and patio.

Ex-Parte Communication

- *Chair Schiralli stated that she visited the property several times with Administrator Cruz, read all materials, and had no ex-parte communication.*
- *Member Taddeo stated that he visited the property with Administrator Cruz, read all materials, and had no ex-parte communication.*
- *Vice Chair Holden stated that she visited the property several times, read all materials, and had no ex-parte communication.*
- *Member McNeely stated that she visited the property, read all materials, and had no ex-parte communication.*
- *Member Van Doren stated that he visited the property, read all materials, and had no ex-parte communication.*

Administrator Cruz introduced the application and provided background information. He noted the item was before the Committee on two other occasions and the Committee requested information from the applicant. He noted the applicant provided revised plans. He added an appeal of the administrative decision was previously filed by the neighbor, Ms. Collette Meyer, but the appeal was withdrawn.

Ms. Carol Hazel swore in the following: Robert Rennebaum of Simmons and White; John Lang of Lang Design Group; and Kevin Asbacher or Asbacher Architecture.

Attorney Jared Gaylord greeted the Committee and acknowledged the length of time that had passed with the application. He noted the applicant hopes to begin work during the upcoming May season. He began his presentation by displaying the same aerial views of the neighborhood and the property. He summarized the existing and proposed driveway plan and asked Mr. Robert Rennebaum to provide further detail.

Mr. Robert Rennebaum greeted the Committee and provided background on his qualifications and expertise. Mr. Rennebaum defined Access Management standards and noted the FDOT Access Management requires minimum 30-50' throat length. He stated the existing throat length is approximately 5' and the proposed throat length is 57'.

Member Taddeo asked for further clarification. Mr. Rennebaum stated the existing driveway will be closed, landscaped, and shifted back the ingress/egress easement.

Member McNeely asked about the speed limit on private roads. Mr. Rennebaum said either 25 or 30 mph. He provided further detail based on state statute.

Attorney Gaylord continued his presentation by reviewing the gate plan, gate elevation and west hardscape and pool plan. Based on the topographic survey, they lowered the grade of the deck and the pool in order not to exceed the 1' above grade prior to construction.

Member Taddeo asked about the landscaping and delivery trucks. Attorney Gaylord confirmed the trucks will not be out in the street.

Mr. Rennebaum added that there are not standards that can be applied to delivery vehicles. He acknowledged they may need to back up on Beach Road.

Chair Schiaralli suggested perhaps moving the gate more westerly would be a solution. Mr. Rennebaum acknowledged they considered that during their analysis and determined the smaller vehicles can be accommodated without backing out on Beach Road.

Vice Chair Holden read the three Committee recommendations from the previous meeting.

Mr. John Lang greeted the Committee and began his presentation by also reviewing the pool elevation. He confirmed they are not building walls. They are constructing a 20' raised section of the pool that is 11" high. He continued by reviewing the proposed landscape plan and highlighted the tree risk assessment that was completed. The risk assessment indicated several trees that are not in good health and need to be removed.

Member Van Doren asked about the pool cutaway. Mr. Lang said they will hold it to 12".

Member Van Doren inquired about the sun shelf location. Mr. Lang indicated the location on the pool elevation cross section slide. Attorney Gaylord said the sun shelf is lower than the terrace.

Vice Chair Holden revisited the suggestion to move the gate in further. Chair Schiralli agreed. Attorney Gaylord confirmed the applicant is willing to move the gate back 5' feet.

Chair Schiralli asked about the gate design. Attorney Gaylord confirmed the white portion of the design is solid and the gate material is metal.

Chair Schiralli asked about the temporary gravel turnout. Attorney Gaylord expressed concern about the gravel turnout encouraging vehicles other than the contractors to park in that location. He discussed with the neighbors about posting no trespassing signs. Mr. Lang expressed concern about the aesthetic of the gravel turnout. Attorney Gaylord stated the client would prefer to landscape the location and discourage parking.

Member McNeely asked if the road was wide enough for two delivery vehicles. Attorney Gaylord stated it is not, but indicated the plan is to widen it from 16' to 18'. Member Van Doren expressed concern about the sides turning to mud.

Chair Schiralli asked to discuss the Ficus trees. Member Taddeo said the three King Tree letters outlined differing opinions about the tree removal. Mr. Lang explained that the law says if a licensed landscape architect deems the trees unhealthy or unsafe, the Town does not have jurisdiction over them. He spoke about a potential storm event and the risk and displayed the photographs of the existing tree conditions. Mr. Lang noted other Ficus trees will remain on the property. Chair Schiralli agreed and stated the trees on the south are in bad condition.

Member Van Doren said the code should require a tree risk assessment document moving forward. Attorney Gaylord said it makes sense in the LDR rewrite to be consistent with the statute.

Public Comment:

Ms. Susan Greenberg greeted the Committee. She explained they wanted to keep the style and feel of the house when they purchased the property. She said they are not building a "McMansion."

Ms. Collette Meyer stated she was there on behalf of Ms. Cathy Meyer, the neighbor to the north. She said the lot has previously been filled and is higher than Ms. Cathy Meyer's property. She noted they continue to express concerns about drainage and flooding. She disagreed with the sentiment expressed by Ms. Greenberg about keeping the house the same. She displayed a presentation summarizing her position regarding LDR violations. Ms. Collette Meyer said the plans should not be approved for the following three (3) reasons: 1) Walls are not allowed in the Waterfront Setback; 2) Ficus trees are native and too mature and significant to rip out; and 3) the gate and relocated driveway are dangerous. She showed a rendering of the pool and terrace based on the earlier application. She introduced Mr. David Iravani of Jeff H. Iravani, Inc. Mr. Iravani reviewed the definition of a wall. Ms. Meyer reiterated walls of any type or usage are not allowed within the

Waterfront Setback without BOA approval. She suggested it is a code violation and not permitted. She continued by referencing the opinion from ISA Certified Arborist Brian Fischer concerning the Ficus tree from October 26, 2022. She added additional comments from the September 19, 2022, and October 17, 2022, King Tree letters.

Attorney Baird said the state legislature has preempted local governments from the removal of any trees. Chair Schiralli confirmed they have been advised appropriately.

Resident Dan Schwartz described his concern about the gate and traffic blocking. He encouraged an area, opposite the gate, where a car can pull in.

Ms. Carol Hazel swore in Resident Nancy Auth.

Ms. Auth apologized that the process has taken so long but acknowledged she wants to see rules followed properly. She expressed appreciation for the willingness to move the gate. She spoke about area drainage problems. She stated she supports a temporary gravel turnout until the road is widened.

Member Taddeo asked if drainage to the north will remain an issue. Attorney Gaylord stated they are lower than the neighbors and it slopes toward the Intercoastal. He showed a 3' higher pool deck elevation at 484 South Beach Road that he obtained through a public records request.

Administrator Cruz said they will request a civil plan to confirm that drainage is offsite as is standard practice. In response to Vice Chair Holden's question about the definition of walls, he said the code indicates any part of the pool (including terraces) that is westerly of the Waterfront Setback cannot be higher than 1'. He said the LDRs are being met.

MOTION: *Holden/McNeely moved to approve the application for 486 South Beach Road as presented, based on the finding that the application meets all the criteria set forth in Article X, Division 2, Section 2.02 of the Town's code of ordinances regarding Standards for Impact Review with the following three (3) conditions:*

- *Removal of the three (3) Ficus trees*
- *Gate be moved back 5' further than shown in the plans*
- *A temporary gravel-covered area to the east of the easement just during construction*

Member Van Doren stated they cannot approve the removal of trees and he does not believe it should be a part of the motion.

Discussion ensued about changing the language of the third condition. Attorney Baird recommended changing gravel to stabilized surface material.

AMENDED MOTION: *McNeely/Van Doren moved to amend the motion, removing the condition regarding the removal of the Ficus trees.*

ACTION: *5-0 motion passed, as amended.*

*The Committee recessed for a break at 12:00 p.m.
The Committee resumed the meeting at 12:15 p.m.*

5. 36 Riverview Road

This is the application of Mr. Walter McCormack, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

The proposed demolition of the existing garage, an existing terrace, and the pool and the construction of a new two-story addition with a one-car garage, and a one-story addition to the existing residence. There will be a new covered loggia, covered porches, a new pool and spa with patio, driveway and motor court, courtyard, and associated hardscape and landscape. Also proposed is a new septic system and exfiltration trench system.

Ex-Parte Communication

- Chair Schiralli stated that she visited the property with Administrator Cruz, read all materials, and had no ex-parte communication.
- Member Taddeo stated that he visited the property with Administrator Cruz, read all materials, and had no ex-parte communication.
- Vice Chair Holden stated that she visited the property, read all materials, and had no ex-parte communication.
- Member McNeely stated that she is familiar with the property, read all materials, and had no ex-parte communication.
- Member Van Doren stated that he visited the property, read all materials, and had ex-parte communication to disclose. He spoke with Mr. McCormack on March 29, 2023, and answered a procedural question about King's Tree Service but provided no opinion about the project.

Administrator Cruz introduced the application and provided background information. He noted in the staff memorandum, several items were not meeting LDR requirement and needed BOA approval. To date, the items were approved by the BOA. He stated the two items were the wall height and the fill.

Attorney Jared Gaylord greeted the Committee and introduced the project team. He began his presentation by displaying the aerial views of the neighborhood and the property. He noted that flooding in the area perpetuated the additional 6" of fill. He reviewed the NAVD for the property and explained the wall height variance. He continued by displaying images of the existing residence, existing site plan and cross section, proposed site plan and cross section, site data table, floor area calculations, floor plans, elevations, and aerials from the Intercoastal and views from the east. He displayed images of the streetscape.

Mr. Bert Krebs greeted the Committee and began his presentation by displaying the existing vegetation, removal, and relocation, construction staging/buffer plan, and proposed landscape plan. He finished by reviewing the landscape elevation renderings. He acknowledged there are some trees that are being treated now.

Member McNeely asked about replacement trees and the king tides. Mr. Krebs said the Ficus trees on the property have taken on water, but he described other tree options if the treated trees do not recover.

Member Taddeo expressed concern about the construction traffic and staging. Chair Schiralli recommended the contractor contact any neighbors in residence.

Member Van Doren asked about tree relocation. Mr. Krebs replied that they they intend to move them to the buffer.

Member Van Doren inquired about the distance between the northern edge of the driveway and the property line. Mr. Peter Papadopoulos confirmed a distance of 8' minimum and widening to 10 or 12' to the west.

Chair Schiralli noted the motion should include both 2.02 and 2.03 due to the garage demolition.

Member Van Doren asked about the equipment enclosure. Mr. Papadopoulos replied that they will house A/C units.

Member Van Doren asked about the door overhang. Mr. Papadopoulos clarified it is a concrete pad.

Public Comment:

There was no public comment.

MOTION: *Holden/McNeely moved to approve the application for 36 Riverview Road as presented, based on the finding that the application meets all the criteria set forth in Article X, Division 2, Section 2.02 and Section 2.03 of the Town's code of ordinances regarding Standards for Impact Review.*

ACTION: *5-0 motion passed.*

6. 55 Links Road

This is the application of Bramaack LLC, represented by Kevin Asbacher of Asbacher Architecture, Inc., requesting the following:

The proposed replacement of windows and doors with impact windows and doors, and the relocation of some windows, the relocation of some equipment to comply with setbacks, the replacement of an awning with a new covered terrace, a new pool deck, a new driveway and other associated hardscape and enhanced landscaping. Also proposed is a complete interior renovation.

Ex-Parte Communication

- *Chair Schiralli stated that she visited the property with Administrator Cruz, read all materials, and had no ex-parte communication.*
- *Member Taddeo stated that he visited the property with Administrator Cruz, read all materials, and had no ex-parte communication.*
- *Vice Chair Holden stated that she visited the property, read all materials, and she had one ex-parte communication to disclose. She stated the neighbor asked her about the project and whether a second story was being added and Vice Chair Holden responded it was a simple job.*
- *Member McNeely stated that she visited the property with Administrator read all materials, and had no ex-parte communication.*
- *Member Van Doren stated that he visited the property with Administrator Cruz, read all materials, and had no ex-parte communication.*

Administrator Cruz introduced the application and provided background information. He noted staff asked the applicant to bring the mechanical equipment non-conformity into compliance. He said staff cannot approve the application administratively due to the square footage of the outdoor terrace.

Mr. Kevin Asbacher greeted the Committee and introduced Mr. Richard Rutledge. He began his presentation by displaying aerial photographs of the property. He summarized the existing and proposed site plans and noted they are not adding any square footage to the residence. He said the driveway will be redone in gravel and they are shifting it slightly off the property line. He displayed the zoning calculations, floor plans, and elevations.

Mr. Richard Rutledge greeted the Committee and began his presentation by displaying existing site photographs, existing and neighboring streetscape, and existing vegetation plan. He continued by reviewing the construction staging plan, proposed landscape plan, and proposed buffers. He confirmed they are in compliance with the site triangle requirements on the corner.

Member Van Doren asked about the canary palm on the northeast corner. Mr. Rutledge noted he did not include the palm on the buffer renderings and confirmed it would remain.

Member Van Doren asked about the atrium shower wall. Mr. Rutledge replied it is 6' and said no landscaping is needed on the south side of the wall.

Member Van Doren read the code about Non-Conforming Use. He stated, based on the LDRs, he does not know how they can approve the glass structure. Administrator Cruz confirmed the existing floor area and existing side yard setbacks

are non-conformities. Mr. Rutledge explained the calculations.

Member Van Doren asked about the outdoor grilling area and whether it needs to be back from the Waterfront Setback area. Mr. Rutledge confirmed that it does.

Public Comment:

There was no public comment.

MOTION: *Holden/Taddeo moved to approve the application for 55 Links Road as presented, based on the finding that the application meets all the criteria set forth in Article X, Division 2, Section 2.02 of the Town's code of ordinances regarding Standards for Impact Review.*

ACTION: *4-1 motion passed. Member Van Doren voted nay.*

7. Other Items

a. Next Meeting – May 4, 2023

The Committee discussed availability for the May 4, 2023, meeting. All members, except for Member McNeely, will be in attendance.

Discussion ensued about the June, July, and August meeting dates. Administrator Cruz confirmed there are constant applications. The Committee agreed to discuss further.

Member McNeely stated she believes it is inappropriate to be asked to come down more than once during the summer.

b. Other Matters

No additional matters were discussed.

8. Adjournment

Chair Schiralli adjourned the meeting at 1:20 p.m.

Respectfully submitted,

Kimberly Kogos, Town Clerk

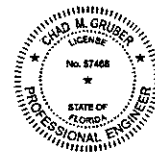


GRUBER CONSULTING ENGINEERS

**Proposed Residence
376 South Beach Road
Jupiter Island, Florida**

Concurrency Management Calculations

March, 2026



**Digitally signed
by Chad M Gruber
Date: 2026.03.27
12:40:21 -04'00'**

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

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

INTRODUCTION

The proposed project is located at 376 South Beach Rd. in the Town of Jupiter Island. The property encompasses approximately 2.04 acres between South Beach Rd. and the Intracoastal Waterway. The project involves the construction of a new residence with associated hardscape.

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

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

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

1. Proposed Residence

a) Septic System Design Information

Total proposed air-conditioned space:	1,390 sq.ft
Total proposed number of bedrooms:	2 bedrooms
Type of drainfield configuration:	Trench
Estimated soil loading rate:	0.8 gpd/sq.ft.

b) Estimated Daily Flow Calculations

1,201 – 2,250 sq.ft. 3 Bedroom Equivalent 300 gpd

Estimated daily flow = 300 gpd

c) Proposed Septic System Specifications

Minimum Main Trench Septic System Specifications	
Required Drainfield Area:	375 sq.ft.
Required Unobstructed Area:	563 sq.ft.
Min. Septic Tank Size:	900 gal

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

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

1. Site Plan Characteristics

Total site area	=	89,019 sq.ft. (2.04 ac.)
Total drainage area (westward of utility easement at R/W)	=	84,848 sq.ft. (1.95 ac.)
Impervious plan area	=	18,104 sq.ft.
Remaining pervious surface area	=	66,744 sq.ft.

2. Rainfall and Soil Storage Data

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

3. Estimated Runoff Volume

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

$$S_{weighted} = \frac{(8.18in. \times 66,744 sq. ft.)}{84,848 sq. ft.} = 6.43 in.$$

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

$$Q = \frac{(P - 0.2S_{weighted})^2}{(P + 0.8S_{weighted})} = \frac{(7.00in. - 0.2 \times 6.43in.)^2}{(7.00in. + 0.8 \times 6.43in.)} = 2.69 in.$$

Vol. of runoff to be retained = 2.69 in. x 84,848 sq.ft. x 1ft./12in. = 19,020 cu.ft.

Volume retained in dry retention area = 3,042 cu.ft

Vol. of runoff to be retained in exfiltration trenches
(including 20% safety factor) = 19,174 cu.ft.

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

4. Proposed Exfiltration Trench Sizing

The volume of stormwater runoff required to be retained in the proposed exfiltration trenches is 19,174 cu.ft. Per SFWMD Volume IV, Permit Information Manual, Figure F-4, the formula for determining the required length of exfiltration trench is given as:

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

L =	Total Length of Trench Provided	=	46	ft
W =	Trench Width	=	30	ft
K =	Hydraulic Conductivity	=	0.000499	cfs/sq.ft./ft. of head
H ₂ =	Depth to Water Table	=	6.00	ft
D _U =	Un-Saturated Trench Depth	=	3.00	ft
D _S =	Saturated Trench Depth	=	0.00	ft
V =	Volume Treated	=	19,336	cu.ft.

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

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

1. Irrigation Use

The referenced property has the following characteristics:

Total site area	=	89,019 sq.ft. (2.04 ac.)
Drainage basin area	=	84,848 sq.ft. (1.95 ac.)
Impervious plan area	=	18,104 sq.ft.
Remaining irrigated pervious surface area	=	66,744 sq.ft. (1.532 ac.)

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

$1.532 \text{ ac} \times 32 \text{ in./year} \times 1 \text{ year}/365 \text{ days} = 0.1343 \text{ ac-in./day}$ which can be converted to gallons per day by multiplying the result by 27,152 gal./ac-in. = 3,647 gpd (110,869 gallons per month)

Total estimated average day irrigation use = 3,647 gal.

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

Irrigation Project ERCs = $3,647 \text{ gpd} \times 1 \text{ ERC}/350 \text{ gpd} = 10.42 \text{ ERCs}$

2. Domestic Use

South Martin Regional Utility estimates domestic residential water use using methods established in Chapter 62-6 of the Florida Administrative Code. This is the same chapter used for the sizing of the proposed septic system in Section A of this report. The total estimated daily domestic water use calculated above was 300 gpd.

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

Domestic Project ERCs = $300 \text{ gpd} \times 1 \text{ ERC}/250 \text{ gpd} = 1.20 \text{ ERCs}$

3. Total Daily Water Use Demand Estimate and ERC Calculation

The estimated total irrigation and domestic water use for this project is 3,947 gpd.

Total Project ERCs = $10.42 \text{ ERCs} + 1.20 \text{ ERCs} = 11.62 \text{ ERCs}$

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

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

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

Avg. number of residents and guests expected: 3 people

Solid waste generated per LDR = 3 people x 9 lbs./person/day = 27 lbs./day

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



DEVELOPMENT REVIEW BOARD

A Public Meeting/Hearing will be held at the Jupiter Island Town Hall, 2 Bridge Road, Hobe Sound, FL on **May 7, 2026, at 9:00 a.m.** for the purpose of considering the following application.

500 South Beach Rd., B-40 1-Acre Estate Residential

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

A site plan approval to

Demo existing residence and pool. Construct a new 2-story home with garage, pool, hardscape, and landscape.

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

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

STATE MANDATED STATEMENT:

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



**TOWN OF JUPITER ISLAND
DEVELOPMENT REVIEW BOARD
Meeting Date: May 7, 2026
Staff Report**

To: Chair and Development Review Board Members
CC: Robert Garlo, Town Manager and Kyle Teal, Town Attorney
From: Catherine Harding, Building, Planning and Zoning Director
RE: 500 South Beach Road
Date: April 16, 2026

Owner:

Five Main, LLC, a Delaware limited liability company

Agent:

Jared Gaylord, Esq.

Property Description:

500 South Beach Road, 1.46945 acres, in the B-40, 1-Acre Estate Residential District

Request:

The applicant is seeking approval to demolish the existing residence and related structures and build a new two-story 8,938 square feet residence including a new garage, pool, pool patio, driveway, motor court, gates, mechanical equipment enclosures and associated landscape and hardscape. The existing non-conforming Gazebo west of the Waterfront Building Setback Line will be removed. The existing dock will remain.

Building and Zoning Analysis:

The attached Zoning Analysis shows that the applicant meets the requirements of the Jupiter Island Land Development Standards.

Reports and Recommendations attached:

Jupiter Island Public Works, John Duchock, P.E.: *Comply as noted.*

King Tree Service, Brian Fischer: *Comply as noted.*

Sergeant/Fire Chief, Frank Lasaga: *Comply as noted.*

South Martin Regional Utility (SMRU), Matthew Hammond, P.E. Director:
Comply as noted.

Matthew Hammond, P.E., Town Engineer: *Comply as noted.*

Building Department Recommendations:

1. *A gatekeeper shall be on site during all construction activities.*
2. *The staging plan is required to have a permit and be completed prior to a building permit being issued.*
3. *All construction vehicles shall be parked on site behind the construction fencing.*
4. *Compliance with the reports listed above as required.*

Land Development Standards for Review by the Development Review Board
(attached)

Article X, Division 2, Section 2.03. Standards for impact review for demolition applications. (applicants reply attached)

Article X. Division 2. Section 2.02. Standards for Impact Review. (applicants reply attached)

Site Analysis

Address: 500 South Beach Road	Zoning District: B-40 Residential		
Planned Date of Construction: May 2026			
	Permitted	Existing	Proposed
Lot Area:	Required: 1-Acre	63,927 sq. ft./1.46757 acres	63,927 sq. ft./1.46757 acres
Floor Area*:	8,939.8 sq. ft.	10,273 sq. ft.	8,938 sq. ft.
Principle Dwelling: (10,000 sf max)		10,273 sq. ft.	8,938 sq. ft.
Accessory Structure #1: (not to exceed 1/3 square footage of principal dwelling)			N/A
Accessory Structure #2: (not to exceed 1/3 square footage of principal dwelling)			N/A
FAR (Floor Area Ratio): Floor Area + Lot Area		.1607	.1398
Lot Width:	140'	200.23'	200.23'
Front Yard Setback:	50'	approx. 97'	50' 2"
Rear Yard Setback:	waterfront setback line	gazebo encroaches	2' 4" east of setback
Side Yard Setback: One-Story: Two-Story:	1-story: 20' 2-story: 25'	North: 21.2' South: 24.7'	1-story (North): 21.2' 1-story (South): 24.7' 2-story (North): 101.7' 2-story (South): 39.9'
Initial Measuring Point ("IMP"):		approximately 7.96'	7.95' NAVD
Fill:	3 ft max		No greater than 3'
Roof Height: Roof Pitch: One-Story: Two-Story:			8:12 maximum pitch; 5:12 low 1-story: 21' 11.5" 2-story: 29' 5"
Exterior Wall Height: One-Story: Two-Story:	14 ft 22 ft		1-story: 12' 11.5" 2-story: 22'
Parking Spaces: (1 per bedroom, 1.5 max)	Min: 6 spaces; max: 9 spaces		6 parking spaces
Driveway Setback:	8'		13' 5"
Landscape Area:	50%		64.7%
Elevation of Finish Floor:	5' NAVD		10' NAVD
Elevation of LHSM: (Lowest Height Structural Member)	N/A		
FEMA Flood Zone:	Zone AE (EL 4); and X		

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



Town of Jupiter Island

Public Works Department

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

MEMORANDUM

Date: April 14, 2026

To: Catherine Harding, Planning Building & Zoning Director

From: John Duchock, PE - Director of Public Works

RE: 500 South Beach Rd DRB Application – Staff Comments

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

Drainage

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

Household Refuse

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

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

Recycling Bins

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

Brush Bins

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

Construction and Hazardous Waste

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

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

Road Right of Way

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

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

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

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

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

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

KING TREE SERVICE

OF SOUTH FLORIDA

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

April 17, 2026 (Updated Construction Buffer on 4/20/2026)

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

RE: 500 South Beach Road

Overview

Scope of work: Demo Existing Home, Construct new home

Tree Survey Included: Yes / No

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

Tree Disposition Included: Yes / No

Number of trees on site: 79

Number of trees affected by construction: 23

Trees to Remove

Number of removals: 16

Invasive species removed: No invasives species were noted on site.

Number of Native species removed: 3 Mahogany

Notes: All removals are ok.

Trees to Relocate

Number of relocations: 7 Foxtail Palms

Number of Native species relocated: 0

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

Trees To Remain

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

Tree protection fencing to be installed: Yes / No but Recommended / No

Not Necessary

KING TREE SERVICE

OF SOUTH FLORIDA

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

Construction Buffer

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

North Property Line: Appears to be overall Sufficient / Insufficient

South Property Line: Appears to be overall Sufficient / Insufficient

East Property Line: Appears to be overall Sufficient / Insufficient

West Property Line: Appears to be overall Sufficient / Insufficient

From my best ability to interpret the property lines, it appears that most of the existing south buffer and some of the existing north buffer relies heavily on plant material from the neighboring properties and very little existing buffer plant material is located on 500 South Beach Road property. Significant new buffer is proposed for the site but I'm unsure of exactly at what stage of development it will be installed. Sheet 2 and Sheet 3 of the landscape plan show the buffer plan. It is highly recommended that the buffer plan from Sheet 3 be installed prior to construction. I have left a message for the Landscape Architect to seek clarification and will update this letter once I hear from him.

*4/20.2026 Update

I spoke with the Landscape Architect for this project and we discussed the matter above. They agreed to planting the buffer as shown on Sheet 3 prior to construction.

Final Buffer

North Property Line: Appears to be overall Sufficient / Insufficient

South Property Line: Appears to be overall Sufficient / Insufficient

East Property Line: Appears to be overall Sufficient / Insufficient

West Property Line: Appears to be overall Sufficient / Insufficient

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

New Plant Material

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

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

Summary

Other than clarification of what stage the buffer planting plan as depicted on sheet 3 will be implemented, this project appears to be good as presented.

*See update above in "Construction Buffer."

KING TREE SERVICE
OF SOUTH FLORIDA

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

Prepared by:



Brian Fischer
ISA Certified Arborist FL-5287A



MEMORANDUM

TO: BUILDING DEPARTMENT
FROM: SERGEANT/FIRE CHIEF FRANK LASAGA
DATE: APRIL 15, 2026
SUBJECT: 500 S BEACH RD

After reviewing the proposed plans for the construction of a single-family residence at 500 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.

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

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

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

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

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

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

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

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

compliance with other town requirements, is encouraged to limit areas of potential concealment by persons.

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

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

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

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

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

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

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



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 21, 2026

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

From: Matthew Hammond, P.E. – Director

Subject: 500 South Beach Road – Demolition and Construction of New Residence

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

This project involves demolition and construction to create a 8,938 square-foot, two-story residence located on South Beach Road. The scope of work also includes associated hardscape and landscape improvements. The property is currently served by a 1.5-inch potable water meter, which also supplies irrigation water.

Based on the information provided by the engineer of record, three (3) equivalent residential connections (ERCs) of irrigation and seven (7) ERCs of domestic water are required for this development. The property currently has a credit of three (3) water ERCs and is required to pay for the additional water ERCs as follows:

Connection Charges
 $\$1,800 \times 7 \text{ ERCs} = \$12,600.00$

Accrued Guaranteed Revenue Fee
 $60 \text{ months} \times 25.81 \times 7 \text{ ERCs} = \$10,840.20$

Total Fee = \$23,440.20

Once these fees are paid, ten (10) water ERC's will be creditable toward capacity on this account for any future redevelopment or assessment of capacity fees.

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

Metering and Backflow Prevention: The property is currently served by a 1.5-inch meter that will remain in place for the property. The meter is proposed to feed an irrigation system, as a

result, a new 1.5-inch inch above grade backflow preventer assembly must be installed on the customer side of the meter. This backflow prevention device must be inspected and certified by a certified tester, and the certification reported to SMRU in accordance with the Cross Connection Control Policy.

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

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

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

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

cc: Megan McMahon, TJI 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

MEMORANDUM

Date: April 21, 2026

To: Catherine Harding – Planning Building & Zoning Director

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

RE: 500 South Beach Road – Demolition and Construction of New Residence

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

This project involves demolition and construction to create a 8,938 square-foot, two-story residence located on South Beach Road. The scope of work also includes associated hardscape and landscape improvements. The property is 1.46 acres in size.

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 property is not allowed. An exfiltration trench system is proposed for management of storm water. Concurrency calculations were provided by the owner's Engineer, Chad Gruber, PE and submitted for review.

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

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

cc: Megan McMahon, Administrative Coordinator
Amy Vanilla, Application Coordinator
Kim McLaughlin, SMRU Projects & Development Coordinator

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

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

- A. The proposed demolition will not adversely affect the public interest; and
- B. The proposed demolition will result in the complete removal of all evidence of the former structure or building; and
- C. If the demolition affects all of the buildings on the lot, all impermeable surfaces that were accessory to the demolished structures or buildings, including but not limited to driveways, terraces, courts, slabs, and foundations, will also be removed; and
- D. The landscape treatment along the front lot line will remain comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of 1,000 feet in both directions, or will be planted such that it is comparable to the character and quantity of said streetscape if its existing condition is that it is not comparable in character or quantity; and
- E. The building or structure proposed for demolition does not meet the standards for landmark designation set out in article VIII, section 1.02; and
- F. The demolition will not unnecessarily affect existing landscape buffers, and landscape buffers that are affected will be restored upon completion of the demolition.
- G. The demolition will be staged such that:
 1. Noise will be minimized in terms of duration and volume; and
 2. Demolition equipment will be screened from view from neighboring properties and public rights-of-way to the maximum feasible extent; and
 3. No traffic on public streets in the town will be stopped during the period from November 1 to April 15; and
 4. Debris will be removed from the site in a manner that minimizes the number and length of additional trips on the public streets in the town; and
 5. Dust will be contained to the maximum practicable extent; and
 6. Demolition activities will have a minimal impact on adjacent infrastructure.
 7. Buildings proposed for demolition will receive pest control services to control rodents before and after the demolition.
- H. All exposed soil will be stabilized with plant material within ten days of completion of the demolition.

(Ord. No. 347, § 3, 9-16-14)

Sec. 2.02. - Standards for impact review.

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

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

(Ord. No. 368, § 3, 7-17-18)



Town of Jupiter Island Development Review Board (DRB)

PROPERTY:

Street Address: 500 South Beach Road, Hobe Sound, FL 33455

Tax Parcel Number: 35-38-42-003-000-00221-8 Zoning: B-40 1-Acre Estate Residential

Legal/General Description Lots 22 and 23 lying west of State Road 707, Blowing Rocks Subdivision as in Plat recorded in Plat Book 1, Page 1, Martin County, Florida Public Records.

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

Name: Jared Gaylord, Esq.

Mailing Address: 12000 SE Dixie Highway, Hobe Sound, FL 33455

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

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

Name: Five Main LLC, a Delaware limited liability company

Mailing Address: PO Box 529, Glenside, PA 19038

Phone #: _____ Email: _____

EXPLANATION OF REQUEST:

Demolish the existing residence, constructed in 1985, and replace it with a new, two-story main residence, complete with a new garage, pool, pool patio, driveway, motor court, gates, mechanical enclosures, and associated landscape and hardscape.

