

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

1. Call to Order and Comments\*
2. Minutes of the June 4, 2026, Development Review Board Meeting.
3. 354 South Beach Road - A-80 2-Acre Estate Residential District

**This is the application of 354 South Beach LLC, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:**

***A site plan approval to: Install a 900 square foot prefabricated utility shed for storage in the south side of the lot located westerly of South Beach Road.***

4. Other Items\*

**Next meeting - August 6, 2026**

*\* No advanced materials provided*

**DEVELOPMENT REVIEW BOARD**

Judy Holden, Chair  
Nancy Auth  
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, JUNE 4, 2026**

**TIME:** Thursday, June 4, 2026 – 9:00 AM  
**PLACE:** Town Hall Island Room – 2 Bridge Rd., Hobe Sound, FL  
**PRESENT:** Present were Chair Judy Holden, Members Nancy Auth, Jennifer Madden, and Alternate Members Eleanor Seaman and Christina Gidwitz. Also present were 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 9:00 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 Minutes of May 7, 2026, Development Review Board Meeting

**MOTION:** *Alternate Member Seaman/Member Auth moved to approve the minutes of the May 7, 2026 meeting as presented.*

**ACTION:** *Motion Passed 5-0.*

Town Clerk Kimberly Kogos swore in Attorney Jared Gaylord of Marc R. Gaylord P.A.; Richard Rutledge of Innocenti and Webel, Christian Brewer of Innocenti and Webel; Jeremy Bowerman of Jeck Harris; Mitch Miller of Village Architects; Paul Cantania of Parker-Yanette Design Group; Evan Pignato; James Michael of Merrill, Pastor, and Michael Architects; George Pastor of Merrill, Pastor, and Michael Architects; Chad Gruber of Gruber Consulting Engineers; and Building Director Catherine Harding.

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.**

*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.*
- *Alternate Member Gidwitz 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 background information regarding the project. She provided the staff report along with recommendations of potential conditions of approval.

Attorney Jared Gaylord, representing the Malone family, provided information regarding the application along with aerial photographs and survey of the property. The project is east of the Coastal Construction Control Line (CCCL) that will require a permit from the Florida Department of Environmental Protection (FDEP). He reviewed elevation maps discussing grade of the terrain and drainage at lower points within the property. He provided site plans and explained setbacks. He also explained that the main structure is east of the waterfront setback line (WFSBL), and the basement area intended primarily for storage space. He provided architectural plans and reviewed the site data analysis.

Richard Rutledge, landscape architect, reviewed the landscape plans including the existing and proposed landscape, the demolition and perimeter buffers, and construction staging, adding timelines for each.

Chair Holden asked about the construction entrance which is a temporary entry. Mr. Rutledge suggested adding a temporary buffer in this location during times of non-construction.

Member Auth asked whether the beach access to the north was deeded or unofficial. Attorney Gaylord confirmed a pedestrian access exists for the neighboring family along the driveway.

Member Madden asked whether a seawall existed and whether construction would affect it. Attorney Gaylord said he was not aware of one and would check the survey, noting a 1965 aerial showed no indication, though its quality was poor.

Chair Holden explained the procedure for each motion. She reviewed the standards for approval and following conditions:

- Temporary buffer at construction entrance
- Staff conditions as presented

**MOTION:**     *Member Madden/Member Auth moved to approve the request for non-conformity with conditions as presented and discussed.*

**ACTION:**     *Motion Passed 5-0.*

Chair Holden read the standards for demolition. She reviewed the conditions including:

- Existing tennis court and pool will remain and be maintained

**MOTION:**     *Member Madden/Member Auth moved to approve the request for demolition with conditions as presented and discussed.*

**ACTION:**     *Motion Passed 5-0.*

Chair Holden read the standards for impact review. She reviewed the conditions including:

- Staff conditions as presented

**MOTION:** *Member Madden/Member Auth moved to approve the application with conditions as presented and discussed.*

**ACTION:** *Motion Passed 5-0.*

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.***

*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.*
- *Alternate Member Gidwitz 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 background information regarding the project. She provided the staff report along with recommendations and noted potential conditions of approval.

Attorney Jeremy Bowerman, representing the owner, Sand Turtle LLC, introduced the project team, and presented background information regarding the property. He displayed aerial views and the survey of the property, noting the nonconformity including being located eastward of the WFSBL. He further described the structural damage and age of the existing structure. He explained in detail the request including rebuilding on concrete piling foundation, replacing wood frame with masonry construction, maintaining same location, increasing energy efficiency, and including a non-habitable basement for mechanical equipment and similar. He compared the proposed structure with the neighboring structures, explaining that the proposed structure will better meet neighborhood character and highlighted the benefits of the improved building. Attorney Bowerman briefly reviewed the architectural plans.

Mr. Cantania reviewed the landscape plans including the perimeter buffering, proposed hardscape areas, and construction staging. Member Auth requested better buffering around the construction staging area and long-term entry of 469 South Beach Road.

Chair Holden referred to a wood fence along the north side of the property and confirmed it will be removed.

Member Madden referred to the site triangle of the entrance and noted poor visibility, requesting improvements.



Chair Holden and Town Attorney Teal discussed the process of the motion and request for variance.

Chair Holden read the standards for non-conforming buildings.

**MOTION:** *Member Madden/Member Auth moved to approve the request for replacement of non-conforming building as presented.*

**ACTION:** *Motion Passed 5-0.*

Chair Holden reviewed the standards for demolition and conditions of approval including:

- Improved construction site screening (469 South Beach Road)
- Removal of north side wood fence (467 South Beach Road)

**MOTION:** *Member Madden/Member Auth moved to approve the request for demolition with conditions as presented and discussed.*

**ACTION:** *Motion Passed 5-0.*

Chair Holden reviewed the standards of impact review and conditions of approval.

**MOTION:** *Member Madden/Member Auth moved to approve the application with conditions as presented and discussed.*

**ACTION:** *Motion Passed 5-0.*

*The Board recessed at 10:29 AM.*

*The Board reconvened at 10:36 AM.*

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.***

*Ex-Parte Communication:*

- *Alternate Member Seaman stated that she visited the property, spoke with the owner and owner's son, spoke with Director Harding, read the materials, and had no additional 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.*
- *Alternate Member Gidwitz 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 background information regarding the project. She provided the staff report along with recommendations with potential conditions of approval.

Attorney Jared Gaylord, representing property owner Ms. Killgore, introduced the project team. He reviewed the property by displaying aerial photographs and survey of the property. He explained the request to demolish the existing structure, although there are no plans at the present time for reconstruction. He reviewed the landscape and demolition plan along with the post demolition plan.

Chair Holden questioned the existing buffer along the south-east corner and the middle tier vegetation along the south and east buffer. Mr. Rutledge confirmed demolition screening as well.

Town Clerk Kogos swore in neighbor Lisa Johnson.

Mrs. Johnson expressed concern regarding the buffering between her home and the applicant property. She noted her home is approximately 20-25 feet from the home in question, asking about the mold issue and if it creates a problem for her residence. Discussion ensued regarding the setback requirements between the two properties.

Director Harding noted that the property could be wet down during demolition to contain any airborne particles. Chair Holden confirmed supplementation of the south and east buffer. Director Harding confirmed the building department inspects and confirms the restoration of the lot after demolition.

Resident Drew Ciraldo remotely asked about the restoration of any damaged roads, rights of way, sidewalks, and easements. Director Harding confirmed final inspection includes these areas and restorations of any damaged areas is required.

Town Attorney Teal reviewed the conditions including:

- Buffers on east and south-east corner areas mid-tier landscaping
- Buffering while vacant
- 8' construction fence during demolition
- Construction dust and debris mitigated to lessen airborne particles

Chair Holden read the standards for demolition.

**MOTION:** *Member Madden/Member Auth moved to approve the request for demolition with conditions as presented and discussed.*

**ACTION:** *Motion Passed 5-0.*

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.***

*Ex-Parte Communication:*

- *Alternate Member Seaman stated that she visited the property, met with the owner and site manager, with Director Harding, read the materials, and had no additional 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.*
- *Alternate Member Gidwitz 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 background information regarding the project. She provided the staff report along with recommendations with potential conditions of approval. She stated that the proposed putting green may require a FDEP (Florida Department of Environmental Protection) permit and requested confirmation of the requirement or not.

Attorney Jarod Gaylord, representing property trustee Mr. Golden, introduced the project team. He displayed aerial photographs and survey of the property. He reviewed the site plans including the hardscape plans.

Discussion ensued regarding the ROW (right-of-way). The Board stated a condition that Martin County must give a ROW use permit for the location of the call box in the southeast corner of the ROW. It was noted that the gates are often left wide open and construction is visible.

Mr. Rutledge continued review of the landscape plans and highlighted the area of the putting green. He displayed the proposed gates with the call box.

Member Seaman requested a condition of no lighting on the putting green. Member Auth questioned the location of the putting green in terms of noise. Mr. Rutledge confirmed that the putting green location complies with setback requirements for recreational areas. He confirmed approval from the neighbors.

Town Attorney Teal confirmed the following conditions:

- Martin County ROW use permit for call box
- Putting green shall have no lighting
- North gate shall be closed after hours
- Construction gates shall be closed after hours

Chair Holden read the standards for impact review.

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

**ACTION:**     *Motion Passed 5-0.*

6. Other Items\*

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

Chair Holden reviewed upcoming meeting dates: July 9 (no applications at this time), August 6 (may have at least two applications), September 10 (may cancel), and October 8 or 15. Director Harding will survey members' schedules and report back.

7. Adjournment

Chair Holden adjourned the meeting at 12:02 PM.

Respectfully submitted,

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

**354 South Beach – A-80 2 Acre Estate Residential District**

This is the application of 354 South Beach Road LLC, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval to:

Install a 900 square foot prefabricated utility shed for storage in the south side of the lot that is located westerly of South Beach Road.

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](http://www.townofjupiterisland.com)

**STATE MANDATED STATEMENT:**

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



**TOWN OF JUPITER ISLAND**  
**Building Department**  
**Staff Report**  
**Development Review Board Meeting**  
**July 9, 2026**

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**To:** Chair and Development Review Board Members  
**From:** Catherine Harding, Building, Planning and Zoning Director  
**RE:** 354 South Beach Road  
**Date:** June 17, 2026

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Owners:

354 South Beach Road, LLC  
8900 SE Robwyn St., Hobe Sound Fl. 33455

Agent:

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

Property Description:

354 South Beach Road, 9.24 acres separated by South Beach Road in the A-80, 2-Acre Estate Residential District. The easterly portion is 0.56 acres, and the westerly portion is 8.68 acres.

Request:

The owners are requesting to install a 900 sq. ft. prefabricated utility shed for storage in the south section of the westerly portion of the lot.

Building and Zoning Analysis:

The storage shed is counted as floor area. Floor area is calculated as all floors of all buildings on the site.

The applicant has submitted a Site Analysis which complies with the Zoning requirements of the A-80 Zoning District.

Staff Reports and Recommendations attached:

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

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

Building Department Recommendations:

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

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)

## Amy Vanilla

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**From:** Brian Fischer <brian@kingtreeservice.com>  
**Sent:** Thursday, June 18, 2026 4:21 PM  
**To:** Megan McMahon  
**Cc:** Catherine Harding; Amy Vanilla  
**Subject:** Re: DRB Application - 354 South Beach

### External Email - Use Caution

I do not see any issues with the Landscape Plans submitted for the new shed to be constructed at 354 SBR. No plants will be relocated or removed. New plant material will be installed along the south property line to help with buffer. Buffer is good in all locations. This project is good as presented.

Thanks,

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

On Fri, Jun 12, 2026 at 3:43 PM Megan McMahon <[mmcmahon@tji.martin.fl.us](mailto:mmcmahon@tji.martin.fl.us)> wrote:

Please see the link below for a DRB application at 354 South Beach Rd. They will be adding a 900-sf utility shed.

 [354 South Beach](#)

Thank you,

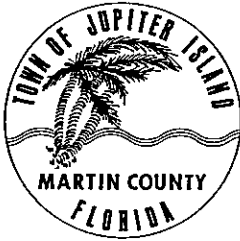
*Megan McMahon*

Town of Jupiter Island ~ Building Department

2 Bridge Road

Hobe Sound, FL 33455





## Town of Jupiter Island

### Public Works Department

2 Bridge Road

Hobe Sound Fl.

33475-0007

(772) 545-0171

Fax (772) 546-7918

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## MEMORANDUM

Date: June 16, 2026

To: Catherine Harding – Planning Building & Zoning Director

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

RE: 354 South Beach Road – Storage Shed

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

This project involves adding a 900 ft. utility storage shed at 354 South Beach Road. The scope of work also includes adding associated landscape and hardscape improvements. The property is 9.24 acres in size.

