

AGENDA
TOWN OF JUPITER ISLAND
DEVELOPMENT REVIEW BOARD MEETING
THURSDAY, JUNE 4, 2026, 9:00 AM
ISLAND ROOM – TOWN HALL – 2 BRIDGE ROAD - HOBE SOUND FL

CALL TO ORDER AND COMMENTS*

1. Approval of Minutes of May 7, 2026, Development Review Board Meeting

***NOTE: 475 South Beach Application will not be heard during today's meeting.**

2. 433 South Beach Road - B-40 1-Acre Estate Residential District

This is the application of John C. Malone, TTEE of the John C. Malone 1995 Revocable Trust and Leslie A. Malone, TTEE of the Leslie A. Malone 1995 Revocable Trust, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval to: *Demolition and replacement of an existing non-conforming house constructed in 1935 with a new, modern home. The existing structure is 4,617 square feet. The new home will be of a similar location and size, but smaller and more conforming at 1,956.5 square feet.*

A variance approval for the Oceanfront Setback line.

3. 467 South Beach Road - B-40 1-Acre Estate Residential District

This is the application of Sand Turtle, LLC, represented by Jeremy Bowerman, Esq. of Jeck Harris, Counselors at Law, requesting the following:

A site plan approval for: *Demolition and replacement of a non-conforming 1,679 square feet, 1-story, structurally compromised residence. The new home will be 1,670 square feet 1-story residence in the location of the existing residence.*

4. 101 Osceola Way - E-12 - Island Core Residential District

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

A site plan approval for: *Demolition of the existing two-story main residence and removal of the existing pool, pool patio, and other associated hardscape.*

5. 429 South Beach Road - B-40 1-Acre Estate Residential District

This is the application of Michael D Golden, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval for: *Modifications to existing hardscaping and landscaping, including the addition of two driveway gates and columns.*

6. Other Items*

Next Meeting – July 2, 2026 – (Regular meetings to be held on the first Thursday of each month)

7. Adjournment

** No advanced materials provided*

DEVELOPMENT REVIEW BOARD

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

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, MAY 7, 2026**

TIME: Thursday, May 7, 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, Truman Hobbs, Jennifer Madden, Christina Whitney, and Alternate Members Christina Gidwitz, Walter McCormack and Eleanor Seaman. Also present were Town Manager Robert Garlo, Building Director Catherine Harding, Town Attorney Kyle B. Teal, Town Clerk Kimberly Kogos, and IT Director Bill Sutton.

CALL TO ORDER AND COMMENTS*

Chair Holden called the meeting to order at 9:02 AM. She read the purpose of the Development Review Board, introduced the attending Board members, and announced a quorum had been met. Chair Holden also introduced the Town Staff.

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

MOTION: *Member Auth/Alternate Member Gidwitz moved to approve the minutes of the April 2, 2026 Development Review Board meeting 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, Mitch Miller of Village Architects, Kevin Asbacher of Asbacher Architecture, and resident Richard O’Connell.

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.

Ex-Parte Communication:

- *Member Blazie stated that he visited the property and had no ex-parte communication.*
- *Alternate Member Seaman stated that she visited the property, spoke with Director Harding and Site Manager, read the materials, and had no ex-parte communication.*
- *Member Auth stated that she visited 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, and had no ex-parte communication.*
- *Member Madden stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*

- *Member Gidwitz 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.*

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

Attorney Jared Gaylord greeted the Board members and introduced the project team and property owner, Mrs. Hammond. He provided a presentation of the application by providing aerial photographs and survey of the property followed by the architectural plans. He provided the site data and analysis for the proposed development as well as site and streetscape photographs.

Member Blazie asked what legal vehicle would ensure the buffer between the properties would be restored if the lots were separated. Director Harding confirmed it would be a condition of the certificate of occupancy, and Attorney Gaylord added a restrictive covenant running with the land could also serve that purpose.

Alternate Member Seaman asked about the walkways and easements between the two properties. Attorney Gaylord confirmed shared easements of this type have been used on the Island before and noted that 4 Isle Ridge is a separately platted, saleable lot.

Member Auth asked about the prefab wall system and its compatibility with Isle Ridge Road. Attorney Gaylord explained the walls would be sized to fit trucks navigating the road and set in place by crane, noting the method could save months of construction time compared to traditional block wall construction.

Mr. Richard Rutledge explained the landscape and staging plans.

Public Comment:

Mrs. Nutting asked about the entrance shape of the proposed property and requested road maintenance during construction. Mr. Rutledge confirmed a cleaning blanket will be used during construction.

Chair Holden read the standards for approval pertaining to impact. Board members agreed that the standards had been met.

Chair Holden restated conditions of approval:

- A covenant shall be recorded requiring the buffer between 2 and 4 Isle Ridge to be restored if either lot is sold to a third party.
- Isle Ridge Road shall be repaired prior to the issuance of the certificate of occupancy if damaged during construction.
- A cleaning blanket shall be used during construction.
- The three conditions outlined in the Building Department report.

MOTION: *Member Madden/Member Blazie moved to approve as presented with conditions.*

ACTION: *Motion Passed 7-0.*

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.

Ex-Parte Communication:

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

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

Attorney Gaylord introduced the project team and introduced the property owners, Mr. and Mrs. Lessing. He provided a presentation beginning with aerial photographs and a survey of the property. He explained the Initial Measuring Point (IMP) on the proposed property as well as the neighboring property and the related maximum building height. He reviewed the architectural plans and provided site and streetscape photographs. He briefly reviewed the landscape and construction staging plans.

Member Bayazid expressed concern about the exposure of the second floor of the house.

Town Clerk Kogos swore in Landscape Architect, Mr. Bryan Donohue of Insite Studio. He explained the buffering plan to address Member Bayazid's concern. He also explained the construction fencing.

Public Comment:

None.

Chair Holden referenced the LDR provision regarding maximum height.

MOTION: Member Madden/Member Blazie moved to approve the variance regarding height as presented with conditions discussed.

ACTION: Motion Passed 7-0.

Chair Holden read the standards for hardship variance. Member Blazie disagreed with the economic hardship standard.

Attorney Gaylord noted that the variance standards had changed since his clients took title to the property, referencing new standards adopted in March 2025 and arguing they were in contravention of Senate Bill 180. He stated a height variance had previously been approved by the Board of Adjustment and Impact Review Committee in 2021-2022.

Attorney Teal disagreed the Town's variance standards were in contravention of Senate Bill 180, but acknowledged Attorney Gaylord's evidence of prior approvals and a vested rights argument.

Member Bayazid expressed concern regarding the relocation of the second story addition to the north corner of the building, noting it would be more imposing on the neighboring property to the north.

Architect Scott Hughes was sworn in by Town Clerk Kogos. He explained that the addition was moved from the south side to the north side due to structural constraints, resulting in an overall lower and smaller addition than previously approved. The south side elevation was raised slightly to allow consistent ceiling heights between the new master bedroom and the two-story living space.

Attorney Teal advised the Board to vote on the full variance portion of the application separately from the initial measuring point height.

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

ACTION: *Motion Passed 7-0.*

Chair Holden read the standards for impact. The Board members agreed the standards had been met.

MOTION: *Member Madden/Alternate Member Gidwitz moved to approve the impact review application with conditions.*

ACTION: *Motion Passed 7-0.*

The Board recessed at 10:35 AM.

The Board reconvened at 10:42 AM.

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.

Ex-Parte Communication:

- *Member Blazie stated that he visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Alternate Member Seaman stated that she visited the property, spoke with Director Harding, received a text from Ms. Gates, read the materials, and had no ex-parte communication.*
- *Member Auth stated that she visited the property, read the materials, spoke with Director Harding, spoke with the property owners, and had no ex-parte communication.*
- *Chair Holden stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*

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

Chair Holden read a letter received from a resident and neighbor, Mr. Charlie Moore. She referred to a second letter received but noted she does not have a copy of and noted that the letter is similar to the one she read.

Director Harding introduced the application and provided a summary of the request. She expressed administrative disapproval, recommending the applicant either submit a new application reducing the size of the additions to the existing guest house, or apply for a variance to increase the allowable floor area, on the basis that the principal building and renovated guest house together constitute one building for floor area calculation purposes.

Attorney Gaylord introduced the project team and property owners Mr. and Mrs. Gates. He provided a presentation beginning with aerial photographs and a survey of the property. He reviewed the proposed architectural and demolition plans along with the site data and analysis. He also provided the landscape and construction staging plans noting that the property is already heavily buffered.

Member Blazie asked about the single building definition. Attorney Gaylord responded by opining on the statutory interpretation of "and" versus "or" as used in the LDRs, arguing the proposed structure meets both criteria to qualify as a separate building. Architect Mr. Asbacher explained that the design was driven by the need for additional bedroom space, noting there was no viable option to expand the main house and that the chosen approach meets the letter of the LDRs.

Member Madden asked whether the structure constitutes a separate or accessory building. Attorney Gaylord explained that under the new "1/3rd rule" this application is too big to be an accessory building but is not too big to be a separate building. He opined that the location of the building was driven by the current LDR/Town Code.

Member Auth referred to recent discussion regarding "bulk" and opined that this application gives the appearance of less bulk and is not visible from any exterior property.

Alternate Member Seaman expressed disapproval of a lack of an acceptable alternative. Attorney Gaylord mentioned a trellis that may connect both structures.

Member Bayazid agreed with Member Seaman's opinion to work together within compliance with the intension of the LDRs.

Alternate Member McCormack stated that side setback lines are a requirement, not a suggestion. He stated the LDRs state the structure is a single building and does not meet setbacks. Attorney Teal noted the issue is not black and white and raised the question of whether a porch is part of a building for purposes of measuring the 25-foot distance between structures. Attorney Gaylord confirmed the porch is part of the structure for measuring purposes.

Public Comment:
None

Building Director Harding clarified that the definition of "single building" defines what a single building is, but does not in reverse define what one building is. She noted the Town has no definition of "one building," that the proposed additions do not exceed the allowable principal building floor area, and that a parking area exists between the two structures.

Member Auth read the standards for impact.

MOTION: Member Madden/Member Auth moved to approve the impact application with conditions.

After discussion about the vote, the motion was deferred until after lunch.

At 1:27 PM, the discussion regarding the application continued.

Attorney Teal and Attorney Gaylord reported that following discussion, a compromise was reached. Mr. Rutledge explained that a curved stucco wall would extend from the equipment enclosure corner, mirroring the central feature's radius, returning to the existing stone wall, with a matching curved wall and gate on the main house side to reinforce the courtyard character. Building Director Harding confirmed the compromise is acceptable subject to review of the finished drawings.

Chair Holden read the Standards for Review for Demolition.

Chair Holden noted the following condition:

- Construction trucks shall travel on South Beach Road and across Estrada Road, not on Gomez Road.

Chair Holden read the Standards for Impact Review.

MOTION: Member Madden/Alternate Member Gidwitz moved to approve the application as presented with conditions for demolition and impact review.

ACTION: Motion Passed 7-0.

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.

Ex-Parte Communication:

- *Member Blazie stated that he visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Alternate Member Seaman stated that she drove past the property, spoke with Director Harding, read the materials, and had no ex-parte communication.*
- *Member Auth stated that she visited 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, and disclosed she met with the neighbor to the north regarding dock concerns.*

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

Director Harding introduced the application and provided a summary of the request along with suggested administrative conditions.

Attorney Gaylord introduced the project team and the property owner, Mr. O'Connell. He provided a presentation beginning with aerial photographs and a survey. He displayed the previously approved architectural plans and site data and analysis. He also showed site photographs of the property along with the landscape plans.

Mr. Rutledge reviewed the landscape and construction staging plans. He explained the change from one to three putting greens.

Member Seaman asked about the number of pool areas and putting greens, and expressed concern there may be too many elements proposed for a narrow piece of property.

Member Auth characterized the putting green expansion as excessive. Member Madden and Alternate Member Gidwitz agreed.

Chair Holden stated that the buffer between the property and the neighbor from the parking area must be enhanced. She expressed disapproval that the back area is not sodded. She also stated that an agreement pertaining to the height of the hedge should be agreed on in advance.

Mr. Rutledge confirmed the buffer will be thickened with additional sabal palms if needed, and that the clusia hedge maintained on each side of the property line is the best solution, allowing both parties to agree on a height that preserves cross-water views. He explained the sod was held off pending installation of the putting greens.

Chair Holden agreed that the putting green is too expansive for a narrow property.

Member Bayazid asked about lighting of the putting green. Property owner Mr. O'Connell stated that there are no plans to light the putting greens. He added that his son and daughter-in-law live in the guest house, and his partner and brother will reside in the main house.

Chair Holden referred to the surround on the A/C and pool equipment on the main house and guest house as a condition. Mr. Rutledge confirmed the surround on the plans. Director Harding suggested no lighting permitted on the putting green.

Public Comment:

Mr. Gidwitz, neighbor across the street, referred to the buffer, or lack of, at the entrance of the property. He also noted parking of vehicles at the entry. He referred to the deeded access to the beach and suggested the parked cars may be guests accessing the beach access. He requested a solution to these nuisances.

Mr. O'Connell stated he was not aware of the concerns and confirmed that he will better enforce the parking concerns.

Alternate Member McCormack expressed concern about the extent of the putting green area, noting nine bunkers on a narrow lot and that the greens extend to the 50-foot waterfront setback line.

Public Comment:

Resident Mrs. Brooks expressed strong displeasure regarding the construction to date. She wrote a letter opposing the proposed construction project.

Town Clerk Kogos swore in Mrs. Brooks as her comments constitute testimony.

Mrs. Brooks described what was once a peaceful, natural property as now resembling an amusement park, referencing mermaids, dirt instead of sod, a chipping course with bunkers, and malfunctioning metal light structures. She expressed serious concern about the process, lack of enforcement, and loss of the property's natural character.

Mr. O'Connell stated he is a licensed civil engineer and contractor, has never received a citation for noise or work hour violations, and has made his cell phone number available to Mrs. Brooks. He offered to eliminate the bunkers due to safety concerns and explained the putting greens and tee boxes are oriented, so balls are chipped toward the center of the property rather than toward neighbors.

The conditions of approval were restated:

- Property to be cleaned up of construction materials, debris, miscellaneous furniture, and unused sports equipment within three weeks.
- Sodding of appropriate areas to be completed.
- Buffering at the entrance to be improved, with parking prevention measures; Mr. Rutledge to provide a plan to the Building Director.
- Additional buffering to the north and south of the property.
- No lighting permitted on the putting green.
- Surrounds for pool and HVAC equipment to be installed.
- Putting greens to be reduced to the size previously approved in August 2025, without bunkers or tee boxes.
- Dock lights to be warm white only with downward shielding per Section 412.
- Property to comply with noise, traffic, and heavy machinery regulations.

Member Auth read the standards of impact review of approval.

Member Auth suggested the application is not consistent with neighboring character. Chair Holden stated the lighting of the dock is impactful on neighboring character.

Mrs. Brooks provided additional comments pertaining to alleged code violations.
Discussion continued.

Town Clerk Kogos swore in resident Annie Geddes. Mrs. Geddes provided comments.

Member Bayazid stated that there is actually construction permitted during the winter season, which may be a misunderstanding within the community.

Building Director Harding agreed that there is a misconception that construction during the winter season is not permitted, and explained that the ordinance pertains to noise and specific equipment. She stated that parking is not allowed on the front lawn.

Member Madden restated the conditions.

MOTION: *Member Madden/Member Auth moved to approve the application based on conditions as discussed.*

ACTION: *Motion Passed 5-2.*

The Board recessed for lunch at 12:45 PM.

The Board reconvened at 1:27 PM.

Following the break, discussion commenced regarding 126 Gomez Road application.

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.

Ex-Parte Communication:

- *Member Blazie stated that he visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Alternate Member Seaman stated that she visited the property, spoke with Director Harding, read the materials, and had no ex-parte communication.*
- *Member Auth stated that she visited the property, walked part of the property with the House Manager, 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, interacted with the House Manager and Mr. Krebs, and had no ex-parte communication.*
- *Member Madden stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Member Gidwitz stated that she visited the property, spoke with Director Harding, read the materials, 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.*

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

Attorney Gaylord introduced the project team and provided background information regarding the property prior to unity of title. He provided aerial photographs of the property and site data along with a summary of the architectural plans. He displayed site photographs and streetscapes.

Mr. Rutledge reviewed the landscape plans including the relocation and removal plan as well as the construction staging plan.

Member Auth read the Standards for Demolition followed by the Standards for Impact Review. Board members agreed all standards had been met.

MOTION: *Member Madden/Alternate Member Gidwitz moved to approve the application as presented with conditions*

ACTION: *Motion Passed 7-0.*

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.

Ex-Parte Communication:

- *Member Blazie stated that he visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Alternate Member Seaman stated that she visited the property, spoke with Director Harding, read the materials, and had no ex-parte communication.*
- *Member Auth stated that she visited 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, spoke with someone from Universal Engineering about soil compactness and drainage, and had no ex-parte communication.*
- *Member Madden stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Member Gidwitz stated that she visited the property, spoke with Director Harding, read the materials, 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.*

Director Harding introduced the application and provided a summary of background information and administrative recommendations.

Attorney Gaylord introduced the project team and property owner John Riley. He provided a presentation beginning with aerial views and a survey of the property. He provided site data and analysis along with the architectural plans and site photographs.

Town Clerk Kogos swore in Matt Tollison of Environment Design Group. Mr. Tollison reviewed the landscape plans explaining the buffer planting plan.

Chair Holden read a letter from a neighbor, Mrs. O'Neil, who submitted concerns regarding their existing buffer and landscaping as well as water runoff and grading. Mr. Tollison confirmed they are working with the neighbor regarding their concerns.

Member Auth noted that there is substantial flooding along the driveway that currently occurs on the property. She also stated she prefers only one curb cut to decrease visibility of the mass. Mr. Jenson stated

the two curb cuts reduce the impervious material. Member Bayazid agreed that she prefers one curb cut to one side of the property versus center.

Mr. Rutledge explained that the single curb cut will be difficult for landscape vehicles to turn around. Member Auth requested more landscaping and buffering of the structure from the road if both curb cuts remain.

Public Comment:

None.

Member Auth read Standards for Impact Review of Demolition and Chair Holden read Standards for Impact Review. Board members agreed that standards have been met.

Chair Holden confirmed the following condition:

- The landscape architect shall continue to meet with the neighbor.

MOTION: *Member Madden/Alternate Member Gidwitz moved to approve as presented with conditions discussed.*

ACTION: *Motion Passed 7-0.*

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.

Ex-Parte Communication:

- *Member Blazie stated that he visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Alternate Member Seaman stated that she visited the property, spoke with Director Harding, read the materials, and had no ex-parte communication.*
- *Member Auth stated that she visited the property, interacted with the property Housekeeper, 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, and had no ex-parte communication.*
- *Member Madden stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*

- *Member Gidwitz stated that she visited the property, spoke with Director Harding, read the materials, 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.*

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

Attorney Gaylord introduced the project team and property owners, Mr. and Mrs. Brown. He provided aerial photographs and a survey of the property. He displayed the site plan and architectural plans.

Discussion ensued regarding the removable screen above the pool cabana area.

Mr. Rutledge reviewed the landscape plans including the relocation and removal plans.

Public Comment:

Resident Adena Testa and Resident Anne Geddes both provided comments of appreciation.

It was confirmed a tree list shall be provided.

Town Clerk Kogos swore in the property manager Celene Adrian.

Ms. Adrian asked if the awning canvas could be removed when specified. Mr. Jenson stated he believes the canvas meets the intention of the LDR. Discussion ensued regarding the awnings.

MOTION: Member Blazie/Member Auth moved to approve application as presented with conditions discussed.

ACTION: Motion Passed 7-0.

9. Other Items*

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

Thus far there are two applications for June and there will be a quorum.

Chair Holden adjourned the meeting at 3:20 PM.

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 **June 4, 2026, at 9:00 a.m.** for the purpose of considering the following application.

433 South Beach - B -40 1- Acre Estate Residential District

This is the application of John C. Malone, TTEE of the John C. Malone 1995 Revocable Trust, & Leslie A Malone, TTEE of the Leslie A Malone 1995 Revocable Trust, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A variance approval for a non-conforming building, and a site plan approval for:

Demolition and replacement of an existing non-conforming house constructed in 1935 with a new, modern home. The existing structure is 4,617 square feet. The new home will be of a similar location and size, but smaller and more conforming at 1,956.5 square feet. The existing house and proposed new house are located seaward of the Oceanfront Setback Line.

In accordance with the Town of Jupiter Island's Land Development Regulations a variance is required for the Oceanfront Setback Line.

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
Building Department
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: 433 South Beach Road
Date: May 13, 2026

Owners:

John C. Malone, TTE of the John C. Malone 1995 Rev. Trust, dated 3/6/1995 & Leslie A. Malone, TTE of the Leslie A. Malone 1995 Rev. Trust, dated 3/6/1995.