IF VARIANCE IS REQUESTED, CITE LRD'S AFFECTED:

N/A

HARDSHIP STATEMENT, IF VARIANCE IS REQUESTED:

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

N/A

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

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



Jared Gaylord, Esq. of
Marc R. Gaylord, P.A., atty-in-fact for Five Main LLC

Signature of Owner or Agent—**REQUIRED**

Printed Name

Date

Site Analysis

Address: 500 South Beach Road		Zoning District: B-40 Residential	
Planned Date of Construction: May 2026			
	Permitted	Existing	Proposed
Lot Area:	Required: 1-Acre	63,927 sq. ft./1.46757 acres	63,927 sq. ft./1.46757 acres
Floor Area*:	8,939.8 sq. ft.	10,273 sq. ft.	8,938 sq. ft.
Principle Dwelling: (10,000 sf max)		10,273 sq. ft.	8,938 sq. ft.
Accessory Structure #1: (not to exceed 1/3 square footage of principal dwelling)			N/A
Accessory Structure #2: (not to exceed 1/3 square footage of principal dwelling)			N/A
FAR (Floor Area Ratio): Floor Area ÷ Lot Area		.1607	.1398
Lot Width:	140'	200.23'	200.23'
Front Yard Setback:	50'	approx. 97'	50' 2"
Rear Yard Setback:	waterfront setback line	gazebo encroaches	2' 4" east of setback
Side Yard Setback: One-Story: Two-Story:	1-story: 20' 2-story: 25'	North: 21.2' South: 24.7'	1-story (North): 21.2' 1-story (South): 24.7' 2-story (North): 101.7' 2-story (South): 39.9'
Initial Measuring Point ("IMP"):		approximately 7.96'	7.95' NAVD
Fill:	3 ft max		No greater than 3'
Roof Height: Roof Pitch: One-Story: Two-Story:			8:12 maximum pitch; 5:12 low 1-story: 21' 11.5" 2-story: 29' 5"
Exterior Wall Height: One-Story: Two-Story:	14 ft 22 ft		1-story: 12' 11.5" 2-story: 22'
Parking Spaces: (1 per bedroom, 1.5 max)	Min: 6 spaces; max: 9 spaces		6 parking spaces
Driveway Setback:	8'		13' 5"
Landscape Area:	50%		64.7%
Elevation of Finish Floor:	5' NAVD		10' NAVD
Elevation of LHSM: (Lowest Height Structural Member)	N/A		
FEMA Flood Zone:	Zone AE (EL 4); and X		

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

[< BACK TO SEARCH](#)

Basic Info

PIN 35-38-42-003-000-00221-8	AIN 57344	Situs Address 500 SOUTH BEACH RD JUPITER ISLAND FL	Website Updated 4/7/26
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners FIVE MAIN LLC	Parcel ID 35-38-42-003-000-00221-8	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address PO BOX 529 GLENSIDE PA 19038	Account Number 57344	Neighborhood 135740 Jupiter Island - Intracoastal Blow Rocks
Tax District JUPITER ISLAND	Property Address 500 SOUTH BEACH RD JUPITER ISLAND FL	Legal Acres 1.53
	Legal Description LOTS 22 AND 23 LYING WESTERLY OF THE WES...	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 10,000,000	\$ 2,353,760	\$ 12,353,760	\$ 0	\$ 12,353,760	\$ 0	\$ 12,353,760

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

Current Sale

Sale Date 6/23/25	Grantor (Seller) 500 SOUTH BEACH LLC	Doc Num 3134359
Sale Price \$ 17,750,000	Deed Type Warranty Deed	Book & Page <u>3505 2929</u>

Legal Description

LOTS 22 AND 23 LYING WESTERLY OF THE WEST RIGHT OF WAY LINE OF STATE ROAD 707 BLOWING ROCKS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 PAGE 1 PUBLIC RECORDS OF MARTIN COUNTY FLORIDA

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



Prepared by and return to:

Lorraine M. Johnson

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

File Number: 2025-161ss

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 23rd day of June, 2025 between 500 South Beach, LLC, a Florida limited liability company whose post office address is 3458 SE Crooked Creek Court, Stuart, FL 34997, grantor, and Five Main LLC, a Delaware limited liability company whose post office address is PO Box 529, Glenside, PA 19038, grantee:

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

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

Lots 22 and 23, lying West of State Road 707, Blowing Rocks Subdivision, according to the map or plat thereof as recorded in Plat Book 1, Page 1, Public Records of Martin County, Florida.

Together with easement for ingress and egress for beach access, more particularly described as follows: The South 10 feet of Lot 11 of the Amended and Revised Plat of Seven Oaks Island, lying East of State Road No. 707, as recorded in Plat Book 3, Page 40, Public Records of Martin County, Florida

Parcel Identification Number: 35-38-42-003-0000221.80000

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

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

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

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

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

Signed, sealed and delivered in our presence:

500 South Beach, LLC, a Florida limited liability company

By: Debbie L. Benson
Debbie L. Benson, Authorized Member

Witness Name: Jared Gaylord
Witness Address: 12000 SE Old Dixie Hwy.,
Hobe Sound, FL, 33455

Witness Name: Lorlane M. Johnson
Witness Address: 12000 SE Old Dixie Hwy.,
Hobe Sound, FL, 33455

Witness Name: Jared Gaylord
Witness Address: 12000 SE Old Dixie Hwy.,
Hobe Sound, FL, 33455

Witness Name: Lorlane M. Johnson
Witness Address: 12000 SE Old Dixie Hwy.,
Hobe Sound, FL, 33455

By: Jan M. Thompson
Jan M. Thompson, Authorized Member

State of Florida
County of Martin

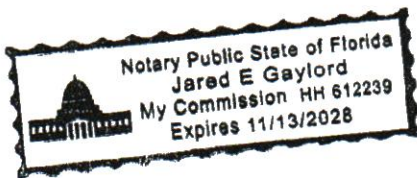
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of May, 2025 by Debbie L. Benson, Authorized Member and Jan M. Thompson, Authorized Member of 500 South Beach, LLC, a Florida limited liability company, on behalf of the company, who are personally known to me or have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____





**HONORABLE
RUTH PIETRUSZEWSKI, CFC**

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

Property Address 500 SOUTH BEACH RD
Legal Description LOTS 22 AND 23 LYING WESTERLY OF THE WEST RIGHT OF WAY LINE OF STATE ROAD 707 BLOWING ROCKS ACCORDIN
See Additional Legal on Tax Roll

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

REAL ESTATE

INSTALLMENT 4 (MAR) 2026
FIVE MAIN LLC
PO BOX 529
GLENSIDE, PA 19038

PARCEL ID: 35-38-42-003-000-00221.80000
ALTERNATE ID: 57344
ESCROW CODE:

SCAN TO VIEW YOUR
BILL ONLINE!

2025 Gross	Gross	Discount	If Paid By	Paid	Mar 31, 2026	
\$202,014.86	\$53,399.03	\$0.00	Please Pay	\$53,399.03	\$53,399.03	03/09/2026

Ad Valorem Assessments

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
JUPITER ISLAND-AD VAL-OP	772-545-0100	2.8259	12,353,760	0	12,353,760	34,910.49
JUPITER ISLAND-EROSION	772-545-0100	0.9593	12,353,760	0	12,353,760	11,850.96
JUPITER ISL-DEBT SERVICE	772-545-0100	0.2100	12,353,760	0	12,353,760	2,594.29
SCHOOL-GENERAL FUND	772-219-1200 ext 30273	3.0540	12,353,760	0	12,353,760	37,728.38
SCHOOL CAPITAL OUTLAY	772-219-1200 ext 30273	0.9500	12,353,760	0	12,353,760	11,736.07
SCHOOL - DISCRETIONARY	772-219-1200 ext 30273	0.7480	12,353,760	0	12,353,760	9,240.61
SCHOOL ADDTNL VOTER MIL	772-219-1200 ext 30273	0.4250	12,353,760	0	12,353,760	5,250.35
CHILDRENS SERVICES ORDNCS	772-288-5758	0.3618	12,353,760	0	12,353,760	4,469.59
FL-INLAND NAVIGATION DIST	561-627-3386	0.0270	12,353,760	0	12,353,760	333.55
S. FLA WTR MGMT	561-686-8800	0.2301	12,353,760	0	12,353,760	2,842.61
COUNTY-GENERAL FUND-OP	772-463-2868	6.5614	12,353,760	0	12,353,760	81,057.96
MILLAGE CODE 4300	TOTAL MILLAGE	16.3525	TOTAL AD VALOREM TAXES			\$202,014.86

Exemptions

Non Ad Valorem Assessments

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

TOTAL \$202,014.86

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

2025

Make checks payable to: Ruth Pietruszewski, Tax Collector
Mail payments to: 3485 SE Willoughby Blvd Stuart, FL 34994 (772) 288-5600
CANADIAN CHECKS MUST BE PAYABLE IN U.S. FUNDS & DRAWN ON A U.S. BANK **DO NOT SEND CASH**

PARCEL ID: 35-38-42-003-000-00221.80000
ALTERNATE ID: 57344
ESCROW CODE:

FIVE MAIN LLC
PO BOX 529
GLENSIDE, PA 19038

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

<input type="checkbox"/>	Gross	\$53,399.03
<input type="checkbox"/>	Discount	\$0.00
<input type="checkbox"/>	If Paid By	Please Pay
<input type="checkbox"/>	Mar 31, 2026	john reilly
<input type="checkbox"/>	Paid	\$53,399.03 03/09/2026

TAXES BECOME DELINQUENT APRIL 1 - ADD 3% PLUS FEES

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



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

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

MARC R. GAYLORD, ESQ
JARED E. GAYLORD, ESQ.
FORD T. DWYER, ESQ.

April 6, 2026

VIA HAND DELIVERY

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

RE: Five Main LLC, a Delaware limited liability company, Demolition of Existing Residence
& Redevelopment of Previously Developed Land
Property Address: 500 South Beach Road, Hobe Sound, Florida 33455 ("Property")

Dear Mrs. Harding:

This office represents the interests of the Five Main LLC, a Delaware limited liability company, and the O'Reilly family, as it pertains to their application to the Development Review Board for the demolition of the existing residence, construction of a new, two-story residence and garage on the Property.

My client purchased the Property on June 23, 2025. The Property is 63,927 square feet or 1.46757 acres. The Property is located in the B-40 1-Acre Estate Residential Zoning District. The Property presently contains an existing, two-story main house, guest house, pool, gazebo, dock, site wall, and associated landscape and hardscape. The existing residence was constructed in 1985, according to Martin County Public Records. The existing structures total 10,273 square feet – nonconforming for the Property because the permitted floor area for this size lot is **8,939.8 square feet**. Since purchasing the Property, my clients have investigated a potential redesign and redevelopment of the parcel. Consultation with architects and contractors led my clients to demolish the existing, outdated design and replace it with a new, conforming residence.

My client now proposes to construct a new two-story main residence, complete with a garage connected to the main residence by a breezeway, covered loggia spaces, exterior patios, motor courts, driveways, gates, mechanical enclosures, and associated landscape and hardscape. The residence will provide for six bedrooms. While the existing residence exceeds the permitted floor area for this Property by 1,333.2 square feet, the proposed floor area will be conforming with a maximum size of **8,938 square feet**.

The structure's two-story portion will be limited in location and scale. The proposed two-story portion will be located in the south-central portion of the Property. The second story will only be 1,507 square feet. The scale and location of the second story portion of the home will make screening this portion easy from vantage points outside the Property.¹

The Property's size and siting will help mitigate impacts on neighbors and the general public during construction and will promote privacy upon the project's completion. The construction staging plan will make use of the existing driveway, as well as a vehicle wheel cleaning blanket/mat, during demolition and future construction to limit the degree of dirt and mud from exiting the Property on construction vehicles. The Property will also utilize the existing six-foot-tall serpentine wall during demolition and construction to limit views of the project from South Beach Road, as well as securing the job site. An eight-foot-tall green mesh fence will connect to the existing site wall to future provide privacy and security during construction. Other mesh fencing will be used along property boundaries to limit views, secure the site, and mitigate dust pollution from demolition and construction. Tree protection fences will be utilized around signature trees to prevent damage during demolition and development. Existing buffers will be utilized and supplemented as needed during the project. A temporary on-site tree nursery will be utilized during the project to store vegetation.

The Property's landscaping and buffers will be modified to enhance privacy, mitigate impacts, and minimize visibility of the proposed residence. The landscape buffer plan will include, but not be limited to, clusia, coconut palms, royal palm, beauty leaf, and seagrapes, among other vegetation. The limited two-story design will easily be shielded by the proposed upper story vegetation along the northern and southern property boundaries. The massing of the residence will be broken up in a manner similar to other properties along the Intracoastal Waterway with the use of coconut palms, cardboard plants, foxtail palms, and other vegetation. The Property will surpass the required landscape open space of 31,963.50 square feet (50% of lot area) with a proposed open landscaped space of 41,380 square feet or 64.7% of the lot area.

My clients' civil engineer, Chad Gruber, has designed a stormwater retention system to prevent runoff onto adjacent properties or the South Beach Road right-of-way. The retention system will utilize three oversized exfiltration trenches. These trenches will retain 19,842 cubic feet of stormwater runoff. These large trenches, coupled with site regrading and swales, will ensure the development will not result in deleterious runoff.

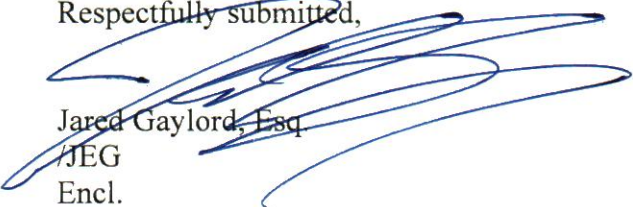
At this time, my clients request the Development Review Board approve the development application for the construction of a two-story main residence, garage, pool, pool patio, and associated landscaping and hardscaping. My clients' intend the development to compliment the Town's existing infrastructure, the surrounding properties, and the B-40 zoning district. My clients intend to begin demolition and construction on this project immediately after the approval of this project, which will hopefully occur on May 7, 2026.

¹ The maximum elevation of the residence – 29' 5" above the structure's initial measuring point – is also slightly less than the maximum elevation of 30'.

Page 3 of 3
500 South Beach – DRB Letter
April 6, 2026

If you have any questions or concerns regarding this matter, or any of the attachments in this application packet, please do not hesitate contacting me.

Respectfully submitted,



Jared Gaylord, Esq.
/JEG
Encl.

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

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

MARC R. GAYLORD, ESQ
JARED E. GAYLORD, ESQ.
FORD T. DWYER, ESQ.

April 6, 2026

VIA HAND DELIVERY

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

RE: Five Main LLC, a Delaware limited liability company
Development Review Board Standards for Demolition and Redevelopment of Previously
Developed Land
Property Address: 500 South Beach Road, Hobe Sound, Florida 33455 (“Property”)

Dear Mrs. Harding:

This office represents the interests of the O’Reilly family of Five Main LLC, a Delaware limited liability company, as it pertains to their request to demolish the existing, non-conforming residence and replace it with a new 8,938 square foot, two-story residence on the Property within the limits of the Town of Jupiter Island, Florida.

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

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

The proposed demolition will not adversely affect neighboring properties or the public interest. The existing residence is located along South Beach Road in the “500 Block” portion of the B-40 Zoning District. The Property’s existing landscaping, proposed mesh fences, and six-foot (6’) tall site wall on South Beach Road will help prevent views of the demolition project from neighboring properties and the public right-of-way. The demolition activities are intended to occur during Town’s 2026 construction season – hopefully in May. Modifications to the existing landscaping will occur during demolition and subsequent construction to ensure impacts to the neighborhood are minimal. The existing residence is 1,333.2 square feet too large for the Property. The Town’s Comprehensive Plan encourages elimination and reduction of existing non-conformities in Policy 01.01.01.04.

Removal of the existing non-conforming structure will *advance* the public interest – not adversely affect it.

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

All evidence of the former main residence, pool, pool patio, and associated hardscape will be completely removed from the Property, with the exception of the dock. The driveway and motor court will initially remain to serve as construction staging and construction parking areas. The driveway and motor court will be replaced during the redevelopment phase of the project, intended to begin after the demolition is finalized. Additionally, the existing concrete wall along South Beach Road will be temporarily retained to serve as a site wall during demolition and construction to limit view of the Property from the public-right-of-way and secure the site. This site wall will be removed later during the redevelopment project.

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

The demolition will affect all the buildings on the lot. The demolition will remove the main residence, pergola, gazebo, concrete pads, pool, mechanical enclosures, and associated hardscape. However, the existing driveways and motor court will remain during the demolition and initial phase of construction to provide construction staging and parking areas. The driveway and motor court will then be replaced later in the redevelopment phase of the project. Similarly, the existing wall temporarily remain along South Beach Road will be utilized to limit view of the construction activities, secure the site, and mitigate dust trespass outside the Property, prior to being removed later in the construction project. The existing dock will remain throughout the demolition and redevelopment.

- D. The landscape treatment along the front line will remain comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of one thousand (1,000) feet in both directions, or will be planted such that it is comparable to the character and quantity of said streetscape if its existing condition is that it is not comparable in character or quantity.

The streetscape along the front lot line with South Beach Road is mature, dense, and tall vegetation that obscures the existing residence from the public right-of-way. The 500 Block neighborhood on Jupiter Island contain some of the more densely buffered properties in the Town. Even when compared to neighboring properties, 500 South Beach Road is similarly screened. This mature vegetation will remain during the demolition project to mitigate negative impacts to passing motorists. Additionally, the single

construction entrance will utilize the a green mesh eight foot (8') tall gate, flanked by a six foot (6') tall concrete wall to obscure view of the residence from South Beach Road. The buffers will be comparable to the quantity and character of surrounding landscaping in the B-40 District south of the "S Curve." The existing buffers and proposed enhancements will negate adverse impacts on neighbors and the public.

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

The structure proposed for demolition does not meet the standards for landmark designation set forth in the Town's Land Development Regulations and has not been designated as such.

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

The existing landscape buffers are substantial and will be enhanced, as necessary, during and after the demolition project. Any damage to the buffers or weak spots will be restored after demolition is complete.

- G. The demolition will be staged such that:

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

The demolition contractor estimates no more than two (2) weeks will be needed to remove the main residence, pergola, gazebo, pool, and associated hardscaping from the Property, as well as prepare the site for demolition and eventual construction.

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

Demolition storage equipment will be located on the center of the Property behind the site wall and landscape buffers. This central location, coupled with dense buffer vegetation, mesh fences, and a six foot (6') tall CBS wall along South Beach Road will more than adequately screen demolition and construction equipment from outside the Property.

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

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

4. Debris will be removed from the site in a manner that minimizes the number and length of additional trips on the public streets in the Town.

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

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

The demolition contractor controls dust by sprinkling the structure with water during the removal process. Keeping the existing site wall and utilizing mesh fences will also help control dust trespassing outside the Property.

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

The demolition will only produce minimal impacts on adjacent infrastructure. Use of the existing driveway and a vehicle wheel cleaning blanket/mat system during demolition will limit the amount of dirt and debris from spilling onto South Beach Road. The demolition activities will not produce more impacts than other demolition projects on Jupiter Island.

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

Pest control services will be utilized before and after demolition.

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

Soil will not be exposed after the demolition process. All exposed soil will be stabilized with seed or grass material within ten (10) days of completion of the demolition – except for those areas where construction will immediately occur.

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

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

The proposed development will not adversely affect the public interest. The Property's existing landscaping is lush and tall. My clients wish to preserve the prior owner's landscaping as much as possible throughout their development project. To this end, a temporary tree nursery will be established on the Property for relocated vegetation to be later moved and incorporated into the final landscape plan. The proposed landscape buffers along South Beach Road will be consistent with other properties in the "500 Block" of Jupiter Island. This streetscape will reduce views of the proposed residence from the public

right-of-way and will be similar to other residences in this neighborhood. View of the structure from South Beach Road will be limited during construction due to the existence of a six foot (6') tall concrete wall and the dense landscaping. This wall will be removed near the completion of the project.

The existing landscape buffers along the northern and southern neighboring properties will be maintained as much as possible and enhanced. View of the residence from the Intracoastal Waterway will be consistent with other riverfront properties in this neighborhood and across Jupiter Island. Massing of the structure along the Intracoastal will be reduced through the use of palm trees and other vegetation along the waterway. The proposed redevelopment of the property and enhancement of the landscaping will *further the public interest* by replacing a non-conforming home with a conforming one.

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

The proposed landscaping will utilize existing vegetation on the Property. This landscaping currently is consistent with the “500 Block” neighborhood – and will remain consistent after the construction of the proposed residence. The existing landscaping will also be supplemented with new vegetation to reduce view of the structure and promote privacy. Per the enclosed landscape plans, the proposed residence will be adequately buffered from South Beach Road and neighboring residences. The requested structure, complete with the pool and associated hardscaping, will be consistent with other developments in this area of Jupiter Island.

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

The existing structure’s visibility from South Beach Road is limited due to the distance from that right-of-way, the residence’s landscaping, and an existing site wall. The proposed residence will be similarly invisible from South Beach Road, but without the help of the present site wall. Indirect access along South Beach Road will limit views from the two proposed curb cuts. Additionally, the Property will utilize existing buffers and additional landscaping to buffer the structure from the neighboring properties. The visibility from the Intracoastal Waterway will be consistent with the surrounding neighborhood and limited through the use of vegetation on the west side of the Property.

The property is not located on the beach and is not visible from that vantage point or the Atlantic Ocean.

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

The proposed landscape treatment along the front lot line will be sufficient compared to neighboring properties. The proposed streetscape along South Beach Road will continue to be comparable to the character of other properties in the 500 Block and other properties within 1,000 feet in either direction. Dense, tall, and layered vegetation along South Beach Road – including, but not limited to white cloud muhly grass, Christmas palms, coontie, Canary Island date palms, crinum lilies, autograph trees, and seagrapes – will ensure that the front lot line’s landscape treatment is similar to or *better* than nearby properties in terms of palette, density, and screening.

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

The proposed development provides for adequate site triangles to allow safe ingress and egress to the Property. The two-curb cuts and motor court will provide sufficient access to emergency vehicles, while limiting views of the residence from South Beach Road.

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

The proposed landscape plan will ensure that the proposed development is properly shielded from the view of adjacent properties, will guarantee the compatibility of the uses for the proposed residence, and conformity with the Land Development Regulations. The proposed conforming development will enhance the Property and not result in negative impacts on adjacent properties, the neighborhood, or the Town of Jupiter Island.

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

There is no proposed exterior lightning or sound equipment at this time. Any proposed exterior lighting will satisfy the Town’s requirements and regulations.

All mechanical equipment will be located inside the building envelope, surrounded by walls to eliminate sound impacts on neighbors.

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

My clients' civil engineer, Chad Gruber, has designed a stormwater retention system to prevent runoff onto adjacent properties or the South Beach Road right-of-way. The retention system will utilize three oversized exfiltration trenches. These trenches will retain 19,842 cubic feet of stormwater runoff. These large trenches, coupled with site regrading and swales, will ensure the development will not result in deleterious runoff.

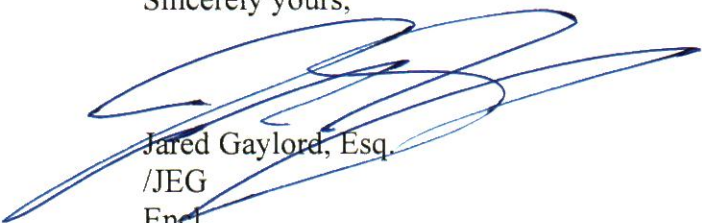
- I. The proposed development is designed and located so that all buildings are screened from view from adjacent properties and public roads such that the visual character of the proposed development from adjacent properties and public roads is predominantly natural, landscape plant material and land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

Currently, the existing structure has limited visibility from South Beach Road. This will continue during and after construction. The enhancement of existing, substantial landscape buffers will screen the property from neighbors and South Beach Road so that the visual character will be predominantly natural, landscape plant material. The height of proposed landscape buffers will easily block views of the two-story residence from passing traffic or neighbors.

My clients intend and desire that the proposed residence will be constructed in a manner consistent with and complimentary to the Town's existing infrastructure, the surrounding properties, and cohesive with the B-40 Zoning district.

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

Sincerely yours,



Jared Gaylord, Esq.
/JEG
Encl.



GRUBER CONSULTING ENGINEERS

**Proposed Residence
500 South Beach Road
Jupiter Island, Florida**

Concurrency Management Calculations

March, 2026



**Digitally signed by
Chad M Gruber
Date: 2026.03.17
09:58:40 -04'00'**

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

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

INTRODUCTION

The proposed project is located at 500 South Beach Rd. in the Town of Jupiter Island. The property encompasses approximately 1.46 acres between South Beach Rd. and the Intracoastal Waterway. The project involves the construction of a new residence with associated hardscape.

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

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

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

1. Proposed Residence

a) Septic System Design Information

Total proposed air-conditioned space:	7,390 sq.ft
Total proposed number of bedrooms:	6 bedrooms
Type of drainfield configuration:	Trench
Estimated soil loading rate:	0.8 gpd/sq.ft.

b) Estimated Daily Flow Calculations

The first 3,300 sq.ft. of air-conditioned space is equivalent to 4 bedrooms with each bedroom generating an estimated 100 gpd. The remaining 4,090 sq.ft. of air-conditioned space is converted to equivalent bedrooms using the following formula:

1 equiv. bedroom = 750 sq.ft. of remaining air-conditioned space
 $4,090 \text{ sq.ft.} / 750 \text{ sq.ft./equiv. bedroom} = 5.45 \text{ equiv. bedrooms}$
Use 6 equivalent bedrooms at 60 gpd/bedroom = 360 gpd

Estimated daily flow = 400 gpd + 360 gpd = 760 gpd

c) Proposed Septic System Specifications

Minimum Trench Septic System Specifications	
Required Drainfield Area:	950 sq.ft.
Required Unobstructed Area:	1,425 sq.ft.
Min. Septic Tank Size:	1,650 gal
Min. Pumping Tank Size:	600 gal.

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

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

1. Site Plan Characteristics

Total site area	=	63,595 sq.ft. (1.460 ac.)
Impervious plan area	=	22,081 sq.ft.
Remaining pervious surface area	=	41,514 sq.ft.

2. Rainfall and Soil Storage Data

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

3. Estimated Runoff Volume

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

$$S_{weighted} = \frac{(8.18in. \times 41,514 sq. ft.)}{63,595 sq. ft.} = 5.34 in.$$

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

$$Q = \frac{(P - 0.2S_{weighted})^2}{(P + 0.8S_{weighted})} = \frac{(7.00in. - 0.2 \times 5.34in.)^2}{(7.00in. + 0.8 \times 5.34in.)} = 3.12 in.$$

Vol. of runoff to be retained = 3.12 in. x 63,595 sq.ft. x 1ft./12in. = 16,535 cu.ft.

Vol. of runoff to be retained in exfiltration trenches
(including 20% safety factor) = 19,842 cu.ft.

This volume will be retained onsite in the proposed exfiltration trenches. The

existing site grading will be modified as needed to prevent surfacewater runoff from entering the surrounding properties.

4. Proposed Exfiltration Trench Sizing

The volume of stormwater runoff required to be retained in the proposed exfiltration trenches is 19,842 cu.ft. Per SFWMD Volume IV, Permit Information Manual, Figure F-4, the formula for determining the required length of exfiltration trench is given as:

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

Exfiltration Trench #1

L =	Total Length of Trench Provided	=	100	ft
W =	Trench Width	=	14	ft
K =	Hydraulic Conductivity	=	0.0002	cfs/sq.ft./ft. of head
H ₂ =	Depth to Water Table	=	4.25	ft
D _U =	Un-Saturated Trench Depth	=	4.00	ft
D _S =	Saturated Trench Depth	=	0.00	ft

V = Volume Treated = 8,371 cu.ft.

Exfiltration Trench #2

L =	Total Length of Trench Provided	=	38	ft
W =	Trench Width	=	34	ft
K =	Hydraulic Conductivity	=	0.0002	cfs/sq.ft./ft. of head
H ₂ =	Depth to Water Table	=	4.25	ft
D _U =	Un-Saturated Trench Depth	=	4.00	ft
D _S =	Saturated Trench Depth	=	0.00	ft

V = Volume Treated = 6,868 cu.ft.

Exfiltration Trench #3

L =	Total Length of Trench Provided	=	33	ft
W =	Trench Width	=	28	ft
K =	Hydraulic Conductivity	=	0.0002	cfs/sq.ft./ft. of head
H ₂ =	Depth to Water Table	=	4.25	ft
D _U =	Un-Saturated Trench Depth	=	4.00	ft
D _S =	Saturated Trench Depth	=	0.00	ft

V = Volume Treated = 5,004 cu.ft.

Total Volume Retained = 20,243 cu.ft.

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

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

1. Irrigation Use

The referenced property has the following characteristics:

Total site area	=	63,595 sq.ft. (1.460 ac.)
Impervious plan area	=	22,081 sq.ft.
Remaining irrigated pervious surface area	=	41,514 sq.ft. (0.953 ac.)

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

$0.953 \text{ ac} \times 32 \text{ in./year} \times 1 \text{ year}/365 \text{ days} = 0.0835 \text{ ac-in./day}$ which can be converted to gallons per day by multiplying the result by 27,152 gal./ac-in. = 2,267 gpd (68,917 gallons per month)

Total estimated average day irrigation use = 2,267 gal.

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

Irrigation Project ERCs = $2,267 \text{ gpd} \times 1 \text{ ERC}/350 \text{ gpd} = 6.48 \text{ ERCs}$

2. Domestic Use

South Martin Regional Utility estimates domestic residential water use using methods established in Chapter 62-6 of the Florida Administrative Code. This is the same chapter used for the sizing of the proposed septic system in Section A of this report. The total estimated daily domestic water use calculated above was 760 gpd.

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

Domestic Project ERCs = $760 \text{ gpd} \times 1 \text{ ERC}/250 \text{ gpd} = 3.04 \text{ ERCs}$

3. Total Daily Water Use Demand Estimate and ERC Calculation

The estimated total irrigation and domestic water use for this project is 3,027 gpd.

Total Project ERCs = $6.48 \text{ ERCs} + 3.04 \text{ ERCs} = 9.52 \text{ ERCs}$

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

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

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

Avg. number of residents and guests expected: 7 people

Solid waste generated per LDR = 7 people x 9 lbs./person/day = 63 lbs./day

UPDATED CIVIL PLANS
AND REVISED LETTER
FROM KING TREE

FOR:

310 SOUTH BEACH

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: 310 South Beach Road - Pool - Revised Plans

The revised Landscape Plan now accurately shows all trees affected by construction of the new pool and the disposition of these trees as well as identities all new plant material to be installed.

- 4 native trees are scheduled for removal. I am ok with these removals.
- 17 trees are scheduled for relocation. I am ok with all relocations.
- All new plant species have been identified. Many of the new plants are native and will make up for the 4 native trees scheduled for removal.
- Buffer appears to be sufficient in all areas.

This project appears to be good as presented.

Prepared by:



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

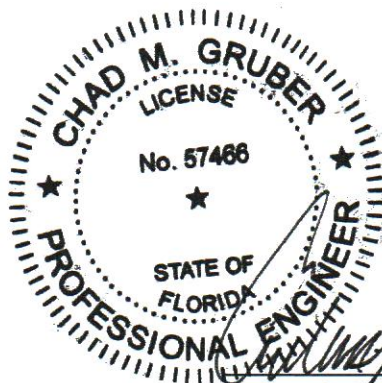


GRUBER CONSULTING ENGINEERS

**Proposed Renovation
310 South Beach Road
Jupiter Island, Florida**

Concurrency Management Calculations

April, 2026



[Handwritten Signature]
Chad M. Gruber, P.E.
Florida License No. 57466

[Handwritten Date]
4/29/26

INTRODUCTION

The proposed project is located at 310 South Beach Rd. in the Town of Jupiter Island. The property encompasses approximately 3.412 acres between the Intracoastal Waterway and the Atlantic Ocean. The project involves the removal of an existing tennis court and construction of a new pool, pool cabana and associated hardscape.

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

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

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

1. Existing Residence & Wellness Pavilion with Proposed Pool Cabana

a) Septic System Design Information

Ex. main house & proposed cabana air-conditioned space:	11,053 sq.ft.
Total main house and cabana number of bedrooms:	6 bedrooms
Ex. wellness pavilion air-conditioned space:	1,758 sq.ft.
Ex. wellness pavilion number of bedrooms:	0 bedrooms
Type of drainfield configuration:	Trench
Estimated soil loading rate:	0.8 gpd/sq.ft.

b) Estimated Daily Flow Calculations

Ex. Main House & Proposed Pool Cabana

The first 3,300 sq.ft. of air-conditioned space is equivalent to 4 bedrooms with each bedroom generating an estimated 100 gpd. The remaining 5,939 sq.ft. of air-conditioned space is converted to equivalent bedrooms using the following formula:

1 equiv. bedroom = 750 sq.ft. of remaining air-conditioned space
 $5,939 \text{ sq.ft.} / 750 \text{ sq.ft./equiv. bedroom} = 7.92 \text{ equiv. bedrooms}$
Use 8 equivalent bedrooms at 60 gpd/bedroom = 480 gpd
Estimated daily flow = 400 gpd + 480 gpd = 880 gpd

Ex. Wellness Pavilion

1,201 – 2,250 sq.ft. 3 bedroom equivalent 300 gpd

Total Estimated Daily Flow = 880 gpd + 300 gpd = 1,180 gpd

c) Existing Septic System Specifications

Ex. Trench Septic System Specifications

Drainfield Area: 1,475 sq.ft.

Unobstructed Area: 2,213 sq.ft.

Min. Septic Tank Size: 2,200 gal.

Min. Pumping Tank Size: 900 gal.

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

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

West Side of South Beach Rd.

1. Site Plan Characteristics

Total site area	=	116,884 sq.ft. (2.683 ac.)
Impervious plan area	=	45,934 sq.ft.
Remaining pervious surface area	=	70,950 sq.ft.

2. Rainfall and Soil Storage Data

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

3. Estimated Runoff Volume

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

$$S_{weighted} = \frac{(8.18in. \times 70,950sq. ft.)}{116,884 sq. ft.} = 4.96in.$$

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

$$Q = \frac{(P - 0.2S_{weighted})^2}{(P + 0.8S_{weighted})} = \frac{(7.00in. - 0.2 \times 4.96in.)^2}{(7.00in. + 0.8 \times 4.96in.)} = 3.29in.$$

Vol. of runoff to be retained = 3.29 in. x 116,884 sq.ft. x 1ft./12in. = 32,046 cu.ft.

Vol. of runoff to be retained in exfiltration trench
(including 20% safety factor) = 38,455 cu.ft.

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

4. Existing Exfiltration Trench Sizing

The volume of stormwater runoff required to be retained in the proposed exfiltration trench is 38,455 cu.ft. Per SFWMD Volume IV, Permit Information Manual, Figure F-4, the formula for determining the required length of exfiltration trench is given as:

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

Exfiltration Trench #1

L =	Total Length of Trench Provided	=	80	ft
W =	Trench Width	=	8	ft
K =	Hydraulic Conductivity	=	0.00116	cfs/sq.ft./ft. of head
H ₂ =	Depth to Water Table	=	6.00	ft
D _U =	Un-Saturated Trench Depth	=	4.00	ft
D _S =	Saturated Trench Depth	=	0.00	ft

V =	Volume Treated	=	28,241	cu.ft.
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Exfiltration Trench #2

L =	Total Length of Trench Provided	=	75	ft
W =	Trench Width	=	8	ft
K =	Hydraulic Conductivity	=	0.00116	cfs/sq.ft./ft. of head
H ₂ =	Depth to Water Table	=	6.00	ft
D _U =	Un-Saturated Trench Depth	=	4.00	ft
D _S =	Saturated Trench Depth	=	0.00	ft

V =	Volume Treated	=	26,476	cu.ft.
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Total Volume Retained in Exfiltration Trenches = 54,717 cu.ft.