### Review Comments

1. Provide information demonstrating that the onsite drainage detention level of serve is met for a five-year, 24-hour storm, as set forth in the South Florida Water Management District Environmental Resource Permits ("ERP") Information Manual, including a safety factor of 20 percent. LDR Article XI, Section 1.01(C)

### 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.

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

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## Sec. 2.02. Standards for impact review.

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

- A. The proposed development will not adversely affect the public interest; and
- B. The proposed development is consistent with the surrounding neighborhood character; and
- C. The visibility of the proposed development from public rights-of-way, adjacent properties, the beach, the ocean and the intracoastal waterway is minimized in a manner that is consistent with the surrounding neighborhood character; and
- D. The landscape treatment along the front lot line is comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of 1,000 feet in both directions; and
- E. The proposed ingress and egress is functionally adequate with regard to vehicular and pedestrian safety, separation of automotive traffic, traffic flow and control, provision of services, servicing of utilities, refuse collection, and access in case of fire, catastrophe or emergency; and
- F. Proposed screens and buffers are sufficient to ensure compatibility of uses and buildings with adjacent properties; and
- G. The location, design and character of lighting and sound will not adversely affect adjacent properties; and
- H. The proposed stormwater management system is sufficient to prevent runoff from adversely affecting adjacent properties; and
- I. The proposed development is designed and located so that all buildings are screened from view from adjacent properties and public roads such that the visual character of the proposed development from adjacent properties and public roads is predominantly natural, landscape plant material, and land forms.

(Ord. No. 368, § 3, 7-17-18)



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

**TOWN OF JUPITER ISLAND  
BUILDING DEPARTMENT**

Date Received: 6/12/26

**PROPERTY:**

Street Address: 354 South Beach Rd  
Tax Parcel Number: 35-38-42-002-124-00720-3 Zoning: A-80 2 Acre Residential  
Legal/General Description: see attached Exhibit A

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

Name: Jared Gaylord, Esq of Marc R Gaylord, PA  
Mailing Address: 12000 SE Old Dixie Hwy 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: 354 SOUTH BEACH ROAD LLC  
Mailing Address: 8900 SE Robwyn St Hobe Sound FL 33455  
Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

**EXPLANATION OF REQUEST:**

Install 900 sf utility shed for storage on south side of property.

**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:

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

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



Signature of Owner or Agent—REQUIRED

Jared Gaylord

Printed Name

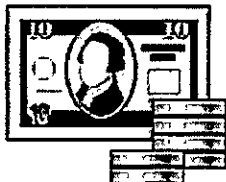
06/12/20

Date

**Site Analysis:**

|                                                                                         |                  |                         |                        |
|-----------------------------------------------------------------------------------------|------------------|-------------------------|------------------------|
| <b>Address:</b>                                                                         | 354 S Beach Rd   | <b>Zoning District:</b> | A-80                   |
| <b>Planned Date of Construction:</b>                                                    | 07-01-2026       |                         |                        |
|                                                                                         | <b>Permitted</b> | <b>Existing</b>         | <b>Proposed</b>        |
| <b>Lot Area:</b>                                                                        | 429,316 sf       | 429,316 sf              | 429,316 sf             |
| <b>Floor Area*:</b>                                                                     | 27,113.9 sf      | 3734 sf                 | 4634 sf                |
| <b>Principle Dwelling: (10,000 sf max)</b>                                              | 10000 sf         | 3110 sf                 |                        |
| <b>Accessory Structure #1: (not to exceed 1/3 square footage of principal dwelling)</b> | 1036 sf          | 624 sf                  |                        |
| <b>Accessory Structure #2: (not to exceed 1/3 square footage of principle dwelling)</b> | 1036 sf          |                         | 900 sf Non-habitable   |
| <b>FAR (Floor Area Ratio):<br/>Floor Area + Lot Area</b>                                |                  |                         |                        |
| <b>Lot Width:</b>                                                                       | 200'             | 336'                    | 336'                   |
| <b>Front Yard Setback:</b>                                                              | 50'              |                         | 712'                   |
| <b>Rear Yard Setback:</b>                                                               | WFSL             |                         | 193.1'                 |
| <b>Side Yard Setback:</b>                                                               |                  |                         |                        |
| <b>One-Story:</b>                                                                       | 25' One Story    |                         | One Story:270.6' North |
| <b>Two-Story:</b>                                                                       | 30' Two Story    |                         | 31.2' South            |
| <b>Initial Measuring Point ("IMP"):</b>                                                 |                  | 15.5'                   |                        |
| <b>Fill:</b>                                                                            | 3 ft max         |                         | NA                     |
| <b>Roof Height: Roof Pitch:</b>                                                         |                  |                         |                        |
| <b>One-Story:</b>                                                                       |                  |                         | Pitch: 3/12            |
| <b>Two-Story:</b>                                                                       |                  |                         | One Story: 18'         |
| <b>Exterior Wall Height:</b>                                                            |                  |                         |                        |
| <b>One-Story:</b>                                                                       | 14 ft            |                         | One Story: 12'         |
| <b>Two-Story:</b>                                                                       | 22 ft            |                         |                        |
| <b>Parking Spaces:</b>                                                                  |                  |                         |                        |
| (1 per bedroom, 1.5 max)                                                                |                  |                         |                        |
| <b>Driveway Setback:</b>                                                                |                  |                         |                        |
| <b>Landscape Area:</b>                                                                  |                  |                         |                        |
| <b>Elevation of Finish Floor:</b>                                                       |                  |                         | 16'                    |
| <b>Elevation of LHSM:</b>                                                               |                  |                         |                        |
| (Lowest Height Structural Member)                                                       |                  |                         |                        |
| <b>FEMA Flood Zone:</b>                                                                 | X, AE, VE        |                         |                        |
|                                                                                         |                  |                         |                        |

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



# Town of Jupiter Island

2 Bridge Road

Hobe Sound, FL 33455

Ph: (772) 545-0150

Fax: (772) 545-0188

EXT. RECEIPT NUMBER

686227

Payment Date: 06/12/2026

Paid By

354 SOUTH BEACH ROAD, LLC

11450 SE DIXIE HWY STE 202

HOBE SOUND, FL 33455

| Transaction | Type        | Record   | Category      | Description                | Amount      |
|-------------|-------------|----------|---------------|----------------------------|-------------|
| 00010149    | PZE Process | PZE-0436 | Standard Item | BOARD OF ADJUSTMENT APPEAL | \$ 1,000.00 |

**Total \$ 1,000.00**

Cash

Check \$ 1,000.00

Credit

Transferred

**Tendered \$ 1,000.00**

**Change \$ 0.00**

**To Overpayment \$ 0.00**


[BACK TO SEARCH](#)

## Basic Info

**PIN**  
 35-38-42-002-124-00720-3

**AIN**  
 57294

**Situs Address**  
 354 SOUTH BEACH RD JUPITER ISLAND FL

**Website Updated**  
 5/8/26

## General Information

[CHANGE MAILING ADDRESS](#)
[SIGN UP FOR PROPERTY FRAUD ALERT](#)
**Property Owners**  
 354 SOUTH BEACH ROAD  
 LLC

**Parcel ID**  
 35-38-42-002-124-00720-3

**Use Code/Property Class**  
 0100 - 0100 Single Family

**Mailing Address**  
 8900 SE ROBWN ST  
 HOBE SOUND FL 33455

**Account Number**  
 57294

**Neighborhood**  
 135732 Jupiter Island - Intracoastal  
 Acreage

**Tax District**  
 JUPITER ISLAND

**Property Address**  
 354 SOUTH BEACH RD JUPITER ISLAND FL

**Legal Acres**  
 9.24

**Legal Description**  
 JUPITER ISLAND, PART OF LOTS 124 125 &  
 1...

**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 | \$ 27,945,500 | \$ 848,800        | \$ 28,794,300 | \$ 4,973,379    | \$ 23,820,921  | \$ 0                    | \$ 23,820,921        |

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**  
 7/14/00  
**Sale Price**  
 \$ 10,325,000

**Grantor (Seller)**  
 JIJ LAND PARTNERSHIP, L.P.  
**Deed Type**  
 Special Warranty Deed

**Doc Num**  
 JKB  
**Book & Page**  
 1494 2965

**Legal Description**

- JUPITER ISLAND, PART OF LOTS 124 125 & 126, BEG N/LN LT 126 & W R/W CR 707, NLY ALG R/W 320.78, SWLY 300.6, NLY 99.89, WLY 610.94, SWLY 216.23 TO WATER OF INTRACOASTAL, SLY ALG WATER 296.37, E 281.9, N 20, E 902.43 TO POB... & PT E OF CR 707 DESC AS: BEG N/LN LT 126 & E R/W, E 70.42 TO DUNE, NLY 339.46, WLY 80.36 TO E R/W & SLY 322.79 TO POB (9.24 ACS)

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





## Return to:

This Document Prepared By:

Steven R. McCole, Esquire

Bocannon, Haymaker, Jefferson, Walker

A. Schwane, P.A. 519 S. Indian River Dr.

Fort Pierce, FL 34950

| 11111111 | | 11

INSTR # 1443011  
 ON MK 01494 PG 2965  
 RECORDED 07/17/2000 02:40 PM  
 KOSHER STILLER  
 MARTIN COUNTY Florida  
 DOC TAX 72,273.00  
 DEPUTY CLERK S Johnson

Parcel ID Number: 35-38-42-002-124-0072.0-30000

## Warranty Deed

This Indenture, Made this 14th day of July, 2000 A.D., Between  
 JLJ LAND PARTNERSHIP, L.P., a New Jersey general partnership,  
 authorized to do business in the State of Florida,

, grantor, and  
 354 South Beach Road, L.L.C., a Florida Limited Liability Company

whose address is: c/o Gordon O. Danser, CPA, 5 Independence Way  
 Princeton, New Jersey 08540

, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
 TEN & NO/100 (\$10.00) DOLLARS,  
 and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, receipt whereof is hereby acknowledged, has  
 granted, bargained and sold to the said GRANTEE and GRANTEE'S successors and assigns forever, the following described land,  
 situate, lying and being in the County of Martin State of Florida

SEE EXHIBIT "A" attached hereto and made a part hereof.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.  
 In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.  
 Signed, sealed and delivered in our presence:

Printed Name: Brian J. Menzies  
 Witness as to Both

Printed Name: PAUL WATSON  
 Witness as to Both

By: James L. Johnson (Seal)  
 James L. Johnson  
 General Partner  
 P.O. Address P O BOX 94, DOUGHERTPARK, NJ 07979

STATE OF NEW JERSEY  
COUNTY OF SOMERSET

The foregoing instrument was acknowledged before me this 13th day of July, 2000 by  
 James L. Johnson, General Partner on behalf of JLJ LAND PARTNERSHIP,  
 L.P., a New Jersey General Partnership.  
 He is personally known to me or who has produced his N.Y. Driver's License  
 as Identification.

KAREN C. SCHLESINGER  
 NOTARY PUBLIC OF NEW JERSEY  
 My Commission Expires March 16, 2003

Printed Name: Karen C. Schlesinger  
 NOTARY PUBLIC  
 My Commission Expires: 3/16/2003

OR 22 01494 PG 2, 6

## Exhibit A

ALL OF THAT PART OF LOTS 124-125-126 OF GOMEZ GRANT & JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, ALSO DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH LINE OF LOT 126 AND THE WEST MAINTENANCE RIGHT-OF-WAY OF COUNTY ROAD 707, THENCE SOUTH  $87^{\circ} 48' 07''$  EAST, A DISTANCE OF 20.90 FEET TO THE EASTERLY MAINTENANCE RIGHT-OF-WAY OF COUNTY ROAD 707, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. THENCE CONTINUING SOUTH  $87^{\circ} 48' 07''$  EAST, A DISTANCE OF 70.42 FEET TO THE ESTABLISHED DUNE LINE. THENCE NORTH  $13^{\circ} 59' 45''$  WEST, A DISTANCE OF 339.46 FEET ALONG SAID DUNE LINE. THENCE SOUTH  $77^{\circ} 27' 26''$  WEST A DISTANCE OF 76.17 FEET. THENCE SOUTH  $86^{\circ} 50' 26''$  WEST A DISTANCE OF 4.19 FEET TO THE INTERSECTION OF THE EASTERLY MAINTENANCE RIGHT-OF-WAY OF COUNTY ROAD 707. THENCE SOUTH  $06^{\circ} 14' 20''$  EAST, ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 322.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.56 ACRES MORE OR LESS.