Agent:

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

Property Description:

433 South Beach Road, Jupiter Island, Fl. 33455
2.66730 acres located in the B-40, 1 Acre Estate Residential District.

Request:

The applicant is seeking approval to demolish and replace an existing non-conforming house constructed in 1935, with a new, modern home. The existing home is 4,617 square feet. The new house will be of a similar location and size but smaller and more conforming. The new home will be 1956.5 square feet.

The existing house and the proposed new house are located seaward of the Oceanfront Setback Line and seaward of the Coastal Construction Setback Line. A variance is required for the Oceanfront Setback Line, and an FDEP Permit is required for the Coastal Construction Line setback. A Building Permit cannot be issued without a variance and a DEP Permit.

VariANCES Required:

Article IX, Division 2, Section 2.02(C) Nonconforming Buildings; Replacement (See letter dated March 16, 2026, from MCR Professional Engineering, Inc. for structural assessment.)

Article IX. Division 2, Section 2.02 (D) Replacement Standards.

Article X. Division 2, Section 2.03 Standards for Impact Review of Demolition Applications

Article X. Division 2, Section 2.02 Standards for Impact Review

Building and Zoning Analysis:

The owner wishes to keep the tennis court in its current location, preventing the new house from being constructed landward of the Oceanfront Setback Line in conformance with the setbacks required in the Jupiter Island Development Regulations and landward of the Coastal Construction Control Line, which requires DEP approval.

The proposed location will be approximately the same as the building to be replaced but smaller in size.

Reports and Recommendations: Attached

John Duchock, Beach District Director, review comments: *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.*

Matthew Hammond, Public Works Director: *Comply as noted.*

Matthew Hammond, P.E., SMRU Director: *Comply as noted.*

King Tree Service, Brian Fischer, review comments: *Suitable plant material should be secured in advance to provide an adequate buffer at the end of the project. Plant material that needs time to grow in and establish should be planted as soon as possible.*

Sergeant/Fire Chief Frank Lasaga: *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.*

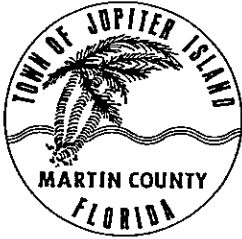
Land Development Standards for Review by the Development Review Board
(attached)

*Article IX. Division 2, Section 2.02 (C) Nonconforming Buildings;
Replacement*

*Article IX. Division 2, Section 2.02 (D) Replacement Standards (applicants'
reply 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. 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: May 8, 2026

To: Catherine Harding, Planning Building & Zoning Director

From: John Duchock, PE - Director of Public Works

RE: **433 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.

DATE: 4/30/2026
REVIEWED BY: JD

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: 433 South Beach Road Closest R-Monument: R-113

Owner: John and Leslie Malone (Trusts)

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

Demolition of existing single family residence and construction of a new, smaller, two-story, single family residence, including new exfiltration drainage and septic fields. Plans also reflect new hardscape and landscape.

- 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 XI/ Zone VE El. 8')
- PE/Architect Certification of meeting standards of Florida Building Code, Section 3109. (Missing)
- Finished Floor & Lowest Structural Member above 100-yr Storm Elevation (Martin County CCCL 100-YR EL. = +13.5' NAVD. LHWM el. referenced but not clear on architectural plans).
- Foundation modification? (New foundation set on piles).
- Footprint change or expansion? (New foundation set on piles)
- Excavation of beach compatible sand? (New basement level to be excavated in place. Missing grading plans to show cut/fill balance on site)
- Primary frontal dune changes (including revegetation)? (N/A)

(cont'd)

CCCL Permit Review Checklist (cont'd)

DATE: 4/30/2026

REVIEWED BY: JD

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

- List of exempt activities:
 - o N/A

- List of major activities seaward of CCCL:
 - o Reconstructed two-story residence with basement garage and frangible walls.
 - o New drainage and septic fields
 - o _____

- List of minor activities seaward of CCCL:
 - o New hardscape and landscape
 - o _____

- List of proposed landscape vegetation and native plant species list.
- Offset distance (ft) of proposed activities from frontal dune. (~50')
- 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)

CCCL Permit Review Checklist (cont'd)

DATE: 4/30/2026

REVIEWED BY: JD

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.



Town of Jupiter Island

Public Works Department

2 Bridge Road

Hobe Sound Fl.

33475-0007

(772) 545-0171

Fax (772) 546-7918

MEMORANDUM

Date: May 22, 2026

To: Catherine Harding – Planning Building & Zoning Director

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

RE: 433 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 of a new 1,956.5 square-foot, two-story residence located on South Beach Road. The scope of work also includes associated hardscape and landscape improvements. The property is 2.67 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. A combination of exfiltration trench and dry retention systems are 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



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: May 14, 2026

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

From: Matthew Hammond, PE – Director

Subject: 433 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 1,956.5 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-inch potable water meter, which also supplies irrigation water.

Based on the information provided by the engineer of record, thirteen (13) 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 two (2) water ERCs and is required to pay for the additional water ERCs as follows:

Connection Charges
 $\$1,800 \times 13 \text{ ERCs} = \$23,400.00$

Accrued Guaranteed Revenue Fee
 $60 \text{ months} \times 25.81 \times 13 \text{ ERCs} = \$20,131.80$

Total Fee = \$43,531.80

Once these fees are paid, fifteen (15) 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

KING TREE SERVICE

OF SOUTH FLORIDA

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

February 20, 2026

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

RE: 433 South Beach Road - Landscape Plan Review

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 but only includes affected trees

Number of trees on site: Not Shown on Landscape Plan

Number of trees affected by construction: 143

Trees to Remove

Number of removals: 93

Invasive species removed: All invasive species will be removed.

Number of Native species removed: 5 Seagrape, 1 Sabal Palm

Notes: A significant number of trees are scheduled for removal. Most are invasive species and their removal will be a notable improvement to the property. I am ok with all removals.

Trees to Relocate

Number of relocations: 50

Number of Native species relocated: 50

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

Trees To Remain

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

Tree protection fencing to be installed: Yes / No but Recommended / No

Not Necessary

KING TREE SERVICE

OF SOUTH FLORIDA

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

Construction Buffer

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

North Property Line: Appears to be overall Sufficient / Insufficient

South Property Line: Appears to be overall Sufficient / Insufficient

East Property Line: Appears to be overall Sufficient / Insufficient

West Property Line: Appears to be overall Sufficient / Insufficient

Notes: The proposed plan of action is the leave most of the existing plant material in place during construction as the existing plant material provides a very dense buffer. Once construction is almost complete the proposed removals and the relocations will occur and new plant material will be installed. While this plan certainly is understandable, several recent projects have waited until the end of the project to install plant material but they have not been able to get material of appropriate size to provide adequate buffer. Please make sure that suitable plant material has been secured and will provide adequate buffer at the end of the project. Plant material that needs time to grow in and establish should be planted as soon as possible.

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, however, with the large amount of invasive species to be removed, final buffer approval will be reserved for approval once all relocations and new plant material has been installed.

New Plant Material

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

A significant amount of new plant material is scheduled for installation and the majority of the material is native species.

Prepared by:



Brian Fischer
ISA Certified Arborist FL-5287A



MEMORANDUM

TO: BUILDING DEPARTMENT
FROM: SERGEANT/FIRE CHIEF FRANK LASAGA
DATE: FEBRUARY 24, 2026
SUBJECT: 433 S BEACH RD

After reviewing the proposed plans for the construction of a single-family residence at 433 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.

The current site plan appears to provide adequate access for emergency vehicle access. Please ensure landscaping installed around the driveway, either by design or regular maintenance does not encroach on the drivable space.

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.

Sec. 2.02. Nonconforming buildings.

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

(Ord. No. 401, § 16, 12-6-24)

Sec. 2.03. 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.

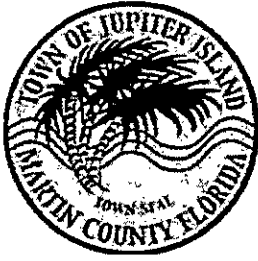
(Ord. No. 347, § 3, 9-16-14)

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
BUILDING DEPARTMENT

Town of Jupiter Island
Development Review Board
(DRB)

Date Received: 4/17/26

PZE-0421

PROPERTY:

Street Address: 433 South Beach Road, Jupiter Island, FL 33455

Tax Parcel Number: 35-38-42-023-000-00030-5 Zoning: B-40 Residential

Legal/General Description: Lot 3, Marshall Field Trust Plat No. 1, according to the map or plat thereof as recorded in Plat Book 13, Page 19, of the 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 C. Malone, TTE of the John C. Malone 1995 Rev. Trust, dated 3/6/1995 & Leslie A. Malone, TTE of the Leslie A. Malone 1995 Rev. Trust, dated 3/6/1995

Mailing Address: 440 S. Beach Road, Hobe Sound, FL 33455

Phone #: _____

Email: _____

EXPLANATION OF REQUEST:

Demolish and replace an existing non-conforming house constructed in 1935 with a new, modern home.

The existing structure is 4,617 square feet. The new house will be of a similar location and size, albeit smaller and more conforming. The new home will be 1956.5 square feet and will be 21" less non-conforming.

when compared to the existing residence. This will result in a reduction in the non-conformity, and will not increase the non-conformity, caused by an encroachment in the waterfront setback line.

AFFECTED ARTICLE AND SECTION (written out):

Article IX, Division II, Section 2.02(C) - Nonconforming Buildings; Replacement

Article IX, Division II, Section 2.02(D) - Nonconforming Buildings; Replacement Standards

Article X, Division II, Section 2.02 - Standards for Impact Review

Article X, Division II, Section 2.02 - Standards for Impact Review of Demolition Applications

Article X, Division V, Section 5 - Variance Standards

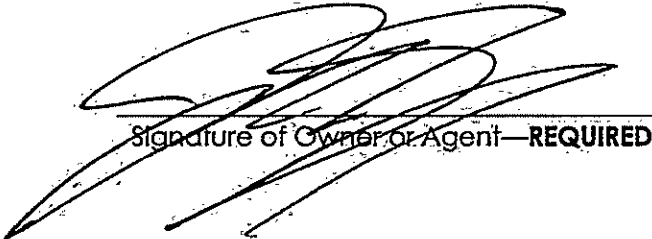
HARDSHIP STATEMENT, IF VARIANCE IS REQUESTED:

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

The existing structure is in poor condition and needs to be replaced. Replacing the structure with a new, safer and more structurally sound home. The new home will be more conforming and smaller than the existing residence, appropriately balancing my clients vested and grandfathered rights.

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.
attorney-in-fact for John C. Malone
and Leslie A. Malone, Trustee

Signature of Owner or Agent—REQUIRED

Printed Name

Date

Site Analysis:

Address: 433 South Beach Road	Zoning District: B-40		
Planned Date of Construction: Summer 2026			
	Permitted	Existing	Proposed
Lot Area:	43,560 Sq. Ft.	116,187 Sq. Ft.	116,187 Sq. Ft.
Floor Area*:	12,598 Sq. Ft.	4,617 Sq. Ft.	1956.5 Sq.
Principle Dwelling: (10,000 sf max)		4,617 Sq. Ft.	1956.5 Sq.
Accessory Structure #1: (not to exceed 1/3 square footage of principal dwelling)		N/A	N/A
Accessory Structure #2: (not to exceed 1/3 square footage of principle dwelling)		N/A	N/A
FAR (Floor Area Ratio): Floor Area ÷ Lot Area		.0436	.017
Lot Width:	140' Minimum	398.6'	398.6'
Front Yard Setback:	50'	192'-9 7/8"	174' 10 1/2"
Rear Yard Setback:	Waterfront Setback	Existing Nonconformity	Reduction of Nonconformity by 21' 7"
Side Yard Setback: One-Story: Two-Story:	1-Story: 20' 2-Story: 25'	1-Story North: 98.8' 1-Story South: 185.1' 2-Story: N/A	1-Story North: 112' 1 7/8" 1-Story South: 182' 5 3/4"
Initial Measuring Point ("IMP"):		17.9' NAVD	17.9' NAVD
Fill:	3 ft max		No greater than 3'
Roof Height: Roof Pitch: One-Story: Two-Story:	Sloped 1-Story: 22' Sloped 2-Story: 30'	Slope: 6:12 1-Story: 14'-5" 2-Story: N/A	Slope: 6:12 1-Story: 19' 3-1/4" 2-Story: N/A
Exterior Wall Height: One-Story: Two-Story:	14 ft 22 ft	1-Story: 8'-11" 2-Story: N/A	1-Story: 8'-11" 2-Story: N/A
Parking Spaces: (1 per bedroom, 1.5 max)	Min: 2 Max: 3	8 spaces	3 spaces
Driveway Setback:	8'	In ROW/Easement	In ROW/Easement
Landscape Area:	50%		77.15%
Elevation of Finish Floor:		17.9' NAVD	20.5' NAVD
Elevation of LHSM: (Lowest Height Structural Member)		13.5'	13.5'
FEMA Flood Zone:		Zone X	Zone X

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

**MALONE FAMILY
433 SOUTH BEACH ROAD
DEVELOPMENT REVIEW BOARD SUPPLEMENT**

Nature of the Request:

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

Affected Article and Section:

Article IX, Division II, Section 2.02 – Nonconforming Buildings

Sec. 2.02. - Nonconforming buildings.

A. Continuation. Any building which was lawfully in existence on the effective date of these land development regulations, or any amendment thereto, which is made nonconforming by the adoption of these land development regulations or any such amendment thereto, may be continued and maintained or repaired not withstanding such nonconformity.

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

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

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

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

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

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

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

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

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

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

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

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

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

Article X, Division II, Section 2.02 – Standards for Impact Review

The decision-maker shall approve an application for impact review approval if the applicant demonstrates that:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

D. The landscape treatment along the front lot line will remain comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of 1,000 feet in both directions, or will be planted such that it is comparable to the character and quantity of said streetscape if its existing condition is that it is not comparable in character or quantity; and

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

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

G. The demolition will be staged such that:

1. Noise will be minimized in terms of duration and volume; and
 2. Demolition equipment will be screened from view from neighboring properties and public rights-of-way to the maximum feasible extent; and
 3. No traffic on public streets in the town will be stopped during the period from November 1 to April 15; and
 4. Debris will be removed from the site in a manner that minimizes the number and length of additional trips on the public streets in the town; and
 5. Dust will be contained to the maximum practicable extent; and
 6. Demolition activities will have a minimal impact on adjacent infrastructure.
 7. Buildings proposed for demolition will receive pest control services to control rodents before and after the demolition.
- H. All exposed soil will be stabilized with plant material within ten days of completion of the demolition.

Article X, Division V, Section 5.00 – Variance Standards

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

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

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

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



Prepared by and return to:
 Lorraine M. Johnson

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

File Number: 2025-089ss

[Space Above This Line For Recording Date]

Trustee's Deed

This Trustee's Deed made this 3 day of April, 2025 between Thomas E. Swancy, as Trustee of the Barbara Woodruff Field Trust dated December 29, 1976 whose post office address is 321 N. Clark Street, Suite 2300, Chicago, IL 60654, grantor, and John C. Malone as Trustee of the John C. Malone 1995 Revocable Trust U/A dated March 6, 1995 and Leslie A. Malone as Trustee of the Leslie A. Malone 1995 Revocable Trust U/A dated March 6, 1995 whose post office address is 440 S Beach Rd, Hobe Sound, FL 33455, 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:

Lot 3, Marshall Field Trust Plat No. 1, according to the map of plat thereof as recorded in Plat Book 13, Page 19, Public Records of Martin County, Florida.

Parcel Identification Number: 35-38-42-023-000-00030-50000

Subject property is not the homestead property of the grantor his homestead address is stated above.

SUBJECT TO restrictions, reservations, covenants and easements of record which shall not be 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.

DoubleTime®

Signed, sealed and delivered in our presence:

Cynthia Dearman
Witness Name: Cynthia Dearman
Witness Address: 138 Lance Farm Trail
Arden, NC 28704

Thomas E. Swancy
Thomas E. Swancy, as Trustee of the
Barbara Woodruff Field Trust dated
December 29, 1976

Tim Dearman
Witness Name: Tim Dearman
Witness Address: 138 Lance Farm Trail
Arden, NC 28704

State of NC
County of Surrogate

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of March 2025 by Thomas E. Swancy, Trustee, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Chastity Justice
Notary Public
Printed Name: Chastity Justice
Commission Expires: 6-8-26

COPY

COPY

COPY

< BACK TO SEARCH

Basic Info

PIN 35-38-42-023-000-00030-5	AIN 57911	.. Situs Address 433 SOUTH BEACH RD JUPITER ISLAND FL	Website Updated 2/11/26
--	---------------------	---	-----------------------------------

General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners

JOHN C MALONE 1995 REVOCABLE TRUST

MALON JOHN C TTEE

LESLIE A MALONE 1995 REVOCABLE TRUST

MALONE LESLIE A TTEE

+ Show additional owners

Parcel ID

35-38-42-023-000-00030-5

Account Number

57911

Property Address

433 SOUTH BEACH RD JUPITER ISLAND FL

Use Code/Property Class

0100 - 0100 Single Family

Neighborhood

135710 Jupiter Island - Ocean

Legal Acres

2.66

Mailing Address

440 SOUTH BEACH RD
HOBE SOUND FL 33455

Legal Description

LOT 3 THE MARSHALL FIELD TRUST PLAT NO 1...

Ag Use Size (Acre\Sq Ft)

N/A

Tax District

JUPITER ISLAND

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 28,842,000	\$ 860,320	\$ 29,702,320	\$ 8,579,735	\$ 21,122,585	\$ 0	\$ 21,122,585

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

4/3/25

Sale Price

\$ 15,977,300

Grantor (Seller)

BARBARA WOODRUFF FIELD TRUST

Deed Type

Trustee's Deed

Doc Num

3121539

Book & Page

3491 1964

Legal Description

LOT 3 THE MARSHALL FIELD TRUST PLAT NO 1 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13 PAGE 19 PUBLIC RECORDS 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.



**HONORABLE
RUTH PIETRUSZEWSKI, CFC**

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

Property Address 433 SOUTH BEACH RD
Legal Description LOT 3 THE MARSHALL FIELD TRUST PLAT NO 1 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13 PAGE See Additional Legal on Tax Roll

REAL ESTATE

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

JOHN C MALONE 1995 REVOCABLE TRUST
MALON JOHN C TTEE
LESLIE A MALONE 1995 REVOCABLE TRUST
MALONE LESLIE A TTEE
440 SOUTH BEACH RD
HOBE SOUND, FL 33455

PARCEL ID: 35-38-42-023-000-00030.50000
ALTERNATE ID: 57911
ESCROW CODE:



SCAN TO VIEW YOUR
BILL ONLINE!

If Paid By	Nov 30, 2025	Paid	\$374,231.40	12/02/2025
Please Pay	\$374,231.40			

Ad Valorem Assessments

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
JUPITER ISLAND-AD VAL-OP	772-545-0100	2.8259	21,122,585	0	21,122,585	59,690.31
JUPITER ISLAND-EROSION	772-545-0100	0.9593	21,122,585	0	21,122,585	20,262.90
JUPITER ISL-DEBT SERVICE	772-545-0100	0.2100	21,122,585	0	21,122,585	4,435.74
SCHOOL-GENERAL FUND	772-219-1200 ext 30273	3.0540	29,702,320	0	29,702,320	90,710.89
SCHOOL CAPITAL OUTLAY	772-219-1200 ext 30273	0.9500	29,702,320	0	29,702,320	28,217.20
SCHOOL - DISCRETIONARY	772-219-1200 ext 30273	0.7480	29,702,320	0	29,702,320	22,217.34
SCHOOL ADDTNL VOTER MIL	772-219-1200 ext 30273	0.4250	29,702,320	0	29,702,320	12,623.49
CHILDRENS SERVICES ORDNC	772-288-5758	0.3618	21,122,585	0	21,122,585	7,642.15
FL-INLAND NAVIGATION DIST	561-627-3386	0.0270	21,122,585	0	21,122,585	570.31
S. FLA WTR MGMT	561-686-8800	0.2301	21,122,585	0	21,122,585	4,860.31
COUNTY-GENERAL FUND-OP	772-463-2868	6.5614	21,122,585	0	21,122,585	138,593.73
MILLAGE CODE 4300	TOTAL MILLAGE	16.3525	TOTAL AD VALOREM TAXES			\$389,824.37

Exemptions

Non Ad Valorem Assessments

Levying Authority	Telephone	Rate (\$ per unit)	Tax Amount
TOTAL NON AD VALOREM TAXES			\$0.00
TOTAL			\$389,824.37

*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: 35-38-42-023-000-00030.50000
ALTERNATE ID: 57911 ESCROW CODE:

JOHN C MALONE 1995 REVOCABLE TRUST
MALON JOHN C TTEE
LESLIE A MALONE 1995 REVOCABLE TRUST
MALONE LESLIE A TTEE
440 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 \$374,231.40

Paid By On File

Paid \$374,231.40 12/02/2025

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.