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

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

West Side of South Beach Rd.

1. Irrigation Use

The referenced property has the following characteristics:

Total site area	=	116,884 sq.ft. (2.683 ac.)
Impervious plan area	=	45,934 sq.ft.
Irrigated pervious surface area	=	56,147 sq.ft. (1.289 ac.)
Remaining non-irrigated pervious surface area	=	14,803 sq.ft.

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

$1.289 \text{ ac} \times 32 \text{ in./year} \times 1 \text{ year}/365 \text{ days} = 0.113 \text{ ac-in./day}$ which can be converted to gallons per day by multiplying the result by 27,152 gal./ac-in. = 3,068 gpd (93,330 gal./month)

Total estimated average day irrigation use = 3,068 gal.

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

Irrigation Project ERCs = $3,068 \text{ gpd} \times 1 \text{ ERC}/350 \text{ gpd} = 8.77 \text{ ERCs}$

2. Domestic Use

South Martin Regional Utility estimates domestic residential water use using methods established in Chapter 62-6 of the Florida Administrative Code. This is the same chapter used for the sizing of the proposed septic system in Section A of this report. The total estimated daily domestic water use calculated above was 1,180 gpd.

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

Domestic Project ERCs = $1,180 \text{ gpd} \times 1 \text{ ERC}/250 \text{ gpd} = 4.72 \text{ ERCs}$

3. Total Daily Water Use Demand Estimate and ERC Calculation

The estimated total irrigation and domestic water use for this project is 4,248 gpd.

Total Project ERCs = $8.77 \text{ ERCs} + 4.72 \text{ ERCs} = 13.49 \text{ ERCs}$

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

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

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

Avg. number of residents and guests expected: 10 people

Solid waste generated per LDR = 10 people x 9 lbs./person/day = 90 lbs./day

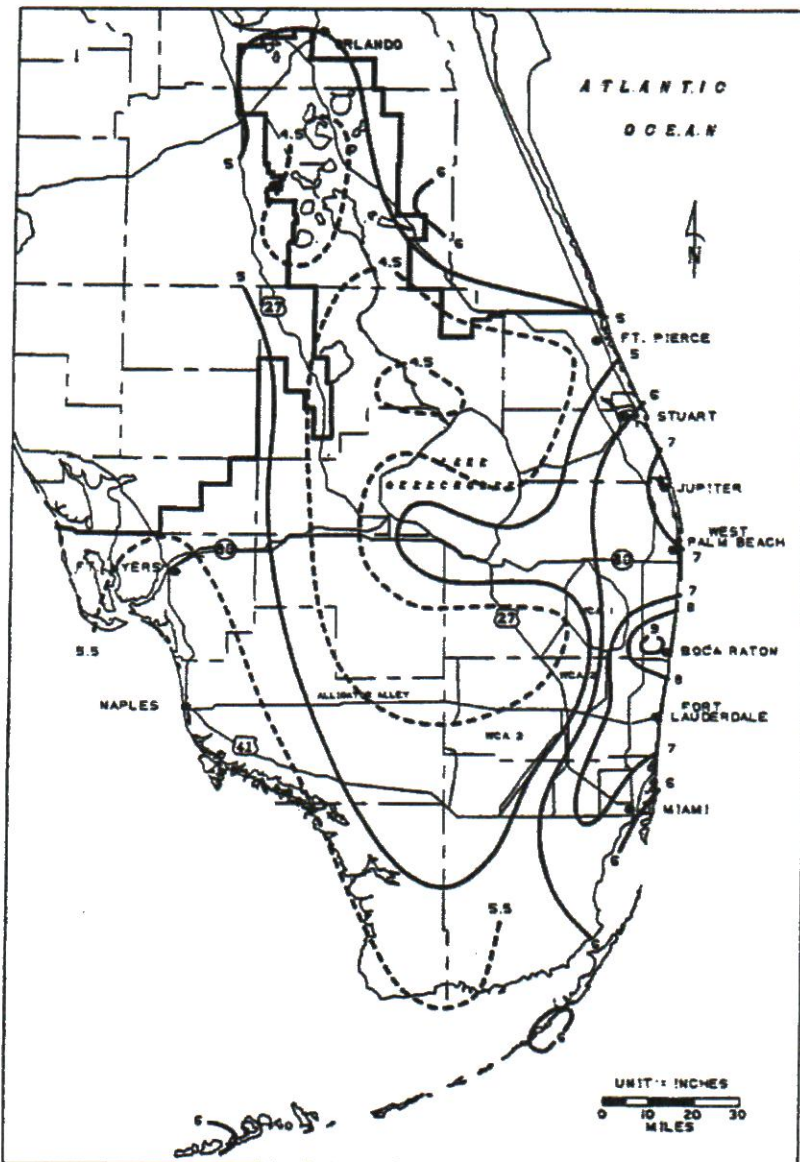
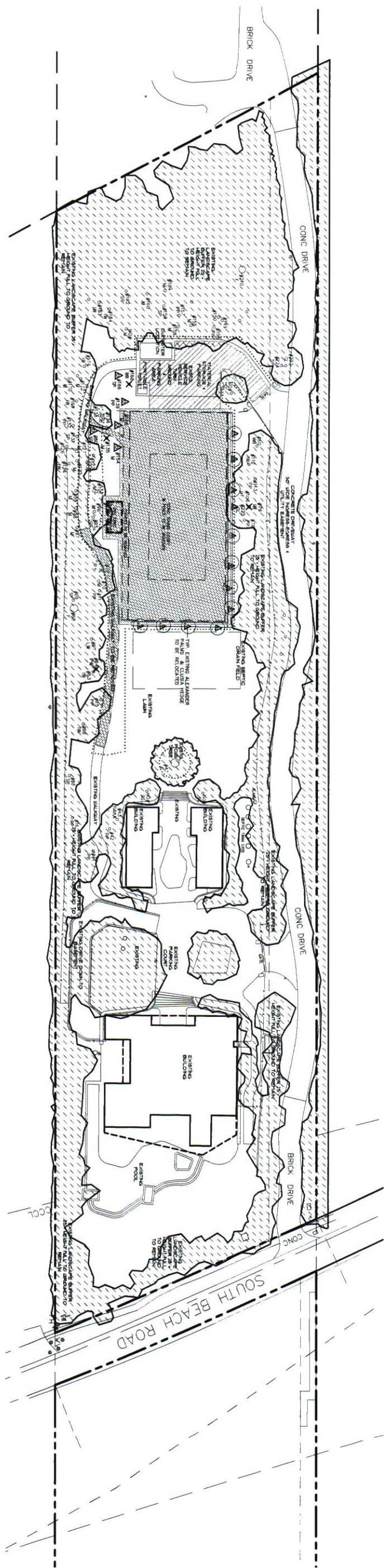


FIGURE C-3. 1-DAY RAINFALL: 5-YEAR RETURN PERIOD

C-5

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



NOTE:

- △ - INDICATES TREES TO BE RELOCATED
- × - INDICATES TREES TO BE REMOVED
- - INDICATES TREES TO REMAIN

NEW LOCATIONS FOR TREES TO BE FIELD DETERMINED

EXISTING VEGETATION SPECIES ABBREVIATIONS:

- F=FIGUS
- GL=GUINBO LIMBO
- IM=IRONWOOD
- M=MASTIC
- PARA=PARADISE TREE
- PP=PIGEON PLUM
- PW=POISONWOOD
- SP=SABAL PALM
- WB=WILLOW BUSTIC

TREE PROTECTION

- FENCE
- ▨ MATERIAL STORAGE
- ▧ HANDSCAPE TO BE REMOVED

DEMOLITION NOTES:

- DEMOLITION OF EXISTING TENNIS COURT TO TAKE PLACE APPROXIMATELY MAY 1, 2026
- COMPLETELY REMOVE THE TENNIS COURT & LEGALLY DISPOSE OF ALL MATERIAL OFF SITE
- ALL EXPOSED SOIL TO BE STABILIZED WITH PLANT MATERIAL WITHIN 10 DAYS OF COMPLETION OF THE DEMOLITION UNLESS IN NEW CONSTRUCTION HAS COMMENCED ON THE POOL.
- THE DEMOLITION SHALL COMPLY WITH ALL IRC AND LOR REQUIREMENTS.
- ALL EXISTING TREES TO REMAIN UNLESS NOTED TO BE RELOCATED.

Digitally signed
by Robert G
Krebs Jr
Date: 2026.04.27
12:58:40 -04'00'

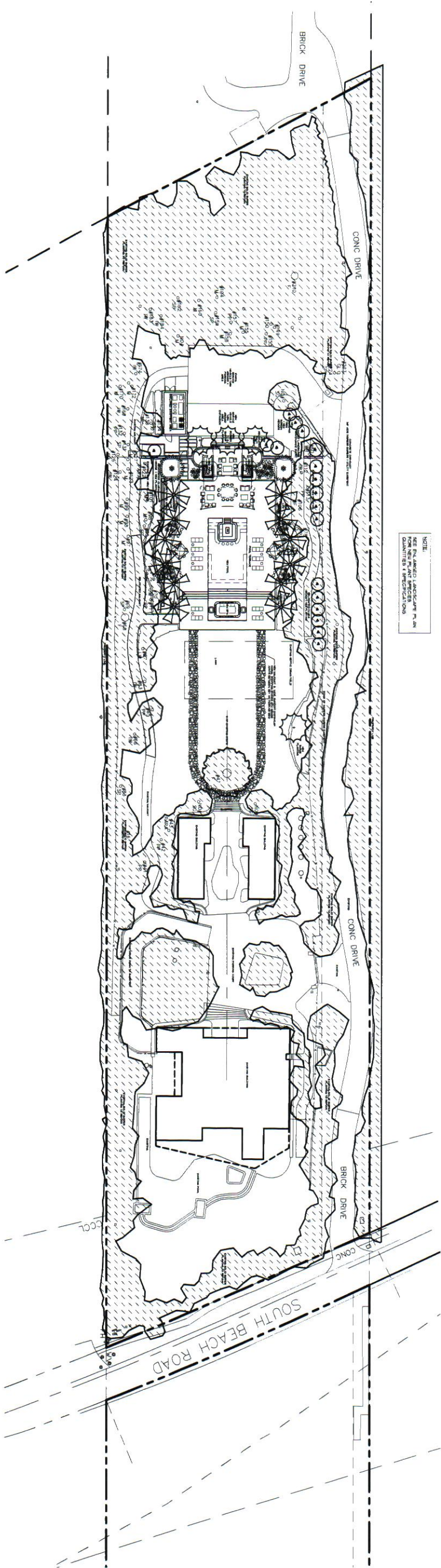
DRAWING NUMBER:
EDS1.0
OF 2

Existing Landscape, Demolition & Staging Plan
for the
BROWN RESIDENCE
310 South Beach Road, Jupiter Island, Hobe Sound, Florida

Prepared by the Office of
INNOCENTI & WEBEL
HOBE SOUND
LANDSCAPE ARCHITECTS
9550 SE OLYMPIA STREET • HOBE SOUND, FL 33465
Phone 772-548-3850 • Fax 772-548-8410

DATE: 11.04.26
REVISED: 04.24.26
04.27.26
SCALE: 1"=30'

DRAWN BY: R GK
DESIGNED BY: R GK
CHECKED BY: R GK



NOTE:
SEE EXISTING LANDSCAPE PLAN FOR EXISTING PLANTINGS, QUANTITIES & SPECIFICATIONS

EXISTING VEGETATION SPECIES ABBREVIATIONS:
 F=FIGUS
 CL=GLIMBO LIMBO
 IW=IRONWOOD
 M=MASTIC
 PARA=PARADISE TREE
 PP=PIGEON PLUM
 PW=POISONWOOD
 SP=SABAL PALM
 WB=WILLOW BUSTIC

LANDSCAPE NOTES:
 AN AUTOMATIC IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE OF ALL PROPOSED LANDSCAPE AREAS
 ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER
 ALL PLANTING BEDS SHALL BE MULCHED WITH A MIN. OF 2" OF SHREDED CYPRESS MULCH.
 ALL SOD SHALL MATCH THE EXISTING LAWN UNLESS NOTED ON THE PLANT LIST

LANDSCAPE AREA:
 TOTAL LOT AREA= 116,883 SF WEST LOT
 MINIMUM LANDSCAPE AREA REQUIRED = 50% OF 116,883 SF = 58,441.5 SF
 EXISTING LANDSCAPE AREA = 82 % OR 72,448 SF
 PROPOSED LANDSCAPE AREA = 81 % OR 71,698 SF

Registered Landscape Architect
 STATE OF FLORIDA
 by Robert G Krebs Jr
 Date: 2026.04.27
 12:59:37 -04'00'

DRAWING NUMBER:
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 OF 2

Proposed Landscape Plan
 for the
BROWN RESIDENCE
 310 South Beach Road, Jupiter Island, Hobe Sound, Florida

Prepared By The Office of
INNOCENTI & WEBEL
 HOBE SOUND
 LANDSCAPE ARCHITECTS
 9350 SE OLYMPIA STREET • HOBE SOUND, FL 33465
 PHONE 772-546-9850 • FAX 772-546-6415

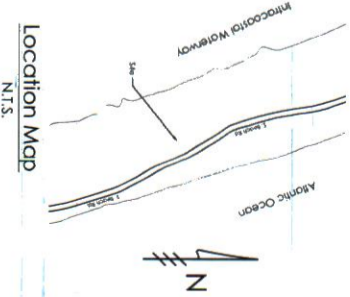
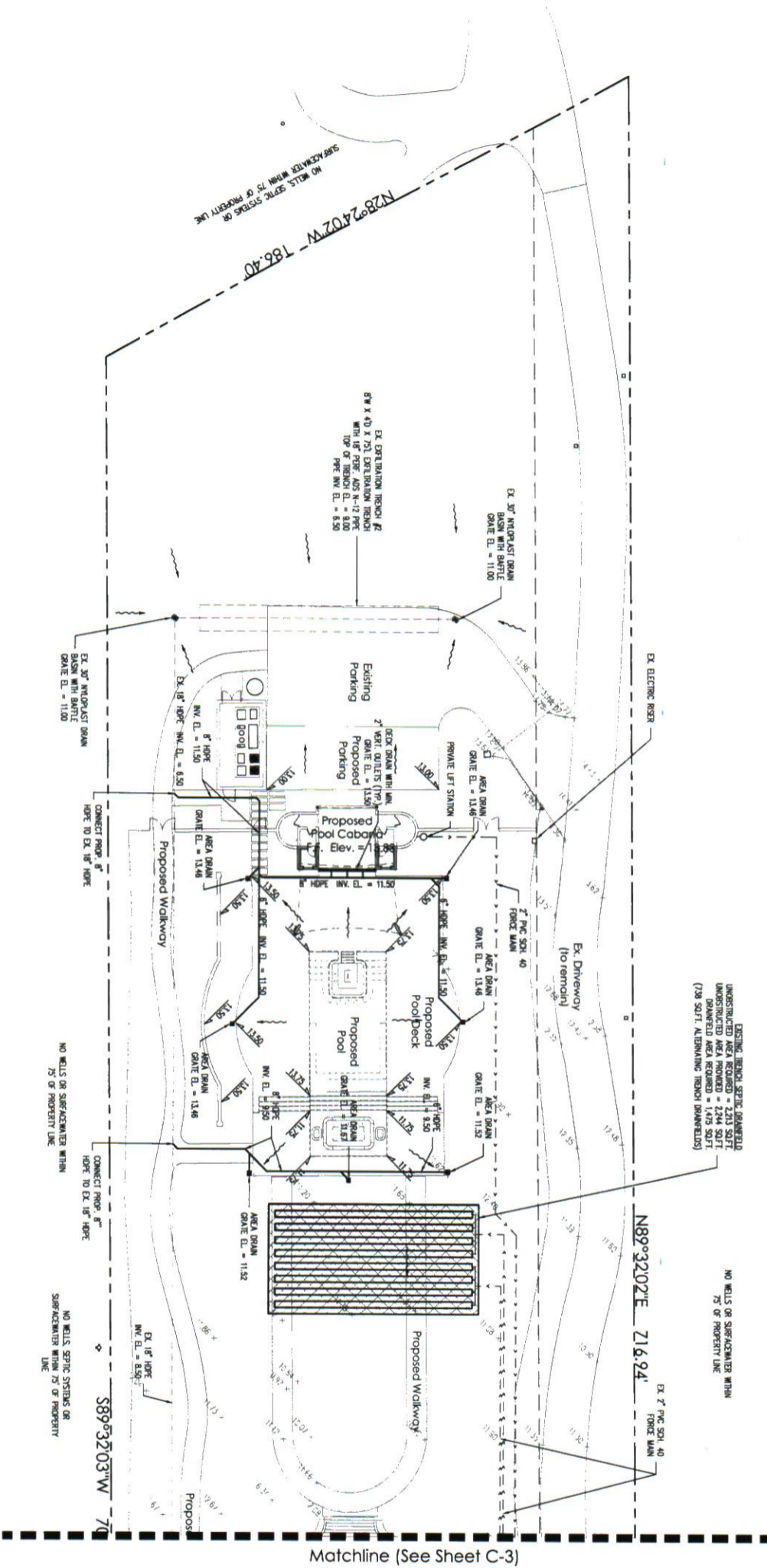
DATE: 11.04.25
 REVISED: 04.24.26
 04.27.26
 SCALE: 1"=30'

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

- Drainage System Notes:**
- 1) Effluent trenches and storm piping to be protected from roots with a root barrier.
 - 2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
 - 3) Contractor is responsible for installing and maintaining erosion control measures during construction.
- Septic System Notes:**
- 1) Removal of any existing septic system and installation of any proposed septic system shall be in accordance with the current specifications and standards of Chapter 64E-6 of the Florida Administrative Code and Chapter 381 of the Florida Statutes.
 - 2) Fill material used for septic system installation shall meet the requirements of the current specifications and standards of Chapter 64E-6 of the Florida Administrative Code and Chapter 381 of the Florida Statutes.
 - 3) Septic system drainfield area shall be sodded immediately after the drainfield has been covered.
 - 4) Contractor to determine final amount of cover over septic tanks prior to tank installation. Final cover of 18" or less with the wet season water table below top of tank requires min. Category 3 tank. Final cover of 18" to 48" or a wet season water table above the top of tank requires min. Category 4 tank. Contact engineer immediately if amount of cover over tank will be greater than 48".

Legend

- EXISTING ELEVATION PER R.L. VAUGHN & ASSOC. (NAVD-88)
- EXISTING ELEVATION CONTOUR PER R.L. VAUGHN & ASSOC. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 30" ANTIPLAST DRAIN BASIN WITH BAFFLE
- SEPTIC SYSTEM UNOBSERVED AREA
- GRAVITY SEWER AT MIN. 1/8" FT.
- 2" PVC SCH. 40 FORCE MAIN



Plan Background from Hardscape Plan by Innocenti & Weber Received 4/21/26 © 2026 Gruber Consulting Engineers, Inc.



GRUBER CONSULTING ENGINEERS

112 Atlantic Avenue, Suite 205
Jupiter, Florida 33450
Tel: 561.313.2041
office@gruberengineering.com

Conceptual Site Drainage & Septic Plan Enlargement For:

PROPOSED RENOVATION

310 South Beach Road
Jupiter Island, Florida

PROJECT INFORMATION:

Project No. 2025-0126
Issue Date 04/27/2026
Scale 1" = 20'

REVISIONS:

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CHAD M. GRUBER
FLORIDA P.E. NO. 57446
Digitally signed by Chad M. Gruber
Date: 2026.04.27 10:50:24 -0400'

C-2



GRUBER CONSULTING ENGINEERS
 3125 Avenue of Americas, Suite 305
 Miami Beach, FL 33130
 305.371.2041
 office@grubercngineers.com

CHAD M. GRUBER
 Florida License No. 3746
 Digitally Signed by Chad M. Gruber
 Date: 2026.04.27 10:51:24
 -041001-

Conceptual Site Drainage & Septic Plan Enlargement For:
PROPOSED RENOVATION
 310 South Beach Road
 Jupiter Island, Florida

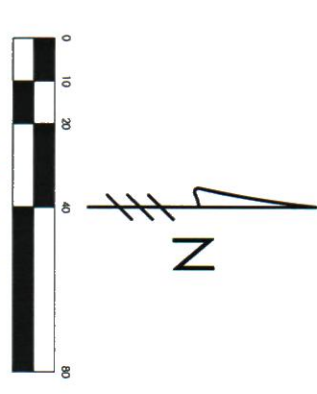
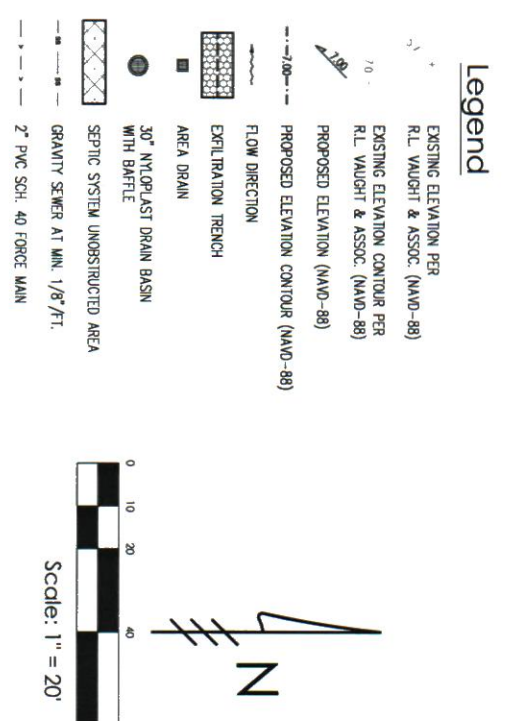
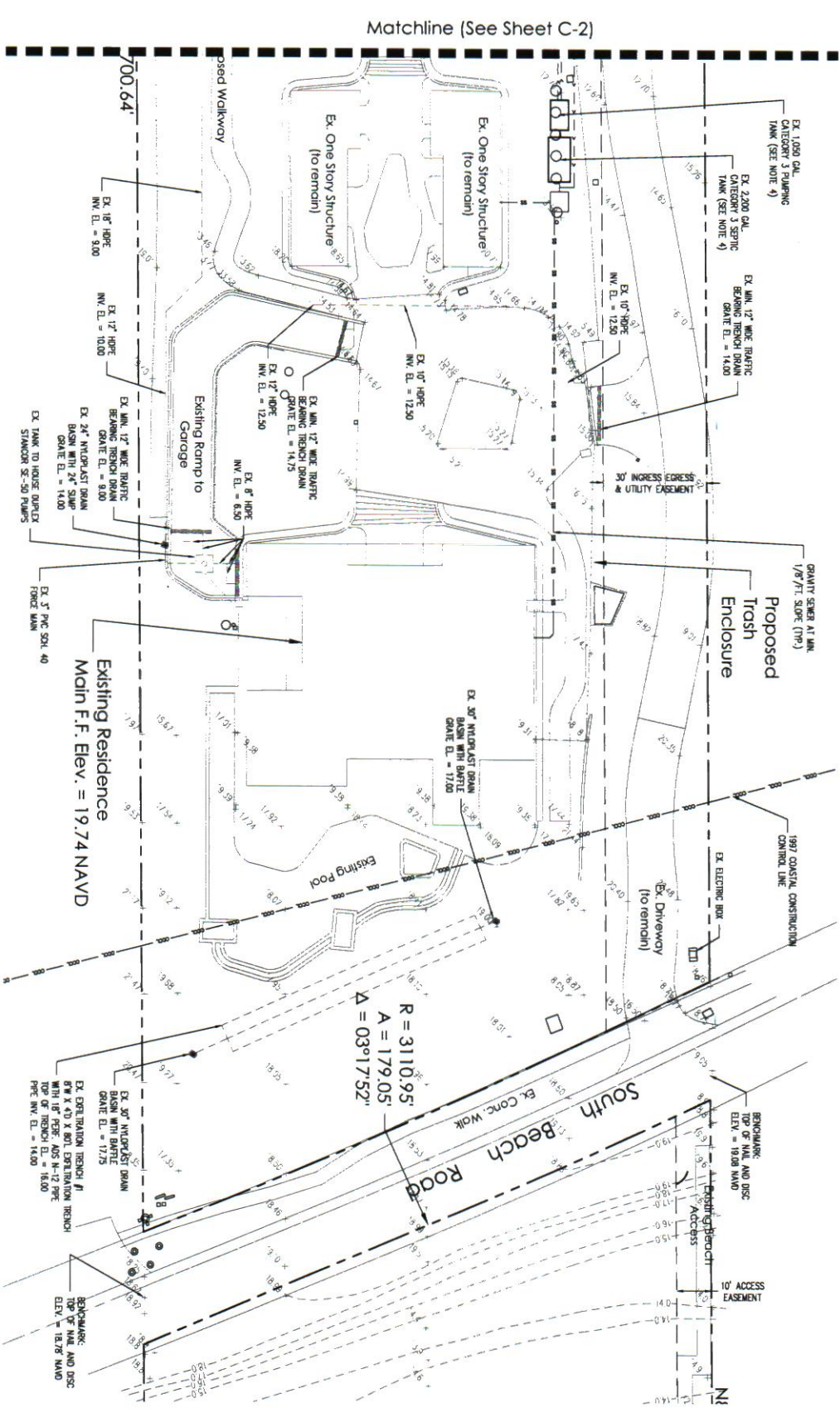
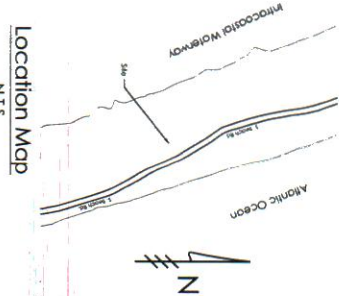
PROJECT INFORMATION:

Project No.	2020-01-20
Issue Date	04/27/2026
Scale	1" = 20'

REVISIONS:

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PLAN BACKGROUND FROM HERSCHEP PLAN
 by Innocenti & Weibel Received 4/21/26
 © 2026, Gruber Consulting Engineers, Inc.



- Drainage System Notes:**
- 1) Effiltration trenches and storm piping to be protected from roots with a root barrier.
 - 2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
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- Septic System Notes:**
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 - 2) Fill material used for septic system installation shall meet the requirements of the current specifications and standards of Chapter 64E-6 of the Florida Administrative Code and Chapter 381 of the Florida Statutes.
 - 3) Septic system drainfield area shall be sodded immediately after the drainfield has been covered.
 - 4) Contractor to determine final amount of cover over septic tanks prior to tank installation. Final cover of 18" or less with the well season water table below top of tank requires min. Category 3 tank. Final cover of 18" to 48" or a wet season water table above the top of tank requires min. Category 4 tank. Contact engineer immediately if amount of cover over tank will be greater than 48".

C-3

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



DEVELOPMENT REVIEW BOARD

A Public Meeting/Hearing will be held at the Jupiter Island Town Hall, 2 Bridge Road, Hobe Sound, FL on **May 7, 2026, at 9:00 a.m.** for the purpose of considering the following application.

310 South Beach Rd. A-80 Residential Zoning

This is the application of Edward M. and Ashley A. Brown, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval to

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

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

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

STATE MANDATED STATEMENT:

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



**TOWN OF JUPITER ISLAND
DEVELOPMENT REVIEW BOARD
Meeting Date: May 7, 2026
Staff Report**

To: Chair and Development Review Board Members
CC: Robert Garlo, Town Manager and Kyle Teal, Town Attorney
From: Catherine Harding, Building, Planning and Zoning Director
RE: 310 South Beach Road
Date: April 22, 2026

Owner:

Edward M. Brown and Ashley A. Brown

Agent:

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

Property Description:

310 South Beach Road, parcel 2, located on the west side of South Beach Road, which consists of 2.68326 acres in the A-80, 2-Acre Estate Residential District.

Request:

The applicant is seeking approval to demolish an existing tennis court and tennis pavilion and build a new pool, pool patio, two small cabana baths with associated landscape and hardscape. This project will add an additional 94 square feet of floor area.

Building and Zoning Analysis:

The attached Zoning Analysis shows that the applicant meets the requirements of the Jupiter Island Development Standards.

Reports and Recommendations attached:

Jupiter Island Public Works, John Duchock, P.E.: *Comply as noted.*

King Tree Service, Brian Fischer: *Comply as noted, prior to demolition, have trees within the area of construction, particularly trees on the north and*

south side of the tennis court, tagged, identified, and confirm if they will be impacted by construction. Also, new plant species should be listed and identified on the plan.

Sergeant/Fire Chief, Frank Lasaga: *Comply as noted.*

South Martin Regional Utility (SMRU), Matthew Hammond, P.E. Director: *Prior to issuance of a building permit the applicant shall comply with any requirements made by the forthcoming report from SMRU.*

Matthew Hammond, P.E., Town Engineer: *Prior to issuance of a building permit the applicant shall comply with any requirements made by the forthcoming report from the Town Engineer.*

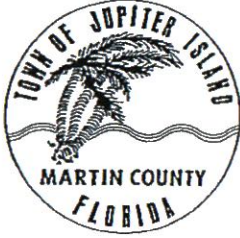
Building Department Recommendations:

- 1. A gatekeeper shall be on site during all construction activities.*
- 2. The staging plan is required to have a permit and be completed prior to a building permit being issued.*
- 3. All construction vehicles shall be parked on site behind the construction fencing.*
- 4. Compliance with the reports listed above as required.*

Land Development Standards for Review by the Development Review Board
(attached)

Article X, Division 2, Section 2.03. Standards for impact review for demolition applications. (applicants reply attached)

Article X. Division 2. Section 2.02. Standards for Impact Review. (applicants reply attached)



Town of Jupiter Island

Public Works Department

2 Bridge Road

Hobe Sound FL.

33475-0007

(772) 545-0171

Fax (772) 546-7918

MEMORANDUM

Date: April 14, 2026

To: Catherine Harding, Planning Building & Zoning Director

From: John Duchock, PE - Director of Public Works

RE: 310 South Beach Rd DRB Application -- Staff Comments

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

Drainage

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

Household Refuse

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

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

Recycling Bins

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

Brush Bins

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

Construction and Hazardous Waste

The Jupiter Island Public Works Department does not collect construction debris or hazardous waste such as paints, oils, chemicals, batteries, etc. Removal of such debris and material is the responsibility of the contractor/owner.

Construction debris removal is the responsibility of the contractor and must be segregated from household garbage. However, construction debris removed by the contractor remains part of the recorded waste and recycling stream generated within the Town of Jupiter Island. We ask that these debris volumes be reported to the Building Department of the Town of Jupiter Island by December 31 of each year and prior to Certificate of Occupancy.

Road Right of Way

Maintenance of all lawns and landscaping extending into the right of way is the responsibility of the homeowner during and after construction. The Public Works Department does not maintain ornamental shrubs or lawns extending into the right of way.

Lines of sight should be sufficiently maintained so that vehicles entering the roadway may be able to avoid a collision. Landscaping must not encumber line of sight in either direction of oncoming traffic when entering roadway for the development or any adjacent properties.

Vegetation must also maintain sufficient separation to not encumber travel lanes. Should vegetation limit lines of sight or otherwise obstruct vehicles, it is subject to trimming or removal as necessary to ensure public safety.

Ingress and egress to the project during construction must be well managed and impacts to the asphalt must not occur. Proper stabilization of the site access must occur prior to movement of material and equipment in and out of the job site. If necessary, plates must be used to ensure that differential soil movement does not occur resulting in destabilization of the roadway. Prior to construction, the roadway along the property and access route, with particular attention paid to road radii, will be reviewed. **Should damages occur, the contractor and owner will be responsible for payment of repairs prior to issuance of a Certificate of Occupancy.** Should breakage of asphalt occur, repairs up to and including full lane replacement, as well as replacement and re-compaction of the base material may be required. The full cost of repairs will be borne by the developer/contractor.

The purposes of these comments are for safety, serviceability, and maintenance concerns. We request that these comments are incorporated into the initial plan review process and subsequently considered during the initial application check list and at project closeout.

The Town reserves the right to amend or supplement these comments at any time up to the issuance of a Certificate of Occupancy for the project.

KING TREE SERVICE

OF SOUTH FLORIDA

P.O. Box 210847
Royal Palm Beach, FL 33421-0847

April 16, 2026

Town of Jupiter Island
Catherine Harding
2 Bridge Road
Hobe Sound, FL 33455

RE: 310 South Beach Road - Tennis court removal/pool construction

While the scope of work is limited to the vicinity of the tennis to court to be demolished, the landscape plan does not accurately and completely show tree locations, tree species, tree list, affected trees, tree relocations, tree removals, new plant species....

The landscape plan notes that only the Clusia and Alexander Palms directly around the perimeter of the tennis court will be relocated. It appears that many of the native trees on both the north and south side of the tennis court will likely be impacted due to the proposed relocation of the walkway and the proposed locations of the new and relocated plant material.

It is suggested to have the trees within the area of construction, particularly the native trees on the north and south side of the tennis court, tagged and identified and confirm if they will be impacted by construction. All new plant species should be listed and identified as well.

The buffer is good in all locations.