COMMENCING AT THE NORTH LINE OF LOT 126 AND THE WESTERLY RIGHT-OF-WAY OF THE MAINTENANCE ROAD OF COUNTY ROAD 707, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. THENCE NORTH  $16^{\circ} 14' 20''$  WEST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 320.78 FEET; THENCE SOUTH  $86^{\circ} 50' 26''$  WEST, A DISTANCE OF 300.60 FEET; THENCE NORTH  $3^{\circ} 16' 57''$  WEST, A DISTANCE OF 99.89 FEET; THENCE SOUTH  $86^{\circ} 37' 12''$  WEST, A DISTANCE OF 610.94 FEET; THENCE SOUTH  $80^{\circ} 35' 07''$  WEST, A DISTANCE OF 216.23 FEET TO THE INTERSECTION OF THE EASTERLY SHORELINE OF THE INTRACOASTAL WATERWAY. THENCE SOUTH  $06^{\circ} 41' 34''$  EAST ALONG SAID EASTERLY SHORELINE A DISTANCE OF 296.37 FEET; THENCE SOUTH  $87^{\circ} 48' 18''$  EAST, A DISTANCE OF 281.90 FEET; THENCE NORTH  $2^{\circ} 11' 53''$  EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH  $87^{\circ} 48' 07''$  EAST ALONG SAID NORTH LINE OF LOT 126 A DISTANCE OF 502.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.68 ACRES MORE OR LESS.

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.

June 12, 2026

**VIA HAND DELIVERY**

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

RE: 354 South Beach Road, LLC, a Florida limited liability company  
Development Review Board- Development Standards  
Property Address: 354 South Beach Road, Hobe Sound, Florida 33455

Dear Mrs. Harding:

This office represents the interests of 354 South Beach Road, LLC, for its request to install a 900 square foot utility shed at 354 South Beach Road.

As the enclosed application packet, including site plan, architectural plans, and landscape 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 relatively small addition of a 900 square foot utility building will not adversely affect the public interest. The addition will result in a minor increase in square footage on the 429,316 square foot lot, which permits 27,113.9 square feet of floor area. The subject property has existing landscape buffers along the southern property boundary to prevent view of the construction. The structure's proposed location – over 700 feet from South Beach Road – will be easily screened from that vantage point. The design of the utility building and location entirely within the building envelope will ensure that this addition is not visible and will not negatively affect the public interest. This small scale, mostly pre-fabricated shed design will also be a simple, quick construction project – limiting potential impacts on neighbors and the Jupiter Island community.

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

The existing property is consistent with the A-80, 2-Acre residential district and the surrounding neighborhood. The utility building will be approximately 712 feet from South Beach Road. The long distance from the public right-of-way along with the existing streetscape ensure that it will not be visible to passing motorists or pedestrians. The location entirely inside the building envelope will prevent views from the only potentially affected property – the southern neighbor. Proposed landscaping near the utility building and the existing dense buffer will prevent views from the adjacent southern property. Developing this structure will not cause the existing development to depart 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 proposed utility building is located on the southern side of the existing residence, will be 193.1 feet east of the waterfront setback line, and will be twenty feet north of the neighboring property boundary. The dense and mature vegetation material along the southern property boundary will prevent views of the one-story structure. The visibility is minimized to be consistent with the surrounding neighborhood character.

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

The proposed landscape treatment along the front lot line will not be impacted or changed as part of this application. The existing streetscape is substantially equivalent to or better than the landscape treatment along the front line of properties within 1,000 feet in terms of plant palette, density, and screening. The building's sheer distance – 712 feet from South Beach Road – coupled with the existing landscaping guarantees it will be invisible from that vantage point.

- 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.

No modification to the existing entrance to South Beach Road will occur as part of this application. The only modification of the driveway will be near the building to provide access. This will not negatively impact the functionality of accessing the property for servicing the property or responding to an emergency.

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

**The existing landscape plan is sufficient to ensure that the proposed addition is properly shielded from the view of adjacent properties and will conform to the Land Development Regulations. The existing landscaping on the property is mature, dense, and characteristic of the A-80 residential district. Minor landscape modifications near the building will occur to further shield the structure from potential vantage points, while also creating an aesthetically pleasing design. The ones-story, small structure will be easily shielded from view to ensure compatibility of uses and buildings on adjacent properties.**

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

**At this time, my client does not propose additional landscape lighting or sound equipment.**

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

**My client's contractors and design professionals do not anticipate the building will create any additional stormwater runoff to adjacent properties or South Beach Road. The shed will be over 712 feet from the public right-of-way and will not cause any flooding on that road. It is also unlikely that the building will cause flooding on the southern neighboring property. If runoff or additional stormwater results from this small-scale construction project, swales and site regrading will be utilized to retain stormwater on the Johnson family property.**

- 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 existing landscape buffers are mature, characteristic of this neighborhood, and will screen the building from adjacent properties and public rights-of-way. As shown in the proposed development plans, the utility building is located inside the property's building envelope – far from South Beach Road and twenty feet north of the adjacent southern neighbor. The one-story, 900 square foot construction will not negatively impact existing landscaping. Additional landscaping near the building will provide extra screening and create an aesthetically pleasing addition inside the property. The predominant visual character of this property will be unchanged due to this request and will be similar to other properties in the A-80 residential district.**

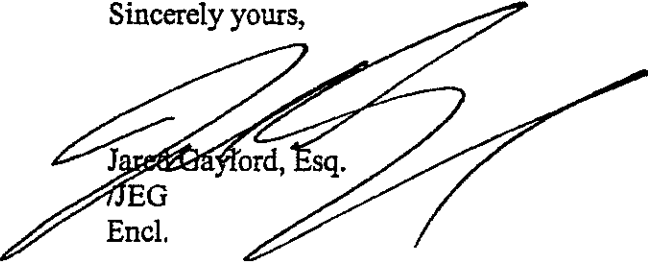
June 12, 2026

Page 4 of 4

It is my client's intention and desire that all construction is consistent with and complementary to the existing infrastructure of the Town, the surrounding properties and the neighborhood.

If you have any questions or concerns regarding this application, 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.

June 12, 2026

**VIA HAND DELIVERY**

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

RE: 354 South Beach Road, LLC, a Florida limited liability company  
Application for Development Review Board- Limited Development Adding 900 square  
foot Utility Building  
Property Address: 354 South Beach Road, Hobe Sound, Florida 33455

Dear Mrs. Harding:

This office represents the interests of 354 South Beach Road LLC, the Johnson family, as it pertains to its application for the addition of a shed from the Development Review Board at the above-referenced property located within the Town of Jupiter Island.

My client has owned the very large, 9.86 acres or 429,316 square foot, property since June of 2000; however, ownership of this property and many of the neighboring parcels by the Johnson family extends for decades. The property is located in the A-80 2-Acre Estate Residential District, which permits a floor area of 27,113.9 square feet for this lot. The existing floor area on the property is 3,734 square feet, consisting of a principle dwelling of 3,110 square feet, and a 624 square foot pool house. The property currently contains an existing main house, pool, pool house, walkways, dock and associated hardscaping and landscaping.

354 South Beach Road LLC now requests the addition of a utility shed along the south side of the property, near the existing driveway. The proposed one-story building will be located entirely within the property's building envelope. The proposed construction will be 900 square feet of non-habitable space, bringing the new total floor area for this property to 4,634 square feet, significantly less than the permitted floor area for this large parcel. The permitted floor area for this property is 27,113.9 square feet. In fact, this addition meets the criteria for administrative approval because the proposed addition is a one-story structure and, in total, will be less than 70% of the maximum



permitted floor area for this property.<sup>1</sup> In fact, the proposed floor area will only be 17.09% of the permitted floor area for this property.

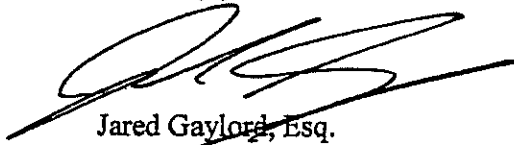
The proposed building will be set back 712 feet from the public right-of-way. This immense distance, coupled with thick and abundant landscaping, will ensure the structure is invisible from South Beach Road. The one-story structure and dense, mature vegetation will ensure that the new shed will be invisible when viewed from the Intracoastal Waterway and neighboring properties. The structure will easily be blocked by the existing, dense landscaping near the southern property boundary.

The property has existing dense and mature landscape buffers along the southern property boundaries. Minor landscape modifications will occur near the proposed building to further conceal the structure and make it aesthetically pleasing. The remaining landscape on the property will remain intact and untouched.

The applicant plans to begin construction in July 2026. It is my client's intention and desire that the improvements be constructed in a manner consistent and complementary to the Town's existing infrastructure, surrounding properties, and the A-80 residential zoning district.

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

Sincerely yours,



Jared Gaylord, Esq.  
/JEG  
Encl.

---

<sup>1</sup> See Art. X, Div. I, Sec. 1.00(a), TOWN OF JUPITER ISLAND LAND DEVELOPMENT REGULATIONS (2021)(stating administrative approval is permitted for "development of floor area if the total floor area on the lot proposed for development, including existing and proposed floor area, will be less than 70 percent of the maximum floor area permitted on the lot by the underlying zoning district regulations.").



2475 Mercer Avenue, Suite 305 | West Palm Beach, FL 33401

561.312.2041

561.537.7229

office@gruberengineers.com

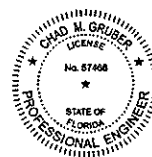


**GRUBER CONSULTING ENGINEERS**

**Proposed Structure  
354 South Beach Road  
Jupiter Island, Florida**

**Concurrency Management Calculations**

June, 2026



Digitally signed by  
Chad M Gruber  
Date: 2026.06.24  
10:34:09 -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 354 South Beach Rd. in the Town of Jupiter Island. The property encompasses approximately 14.267 acres between South Beach Rd. and the Indian River. The project involves the construction of a new storage building with no plumbing fixtures.

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 storage building. 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 62E-6.008.

### **1. Existing Residence/Pool House**

#### **a) Septic System Design Information**

|                                       |                |
|---------------------------------------|----------------|
| Total existing air-conditioned space: | 2,702 sq.ft.   |
| Total number of bedrooms:             | 3 bedrooms     |
| Type of drainfield configuration:     | Trench         |
| Estimated soil loading rate:          | 0.8 gpd/sq.ft. |

#### **b) Estimated Daily Flow Calculations**

2,251 – 3,300 4 Bedroom Equivalent 400 gpd

Estimated daily flow = 400 gpd

#### **c) Existing Septic System Specifications**

Existing Septic System to Remain

### **2. Proposed Storage Building**

The proposed storage building will not have any plumbing fixtures and will not require a septic system.

## 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. Existing Site Plan Characteristics

|                                 |   |                             |
|---------------------------------|---|-----------------------------|
| Total site area                 | = | 621,489 sq.ft. (14.267 ac.) |
| Impervious plan area            | = | 14,135 sq.ft.               |
| Remaining pervious surface area | = | 607,354 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. Pre-Construction 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:

$$S_{weighted} = \frac{(8.18in. \times 607,354 sq. ft.)}{621,489 sq. ft.} = 7.9939 in.$$

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

$$Q = \frac{(P - 0.2S_{weighted})^2}{(P + 0.8S_{weighted})} = \frac{(7.00in. - 0.2 \times 7.9939in.)^2}{(7.00in. + 0.8 \times 7.9939in.)} = 2.1779 in.$$

Ex. vol. of runoff to be retained = 2.1779 in. x 621,489 sq.ft. x 1ft./12in. = 112,795 cu.ft.

#### 4. Proposed Site Plan Characteristics

|                                 |   |                             |
|---------------------------------|---|-----------------------------|
| Total site area                 | = | 621,489 sq.ft. (14.267 ac.) |
| Impervious plan area            | = | 15,035 sq.ft.               |
| Remaining pervious surface area | = | 606,454 sq.ft.              |

#### 5. 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.                                |

#### 6. Post-Construction 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:

$$S_{weighted} = \frac{(8.18in. \times 606,454 sq. ft.)}{621,489 sq. ft.} = 7.9821 in.$$

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

$$Q = \frac{(P - 0.2S_{weighted})^2}{(P + 0.8S_{weighted})} = \frac{(7.00in. - 0.2 \times 7.9821in.)^2}{(7.00in. + 0.8 \times 7.9821in.)} = 2.1813 in.$$

Prop. vol. of runoff to be retained = 2.1813 in. x 621,489 sq.ft. x 1ft./12in. = 112,971 cu.ft.