April 16, 2026

VIA HAND DELIVERY

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

RE: John C. Malone, Trustee of the John C. Malone 1995 Revocable Trust, u/a dated March 6, 1995
Development Review Board – Replacement of a Nonconforming Building
Property Address: 433 South Beach Road, Hobe Sound, Florida 33455 (“Property”)
REVISION¹

Dear Mrs. Harding:

This office represents the interests of the Malone family and John C. Malone, Trustee of the John C. Malone 1995 Revocable Trust, dated March 6, 1995, as it pertains to the application to the Development Review Board for the demolition and replacement of an existing nonconforming building with a new structure that will lessen the existing nonconformity present on the Property.²

The Malone family purchased the property in April of 2025. The Property is 116,187 square feet or 2.66730 acres and is in the B-40 1-Acre Estate Residential District. The Property contains an existing nonconforming two-story main residence. The residence was built in 1935 according to the Martin County Property Appraiser records.³ The existing home is nonconforming because it encroaches in the waterfront setback line (“WFSBL”) approximately 105 feet. After purchasing

¹ After consultation with coastal engineers from Isiminger & Stubbs, the proposed residence will be shifted approximately three feet (3’) further west. Notwithstanding the foregoing, Florida Statute 166.033(7) states that “a municipality may not require as a condition of processing or issuing a development permit or development order than an applicant obtain a permit or approval from any state or federal agency...” See FLA. STAT. § 166.033(7)(2025).

² See Art. IX, Div. II, Sec. 2.02(b), TOWN OF JUPITER ISLAND LAND DEVELOPMENT REGULATIONS (2021)(stating “[n]o nonconforming building shall be enlarged, increased, expanded, or altered in any way unless such enlargement, increase, or alteration complies with each and every requirement of these land development regulations.”).

³ This construction date predates the establishment of the Town’s waterfront setback line, the Town’s Land Development Regulations, and the Town of Jupiter Island’s incorporation.

the Property, my client investigated refurbishing and renovating the existing home; however, the poor condition of the home and the "fifty percent" rule rendered this impracticable. The home has been subjected to inclement weather and harsh conditions, including salt air, hurricanes, and nor'easters for almost a century. The cumulative effect of these storms, coupled with the age of the structure, resulted in structural damage that is not worth salvaging. The best and most cost-effective solution is to demolish the existing residence and replace it with a new, structurally sound home. The new home will be constructed with the latest technology and materials to create a residence that is more resilient, safer, and more secure during extreme weather or hurricanes.

The Malone family wishes to demolish the existing structure and rebuild a new residence in a similar, albeit, more conforming location. The existing home encroaches approximately 105' east of the Town's WFSBL. The existing structure, except the encroachment in the Town's WFSBL, is conforming in all other respects. The proposed residence will be more conforming by moving the house west by approximately twenty-one feet seven inches (21' 7"). Locating the house 83' 5" east of the WFSBL will improve the existing site conditions and be more acceptable to the Florida Department of Environmental Protection ("FDEP") than the existing development, according to consultation with coastal engineer Darwin Stubbs. The new structure will be developed with modern construction techniques and materials that comply with the Florida Building Code and FDEP to ensure the safety and stability of the residence. My client hopes to continue to enjoy using this Property with his family.

Locating the residence in the building envelope would likely require removal of the existing tennis court and extensive site regrading or fill. The proposed residence will be located on a ridge where elevations peak around 19' NAVD. The residence will have an initial measuring point of 17.9' NAVD and a finished floor elevation of 20.5' NAVD. The elevations near the tennis court range from around 11.5' NAVD to 12.5' NAVD. For flood planning it is prudent to locate the structure on the highest portion of the Property – not at the base of an elevated ridge. Designing the home with a finished floor elevation of 20.5' NAVD in the Property's building envelope would likely require eight to nine feet of fill. Failure to approve my client's request will result in keeping an unsafe structure or forcing its location in a flood prone low point of the Property.

The existing main residence, with a floor area of 4,192 square feet, will be removed. The proposed, new main residence will be 1,956.5 square feet – 2,235.5 square feet less than the existing floor area. The permitted floor area for this Property is 12,598 square feet or 10,641.50 square feet more than the proposed floor area. The property's size – over two acres and 398.6 feet wide – could also support two separately platted lots. However, my client has no intention to subdivide the lot. Any subdivision would require the demolition of the existing or proposed residence. The lowest level of the structure will be a basement framed with "frangible walls" to comply with FDEP requirements. This area will be utilized for garage, storage, circulation, covered terrace, powder room, and mechanical space. The first floor will consist of a primary bedroom, guest bedroom, a kitchen, laundry room, great room, covered lanai, covered entry, bathrooms, closet space, storage, and circulation space.

It is worth noting that the existing residence provides grandfathered and vested rights for the Malone family. Florida's Fifth District Court of Appeal held in *Lewis v. City of Atlantic Beach* that:

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

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

The Town of Jupiter Island's Comprehensive Plan also respects the balancing of vested and grandfathered rights and notes that, while the elimination or reduction of non-conformities should be encouraged, it must "be accomplished with proper respect for the vested rights of property owners."⁴ This concept is further expounded upon in the Town's Land Development Regulations. Article IX, Division II, Section 2.02 states that nonconforming buildings may continue, be repaired, and even replaced in certain circumstances.⁵ Replacement of a nonconforming building is permitted when it has been made "structurally unsound by fire, casualty, or other Act of God (which shall include, but not be limited to...degraded concrete...) to the point where repair is impracticable..."⁶ The request to replace the nonconforming structure will be in accordance with the standards contained in Article IX, Division II, Section 2.02(D). The proposed residence will be *more conforming* by reducing the floor area and encroachment in the WFSBL when compared to the existing residence.

In addition to replacing the existing structure with a more conforming residence, the Property's landscaping will also be enhanced. The existing landscaping consists of a large amount of invasive species, including Brazilian pepper and scaevola. During demolition and subsequent construction, existing buffers – inclusive of invasive species – will remain to provide construction screening from adjacent properties and South Beach Road. Six foot (6') tall green mesh construction fences will be placed along the southern, northern, and western portion of the Property to secure the site, prevent dust from exiting the construction area, and to limit view of the demolition and construction from outside the Property. A temporary construction entrance will be located along South Beach Road and secured with an eight foot (8') tall construction gate with green mesh. A similar gate will be located for a secondary construction access, located along an easement on the Property's southern boundary. Demolition will not include the existing tennis court or the existing stone apron.

⁴ See Policy 01.01.01.04, Comprehensive Plan, TOWN OF JUPITER ISLAND (2025).

⁵ See Art. IX, Div. II, Sec. 2.02, Nonconforming Buildings, TOWN OF JUPITER ISLAND LAND DEVELOPMENT REGULATIONS (2025).

⁶ See Id. At Art. IX, Div. II, Sec. 2.02(C).

The final stage of the construction project will include the removal of nonnative and invasive species from the Property. These buffers will then be replaced with a variety of tiered, appropriate vegetation. This vegetation will include, but is not limited to, seaside goldenrod, paradise tree, black ironwood, wild tamarind, green buttonwood, cinnamon bark, fiddlewood, silver buttonwood, Bahama coffee, pitch apple, Jamaican caper, crabwood, red stopper, thrinax palm, gumbo limbo, simpsons stopper, sabal palms, and marlberry. This vegetation, coupled with distance, the one-story nature of the proposed residence, and lush interior plantings, will more than adequately obscure the home from view outside the Property. The proposed landscape open space for the property will be 89,638.27 square feet or 77.15% of the lot area — exceeding the required 58,093.5 square feet or 50% of the lot area.

The proposed residence will not result in an increase in runoff, since the proposed structure will have an extremely similar footprint. Regardless, civil engineer Chad Gruber proposes two exfiltration trenches to retain stormwater and prevent runoff. The proposed exfiltration trenches will retain 6,353 cubic feet. Dry retention areas proposed on the Property will retain a further 20,074 cubic feet of runoff. These exfiltration trenches, coupled with proposed site regrading and dry retention, will ensure that the proposed redevelopment does not result in runoff to adjacent properties, the adjacent access easement, or the South Beach Road right-of-way.

The Malone family intends for this development project to be constructed in a manner consistent with and complementary to the existing infrastructure of the Town, surrounding properties, and the surrounding B-40 Residential Zoning District. If you have any questions or concerns regarding this application, or any of the attachments contained herein, please do not hesitate contacting the undersigned.

Respectfully submitted,



Jared Gaylord, Esq.
/JEG
Encl.

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

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 16, 2026

VIA HAND DELIVERY

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

RE: John C. Malone, Trustee of the John C. Malone 1995 Revocable Trust, u/a dated March 6, 1995
Development Review Board – Replacement of a Nonconforming Building, Variance, Demolition, and Redevelopment Standards
Property Address: 433 South Beach Road, Hobe Sound, Florida 33455 (“Property”)
REVISION

Dear Mrs. Harding:

This office represents the interests of Malone family and John C. Malone, Trustee of the John C. Malone 1995 Revocable Trust, dated March 6, 1995, as it pertains to the application to the Development Review Board for a variance to replace a nonconforming structure, demolish an existing structure, and redevelop the above referenced Property.

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

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

The existing structure was built in 1933. While the wood frame structure still stands, recently several leaks, siding damage, mold, and roof damage have been discovered by the new owner, my client. The Town’s Land Development Regulations (“LDRs”) requires that replacement of a nonconforming building is permitted if the structure is unsound due to “fire, casualty, or other act of God” which includes, but is not limited to, “wood eating organisms, degraded concrete, or similar factor[s] not within the control of the property owner...to the point where repair is impracticable.”¹ After purchasing the Property in 2025, my client was hopeful that an extensive renovation project could salvage the residence. After investigation and consultation with

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

architects, engineers, and design professionals, it was determined that the extent of the degradation necessitated replacement of the structure – not repair. My client now knows that the only choice is to replace the existing residence with a new, modern, and structurally sound home due to the severity of the existing home’s defects.

2. The building will be replaced with a building that is located in either:
 - a. The same location as the destroyed building, and is designed and configured such that the extent of the prior nonconformity is not increased; OR

The proposed building is designed to *be very similar* to the existing structure but will be *more conforming and have considerably less floor area*. The existing structure’s footprint, Initial Measuring Point, exterior wall height, and architectural style will be similar to the proposed residence. The proposed residence will be slightly taller than the existing residence – four feet ten inches (4’ 10”);² however, the structure will also contain *less floor area* – 1,956.5 square feet – a reduction of 2,235.5 square feet from the existing home. The existing structure’s 105’ encroachment in the waterfront setback line (“WFSBL”) will be reduced by approximately 21’ 7” to an 83’ 5” encroachment. This will result in a smaller, more conforming residence. This encroachment will not result in harm, due to the proposal of dense landscaping, central location, one-story design, and extreme distances from neighboring properties. Fundamentally, the proposed residence will be *substantially similar or more conforming* when compared to the existing home and will not increase any nonconformity that exists today.

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

The proposed structure’s mass will be *less* than the existing residence when viewed from South Beach Road or neighboring properties. The structure will be 2,235.5 square feet *less* than the existing home. This home will be located 174’ 10.5” from South Beach Road, 112’ 1 7/8” from the adjacent northern neighbor, and 182’ 5 3/4” from the adjacent southern neighbor. These great distances coupled with proposed dense landscaping, a one-story design, and a reduction in the proposed floor area *will reduce the apparent mass* of the residence when viewed from outside the Property.

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

² The existing residence is 14’ 5” tall and the proposed residence will be 19’ 3 1/4” tall.

There is no nonconformity for this Property that will be *increased* by this application. The existing nonconformity will be *reduced* by moving the structure *further west*.

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

The totality of nonconformities of the replacement building *will be lessened by the proposed application* by shifting the replacement building *21' 7" feet west* when compared to the existing structure.

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

The Malone family has owned this Property since 2025. Mr. Malone hopes to recreate the “beach bungalow” style, while rectifying the structure’s safety and functionality. The proposed structure will be the exact same character and architectural style that previously existed. The main differences in the design, style, and character of the home will be that the new structure will not leak, will not contain degraded wood siding, will be structurally sound, and will be more functional.

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

By granting this request for the replacement of a nonconforming building and a variance, the proposed residence will be constructed in a manner that is consistent with all other relevant elements of the Town’s LDRs and Comprehensive Plan, except for existing encroachments in the rear yard, WFSBL. The new residence will be *less nonconforming* than the existing residence due to the shift of its location further west. The replacement residence is much smaller than the existing residence and the permitted floor area for the Property. The replacement building complies with the Town’s regulations to the maximum extent possible in a manner that still provides a safe and attractive home, while reducing the size and nonconformity of the home.

5. The replacement building contains no more floor area than the building to be replaced;

The existing beach cottage contains 4,617 square feet. The proposed structure will contain 1,956.5 square feet. This reduction of 2,235.5 square feet reduces the extent of the existing nonconformity. The undersized structure is considerably less than the permitted floor area of 12,598 square feet. The proposed residence – 10,641.5 square feet less than the permitted floor area – will result in the smallest, reasonable replacement of the existing nonconforming home.

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

The Malone family previously researched repairing the structure's degradation after purchasing the Property in 2025. However, this investigation proved that the damage would be best addressed with a replacement project. The extent of the degradation, mostly caused by repeated exposure to ocean spray and inclement weather, has resulted in severe enough damage that would make repair ineffective and inefficient. Only replacement will solve this problem. The extent of the destruction, namely the structure's degrading siding, leaks, and mold, were discovered after my client began investigating the repair project after purchasing the Property. This degradation continues to this day and necessitates the replacement of the existing structure.

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

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

The Property is located along the Atlantic Ocean in the B-40 residential district. This Property was developed in 1935 according to Martin County records. This development date was prior to the establishment of the Town's WFSBL, creation of the Town's LDRs, and incorporation of the Town. The age of the structure and exposure to severe weather have compromised the home's integrity and safety. Furthermore, despite the owner's investigation as to the feasibility of repairing the condition of the house, my client's consultants have advised that this is not practicable. Unfortunately, the only viable option is to replace the home with a new

residence. Additionally, the Property's building envelope is very long and narrow. The building envelope is also at the base of a ridge that is approximately eight to nine feet (8'-9") lower in elevation than that ridge. Forcing the applicant to locate the new home in the building envelope likely would require significant regrading or addition of fill to result in better flood planning.

Most other properties in this zoning district do not contain properties with deteriorating structures, narrow building envelopes, unique topography, and homes built prior to the incorporation of the Town.

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

The existing building envelope's narrow width, undulating topography, the structure's degradation and exposure to severe weather, and the residence's construction prior to the establishment of the WFSBL and Town are not the actions of the applicant. The applicant did not own the Property when those events occurred. The applicant investigated refurbishing the structure on the site, but according to professional advice, such refurbishment and repair would be impossible and impracticable. The original construction, completed by the Property's prior owners, was not constructed by my client.

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

The variance will not confer on the applicants a special privilege denied by the LDRs to other lands, buildings, or structures in the B-40 zoning district. Most other properties and structures in this zoning district have wider building envelopes, more consistent property elevations, structures that are not deteriorating, and homes built more recently than 1935. In order to preserve the ability to use the Property and reduce the existing nonconformity, variance relief is necessary.

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

Literal interpretation of the LDRs would fail to balance my client's vested and grandfathered rights to the existing nonconformity structure, with their desire to rebuild and lessen the existing nonconformity. The proposed redevelopment request not only creates a smaller residence, it will also reduce the encroachment in the WFSBL by twenty-one feet seven inches (21' 7"). This is consistent with Policy 01.01.01.04 of the Town's Comprehensive Plan. All property owners on Jupiter Island

are permitted to maintain existing nonconformities and are provided with the ability to replace an existing nonconforming home, so long as that replacement satisfies certain standards.³ The proposed replacement satisfies those standards, reduces the size of the home, reduces the existing nonconformity, will not result in negative impacts on the community, and accomplishes these goals while creating a safer and more functional modern structure. Shifting the structure further west and decreasing its size by 2,235.5 square feet is a *reduction in the amount of nonconformity* and should be encouraged. Failing to grant the requested variance would fail to balance my client's vested property rights – a right commonly enjoyed by nearly all other properties in the same zoning district and protected by the Town's Comprehensive Plan.

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

The proposed redevelopment of the Property is the minimum variance. The redevelopment will not increase, but rather *decreases* the existing nonconformity on the Property. Technically, the requested structure is 2,235.5 square feet smaller than the existing residence. The proposed structure is also *considerably smaller* than the maximum permitted floor area of 12,598 square feet by approximately 10,641.5 square feet. Finally, the proposed structure moves the eastern façade of the residence twenty-one feet seven inches further west, reducing the maximum encroachment in the Town's WFSBL. The reduction in the size of the home, the small size of the structure relative to the permitted size of the home, and shifting the property further west to reduce encroachment in the WFSBL proves that this request is the minimum, reasonable request for the use of the Property. The request for a 1,956.5 square foot, one-story home, where a 12,598 square foot home is permitted by the underlying zoning district, is reasonable and minor⁴.

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

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

³ See Art. IX, Div. II, Sec. 2.02, Nonconforming Buildings, TOWN OF JUPITER ISLAND LAND DEVELOPMENT REGULATIONS (2025).

⁴ This Property also is capable of being subdivided. Locating the new structure in the center of the Property, helps prevent, or at least delay, that possibility.

safer in the event of a catastrophic storm event. This variance will preserve my client's property rights, lessen the existing nonconformity, and enhance the Property's values – benefitting the public welfare.

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

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

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 landscape buffers will prohibit negative impacts to the public right-of-way. This demolition will not be visible from adjacent properties. The proposed demolition will remove a home constructed in 1935 that has structural deficiencies. Replacing a degrading and unsafe structure with a modern, smaller, and more conforming residence will *further* the public interest by creating a safer Property. The demolition will occur during the Town of Jupiter Island's building season and is planned to only take place for a maximum of two weeks.

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

Evidence of the former structure, including the main residence and associated hardscaping, will be removed from the subject Property. After the demolition is complete, there will be no evidence of the former building, with the exception of the existing tennis court and driveway apron.

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

The demolition will remove the main residence and associated hardscape and mechanical equipment; however, the existing tennis court and driveway apron will remain during and after demolition. Associated hardscape, such as the driveway, may be used during construction to limit dirt and mud entering South Beach Road.

- 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 South Beach Road provides a dense, mature, and tall buffer of the Property from the roadway. Unfortunately, this buffer, along with other landscaping on the Property, contains scaevola and Brazilian pepper. The construction staging plan will utilize these buffers, including the existing invasive species until the end of the project, at which time the invasive species will be replaced with more appropriate species. The proposed landscaping along the front lot line will consist of varied, dense, and tall vegetation. The proposed landscaping and removal of invasive species will improve the existing streetscape and render view of the proposed residence impossible.

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

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

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

The existing landscape buffers along South Beach Road and neighboring properties are fairly dense and mature; however, the use of invasive species in this buffer will cause them to be replaced at the end of the construction project. Their use during construction will adequately shield the public from view of the demolition and construction activities. Per the enclosed landscape plan, the existing buffers will be enhanced to screen views of the structure from adjacent properties and South Beach Road. Any damage to the buffers during demolition will be restored during the subsequent development project.

- G. The demolition will be staged such that:

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

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

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

Demolition storage and equipment will be staged in a manner that prevents views from outside the Property. The proposed vegetation and the mesh

construction fence will obscure views of equipment and material storage from 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. Additionally, any portion of the Property where development will not immediately start will be stabilized with seed or grass material within ten (10) days of completion of the demolition to reduce dust.

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

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

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

Pest control services will be utilized before and after demolition.

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

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

As the enclosed application packet, including site plan, architectural plans, landscape plans and civil plans will demonstrate, my 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 proposed landscape buffer along South Beach Road will obscure views of the proposed residence from the right-of-way. Buffers along the northern and southern property boundaries will similarly shield the structure from adjacent properties. View of the residence from the beach will be limited and much better than homes along the South Beach Road neighborhood, due to the Property's landscaping, the size of the home, the increased distance from the beach compared to the existing home, and the proposed height of the structure. The proposed structure will meet current building code requirements and will result in a safer structure in the event of a catastrophic storm event. The landscape plan will remove existing and invasive scaevola from the Property. The replacement of an unsafe house with a structurally sound one, removal of invasive vegetation, and enhancement of the landscaping will *further the public interest* – not adversely affect it.

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

While the existing landscape buffers are not poor, they can be improved. A primary concern with the existing landscaping is the presence of Brazilian pepper and scaevola on site. These nonnative species will be permitted to remain during demolition and construction to shield the Property from view; however, at the end of the construction project, all nonnative vegetation will be removed and replaced with appropriate species. The proposed landscape and buffers will improve the existing streetscape and screen views of the new residence to improve privacy and screening. The proposed total floor area for the Property, 1,956.5 square feet, is significantly less than the permitted floor area of 12,598 square feet. The proposed density of this site will likely be much less than the surrounding neighborhood character. In fact, this Property is large enough to support a subdivision, which would create higher density in this community. Fortunately, my client has no intent to subdivide this Property. The Malone family merely intends to replace an existing and degrading structure with a safe, modern, and more conforming home. The current main residence is in poor condition and is unsafe. Replacing the structure with a safe, modern home will not only improve the Property's value but also neighboring values. The proposed vegetation, small sized development, and construction with a structurally sound home will ensure that the development is consistent with the surrounding neighborhood character.