Prepared by:



Brian Fischer
ISA Certified Arborist FL-5287A



MEMORANDUM

TO: BUILDING DEPARTMENT
FROM: SERGEANT/FIRE CHIEF FRANK LASAGA
DATE: APRIL 15, 2026
SUBJECT: 310 S BEACH RD

After reviewing the proposed plans for the construction of a pool and cabana structure at 310 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. When practical, based on the size of the truck, drivers should use S Beach Rd and turn onto Estrada Rd to limit the traffic on Gomez Rd.

Traffic control, i.e. flag crews, are required when traffic entering and exiting the site impacts general traffic flow and when equipment/supply deliveries must be done from the roadway.

Parking: There will be limited parking available for this project. Please remind the builder to make parking arrangements and transport workers to and from the site from off island, as needed. There will be no parking in the following areas:

- On the road right of way
- On any other private property, unless specifically permitted by the owner of the property in question

Fire Suppression: There is adequate water supply for this site with the existing.

The current site plan appears to provide adequate access for emergency vehicle access.

Public Safety requests the contractor schedule walkthroughs with the Department during the construction phase to facilitate pre-incident planning and more efficient response.

Crime Prevention through Environmental Design: The site plan and landscaping plans appear to provide adequate space around the dwelling and its entry points. Site/landscaping lighting, in

compliance with other town requirements, is encouraged to limit areas of potential concealment by persons.

Site Security: Please secure the site with a chain link fence and closing gate. “Felony Trespass Warning” signs should be posted in a visible location. Porta Jon’s shall be located to be out of plain view from the roadway. All tools should be secured on the site at the end of the day in a locked container or room.

The General Contractor should establish a file on all Contractor’s and Sub Contractor’s employees who are working on the site. This should include and document the names of all employees coming to work on the site and be updated weekly with the following:

- Name
- Address
- Driver’s license number
- Vehicle Registration number

Trespass authorization forms should be signed, notarized, and submitted to the Public Safety Department. The completed form enables officers to act on behalf of the property owner to warn trespassers to leave the site and not return upon penalty of law.

Other concerns: There are **full-time residents** in the immediate area of this construction site. The contractor shall ensure compliance with the following requirements:

- Noise ordinance requirements in and around the site, including decibel and time limits; no loud music permitted.
- No trespassing on private property
- Control of damage to lawns, curbs, rights of way or any foliage by contractors, workers, and equipment. Repairs need to be completed *immediately*.

The purpose of this is to ensure a safe and secure construction site on Jupiter Island. We are requesting this information be incorporated in the initial plan review process and as such, be indicated and agreed upon by the Town of Jupiter Island Building Department prior to issuance of the permit.

Sec. 2.03. - Standards for impact review of demolition applications.

The decision-maker shall approve an application for approval of the demolition of an existing structure or building if the applicant demonstrates that:

- A. The proposed demolition will not adversely affect the public interest; and
- B. The proposed demolition will result in the complete removal of all evidence of the former structure or building; and
- C. If the demolition affects all of the buildings on the lot, all impermeable surfaces that were accessory to the demolished structures or buildings, including but not limited to driveways, terraces, courts, slabs, and foundations, will also be removed; and
- D. The landscape treatment along the front lot line will remain comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of 1,000 feet in both directions, or will be planted such that it is comparable to the character and quantity of said streetscape if its existing condition is that it is not comparable in character or quantity; and
- E. The building or structure proposed for demolition does not meet the standards for landmark designation set out in article VIII, section 1.02; and
- F. The demolition will not unnecessarily affect existing landscape buffers, and landscape buffers that are affected will be restored upon completion of the demolition.
- G. The demolition will be staged such that:
 1. Noise will be minimized in terms of duration and volume; and
 2. Demolition equipment will be screened from view from neighboring properties and public rights-of-way to the maximum feasible extent; and
 3. No traffic on public streets in the town will be stopped during the period from November 1 to April 15; and
 4. Debris will be removed from the site in a manner that minimizes the number and length of additional trips on the public streets in the town; and
 5. Dust will be contained to the maximum practicable extent; and
 6. Demolition activities will have a minimal impact on adjacent infrastructure.
 7. Buildings proposed for demolition will receive pest control services to control rodents before and after the demolition.
- H. All exposed soil will be stabilized with plant material within ten days of completion of the demolition.

(Ord. No. 347, § 3, 9-16-14)

Sec. 2.02. - Standards for impact review.

The decision-maker shall approve an application for impact review approval if the applicant demonstrates that:

- A. The proposed development will not adversely affect the public interest; and
- B. The proposed development is consistent with the surrounding neighborhood character; and
- C. The visibility of the proposed development from public rights-of-way, adjacent properties, the beach, the ocean and the intracoastal waterway is minimized in a manner that is consistent with the surrounding neighborhood character; and
- D. The landscape treatment along the front lot line is comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of 1,000 feet in both directions; and
- E. The proposed ingress and egress is functionally adequate with regard to vehicular and pedestrian safety, separation of automotive traffic, traffic flow and control, provision of services, servicing of utilities, refuse collection, and access in case of fire, catastrophe or emergency; and
- F. Proposed screens and buffers are sufficient to ensure compatibility of uses and buildings with adjacent properties; and
- G. The location, design and character of lighting and sound will not adversely affect adjacent properties; and
- H. The proposed stormwater management system is sufficient to prevent runoff from adversely affecting adjacent properties; and
- I. The proposed development is designed and located so that all buildings are screened from view from adjacent properties and public roads such that the visual character of the proposed development from adjacent properties and public roads is predominantly natural, landscape plant material, and land forms.

(Ord. No. 368, § 3, 7-17-18)



Town of Jupiter Island Development Review Board (DRB)

PROPERTY:

Street Address: 310 South Beach Road, Hobe Sound, FL 33455
Tax Parcel Number: 35-38-42-002-119-00650-7 Zoning: A-80/B-40 Residential
Legal/General Description: See attached Exhibit "A"

AGENT: (If Applicable, notarized power of attorney must be attached)

Name: Jared Gaylord, Esq. of Marc R. Gaylord, P.A.
Mailing Address: 12000 SE Dixie Highway, Hobe Sound, FL 33455
Phone #: 772-545-7740 Email: jared@marcgaylordlaw.com

PROPERTY OWNER: as shown in the official County Records (please attach current tax bill & deed)

Name: Edward M. Brown and Ashley A. Brown
Mailing Address: 310 South Beach Road, Hobe Sound, FL 33455
Phone #: _____ Email: _____

EXPLANATION OF REQUEST:

Limited demolition of a tennis court and tennis pavilion, with a replacement to include a new rectangular pool, pool patio, two small cabana baths, and associated landscape and hardscape. The project will add 94 square feet of floor area.

IF VARIANCE IS REQUESTED, CITE LRD'S AFFECTED:

N/A

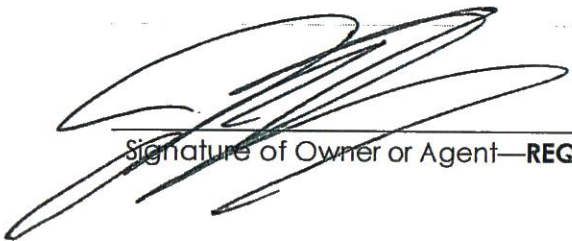
HARDSHIP STATEMENT, IF VARIANCE IS REQUESTED:

In seeking this variance, I contend that the following hardship would result if the ordinance provisions were strictly enforced and my hardship was denied:

N/A

FEE: \$1,000 per Request (Please make check payable to the Town of Jupiter Island)

Information as contained within this application **MUST** be provided and accepted by the Town of Jupiter Island for this project to be considered. Additional information as required by the administrative official or as attached by the applicant constitutes a part of this application. The administrative official reserves the right to reject any application which is improperly filled out or incomplete.



Jared Gaylord, Esq. atty-in-fact
for Edward Brown and Ashley Brown

Signature of Owner or Agent—**REQUIRED**

Printed Name

Date

Site Analysis:

Address: 310 South Beach	Zoning District: A-80		
Planned Date of Construction:	ASAP (May 2026)		
	Permitted	Existing	Proposed
Lot Area:	2 acres/ 87,120 sf	2.68 acres/ 116,883 sf	2.68 acres/ 116,883 sf
Floor Area*:	12,647.1 sf	12,553 sf	12,647 sf
Principle Dwelling: (10,000 sf max)	10,000 sf	10,323 sf	10,323 sf
Accessory Structure #1: (not to exceed 1/3 square footage of principal dwelling)	—	2,230 sf	2,230 sf
Accessory Structure #2: (not to exceed 1/3 square footage of principle dwelling)	—	—	94 sf
FAR (Floor Area Ratio): Floor Area + Lot Area	—	8.838%	8.918%
Lot Width:	200'	179'-4" (non conforming)	179'-4" (non conforming)
Front Yard Setback:	50'	—	482'-8"
Rear Yard Setback:	50'	—	140'
Side Yard Setback: One-Story: Two-Story:	North 20' South 25'	—	North 43'-11" South 59'-9"
Initial Measuring Point ("IMP"):	—	—	12'-7" NAVD
Fill:	3' max	—	3' max
Roof Height: Roof Pitch: One-Story: Two-Story:	16'	—	11'-10"
Exterior Wall Height: One-Story: Two-Story:	14' 22'	—	10'-4"
Parking Spaces: (1 per bedroom, 1.5 max)	9	13	13
Driveway Setback:	8'	9'-1"	9'-1"
Landscape Area:	58,442 sf	72,448 sf	71,668 sf
Elevation of Finish Floor:	—	—	12'-7" NAVD
Elevation of LHSM: (Lowest Height Structural Member)	13'-5" NAVD	13'-5" NAVD	13'-5" NAVD
FEMA Flood Zone:	X/AE8	X/AE8	X/AE8

*Total Floor Area to include living space and non-living space.

Ordinance 405 rendered the main structure non-conforming due to loss of overhang "bonus" space and loss of above ground "non-living" space.

Exhibit "A"

Legal Description for File No.: 31281051

A PORTION OF THE NORTH HALF OF LOT 119, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF LOT 4-A, PARRISH PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 89, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN N 89 DEGREES 32' 02" E, ALONG THE SOUTH LINE OF SAID PARRISH PLAT NO. 1 AND THE NORTH LINE OF SAID LOT 119, FOR A DISTANCE OF 203.17 FEET; THENCE RUN S 17 DEGREES 44' 41" E, ALONG THE EROSION CONTROL LINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 40, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, FOR A DISTANCE OF 172.47 FEET; THENCE RUN S 89 DEGREES 32' 03" W, ALONG THE SOUTH LINE OF THE SAID NORTH HALF AND THE NORTH LINE OF PARRISH PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 49, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, FOR A DISTANCE OF 184.19 FEET, TO A POINT (HEREINAFTER REFERRED TO AN "POINT A" FOR PURPOSES THIS LEGAL DESCRIPTION) ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; (SAID POINT BEARS N 68 DEGREES 05' 41" E FROM THE RADIUS POINT OF SAID CURVE) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 707, (S. BEACH ROAD) HAVING A RADIUS OF 3110.95 FEET AND A CENTRAL ANGLE OF 3 DEGREES 17' 52", FOR AN ARC DISTANCE OF 179.05 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE AFORESAID, "POINT A", THENCE RUN S 89 DEGREES 32' 03" W, ALONG THE SAID SOUTH LINE OF THE NORTH HALF AND SAID NORTH LINE OF PARRISH PLAT NO. 2, FOR A DISTANCE OF 32.25 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 89 DEGREES 32' 03" W, ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 700.64 FEET; THENCE RUN N 28 DEGREES 23' 56" W, FOR A DISTANCE OF 186.40 FEET; THENCE RUN N 89 DEGREES 32' 02" E, ALONG THE SAID SOUTH LINE OF PARRISH PLAT NO. 1 AND SAID NORTH LINE OF LOT 119, FOR A DISTANCE OF 716.94 FEET, TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; (SAID POINT BEARS N 64 DEGREES 32' 23" E, FROM THE RADIUS POINT OF SAID CURVE) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 707, (S. BEACH ROAD) HAVING A RADIUS OF 3080.95 FEET AND A CENTRAL ANGLE OF 3 DEGREES 20' 09", FOR AN ARC DISTANCE OF 179.37 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EXCLUSIVE EASEMENT TO THE WATERS OF THE ATLANTIC OCEAN, OVER THE NORTH 10 FEET OF SAID LOT 119, LYING EAST OF SAID STATE ROAD NO. 707 AND AN EXCLUSIVE INGRESS-EGRESS AND EXCLUSIVE UTILITY EASEMENT OVER THE NORTH 30 FEET OF THAT PORTION OF SAID LOT 119, BOUNDED ON THE EAST BY THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 707 AND ON THE WEST, BY THE EASTERLY LINE OF THE PROPERTY CONVEYED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORD BOOK 748, AT PAGE 1918, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

File Number: 31281051

< BACK TO SEARCH

Basic Info

PIN 35-38-42-002-119-00650-7	AIN 57282	Situs Address 310 SOUTH BEACH RD JUPITER ISLAND FL	Website Updated 11/26/25
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners
BROWN EDWARD M
BROWN ASHLEY A

Parcel ID
35-38-42-002-119-00650-7

Use Code/Property Class
0100 - 0100 Single Family

Mailing Address
310 SOUTH BEACH RD
HOBE SOUND FL 33455

Account Number
57282

Neighborhood
135710 Jupiter Island - Ocean

Tax District
JUPITER ISLAND

Property Address
310 SOUTH BEACH RD JUPITER ISLAND FL

Legal Acres
3.74

Legal Description
A PORTION OF THE NORTH 1/2 OF LOT 119, G...

Ag Use Size (Acre\Sq Ft)
N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 5,032,500	\$ 15,194,480	\$ 20,226,980	\$ 1,892,006	\$ 18,334,974	\$ 0	\$ 18,334,974

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date
2/18/25
Sale Price
\$ 33,843,900

Grantor (Seller)
JUPITER ISLAND COMPOUND LLC
Deed Type
Warranty Deed

Doc Num.
3114448
Book & Page
3483 2385

Legal Description

A PORTION OF THE NORTH 1/2 OF LOT 119, GOMEZ GRANT & JUPITER ISLAND (PB 1 PG 80 PALM BEACH NOW MARTIN) AS FOLLOWS; BEGIN AT THE SWLY CORNER OF LOT 4-A, PARRISH PLAT NO 1 (PB 6 PG 89), NE ALONG THE SOUTH LINE OF PARRISH PLAT NO 1 AND THE NORTH LINE OF LOT 119 FOR 203.17 FT, SE 172.47 FT, SW 184.19 FT BEING LABELED POINT "A" AND POINT BEING ON A CIRCULAR CURVE CONCAVE TO THE SW, NWLY ALONG ARC OF CURVE AND THE EASTERLY ROW LINE OF ST RD 707 WITH RADIUS 3110.95 FT FOR 179.05 FT TO THE POB & TOGETHER WITH THE FOLLOWING; BEGIN AT THE AFORDESCRIBED POINT "A", SW ALONG THE SOUTH LINE OF THE NORTH 1/2 AND NORTH LINE OF PARRISH PLAT NO 2 FOR 32.25 FT FOR THE POB, CONT SW 700.64 FT, NW 186.40 FT, NE 716.94 FT TO A CIRCULAR CURVE CONCAVE TO THE SW, SELY ALONG THE CURVE AND WLY ROW LINE OF ST RD 707 (S BEACH RD) WITH RADIUS 3080.95 FT FOR ARC DISTANCE 179.37 FT TO THE POB

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.



THIS INSTRUMENT PREPARED BY AND RETURN TO:
 Greg R. Cohen, Esq
 Cohen Norris Wolmer Ray Telepman Berkowitz & Cohen
 712 US Highway One, Suite 400
 North Palm Beach, FL 33408
 Property Appraisers Parcel Identification (Folio)
 Number: 35-38-42-002-119-00650.70000

Space Above This Line For Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 18 day of February, 2025 by Jupiter Island Compound LLC, a Delaware limited liability company, whose post office address is 310 South Beach Road, Hobe Sound, FL 33455, herein called the Grantor, to Edward M. Brown and Ashley A. Brown, husband and wife whose post office address is 310 S Beach Road, Hobe Sound, FL 33455, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Martin County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record and taxes for the year 2025 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said 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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes and assessments accruing subsequent to December 31, 2024 and those matters set forth.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Jupiter Island Compound LLC, a Delaware limited liability company

By: [Signature]
Maro Ronert, Manager

Witness #1 Signature [Signature]

Witness #1 Printed Name Gina Cohen

Witness #1 Address 712 US Highway One, WPB, FL 32748

Witness #2 Signature [Signature]

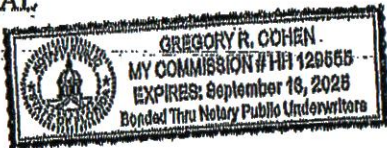
Witness #2 Printed Name [Signature]

Witness #2 Address 712 US Hwy One Ste 408 North Palm Beach, FL 33408

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of February, 2025 by Maro Ronert as Manager of Jupiter Island Compound LLC, a Delaware limited liability company, who is personally known to me or has produced _____ as identification.

SEAL



My Commission Expires:

[Signature]
Notary Public

Printed Notary Name

Exhibit "A"

Legal Description for File No.: 31281051

A PORTION OF THE NORTH HALF OF LOT 119, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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File Number: 31281051



**HONORABLE
RUTH PIETRUSZEWSKI, CFC**

MARTIN COUNTY TAX COLLECTOR
3485 SE WILLOUGHBY BLVD
STUART, FL 34994

Property Address 310 SOUTH BEACH RD
Legal Description A PORTION OF THE NORTH 1/2 OF LOT 119, GOMEZ GRANT & JUPITER ISLAND (PB 1 PG 80 PALM BEACH NOW MARTI
See Additional Legal on Tax Roll

REAL ESTATE

2025 MARTIN COUNTY
Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

BROWN EDWARD M
BROWN ASHLEY A
310 SOUTH BEACH RD
HOBE SOUND, FL 33455

PARCEL ID: 35-38-42-002-119-00650.70000
ALTERNATE ID: 57282
ESCROW CODE:



SCAN TO VIEW YOUR
BILL ONLINE!

If Paid By	Mar 31, 2026	Paid	\$309,617.57	03/24/2026
Please Pay	\$309,617.57			

Ad Valorem Assessments

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
JUPITER ISLAND-AD VAL-OP	772-545-0100	2.8259	18,334,974	0	18,334,974	51,812.80
JUPITER ISLAND-EROSION	772-545-0100	0.9593	18,334,974	0	18,334,974	17,588.74
JUPITER ISL-DEBT SERVICE	772-545-0100	0.2100	18,334,974	0	18,334,974	3,850.34
SCHOOL-GENERAL FUND	772-219-1200 ext 30273	3.0540	20,226,980	0	20,226,980	61,773.20
SCHOOL CAPITAL OUTLAY	772-219-1200 ext 30273	0.9500	20,226,980	0	20,226,980	19,218.63
SCHOOL - DISCRETIONARY	772-219-1200 ext 30273	0.7480	20,226,980	0	20,226,980	15,129.78
SCHOOL ADDTL VOTER MIL	772-219-1200 ext 30273	0.4250	20,226,980	0	20,226,980	8,596.47
CHILDRENS SERVICES ORDNCs	772-288-5758	0.3618	18,334,974	0	18,334,974	6,633.59
FL INLAND NAVIGATION DIST	561-627-3386	0.0270	18,334,974	0	18,334,974	495.04
S: FLA WTR MGMT	561-686-8800	0.2301	18,334,974	0	18,334,974	4,218.88
COUNTY-GENERAL FUND-OP	772-463-2868	6.5614	18,334,974	0	18,334,974	120,303.10
MILLAGE CODE 4300	TOTAL MILLAGE	16.3525	TOTAL AD VALOREM TAXES			\$309,617.57

Exemptions

Non Ad Valorem Assessments

Levying Authority	Telephone	Rate (\$ per unit)	Tax Amount
TOTAL NON AD VALOREM TAXES			\$0.00

TOTAL \$309,617.57

*SEE REVERSE SIDE FOR INSTRUCTIONS PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT
OR PAY CURRENT TAXES ONLINE AT [HTTP://MARTINTAXCOLLECTOR.COM](http://MARTINTAXCOLLECTOR.COM)

2025

Make checks payable to: Ruth Pietruszewski, Tax Collector

Mail payments to: 3485 SE Willoughby Blvd Stuart, FL 34994 (772) 288-5600

CANADIAN CHECKS MUST BE PAYABLE IN U.S. FUNDS & DRAWN ON A U.S. BANK **DO NOT SEND CASH**

PARCEL ID: 35-38-42-002-119-00650.70000

ALTERNATE ID: 57282

ESCROW CODE:

BROWN EDWARD M
BROWN ASHLEY A
310 SOUTH BEACH RD
HOBE SOUND, FL 33455

Please check one box. Current taxes are processed by the month they are postmarked. Delinquent taxes are processed by the date they are received.

Mar 31, 2026 \$309,617.57

Paid By On File

Paid \$309,617.57 03/24/2026

TAXES BECOME DELINQUENT APRIL 1 - ADD 3% PLUS FEES

Notice: If taxes on your property are not paid in full, a tax certificate will be sold for the delinquent taxes.



* 1 + 5 7 2 8 2 + 2 0 2 5 *

LAW OFFICES OF
MARC R. GAYLORD, P.A.

12000 S.E. OLD DIXIE HIGHWAY
HOBE SOUND, FL 33455
TEL: (772) 545-7740
FAX: (772) 545-7782

MARC R. GAYLORD, ESQ
JARED E. GAYLORD, ESQ.
FORD T. DWYER, ESQ.

April 9, 2026

VIA HAND DELIVERY

Catherine Harding
Town of Jupiter Island
P.O. Box 7
Hobe Sound, FL 33455

RE: Edward M. Brown and Ashley A. Brown, Application to the Development Review Board for Limited Demolition and Redevelopment Adding a Pool, Cabana Baths, and Hardscape
Property Address: 310 South Beach Road, Hobe Sound, Florida 33455 ("Property")_

Dear Mrs. Harding:

This office represents the interests of Edward M. Brown and Ashley A. Brown, as it pertains to their application to the Development Review Board for the limited demolition and removal of an existing tennis court and small tennis cabana and replacement with a new pool, two small cabana baths, and new associated mechanical equipment and hardscape areas for the above referenced Property located in the Town of Jupiter Island.

The Property is located on the east and west sides of South Beach Road in the A-80 Residential District and totals 3.41196 acres or 148,625 square feet.¹ This existing residence was approved by the Impact Review Committee in 2020 and currently contains a two-story main house, one-story guest houses small plunge pool located in the front yard, gates, motor and parking courts, and associated landscaping and hardscape. Additionally, the Property also contains an existing tennis court and small tennis pavilion. The total floor area present on the Property is currently **12,553 square feet**. The permitted floor area for this property is **12,647.1 square feet**.

The Brown family recently purchased this Property in February 2025. While the Browns are avid sport fans, they are not tennis players and would prefer a larger pool than the existing "plunge pool" located east of the main residence. The proposed pool will provide them a more traditional rectangular pool and spa area, as well as area for a pool patio where the existing tennis court is located.

¹ The A-80 portion of the Property is located on the west side of South Beach Road and is 116,883 square feet or 2.68326 acres. The B-40 portion of the Property on the east side of South Beach Road is 31,742 square feet or .72870 acres.

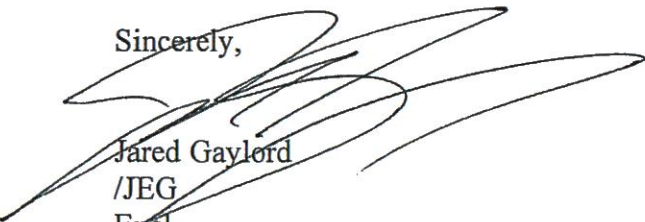
Due to the distance from the proposed pool to the main house and guest house, my client proposes two new, 47-square foot, enclosed cabana bathrooms.² Each cabana bath will contain a toilet, sink, and an outdoor shower, shielded by a privacy wall.³ In between the two cabana baths there will be a new patio area and summer kitchen. This patio area can utilize a temporary sunshade awning system for when the patio is used. This sunshade can be removed when not in use and will be removed when the Brown family is not in residence or in the event of inclement weather. The proposed total floor area for the Property will be **12,647 square feet.**⁴

Demolition will be relatively minor, since the only vertical structure that will be removed is a small tennis pavilion. The new pool, cabana baths, and patio space will be located in area of the existing tennis court. The existing motor court area, west of the tennis court, will be reconfigured but can remain in a similar location that provides easy access for service vehicles to maintain any pool equipment. The new equipment enclosure will be located on the south side of the motor court. New interior landscaping near the pool will be create a lush setting for the pool and pool patio. This new vegetation, including but not limited to coconut palms, clusia, agave, and other tiered species will further limit view of the pool area when combined with distance and existing landscape buffers.

My clients intend to begin this limited demolition and redevelopment project early in the Town's 2026 building season to ensure completion by November 1, 2026. This should hopefully be feasible, given the small scale of the project. My clients intend that the improvements are constructed in a manner consistent with and complementary to the existing infrastructure of the Town, the surrounding properties, and the characteristics of the A-80 Zoning District.

If you have any questions or concerns with regarding this project, or regarding any of the attachments hereto, please do not hesitate to contact the undersigned.

Sincerely,



Jared Gaylord
/JEG
Encl.

² The distance between the pool and the main house will be approximately 225 feet. The distance between the pool and the guest house will be approximately 100 feet.

³ The exterior showers will be uncovered. These exterior privacy walls will be connected to the enclosed cabana baths. The privacy walls will be 6' 11", are not enclosed or covered, and are located within the building envelope. As such, no floor area should be assessed for this portion of the cabana baths. *See* Art. IV, Div. II, Sec. 2.01(C)(3), Floor Area, TOWN OF JUPITER ISLAND LAND DEVELOPMENT REGULATIONS (2026); *see also* Exhibit "A", Illustration 17, TOWN OF JUPITER ISLAND LAND DEVELOPMENT REGULATIONS (2026).

⁴ Because this addition is a ground-level, single story addition of less than 600 square feet and the proposed floor area does not exceed 100% of the maximum permitted floor area permitted for this Property, the 94 square foot cabana baths may be administratively approved by the Town's Administrative Officials.

LAW OFFICES OF
MARC R. GAYLORD, P.A.

12000 S.E. OLD DIXIE HIGHWAY
HOBE SOUND, FL 33455
TEL: (772) 545-7740
FAX: (772) 545-7782

MARC R. GAYLORD, ESQ
JARED E. GAYLORD, ESQ.
FORD T. DWYER, ESQ.

April 13, 2026

VIA HAND DELIVERY

Catherine Harding
Town of Jupiter Island
P.O. Box 7
Hobe Sound, FL 33475

RE: Edward M. Brown and Ashley A. Brown
Development Review Board - Limited Demolition and Development Standards
Property Address: 310 South Beach Road, Hobe Sound, Florida 33455 ("Property")

Dear Mrs. Harding:

This office represents the interests of Edward M. Brown and Ashley A. Brown, as it pertains to their application to the Development Review Board for the limited demolition and removal of an existing tennis court and small tennis cabana and replacement with a new pool, two small cabana baths, and new associated mechanical equipment and hardscape areas for the above referenced Property located in the Town of Jupiter Island.

The enclosed packet will show my client's request meets with the Standards for Impact Review of Demolition Applications as set forth in Article X, Division II, Section 2.03 in that:

- A. The proposed demolition will not adversely affect the public interest.

The removal and replacement of the tennis court, along with the removal of the small tennis pavilion, will be relatively quick due to the smaller scale of the demolition. The future pool, pool patio, and cabana baths will be located in the area of the existing tennis court. Impacts to South Beach Road, the nearby easement, and adjacent properties will be mitigated through existing landscape buffers. The demolition will occur during the Town of Jupiter Island's 2026 building season. The proposed demolition will not adversely affect the public.

- B. The proposed demolition will result in the complete removal of all evidence of the former structure or building.

Evidence of the former tennis court and tennis pavilion will be removed from the Property. A pool, pool patio, cabana baths, and summer kitchen area will be located in relatively the same location as the former tennis court.¹ Evidence of these former structures will not be visible upon completion of this project.

- C. If the demolition affects all of the buildings on the lot, all impermeable surfaces that were accessory to the demolished structures or buildings, including but not limited to driveways, terraces, courts, slabs, and foundations, will also be removed.

The minor tennis court and tennis pavilion demolition will only remove an at grade tennis court, tennis net, and associated hardscape, as well as a small tennis pavilion. The demolition does not affect the existing two-story main residence, guest house, and other hardscape. There will be modification to the driveway area near the new cabana baths, but this will be relatively minor. All impermeable surfaces will not be removed as part of this application since these are merely removal of a tennis court and tennis pavilion – not the demolition of all structures on the Property.

- D. The landscape treatment along the front line will remain comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of one thousand (1,000) feet in both directions, or will be planted such that it is comparable to the character and quantity of said streetscape if its existing condition is that it is not comparable in character or quantity.

The Property's landscape treatment along South Beach Road is similar to the character and quantity of landscaping along front lot lines in this area of the A-80 Zoning District. The proposed demolition will be approximately 400 feet east of the South Beach Road right-of-way and should not negatively impact the streetscape landscaping due to this distance and the small nature of the demolition. The existing east buffer will remain throughout demolition to help mitigate potential adverse impacts. The Property utilizes a single curb cut that will help mitigate views into the Property during demolition. In the unlikely event any streetscape vegetation is damaged by the demolition process, this will be replaced during the construction project. The existing buffers and proposed enhancements to the vegetation will mitigate adverse impacts on neighbors or the general public.

¹ The pool will be slightly further west, while the lanai will extend three feet (3') further east.

- E. The building or structure proposed for demolition does not meet the standards for landmark designation set out in Article VIII, Section 1.02.

The existing tennis court, hardscape, and tennis pavilion were completed in the 2020s and do not meet the standards for landmark designation set forth in the Town’s Land Development Regulations.

- F. The demolition will not unnecessarily affect existing landscape buffers, and landscape buffers that are affected will be restored upon completion of the demolition.

The existing landscape buffers will not be affected during demolition, in part due to the demolition’s very limited size and scope. Per the attached landscape plan, the existing buffers will be protected during the demolition process with tree protection fences used during demolition and the following construction. Any damage to the buffers will be restored after demolition and construction are complete.

- G. The demolition will be staged such that:

- 1. Noise will be minimized in terms of duration and volume.

Due to the relatively small scale of the demolition, the contractor estimates no more than two (2) weeks will be needed to remove all the structures from the Property.

- 2. Demolition equipment will be screened from view from neighboring properties and public rights-of-ways to the maximum feasible extent.

The existing and proposed vegetation will impede view of the demolition equipment from South Beach Road, the private access easement north of the Property, and neighboring properties.

- 3. No traffic on public streets in the Town will be stopped during the period from November 1 to April 15.

Traffic will not be stopped from November 1 to May 1. Flagmen will be present as trucks enter and leave the Property during the demolition process.

- 4. Debris will be removed from the site in a manner that minimizes the number and length of additional trips on the public streets in the Town.

The demolition contractor will utilize large debris trucks to expedite the removal process.

5. Dust will be contained to the maximum practicable extent.

The demolition contractor controls dust by sprinkling the tennis court with water during the removal process. The limited nature of removing the tennis court will limit the amount of dust, common in other demolition projects.

6. Demolition activities will have minimal impact on adjacent infrastructure.

The demolition activities and their limited scope will have no impact on the adjacent infrastructure. Any damage due to adjacent Town infrastructure will be corrected and repaired upon completion of the new pool and cabana baths.

7. Buildings proposed for demolition will receive pest control services to control rodents before and after the demolition. (Item 7 added, Ord, No. 347, Sept. 16, 2014)

Pest control services will be utilized before and after demolition.

- H. All exposed soil will be stabilized with plant material within ten (10) days of completion of demolition.

The new pool, cabana baths, patio space, and summer kitchen will be located in the same vicinity of the former structures. Due to this, plant material is will not be used in those areas where subsequent construction will take place. However, in any area where construction activities will not commence shortly after demolition, soil will be stabilized with seed, grass, or other vegetation within ten (10) days of completion of the demolition. The proposed construction plan, once the demolition is complete, will install new vegetation around the pool area to create a lush pool area and buffer the site from neighboring properties.

As the enclosed application packet, including site plan, architectural plans, landscape plans and civil plans will demonstrate, my client's request meets the Standards for Impact Review as set forth in Article X, Division II, Section 2.02 in that:

- A. The proposed development will not adversely affect the public interest.

The proposed development will not adversely affect the public interest. The replacement of a tennis court with a pool, two small cabana baths that total 94 square feet, a summer kitchen area, and the inclusion of associated landscaping and hardscaping, will enhance the rear of the Property and not create additional impacts that exist today. The new pool will be surrounded on the northern and southern sides by new vegetation beds that will include coconut palms, clusia, agave, and other tiered and varied vegetation to create a lush and inviting pool area. This landscaping will also serve to form a second, interior buffer to help supplement the existing buffers present on the northern and southern Property boundaries. This "double buffer" will ensure that the new pool area and cabana

baths are not visible from any vantage point – except the interior of the Property. The new cabana baths are each 47 square feet and easily shielded with the existing landscape buffers. The supplemental landscaping will not only hide the new cabana baths, but also the summer kitchen and pool patio. The central location of these improvements – approximately 400 feet from South Beach Road and nearly 150 feet from the rear Property boundary – will also render view of the improvements invisible. The area west of the existing motor court behind the tennis court is a dense “jungle” like area that will ensure no view from 312 South Beach to 310 South Beach is possible. The addition of the two cabana baths will only increase the floor area of the Property by 94 square feet and will not be visible from outside the Property. This relatively minor redevelopment will be less impactful than larger construction projects on Jupiter Island in terms of scale and time frame.