Post-construction – Pre-construction = 112,971 cu.ft. – 112,795 cu.ft = 176 cu.ft.

Due to the increase in impervious area, the proposed project will result in an increase in stormwater runoff of 176 cu.ft. This volume will be managed within existing grading and retained on site in a proposed exfiltration trench.

Vol. of runoff to be retained in exfiltration trenches  
(including 20% safety factor) = 211 cu.ft.

## 7. Proposed Exfiltration Trench Sizing

The volume of stormwater runoff required to be retained in the proposed exfiltration trench is 211 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

|                  |                                 |   |         |                        |
|------------------|---------------------------------|---|---------|------------------------|
| L =              | Total Length of Trench Provided | = | 15      | ft                     |
| W =              | Trench Width                    | = | 6       | ft                     |
| K =              | Hydraulic Conductivity          | = | 0.00005 | cfs/sq.ft./ft. of head |
| H <sub>2</sub> = | Depth to Water Table            | = | 6.00    | ft                     |
| D <sub>u</sub> = | Un-Saturated Trench Depth       | = | 3.00    | ft                     |
| D <sub>s</sub> = | Saturated Trench Depth          | = | 0.00    | ft                     |
| V =              | Volume Treated                  | = | 308     | 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. Pre-Construction Irrigation Use

The referenced property has the following characteristics:

|                                           |   |                             |
|-------------------------------------------|---|-----------------------------|
| Total site area                           | = | 621,489 sq.ft. (14.267 ac.) |
| Drainage basin area                       | = | 89,779 sq.ft. (2.061 ac.)   |
| Impervious plan area                      | = | 11,727 sq.ft.               |
| Remaining irrigated pervious surface area | = | 78,052 sq.ft. (1.792 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.

$1.792 \text{ ac} \times 32 \text{ in./year} \times 1 \text{ year}/365 \text{ days} = 0.157 \text{ ac-in./day}$  which can be converted to gallons per day by multiplying the result by 27,152 gal./ac-in. = 4,263 gpd (127,890 gal./month)

Total estimated average day irrigation use = 4,263 gal.

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

Irrigation Project ERCs =  $4,263 \text{ gpd} \times 1 \text{ ERC}/350 \text{ gpd} = 12.18 \text{ ERCs}$

#### 2. Post-Construction Irrigation Use

The referenced property has the following characteristics:

|                                           |   |                             |
|-------------------------------------------|---|-----------------------------|
| Total site area                           | = | 621,489 sq.ft. (14.267 ac.) |
| Drainage basin area                       | = | 89,779 sq.ft. (2.061 ac.)   |
| Impervious plan area                      | = | 12,627 sq.ft.               |
| Remaining irrigated pervious surface area | = | 77,152 sq.ft. (1.771 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.

$1.771 \text{ ac} \times 32 \text{ in./year} \times 1 \text{ year}/365 \text{ days} = 0.155 \text{ ac-in./day}$  which can be converted to gallons per day by multiplying the result by 27,152 gal./ac-in. = 4,208 gpd (126,240 gal./month)



Total estimated average day irrigation use = 4,208 gal.

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

Irrigation Project ERCs =  $4,208 \text{ gpd} \times 1 \text{ ERC}/350 \text{ gpd} = 12.02 \text{ ERCs}$

Pre-construction use – Post-construction use =  $12.18 \text{ ERC} - 12.02 \text{ ERC} = 0.16 \text{ ERC}$

Due to the increase in impervious area, the proposed project will result in a decrease of 0.16 ERC.

### 3. Domestic Use

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

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

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

**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

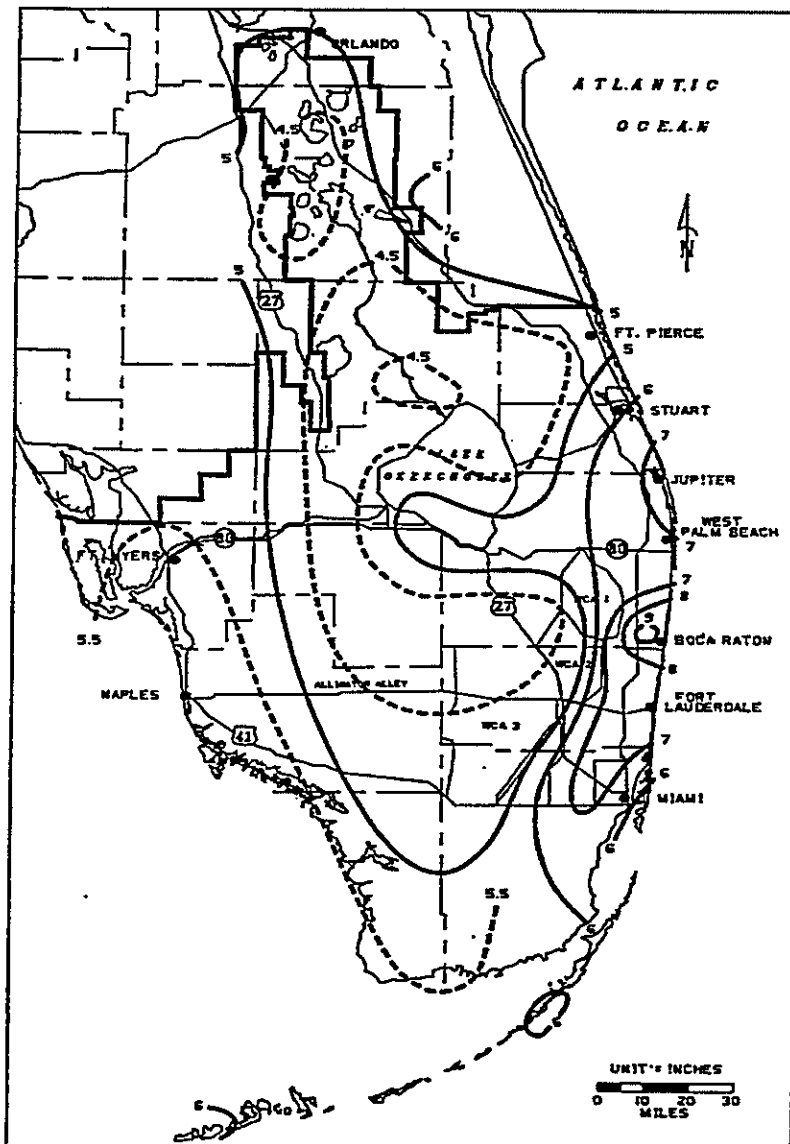
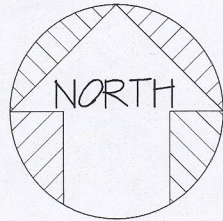


FIGURE C-3. 1-DAY RAINFALL: 5-YEAR RETURN PERIOD

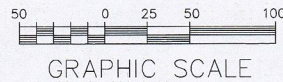
C-5

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





SCALE : 1" = 50'  
THIS IS THE INTENDED DISPLAY SCALE



## \* LEGEND \*

A.U. APPARENT USE  
ARV AIR RELEASE VALVE  
ATT AT&T CLOSURE  
BOV BLOW-OFF VALVE  
CC CABLE CLOSURE  
CM CONCRETE BLOCK STRUCTURE  
CONC CONCRETE  
CONC CONCRETE MONUMENT  
COV COVERED  
EB ELECTRIC BOX  
EL ELEVATION  
FD FOUND FLOOR ELEVATION  
FE FIRE HYDRANT  
GR GAS REGULATOR  
ID IDENTIFICATION  
IP IRON PIPE  
LB LICENSED SURVEY BUSINESS  
LL LANDSCAPE LIGHTING  
LVT LOW VOLTAGE TRANSFORMER  
MAG MAGNETIC  
NL NAIL  
ORB OFFICIAL RECORDS BOOK  
PG PAGE  
PLS PROFESSIONAL LAND SURVEYOR  
P.I. POINT OF INTERSECTION  
R/W RIGHT-OF-WAY  
SF SQUARE FEET  
ST SEPTIC TANK  
WM WATER METER  
WV WATER VALVE  
WF WOOD FRAME  
C CENTERLINE  
E EXISTING ELEVATION  
T & TAG NUMBER

## LEGAL DESCRIPTION: (PER OFFICIAL RECORDS BOOK 1494, PAGE 2965)

ALL THAT PART OF LOTS 124-125-126 OF GOMEZ GRANT & JUPITER ISLAND, PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, ALSO DESCRIBED AS FOLLOWS:

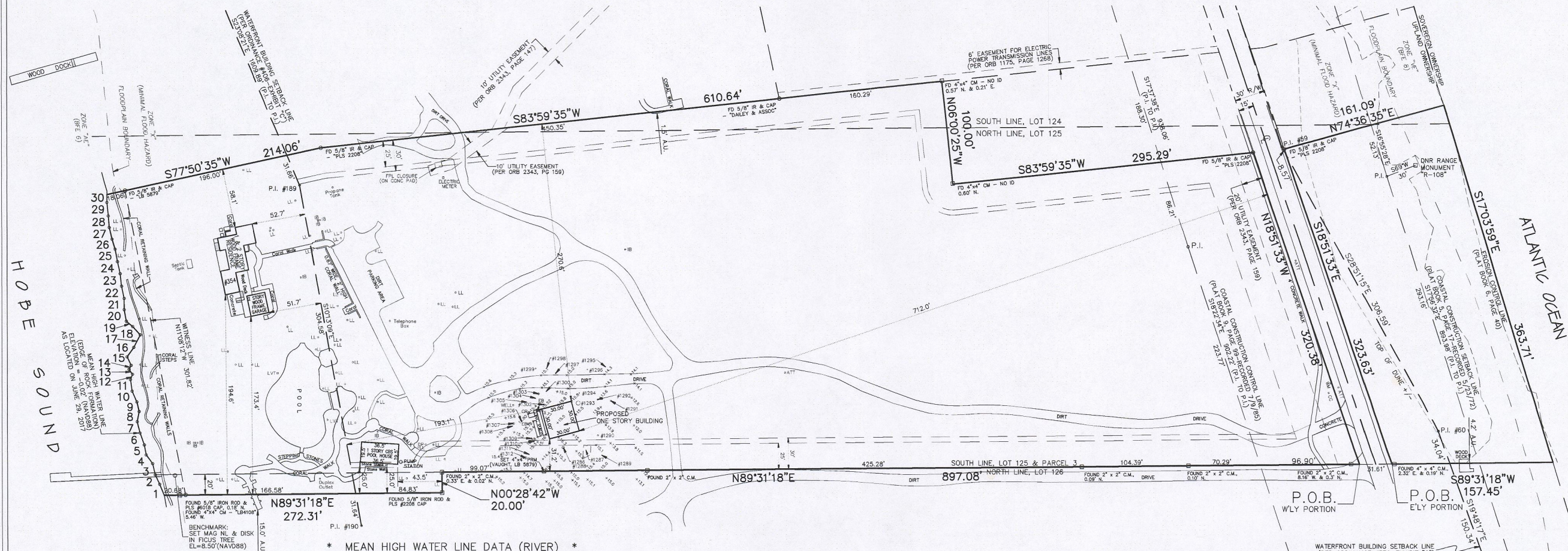
COMMENCING AT THE NORTH LINE OF LOT 126 AND THE WEST MAINTENANCE RIGHT-OF-WAY OF COUNTY ROAD 707, THENCE SOUTH 87°48'07" EAST, A DISTANCE OF 20.90 FEET TO THE EASTERLY MAINTENANCE RIGHT-OF-WAY OF COUNTY ROAD 707, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE CONTINUING SOUTH 87°48'07" EAST, A DISTANCE OF 70.42 FEET TO THE ESTABLISHED DUNE LINE, THENCE NORTH 13°59'45" WEST, A DISTANCE OF 339.46 FEET ALONG SAID DUNE LINE, THENCE SOUTH 77°27'28" WEST A DISTANCE OF 76.17 FEET, THENCE SOUTH 86°50'26" WEST A DISTANCE OF 4.19 FEET TO THE INTERSECTION OF THE EASTERLY MAINTENANCE RIGHT-OF-WAY OF COUNTY ROAD 707, THENCE SOUTH 16°14'20" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 322.79 FEET TO THE POINT OF BEGINNING, CONTAINING 0.56 ACRES MORE OR LESS.