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

The existing structure is not visible from South Beach Road due to the mature and tall landscaping on the Property, coupled with large distances from the public right-of-way. This redevelopment will not change the lack of visibility that currently exists but further limit it with enhancements to the streetscape buffer and neighboring

buffers. Additionally, the proposed residence will be in a similar footprint and will be relatively the same height as the existing structure, ensuring a similar visual profile when viewed from outside the Property. The proposed small scale, one-story design, and central location of the structure, especially relative to the permitted floor area for this Property, will help limit the visibility of the home from outside the Property boundaries. The Property will be substantially screened along the northern and southern boundaries with dense, tiered, and varied landscape material. The visibility from the beach will be consistent with the surrounding neighborhood and will likely be less visually impactful than other homes in this neighborhood due to its small size and increased setback compared to the existing residence. The proposed structure will not be more visible from the beach and Atlantic Ocean than the existing structure or from other homes in this community.

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

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

The existing landscape treatment along the front lot line, while dense and mature, is comprised of too many nonnative species, such as scaevola and Brazilian pepper. The proposed landscape treatment will be vastly improved when compared to the existing landscaping. The plantings along the streetscape will use seaside goldenrod, paradise tree, black ironwood, wild tamarind, green buttonwood, cinnamon bark, fiddlewood, silver buttonwood, Bahama coffee, pitch apple, Jamaican caper, and many other species to screen the Property from the right-of-way. The proposed buffer along South Beach Road will be similar to or better than the landscape treatment along the front lot line of properties within 1,000 feet in terms of palette, density, and screening.

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

The proposed development provides for adequate site triangles to allow safe ingress and egress to the Property. The applicant submitted the project to the Town's Pre-Application process for review by the Town's Public Safety Department. In the event Public Safety has any further comments or suggestions, my client will be willing to review these comments for incorporation and modification.

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

The proposed landscape plan will ensure that the development is properly shielded from the view of adjacent properties, will guarantee the compatibility of the uses for the proposed residence, and conformity to the LDRs. The removal of nonnative scaevola and Brazilian pepper, as well as the addition of a wide array of various vegetation will further enhance the Property. This landscaping, coupled with the central location of the proposed home, will ensure the residence remains hidden from view. The proposed development will enhance the Property and not result in negative impacts on adjacent properties, the neighborhood, or the Town of Jupiter Island.

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

There is no proposed exterior lightning or sound equipment at this time. Any proposed exterior lighting will meet the Town and Florida Department of Environmental Protection requirements.

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

As set forth in the Stormwater Calculations provided by civil engineer Chad Gruber, the volume of runoff to be retained in the proposed exfiltration trench will be 6,353 cubic feet. This volume will be retained onsite in two proposed exfiltration trenches. Additionally, a proposed dry retention area will retain an additional 20,074 cubic feet of runoff. The exfiltration trenches, dry retention area, and site grading will more than adequately prevent surface water runoff from entering the surrounding properties and South Beach Road.

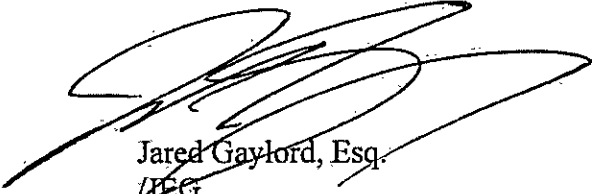
- I. The proposed development is designed and located so that all buildings are screened from view from adjacent properties and public roads such that the visual character of the proposed development from adjacent properties and public roads is predominantly natural, landscape plant material and land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

The current structure is not visible from South Beach Road due to the structure's size, distance, and existing dense vegetation. The limited visibility of this structure will continue, thanks to a project with a smaller scale, central location, one-story design, and enhanced landscaping. Additionally, the existing structure is in a state of degradation. The proposed residence will create a safer structure in the event of a hurricane or other severe weather. Additionally, the proposed landscaping will ensure that the predominant visual character of the lot will be natural, landscape plant material. The height of proposed landscape buffers, scope of the project, and large distances of the home from property boundaries will easily block views of the residence from passing traffic or neighbors.

Page 13 of 13
433 South Beach – DRB Standards
April 16, 2026
REVISED

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

Sincerely,

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

Jared Gaylord, Esq.
/JEG
Encl.

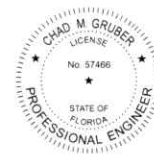


GRUBER CONSULTING ENGINEERS

**Proposed Residence
433 South Beach Road
Jupiter Island, Florida**

Concurrency Management Calculations

February, 2026
Revised April, 2026



Digitally signed by
Chad M Gruber
Date: 2026.04.16
17:24:03 -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 433 South Beach Rd. in the Town of Jupiter Island. The property encompasses approximately 2.67 acres between South Beach Rd. and the Atlantic Ocean. 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:	3,673 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

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 373 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
 $373 \text{ sq.ft.} / 750 \text{ sq.ft./equiv. bedroom} = 0.49 \text{ equiv. bedrooms}$
Use 1 equivalent bedrooms at 60 gpd/bedroom = 60 gpd

Estimated daily flow = 400 gpd + 60 gpd = 460 gpd

c) Proposed Septic System Specifications

Minimum Main Trench Septic System Specifications	
Required Drainfield Area:	575 sq.ft.
Required Unobstructed Area:	863 sq.ft.
Minimum Septic Tank Size:	1,200 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	=	116,187 sq.ft. (2.667 ac.)
Impervious plan area	=	22,182 sq.ft.
Remaining pervious surface area	=	94,005 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:

$$S_{weighted} = \frac{(8.18in. \times 94,005 sq. ft.)}{116,187 sq. ft.} = 6.62 in.$$

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

$$Q = \frac{(P - 0.2S_{weighted})^2}{(P + 0.8S_{weighted})} = \frac{(7.00in. - 0.2 \times 6.62in.)^2}{(7.00in. + 0.8 \times 6.62in.)} = 2.62 in.$$

Vol. of runoff to be retained = 2.62 in. x 116,187 sq.ft. x 1ft./12in. = 25,368 cu.ft.

Volume retained in dry retention areas = 20,074 cu.ft.

Vol. of runoff to be retained in exfiltration trenches
(including 20% safety factor) = 6,353 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 6,353 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	=	40	ft
W =	Trench Width	=	16	ft
K =	Hydraulic Conductivity	=	0.0001	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	=	3,150	cu.ft.

Exfiltration Trench #2

L =	Total Length of Trench Provided	=	41	ft
W =	Trench Width	=	16	ft
K =	Hydraulic Conductivity	=	0.0001	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	=	3,229	cu.ft.

Total Volume Retained in Proposed Exfiltration Trenches = 6,379 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	=	116,187 sq.ft. (2.667 ac.)
Drainage basin area	=	104,548 sq.ft. (2.400 ac.)
Impervious plan area	=	22,182 sq.ft.
Remaining irrigated pervious surface area	=	82,366 sq.ft. (1.891 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.

1.891 ac x 32 in./year x 1 year/365 days = 0.1658 ac-in./day which can be converted to gallons per day by multiplying the result by 27,152 gal./ac-in. = 4,501 gpd (136,830 gallons per month)

Total estimated average day irrigation use = 4,501 gal.

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

Irrigation Project ERCs = 4,501 gpd x 1 ERC/350 gpd = 12.86 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 460 gpd.

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

Domestic Project ERCs = 460 gpd x 1 ERC/250 gpd = 1.84 ERCs

3. Total Daily Water Use Demand Estimate and ERC Calculation

The estimated total irrigation and domestic water use for this project is 4,961 gpd.

Total Project ERCs = 12.86 ERCs + 1.84 ERCs = 14.70 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

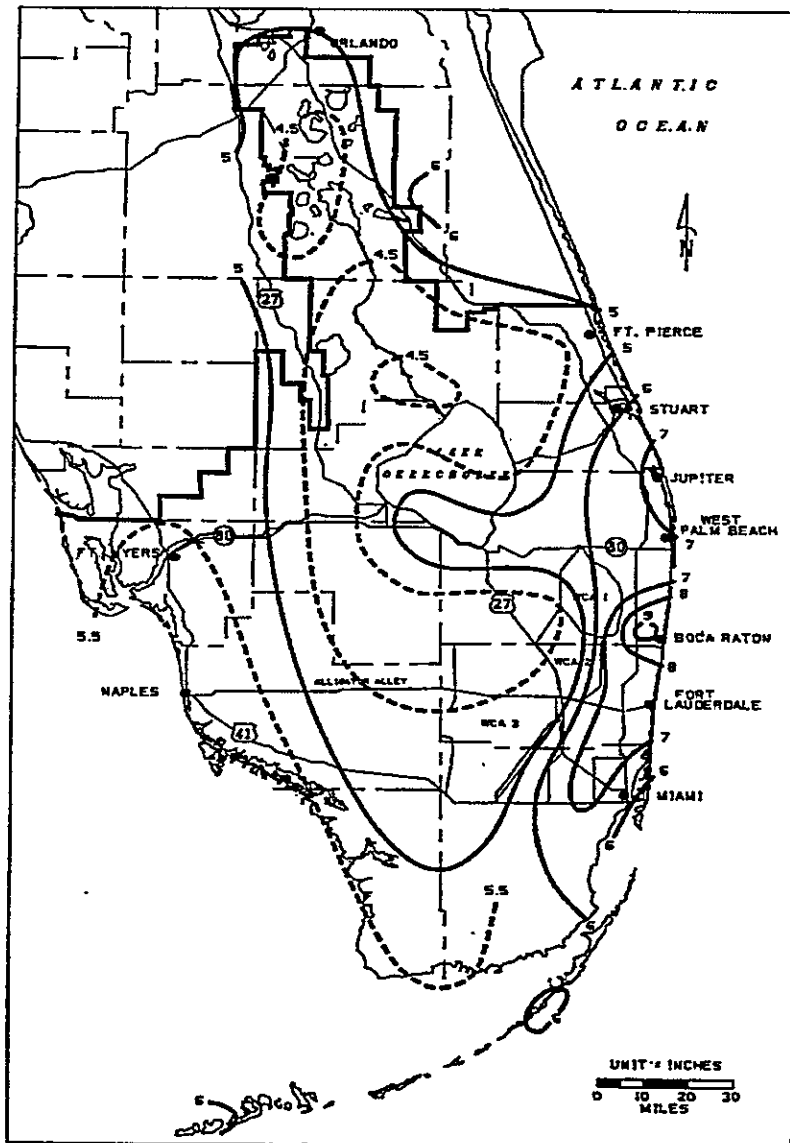


FIGURE C-3. 1-DAY RAINFALL: 5-YEAR RETURN PERIOD

C-5

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

MCR Professional Engineering, Inc.

March 16, 2026

Village Architects
400 N Cypress Drive, Suite #21
Tequesta, FL. 33469

Re: Structural Building Assessment
433 South Beach Road
Jupiter Island, FL

Mitch:

As requested, a site visit was made to assess the structural condition of the existing building at the above noted location. There is excessive amount of structural deterioration and failure. We recommend that this structure be demolished and replaced with a new structure.

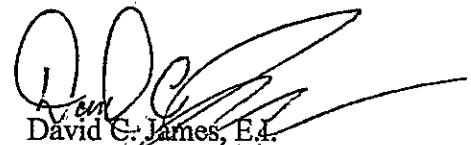
Should there be any questions or concerns please contact our office.

Sincerely,

Dwight M Baber

Digitally signed by
Dwight M Baber
Date: 2026.03.18
10:25:16 -04'00'

Michael Baber, P.E.
FL Reg. # 52575



David C. James, E.I.
FLA. Building Inspector No. BN3251

www.MCREngineers.com
3733 Atlantic Road
Palm Beach Gardens, FL 33410
(561) 596-4374

**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 **June 4, 2026, at 9:00 a.m.** for the purpose of considering the following application.

467 South Beach - B -40 1-Acre Estate Residential District

This is the application of Sand Turtle LLC, represented by Jeremy Bowerman, Esq., of Jeck Harris, P.A., requesting the following:

A variance approval for a non-conforming building, and a site plan approval for:

Demolition and replacement of a non-conforming 1,679 square feet, 1-story, structurally compromised residence. The new home will be 1,670 square feet 1-story residence in the location of the existing residence.

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

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

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

STATE MANDATED STATEMENT:

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

Building Department 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: 467 South Beach Road
Date: May 18, 2026

Owners:

Sand Turtle, LLC

Agent:

Jeremy D. Bowerman, Esq. of Jeck Harris Counselors at Law.

Property Description:

467 South Beach Road, Jupiter Island, Fl. 33455
0.63085 acres, located in the B-40 One Acre Estate Residential District

Request:

The applicant is seeking approval to demolish and replace a non-conforming 1,678.8 sq. ft., one story dwelling with a new 1,670 sq. ft. one story dwelling in the existing location. The existing dwelling is seaward of the Waterfront Building Set Back Line.

Building and Zoning Analysis:

The existing dwelling is 1678.8 sq. ft., and the proposed principal dwelling is 1,670 sq. ft. The existing front yard setback is 15.3 ft., and the proposed front yard setback is 20 ft. The rear yard setback is 64.50 ft. beyond the Waterfront Set Back Line and the proposed setback is 57.83 ft. beyond the Waterfront Set Back Line. The existing side yard setback is 18.9 ft, and the proposed side yard setback is 22 ft. The proposed principal dwelling will be less nonconforming.

A Structural Assessment by Farley Engineering, LLC, (included) has written their opinion that demolition and rebuilding is the only practical and logical solution to the deterioration of the structure.

Reports and Recommendations: Attached

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

Matthew Hammond, Town Engineer, review comments: *Comply as noted.*

Matthew Hammond, SMRU Director, review comments: *Comply as noted.*

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

Sergeant/ Fire Chief Frank Lasaga: *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.*

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

Article IX, Division 2, Sec. 2.02 C and D of the Land Development Regulations, Replacement of a non-conforming building.

Article X. Division 2, Section 2.03 Standards for impact review for demolition applications. (applicants' reply attached)

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

KING TREE SERVICE

OF SOUTH FLORIDA

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

May 11, 2026

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

RE: 467 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: 73

Number of trees affected by construction: 13

Trees to Remove

Number of removals: 11

Invasive species removed: All invasive species will be removed. There are many areas on the Landscape Plan labeled "Seagrape Hammock" that have a large amount of invasive Snake plants in it. A note states that all Snake Plant will be removed and any native species killed or damaged during Snake Plant removal will be replaced with similar native species.

Number of Native species removed: 4 trees are listed to be removed, but many medium and small Seagrape hedges will be removed as shown in the shaded areas.

Notes: I am ok with all removals as new native plant material will mitigate for the loss of native species. I believe two additional palms will need to be removed that were not shown on the plant list to be removed. These trees are located on the south property line where an opening will be made to the neighboring lot to allow for construction access. I am ok with removing these two additional palms but please be careful of the large native Ficus aurea in this location.

Trees to Relocate

Number of relocations: 2

Number of Native species relocated: 2 Sabal Palms

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

KING TREE SERVICE

OF SOUTH FLORIDA

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

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

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

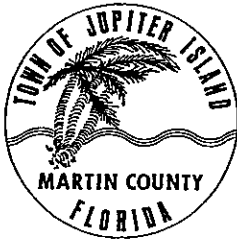
All new plant species suitable for the site: Yes / No

A large amount of new plant material scheduled for installation is native species.

Prepared by:



Brian Fischer
ISA Certified Arborist FL-5287A



Town of Jupiter Island

Public Works Department

2 Bridge Road

Hobe Sound Fl.

33475-0007

(772) 545-0171

Fax (772) 546-7918

MEMORANDUM

Date: May 12, 2026

To: Catherine Harding – Planning Building & Zoning Director

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

RE: 467 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 the demolition and construction of new 1,670 square-foot, one-story residence located on South Beach. The scope of work also includes associated hardscape improvements. The property is 0.63 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 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



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: May 12, 2026

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

From: Matthew Hammond, P.E. – Director

Subject: 467 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 the demolition and construction of new 1,670 square-foot, one-story residence located on South Beach Road. The scope of work also includes associated hardscape improvements. The property includes an existing 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 connection (ERC) of irrigation, two (2) ERCs of domestic water are required for this development. The property currently has a credit of five (5) water ERCs and will need to pay water ERCs as follows:

<u>Connection Charges</u>
\$1,800 x 1 ERC = \$1,800.00
<u>Accrued Guaranteed Revenue Fee</u>
60 months x 25.81 x 1 ERC = \$1,548.60
Total Fee = <u>\$3,348.60</u>

Once these fees are paid, six (6) 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 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: 467 South Beach Road Closest R-Monument: R-115

Owner: Sand Turtle, LLC

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

Demolish existing and construct new 1-story residence (1,670 sf) with attached deck space in same general footprint/location as original. New mechanical enclosure and new hardscape and landscape also included. Plans reflect below grade basement for mechanical and storage purposes, not included in general description.

- 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. (Refer to memo)
- Plans depict 100-yr Storm Flood Elevation and 100-yr Storm Grade Elevation or provide 100-yr elevation certificate. (FEMA Zone X)
- PE/Architect Certification of meeting standards of Florida Building Code, Section 3109. (Missing)
- Finished Floor & Lowest Structural Member above 100-yr Storm Elevation (Finished Floor el +17.88' NAVD. Martin County CCCL 100-yr el. +13.5' NAVD. Plans indicate new pile foundation below first floor with basement top of slab el +6.83' NAVD and frangible wall and first floor bottom beam el +15.5' NAVD).
- Foundation modification? (New Foundation).
- Footprint change or expansion? (Minor changes)
- Excavation of beach compatible sand? (Grading Plan TBD)
- Primary frontal dune changes (including revegetation)? (N/A)
- Beach access or dune crossover structure? (N/A)

(cont'd)

- List of exempt activities:
 - o N/A

- List of major activities seaward of CCCL:
 - o New single family residence and mechanical enclosure
 - o _____

- List of minor activities seaward of CCCL:
 - o New landscape and hardscape
 - o _____

- List of proposed landscape vegetation and native plant species list.
- Offset distance (ft) of proposed activities from frontal dune. (~100')
- 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?

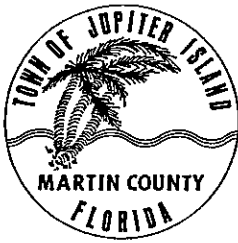
- Are existing coastal structures to be altered and/or replaced with new structures? (No)

- 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.



Town of Jupiter Island

Public Works Department

2 Bridge Road

Hobe Sound Fl.

33475-0007

(772) 545-0171

Fax (772) 546-7918

MEMORANDUM

Date: May 8, 2026

To: Catherine Harding, Planning Building & Zoning Director

From: John Duchock, PE - Director of Public Works

RE: 467 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.



MEMORANDUM

TO: BUILDING DEPARTMENT
FROM: SERGEANT/FIRE CHIEF FRANK LASAGA
DATE: MAY 18, 2026
SUBJECT: 467 S BEACH RD

After reviewing the proposed plans for the construction of a single-family residence at 467 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.

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.

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.

Article IX, Division 2

Sec. 2.02. Nonconforming buildings.

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

(Ord. No. 401, § 16, 12-6-24)

Article X, Division 2

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
BUILDING DEPARTMENT

Town of Jupiter Island
Development Review Board
(DRB)

Date Received: 4/29/24

PZE-0434

PROPERTY:

Street Address: 467 S. Beach Road
Tax Parcel Number: 35-38-42-047-000-00020-0 Zoning: B-40 (Lot 2)
Legal/General Description Lot 2 and 2-A, Plat of Sand Turtle, Plat Book 16, Page 60, Public Records of Martin County, Florida.

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

Name: Jeck Harris, Jeremy D. Bowerman, Esq.
Mailing Address: 790 Juno Ocean Walk, Suite 600, Juno Beach, FL 33408
Phone #: (561) 713-2086 Email: jbowerman@jeckharris.com

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

Name: Sand Turtle, LLC
Mailing Address: c/o Jeck Harris (mailing address above)
Phone #: see above Email: see above

EXPLANATION OF REQUEST:

Demolition and replacement of a non-conforming 1,679 sf, 1-story structurally compromised residence, originally built in 1958, with a new, 1,670 sf, more conforming and structurally sound, 1-story residence in the location of the existing residence pursuant to LDR Art. IX, Div. 2, Sec. 2.02 C. and D.

IF VARIANCE IS REQUESTED, CITE LRD'S AFFECTED:

Owner's request is made pursuant to LDR Art. IX, Div. 2, Sec. 2.02 C. and D. (replacement of non-conforming building) rather than a general variance under LDR Art. X, Div. 5, Sec. 5.00. Nonetheless, Owner's request meets the variance standards, as set forth in the application supplement.

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:

Owner's request satisfies LDR variance standards, including hardship, as set forth in the application supplement.

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.