The proposed development will not adversely affect the public interest but will *advance* the public interest by removing the existing tennis court, enhancing the Property’s value, and improving the interior landscaping.

- B. The proposed development is consistent with the surrounding neighborhood character.

The existing landscape buffers and proposed additional vegetation will sufficiently screen views of the proposed pool and small cabana baths from neighboring properties, the neighboring easement, and South Beach Road in a manner that is consistent with other properties in this portion of the A-80 Zoning District. Typically, properties in this neighborhood are relatively hidden from South Beach Road but may have some visibility along a private access easement. Fortunately, the curb cut for the motor court behind the proposed cabana baths and pool patio is located and designed in such a way to direct views southwest – away from the proposed development and toward the rear landscaped area of the Property. The proposed landscaping will reduce views of the interior pool area from adjacent properties due to the addition of new vegetation near the pool patio and cabana baths. The proposed development’s design and landscaping will *enhance* the surrounding neighborhood character, not negatively impact it.

- C. The visibility of the proposed development from public rights-of-way, adjacent properties, the beach, the ocean and the Intracoastal Waterway is minimized in a manner that is consistent with the surrounding neighborhood character.

The distance from the western boundary line, coupled with the existing dense vegetation in the Property’s rear yard setback, will render view of the small additions impossible from that vantage point. The enclosed landscape plan details the existing, adequate buffers to screen the proposed improvements from neighboring properties to the north and south as well. Interior landscaping near the pool area will create a “double buffer” to limit views from the adjacent easement area and neighbors to the north and south of the Property. The existing streetscape along South Beach Road

will remain but the distance of approximately 400' from that vantage point, coupled with the existing structures and interior plantings, will ensure that view of the proposed additions from that vantage point is impossible.

The Property is visible from the ocean and beach; however, the proposed additions' location makes visibility from that vantage point impossible. The Property is not visible from the Intracoastal.

- D. The landscape treatment along the front lot line is comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of one thousand (1,000) feet in both directions.

The proposed landscape treatment along the front lot line is substantially equivalent to the landscape treatment along the front line of properties within 1,000 feet in terms of plant palette, density, and screening. While there is no proposed redesign of the streetscape vegetation, interior landscaping will be added to further obstruct any visibility of the proposed pool, pool patio, and cabana baths from adjacent properties. In the rare event any streetscape landscaping is damaged due to the proposed construction activities, that damaged streetscape will be restored or replaced as necessary.

- E. The proposed ingress and egress is functionally adequate with regard to vehicular and pedestrian safety, separation of automotive traffic, traffic flow and control, provision of services, servicing utilities, refuse collection, and access in case of fire, catastrophe or emergency.

The existing single curb cut easement, coupled with two motor courts provide adequate access to emergency vehicles in the event of a catastrophe, while limiting views of the residence from South Beach Road and the easement. The existing rear motor court area will be further modified to provide better access to landscape vehicles servicing the Property. This area will provide adequate parking and turnaround space for lawn service or other oversized vehicles coming to the Property. The proposed development will comply with the Town's public safety, required servicing, and fire and emergency requirements and will be easily accessible for emergency and other service vehicles.

- F. Proposed screens and buffers are sufficient to ensure compatibility of uses and buildings with adjacent properties.

The proposed landscape plan will ensure that the proposed development is properly shielded from the view of adjacent properties, conforms to the Land Development Regulations, and is consistent with the character of other properties located within the A-80 Residential District. The existing buffers, coupled with the new interior vegetation and the small-scale development project, will ensure that this project will not result in negative impacts on adjacent properties, the neighborhood, or the Town of Jupiter Island.

- G. The location, design and character of outdoor lighting and sound will not adversely affect adjacent properties.

Air conditioning units and new pool equipment will be located inside the building envelope and behind masonry walls. This will be located along the southern edge of the parking area for ease of access and servicing – while providing adequate distance from neighbors to limit visibility and noise pollution.

There is no proposed outdoor sound equipment or lighting at this time.

- H. The proposed stormwater management system is sufficient to prevent runoff from adversely affecting adjacent properties.

The relatively small change to hardscaped, impermeable space on the lot will not result in additional runoff. The existing site grading will be modified as needed to prevent surface water runoff from entering the surrounding properties.

- I. The proposed development is designed and located so that all buildings are screened from view from adjacent properties and public roads such that the visual character of the proposed development from adjacent properties and public roads is predominantly natural, landscape plant material and land forms.

The small-scale replacement of an existing tennis court and tennis pavilion with two cabana baths totaling less than 100 square feet, a new pool, and new summer kitchen will not result in a departure from the existing visible impact of the existing Property. Interior landscaping near the additions will result in a “double buffer” that will combine with existing vegetation on the northern, western, and southern Property boundaries. The small project combined with distance and landscaping will render view of the improvements to be predominantly natural, vegetation when viewed from outside the Property. Additional landscape buffering is proposed to screen views of the new development.

My clients intend this construction to be completed in a manner complementary to the existing infrastructure of the Town, surrounding properties, and cohesive with the A-80 Zoning District. If you have any questions or concerns regarding the foregoing, please do not hesitate contacting the undersigned.

Sincerely,

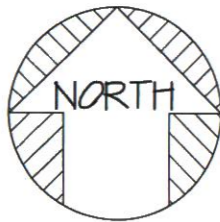


Jared Gaylord, Esq.

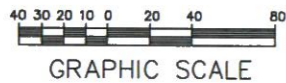
/JEG

Encl.

GOD BLESS AMERICA



SCALE : 1" = 40'
THIS IS THE INTENDED DISPLAY SCALE



FLOOR AREA CALCULATIONS

A-80 DISTRICT: 2-ACRE ESTATE RESIDENTIAL DISTRICT
LOT AREA = 2.68326 ACRES +/- = 116,883 SF
MAXIMUM PERMITTED FLOOR AREA = 12,646.7 SF
17.25% OF 1ST ACRE = 7,514.1 SF
7% OF REMAINDER = 5,132.6 SF
BASED ON ARTICLE III, SECTION 2.02(F)

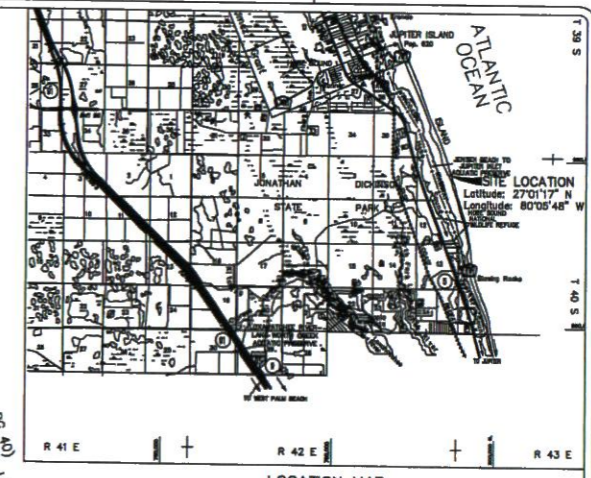
B-40 DISTRICT: 1-ACRE ESTATE RESIDENTIAL DISTRICT
LOT AREA = 0.72870 ACRES +/- = 31,742 SF
MAXIMUM PERMITTED FLOOR AREA = 5,475.5 SF
17.25% OF 31,742 SF = 5,475.5 SF
BASED ON ARTICLE III, SECTION 3.02(F)

LEGEND

- A.U. APPARENT USE
B.F. BASE FLOOD ELEVATION
B.P. BACKFLOW PREVENTER
C.V. CABLE TELEVISION RISER
C.S. CONCRETE BLOCK STRUCTURE
C.M. CONCRETE MONUMENT
C.M. CONCRETE
C.O.V. COVERED
D.C. DELTA/CENTRAL ANGLE
E. ELEVATION
E.L. ELECTRIC FOUND
F.D. FLOOR ELEVATION
F.H. FIRE HYDRANT IDENTIFICATION
I.P. IRON PIPE
I.R. IRON ROD
L. ARC LENGTH
L.S. LICENSED LAND SURVEYOR
L.S. LICENSED SURVEY BUSINESS
L.S. LICENSED LAND SURVEYOR
N.A. NAD
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
P.P. PAGE
P.R.M. PERMANENT REFERENCE MONUMENT
P.I. POINT OF INTERSECTION
R. RADIUS
R/W. RIGHT-OF-WAY
S.F. SQUARE FEET
T.E. TELEPHONE RISER
W.M. WATER METER
W.V. WATER VALVE
C. CENTERLINE
E. EXISTING ELEVATION

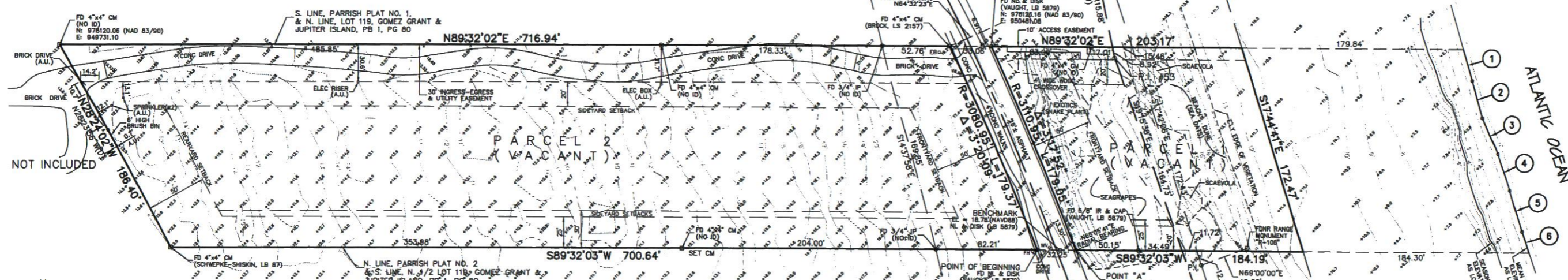
BUILDING SETBACKS

- PER ZONE A-80, 2 ACRE ESTATE RESIDENTIAL DISTRICT:
FRONTYARD SETBACK - 50'
SIDEYARD SETBACKS - 25' (1 STORY BUILDINGS)
30' (2 STORY BUILDINGS)
REARYARD SETBACK - 50'
PER ZONE B-40, 1 ACRE ESTATE RESIDENTIAL DISTRICT:
FRONTYARD SETBACK - 50'
SIDEYARD SETBACKS - 20' (1 STORY BUILDINGS)
25' (2 STORY BUILDINGS)
REARYARD SETBACK - TOWN OF JUPITER ISLAND OCEANFRONT SETBACK LINE (PER ORD. #376-EXHIBIT "C")



PARRISH PLAT NO. 1 (PLAT BOOK 6, PAGE 89)

LOT 4



LOT 2

LEGAL DESCRIPTION: (PER TITLE COMMITMENT)

PARCEL 1: A PORTION OF THE NORTH HALF OF LOT 119, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF LOT 4-A, PARRISH PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 89 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN N 89°32'02" E, ALONG THE SOUTH LINE OF SAID PARRISH PLAT NO. 1 AND THE NORTH LINE OF SAID LOT 119, FOR A DISTANCE OF 203.17 FEET; THENCE RUN S 17°44'41" E, ALONG THE EROSION CONTROL LINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 40 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, FOR A DISTANCE OF 172.47 FEET; THENCE RUN S 89°32'03" W, ALONG THE SOUTH LINE OF THE SAID NORTH HALF AND THE NORTH LINE OF PARRISH PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 49 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, FOR A DISTANCE OF 184.19 FEET, TO A POINT (HEREINAFTER REFERRED TO AS "POINT A" FOR PURPOSES OF THIS LEGAL DESCRIPTION) ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; (SAID POINT BEARS N 68°05'41" E FROM THE RADIUS POINT OF SAID CURVE); THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 707, (S. BEACH ROAD) HAVING A RADIUS OF 3110.95 FEET AND A CENTRAL ANGLE OF 3°17'52", FOR AN ARC DISTANCE OF 179.05 FEET, TO THE POINT OF BEGINNING.

SUBJECT TO AN ACCESS EASEMENT TO THE WATERS OF THE ATLANTIC OCEAN, OVER THE NORTH 10 FEET THEREOF.

PARCEL 2: A PORTION OF THE NORTH HALF OF LOT 119, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE AFORESAID "POINT A"; THENCE RUN S 89°32'03" W, ALONG THE SAID SOUTH LINE OF THE NORTH HALF AND SAID NORTH LINE OF PARRISH PLAT NO. 2, FOR A DISTANCE OF 32.25 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 89°32'03" W, ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 700.64 FEET; THENCE RUN N 28°23'56" W, FOR A DISTANCE OF 186.40 FEET; THENCE RUN N 89°32'02" E, ALONG THE SAID SOUTH LINE OF PARRISH PLAT NO. 1 AND SAID NORTH LINE OF LOT 119, FOR A DISTANCE OF 716.94 FEET, TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; (SAID POINT BEARS N 64°32'23" E FROM THE RADIUS POINT OF SAID CURVE); THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 707 (S. BEACH ROAD) HAVING A RADIUS OF 3080.95 FEET AND A CENTRAL ANGLE OF 3°20'09", FOR AN ARC DISTANCE OF 179.37 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN INGRESS-EGRESS AND UTILITY EASEMENT OVER THE NORTH 30 FEET THEREOF.

SURVEYOR'S NOTES:

- 1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE TRUE BASED ON THE PLAT OF COASTAL CONSTRUCTION CONTROL LINE, RECORDED JULY 9, 1985, PLAT BOOK 8, PAGE 99, LYING BETWEEN DNR RANGE MONUMENTS "R-105" & "R-106".
3. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) AND ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
4. BEARINGS, ANGLES, AND DIMENSIONS SHOWN HEREON ARE FIELD MEASURED QUANTITIES UNLESS NOTED OTHERWISE AS: (D) DEED MEASUREMENT; (C) CALCULATED MEASUREMENT; (M) FIELD MEASUREMENT.
5. THIS SURVEY WAS PREPARED WITH BENEFIT OF TITLE. ALL ITEMS AFFECTING THE SUBJECT PROPERTY OF A GRAPHIC NATURE SHOWN ON SCHEDULE B-II, FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 1062-4753711, DATED APRIL 30, 2020, HAVE BEEN NOTED HEREIN.
6. THE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON, WITHOUT THE EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
7. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY SUBSURFACE IMPROVEMENTS, FOOTERS, FOOTINGS AND/OR UTILITIES ON THIS PROPERTY OR ADJACENT RIGHTS-OF-WAY.
8. SUBJECT PROPERTY LIES IN FLOOD ZONES "X" (MINIMAL FLOOD HAZARD) AND "VE" (BFE B). FLOODPLAIN BOUNDARIES SHOWN HEREON WERE SCALED FROM DIGITAL FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE MAP #120850303GH, DATED FEBRUARY 19, 2020. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
9. LOT AREA = PARCEL 1 = 31,742 SF (0.72870 AC) MORE OR LESS; PARCEL 2 = 116,883 SF (2.68326 AC) MORE OR LESS

GRID COORDINATES NOTE:

COORDINATES SHOWN HEREON WERE ESTABLISHED USING PUBLISHED VALUES FOR PERMANENT REFERENCE MONUMENTS "89-84-A07" AND "MART CO 123" PER THE PLAT OF COASTAL CONSTRUCTION CONTROL LINE, AND CONVERTED TO FLORIDA STATE PLANE, EAST ZONE, NORTH AMERICAN DATUM (NAD) 83/90 USING CORPSCON, VERSION 6.0.1.

VERTICAL DATUM CONVERSION NOTE:

CONVERSION TO NATIONAL GEODETIC DATUM 1929 (NGVD29) FROM NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) IS (+)1.50' NGVD29 IS 1.50' HIGHER THAN NAVD88.

MEAN HIGH WATER LINE NOTE:

MEAN HIGH WATER ELEVATION = 0.47' SEASONAL HIGH WATER ELEVATION = 4.48'

ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) PER DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING, BASED ON TIDAL WATER SURVEY PROCEDURAL APPROVAL.

THE MEAN HIGH WATER SURVEY DEPICTED HEREIN COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES AND IS RECORDED IN THE PUBLIC REPOSITORY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING AS MEAN HIGH WATER SURVEY FILE NO. 7632.

THE MEAN HIGH WATER LINE SHOWN HEREON DOES NOT NECESSARILY REFLECT ALL OF THE SINUOSITIES OF SAID LINE, AND ONLY THOSE POINTS MARKED BY CIRCLES ARE IN FACT ON SAID LINE, AND ONLY THOSE POINTS MARKED BY POINTS BY BEARING AND DISTANCE AREA SHOWN TO PROVIDE A CLOSED GEOMETRIC FIGURE.

MONUMENTATION WAS NOT SET AS A SAFETY PRECAUTION. TIES TO TWO UPLAND MONUMENTS WERE ESTABLISHED.

CERTIFICATION VALID TO:

- 1. JUPITER ISLAND COMPOUND LLC

CERTIFICATION: I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

R. L. VAUGHT & ASSOCIATES, INC. LICENSED BUSINESS NO. 5879

By: [Signature] P. Michael Zarrella Professional Surveyor and Mapper No. 6736 State of Florida

DATE OF LAST FIELD WORK: June 8, 2020

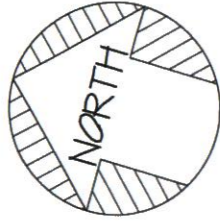
Table with 3 columns: #, BEARING, DISTANCE. Contains 5 rows of mean high water line data.

REVISIONS table with columns: REVISIONS, BY. Lists several revisions with dates and initials.

COASTAL CONSTRUCTION CONTROL LINE SURVEY 310 S. BEACH ROAD HOBE SOUND, FLORIDA 33455 TOWN OF JUPITER ISLAND

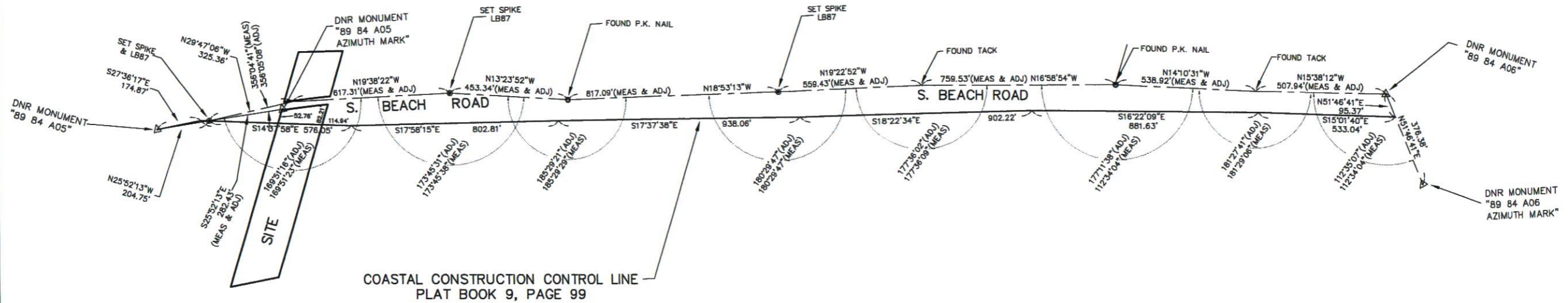
R.L. VAUGHT & ASSOCIATES, INC. SURVEYORS, MAPPERS & PLANNERS LICENSED SURVEY BUSINESS NUMBER 5879 9075 SE BRIDGE ROAD; HOBE SOUND 33455 MAIL: P.O. BOX 160 HOBE SOUND, FL 33475 PHONE: 772-546-8086 FAX: 772-546-8087 EMAIL: vaught@ellsouth.net

Table with columns: DRAWN, CHECKED, RLV, SR, SCALE, AS SHOWN, DATE, APRIL 4, 1997, FIELD BOOK, 112/69, ORDER NO., 804926, SHEET OF SHEETS, 1 2, FILE NUMBER, PB4926-20J



SCALE : 1" = 200'
THIS IS THE INTENDED DISPLAY SCALE

ATLANTIC OCEAN



• LEGEND •

ADJ	ADJUSTED
CONC	CONCRETE
COV	COVERED
MEAS	MEASURED
MON	MONUMENT
P.I.	POINT OF INTERSECTION
RM	REFERENCE MONUMENT
⊕	CENTERLINE

TRAVERSE DATA

FOR THE ESTABLISHMENT OF THE COASTAL CONSTRUCTION CONTROL LINE, BETWEEN CONTROL MONUMENTS "89 84 A05" AND "89 84 A06", ON JUPITER ISLAND, IN MARTIN COUNTY, FLORIDA

REVISIONS	BY
02/11/88 - PARTIAL TOPO SURVEY	RLV
02/24/90 - TOPO SURVEY & TREE LOCATIONS	RLV
11/24/94 - UPDATE SURVEY - FB: DC	PMZ
11/22/98 - REVERSE LOT CALCULATIONS AND BUILDING SETBACKS	PMZ
01/17/00 - LOCATE ELEC & SPRINKLERS - FB: DC	PMZ
05/01/00 - ALTA SURVEY	PMZ
05/10/00 - COOL SURVEY	PMZ
05/10/00 - COOL SURVEY	PMZ

COASTAL CONSTRUCTION CONTROL LINE SURVEY
310 S. BEACH ROAD
HOBE SOUND, FLORIDA 33455
TOWN OF JUPITER ISLAND

RL VAUGHT & ASSOCIATES, INC.
SURVEYORS, MAPPERS & PLANNERS
LICENSED SURVEY BUSINESS NUMBER 5879
9075 SE BRIDGE ROAD, HOBE SOUND 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-546-8086 FAX: 772-546-8087
EMAIL: vaught@ellsouth.net

DRAWN	RLV
CHECKED	RLV, SR
SCALE	AS SHOWN
DATE	APRIL 4, 1997
FIELD BOOK	112/69
ORDER NO.	804926
SHEET OF SHEETS	2 2
FILE NUMBER	PB4926-20J

POB: 35-38-42-002-119-00650-70000

PROPOSED RESIDENCE AT:
310 SOUTH BEACH RD.

PERMIT SET

MARTIN COUNTY, FLORIDA

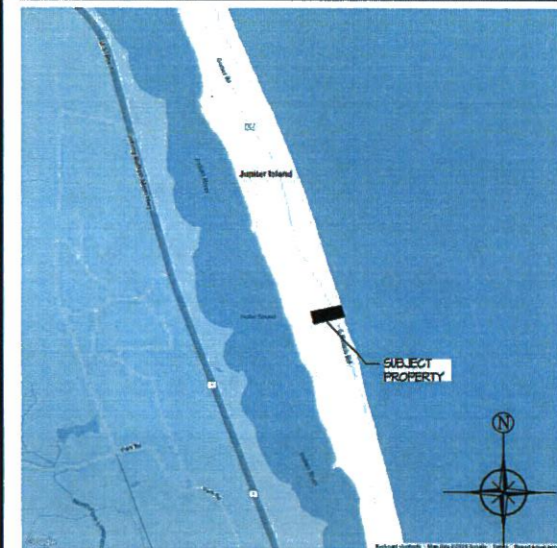
PROPOSED RESIDENCE AT:
310 SOUTH BEACH RD.
 MARTIN COUNTY
 DAILEY JANSSEN ARCHITECTS
 400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C000114

DATE: 2025.07.24
 DRAWN: ZHB
 REVISIONS:
 • 10.21.25 REVISION SET
 • 12.04.25 REVISION SET
 • 01.05.26 REVISION SET
 • 02.21.26 REVISION SET

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL FOLLOW THE "FLORIDA BUILDING CODE 2023" WITH AMENDMENTS, AS ADOPTED BY THE TOWN OF JUPITER ISLAND AND MARTIN COUNTY, FLORIDA.
2. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE, WHICH MAY NOT BE SPECIFICALLY ADDRESSED IN THE PLANS AND NOTES.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO STARTING ANY WORK AND NOTIFY THE ARCHITECT IMMEDIATELY VIA PHONE CALL AND IN WRITING OF DISCREPANCIES, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS. DO NOT SCALE DRAWINGS.
4. SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. ITEMS WHICH REQUIRE APPROVAL OF THE BUILDING OFFICIAL SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AND THE ARCHITECT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON STRUCTURAL MEMBERS DURING CONSTRUCTION.
6. THE CONTRACTOR, SUBCONTRACTOR, AND/OR SUPPLIERS ARE TO PROVIDE MANUFACTURER'S SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE, FABRICATION AND INSTALLATION. SUBMIT MINIMUM THREE COPIES. SUPPLY PRODUCT APPROVALS TO BLDGS. DEPT. AS REQUIRED. SHOP DRAWINGS SHALL BE PROVIDED FOR, BUT NOT LIMITED TO THE FOLLOWING:
 - A. DOORS AND WINDOWS
 - B. AIR CONDITIONING EQUIPMENT AND LAYOUT
 - C. ELECTRICAL EQUIPMENT AND LIGHTING FIXTURES
 - D. ROOF AND FLOOR TRUSSES
 - E. STRUCTURAL STEEL
 - F. CABINETS
 - G. STRUCTURAL ALUMINUM
7. ALL WINDOWS & DOORS SHALL BE CALLED & HEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE FEC 2023, FLORIDA ENERGY EFFICIENCY FOR BUILDING CONSTRUCTION AND FLORIDA/MARTIN COUNTY PRODUCT APPROVALS
8. THE CONTRACTOR SHALL BE HELD TO HAVE EXAMINED AND BE RESPONSIBLE FOR A COMPLETE WORKING KNOWLEDGE OF THE CONSTRUCTION DOCUMENTS AND EXISTING SITE CONDITIONS FOR THE WORK TO BE PERFORMED AND THE COMPLETION OF THE STRUCTURE, AS OUTLINED IN THE SCOPE OF WORK.
9. THE CONTRACTOR SHALL LOCATE THE GENERAL REFERENCE POINTS AND TAKE ORDINARY PRECAUTIONS TO PREVENT DISRUPTION. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LAYOUT OF THEIR WORK INCLUDING BUT NOT LIMITED TO, LINES, ELEVATIONS, MEASUREMENTS AND OTHER INFORMATION. ERRORS RESULTING FROM MISINTERPRETATION OF THE CONSTRUCTION DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS.
10. ALL DESIGN LOADS NOT INDICATED ON DRAWINGS SHALL BE GOVERNED BY APPLICABLE "FLORIDA BUILDING CODE 2023".
11. DRAWING DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM/REFERENCE HEIGHTS - N.A.V.D. CONFIRM ALL EXISTING DATUM PRIOR TO CONSTRUCTION.
12. DIMENSIONS FOR ARCHITECTURAL DRAWINGS ARE NOMINAL FACE OF STUD TO FACE OF STUD, AND NOMINAL MASONRY DIMENSIONS, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
13. ALL INTERIOR PARTITIONS TO BE METAL STUDS (20 GAUGE MIN) AT 16" O.C. INTERIOR PARTITIONS AND FLOORING SPACES VARY. REFER TO PLANS FOR DIMENSIONS.
14. ISOLATE DISSIMILAR METALS TO PROTECT AGAINST GALVANIC ACTION.
15. ALL WORK SHALL BE PERFORMED BY QUALIFIED CONTRACTORS AND SUBCONTRACTORS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
16. ALL WORK INDICATED ON PLANS IS INTENDED TO BE A COMPLETE AND WORKABLE SYSTEM IN ACCORDANCE WITH ALL PRODUCT SPECS, EXISTING AND/OR NEW BUILDING DESIGN, FIELD CONDITIONS, ETC. ALL MISCELLANEOUS MATERIALS, PARTS, APPLICABLE DIMENSIONS AND INFERRED CONDITIONS, WHETHER INDICATED OR NOT ON DRAWINGS, SHALL BE INCLUDED AS PART OF THIS DOCUMENT.
17. STRUCTURAL HOOD AND FRAMING SHALL CONFORM TO THE "TIMBER CONSTRUCTION MANUAL" AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
18. ALL HOOD IN CONTACT WITH MASONRY, CONCRETE, OR STEEL SHALL BE PRESSURE TREATED. PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITIOUS MATERIALS AND THE HOOD.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BRACING AND BRIDGING USED DURING ERECTION OF TRUSSES TO PREVENT COLLAPSE OR DAMAGE.
20. HEADERS FOR FRAMED OPENINGS GREATER THAN 6'-0" MUST BE ENGINEERED AND STAMPED BY THE TRUSS MANUFACTURER. (UNLESS NOTED OTHERWISE).
21. ALL HEADERS OVER DOORS AND WINDOWS TO BE (2) OR (3) 2X12'S (FOR HOOD FRAME CONSTRUCTION). DEPENDING ON WALL THICKNESS AND LOCATION.
22. REFER TO DRAWINGS BY OTHERS FOR ALL SECURITY SYSTEM DESIGN AND LOCATION.
23. REFER TO DRAWINGS BY OTHERS FOR LIGHTNING PROTECTION, IF APPLICABLE.
24. PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING FOR MILLWORK, LIGHT FIXTURES, ELECTRIC UNIT, A/C, PLUMBING FIXTURES & EQUIPMENT, CEILING TRACKS & ALL OTHER ITEMS REQUIRING THE SAME. PROVIDE FIRE RETARDANT ON ALL BLOCKING IF REQUIRED BY CODE.
25. THE CONTRACTOR OR SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS & LICENSES AS WELL AS PAYMENT OF REQUIRED FEES.
26. ALL EXTERIOR WALL OPENINGS, FLASHING, CENTER FLASHING, COPING AND EXPANSION JOINTS SHALL BE WEATHERPROOFED.
27. ALL THERMAL INSULATION BATTS (AND SOUND INSULATION) SHALL BE NON-COMBUSTIBLE.
28. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR APPLICABLE GENERAL NOTES AND REQUIREMENTS. SEE FINISH NOTES ON FINISH SCHEDULE.
29. GENERAL CONTRACTOR TO SUPPLY POOL SAFETY/PROTECTION DEVICES PER APPLICABLE TOWN CODES.
30. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO REFER TO INTERIOR DESIGN DRAWINGS AND SPECIFICATIONS IN ADDITION TO THESE DOCUMENTS. INTERIOR DESIGN DRAWINGS SHALL GOVERN WITH RESPECT TO ALL FINISH DIMENSIONS, MATERIALS, PLUMBING AND ELECTRICAL LAYOUT ETC. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND THE INTERIOR DESIGN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND INTERIOR DESIGNER PRIOR TO THE COMMENCEMENT OF WORK.
31. GENERAL CONTRACTOR TO DESTROY ALL PREVIOUSLY RECEIVED DRAWINGS SETS. GENERAL CONTRACTOR TO ENSURE ALL SUBCONTRACTORS AND APPLICABLE SUPPLIERS TO RECEIVE REVISED CONSTRUCTION SETS.
32. 5/8" TYPE 'X' GYPSUM BOARD SHALL BE USED AT ALL GARAGE WALLS AND CEILING ADJACENT TO HABITABLE DWELLING SPACES.
33. ALL FULL HEIGHT PARTITIONS & FURRED WALLS SHALL RECEIVE APPROPRIATE FIRE BLOCKING AT 10' MAX. VERTICAL SPACING.
34. USE CEMENTITIOUS BACKER BOARD ON ALL TUB, SHOWER & SPA AREAS.
35. USE MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS SUCH AS BATHROOMS, LAUNDRY ROOMS, GARAGES, ETC.
36. INSTALL SOUND BATT OR MINERAL WOOL INSULATION IN ALL BATHROOM PARTITIONS, AROUND ALL WASTE STACKS & IN TRUSS VOIDS BELOW ALL HVAC ATTIC SPACES. SOUND INSULATION IS OPTIONAL IN ALL OTHER PARTITIONS, E.G. TO PROVIDE A PRICE FOR SOUND INSULATION IN ALL INTERIOR PARTITIONS FOR OWNER'S APPROVAL. ASSEMBLED PARTITIONS CONSISTING OF 3-5/8" METAL FRAMING AND (1) LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE SHALL PROVIDE A MINIMUM STC RATING OF 50.
37. INGRESS / EGRESS DOOR FROM GARAGE INTO RESIDENCE SHALL BE 1-3/4" THICK SOLID HOOD OR A G-LABEL 20 MIN. RATED DOOR PER 2023 FBC-R SECTION R-802.5J.
38. DAILEY JANSSEN ARCHITECTS ALLOWS FOR A 2" THICKNESS STANDARD FOR FINISH FLOOR MATERIAL AND ALL FINISH FLOOR ELEVATIONS ARE BASED ON THIS ALLOWANCE. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE ACTUAL FINISH FLOOR MATERIALS SELECTED PRIOR TO CONSTRUCTION.
39. HOSE BIBS SHOULD BE INSTALLED EVERY 100' MIN. AROUND PERIMETER OF HOUSE. GC TO COORDINATE LOCATIONS WITH ARCHITECT AND OWNER.