AND

COMMENCING AT THE NORTH LINE OF LOT 126 AND THE WESTERLY RIGHT-OF-WAY OF THE MAINTENANCE ROAD OF COUNTY ROAD 707, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE NORTH 16°14'20" WEST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 320.78 FEET; THENCE SOUTH 86°50'26" WEST, A DISTANCE OF 300.60 FEET; THENCE NORTH 3°15'57" WEST, A DISTANCE OF 99.89 FEET; THENCE SOUTH 86°37'12" WEST, A DISTANCE OF 610.94 FEET; THENCE SOUTH 80°35'07" WEST, A DISTANCE OF 216.23 FEET TO THE INTERSECTION OF THE EASTERLY SHORELINE OF THE INTRACOASTAL WATERWAY, THENCE SOUTH 06°41'34" EAST ALONG SAID EASTERLY SHORELINE A DISTANCE OF 296.37 FEET; THENCE SOUTH 87°48'07" EAST, A DISTANCE OF 281.90 FEET; THENCE NORTH 2°11'53" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 87°48'07" EAST ALONG SAID NORTH LINE OF LOT 126 A DISTANCE OF 902.43 FEET TO THE POINT OF BEGINNING, CONTAINING 8.68 ACRES MORE OR LESS.

## SURVEYOR'S NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- BEARINGS SHOWN HEREON ARE TRUE BASED ON THE PLAT OF COASTAL CONSTRUCTION CONTROL LINE, RECORDED JULY 9, 1985 IN PLAT BOOK 9 AT PAGE 99, LYING BETWEEN DNR RANGE MONUMENTS "R-107" AND "R-109".
- ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) AND ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BENCHMARK USED: "89 84 A05" (FLDNR) ELEVATION = 19.66' (NAVD88).
- BEARINGS, ANGLES, AND DIMENSIONS SHOWN HEREON ARE FIELD MEASURED QUANTITIES UNLESS NOTED OTHERWISE AS: (D) DEED MEASUREMENT; (C) CALCULATED MEASUREMENT; (M) FIELD MEASUREMENT.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE AND IS SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND OTHER ENCUMBRANCES WHICH MAY BE REVEALED IN A SEARCH OF TITLE TO THE SUBJECT LAND.
- THE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON, WITHOUT THE EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
- THERE HAS BEEN NO ATTEMPT TO LOCATE ANY SUBSURFACE IMPROVEMENTS, FOOTERS, FOOTINGS AND/OR UTILITIES ON THIS PROPERTY OR ADJACENT RIGHTS-OF-WAY.
- SUBJECT PROPERTY LIES IN FLOOD ZONES "X" (MINIMAL FLOOD HAZARD), "AE" (BFE 6), AND "VE" (BFE 8). FLOODPLAIN BOUNDARIES SHOWN HEREON WERE SCALED FROM DIGITAL FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE MAP #12085C0338H, DATED FEBRUARY 19, 2020. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.



## \* MEAN HIGH WATER LINE DATA (RIVER) \*

## MEAN HIGH WATER LINE NOTE:

MEAN HIGH WATER ELEVATION (OCEAN) = 0.53' (NAVD88)  
MEAN HIGH WATER ELEVATION (RIVER) = -0.02' (NAVD88)

ELEVATIONS ARE PER DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING, TIDAL WATER SURVEY PROCEDURAL APPROVAL. THE MEAN HIGH WATER SURVEY DEPICTED HEREIN COMPLETES WITH CHAPTER 177, PART II, FLORIDA STATUTES AND HAS NOT BEEN SUBMITTED TO ANY COURT, AGENCY OF STATE, OR LOCAL GOVERNMENT.

THE LINE SHOWN HEREIN AND NOTED AS MEAN HIGH WATER LINE, DOES NOT NECESSARILY REFLECT ALL OF THE SINUOSITIES OF SAID LINE, AND ONLY THOSE POINTS MARKED BY CIRCLES ARE IN FACT ON SAID LINE. THE TANGENTS WHICH CONNECT THESE POINTS BY BEARING AND DISTANCE, ARE SHOWN TO PROVIDE A CLOSED GEOMETRIC FIGURE.

MONUMENTATION WAS NOT SET AS A SAFETY PRECAUTION. TIES TO TWO UPLAND MONUMENTS WERE ESTABLISHED.

## VERTICAL DATUM CONVERSION NOTE:

CONVERSION TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) IS (-)1.50' (NAVD88 IS 1.50' LOWER THAN NGVD29) PER CORPSCON VERSION 6.0.1

## \* TREE LIST \*

| NO.  | DIAMETER | SPECIE          |
|------|----------|-----------------|
| 1288 | 28"      | AUSTRALIAN PINE |
| 1289 | 28"      | FIGUS           |
| 1290 | 16"      | UNKNOWN         |
| 1291 | 8"       | UNKNOWN         |
| 1292 | 16"      | UNKNOWN         |
| 1293 | 18"      | UNKNOWN         |
| 1294 | 14"      | UNKNOWN         |
| 1295 | 48"      | UNKNOWN         |
| 1296 | 8"       | UNKNOWN         |
| 1297 | 8"       | UNKNOWN         |
| 1298 | 10"      | UNKNOWN         |
| 1299 | 12"      | UNKNOWN         |
| 1300 | 6"       | UNKNOWN         |
| 1301 | 12"      | UNKNOWN         |
| 1302 | 8"       | UNKNOWN         |
| 1303 | 14"      | UNKNOWN         |
| 1304 | 22"      | ARECA PALM      |
| 1305 | 8"       | UNKNOWN         |
| 1306 | 6"       | UNKNOWN         |
| 1307 | 12"      | UNKNOWN         |
| 1308 | 26"      | AUSTRALIAN PINE |
| 1309 | 6"       | UNKNOWN         |
| 1310 | 12"      | UNKNOWN         |
| 1311 | 20"      | ARECA PALM      |
| 1312 | 8"       | ROYAL POINCIANA |
| 1313 | 26"      | AUSTRALIAN PINE |

## \* BUILDING SETBACKS \*

PER ZONE A-80, 2 ACRE ESTATE RESIDENTIAL DISTRICT:  
FRONTYARD SETBACK - 50'  
SIDEYARD SETBACKS - 25' (1 STORY BUILDINGS)  
30' (2 STORY BUILDINGS)  
REARYARD SETBACK - 25' (1 STORY BUILDINGS)  
WATERFRONT SETBACK LINE (PER ORD. #376-EXHIBIT "C")

## CERTIFICATION VALID TO:

1. 354 SOUTH BEACH ROAD, LLC

## CERTIFICATION:

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

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

By: *P. Michael Zarella*  
Professional Surveyor and Mapper No. 6736  
State of Florida

DATE OF LAST  
FIELD WORK:  
April 28, 2026

| REVISIONS                                                          | BY      |
|--------------------------------------------------------------------|---------|
| 807980, 808459, 808660, 808732                                     | RLV     |
| 11/12/07 * FINAL SURVEY<br>FB: 172/55 & 185/15<br>ORDER #808556    | RLV     |
| 04/09/10 * ADD W/LY LINE OF<br>150' S. BEACH ROAD<br>ORDER #810424 | RLV,SR  |
| 05/30/17 * UPDATE &<br>MNL SURVEY * FB: 214/01<br>ORDER #813436    | PMZ     |
| 07/03/17 * ADD PROPOSED<br>DOCK & COVER ONE-THIRD<br>ORDER #813436 | PMZ     |
| 02/19/21 * UPDATE<br>SURVEY * FB: 05<br>ORDER #816593              | PMZ     |
| 04/30/26 * PARTIAL TOPCO<br>& SITE PLAN * FB: 259/9<br>WO # 822148 | RLV,III |
| 06/09/26 * PARTIAL TREE<br>SURVEY * FB: 05<br>WO # 822356          | RLV,III |

BOUNDARY SURVEY  
354 S. BEACH ROAD  
HOBE SOUND, FLORIDA 33455  
TOWN OF JUPITER ISLAND

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

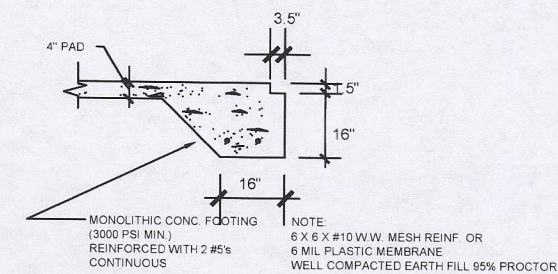
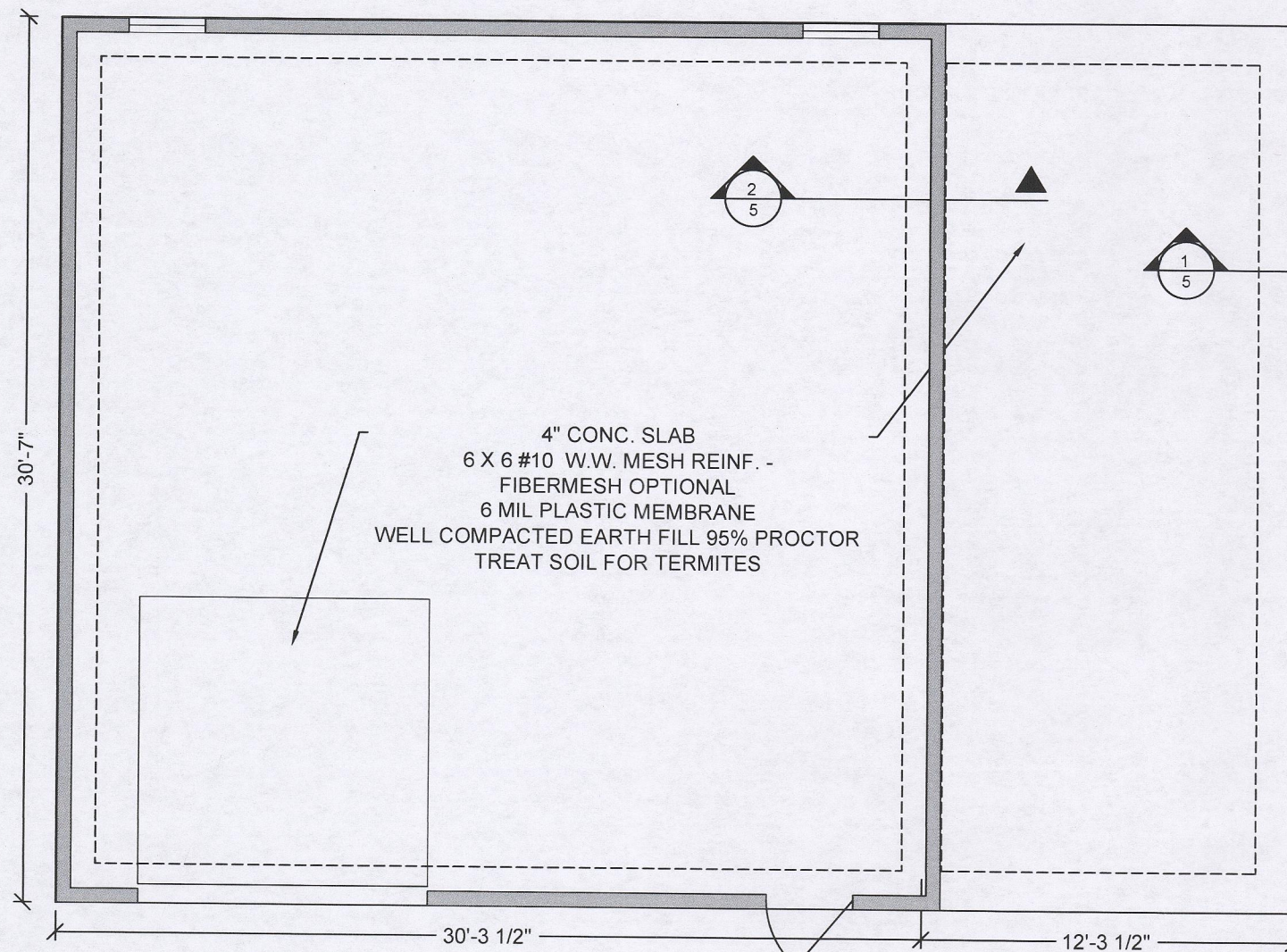


|                 |            |
|-----------------|------------|
| DRAWN           | RLV        |
| CHECKED         | RLV, SR    |
| SCALE           | AS SHOWN   |
| DATE            | 11/25/02   |
| FIELD BOOK      | 154/47     |
| ORDER NO.       | 807322     |
| SHEET OF SHEETS | 1 1        |
| FILE NUMBER     | PB7322-21J |

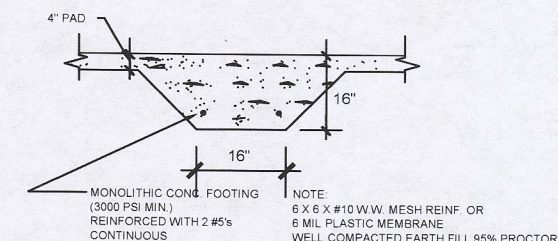
PCN: 35-38-42-002-124-00710-5

FILE: .../354 SBR/35456R-2021-02-19.DWG





1 MONOLITHIC FOOTER (TYP.)  
SCALE: NTS



2 INTERIOR MONOLITHIC FOOTER (TYP.)  
SCALE: NTS

**CONCRETE:**  
CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.  
COVER OVER REINFORCING STEEL  
FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE:  
3 INCHES IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND  
PERMANENTLY IN CONTACT WITH EARTH OR EXPOSED TO THE EARTH OR WEATHER  
AND 1 1/2" ELSEWHERE. REINFORCING BARS EMBEDDED IN GROUTED CELLS SHALL HAVE  
A MINIMUM CLEAR DISTANCE OF 1/4" FOR FINE GROUT OR 1/2" FOR COURSE GROUT  
BETWEEN REINFORCING BARS AND ANY FACE OF A CELL. REINFORCING BARS USED IN  
MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN  
2" FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER 1 1/2" FOR MASONRY  
UNITS NOT EXPOSED TO EARTH OR WEATHER.