By: Jeremy D. Bowerman,
as authorized agent of
Sand Turtle, LLC

4/29/2026

Signature of Owner or Agent—**REQUIRED**

Printed Name

Date

Site Analysis

Address: 467 South Beach Road		Zoning District: B-40 (Lot 2)	
Planned Date of Construction: 2026 Building Season			
	Permitted	Existing	Proposed
Lot Area:		27,480 SF (0.63 Acres)	No Change
Floor Area*:	4,740 SF (based on Lot 2 only)	1,678.8 SF (Lot 2)	1,670 SF (8.8 SF reduction)
Principle Dwelling: (10,000 sf max)		1,678.8 SF	1,670 SF (8.8 SF reduction)
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		.061	.060
Lot Width:	140'	Varies - approx. 141' wide at road	No Change
Front Yard Setback:	50'	15.3' (Non-conforming)	20' (Non-conformity reduced)
Rear Yard Setback:	WBSL	64.50' beyond WBSL (non-conforming)	57.83' beyond WBSL (non-conformity reduced)
Side Yard Setback:			
One-Story:	20'	18.9' (non-conforming)	22' min. (conforming)
Two-Story:	n/a	n/a	n/a
Initial Measuring Point ("IMP"):		17.88 NAVD	17.88 NAVD
Fill:	4 ft max	unknown	not to exceed 4'
Roof Height: Roof Pitch:			18.17' max height at ridge; 8:12 with 6:12 pitch break
One-Story:	22'	minimal - estimate less than 1:12	n/a
Two-Story:	n/a	n/a	
Exterior Wall Height:			
One-Story:	14 ft	approx. 8.5'	10.25' max
Two-Story:	22 ft	n/a	n/a
Parking Spaces: (1 per bedroom, 1.5 max)	2	2	2 (no change)
Driveway Setback:	8'	7.75' (non-conforming)	No Change
Landscape Area:	50%	89% Landscape (24,456 SF)	86.15% Landscape (23,674.81 SF)
Elevation of Finish Floor:		17.88 NAVD	17.88 NAVD
Elevation of LHSM: (Lowest Height Structural Member)			15.50' NAVD (habitable level)
FEMA Flood Zone:		Zone X & VE (EI 8)	Zone X & VE (EI 8) (home footprint entirely within Zone X)

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

Required Documentation

- Completed Application
- Site Data Analysis
- Deed and Current TaxBill
- Power of Attorney (if applicant/representative is other than owner)
- Clear and concise letter explaining the request
- Responses on how the Standards of the Specific Application are met
(See Land Development Regulations for Variances, Development, and Demolition)
- Civil Reports: Concurrency Management Calculations,
Percolation Test, Cut-fill Sheets (if applicable)

Plans (One (1) set of 24 x36, signed & sealed)

- Current Survey (dated within 1 year) - Flood Zone & Jupiter Island Zoning noted
- Building Plans- Site Plan, Floor Plan, Elevations relative to initial grade & IMP
- Construction Staging Plan (separate from Landscape Plan)- Location of parking, fencing, port-o-let, etc.
- Landscape Plan- Buffer, planting schedule, tree survey, renderings of proposed
- Civil Plans- Drainage, septic location, stormwater management

INSTR # 2034013
OR BK 02273 PG 0235
Pgs 0235 - 237; (3Pgs)
RECORDED 08/21/2007 02:21:09 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 0.70
RECORDED BY S Phoenix

Prepared by and return to:
Andrew P. Speranzini, Esq.
Jeck, Harris & Jones, LLP
1061 East Indiantown Road, Suite 400
(561) 746-1002

Grantor's Tax I.D. Number: _____

[Space Above This Line For Recording Data]

Special Warranty Deed

THIS INDENTURE is made this 12th day of July, 2007, between Denton Capital Co., LLC, a Connecticut limited liability company and Christopher J. Hubman, Trustee of the Jupiter Island Revocable Trust Dated January 17, 2006, each with a post office address at 8934 Conroy Windermere Road, Orlando, Florida 32835 (together, the "Grantor"), and Sand Turtle, LLC, a Connecticut limited liability company, whose post office address is 8934 Conroy Windermere Road, Orlando, Florida 32835 ("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, trusts and trustees)

Witnesseth, that Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all that certain land situate in Martin County, Florida, viz:

All right, title and interest in and to the property owned by Grantor that comprises any part of Lot 2 and 2-A, PLAT OF SAND TURTLE, according to the Plat thereof recorded in Plat Book 16, Page 60, of the Public Records of Martin County, Florida.

This conveyance is made subject to the following:

1. Real estate taxes and non ad valorem assessments for the year 2007 and subsequent years.
2. Applicable zoning regulations and ordinances.
3. All of the covenants, condition, restrictions, reservations, easements and other matters of record, if any, which affect the above-described property.

Grantor affirms that the property being conveyed, with a property address of 466-469 South Beach Road, Hobe Sound, Florida, 33455 is not the Grantor's homestead property. Grantor's address is 8934 Conroy Windermere Road, Orlando, Florida 32835.

This Special Warranty Deed was prepared without the benefit of a title search pursuant to the request of the Grantor and Grantee.

In Witness Whereof, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witnesses:

GRANTOR:

Denton Capital Co., LLC, a Connecticut Limited liability company

[Signature]
Print Name: SONIA SALAMONE

By: Christopher J. Hubman
Christopher J. Hubman, Manager
8934 Conroy Windermere Road
Orlando, FL 32835

[Signature]
Print Name: ROBERT McNAMARA

Christopher J. Hubman, Trustee of the Jupiter Island Revocable Trust Dated January 17, 2006.

[Signature]
Print Name: SONIA SALAMONE

By: Christopher J. Hubman
Christopher J. Hubman, Trustee
8934 Conroy Windermere Road
Orlando, FL 32835

[Signature]
Print Name: ROBERT McNAMARA


State of Florida
County of ORANGE

The foregoing instrument was acknowledged before me this 12th day of JULY, 2007, by Christopher J. Hubman, as Manager of Denton Capital Co., LLC, a Connecticut limited liability company and as Trustee of the Jupiter Island Revocable Trust Dated January 17, 2006, who is personally known to me or has produced a driver's license as identification.

Kathryn M. Battaglia
Notary Public

Printed Name: KATHRYN M. BATTAGLIA

My Commission Expires

 Notary Public State of Florida
Kathryn M. Battaglia
My Commission DD417753
Expires 07/04/2009



**HONORABLE
RUTH PIETRUSZEWSKI, CFC**

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

Property Address 467 SOUTH BEACH RD
Legal Description LOT 2 & 2A LYING EAST AND WEST OF RIGHT OF WAY SAND TURTLE ACCORDING TO THE PLAT THEREOF RECORDED PL See Additional Legal on Tax Roll

REAL ESTATE

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

SAND TURTLE LLC
145 SOUNDINGS AVE #200
JUPITER, FL 33477

PARCEL ID: 35-38-42-047-000-00020.00000
ALTERNATE ID: 824116
ESCROW CODE:



SCAN TO VIEW YOUR
BILL ONLINE!

If Paid By	Nov 30, 2025	Paid	\$154,261.36	11/25/2025
Please Pay	\$154,261.36			

Ad Valorem Assessments

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
JUPITER ISLAND-AD VAL-OP	772-545-0100	2.8259	8,884,948	0	8,884,948	25,107.97
JUPITER ISLAND-EROSION	772-545-0100	0.9593	8,884,948	0	8,884,948	8,523.33
JUPITER ISL-DEBT SERVICE	772-545-0100	0.2100	8,884,948	0	8,884,948	1,865.84
SCHOOL-GENERAL FUND	772-219-1200 ext 30273	3.0540	11,859,220	0	11,859,220	36,218.06
SCHOOL-CAPITAL OUTLAY	772-219-1200 ext 30273	0.9500	11,859,220	0	11,859,220	11,266.26
SCHOOL- DISCRETIONARY	772-219-1200 ext 30273	0.7480	11,859,220	0	11,859,220	8,870.70
SCHOOL-ADDTNL VOTER MIL	772-219-1200 ext 30273	0.4250	11,859,220	0	11,859,220	5,040.17
CHILDRENS SERVICES ORDNCs	772-288-5758	0.3618	8,884,948	0	8,884,948	3,214.57
FL-INLAND NAVIGATION DIST	561-627-3386	0.0270	8,884,948	0	8,884,948	239.89
S. FLA WTR MGMT	561-686-8800	0.2301	8,884,948	0	8,884,948	2,044.43
COUNTY-GENERAL FUND-OP	772-463-2868	6.5614	8,884,948	0	8,884,948	58,297.70
MILLAGE CODE 4300	TOTAL MILLAGE	16.3525	TOTAL AD VALOREM TAXES			\$160,688.92

Exemptions

Non Ad Valorem Assessments

Levying Authority	Telephone	Rate (\$ per unit)	Tax Amount
TOTAL NON AD VALOREM TAXES			\$0.00
TOTAL			\$160,688.92

*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: 35-38-42-047-000-00020.00000

ALTERNATE ID: 824116

ESCROW CODE:

SAND TURTLE LLC
145 SOUNDINGS AVE #200
JUPITER, FL 33477

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 \$154,261.36

Paid By On File

Paid \$154,261.36 11/25/2025

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.



SAND TURTLE, LLC RESOLUTION
APPOINTING JECK HARRIS AS AGENT

The undersigned, being the duly authorized Manager of TWMC, LLC, as Manager of SAND TURTLE, LLC, a Florida limited liability company, the owner ("**Owner**") of that certain real property located at 467 South Beach Road, Jupiter Island, Florida 33455 and more particularly described on Exhibit "A" attached hereto and made a part hereof ("**Property**") by written consent, adopts the following resolution ("**Resolution**"):

Resolved, that Owner hereby appoints the attorneys of Jeck, Harris, Raynor and Jones, P.A. d/b/a Jeck Harris ("**Agent**") to be Owner's true and lawful agent to act on Owner's behalf with regard to any and all of the following pertaining to the Property:

1. The preparation, filing, and prosecution of one or more development application(s) with the Town of Jupiter Island ("**Town**"), including without limitation, applications to the Town's Development Review Board; and

2. The execution of any documentation reasonably required by the Town or any other governmental or quasi-governmental agency in connection with any such development applications; and

3. Any other action, including without limitation: (i) the preparation, execution, and filing with the Town and any other governmental or quasi-governmental agency of any other document or documents Agent deems necessary or advisable in connection with any such development applications; and (ii) attending public hearings on behalf of Owner.

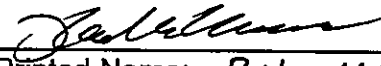
This Resolution shall be effective beginning on the date hereof and shall continue in full force and effect up to the time of receipt by Agent of a written revocation signed by an individual authorized by law to act on behalf of Owner.

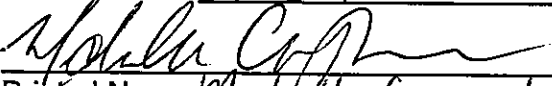
To accomplish the purposes set forth herein, I have hereunto signed this Resolution of Sand Turtle, LLC on the 21TH day of April, 2026.

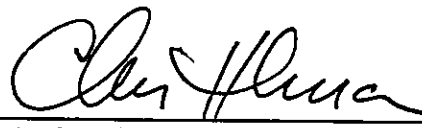
Sand Turtle LLC, a Florida limited
liability company

By: TWMC, LLC, as Manager

*Signed, sealed and delivered
in the presence of:*


Printed Name: Rob McNamara


Printed Name: Michelle Cunningham

By: 
Christopher J. Hubman, its Manager

STATE OF FLORIDA)

) ss:

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21ST day of April, 2026, by Christopher J. Hubman, as Manager of TWMC, LLC, the Manager of SAND TURTLE, LLC, a Florida limited liability company, on behalf of said company. Christopher J. Hubman is personally known to me or produced a driver's license as identification.

[SEAL]



Amy Connelly

Notary Public

Printed Name: AMY CONNELLY

My Commission Expires: DECEMBER 22, 2027

Exhibit "A"

Lot 2 and 2-A, PLAT OF SAND TURTLE, according to the Plat thereof recorded in Plat Book 16, Page 60, of the Public Records of Martin County, Florida.

467 S. Beach Road
Development Review Board Application Supplement

Owner: Sand Turtle, LLC

Property: 467 S. Beach Road

Owner Agents: Philippe C. Jeck, Esq. & Jeremy D. Bowerman, Esq., Jeck Harris

Architect: Gerooge Pastor, RA, Merrill, Pastor & Michael Architects, PA

Landscape Architect: Paul S. Catania II, PLA, ASLA, Parker-Yannette Design Group, Inc.

Engineer: Chad M. Gruber, P.E., Gruber Consulting Engineers, Inc.

Surveyor: P. Michael Zarrella, PSM, R.L. Vaught & Associates, Inc.

Legend: Town: Town of Jupiter Island
DRB: Development Review Board
LDR: Land Development Regulations
WFSL: Waterfront Setback Line
sf: Square feet of floor area as per LDR
Note: All elevations shown are NAVD88 unless otherwise stated

I. Nature of Application.

Owner requests approval pursuant to LDR Art. IX, Div. 2, Sec. 2.02.C. and D. to demolish and replace an unsafe and structurally unsound 1,679 sf, 1-story wood-frame residence originally built in 1958, which is non-conforming with the LDR in multiple respects, with a new and more conforming 1,670 sf, 1-story residence utilizing modern construction and hurricane standards to provide a much safer and more resilient structure. This application also includes enhancements to the Property's hardscaping, landscaping, as well as improved stormwater drainage, as shown in the plans. Construction is anticipated to commence in the Town's 2026 building season.

II. Background.

Owner owns Lot 2/2-A (the "Property") of the Plat of Sand Turtle (the "Plat"), comprising approx. 1.1469 total acres. The majority of the Property is located East of S. Beach Road ("Lot 2") in the Town's B-40 Zoning District, and a smaller portion is located West of S. Beach Road in the Town's A-80 Zoning District ("Lot 2-A"). The Property is part of an approx. 11-acre family compound, which includes Lot 1/1-A of the Plat, immediately North of the Property, and Lot 3/3-A of the Plat, immediately South of the Property, resulting in additional privacy and space between the Property and neighbors.

The new home will not increase any existing LDR nonconformity, but rather, will result in a *more conforming* home by eliminating the existing nonconformity of the Southern side yard setback and reducing all other of the home's nonconformities. By utilizing a slightly smaller, regularized footprint, the extent of the WFSL nonconformity will be reduced by 10% (from 64.5' to 57.83') and the extent of the front yard setback nonconformity will be reduced by 9% (from 34.67' to 30'). Moreover, mechanical equipment will be relocated farther from the front boundary and within a masonry wall enclosure, and a portion of mechanical equipment within the home, further reducing nonconformities.

Owner's request will result in the Property containing a total of 2,696 sf (1,670 sf primary residence + 1,026 sf accessory structure), which is only 33.86% of the total permitted floor area for the Property. In fact, if the Property was located in a different area that did not implicate the WFSL, the Owner would be able to seek administrative approval of the new home, since it is well below the 70% threshold referenced in LDR Art. X, Div. 1, Sec. 1.00.A. for administrative review. These facts demonstrate that the Owner is being very reasonable and constrained in its request, and that Owner's request is the minimum request that will make possible the reasonable use of Owner's Property.

Owner's request satisfies all applicable LDR standards for replacement of a non-conforming building as set forth below and will provide safety, security, and peace of mind for the home's longtime residents, allow the outdated and unsafe home to be brought into alignment with the surrounding neighborhood character, reduce and eliminate existing nonconformities, and increase neighborhood property values.

III. Replacement of Non-Conforming Residence.

LDR Art. IX, Div. 2, Sec. 2.02.C provides, "In the event part or all of a nonconforming building is destroyed or made structurally unsound by fire, casualty, or other Act of God (which shall include, but not be limited to, wood eating organisms, degraded concrete, or similar factor not within the control of the property owner) to the point where repair is impracticable, the building may be reconstructed or replaced if approved by the [DRB] using section 2.02(D) below."

Owner satisfies the standards contained in LDR Art. IX, Div. 2, Sec. 2.02.D, as set forth below:

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

Response: As confirmed by a structural engineer's recent assessment of the home, widespread damage, including degraded concrete, spalling, splitting, cracking, moisture damage, and wood rot, has compromised the structural integrity of the home, making the home unsafe. Until recently, the extent of the damage and what could be done to address the unsafe condition was unknown. As per the structural engineer, repair of the widespread structural damage, if it could even be achieved, would at best, still result in a home failing to meet current building and hurricane safety standards and leave the home

The Property currently has a 1,026 sf accessory structure built in 2009 on Lot 2-A and a wood-frame, 1-story 1,679 sf residence on Lot 2, originally built in 1958. The residence and accessory structure on Lot 2-A together contain approx. 2,705 total sf, which is 5,257 sf (66%) less than the 7,962 sf allowable based on the Property's total acreage.

This application relates to the 1-story residence on Lot 2. In addition to being 68 years old and structurally unsound, the residence is nonconforming with current LDR because it is located (1) entirely seaward of the WFSL, (2) partially within the required 50' front yard setback; and (3) partially within the required 20' Southern side yard setback. Additionally, the home's mechanical equipment is located within the required front yard setback (14.83' from the front boundary) and without the masonry wall enclosure required by current LDR. Moreover, the home lacks current building and hurricane code safety standards necessary to secure the structure and residents from extreme conditions and hurricane force winds common to the area.

The first and second LDR nonconformities noted above are unavoidable because the WFSL crosses the Property West of the Western property line for Lot 2, making it impossible to build any structure on Lot 2 that would be conforming, since it would necessarily be located seaward of the WFSL. Moreover, any improvement to the required 50' front-yard setback condition by placement of a residence farther from the roadway would exacerbate the WFSL nonconformity.

A multitude of factors beyond Owner's control, including the home's age and outdated 1950s construction, coupled with 68 years of exposure to harsh conditions including salt wind, high moisture, and extreme weather including tropical storms and hurricanes, have resulted in structural damage to the home, including degraded concrete, spalling, splitting, cracking, moisture damage, and wood rot, making the home unsafe. Despite efforts to repair the home, including recently raising up and adding supports below the home's cratering dining room floor, widespread structural damage as well as the home's outdated, 1950s wood frame construction and non-piling foundation, make further repair practically and economically unviable, at best, providing only partial and temporary relief by making the home slightly safer and still vulnerable to further damage at a cost vastly outweighing the marginal benefits. Based on recent structural engineering analysis, the only viable solution is replacement of the outdated and structurally unsafe home with a new home compliant with current safety standards to prevent inevitable further damage and deterioration to the structure, which continues to this day.

Owner therefore needs to replace the home pursuant to LDR Art. IX, Div. 2, Sec. 2.02.C. and D. with a new, much safer and more resilient home designed to current building and hurricane standards, which will prevent the residence from effectively becoming condemned and unusable. Owner proposes a slightly smaller sf (at only 1,670 sf) 1-story home in the same location as the current home, with a regularized footprint constructed on pilings to satisfy current building and hurricane code safety standards. For comparison, the closest homes of neighbors to the North and South along the oceanfront are much newer construction (built in 2005 and 2003 according to information from the Property Appraiser's website), much safer and more resilient to extreme conditions and are also much grander in scale than what Owner is requesting.

unsafe and susceptible to further damage and deterioration. As per the structural engineer, the cost associated with performing the numerous repairs needed would likely meet or exceed the threshold of a “substantial improvement” as defined by Florida Building Code (generally 50% of the home’s current value), requiring the entire structure to be brought up to code as would be achieved with the new home and which would be economically unviable, if even possible, with the current home.

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

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

Response: The new home utilizes the same location as the existing home, with a slightly smaller and regularized footprint to make the home *more conforming* with the LDR as noted in Section II above. The new home retains a low-profile, 1-story design, 3.84’ under the height allowable for a 1-story. The Property’s robust landscape buffering, which will be enhanced as part of Owner’s request, will allow the home to remain hidden from S. Beach Road, the beach, and neighboring properties. The extent of existing nonconformities will not increase, but will be reduced.

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

Response: As set forth above, the new home will be in the same location as the existing home. As a result, Sec. 2.02.D.2.b. and associated subsections (1) through (6) below are not applicable to Owner’s request. Nonetheless, the new home meets these criteria as set forth below.

The new home will not have a greater apparent mass when viewed from S. Beach Road or neighboring properties due to the home’s slightly smaller and compressed footprint, 1-story design and robust landscape buffering shielding visibility of the home from S. Beach Road, the beach, and neighboring residences. The extra distance and dense vegetation between the home and neighbor residences along the beachfront will further ensure that the residence will not be visible to neighbors.

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

Response: As set forth above, the proposed replacement structure will not increase any of the existing non-conformities but will actually eliminate one of the non-conformities (South side yard setback) and alleviate all of the home’s remaining non-conformities.

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

Response: As noted above, the totality of the nonconformities is not unchanged, but substantially reduced. The new home will conform with the LDR to the maximum extent possible, with the only remaining nonconformities being those which are unavoidable.

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

Response: The proposed 1-story 1,670 sf residence is of a similar character and architectural style of the existing 1-story 1,679 sf residence and is intended to replace the unsafe home with a very similar but much safer and more conforming home.

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

Response: The new residence will comply with the LDR to the maximum extent possible. In fact, the only nonconformities that will remain are unavoidable.