LOCATION MAP:



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 SEAL
 ROGER P. JANSSEN AR-14785

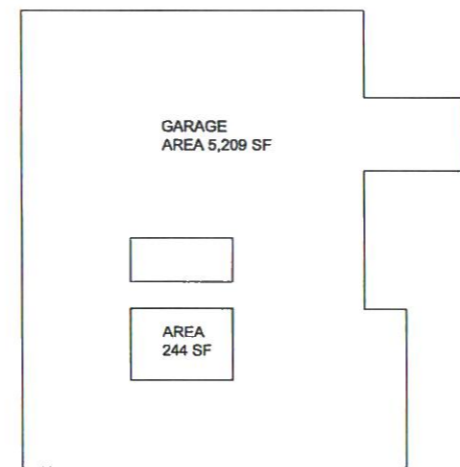
DAILEY JANSSEN ARCHITECTS, P.A.
 400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH, FLORIDA 33401 TEL: 561-833.4707

CONSULTANTS AND ENGINEERS:

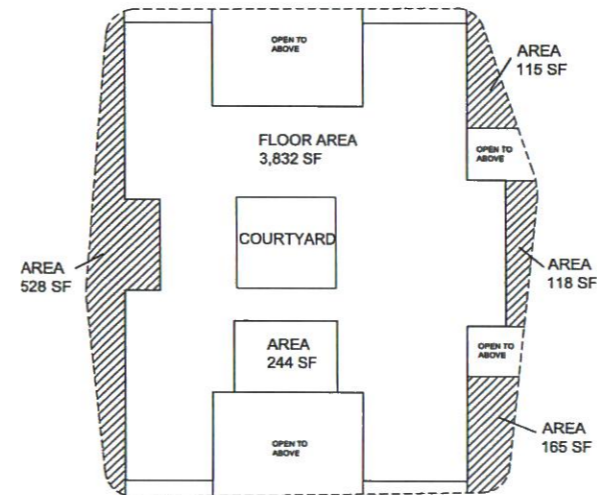
	GENERAL CONTRACTOR: ONSHORE CONSTRUCTION & DEV., INC. 938 NORTH OLD DIXIE HIGHWAY JUPITER, FL 33458 (561) 744-8331	LANDSCAPE ARCHITECT: INNOGENTI & WEBEL 9075 SE OLYMPUS ST, HOBE SOUND, FL 33455 772-546-4650	SURVEYOR: R.L. VAUGHT & ASSOCIATES, INC. 9075 SE BRIDGE RD, R.M. HOBE SOUND FL 33455 772-546-8086
			JOB NUMBER: 25-126
			DRAWING NO. A0.00 Page 354 of 388

PROPOSED SQUARE FOOT DATA
310 SOUTH BEACH ROAD

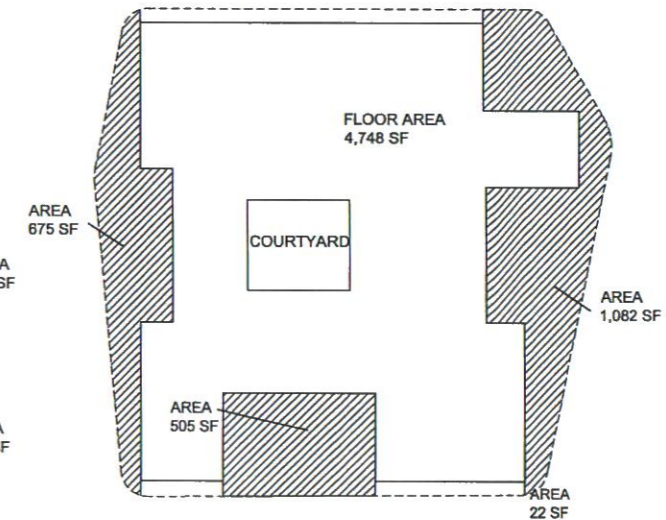
PROPOSED RESIDENCE	PERMITTED	EXISTING	PROPOSED
LOT AREA	16,663 SF		
COVERED ENCLOSED			
MAIN HOUSE FIRST FLOOR (10,000 SF TOTAL)		4,748 SF	4,748 SF
MAIN HOUSE SECOND FLOOR		3,832 SF	3,832 SF
ACCESSORY STRUCTURE #1 FITNESS		1,750 SF	1,750 SF
ACCESSORY STRUCTURE #2 POOL CABANA		94 SF	94 SF
TOTAL ENCLOSED AREA:		10,330 SF	10,424 SF
COVERED UNENCLOSED			
MAIN HOUSE - 1ST FLOOR		2,262 SF	2,262 SF
MAIN HOUSE - SECOND FLOOR		426 SF	426 SF
ACCESSORY STRUCTURE #1 FITNESS		460 SF	460 SF
TOTAL COVERED UNENCLOSED AREA:			4,148 SF
TOTAL COVERED UNENCLOSED AREA USED CALCS. (PER SECT. 2.01.G.1.A.)	(45'5" X 50')		2,074 SF
COURTYARD AREA USED CALCS. (PER SECT. 2.01.G.3.)	(24'5" X 50')		143 SF
TOTAL CALCULATED COVERED AREA:	(10,582+2,262+143)		12,987 SF
GARAGE (EXEMPT PER ARTICLE IV, DIVISION II, SECTION 2.01(D)-E) OF THE TOWN'S LAND DEVELOPMENT REGULATIONS			
			73 SF
ONE-THIRD RULE			
		ACCESSORY BUILDINGS = 1,044 SF	
		MAIN HOUSE = 8,580 SF	
PERMITTED AREA			12,641 SF



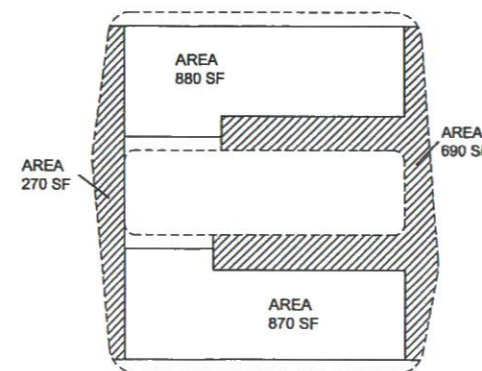
MAIN HOUSE FIRST BASEMENT



MAIN HOUSE FIRST FLOOR



MAIN HOUSE SECOND FLOOR



ACCESSORY STRUCTURE #1- FITNESS



ACCESSORY STRUCTURE #2- POOL CABANA

FLOOR AREAS

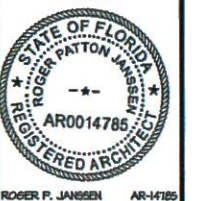
SCALE 1/16" = 1'-0"

PROPOSED RESIDENCE AT:
310 SOUTH BEACH RD
MARTIN COUNTY
DAILEY JANSEN ARCHITECTS
HOBE SOUND, FLORIDA
400 CLEMENS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-858-1701, LICENSE #A-C000714

DATE: 2025.01.24
DRAWN: ZHB
REVISIONS:
• 10.21.25 REVISION SET
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• 01.09.26 REVISION SET
• 02.21.26 REVISION SET

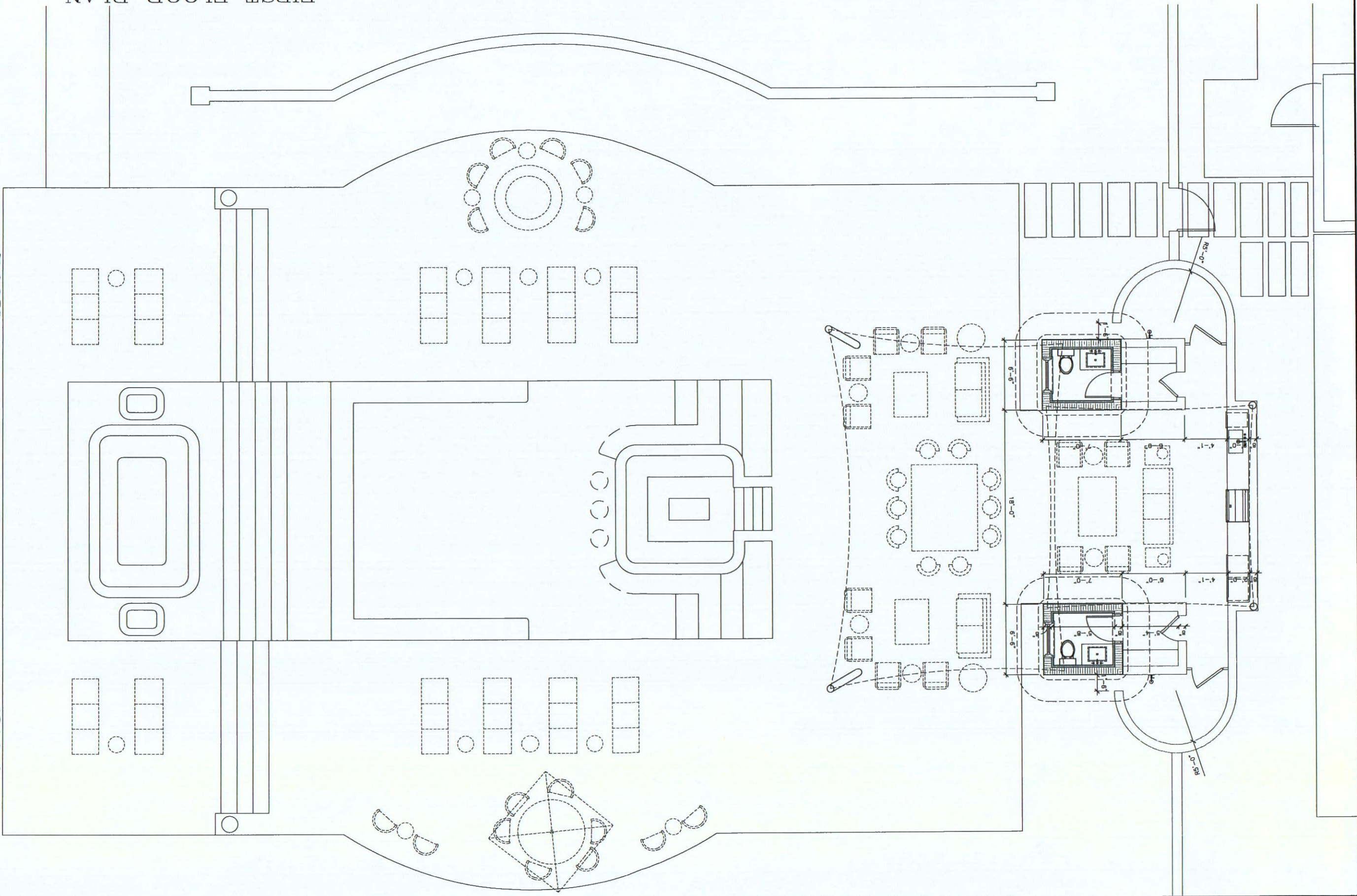


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ROGER P. JANSEN AR-14785


DRAWING NO.



FIRST FLOOR PLAN
WITH AWNING

SCALE 1/4" = 1'-0"

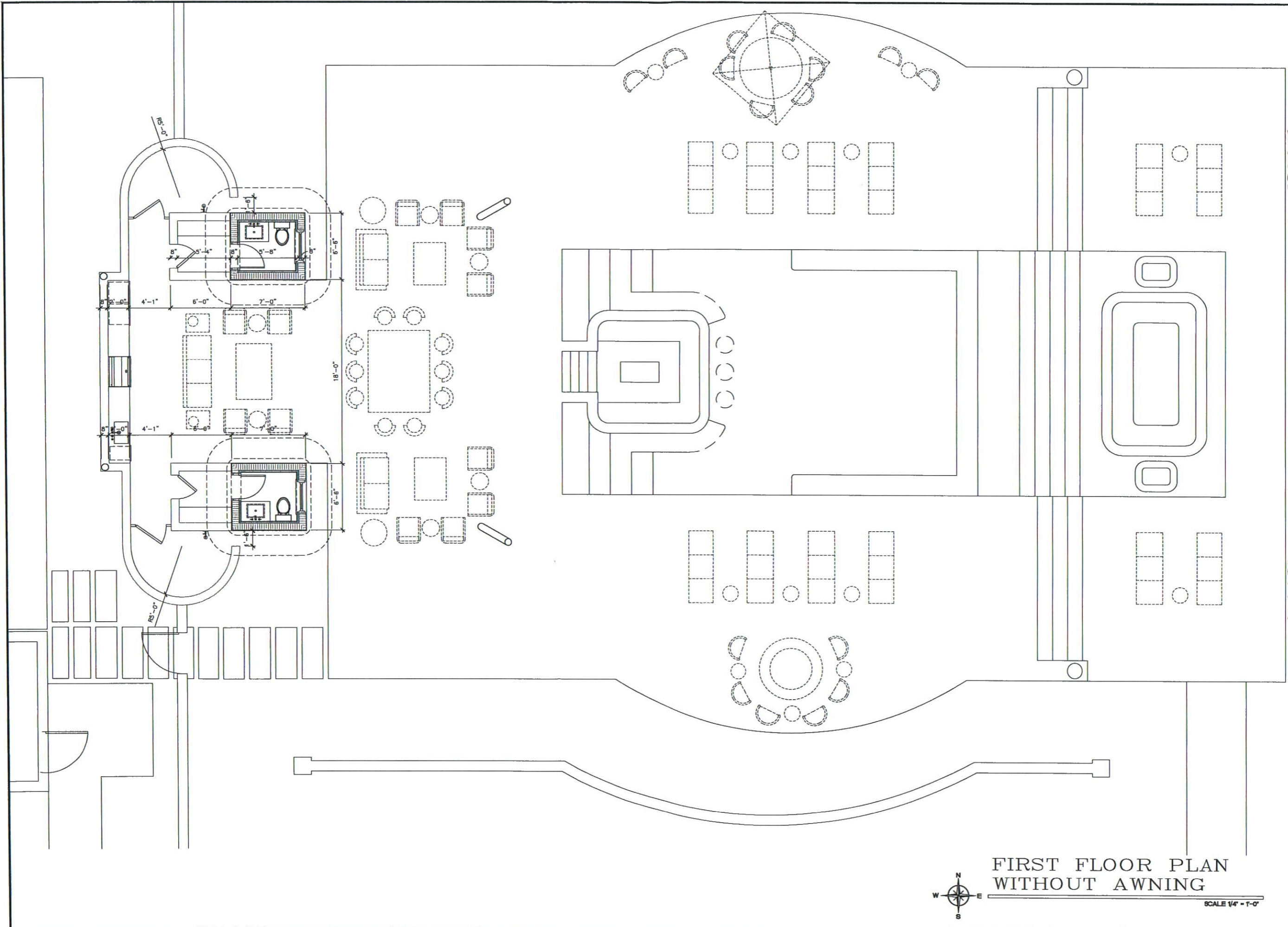


25-126 JOB NUMBER
A1.01 DRAWING NO.
ROGER F. JANSSEN ARCHITECTS, P.A. AR-14785

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 12.01.23 REVISION SET
 01.25.24 REVISION SET
 02.27.24 REVISION SET

PROMISED RESIDENCE A.1.
 MARTIN COUNTY
310 SOUTH BEACH RD
 HOBE SOUND, FLORIDA
DAILEY JANSSEN ARCHITECTS
 400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-959-4101, LICENSE WA-000174



FIRST FLOOR PLAN
WITHOUT AWNING
SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

310 SOUTH BEACH RD
HOBE SOUND, FLORIDA

MARTIN COUNTY

DAILEY JANSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL. 561-838-1707, LICENSE #AA-C000114

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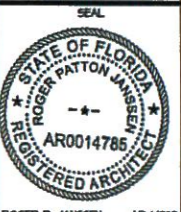
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REVISIONS:

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- 12.01.25 REVISION SET
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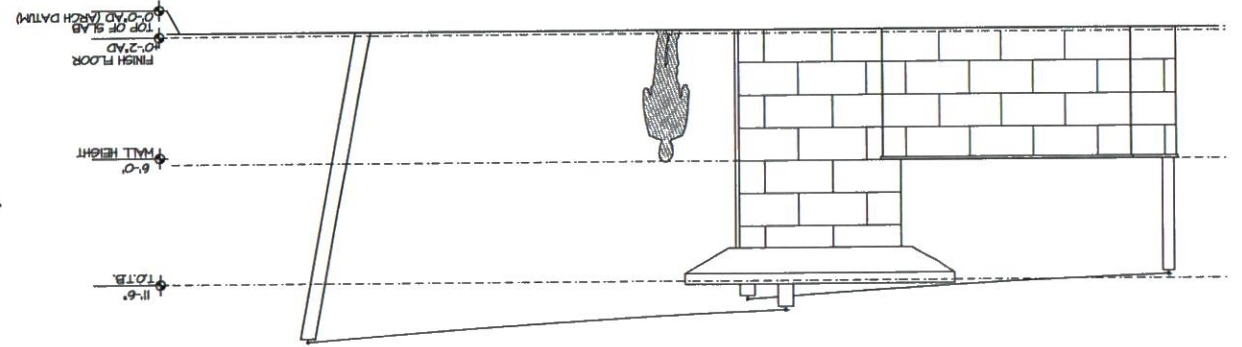


ROGER P. JANSEN AR-14185

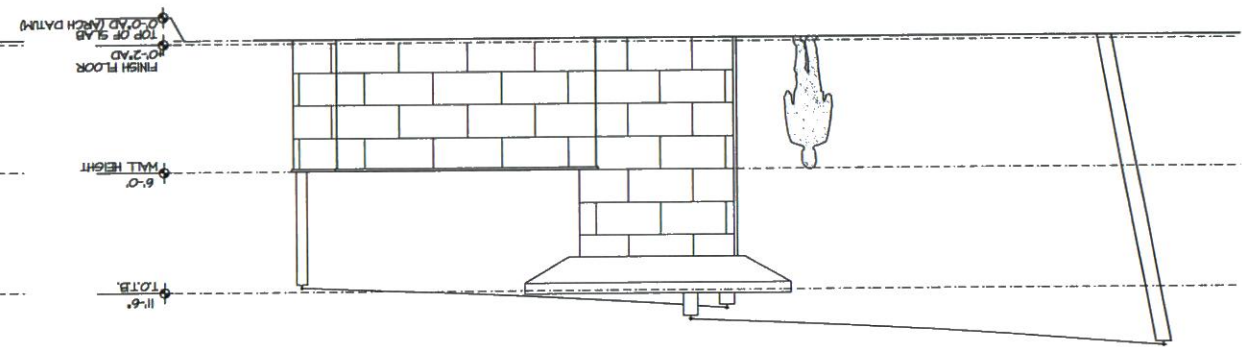
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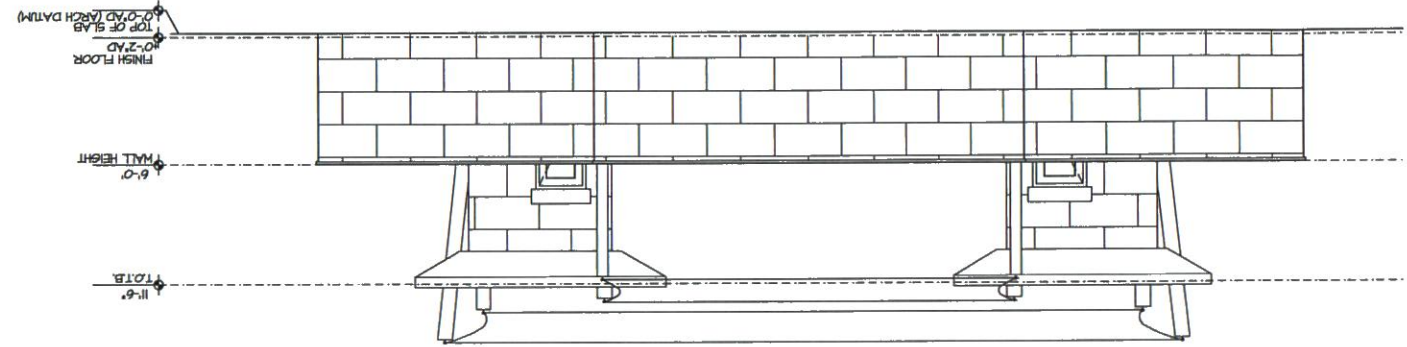
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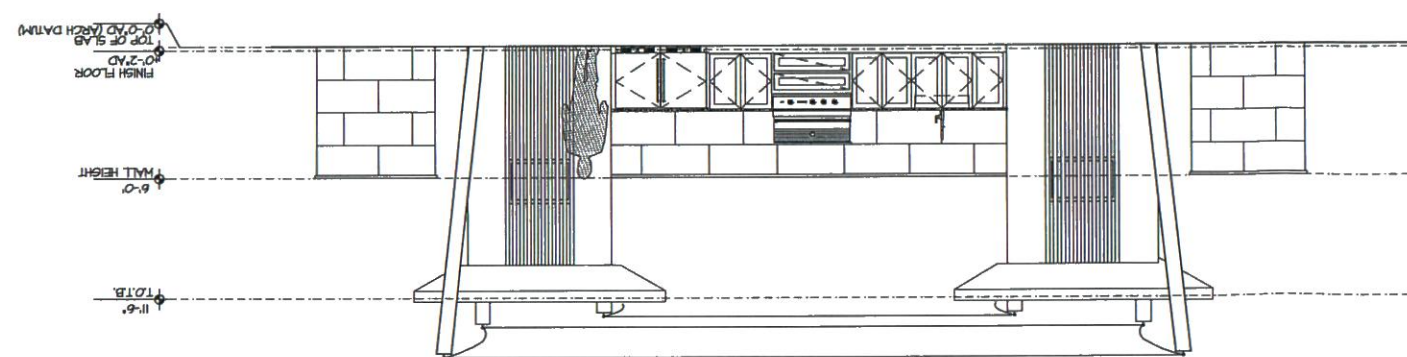
NORTH ELEVATION
SCALE 1/4" = 1'-0"



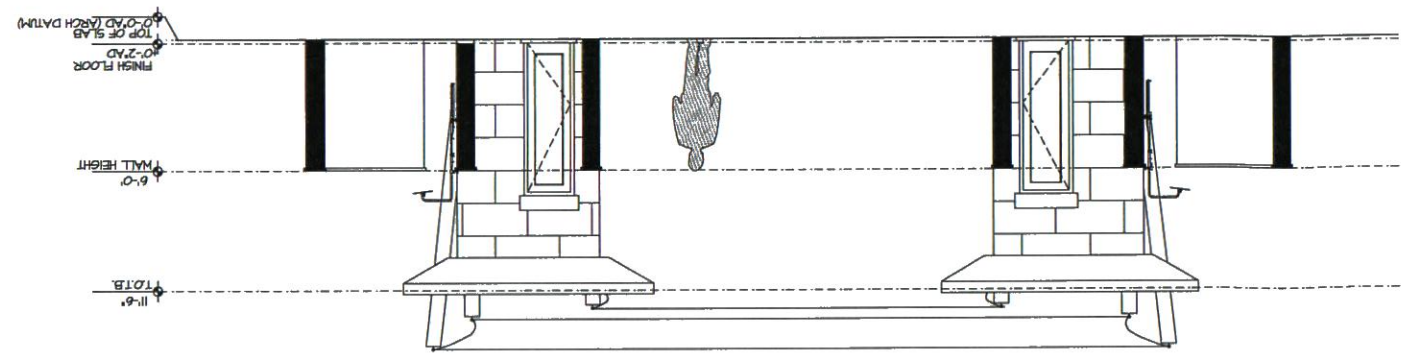
WEST ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION - SECTION
SCALE 1/4" = 1'-0"



JOB NUMBER: 25-126

DRAWING NO. A2.01

ROBERT F. JANSSEN ARCHITECTS, P.A.
REGISTERED ARCHITECT
STATE OF FLORIDA
AR0014785

SEAL

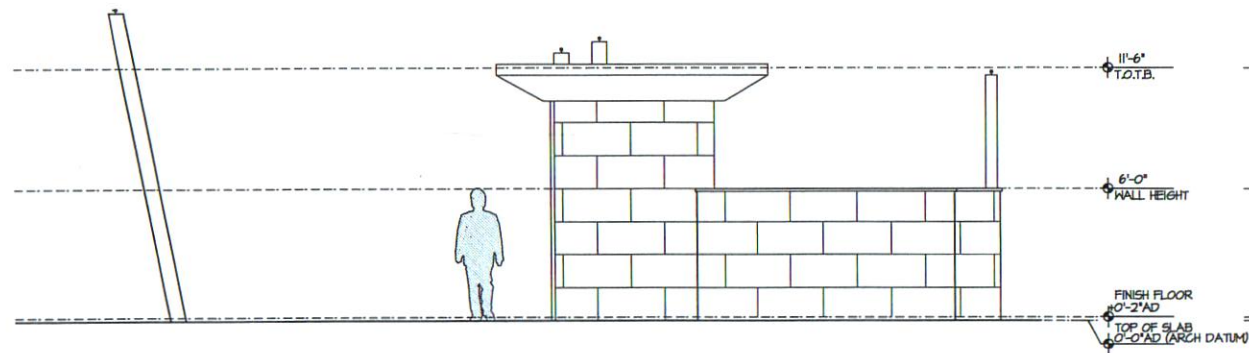
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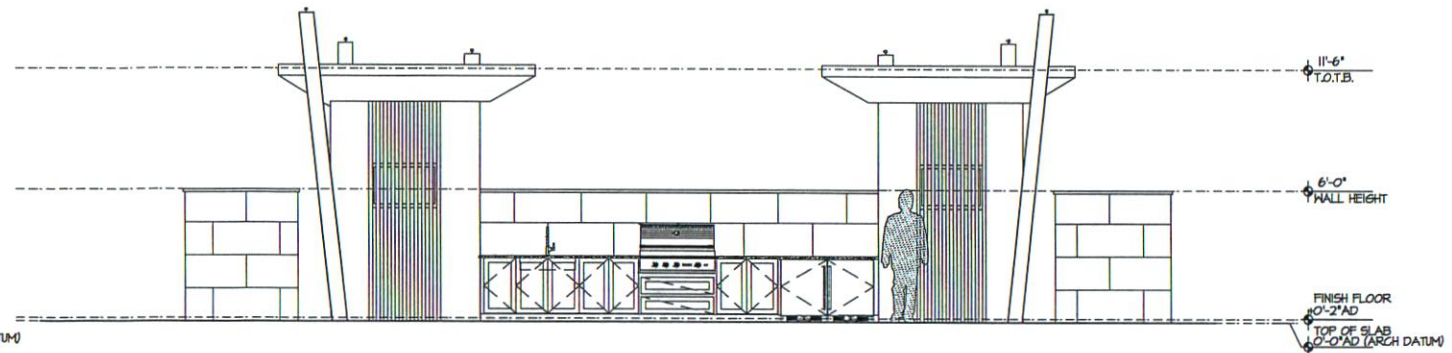
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12.02.25 REVISION SET
01.25.26 REVISION SET
02.27.26 REVISION SET

PROPOSED RESIDENCE AT:
310 SOUTH BEACH RD
MARTIN COUNTY
DAILEY JANSSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-959-4101, LICENSE WA-14000114

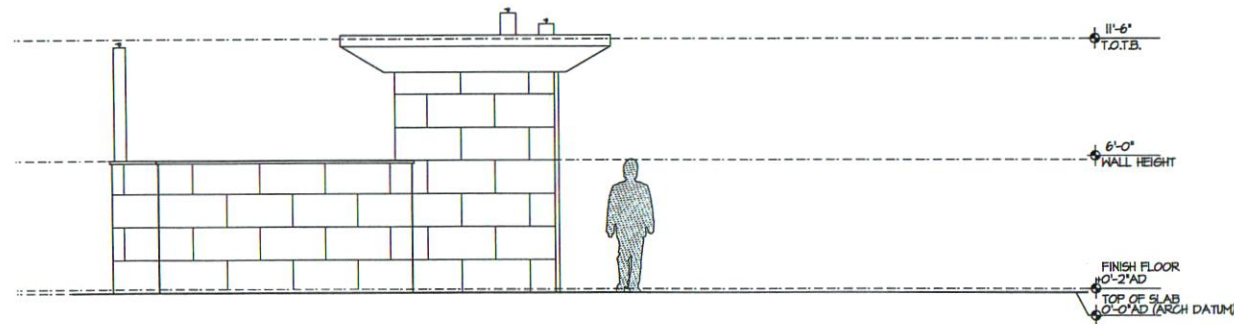
HOBE SOUND, FLORIDA



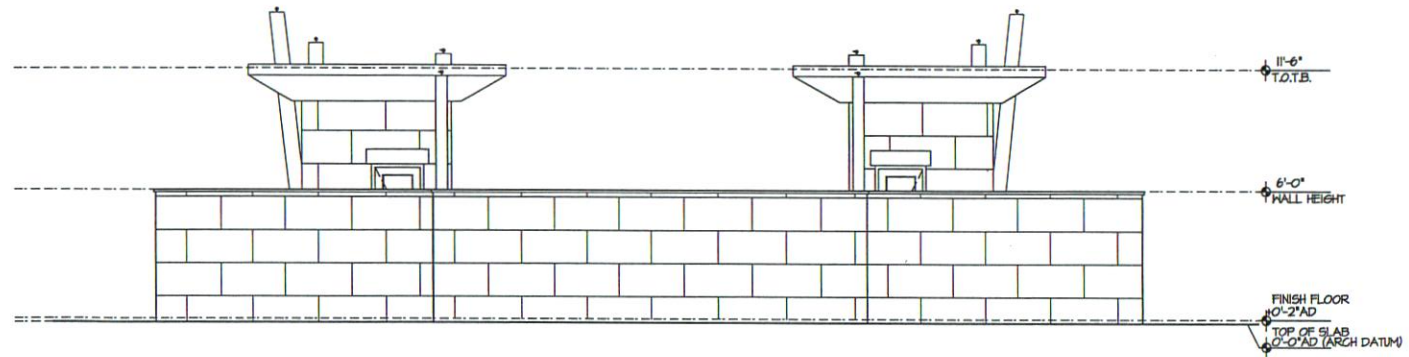
NORTH ELEVATION
SCALE 1/4" = 1'-0"



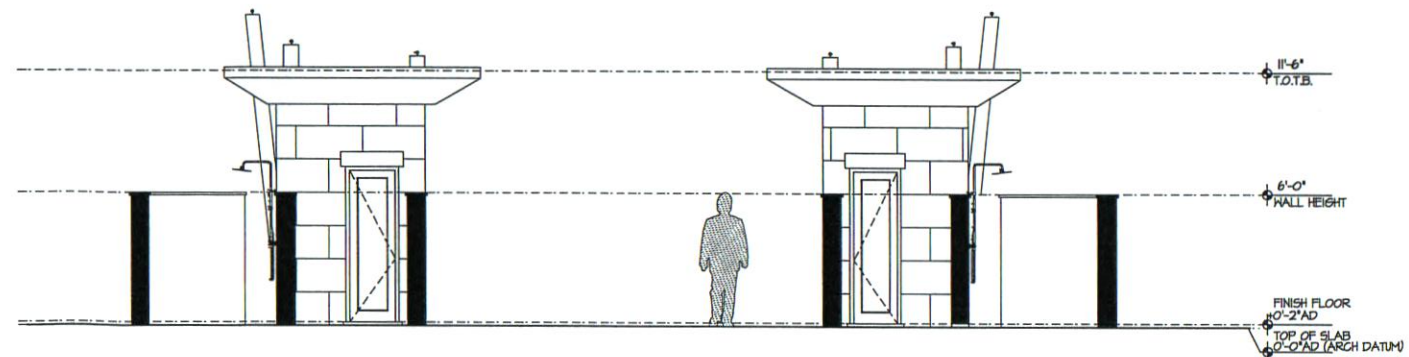
EAST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"



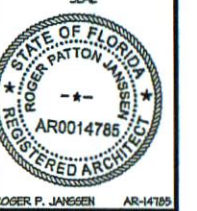
WEST ELEVATION-SECTION
SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:
310 SOUTH BEACH RD
HOBBS SOUND, FLORIDA
MARTIN COUNTY
DAILEY JANSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-988-4101, LICENSE #AA-C000174

DATE: 2025.01.24
DRAWN: ZHB
REVISIONS:
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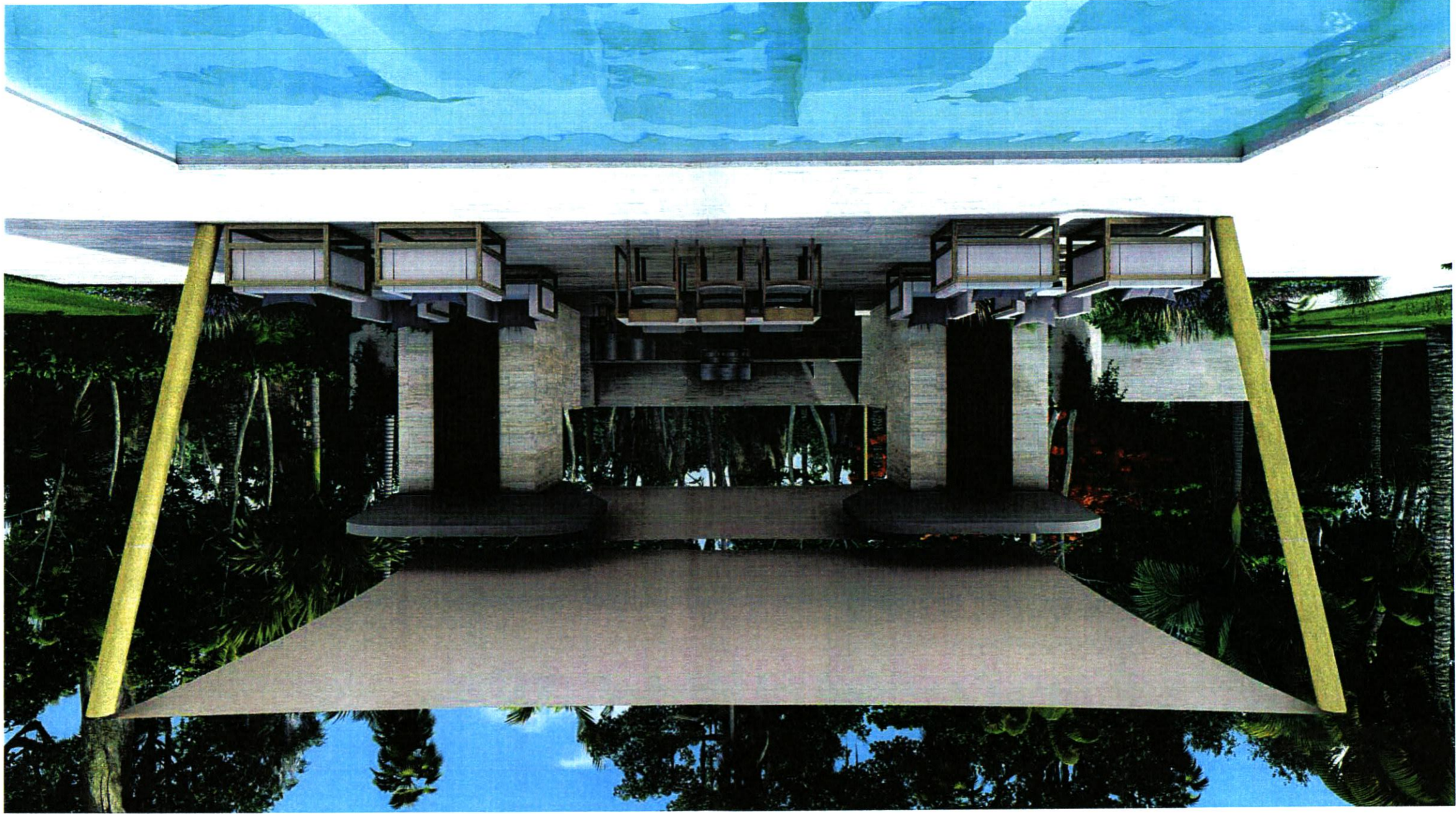


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DRAWING NO.