**REINFORCING STEEL:**  
THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40.

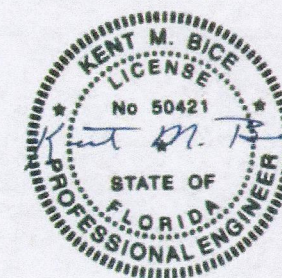
**GALVANIZATION:**  
METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION NOT DIRECTLY EXPOSED TO  
THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL  
PLATE CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE  
IN STAINLESS STEEL OR HOT DIPPED GALVANIZED.

**REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:**

1. ALL REINFORCEMENT IS BENT COLD
2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN 6-BAR  
DIAMETERS AND
3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.

**EXCEPTION:** WHERE BENDING IS NECESSARY TO ALIGN BARS WITH A VERTICAL CELL, BARS PARTIALLY  
EMBEDDED IN CONCRETE SHALL BE PERMITTED TO BE BENT AT A SLOPE NOT MORE THAN 1" OF  
THE HORIZONTAL DISPLACEMENT TO 6" OF VERTICAL BAR LENGTH.

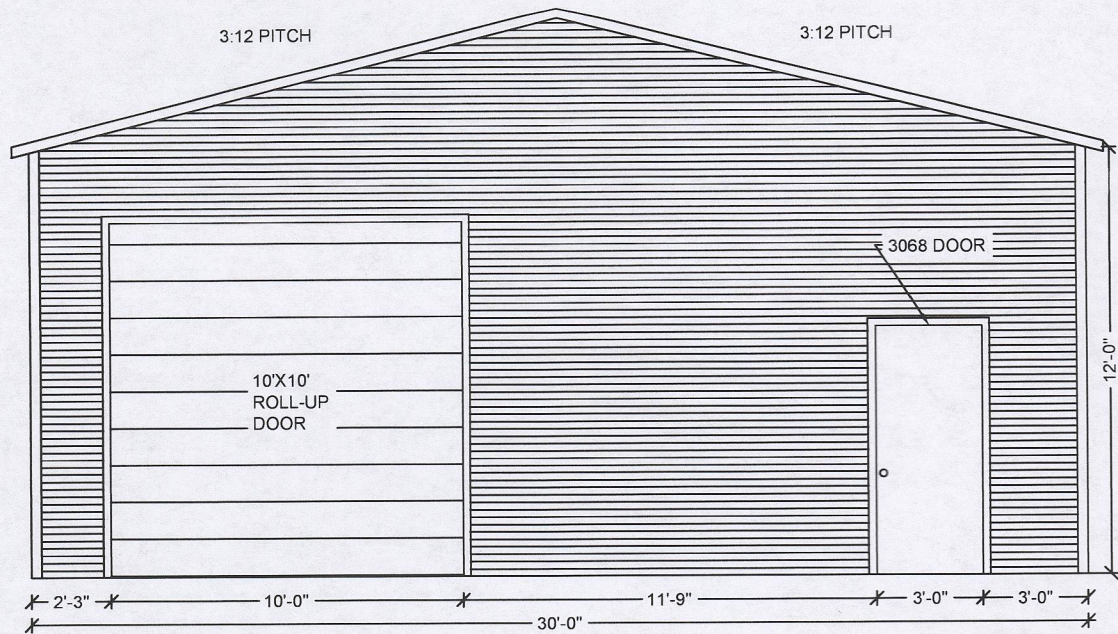
Engineer: Kent Bice  
FL License #: 50421  
COA# 30468



03/27/26

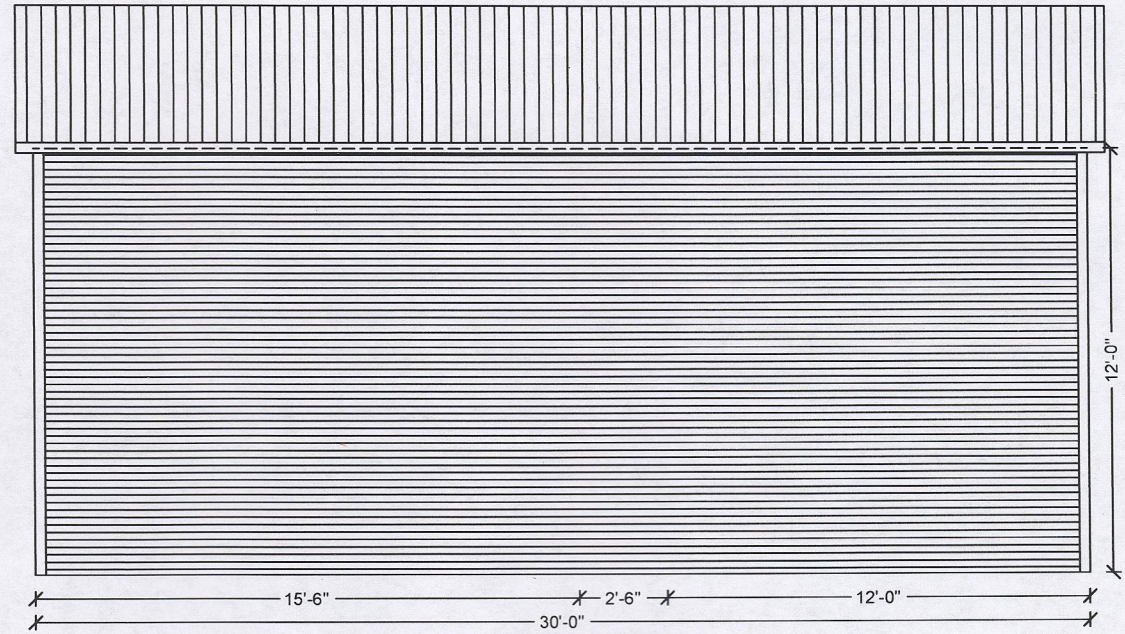
Kent M. Bice PE - This item has been electronically signed and sealed by Kent M. Bice  
using a Digital Signature. Printed copies of this document are not considered signed  
and sealed and the signature must be verified on any electronic copies.