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

Response: The new 1,670 sf 1-story home contains slightly less floor area than the existing 1,679 sf residence. Utilization of a non-livable, underground basement within the home's small footprint for mechanical equipment and general storage will allow the home's sf and apparent mass to be minimized.

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

Response: The 2026 structural assessment included with this application confirms that past repairs have proven unsuccessful in remedying the issues and the only viable solution is replacement of the outdated 1950s construction home with a new home built to current safety standards to prevent inevitable further damage and deterioration to the structure, which continues to this day.

IV. Variance Standards.

Owner's request is made pursuant to LDR Art. IX, Div. 2, Sec. 2.02.C. and D. rather than a general variance under LDR Art. X, Div. 5, Sec. 5.00. Nonetheless, Owner's request satisfies the variance standards, as follows:

Sec. 5.00 – Standards for approval of variances.

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

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

Response: The Property is unique in that the majority of the Property is located East of S. Beach Road, and the entirety of Lot 2 is located at a point on the Island where the WFSL crosses the Property West of the Westernmost property line of Lot 2. As such, it is not possible to build a house on Lot 2 that is compliant with the WFSL. The nonconformity related to the WFSL is the only reason the Owner is not permitted as of right to construct a much larger home based on a sf that would otherwise be permitted in the B-40 Zoning District. Additionally, the Property includes an outdated, 1950s construction home lacking critical structural protections required to enable the home to withstand continued exposure to extreme conditions common to the area. Other properties in the B-40 Zoning District with a similar condition as it relates to the WFSL contain much newer, safer, and more resilient homes such as Owner is requesting, although, at a much grander scale than Owner is requesting.

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

Response: Owner did not create the special conditions and circumstances referenced above.

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

Response: Owner's request will merely permit Owner to continue to use and enjoy the Property with a minimal sf, more conforming, 1-story residence that will be much safer and more resilient to extreme conditions similar to other homes in the Zoning District, and will not confer any special privilege otherwise denied by the LDR for the B-40 Zoning District. The proposed new residence will satisfy all of the standards of the B-40 Zoning District, other than those which are unavoidable involving the WFSL and the front yard setback.

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

Response: If the LDR were interpreted in a way that prohibits Owner from replacing the structurally unsafe residence, Owner would be denied the right to have a safe, economically useful and viable residence that other property owners in the same zoning district are

permitted to build, which would result in an unnecessary and undue hardship on Owner. Indeed, the immediately surrounding property owners to the North and South were permitted to build much grander homes than the home this Owner is requesting.

E. The variance is the minimum variance that will make possible the reasonable use of the land, building or structure; and

Response: The LDR would permit the Owner to build a primary residence and accessory structures consisting of 7,962 total sf, which would allow the Owner to build a primary residence containing 6,936 sf (7,962 – 1,026 sf contained in accessory structure). The closest neighbors' homes on the oceanfront (461 and 471 S. Beach Road) are believed to include 3,505 sf and 8,856 sf, respectively, approximately 2-5 times larger than what Owner is proposing. The Owner will only have structures on the Property totaling 2,696 sf (1,670 sf primary residence + 1,026 sf accessory structure), which is only 33.86% of the total permitted floor area. The neighbors' residences (1) have much greater densities of 68.6% and 100+%, respectively of the maximum permitted floor area for those lots, and (2) much greater floor area ratios ("FAR") of .118 and .160 respectively (compared to the Owner's FAR of .0539). In fact, if the Property was located in a different area that did not implicate the WFSL, the Owner would be able to seek administrative approval of its new home, since it is well below the 70% threshold referenced in LDR Art. X, Sec. 1.00.A. for administrative review. These facts demonstrate that the Owner is being very reasonable and constrained in its request, and that Owner's request is the minimum request that will make possible the reasonable use of Owner's Property.

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

Response: Owner's request will merely permit Owner to continue to use and enjoy the Property with a slightly smaller sf, 1-story residence that will be much safer, more resilient to extreme conditions, more conforming to the LDR, and more compatible with the surrounding neighborhood than the existing residence. Additionally, the new residence will not negatively impact the neighbors or the area in any way but will benefit the neighborhood by allowing the 68-year old, structurally unsound and decrepit home to be replaced with a new and much safer structure more compatible with the homes in the surrounding neighborhood and anticipated to have a positive effect on neighborhood property values.

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

Response: Continued use of the Property for a principal residence is precisely the use contemplated and permitted in the underlying B-40 Zoning District. Aside from those nonconformities which are unavoidable due to the Property's unique characteristics, the new home will in all other respects comply with every standard of the B-40 Zoning District.

V. Impact Review Standards.

Owner's request satisfies the criteria contained in LDR Art. X, Div. 2, Sec. 2.02 (standards for impact review) and 2.03 (standards for impact review of demolition applications), as follows:

General Impact Review Standards.

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

Response: Owner's request will not adversely affect the public interest, but will actually further the public interest, by replacing a nonconforming, structurally unsafe 68 year-old home with a new, more conforming and much safer and more resilient home, more compatible with the surrounding neighborhood. Additionally, landscaping enhancements proposed will provide further screening of the home and replace invasive vegetation with native vegetation more suitable for the Island.

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

Response: The new home will be consistent with the surrounding neighborhood character, which is primarily newer construction homes, much safer and more resilient to extreme conditions, although, as noted above, the neighboring residences on the oceanfront are much grander in scale than the 1-story, 1,670 sf home Owner is proposing.

- 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

Response: Visibility of the home from S. Beach Road, the beach, and neighboring properties will remain virtually nonexistent due to Owner's plans to keep the home's 1-story design and small footprint, coupled with robust landscape buffering around the home for maximum screening and privacy. The already tall and dense buffers will be supplemented with additional plantings, creating even further screening of the home.

- 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

Response: The proposed landscaping along the Property's front boundary is comparable to the character and quantity of the streetscape along lot frontage on S. Beach Road with 1,000' in both directions. As set forth above, visibility of the home from S. Beach Road will

be virtually nonexistent due to the home's small, 1-story size and tall and dense landscaping providing robust screening of the home from S. Beach Road.

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

Response: No changes are proposed to the property's ingress and egress. Resurfacing of the existing gravel driveway with a more stable material will facilitate improved access for emergency vehicles.

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

Response: The proposed landscape screening and buffering is robust and consistent with the surrounding neighborhood. The proposed landscaping will enhance the already effective existing landscaping buffers and screening along S. Beach Road and the north, south and west property lines. The proposed screening and buffering will ensure privacy and compatibility with adjacent properties, including the immediately adjacent properties to the North and South, which are part of the owner's family compound and are also densely landscaped.

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

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

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

Response: The concurrency management calculations, prepared by a professional civil engineer and filed with this application, show that the proposed stormwater management system will be sufficient to prevent runoff from adversely affecting adjacent properties. Owner's plans provide 7,875 cubic feet of new underground stormwater retention and were designed to substantially exceed Town requirements (using a safety factor 80% greater than the Town's required safety factor), vastly improving the property's ability to retain rainwater.

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.

Response: As set forth above, the visibility of the home from S. Beach Road, the beach, and neighboring properties will be virtually nonexistent due to the home's 1-story design and small size at only 1,670 sf coupled with robust existing and enhanced natural landscape buffers surrounding the home on all sides.

Demolition Impact Review Standards.

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

Response: The proposed demolition will not adversely affect the public interest. Rather, the proposed demolition of the existing non-conforming residence with a new, much safer and slightly smaller sf, 1-story residence will further the public interest, reduce LDR nonconformities as set forth above, result in a more resilient home consistent with the surrounding neighborhood, and increase neighborhood property values.

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

Response: The proposed demolition will result in the complete removal of the existing, structurally compromised home.

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

Response: The proposed replacement residence will include removal and/or replacement of all existing hardscaping as shown in Owner's plans. The footprint of the existing gravel driveway will be retained but will be resurfaced with a more stable material, improving access for emergency vehicles and bringing the driveway into alignment with the home's new construction and surrounding neighborhood character.

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

Response: As set forth above, the proposed landscaping along the front lot line is comparable to the character and quantity of the streetscape along lot frontage on S. Beach Road with 1,000 feet in both directions. The home will be hidden from view of S. Beach

Road by tall and dense existing landscape buffering, which will be further enhanced with additional plantings.

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

Response: No structure proposed for demolition meets the standards for landmark designation set out in article VIII, section 1.02.

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

Response: The demolition will not unnecessarily affect existing landscape buffers, and landscape buffers that are affected will be restored upon completion of the demolition. As set forth above, additional landscaping is proposed to provide even greater screening of the 1-story residence.

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; and
7. Buildings proposed for demolition will receive pest control services to control rodents before and after the demolition.

Response: All of the aforementioned criteria will be satisfied.

H. All exposed soil will be stabilized with plant material within ten days of completion of the demolition.

Response: Any exposed soil resulting from demolition will be stabilized with plant material within ten days of completion of the demolition.

Note: The reasoning provided in Sections II. through V. apply to multiple of the LDR standards addressed herein but are not restated under each applicable standard for purposes of minimizing repetitiveness. However, all reasoning cited in this supplement apply to all of the standards as if repeated under each.



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8800 North US1 Ste 2, Sebastian, Florida 32958
(772) 589-6229 (772) 589-2296 fax

Structural Assessment

Residence at
467 South Beach Road
Jupiter Island, FL

Residence Description

The structure is a 1600 SF (+/-) single family, single story, wood frame residence over a crawl space. There is an elevated 320 SF wood deck on the east side.

According to the Martin County Property Appraisers website, the structure was built in 1958. The structure is beachfront, located on the seaward side of South Beach Road. Salt in the air, water and soil in addition to the high humidity, make this a highly corrosive environment, posing a corrosion problem to steel reinforcing and anchors when not properly protected.

In addition, the residence is 100'(+) seaward of the State of Florida Department of Natural Resources Coastal Construction Control Line, making the residence vulnerable to significant erosion and scour during a design hurricane event.

Existing Construction Methods

The residence foundation is comprised of stemwall footings approximately 8-10" deep and 16-20" wide. The top of the footings is level with or slightly below the grade finish or grade in the crawl space. The stemwalls themselves are mostly CMU with a small portion of the east stemwall being cast concrete. The interior stemwalls (providing support for the floor joists and wood beams) are unreinforced CMU. There are also unreinforced CMU isolated piers under the floor to support the floor framing. At the porch, some 4x4 supports are bearing on a flat 2x directly on the ground. See photos 1-4.

The floors are framed with 2x8 joist @ 16" oc with diagonal boards for the floor sheathing. In some locations the diagonal boards have been replaced with plywood. The joists span east-west and bear on a 2x plate on the exterior east and west stemwalls and footings. Interior wood beams, spanning between the interior CMU piers/stemwalls provide interior support for the joists. The clearance between the bottom of the joists and the finish grade in the crawl space varies from approximately 2" to 21". See photos 5-6.

The exterior walls are framed with 2x4 (spacing unknown) studs with 1x diagonal boards on the exterior. The 1x boards are nailed to the 2x bearing plate under the floor joist. These boards not only provide uplift resistance for wind loads but also lateral resistance, acting as shearwalls. The boards are the only visible component of the structure that provide either uplift or lateral wind resistance and are visible from some areas of the crawl space. The ends are visible by looking up from the ground behind the siding. Hardie plank siding is attached to and covers the diagonal boards. The bottom plate of the walls are assumed to bear on the floor sheathing, on top of the floor joists, since they cannot be seen from in the crawl space.

The roof is framed with 4x8 rafters @ ~24" oc spanning east to west, bearing on the exterior walls. The roof deck appears to be board sheathing. See photo 7.

Structural Deterioration

Our observations are limited to a visual inspection of the interior and exterior of the home. In addition, the accessible areas of the crawl space under the residence visually inspected. We were only able to access a portion of the north end of the residence, approximately 1/3 of the crawl space area.

- The structural integrity of several elements of the foundation have been compromised due to corrosion of reinforcing causing splitting and spalling to the stemwalls and piers. See photos 8-14.
- Cracks in the stucco indicate settlement. In addition, there is a noticeable pitch in the floor in the north-east side of house. See photos 15-16.
- Some structural supports under the floor are non-reinforced CMU piers/ stemwalls that have holes in them. See photos 17-21.
- The surface of the original masonry is degrading due to the harsh beach environment. See photos 22-24.
- There is moisture damage and/or rot at some areas of the floor sheathing and floor joists. See photos 25-29.
- There is moisture damage and/or rot to some areas of the roof deck. See photos 30-31
- There is moisture damage and/or rot at the bottom of the diagonal sheathing, where it attaches to the bearing plate under the floor joists.

Due to the exterior walls being close to the ground, it was not possible to photo other locations of this moisture damage. However, by probing with an awl, we were able to determine that this condition is present at much of the exterior wall. See photo 19.

Existing Structural Concerns

The building was not originally designed nor constructed to resist the hurricane force winds associated with this area of Florida and as such, it is vulnerable to high wind loads associated with hurricanes. Specifically, some of its vulnerabilities are:

- There is no continuous loadpath in the structure to connect it to the stemwall foundation except the diagonal board sheathing.
- There are insufficient shearwalls in the East/West direction to resist the anticipated lateral wind loads.
- The shearwalls at the north and south ends of the residence are not sufficiently supported by, nor attached to, the foundation to resist anticipated wind loads. See photo 33
- The footings and stemwall/piers, under the East/West shearwalls at the north and south ends of the structure, are not sufficiently sized and do not have sufficient weight to provide the required overturning resistance of these shearwalls.
- Un-reinforced piers and stemwalls, and 4x4 post sitting on top of the ground have no ability to resist the high wind loads created by hurricanes.
- There is insufficient connection of the residence to the foundation. Currently the wood framing is only connected with "J" bolts @ 6'-8' on center attaching the joist bearing plate to the top of the stemwalls.
- The connection of the roof framing to the frame walls to resist hurricane wind loads is not visible and cannot be confirmed.

Required Repairs

The structure has lost much of its structural integrity due to the deterioration noted above. Structural repairs should be performed to the deteriorated members

for the residence to achieve its original structural capacity to resist wind and gravity loads and to be brought back to its original condition, not current requirements.

- Repairing the spalling piers/stemwalls, the floor framing and the exterior walls, where necessary, would have to be shored. The piers and wall sections with spalling would then be removed and new piers/walls installed with new reinforcing steel and the walls grouted. Repairing the un-reinforced piers would be similar, after shoring the structure, the broken CMU should be removed and replaced.
- Overcoming the settlement requires installing helical piles under the footings to prevent further settlement. After installing the piles, the contractor should attempt to jack up the footings, using the adjustable head on the piles. If raising the footing is not possible, the contractor will have to jack up the wood framing to a level condition, add structural shims down to the stemwalls and then properly anchor the structure to the stemwalls/piers and or footings.
- Degraded CMU can be repaired by pressure washing the affected areas and applying an epoxy non-shrink grout over the surface.
- Repairing rotted or water damaged floor sheathing requires removal of the affected material and the flooring material above it. New plywood floor sheathing should then be installed and with flooring replaced.
- Rotten and water damaged roof sheathing is to be removed and replaced with in-kind decking. The roofing shall be replaced as necessary to provide a water tight roof.
- The rotted/water damaged diagonal sheathing must be removed and replaced. Removal will require the Hardie Plank lap siding and the windows and doors. After removal, new diagonal boards, matching the existing, shall be installed. Plywood sheathing, matching the board thickness, may be installed in lieu of the diagonal boards.

Comments and Recommendation

The repairs outlined above will only serve to bring the structure back to its original insufficient structural integrity. Even after these repairs, the "improved" structure would only be slightly less vulnerable to high wind load forces. The "Existing Structural Concerns" listed previously would not have been addressed nor would the potential damage due to erosion and scour during a hurricane.

From a structural and economic perspective, expending the funds necessary to achieve a structure that falls far short of being hurricane resistant, is neither practical nor logical.

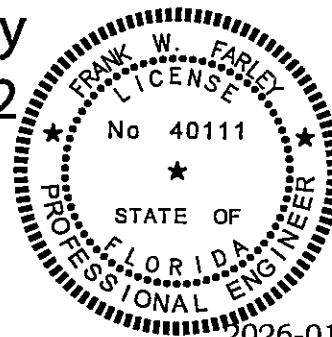
Additionally, the cost associated with performing these repairs would likely meet or exceed the threshold of a "substantial improvement" as defined by the Section 202 of the 2023 Florida Building Code, requiring the entire structure to be brought up to code. Bringing the structure into current code compliance will, in addition to other code requirements, require the structure to be pile supported, be designed for severe erosion and scour and be designed to meet the current wind load requirements.

Practically speaking, bringing the current structure into compliance with these current code requirements is not possible except to demolish the existing structure and rebuild a new code compliant residence.

It is our opinion that demolishing the existing structure and building a new code compliant structure is the only practical and logical solution to the deterioration of this structure.

Sincerely,

Frank William Farley
2026.01.20 17:36:42
-05'00'



Frank W Farley, PE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
FRANK W. FARLEY, PE 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



March 31, 2026

VIA EMAIL

MEMORANDUM

TO: Jeremy Bowerman

FM: Darwin Stubbs

RE: Coastal Construction Control Line Permitting Considerations
467 S. Beach Rd., Jupiter Island, Martin County

This memorandum presents the pertinent Coastal Construction Control Line design elevations and permitting considerations for the referenced project. Specifically, this addresses the 100-year design elevations, frontal dune, and the 30-year erosion projection.

100-Year Storm Elevation and Design Grade

Relative to the Coastal Construction Control Line (CCCL) building code provisions, the 100-year storm elevation corresponds to the maximum breaking wave crest of a 100-year return interval storm (including storm surge and dynamic wave set-up). The design grade elevation corresponds to the predicted grade caused by the erosion of the 100-year storm event. These elevations are provided in the Florida Department of Environmental Protection (DEP) report "One-Hundred-Year Storm Elevation Requirements for Habitable Structures Located Seaward of a Coastal Construction Control Line" (1999). This report is referenced in Section 3109 (Structures Seaward of a Coastal Construction Control Line) of the Florida Building Code (Building Volume). Per the report, the 100-year storm elevation is 15.0' NGVD (13.5' NAVD) and the 100-year storm design grade elevation is 5.1' NGVD (3.6' NAVD) for the project vicinity.

The coastal construction code requires habitable structures to be secured to an adequate pile foundation designed in consideration of these elevations. As such, the bottom of the lowest horizontal structural member supporting the lowest habitable level may be no lower than +13.5' NAVD.

DEP siting criteria require major structures, such as the proposed replacement structure, to be located sufficiently landward of the frontal dune and landward of the 30-year erosion projection. Compliance with these criteria is evaluated by the DEP on a site-specific basis during their processing of an application for a CCCL permit. As the Development Review Board (DRB) approval has not been granted by the Town, the CCCL permit application has not yet been filed. However, we have evaluated the location of the frontal dune and the 30-year erosion projection as follows.

Frontal Dune

The DEP definition of frontal dune is provided in chapter 161.053(5)(a)1, Florida Statutes, as follows:

“Frontal dune” means the first natural or manmade mound or bluff of sand which is located landward of the beach and which has sufficient vegetation, height, continuity, and configuration to offer protective value.

We believe the frontal dune at the subject property is the mound of sand clouded in red on the attached copy of the Coastal Construction Survey of the subject property (R.L. Vaught & Associates, Inc., Date of Last Field Work: Mar. 14, 2026). The proposed replacement structure is over 100 feet landward of this dune.

Per the survey, this frontal dune is the first vegetated mound of sand landward of the beach and is populated predominantly with sea oats and seagrapes. The seaward extent of this dune has a minimum elevation of approximately 10.3' NAVD. The grade elevation increases in the landward direction to a maximum crest elevation of 12.5' NAVD. From the crest, the grade elevations decrease (in the landward direction) to the interdunal trough. The landward extent of the frontal dune has a minimum elevation of approximately 10.3' NAVD. The interdunal trough landward of the frontal dune has a minimum elevation of approximately 10.0' NAVD.

The attached annotated aerial photo (2025) of the subject property serves to confirm the continuity of the frontal dune and the continuity of the vegetation that exists on it. Note that the seaward dune vegetation line projects well north and south of the subject property.

With an average width of approximately 70' and a maximum crest elevation of 12.7' NAVD, this dune affords significant protective value in keeping with the DEP definition of a frontal dune. As a point of reference, the 100-year combined total storm tide level (still water elevation), which includes storm surge, dynamic wave setup and astronomical tide, is predicted by DEP to be 9.7' NAVD for this reach of shoreline. Additionally, as mentioned previously, the 100-year storm elevation is predicted by the DEP to be 13.5' NAVD for this reach of shoreline.

30-Year Erosion Projection

The DEP definition of the 30-year erosion projection is provided in chapter 62B-33.002(56), Florida Administrative Code (FAC), as follows:

“Thirty-year Erosion Projection” or “30-year Erosion Projection” is the projection of long-term shoreline recession occurring over a period of 30 years based on shoreline change information obtained from historical measurements.