POOL HOUSE WITH AWNING



JOB NUMBER: 25-126
 DRAWING NO: A2.10
 ROGER P. JANSSEN AR-14195
 STATE OF FLORIDA REGISTERED ARCHITECT
 ROGER PATTON JANSSEN
 AR0014788
 MASSACHUSETTS
 SEAL
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DATE: 2025.07.24
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 12.09.25 REVISION SET
 01.05.26 REVISION SET
 02.21.26 REVISION SET

PROPOSED RESIDENCE INT.
 310 SOUTH BEACH RD
 HARTMILL COUNTY
 HOBE SOUND, FLORIDA
 DALEY JANSSEN ARCHITECTS
 400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4701, LIC# 0001914



POOL HOUSE WITH AWNING

PROPOSED RESIDENCE AT:

310 SOUTH BEACH RD

HOBE SOUND, FLORIDA

MARTIN COUNTY

DAILEY JANSEN ARCHITECTS

400 CLEMENS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-855-4101, LICENSE: PA-000111

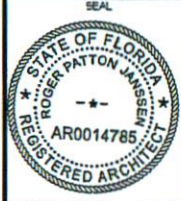
DATE: 2025.07.24
DRAWN: ZHB

- REVISIONS:
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 - 12.04.25 REVISION SET
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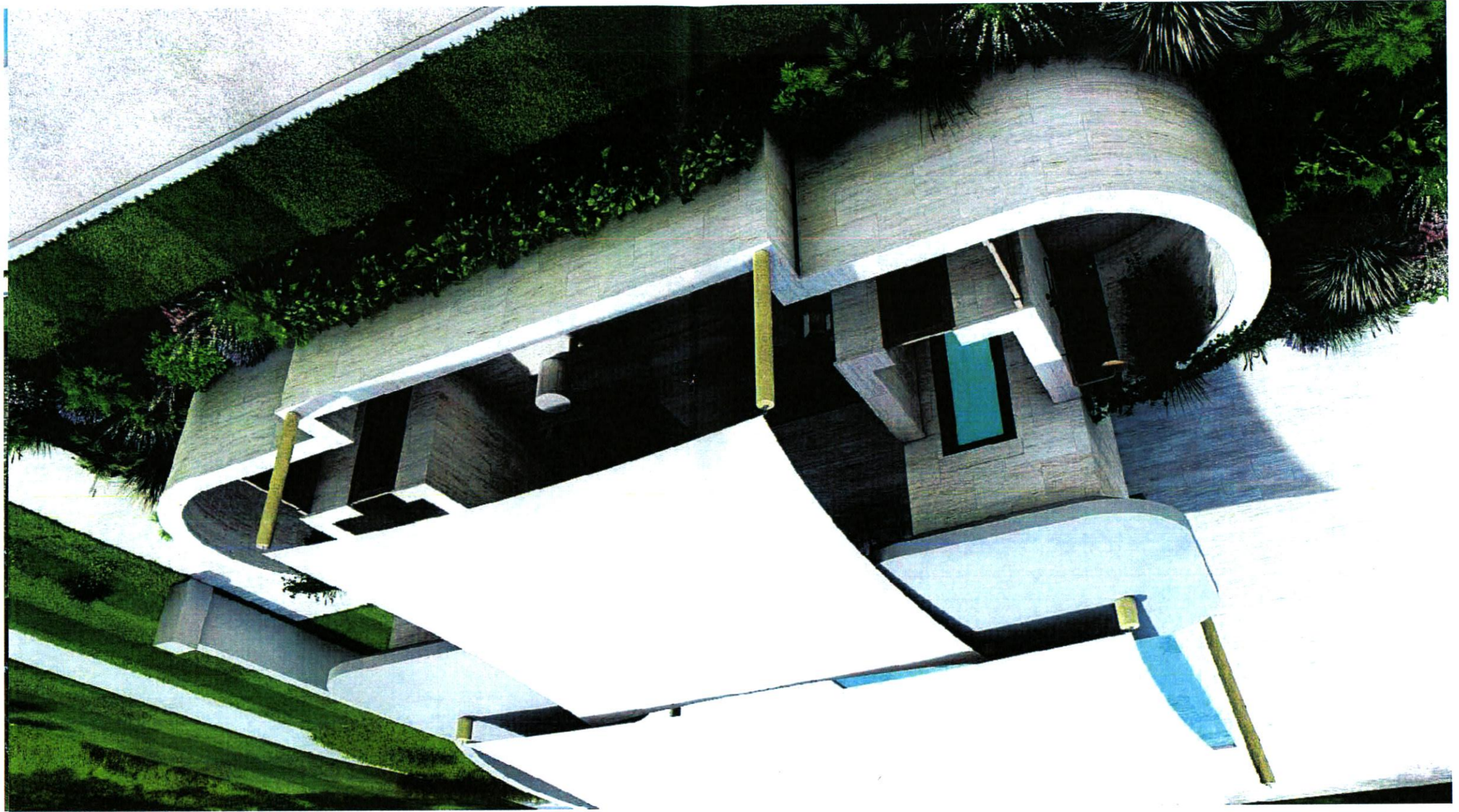
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ROGER P. JANSEN AP-14185

DRAWING NO.

A2.11



POOL HOUSE WITH AWNING

JOB NUMBER: 25-126

DRAWING NO. A2.12

ROGER P. JANSSEN AR-14126

SEAL

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DATE: 2025.07.24

DRAWING: 25B

REVISIONS:

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- 01.05.26 REVISION SET
- 02.27.26 REVISION SET

PROPOSED RESIDENCE A11

MARTIN COUNTY

310 SOUTH BEACH RD

HOBE SOUND, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLAYTONS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-938-4101, LICENSE #AA-000814



POOL HOUSE WITHOUT AWNING

PROPOSED RESIDENCE AT:
310 SOUTH BEACH RD

MARTIN COUNTY
DAILEY JANSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA, 33401, TEL: 561-833-4101, LICENSE #AA-C000714

DATE: 2025.01.24

DRAWN: ZMB

REVISIONS:

- 10.21.25 REVISION SET
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- 02.21.26 REVISION SET



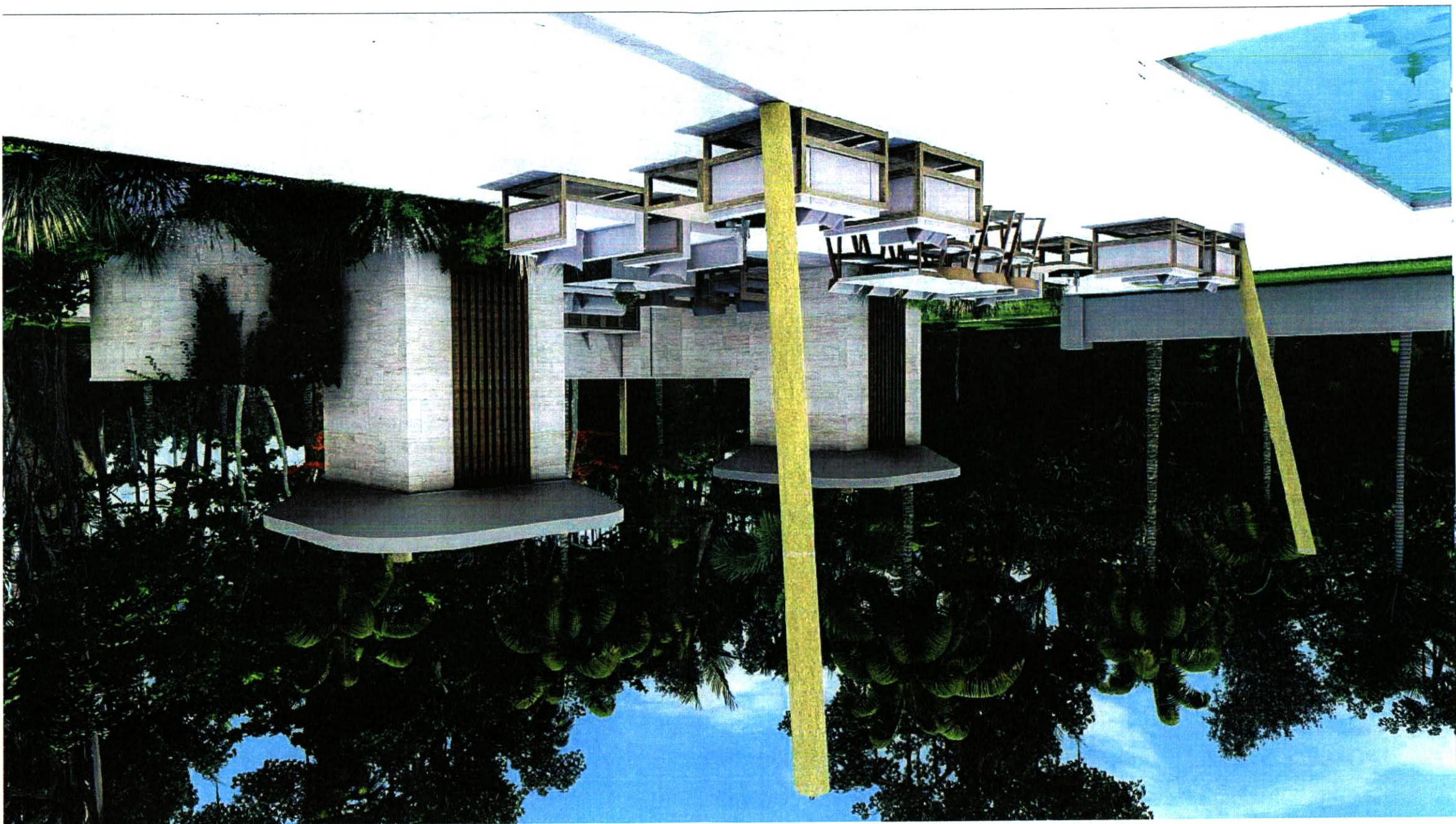
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ROGER P. JANSEN AR-14785

DRAWING NO.

A2.13



POOL HOUSE WITHOUT AWNING

25-126 JOB NUMBER
 A2.14 DRAWING NO.
 ROGER P. JANSSEN ARCHITECTS, P.A. AR-14795
 REGISTERED ARCHITECT
 STATE OF FLORIDA
 ROGER PATTON JANSSEN
 AFR0014785
 SEAL
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 DAILEY JANSSEN ARCHITECTS, P.A.
 400 CLAYBANK STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL. 561-833-4101, LICENSE 9AA-000814
 DATE: 2025/07/24
 DRAWN: ZMB
 REVISIONS:
 • 12/01/25 REVISION SET
 • 01/05/26 REVISION SET
 • 02/27/26 REVISION SET

PROPOSED RESIDENCE A11
 MARTIN COUNTY
 310 SOUTH BEACH RD
 HOBE SOUND, FLORIDA
 DAILEY JANSSEN ARCHITECTS
 400 CLAYBANK STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL. 561-833-4101, LICENSE 9AA-000814



POOL HOUSE WITHOUT AWNING

PROPOSED RESIDENCE AT:
310 SOUTH BEACH RD

MARTIN COUNTY
DAILEY JANSEN ARCHITECTS
 400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-1101, LICENSE: AA-C000114

DATE: 2025.01.24

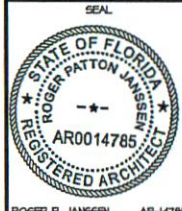
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REVISIONS:

- 10.31.25 REVISION SET
- 12.04.25 REVISION SET
- 01.05.26 REVISION SET
- 02.21.26 REVISION SET



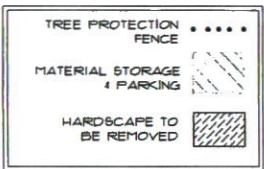
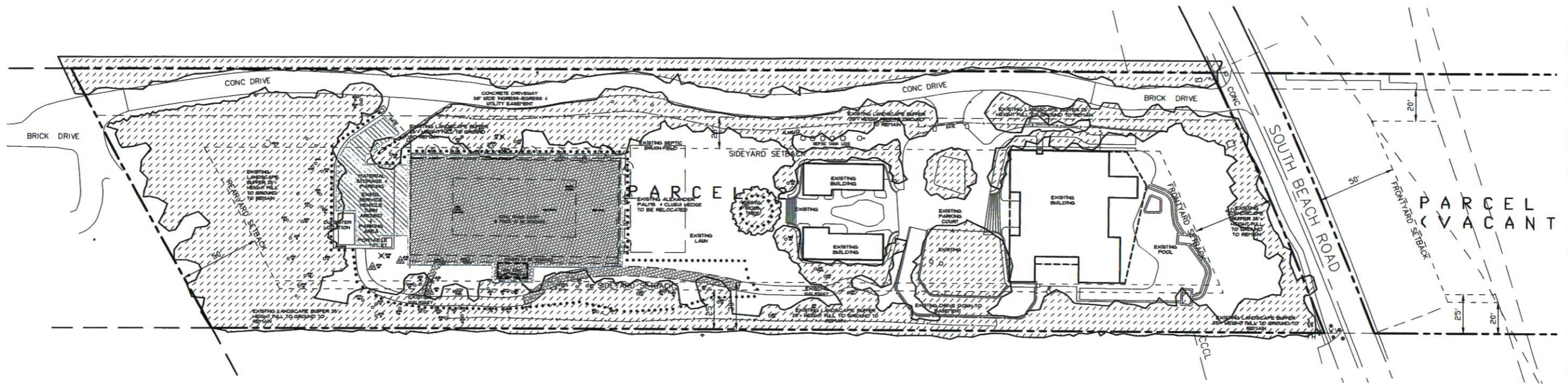
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ROGER P. JANSEN AR-14785

DRAWING NO.

A2.15



DEMOLITION NOTES:

- DEMOLITION OF EXISTING TENNIS COURT TO TAKE PLACE APPROXIMATELY MAY 1, 2026
- COMPLETELY REMOVE THE TENNIS COURT & LEGALLY DISPOSE OF ALL MATERIAL OFF SITE.
- ALL EXPOSED SOIL TO BE STABILIZED WITH PLANT MATERIAL WITHIN 10 DAYS OF COMPLETION OF THE DEMOLITION UNLESS IN NEW CONSTRUCTION WAS COMMENCED ON THE POOL.
- THE DEMOLITION SHALL COMPLY WITH ALL IRC, DRC AND LDR REQUIREMENTS
- ALL EXISTING TREES TO REMAIN UNLESS NOTED TO BE RELOCATED.

NOTE:

- △ - INDICATES TREES TO BE RELOCATED
- × - INDICATES TREES TO BE REMOVED
- - INDICATES TREES TO REMAIN

NEW LOCATIONS FOR TREES TO BE FIELD DETERMINED

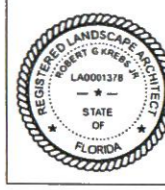
DRAWN BY: ROK
DESIGNED BY: ROK
CHECKED BY: ROK

DATE: 11.04.20
REVISED: 04.24.26
SCALE: 1"=30'

Prepared by the Office of
INNOCENTI & WEBER
H O B E S S O U R
Landscape Architecture
880 SE Ocean Street, Suite 200, Ft. Lauderdale, FL 33305
Phone: 754-544-8800 Fax: 754-544-8815

Existing Landscape, Demolition & Staging Plan
for the
BROWN RESIDENCE
310 South Beach Road, Jupiter Island, Hobe Sound, Florida

Digitally signed
by Robert G
Krebs Jr
Date:
2026.04.24
13:55:28 -04'00'

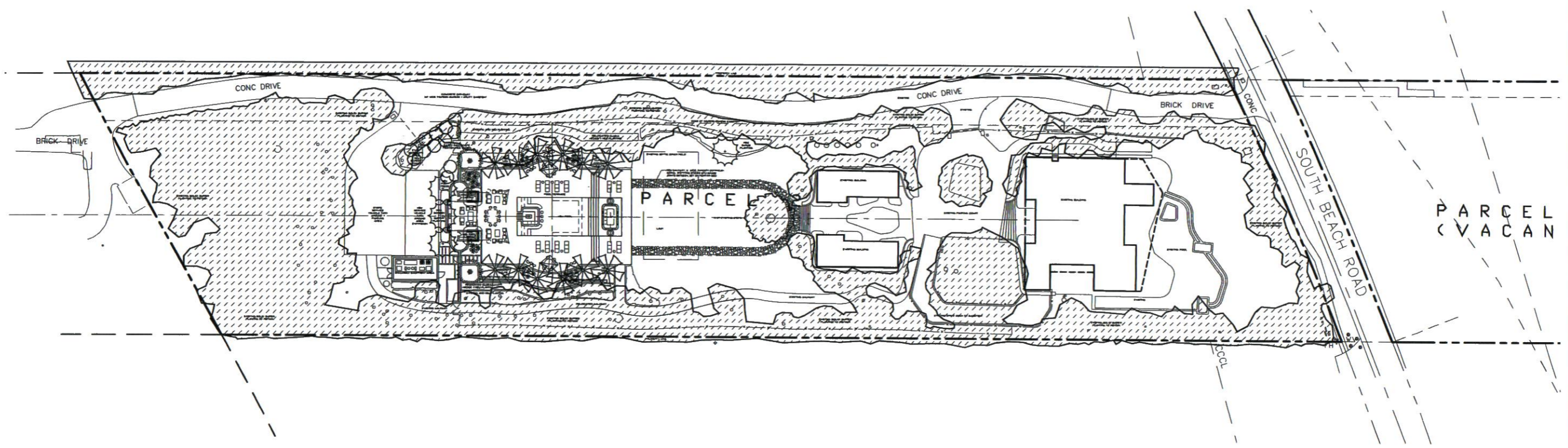


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LD1.0
OF 1



LANDSCAPE NOTES:
 AN AUTOMATIC IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE OF ALL PROPOSED LANDSCAPE AREAS
 ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER.
 ALL PLANTING BEDS SHALL BE MULCHED WITH A MIN. OF 2" OF SHREDDED CYPRESS MULCH.
 ALL SOO SHALL MATCH THE EXISTING LAWN UNLESS NOTED ON THE PLANT LIST.

LANDSCAPE AREA:
 TOTAL LOT AREA= 116,883 SF WEST LOT
 MINIMUM LANDSCAPE AREA REQUIRED = 50% OF 116,883 SF = 58,441.5 SF
 EXISTING LANDSCAPE AREA = 62 % OR 72,448 SF
 PROPOSED LANDSCAPE AREA = 61 % OR 71,688 SF



DRAWN BY: ROK
 DESIGNED BY: ROK
 CHECKED BY: ROK

DATE: 11.04.25
 REVISION: 04.24.26
 SCALE: 1" = 30'

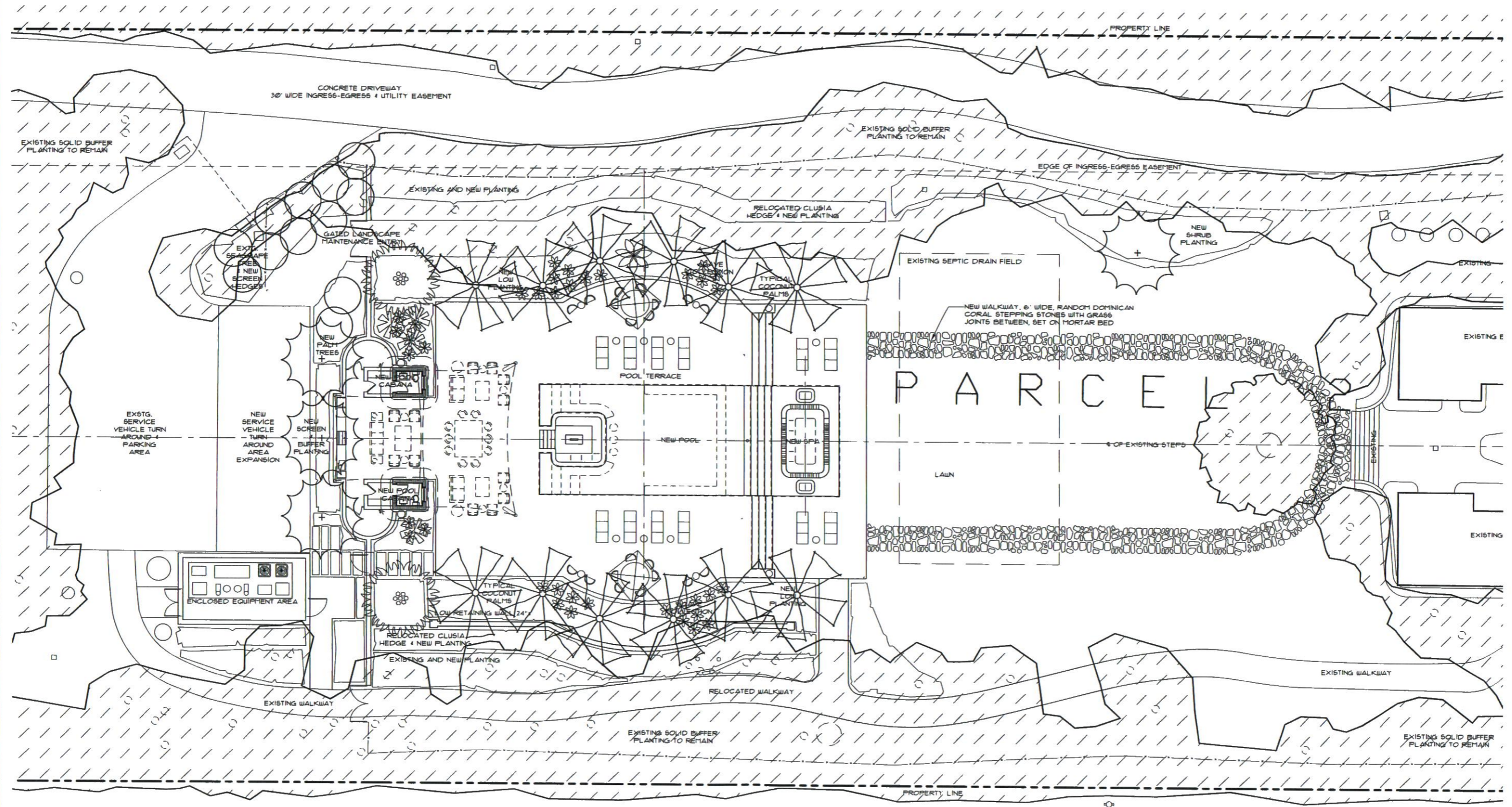
Prepared by the Office of
INNOCENTI & WEBER
 HOBE SOUND
 Landscape Architecture
 9890 SE Oviedo Street, Hobe Sound, FL 33460
 Phone 772-545-8880 Fax 772-545-8416

Proposed Landscape Plan
 for the
BROWN RESIDENCE
 310 South Beach Road, Jupiter Island, Hobe Sound, Florida

Digitally signed
 by Robert G
 Krebs Jr
 Date:
 2026.04.24
 13:55:54 -04'00'



DRAWING NUMBER:
L1.0
 OF 2



DRAWN BY: ROK/JBK
 DESIGNED BY: ROK/JBK
 CHECKED BY: ROK

DATE: 11.04.20
 REVISED: 04.24.20
 SCALE: 1"=10'

Prepared by the Office of
INNOCENTI & WEBER
 HOBE SOUND
 Landscape Architecture
 9390 SE Overseas Street, Hobe Sound, FL 33448
 Phone: 772-328-2400, Fax: 772-328-2410

Proposed Landscape Plan - Enlarged
 for the
BROWN RESIDENCE
 310 South Beach Road, Jupiter Island, Hobe Sound, Florida

Digitally signed
 by Robert G
 Krebs Jr
 Date:
 2026.04.24
 13:56:30 -04'00'



DRAWING NUMBER:
L2.0
 OF 2

UPDATED CIVIL PLANS
AND REVISED LETTER
FROM KING TREE

FOR:

310 SOUTH BEACH

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: 310 South Beach Road - Pool - Revised Plans

The revised Landscape Plan now accurately shows all trees affected by construction of the new pool and the disposition of these trees as well as identities all new plant material to be installed.

- 4 native trees are scheduled for removal. I am ok with these removals.
- 17 trees are scheduled for relocation. I am ok with all relocations.
- All new plant species have been identified. Many of the new plants are native and will make up for the 4 native trees scheduled for removal.
- Buffer appears to be sufficient in all areas.

This project appears to be good as presented.

Prepared by:



**Brian Fischer
ISA Certified Arborist FL-5287A**

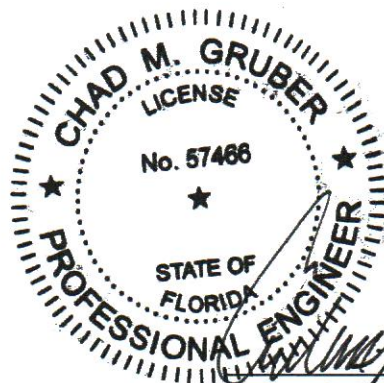


GRUBER CONSULTING ENGINEERS

**Proposed Renovation
310 South Beach Road
Jupiter Island, Florida**

Concurrency Management Calculations

April, 2026



Chad M. Gruber, P.E.
Florida License No. 57466

INTRODUCTION

The proposed project is located at 310 South Beach Rd. in the Town of Jupiter Island. The property encompasses approximately 3.412 acres between the Intracoastal Waterway and the Atlantic Ocean. The project involves the removal of an existing tennis court and construction of a new pool, pool cabana and associated hardscape.

The attached calculations have been prepared to address the sections of the Town of Jupiter Island's Land Development Regulations (LDR) relating to concurrency management. These sections appear in the LDR under Article XI, Section 1.01, items B-E. The calculations are supplemented with the conceptual site drainage & septic system plan prepared by this office. The plan demonstrates how sewage disposal and site grading will be accomplished for the proposed project.

A) SEWAGE DISPOSAL CALCULATIONS (per LDR Article XI, Section 1.01(B))

The scope of the proposed project includes the construction of a new residence. Calculation of estimated daily sewage flows for residential structures served by an onsite sewage treatment and disposal system are regulated by Chapter 381 of the Florida Statutes and Chapter 62-6 of the Florida Administrative Code (FAC). The following calculations have been derived from FAC Chapter 62-6.008.

1. Existing Residence & Wellness Pavilion with Proposed Pool Cabana

a) Septic System Design Information

Ex. main house & proposed cabana air-conditioned space:	11,053 sq.ft.
Total main house and cabana number of bedrooms:	6 bedrooms
Ex. wellness pavilion air-conditioned space:	1,758 sq.ft.
Ex. wellness pavilion number of bedrooms:	0 bedrooms
Type of drainfield configuration:	Trench
Estimated soil loading rate:	0.8 gpd/sq.ft.

b) Estimated Daily Flow Calculations

Ex. Main House & Proposed Pool Cabana

The first 3,300 sq.ft. of air-conditioned space is equivalent to 4 bedrooms with each bedroom generating an estimated 100 gpd. The remaining 5,939 sq.ft. of air-conditioned space is converted to equivalent bedrooms using the following formula:

1 equiv. bedroom = 750 sq.ft. of remaining air-conditioned space
 $5,939 \text{ sq.ft.} / 750 \text{ sq.ft./equiv. bedroom} = 7.92 \text{ equiv. bedrooms}$
Use 8 equivalent bedrooms at 60 gpd/bedroom = 480 gpd
Estimated daily flow = 400 gpd + 480 gpd = 880 gpd

Ex. Wellness Pavilion

1,201 – 2,250 sq.ft. 3 bedroom equivalent 300 gpd

Total Estimated Daily Flow = 880 gpd + 300 gpd = 1,180 gpd

c) Existing Septic System Specifications

Ex. Trench Septic System Specifications

Drainfield Area: 1,475 sq.ft.

Unobstructed Area: 2,213 sq.ft.

Min. Septic Tank Size: 2,200 gal.

Min. Pumping Tank Size: 900 gal.

B) STORMWATER MANAGEMENT (per LDR Article XI, Section 1.01(C))

Per Article XI, Section 1.01(C) of the Town of Jupiter Island Land Development Regulations (LDR), the level of service standard for drainage is the detention of the 5 year – 1 day storm event. The following stormwater management calculations are derived from the South Florida Water Management District's (SFWMD) Environmental Resource Permit Information Manual Volume IV. The calculation of stormwater runoff is determined using a method developed by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS). This method takes into account the soil type and storage, depth to water table and accumulated rainfall to determine the accumulated direct runoff.

West Side of South Beach Rd.

1. Site Plan Characteristics

Total site area	=	116,884 sq.ft. (2.683 ac.)
Impervious plan area	=	45,934 sq.ft.
Remaining pervious surface area	=	70,950 sq.ft.

2. Rainfall and Soil Storage Data

Accumulated rainfall (P):	7.00 in. (see rainfall map, Appendix 1)
Soil type and condition:	coastal, sandy, compacted
Potential maximum retention (S_{max}):	8.18 in.

3. Estimated Runoff Volume

Determine the weighted soil storage amount by multiplying the potential maximum retention (S_{max}) by the percent of pervious surface area proposed:

$$S_{weighted} = \frac{(8.18in. \times 70,950sq. ft.)}{116,884 sq. ft.} = 4.96in.$$

The amount of accumulated direct runoff in inches can be determined from the following formula:

$$Q = \frac{(P - 0.2S_{weighted})^2}{(P + 0.8S_{weighted})} = \frac{(7.00in. - 0.2 \times 4.96in.)^2}{(7.00in. + 0.8 \times 4.96in.)} = 3.29in.$$

Vol. of runoff to be retained = 3.29 in. x 116,884 sq.ft. x 1ft./12in. = 32,046 cu.ft.

Vol. of runoff to be retained in exfiltration trench
(including 20% safety factor) = 38,455 cu.ft.

This volume will be retained onsite in the existing exfiltration trenches. The existing site grading will be modified as needed to prevent surfacewater runoff from entering the surrounding properties.

4. Existing Exfiltration Trench Sizing

The volume of stormwater runoff required to be retained in the proposed exfiltration trench is 38,455 cu.ft. Per SFWMD Volume IV, Permit Information Manual, Figure F-4, the formula for determining the required length of exfiltration trench is given as:

$$L = \frac{V}{K(H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4})WD_u}$$

Exfiltration Trench #1

L =	Total Length of Trench Provided	=	80	ft
W =	Trench Width	=	8	ft
K =	Hydraulic Conductivity	=	0.00116	cfs/sq.ft./ft. of head
H ₂ =	Depth to Water Table	=	6.00	ft
D _U =	Un-Saturated Trench Depth	=	4.00	ft
D _S =	Saturated Trench Depth	=	0.00	ft

V =	Volume Treated	=	28,241	cu.ft.
-----	----------------	---	--------	--------

Exfiltration Trench #2

L =	Total Length of Trench Provided	=	75	ft
W =	Trench Width	=	8	ft
K =	Hydraulic Conductivity	=	0.00116	cfs/sq.ft./ft. of head
H ₂ =	Depth to Water Table	=	6.00	ft
D _U =	Un-Saturated Trench Depth	=	4.00	ft
D _S =	Saturated Trench Depth	=	0.00	ft

V =	Volume Treated	=	26,476	cu.ft.
-----	----------------	---	--------	--------

Total Volume Retained in Exfiltration Trenches = 54,717 cu.ft.

C) WATER USE DEMAND ESTIMATES (per LDR Article XI, Section 1.01(D))

The typical residence in the Town of Jupiter Island will consume water for both irrigation and domestic use. The majority of the water consumed on a residential site will be used for irrigation. Irrigation demands can be reduced through the installation of native, drought tolerant plants and water saving irrigation technology.

West Side of South Beach Rd.

1. Irrigation Use

The referenced property has the following characteristics:

Total site area	=	116,884 sq.ft. (2.683 ac.)
Impervious plan area	=	45,934 sq.ft.
Irrigated pervious surface area	=	56,147 sq.ft. (1.289 ac.)
Remaining non-irrigated pervious surface area	=	14,803 sq.ft.

The calculation for estimating irrigation water use has been provided by South Martin Regional Utility. The estimate assumes a yearly irrigation requirement of 32 in./yr.