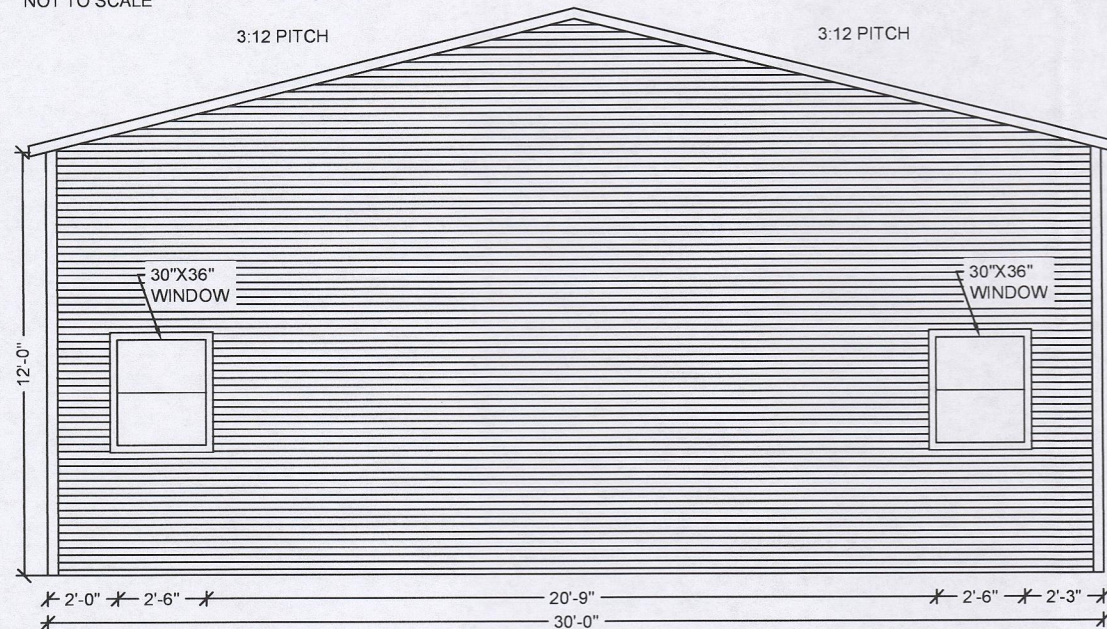
FRONT WALL ELEVATION

NOT TO SCALE



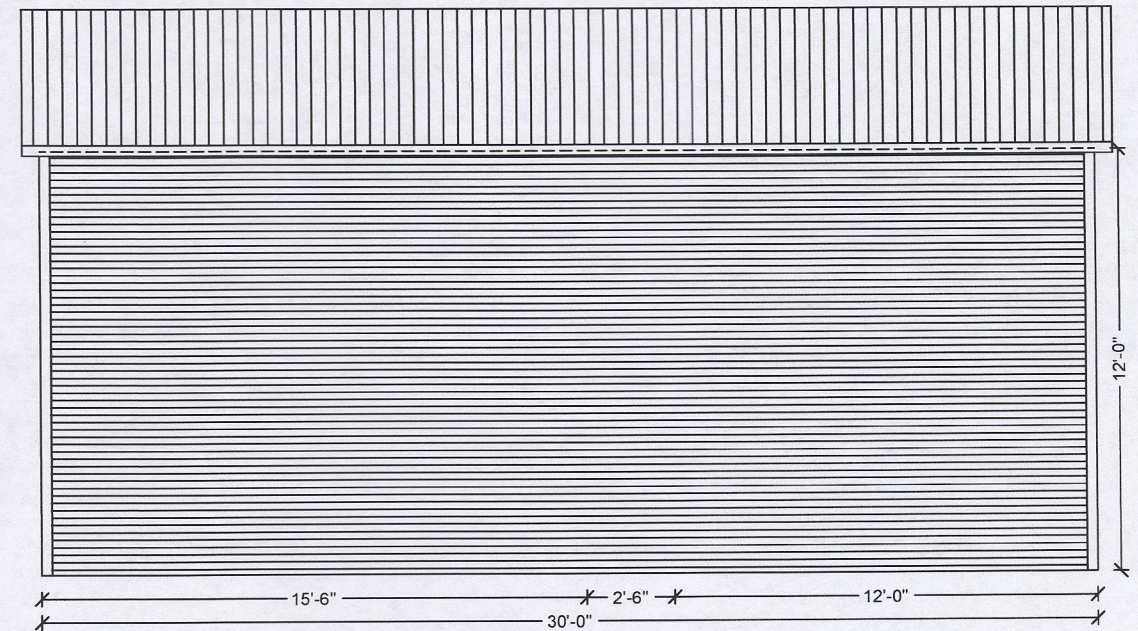
RIGHT SIDE ELEVATION

NOT TO SCALE



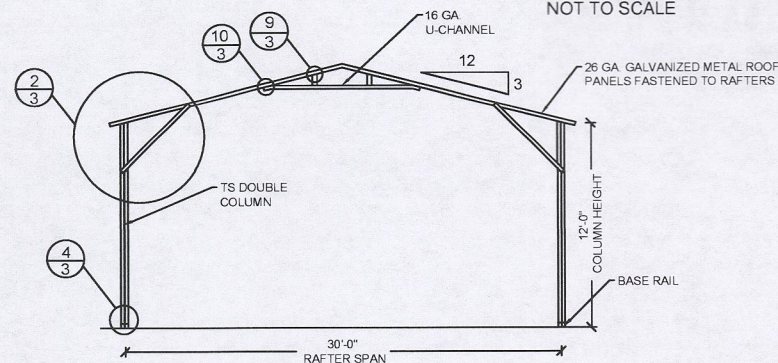
REAR WALL ELEVATION

NOT TO SCALE



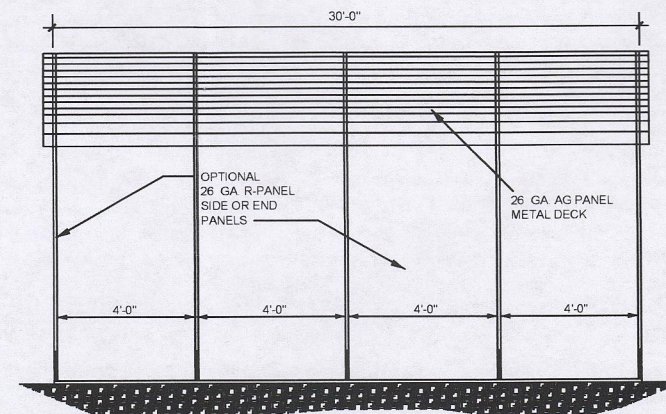
LEFT SIDE ELEVATION

NOT TO SCALE



TYPICAL BOW SECTION

NOT TO SCALE

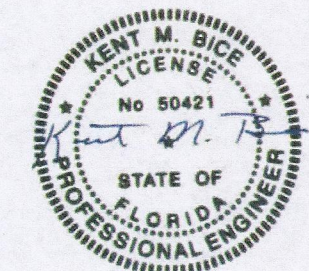


LEFT OR RIGHT ELEVATION

NOT TO SCALE

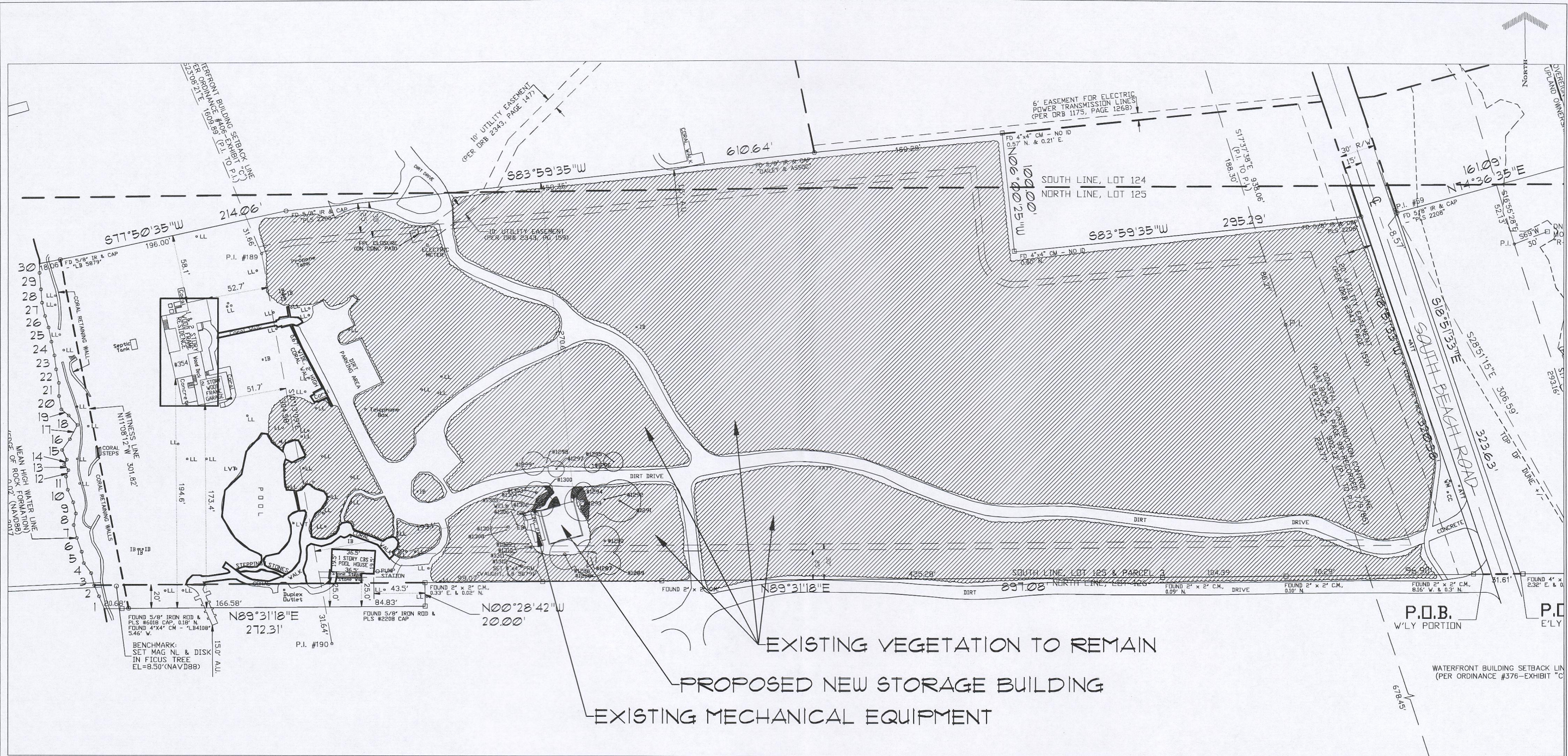
Kent M. Bice PE - This item has been electronically signed and sealed by Kent M. Bice using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Engineer: Kent Bice  
FL License #: 50421  
COA# 30468



03/27/26





EXISTING PARTIAL TREE LIST

| TREE # | SIZE | TREE TYPE       | TO REMAIN | TO RELOCATE | TO REMOVE |
|--------|------|-----------------|-----------|-------------|-----------|
| 1288   | 28"  | AUSTRALIAN PINE | X         |             |           |
| 1289   | 28"  | FIGUS           | X         |             |           |
| 1290   | 16"  | UNKNOWN         | X         |             |           |
| 1291   | 8"   | UNKNOWN         | X         |             |           |
| 1292   | 16"  | UNKNOWN         | X         |             |           |
| 1293   | 18"  | UNKNOWN         | X         |             |           |
| 1294   | 14"  | UNKNOWN         | X         |             |           |
| 1295   | 48"  | UNKNOWN         | X         |             |           |
| 1296   | 8"   | UNKNOWN         | X         |             |           |
| 1297   | 8"   | UNKNOWN         | X         |             |           |
| 1298   | 10"  | UNKNOWN         | X         |             |           |
| 1299   | 12"  | UNKNOWN         | X         |             |           |
| 1300   | 6"   | UNKNOWN         | X         |             |           |
| 1301   | 12"  | UNKNOWN         | X         |             |           |
| 1302   | 8"   | UNKNOWN         | X         |             |           |
| 1303   | 14"  | UNKNOWN         | X         |             |           |
| 1304   | 22"  | ARECA PALM      | X         |             |           |
| 1305   | 8"   | UNKNOWN         | X         |             |           |
| 1306   | 6"   | UNKNOWN         | X         |             |           |
| 1307   | 12"  | UNKNOWN         | X         |             |           |
| 1308   | 26"  | AUSTRALIAN PINE | X         |             |           |
| 1309   | 6"   | UNKNOWN         | X         |             |           |
| 1310   | 12"  | UNKNOWN         | X         |             |           |
| 1311   | 20"  | ARECA PALM      | X         |             |           |
| 1312   | 8"   | ROYAL POINCIANA | X         |             |           |
| 1313   | 28"  | AUSTRALIAN PINE | X         |             |           |

Digitally signed by Robert G Krebs Jr  
Date: 2026.06.12 08:55:31 -04'00'

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

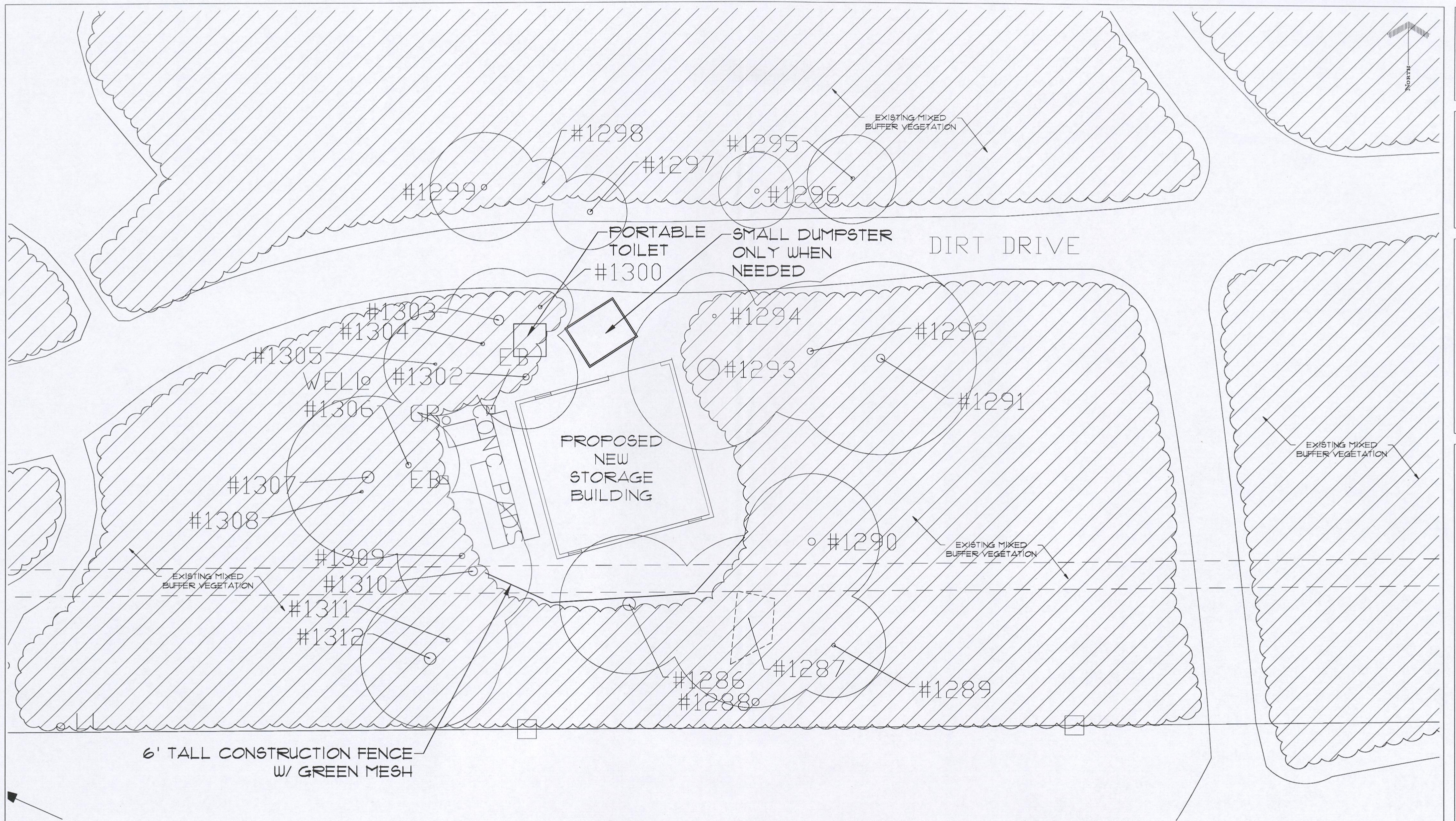
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REVISED: -  
SCALE: 1"=40'

INNOCENTI & WEBER  
H O B E S O U N D  
9360 SE OCEAN BLVD., SUITE 100  
FORT LAUDERDALE, FL 33445  
Phone 772-548-8850

EXISTING VEGETATION REMOVAL/RELOCATION PLAN  
for the  
JOHNSON RESIDENCE  
364 SOUTH BEACH ROAD, HOBE SOUND, FL

DRAWING NUMBER:  
L1.0  
OF 3





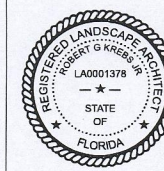
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DESIGNED BY: RJR  
CHECKED BY: RJR

DATE: 08.10.26  
REVISED: -  
SCALE: 1/8"=1'-0"

Prepared by the office of  
**INNOCENTI & WEBER**  
**H O B E S O U N D**  
LANDSCAPE ARCHITECTS  
9560 SE OCEAN BLVD., SUITE 100, FT. LAUDERDALE, FL 33445  
Phone 772-545-8850