Furthermore, the procedures used to determine the 30-year erosion projection are specified in 62B-33.024, FAC. Based upon the procedures outlined in this code and the current methodology utilized by the DEP Coastal Engineering and Geology Group (CEG), we

determine the 30-year erosion projection at the subject property to be located approximately 77 feet landward of the Erosion Control Line. The proposed replacement structure is approximately 130 feet landward of the Erosion Control Line or approximately 53 landward of the 30-year erosion projection.

The subject shoreline is located within the project limits of the Jupiter Island Beach Nourishment Project. Pursuant to DEP code and their current methodology for the managed shoreline within Jupiter Island, the Jupiter Island Beach Nourishment Project is defined as an existing project and considered to be a long-term series of related sand placement events. As such, the specific procedures outlined in the DEP code for this type of shoreline were used in this 30-year erosion determination. This procedure is a function of several parameters including the remaining life of the nourishment project, the pre-nourishment project shoreline change rate, and the distance between the mean high water line and seasonal high water line. The values of these parameters used in this analysis are discussed in more detail below.

The remaining project life of the Jupiter Island Beach Nourishment Project of 16 years was used in this analysis. This is based on the available volume of sand within the permitted offshore sand source for the nourishment project as documented by the DEP CEG in several of their recent 30-year erosion projection determinations on Jupiter Island.

The pre-nourishment project annual average shoreline change rate (SCR) was calculated to be 2.8 ft/year of erosion. This was derived from the shoreline change documented in the Beach Erosion Control Study (Martin County, Florida) published by the U.S. Army Corps of Engineers (ACOE) on September 16, 1968. Specifically, the SCR is based upon the mean average high water shoreline change at the two nearest ACOE profile locations (25-S and 26-S) from 1946 to 1964. These ACOE profile locations are representative of the shoreline that span the three DEP reference monuments north and three DEP reference monuments south of the subject property per DEP's 30-year erosion projection procedures. This ACOE study and the specific 18-year time period used in this analysis (1946 to 1964) was also used by the DEP CEG in several of their recent 30-year erosion projection determinations on Jupiter Island.

Based upon the pre-nourishment beach surveys conducted by DEP in 1971, the average pre-project distance between the mean high water (MHW) line and seasonal high water (SHW) line within the Jupiter Island Beach Nourishment Project of 37.4 feet was used in this analysis. This distance is referenced in previous DEP 30-year erosion guidance (May 2016). It is important to note that the code also allows for the use of the distance between the current MHW and SHW lines which is approximately 25 feet and would result in a 30-year erosion projection that is approximately 64.2 feet landward of the Erosion Control Line.

It is clear from our assessment that the proposed replacement structure is well landward of the frontal dune and 30-year erosion projection in compliance with DEP permitting criteria. Based on the foregoing and our experience, we believe the location of the proposed replacement structure meets applicable DEP criteria.

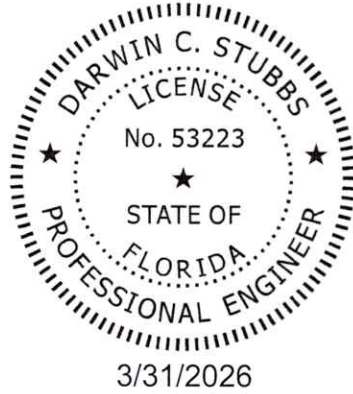
Memorandum to Jeremy Bowerman
March 31, 2026
Page 4

We trust this memorandum addresses project compliance with the applicable regulatory criteria related to coastal construction.

ISIMINGER & STUBBS ENGINEERING, INC.
Registry No. 8114



Darwin C. Stubbs, P.E.
License No. 53223



Attachments

26027.ATT.01

This item has been digitally signed and sealed by Darwin C. Stubbs, P.E. on the date adjacent to the seal. Signature must be verified on any electronic copies.

**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 **June 4, 2026, at 9:00 a.m.** for the purpose of considering the following application.

101 Osceola Way – E -12 Island Core Residential District

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

A site plan approval for:

Demolition of the existing two-story main residence and removal of the existing pool, pool patio, and other associated 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.

Building Department 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: 101 Osceola Way
Date: May 14, 2026

Owners:

Lara Killgore

Agent:

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

Property Description:

101 Osceola Way, Jupiter Island, Fl. 33455
0.28696 acres, located in the E-12 Island Core Residential District.

Request:

The applicant is seeking approval to demolish the existing two-story principal residence and remove the existing pool, pool patio, and associated hardscape. The existing gravel driveway and brick apron will remain. The flagpole shown on the plans is not part of this application.

Building and Zoning Analysis:

The applicant has submitted a zoning analysis of the lot and a zoning analysis on page SP1.0 of the proposed plans, that shows any new construction will meet all requirements of the Island Core Residential District. The lot is a conforming lot.

Reports and Recommendations: Attached

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

Matthew Hammond, Town Engineer, review comments: *Site grading will be addressed at time of new construction.*

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.*

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. of the Land Development Regulations, Standards for Impact Review. (applicants' reply attached)

KING TREE SERVICE

OF SOUTH FLORIDA

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

May 11, 2026

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

RE: 101 Osceola Avenue - Demolition

The proposed demolition will have little effect on plant material at 101 Osceola Ave.

- Two Spindle Palms are scheduled for removal. These are not native species and removal is ok.
- No trees are scheduled for relocation.
- All other trees to remain are suitable for the site.
- Buffer on the street side (north property line) and the neighbor side (east property line) are sufficient. The south and west property lines are bordered by US Fish and Wildlife Service property and typically buffers are not required in this area. For the final landscape plan some buffer may be necessary in the south east corner of the property but for the purposes of demolition the buffer appears sufficient.
- Tree protection fence and gates will be in place.

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

Prepared by:



Brian Fischer
ISA Certified Arborist FL-5287A

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)



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

**TOWN OF JUPITER ISLAND
BUILDING DEPARTMENT**

Date Received: 5/11/20

PZE-0432

PROPERTY:

Street Address: 101 Osceola Avenue, Hobe Sound, FL 33455
Tax Parcel Number: 35-38-42-005-067-00060-9 Zoning: E-12 Residential Zoning
Legal/General Description Lots 6 and 7, Block 67, Bon Air Beach, Plat 4, according to the map or plat thereof
as recorded in Plat Book 12, Page 4, 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: Lara Killgore
Mailing Address: 101 Osceola Avenue, Hobe Sound, FL 33455
Phone #: _____ Email: _____

EXPLANATION OF REQUEST:

Demolish the existing two-story main residence and remove the existing pool, pool patio, and other associated
hardscape. The existing gravel driveway and brick apron will remain to assist with access to and from the property
during the demolition. The property is located in the E-12 Residential Zoning District in the North Beach Road
neighborhood.

IF VARIANCE IS REQUESTED, CITE LRD'S AFFECTED:

N/A

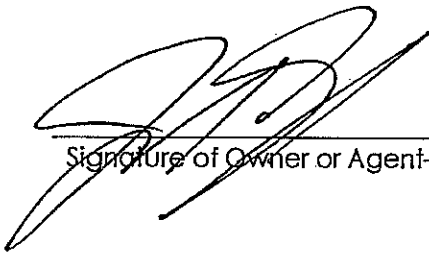
HARDSHIP STATEMENT, IF VARIANCE IS REQUESTED:

- 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., attorney-in-fact
for Lara Killgore

Signature of Owner or Agent—**REQUIRED**

Printed Name

Date

Site Analysis

Address: 101 Osceola	Zoning District: E-12 Residential		
Planned Date of Construction: ASAP Summer 2028			
	Permitted	Existing	Proposed
Lot Area:	12,500 SF (min)	12,500 SF	12,500 SF
Floor Area*:	3,750 SF (max)	approx: 3,276 SF	0 SF
Principle Dwelling: (10,000 sf max)		approx: 3,276 SF	0 SF
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		26.2%	0%
Lot Width:	100'	125'	125'
Front Yard Setback:	30' (min)	32.6'	N/A (Demo)
Rear Yard Setback:	35' (min)	36.4'	N/A (Demo)
Side Yard Setback: One-Story: Two-Story:	1-Story: 20' 2-Story: 25'	West 1-Story: 26.6' West 2-Story: 26.6' East 1-Story: 26.5' East 2-Story: 26.5'	N/A (Demo)
Initial Measuring Point ("IMP"):		5.625' NAVD	N/A
Fill:	3 ft max	N/A	N/A
Roof Height: Roof Pitch: One-Story: Two-Story:	Exceed 3:12 1-Story: 22' 2-Story: 30' above IMP	??	N/A Demo
Exterior Wall Height: One-Story: Two-Story:	14 ft 22 ft	??	N/A Demo
Parking Spaces: (1 per bedroom, 1.5 max)		??	N/A Demo
Driveway Setback:	3' min		N/A Demo
Landscape Area:	30% or 3,750 SF		
Elevation of Finish Floor:		6.64'	N/A Demo
Elevation of LHSM: (Lowest Height Structural Member)		N/A	N/A
FEMA Flood Zone:		X	X

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

LIMITED POWER OF ATTORNEY

KNOWN ALL MEN by these presents, that I, **LARA KILLGORE**, the undersigned hereby authorize, **JARED GAYLORD, ESQ.** 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 a development 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 my behalf:

Legal Description

Lots 6 and 7, Block 67, Bon Air Beach, Plat 4, according to the map or plat thereof, as recorded in Plat Book 12, Page 4, Public Records of Palm Beach (now Martin) County, Florida.

PCN: 35-38-42-005-067-00060-9

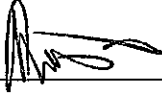
a/k/a 101 Osceola Way, Jupiter Island, FL 33455

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 **LARA KILLGORE**, 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 her benefit and bind Lara Killgore, her heirs, successors, trustees, and her personal representatives.

Signed in the presence of:



Print Name: Alexis Dixon



Print Name: Ladainion Ferrelli

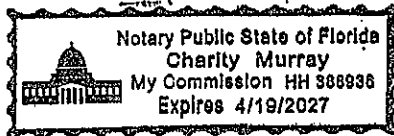
By:

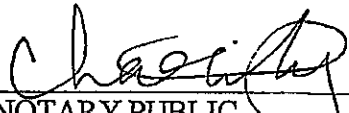
Lara Killgore

STATE OF Florida

COUNTY OF Hillsborough

I, the undersigned authority, hereby certify that the foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this 22 day of January 2026, by Lara Killgore, who is personally known to me or who produced FLDL as identification.




NOTARY PUBLIC
Printed Name: Charity Murray

< BACK TO SEARCH

Basic Info

PIN 35-38-42-005-067-00060-9	AIN 57564	Situs Address 101 OSCEOLA WAY JUPITER ISLAND FL	Website Updated 3/19/26
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General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners KILLGORE LARA	Parcel ID 35-38-42-005-067-00060-9	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address 101 OSCEOLA AVE HOBE SOUND FL 33455	Account Number 57564	Neighborhood 135705 Jupiter Island - North Beach
Tax District JUPITER ISLAND	Property Address 101 OSCEOLA WAY JUPITER ISLAND FL	Legal Acres 0.29
	Legal Description BON AIR BEACH PLAT 4 LOTS 6 & 7 BLK 67	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 1,500,000	\$ 27,230	\$ 1,527,230	\$ 0	\$ 1,527,230	\$ 50,722	\$ 1,476,508

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 6/22/18	Grantor (Seller) CAREW KATHERINE G	Doc Num 2702900
Sale Price \$ 1,400,000	Deed Type Wd Full Covenant and Warranty Deed	Book & Page 3001 2114

Legal Description

BON AIR BEACH PLAT 4 LOTS 6 & 7 BLK 67

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 101 OSCEOLA WAY
Legal Description BON AIR BEACH PLAT 4 LOTS 6 & 7 BLK 67

REAL ESTATE

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

**KILLGORE LARA
101 OSCEOLA AVE
HOBE SOUND, FL 33455**

PARCEL ID: 35-38-42-005-067-00060.90000
ALTERNATE ID: 57564
ESCROW CODE:



SCAN TO VIEW YOUR
BILL ONLINE!

If Paid By	Jan 31, 2026	Paid	\$23,792.20	01/20/2026
Please Pay	\$23,792.20			

Ad Valorem Assessments

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
JUPITER ISLAND AD VAL OP	772-545-0100	2.0269	1,527,230	50,722	1,476,508	2,992.06
JUPITER ISLAND EROSION	772-545-0100	0.5593	1,527,230	50,722	1,476,508	824.41
JUPITER ISLAND SERVICE	772-545-0100	0.2100	1,527,230	50,722	1,476,508	310.07
SCHOOL GENERAL FUND	772-291-2000	3.0273	1,527,230	25,000	1,502,230	4,578.01
SCHOOL CAPITAL OUTLAY	772-291-2000	0.3500	1,527,230	25,000	1,502,230	527.78
SCHOOL DISCRETIONARY	772-291-2000	0.7480	1,527,230	25,000	1,502,230	1,123.62
SCHOOL ADDITIONAL OTHER MIL	772-291-2000	0.7480	1,527,230	25,000	1,502,230	1,123.62
CHILDREN'S SERVICES FORDNS	772-288-5788	0.3610	1,527,230	50,722	1,476,508	533.82
JUPITER ISLAND NAVIGATION DIST	561-667-8386	0.0270	1,527,230	50,722	1,476,508	39.87
SEAFORTH NGMT & MAINT	561-666-8800	0.2301	1,527,230	50,722	1,476,508	339.77
COUNTY GENERAL FUND-OPN	772-273-8888	2.5575	1,527,230	50,722	1,476,508	3,674.59
MILLAGE CODE 4500	TOTAL MILLAGE	16.3526				\$23,277.76

Exemptions

ADDL HOMESTEAD
HOMESTEAD

Non Ad Valorem Assessments

Taxing Authority	Telephone	Rate (\$ per Unit)	Tax Amount
TOTAL NON AD VALOREM TAXES			\$0.00

TOTAL \$24,277.76

*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) 288-5800

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

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 \$23,792.20

Paid By Lara Killgore

Paid \$23,792.20 01/20/2026

TAXES BECOME DELINQUENT APRIL 1. ADD 3% PLUS FEES

PARCEL ID: 35-38-42-005-067-00060.90000

ALTERNATE ID: 57564

ESCROW CODE:

**KILLGORE LARA
101 OSCEOLA AVE
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 5 6 4 + 2 0 2 5 *



Prepared by and return to:
Colette K. Meyer, Esq.
Attorney at Law
Colette K. Meyer, P.A.
1070 East Indiantown Road, Suite 312
Jupiter, FL 33477
561-748-7720
File Number: 2298.02

Sales Price \$1,400,000.-

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 22nd day of June, 2018 between Katherine Deere Glover Dunne /k/a Katherine G. Carew n/k/a Katherine D. G. Dunne, a single woman whose post office address is 7971 S.E. Hempstead Circle, Hobe Sound, FL 33455, Grantor, and Lara Killgore, a married woman whose post office address is 101 Osceola Avenue, Hobe Sound, FL 33455, 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 6 and 7, Block 67, Bon Air Beach, Plat 4, according to the map or plat thereof as recorded in Plat Book 12, Page 4, Public Records of Palm Beach (now Martin) County, Florida.

Parcel Identification Number: 35-38-42-005-067-00060-90000

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, 2017.

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:

Miranda Perry

Witness Name: Miranda Perry

Lorraine M. Johnson
Witness Name: Lorraine M. Johnson

Katherine Deere Dunne (Seal)

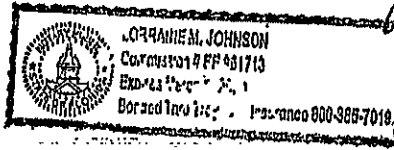
Katherine Deere Glover Dunne a/k/a Katherine G. Carew
a/k/a Katherine D. G. Dunne

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me this 22nd day of June, 2018 by Katherine Deere Glover Dunne a/k/a Katherine G. Carew a/k/a Katherine D. G. Dunne, who is personally known or has produced a driver's license as identification.

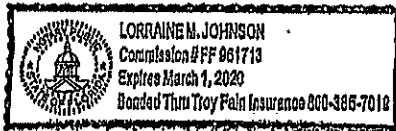
[Notary Seal]



Lorraine M. Johnson
Notary Public

Printed Name: _____

My Commission Expires: _____



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 15, 2026

VIA HAND DELIVERY

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

-RE: - Lara Killgore, Development Review Board - Demolition Application Letter
Property Address: 101 Osceola Avenue, Hobe Sound, FL 33455 ("Property")

Dear Mrs. Harding:

This office represents the interests of Lara Killgore, as it pertains to her application to the Development Review Board for demolition of the existing main residence, pool, and associated hardscape areas at the above referenced Property.

Mrs. Killgore purchased the .28696 acre or 12,500 square foot Property on June 29, 2018. The Property is located in the E-12 Zoning District in the North Beach Road community. At this time, my client requests approval to demolish the existing structure and most hardscape features on the above referenced Property. The applicant requests that the existing driveway apron in the Osceola Avenue right-of-way and the existing gravel driveway remain to provide sufficient ingress and egress for construction and demolition vehicles. The gravel driveway will also serve as a staging area during demolition for the proposed dumpster location.

Recently, my client discovered that the residence is riddled with mold and mildew, rendering habitation unsafe. The extent of the mold in the residence does not make remediation practicable. Pending the completion of my client's replacement structure architectural and design plans, my client hopes to demolish the existing structure to prepare the Property for eventual redevelopment.

Properties along North Beach Road, especially those on side streets similar to Osceola, are more likely to be visible along public rights-of-way. However, the Property's existing streetscape is similar to or better than many other properties in this neighborhood. The majority of the vegetation along Osceola Avenue is a mature, tall seagrape hedge. Interspersed along this right-of-way, the landscaping includes a sabal palm, coconut palm,

and other varied species. The eastern boundary with the adjacent neighbor is similarly well landscaped. This buffer includes areca palms, cocoplum, coconut palms, thatch palms, seagrapes, viburnum, and other species. While landscaping does exist along the southern Property boundary, the Property is bordered by U.S. Fish & Wildlife property. This adjacent property, zoned conservation, means that the only immediately adjacent property with a residence that *could* be impacted by this demolition is the eastern property.

Throughout the demolition process, the boundary landscape buffers will be encircled by tree protection fences to help ensure this landscaping will survive the demolition. Additionally, the project will utilize a six-foot (6') tall construction gate with mesh fence to help limit views to the site and secure the Property during demolition. These buffers will remain consistent with the surrounding neighborhood character and sufficient to screen the property from public view and adjacent properties throughout demolition. Upon completion of the demolition, the Property will be stabilized in areas where no landscaping remains with grass seed material.

My client intends to begin demolition activities during the 2026 summer construction season, most likely in June. The demolition contractor estimates this demolition should take no longer than fourteen (14) days. Should you have any questions or concerns regarding the foregoing, please do not hesitate to contact the undersigned.

Sincerely yours,



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 15, 2026

VIA HAND DELIVERY

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

RE: Lara Killgore, Development Review Board – Demolition Application Standards
Property Address: 101 Osceola Avenue, Hobe Sound, FL 33455 (“Property”)

Dear Mrs. Harding:

This office represents the interests of Lara Killgore, as it pertains to her request to demolish the existing structure, pool, and hardscape features located on the above referenced Property.

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 will be shielded from view by sufficient buffering and will occur during the Town of Jupiter Island’s 2026 building season. The Property utilizes mature and tall landscaping along the Osceola Avenue right-of-way and neighboring properties. The Property is bordered on two sides by U.S. Fish & Wildlife property – without neighbors. The eastern Property boundary utilizes varied and tall vegetation to protect the neighboring lot from view or impacts of the demolition activities. The construction contractor also does not anticipate this project will take longer than fourteen (14) days. The Property’s landscaping and the proposed quick demolition process will ensure this project does 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 structures, including the two-story residence, pool, pool deck, concrete mechanical pads, brick walk, and portions of other

hardscaping, will be removed from the subject Property. The existing driveway apron and the majority of the gravel driveway will remain to provide adequate parking and access to the property for construction and demolition vehicles.

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

The demolition will remove the entire existing residence. The pool, pool deck, existing brick walkway, covered porch, concrete mechanical pads, and other hardscape on the Property will be removed. The existing driveway entrance and the majority of the gravel driveway will remain to aid construction traffic and parking through the demolition process.

- 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 landscape along the front lot line will be comparable to the character and quantity of streetscape of the neighboring properties throughout demolition. The existing landscape buffer along Osceola Avenue is a mixture of plant species, including seagrapes, coconut palms, and sabal palms. The applicant will also erect a six foot (6') tall mesh construction gate along Osceola Avenue to control access to the Property and minimize visual impacts along the roadway. The aggregate of the existing buffers, care taken to protect this landscaping, and the proposed mesh gate will adequately buffer Osceola Avenue from any adverse impacts of the demolition project.

- 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.

- 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 not be affected during demolition. Per the attached landscape plan, the existing buffers will be utilized to screen the structure during the demolition process. If any such vegetation is destroyed in a manner that jeopardizes the Property's buffers, such landscaping will be replaced or enhanced to ensure privacy continues during and after the

demolition project. Additionally, tree protection fences will be used to protect vegetation from dust or other impacts during the demolition.