$1.289 \text{ ac} \times 32 \text{ in./year} \times 1 \text{ year}/365 \text{ days} = 0.113 \text{ ac-in./day}$ which can be converted to gallons per day by multiplying the result by 27,152 gal./ac-in. = 3,068 gpd (93,330 gal./month)

Total estimated average day irrigation use = 3,068 gal.

One ERC is equal to 350 gpd of irrigation water use.

Irrigation Project ERCs = $3,068 \text{ gpd} \times 1 \text{ ERC}/350 \text{ gpd} = 8.77 \text{ ERCs}$

2. Domestic Use

South Martin Regional Utility estimates domestic residential water use using methods established in Chapter 62-6 of the Florida Administrative Code. This is the same chapter used for the sizing of the proposed septic system in Section A of this report. The total estimated daily domestic water use calculated above was 1,180 gpd.

One ERC is equal to 250 gpd of domestic water use.

Domestic Project ERCs = $1,180 \text{ gpd} \times 1 \text{ ERC}/250 \text{ gpd} = 4.72 \text{ ERCs}$

3. Total Daily Water Use Demand Estimate and ERC Calculation

The estimated total irrigation and domestic water use for this project is 4,248 gpd.

Total Project ERCs = $8.77 \text{ ERCs} + 4.72 \text{ ERCs} = 13.49 \text{ ERCs}$

D) SOLID WASTE DISPOSAL ESTIMATES (per LDR Article XI, Section 1.01(E))

The 2006 Solid Waste Annual Report Data released by the Florida Department of Environmental Protection indicates that Martin County generated 10.77 lbs. of solid waste per person per day (landfill and recycled material combined).

LDR Article XI, Section 1.01(E) provides for a level of service of 9 lbs. of solid waste per person per day.

Avg. number of residents and guests expected: 10 people

Solid waste generated per LDR = 10 people x 9 lbs./person/day = 90 lbs./day

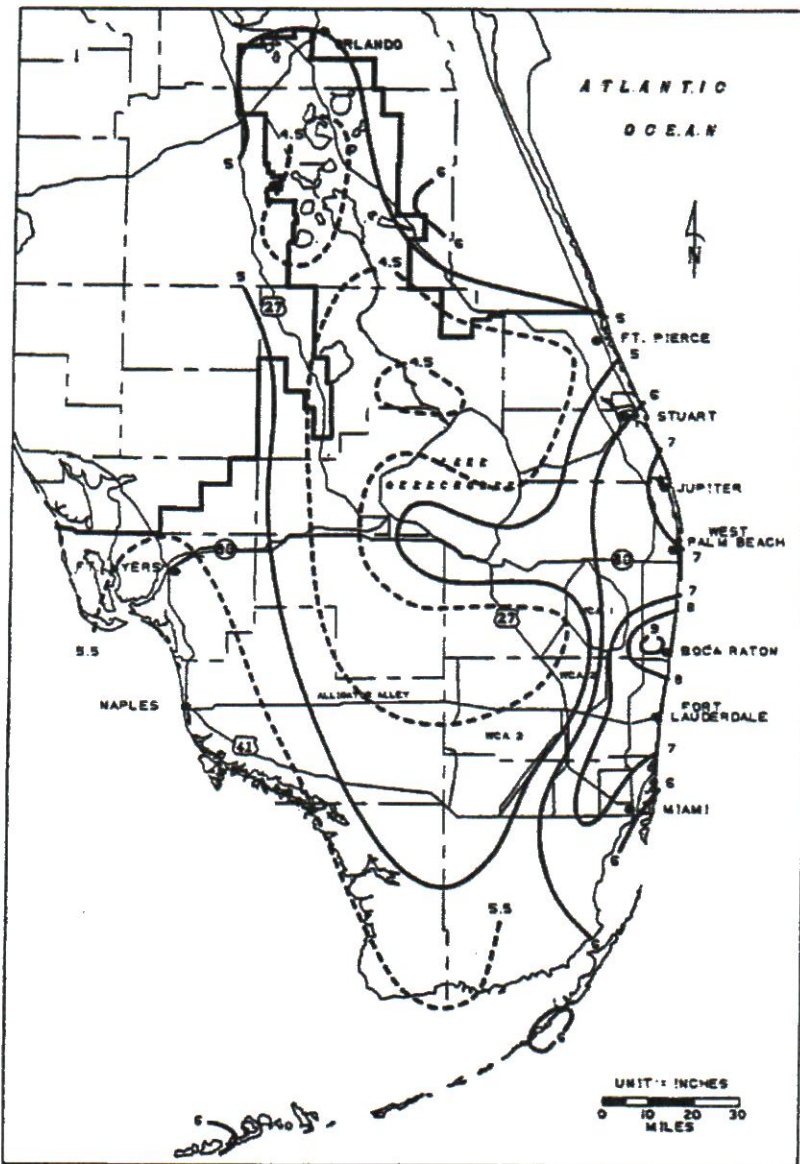
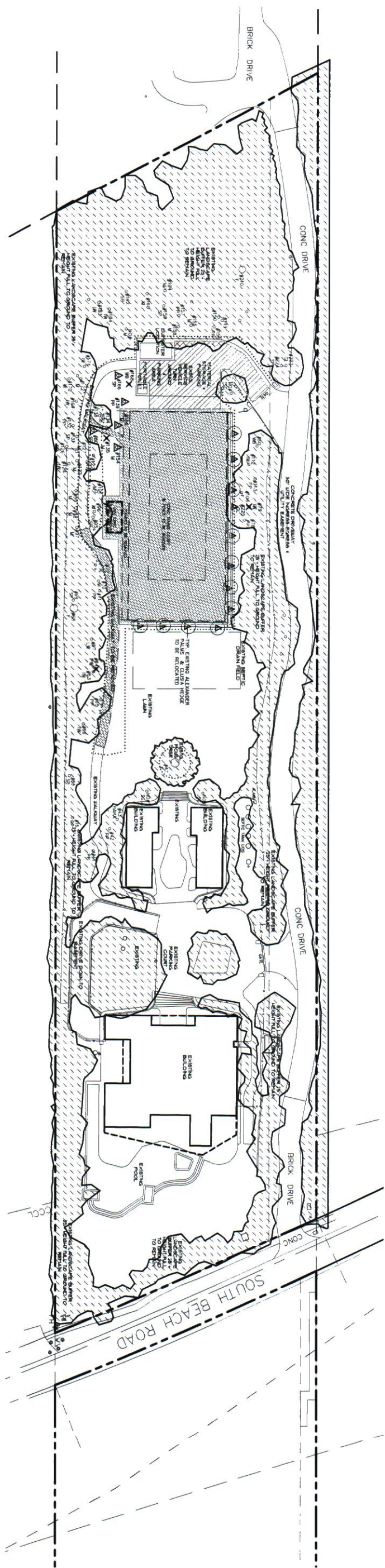


FIGURE C-3. 1-DAY RAINFALL: 5-YEAR RETURN PERIOD

C-5

Appendix 1: from South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual Volume IV



NOTE:

- △ - INDICATES TREES TO BE RELOCATED
- × - INDICATES TREES TO BE REMOVED
- - INDICATES TREES TO REMAIN

NEW LOCATIONS FOR TREES TO BE FIELD DETERMINED

EXISTING VEGETATION SPECIES ABBREVIATIONS:

- F=FIGUS
- GL=GLIMBO LIMBO
- IM=IRONWOOD
- M=MASTIC
- PARA=PARADISE TREE
- PP=PIGEON PLUM
- PW=POISONWOOD
- SP=SABAL PALM
- WB=WILLOW BUSTIC

TREE PROTECTION

- FENCE
- ▨ MATERIAL STORAGE
- ▧ HANDSCAPE TO BE REMOVED

DEMOLITION NOTES:

- DEMOLITION OF EXISTING TENNIS COURT TO TAKE PLACE APPROXIMATELY MAY 1, 2026
- COMPLETELY REMOVE THE TENNIS COURT & LEGALLY DISPOSE OF ALL MATERIAL OFF SITE
- ALL EXPOSED SOIL TO BE STABILIZED WITH PLANT MATERIAL WITHIN 10 DAYS OF COMPLETION OF THE DEMOLITION UNLESS IN NEW CONSTRUCTION HAS COMMENCED ON THE POOL.
- THE DEMOLITION SHALL COMPLY WITH ALL IRC, LOR, AND LOR REQUIREMENTS.
- ALL EXISTING TREES TO REMAIN UNLESS NOTED TO BE RELOCATED.

Digitally signed
by Robert G
Krebs Jr
Date: 2026.04.27
12:58:40 -04'00'

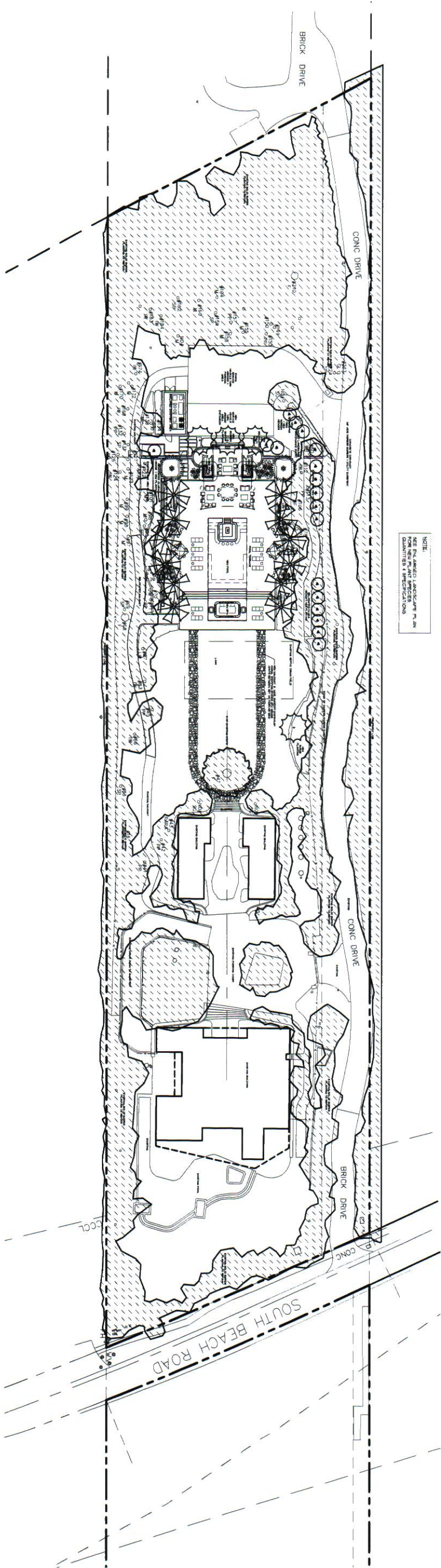
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OF 2

Existing Landscape, Demolition & Staging Plan
for the
BROWN RESIDENCE
310 South Beach Road, Jupiter Island, Hobe Sound, Florida

Prepared by the Office of
INNOCENTI & WEBEL
HOBE SOUND
LANDSCAPE ARCHITECTS
9550 SE OLYMPIA STREET • HOBE SOUND, FL 33465
Phone 772-548-3850 • Fax 772-548-8410

DATE: 11.04.26
REVISED: 04.24.26
04.27.26
SCALE: 1"=30'

DRAWN BY: RKG
DESIGNED BY: RKG
CHECKED BY: RKG



NOTE:
SEE EXISTING LANDSCAPE PLAN FOR EXISTING PLANTINGS, QUANTITIES & SPECIFICATIONS

EXISTING VEGETATION SPECIES ABBREVIATIONS:
 F=FIGUS
 CL=GLIMBO LIMBO
 IW=IRONWOOD
 M=MASTIC
 PARA=PARADISE TREE
 PP=PIGEON PLUM
 PW=POISONWOOD
 SP=SABAL PALM
 WB=WILLOW BUSTIC

LANDSCAPE NOTES:
 AN AUTOMATIC IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE OF ALL PROPOSED LANDSCAPE AREAS
 ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER
 ALL PLANTING BEDS SHALL BE MULCHED WITH A MIN. OF 2" OF SHREDED CYPRESS MULCH.
 ALL SOD SHALL MATCH THE EXISTING LAWN UNLESS NOTED ON THE PLANT LIST

LANDSCAPE AREA:
 TOTAL LOT AREA= 116,883 SF WEST LOT
 MINIMUM LANDSCAPE AREA REQUIRED = 50% OF 116,883 SF = 58,441.5 SF
 EXISTING LANDSCAPE AREA = 82 % OR 72,448 SF
 PROPOSED LANDSCAPE AREA = 61 % OR 71,688 SF

Digitally signed
 by Robert G
 Krebs Jr
 Date:
 2026.04.27
 12:59:37 -04'00'



DRAWING NUMBER:
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 OF 2

Proposed Landscape Plan
 for the
BROWN RESIDENCE
 310 South Beach Road, Jupiter Island, Hobe Sound, Florida

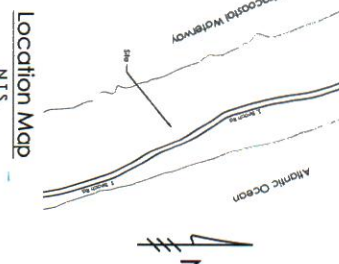
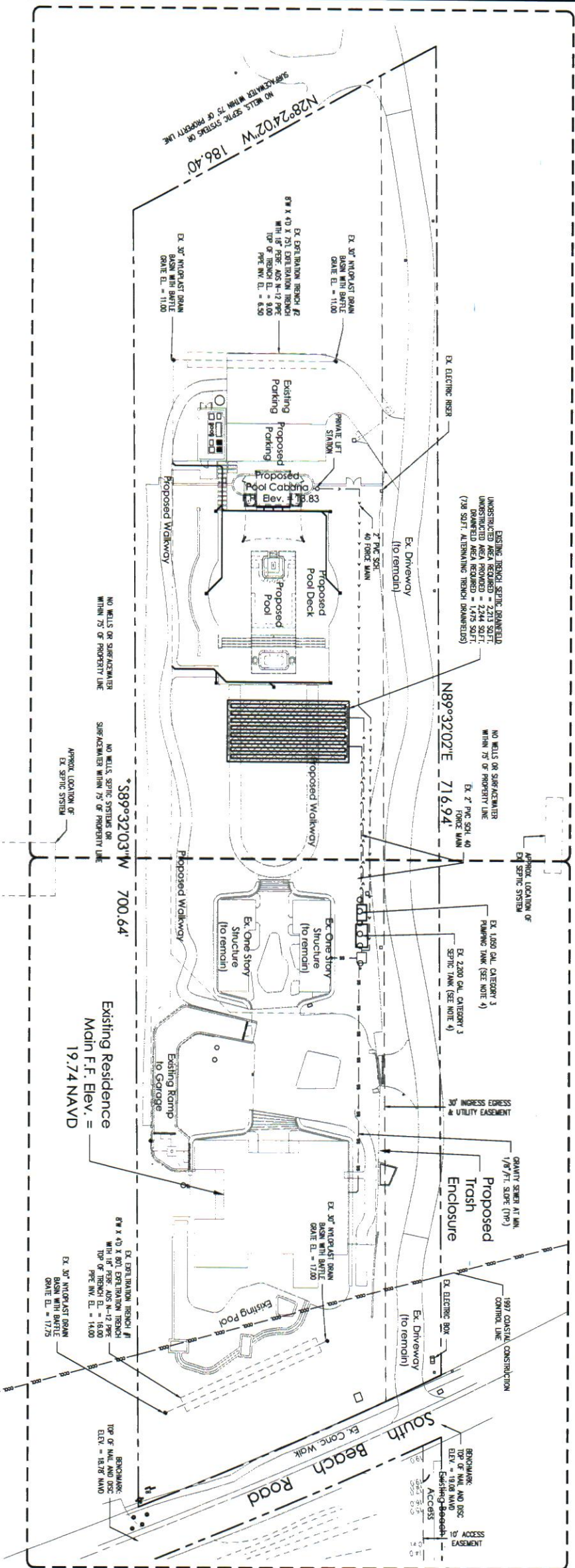
Prepared By The Office of
INNOCENTI & WEBEL
 HOBE SOUND
 LANDSCAPE ARCHITECTS
 9350 SE OLYMPIA STREET • HOBE SOUND, FL 33465
 PHONE 772-546-9850 • FAX 772-546-6415

DATE: 11.04.25
 REVISED: 04.24.26
 04.27.26
 SCALE: 1"=30'

DRAWN BY: ROK
 DESIGNED BY: ROK
 CHECKED BY: ROK

See Sheet C-2

See Sheet C-3



Drainage System Notes:

- 1) Erection trenches and storm piping to be protected from roots with a root barrier.
- 2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- 3) Contractor is responsible for installing and maintaining erosion control measures during construction.

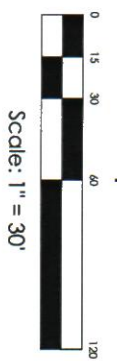
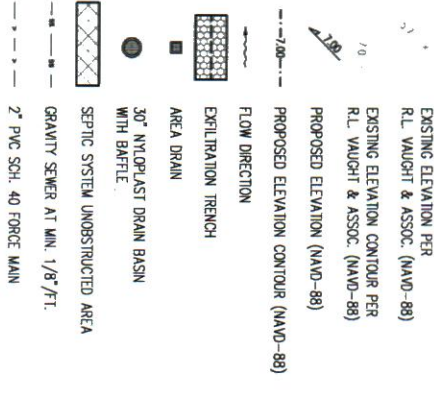
Septic System Notes:

- 1) Removal of any existing septic system and installation of any proposed septic system shall be in accordance with the current specifications and standards of Chapter 64E-6 of the Florida Administrative Code and Chapter 381 of the Florida Statutes.
- 2) Fill material used for septic system installation shall meet the requirements of the current specifications and standards of Chapter 64E-6 of the Florida Administrative Code and Chapter 381 of the Florida Statutes.
- 3) Septic system drainfield area shall be sodded immediately after the drainfield has been covered.
- 4) Contractor to determine final amount of cover over septic tanks prior to tank installation. Final cover of 18" or less with the wet season water table below top of tank requires min. Category 3 tank. Final cover of 18" to 48" or a wet season water table above the top of tank requires min. Category 4 tank. Contact engineer immediately if amount of cover over tank will be greater than 48".

Sewage Disposal Calculations
Ex. Residence/Wellness Pavilion & Prop. Pool Cabana

A. Project Information	
Net usable lot size:	3.41 ac.
Ex. Mean house or conditioned space:	9,145 sq.ft.
Ex. Mean house number of bedrooms:	6 bedrooms
Ex. Wellness building or conditioned space:	1,738 sq.ft.
Ex. Wellness building number of bedrooms:	0 bedrooms
Prop. pool cabana or conditioned space:	94 sq.ft.
Prop. pool cabana number of bedrooms:	0 bedrooms
Type of drainfield configuration proposed:	Trench
Estimated soil loading rate:	0.9 gpd/sq.ft.
B. Estimated Daily Flow Calculations	
Ex. Mean House & Proposed Pool Cabana	The first 3,300 sq.ft. of air-conditioned space is equivalent to 4 bedrooms with each bedroom generating an estimated 100 gpd. The remaining 5,839 sq.ft. of air-conditioned space is converted to equivalent bedrooms using the following formula:
1 eq. br. bedroom = 750 sq.ft. of remaining air-conditioned space	5,839 sq.ft. / 750 sq.ft./eq. br. bedroom = 7.77 eq. br. bedrooms
Use 8 equivalent bedrooms of 40 gpd/bedroom = 480 gpd	
Mean house & cabana estimated daily flow = 400 gpd + 480 gpd = 880 gpd	
Wellness Building	
1,201 - 2,250 sq.ft.	3 bedroom equivalent = 300 gpd
Total estimated daily flow = 880 gpd + 300 gpd = 1,180 gpd	
C. Existing Septic System Specifications	
Minimum trench septic system specifications	Required Drainside Area: 1,475 sq.ft.
Minimum trench septic system specifications	Required Underside Area: 2,210 sq.ft.
Min. Septic Tank Size:	2,200 gal.
Min. Pumping Tank Size:	900 gal.

Legend



Conceptual Site Drainage & Septic Plan For:
PROPOSED RENOVATION
310 South Beach Road
Jupiter Island, Florida

GRUBER CONSULTING ENGINEERS
2025 Atlantic Avenue, Suite 305
West Palm Beach, FL 33411
Tel: 561.313.2041
www.gruberconsulting.com

CHAD M. GRUBER
P. E. (FLORIDA) P.E. NO. 57446
Digitally signed by Chad M. Gruber
Date: 2026.04.27 10:49:39 -04'00'

REVISIONS:

No.	Description	Date
1		
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PROJECT INFORMATION:
Project No.: 2026-0120
Issue Date: 04/27/2026
Scale: 1" = 30'

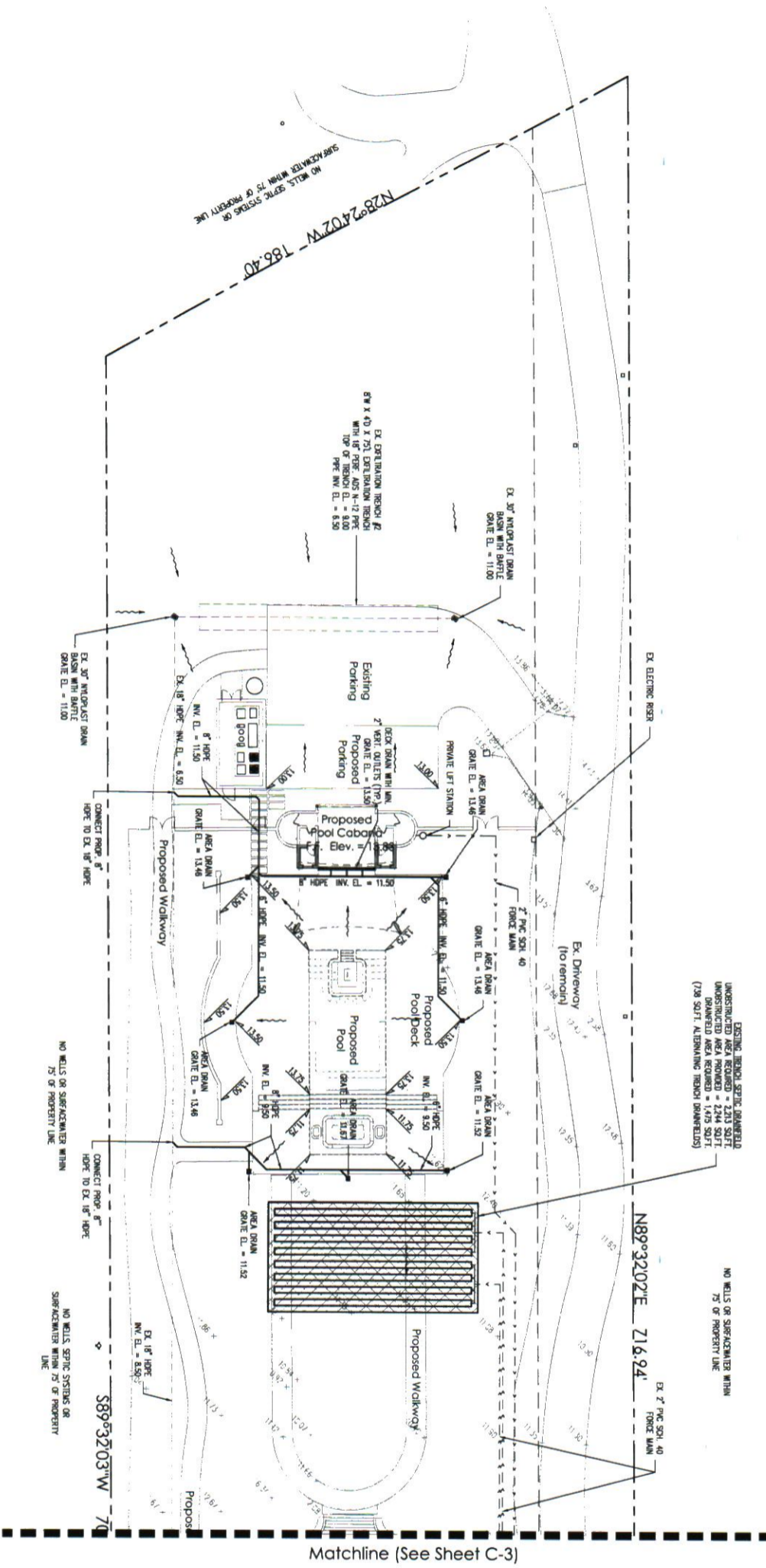
SHEET NUMBER:
C-1

Plan Background from Horiscope Plan by Innocenti & Weibel Received 4/21/26
© 2026 Gruber Consulting Engineers, Inc.

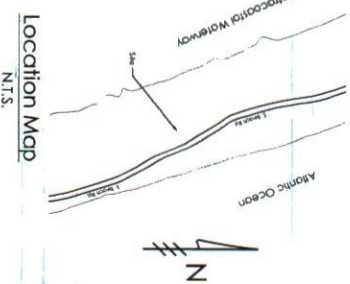
- Drainage System Notes:**
- 1) Effluent trenches and storm piping to be protected from roots with a root barrier.
 - 2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
 - 3) Contractor is responsible for installing and maintaining erosion control measures during construction.
- Septic System Notes:**
- 1) Removal of any existing septic system and installation of any proposed septic system shall be in accordance with the current specifications and standards of Chapter 64E-6 of the Florida Administrative Code and Chapter 381 of the Florida Statutes.
 - 2) Fill material used for septic system installation shall meet the requirements of the current specifications and standards of Chapter 64E-6 of the Florida Administrative Code and Chapter 381 of the Florida Statutes.
 - 3) Septic system drainfield area shall be sodded immediately after the drainfield has been covered.
 - 4) Contractor to determine final amount of cover over septic tanks prior to tank installation. Final cover of 18" or less with the wet season water table below top of tank requires min. Category 3 tank. Final cover of 18" to 48" or a wet season water table above the top of tank requires min. Category 4 tank. Contact engineer immediately if amount of cover over tank will be greater than 48".

Legend

- EXISTING ELEVATION PER R.L. VAUGHN & ASSOC. (NAVD-88)
- EXISTING ELEVATION CONTOUR PER R.L. VAUGHN & ASSOC. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 30" ANTIPLAST DRAIN BASIN WITH BAFFLE
- SEPTIC SYSTEM UNOBSERVED AREA
- GRAVITY SEWER AT MIN. 1/8" / FT.
- 2" PVC SCH. 40 FORCE MAIN



Matchline (See Sheet C-3)



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Conceptual Site Drainage & Septic Plan Enlargement For:
PROPOSED RENOVATION
 310 South Beach Road
 Jupiter Island, Florida

PROJECT INFORMATION:
 Project No. 2020-0120
 Issue Date: 04/27/2024
 Scale: 1" = 20'

REVISIONS:

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CHAD M. GRUBER
 FLORIDA P.E. NO. 57446
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 Chad M. Gruber
 Date: 2024.04.27 10:50:24 -0400'



SHEET NUMBER:
 C-2

Plan Background from Hardscape Plan by Innocenti & Weber Received 4/21/24
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GRUBER CONSULTING ENGINEERS
 3125 Avenue of Americas, Suite 305
 Miami Beach, FL 33130
 305.371.2041
 office@grubercorp.com

CHAD M. GRUBER
 Florida License No. 3746
 Digitally Signed by Chad M. Gruber
 Date: 2026.04.27 10:51:24
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Conceptual Site Drainage & Septic Plan Enlargement For:
PROPOSED RENOVATION
 310 South Beach Road
 Jupiter Island, Florida

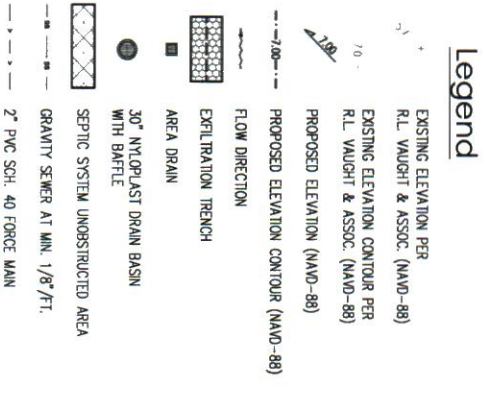
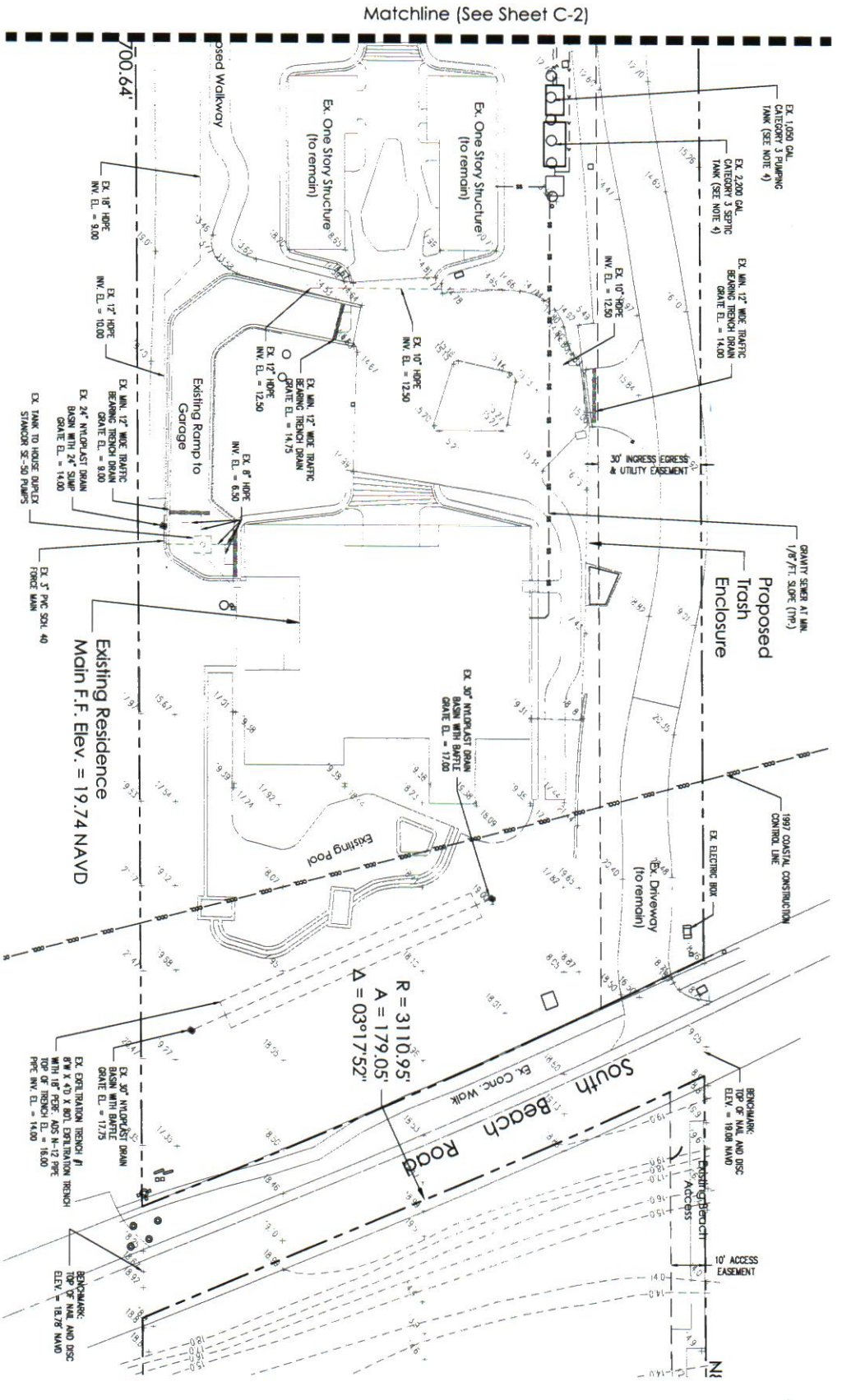
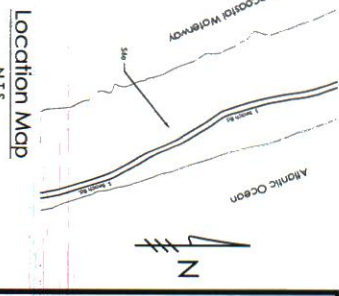
PROJECT INFORMATION:

Project No.	2020-0130
Issue Date	04/27/2026
Scale	1" = 20'

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PLAN BACKGROUND:
 From Background from Herdscope Plan by Innocenti & Weibel Received 4/21/26
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Drainage System Notes:

- 1) Effiltration trenches and storm piping to be protected from roots with a root barrier.
- 2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- 3) Contractor is responsible for installing and maintaining erosion control measures during construction.

Septic System Notes:

- 1) Removal of any existing septic system and installation of any proposed septic system shall be in accordance with the current specifications and standards of Chapter 64E-6 of the Florida Administrative Code and Chapter 381 of the Florida Statutes.
- 2) Fill material used for septic system installation shall meet the requirements of the current specifications and standards of Chapter 64E-6 of the Florida Administrative Code and Chapter 381 of the Florida Statutes.
- 3) Septic system drainfield area shall be sodded immediately after the drainfield has been covered.
- 4) Contractor to determine final amount of cover over septic tanks prior to tank installation. Final cover of 18" or less with the well season water table below top of tank requires min. Category 3 tank. Final cover of 18" to 48" or a wet season water table above the top of tank requires min. Category 4 tank. Contact engineer immediately if amount of cover over tank will be greater than 48".