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 structure 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 landscape buffers are sufficient to screen the views of demolition equipment from neighboring properties and public rights-of-way. Two vantage points – the southern and western boundary lines – will not result in any impacts on neighbors because those parcels are vacant and zoned conservation.

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

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

4. Debris will be removed from the site in a manner that minimizes the number and length of additional trips on the public streets in the Town.

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

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

The demolition contractor controls dust by sprinkling the structure with water during the removal process. Additionally, exposed soil will be stabilized with seed or grass material within ten (10) days of completion of the demolition to reduce dust.

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

The demolition activities will have no impact on the adjacent infrastructure. Any damage to nearby infrastructure will be repaired or replaced 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.

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.

It is my client's intent that the demolition is completed in a manner consistent with the existing infrastructure of the Town, the surrounding properties, and the neighborhood. 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.

**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 **June 4, 2026, at 9:00 a.m.** for the purpose of considering the following application.

429 South Beach Road – B-40 Residential

This is the application of Michael D Golden, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval for:

Modifications to existing hardscaping and landscaping, including the addition of two driveway gates and columns

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.

Building Department 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: 429 South Beach
Date: May 20, 2026

Owners:

Michael D. Golden, TTE of 429 South Beach Road Revocable Trust A, u/t/d 12/10/2021

Agent:

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

Property Description:

429 South Beach is 1.93314 acres, located in the B-40 1-Acre Estate Residential District.

Request:

The applicant is seeking an approval for modifications to the existing hardscaping and landscaping, including the addition of two driveway gates and columns and a synthetic putting green.

Building and Zoning Analysis:

The applicant has submitted an application and site plan showing two proposed gates and columns on existing driveways. The gates will be located within the property lines at the curve on South Beach Road where no set back is required. The call boxes should be located within the property lines. The proposed putting green is seaward of the Oceanfront Setback Line. A DEP permit will need to be provided prior to a building permit. The putting green is subject to review by the Board for impact on neighboring properties. Lighting and effects on turtles should be considered.

Reports and Recommendations: ***To be provided***

King Tree Service, Brian Fischer, review comments: *Comply with any recommendations in the report.*

Matthew Hammond, Town Engineer, review comments: *Comply with any recommendations in the report.*

Frank Lasaga, Sergeant/ Fire Chief, review comments: *Comply with any recommendations in the report.*

Building Department Recommendations:

1. *Obtain a DEP permit prior to permitting for the putting green.*
2. *A site plan showing the proposed call boxes located within the property lines will be required prior to a permit being issued.*
3. *A gatekeeper shall be on site during all construction activities.*
4. *The staging plan is required to have a permit and be completed prior to a building permit being issued.*
5. *All construction vehicles shall be parked on site behind the construction fencing.*

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)



MEMORANDUM

TO: BUILDING DEPARTMENT
FROM: SERGEANT/FIRE CHIEF FRANK LASAGA
DATE: MAY 23, 2026
SUBJECT: 429 S BEACH RD

After reviewing the proposed plans for the construction of a single-family residence at 429 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: During construction, current site plan adequate access for emergency vehicle access must be maintained.

It is recommended that a Knox key switch be installed to facilitate entry by fire department apparatus.

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. 2.02. 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: 5/14/20

PROPERTY:

Street Address: 429 South Beach Road, Hobe Sound, FL 33455

Tax Parcel Number: 35-38-42-023-000-00010-9 Zoning: B-40 Residential

Legal/General Description Lot 1, The Marshall Field Trust Plat No. 1, according to the map or plat

thereof as recorded in Plat Book 13, Page 19, Public Records of Martin County, FL.

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: Michael D. Golden, TTE of the 429 South Beach Road Rev. Trust A, u/t/d 12/10/2021

Mailing Address: 429 South Beach Road, Hobe Sound, FL 33455

Phone #: _____ Email: _____

EXPLANATION OF REQUEST:

Modifications to existing hardscaping and landscaping, including the addition of two driveway gates and columns

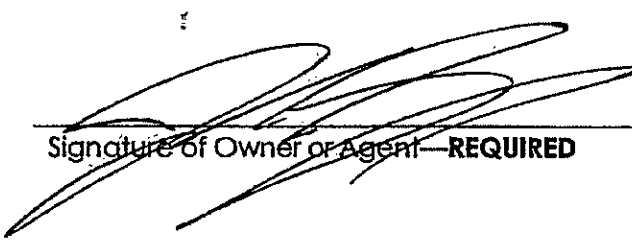
IF VARIANCE IS REQUESTED, CITE LRD'S AFFECTED:

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:

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 att-in-fact	
Signature of Owner or Agent—REQUIRED	Printed Name	Date



[< BACK TO SEARCH](#)

Basic Info

PIN 35-38-42-023-000-00010-9	AIN 57909	Situs Address 429 SOUTH BEACH RD JUPITER ISLAND FL	Website Updated 5/13/26
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General Information

[CHANGE MAILING ADDRESS](#)

[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners 429 SOUTH BEACH ROAD REVOCABLE TRUST A GOLDEN MICHAEL D TTEE	Parcel ID 35-38-42-023-000-00010-9	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address 429 S BEACH RD HOBE SOUND FL 33455	Account Number 57909	Neighborhood 135710 Jupiter Island - Ocean
Tax District JUPITER ISLAND	Property Address 429 SOUTH BEACH RD JUPITER ISLAND FL	Legal Acres 2.37
	Legal Description LOT 1 MARSHALL FIELD TRUST PLAT NO 1 ACC...	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	\$18,222,600	\$7,869,520	\$26,092,120	\$0	\$26,092,120	\$0	\$26,092,120

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 12/23/21	Grantor (Seller) TARRIFF SCOTT	Doc Num 2933955
Sale Price \$24,000,000	Deed Type Warranty Deed	Book & Page 3282-0071

Legal Description

LOT 1 MARSHALL FIELD TRUST PLAT NO 1 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13 PAGE 19 PUBLIC RECORDS 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.



**HONORABLE
RUTH PIETRUSZEWSKI, CFC**

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

Property Address 429 SOUTH BEACH RD
Legal Description LOT 1 MARSHALL FIELD TRUST PLAT NO 1 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13 PAGE 19
See Additional Legal on Tax Roll

REAL ESTATE

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

PARCEL ID: 35-38-42-023-000-00010.90000
ALTERNATE ID: 57909
ESCROW CODE:

429 SOUTH BEACH ROAD REVOCABLE TRUST A
GOLDEN MICHAEL D TTEE
429 S BEACH RD
HOBE SOUND, FL 33455



SCAN TO VIEW AND PAY
YOUR BILL ONLINE!

If Paid By	Nov 30, 2025	Paid	\$409,604.53	11/18/2025
Please Pay	\$409,604.53			

Ad Valorem Assessments

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
JUPITER ISLAND-AD VAL-OP	772-545-0100	2.8259	26,092,120	0	26,092,120	73,733.72
JUPITER ISLAND-EROSION	772-545-0100	0.9593	26,092,120	0	26,092,120	25,030.17
JUPITER ISL-DEBT SERVICE	772-545-0100	0.2100	26,092,120	0	26,092,120	5,479.35
SCHOOL-GENERAL FUND	772-219-1200 ext 30273	3.0540	26,092,120	0	26,092,120	79,885.33
SCHOOL CAPITAL OUTLAY	772-219-1200 ext 30273	0.9500	26,092,120	0	26,092,120	24,787.51
SCHOOL - DISCRETIONARY	772-219-1200 ext 30273	0.7480	26,092,120	0	26,092,120	19,516.91
SCHOOL ADDTNL VOTER MIL	772-219-1200 ext 30273	0.4250	26,092,120	0	26,092,120	11,089.15
CHILDRENS SERVICES ORDNCs	772-288-5758	0.3618	26,092,120	0	26,092,120	9,440.13
FL-INLAND NAVIGATION DIST	561-627-3386	0.0270	26,092,120	0	26,092,120	704.49
S. FLA WTR MGMT	561-686-8800	0.2301	26,092,120	0	26,092,120	6,003.79
COUNTY-GENERAL FUND-OP	772-463-2868	6.5614	26,092,120	0	26,092,120	171,200.84
MILLAGE CODE 4300	TOTAL MILLAGE	16.3525	TOTAL AD VALOREM TAXES			\$426,671.39

Exemptions

Non Ad Valorem Assessments

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

TOTAL \$426,671.39

*SEE REVERSE SIDE FOR INSTRUCTIONS PLEASE DETACH AND RETURN BOTTOM PORTION IF MAILING PAYMENT.

2025

PARCEL ID: 35-38-42-023-000-00010.90000

ALTERNATE ID: 57909

ESCROW CODE:

Please provide your contact information here:

Email: _____

Phone: _____

*If the address below is not correct, visit pamartinfl.gov to update your address.

429 SOUTH BEACH ROAD REVOCABLE TRUST A
GOLDEN MICHAEL D TTEE
429 S BEACH RD
HOBE SOUND, FL 33455

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
Nov 30, 2025	\$409,604.53
Paid	\$409,604.53 11/18/2025
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.

U.S. FUNDS ONLY

Make checks payable to:
RUTH PIETRUSZEWSKI, TAX COLLECTOR
3485 SE WILLOUGHBY BLVD STUART, FL, 34994



* 1 + 5 7 9 0 9 + 2 0 2 5 *



Recorded in Martin County, FL 12/28/2021 1:18 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$18.50 Deed Tax: \$168,000.00
CFN#2933955 BK 3282 PG 71 PAGE 1 of 2

This Instrument Prepared by and Return to
Tricia Seltzer
Sovereign Shores Title Company, Inc.
125 W. Indiantown Rd., Suite 204
Jupiter, FL 33458
Our File No.: 21-270
Property Appraisers Parcel Identification (Folio) Number: 35-38-42-023-000-00010-9

Space above this line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 23rd day of December, 2021 by Scott Tarriff and Marsha Tarriff, husband and wife herein called the Grantors, to Michael D. Golden, as Trustee of the 429 South Beach Road Revocable Trust A, under agreement dated December 10, 2021, with the full power and authority to protect, conserve, sell, lease, encumber, manage and/or dispose of the real property described herein pursuant to Florida Statute 689.071 whose post office address is 429 South 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 Grantors, 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.:

Lot 1, The Marshall Field Trust Plat No. 1, according to the map or plat thereof as recorded in Plat Book 13, Page 19, Public Records of Martin County, Florida.

Subject to (a) comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authorities; (b) restrictions and matters appearing on the applicable plat or otherwise common to the applicable subdivision; (c) outstanding oil, gas and mineral rights of record without right of entry; (d) unplatted public utility easements of record (located contiguous to real property lines and not more than 10 feet in width as to rear or front lines and 7 1/2 feet in width as to side lines); and (e) taxes for 2022 and subsequent years, provided none prevent the use of the subject property for residential purposes.

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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2021.

File No.: 21-270

LTF

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in the presence of

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Scott Tarriff

(Seal)

Marsha Tarriff, by Scott Tarriff her attorney in fact

(Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this
23 day of DEC, 2021 by Scott Tarriff and Scott Tarriff as attorney in fact for Marsha Tarriff who is
personally known to me or have produced as identification.

SEAL

Notary Public

Printed Notary Name

My Commission Expires:



KATHERINE M. KILCULLEN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG944434
Expires 1/27/2024

Site Analysis:

Address: 429 South Beach		Zoning District: B-40	
Planned Date of Construction:	Summer 2026		
		Permitted	Existing
			Proposed
Lot Area:	1-Acre (43,560 SF)	84,207 SF (1.933 Acres)	84,207 SF (1.933 Acres)
Floor Area*:	10,359 SF	11,734 SF	11,734 SF
Principle Dwelling: (10,000 sf max)			
Accessory Structure #1: (not to exceed 1/3 square footage of principal dwelling)			
Accessory Structure #2: (not to exceed 1/3 square footage of principle dwelling)			
FAR (Floor Area Ratio): Floor Area + Lot Area		13.935%	No Change
Lot Width:	140' Min.	250.13'	250.13'
Front Yard Setback:	50'	51.4'	51.4'
Rear Yard Setback:	Waterfront Setback		10.06' to WFSBL
Side Yard Setback:		North: 21' South: N/A	
One-Story:	1-Story: 20'	North: 41.4'	No Change
Two-Story:	2-Story: 25'	South: 98.7'	
Initial Measuring Point ("IMP"):		14.6' NAVD	14.6' NAVD
Fill:	3 ft max		No greater than 3'
Roof Height: Roof Pitch:	Exceed 3:12		
One-Story:	1-Story: 22'	26' 8"	N/A
Two-Story:	2-Story: 30'		
Exterior Wall Height:			
One-Story:	14 ft		No Change
Two-Story:	22 ft	2-Story: 19' 2"	
Parking Spaces: (1 per bedroom, 1.5 max)	10.5	7 Spaces	7 Spaces
Driveway Setback:	8'		8'
Landscape Area:	50%	72.09%	70.27%
Elevation of Finish Floor:	13.5'	13.83' NAVD	13.83' NAVD
Elevation of LHSM: (Lowest Height Structural Member)	Zone "X", Zone "VE" (BFE 8)		
FEMA Flood Zone:	12" above BFE	MH: 19.5' and 15.5' NAVD	MH: 19.5' and 15.5' NAVD

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

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FORD T. DWYER, ESQ.

May 13, 2026

VIA HAND DELIVERY

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

RE: Michael D. Golden, Trustee of the 429 South Beach Road Revocable Trust A, dated December 10, 2021
Development Review Board Application for Addition of Gate, Hardscape, and Minor Landscape Modifications
Property Address: 429 South Beach Road, Hobe Sound, Florida 33455 (the "Property")

Dear Ms. Harding:

This office represents the interests of Michael D. Golden, Trustee of the 429 South Beach Road Revocable Trust A, dated December 10, 2021, (the "Trust") as it pertains to Trust's application to the Development Review Board for renovations to the existing Property.

The Trust purchased the Property in December 2021. The Property is 1.93314 acres or 84,207 square feet and is located in the B-40 1-Acre Residential District. The Property currently contains a nonconforming, two-story main residence completed in 1995. The residence is non-conforming because it exceeds the Property's permitted floor area. The Impact Review Committee approved an application for renovations on June 6, 2024, that modified some of the existing covered but unenclosed space present on the Property, along with landscape and hardscape improvements.

This application solely consists of the addition of a gate, as well as landscape and hardscape modifications. My client requests the addition of two six-foot (6') entry gates flanked by six-foot (6') columns, along the two curb cuts with South Beach Road. These two gates and associated columns will be located along the Property boundary with South Beach Road. The location of the gates along the South Beach Road right-of-way is permitted, per Article IV, Division III, Section 3.16 because this Property is located south of the "S Curve" along South Beach Road. The proposed location, landscaping, indirect access, and largely transparent design of the gates will mitigate view of these structures from public right-of-way.

Additionally, a relatively small wind screen wall will be constructed just east of an existing parking area to protect vehicles from salt and wind. This wall will be a six-foot (6') tall CBS wall, located on the northern side of the Property. This wind screen wall will also contain a maintenance gate to

provide access for lawn mowers and landscape maintenance. The wall will be surrounded by a variety of vegetation, including silver buttonwood and green island ficus. The small scale of the proposed wind screen, coupled with proposed landscaping, will render view of this structure impossible from outside the Property's boundaries.

The existing landscaping is comparable to other properties in this neighborhood of the B-40 Residential District. Many landscape and buffer enhancements were previously approved and completed pursuant to the June 6, 2024 Impact Review Committee hearing. This application will modify the southeastern portion of the existing lawn area to include the addition of a synthetic putting green. This putting green, which is completely at grade, will be easily screened with the landscape buffers detailed in the enclosed Innocenti & Webel landscape plans.

At this time, my clients request the Development Review Board to approve the proposed renovations so my client can submit building permit applications to the Town's building department. During this process, my client will also seek required Florida Department of Environmental Protection permits, if any, due to the location of the Coastal Construction Control Line on the Property. It is the intention of my client that the residence is constructed in a manner consistent with and complimentary to the existing infrastructure of the Town, the surrounding properties, and cohesive with the 400 Block community. My clients will likely begin this project this building season.

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.

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May 13, 2026

VIA HAND DELIVERY

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

RE: Michael D. Golden, TTE of the 429 South Beach Road Rev. Trust A, w/t/d 12/10/2021 –
Development Review Board Redevelopment Standards
Property Address: 429 South Beach Road, Hobe Sound, Florida 33455 (“Property”)

Dear Mrs. Harding:

This office represents the interests of Michael D. Golden, Trustee of the 429 South Beach Road Revocable Trust A, dated December 10, 2021, (the “Trust”) as it pertains to Trust’s application to the Development Review Board to modify the existing hardscape and landscape for the Property located in the B-40 1-Acre Estate Residential District, specifically including two new driveway gates and columns, a new synthetic putting green, and add a proposed six foot (6’) tall CBS wall and maintenance gate for salt and wind protection.

As the enclosed application packet, including site plan and landscape plans, will demonstrate, my client’s request meets the Standards for Development 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 small-scale nature of this construction project will ensure the quick completion of these enhancements, relative to many other construction projects on Jupiter Island. The existing landscape buffers along South Beach Road, and adjacent neighboring properties are relatively strong and result in a predominantly natural, heavily vegetated view. The streetscaping limits much of the view of the residence from the public right-of-way and has recently been enhanced with prior approval from the Impact Review Committee on June 6, 2024. Additional enhancements to interior plantings and the northern and southern Property boundaries limit views of the residence from neighbors. The proposed gates and columns will be located along South Beach Road but angled~~

in a way to limit direct views from the public right-of-way. Additionally, the transparent design of these gates will not create the appearance of undesirable mass along South Beach Road. A synthetic putting green is being proposed on the south-east portion of the Property in an area of existing lawn space. This putting area, which does not include vertical structures, will be easily screened with existing landscape buffers. Finally, a new six-foot (6') CBS wall will be located just north of the residence in order to provide salt and wind protection for vehicles parked in an existing parking area. These additions and proposed renovations will enhance privacy and security for the Property, while not increasing negative impacts to or departing from the characteristics of the South Island 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 B-40 Residential Zoning District. The proposed exterior redevelopment will mostly consist of hardscape and landscape modifications to the existing residence. The further south you travel along South Beach Road, the more prevalent vehicular gates become. These gates, coupled with the putting area and small CBS wall will not depart from 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 visibility of the structure from the beach and Atlantic Ocean will be consistent with other properties in the B-40 Zoning District. Visibility of the proposed renovations, consisting of two driveway gates, a putting green, and a wind screen wall, will be minimal, if any, from neighboring properties, the beach, or the Atlantic Ocean. The visibility from South Beach Road will be limited due to curb cuts that utilize indirect access and existing landscape. The gates will be set back out of the public right-of-way, consistent with other gates south of the "S" Curve. The mostly transparent design of these gates and the distance from the edge of pavement will lessen the visible impact of these structures from that vantage point.

The Property is not located along the Intracoastal Waterway and will not be visible from that vantage point.

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

The Property has two existing curb cuts from South Beach Road but makes use of indirect access. This indirect access and the location of the proposed gates will limit their view from the public right-of-way. The existing landscape and distance from the

edge of pavement will limit view of the gates, the CBS wind screen wall, and putting green from South Beach Road so that the view of the front lot line is predominantly natural landscaping.

The existing and previously approved two-tiered vegetation limits views of the residence from the street and diminishes the massing of the home. The front lot line is comparable to the character and quantity of the streetscape along South Beach Road in a distance of 1,000 feet in either direction.

- 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 addition of gates was submitted to Pre-Application for review by the Town's Public Safety Department. Each curb cut's location and width will be sufficient to handle deliveries and emergency vehicles in the event of a fire or other catastrophe. Call boxes will be installed with each gate. The driveways, coupled with the existing parking areas, will provide sufficient access to emergency vehicles.

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

Innocenti & Webel's proposed landscape plan will be easily screen the small-scale additions proposed in this application. The enclosed landscape plans demonstrate the compatibility of the uses for the proposed addition of the two gates, putting area, and wind screen wall. These screens and buffers will limit negative impacts on adjacent properties, the neighborhood, and the Town of Jupiter Island.

- 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 with FDEP standards and Town regulations.

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

The proposed additions will not negatively impact the Property's existing stormwater runoff system because these modifications will result in negligible differences in impervious space. If necessary, the existing site grading will be modified to create swales and prevent surface water runoff from entering adjacent properties or 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.

~~The Property is located on the east side of South Beach Road in the B-40 Zoning District. The existing tiered, layered, and varied vegetation will mitigate visual impacts on the community. This small-scale request – the addition of two gates, a putting green, and a wind screen – will be easily screened with the proposed landscape plan, prepared by Innocenti & Webel. The landscape plan proposed in this application is largely unaltered from the previous approval in June of 2024.~~

My clients intend that this development is consistent with and complementary to the existing Town infrastructure, surrounding properties, and the South Beach Road neighborhood. If you have any questions or concerns regarding this application, or any of the enclosed attachments, please do not hesitate contacting the undersigned.

Sincerely,



Jared Gayford, Esq.

/JEG

Encl.