**CONSTRUCTION STAGING PLAN**  
for the  
**JOHNSON RESIDENCE**  
**364 SOUTH BEACH ROAD, HOBE SOUND, FL**

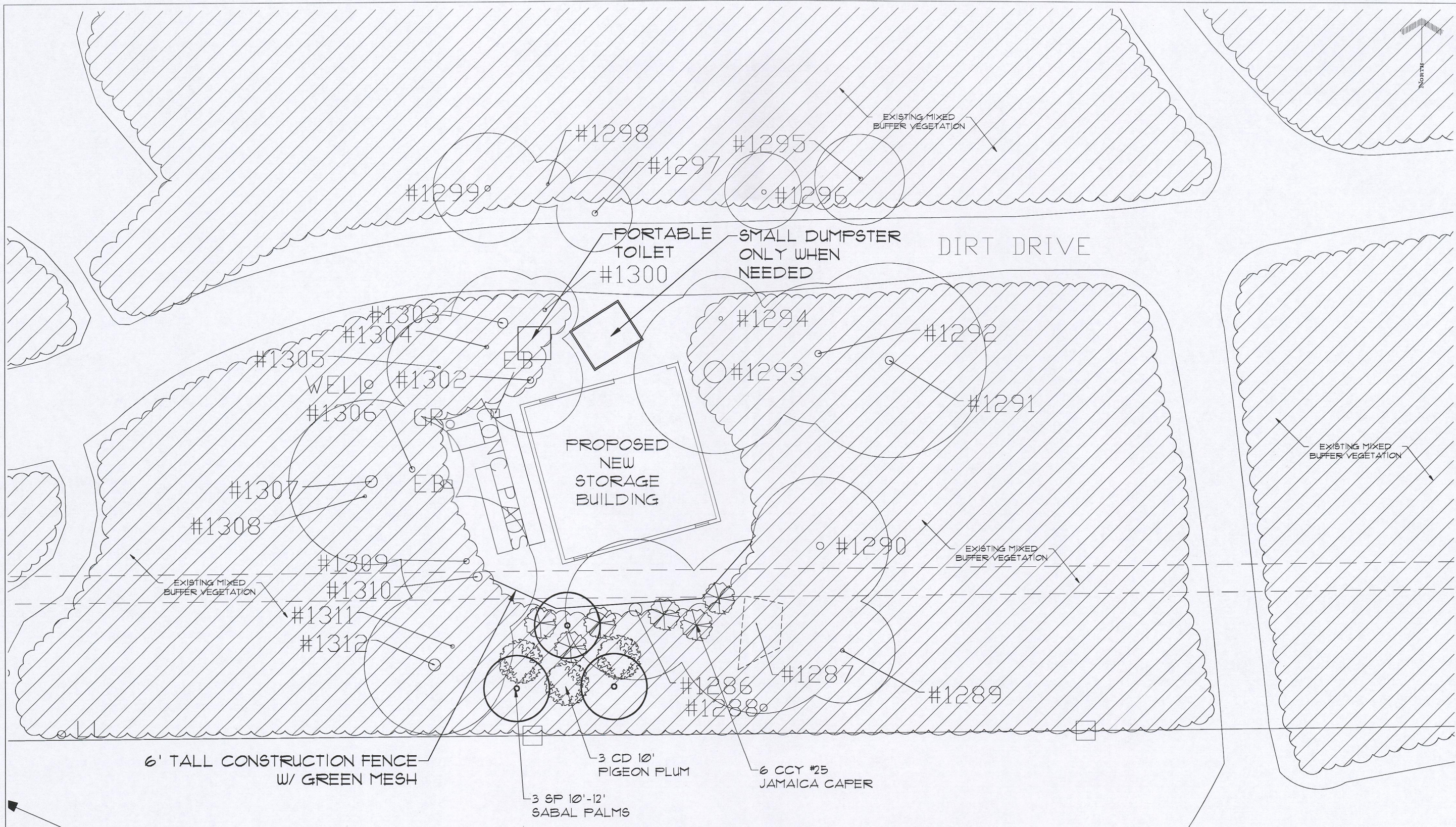
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by Robert G  
Krebs Jr  
Date:  
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08:56:00 -04'00'



DRAWING NUMBER:  
**CS1.0**

DRB SUBMITTAL

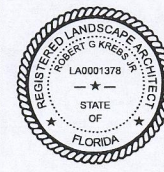




PLANT LIST

| Key     | Quantity | Botanical Name           | Common Name   | Specifications                                              | Spacing  |
|---------|----------|--------------------------|---------------|-------------------------------------------------------------|----------|
| CCY #25 | 6        | Capparis cynophallophora | Jamaica Caper | #25, 5' x 3' Sp., Full Pots                                 | As Shown |
| CD 10'  | 3        | Coccoloba diversifolia   | Pigeon Plum   | 10' x 6' Sp., Min 4' C.T., 3" Cal. Full Crown, Single Trunk | As Shown |
| SP 10'  | 1        | Sabal palmetto           | Sabal Palm    | 10' C.T., Clean Trk                                         | As Shown |
| SP 12'  | 1        | Sabal palmetto           | Sabal Palm    | 12' C.T., Clean Trk                                         | As Shown |
| SP 14'  | 1        | Sabal palmetto           | Sabal Palm    | 14' C.T., Clean Trk                                         | As Shown |
|         |          |                          |               |                                                             |          |
|         |          |                          |               |                                                             |          |
|         |          |                          |               |                                                             |          |

Digitally signed  
by Robert G  
Krebs Jr  
Date:  
2026.06.12  
08:56:56 -04'00'



DATE: 06.10.26  
REVISED: ---  
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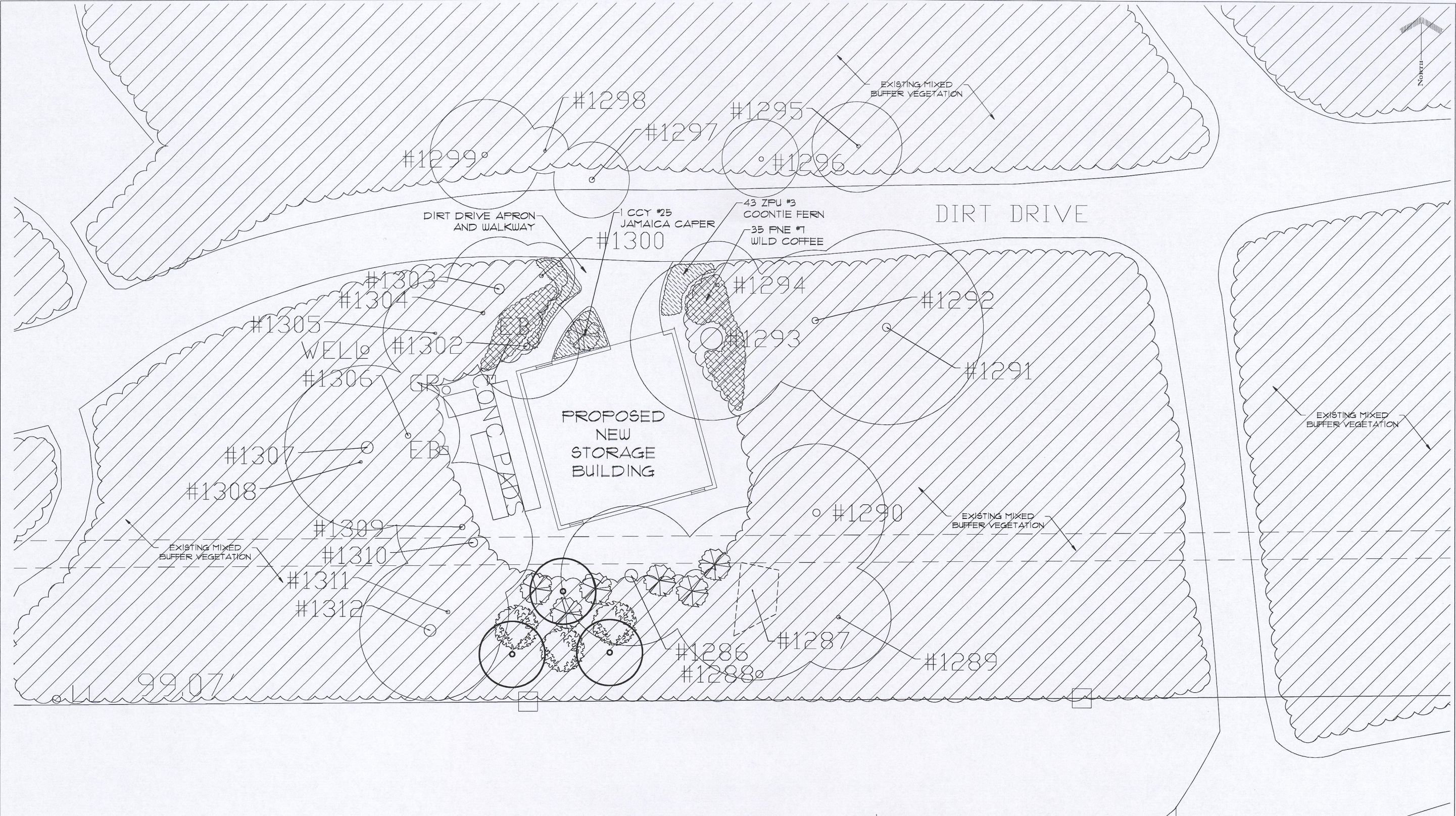
Drawn By: RJR  
Designed By: RJR  
Checked By: RJR

Presented by the Office of  
**INNOCENTI & WEBER**  
Landscape Architects  
9560 SE Ocean Blvd., Suite 200, Ft. Lauderdale, FL 33306  
Phone 772-445-9850

**CONSTRUCTION BUFFER PLAN**  
for the  
**JOHNSON RESIDENCE**  
364 SOUTH BEACH ROAD, HOBE SOUND, FL

DRAWING NUMBER:  
**L2.0**  
OF 3





PLANT LIST

| Key     | Quantity | Botanical Name           | Common Name   | Specifications               | Spacing  |
|---------|----------|--------------------------|---------------|------------------------------|----------|
| CCY #25 | 1        | Capparis cynophallophora | Jamaica Caper | 25, 5' x 3' Sp., Full Pots   | As Shown |
| PNE #1  | 35       | Psychotria nervosa       | Wild Coffee   | 1, 3' x 3' Sp., Full to Base | 30" O.C. |
| ZPU #3  | 43       | Zamia pumila             | Coontie       | 3, 18" x 18" Sp., Full       | 18" O.C. |

LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE OF ALL PROPOSED LANDSCAPE AREAS.

ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER.

ALL PLANTING BEDS SHALL BE MULCHED WITH A MIN. OF 2" OF SHREDDED CYPRESS MULCH.

ALL SOD SHALL BE ST. AUGUSTINE 'FLORITAM' UNLESS NOTED ON THE PLANT LIST.

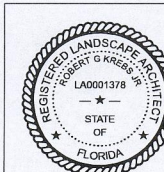
LANDSCAPE AREA:

TOTAL LOT AREA = 429,316 SQUARE FEET

MINIMUM LANDSCAPED OPEN SPACE REQUIRED = 50% OF 429,316. FT = 214,658 SQUARE FEET

EXISTING LANDSCAPE OPEN SPACE = 416,587 SQUARE FEET OR 97%

PROPOSED LANDSCAPED OPEN SPACE = 415,687 SQUARE FEET OR 96.8%



Digitally signed  
by Robert G  
Krebs Jr  
Date:  
2026.06.12  
08:57:24 -04'00'

PRELIMINARY LANDSCAPE PLAN  
for the  
JOHNSON RESIDENCE  
364 SOUTH BEACH ROAD, HOBE SOUND, FL

DRAWING NUMBER:  
**L3.0**  
OF 3

DATE: 06.10.26  
REVISED: -  
DESIGNED BY: RJR  
CHECKED BY: RJR  
SCALE: 1/8"=1'-0"

INNOCENTI & WEBER  
HOBE SOUND  
LANDSCAPE ARCHITECTS  
9550 SE OCEAN BLVD., SUITE 100, HOBE SOUND, FL 33455  
PHONE 772-545-1800

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

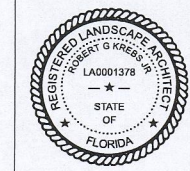




EXISTING SOUTH BUFFER



PROPOSED SOUTH BUFFER



Digitally signed  
by Robert G  
Krebs Jr  
Date:  
2026.06.12  
08:57:54 -04'00'

DRB SUBMITTAL

DRAWING NUMBER:  
**LE1.0**

LANDSCAPE BUFFER RENDERINGS  
for  
JOHNSON RESIDENCE  
364 SOUTH BEACH ROAD, HOBE SOUND, FL

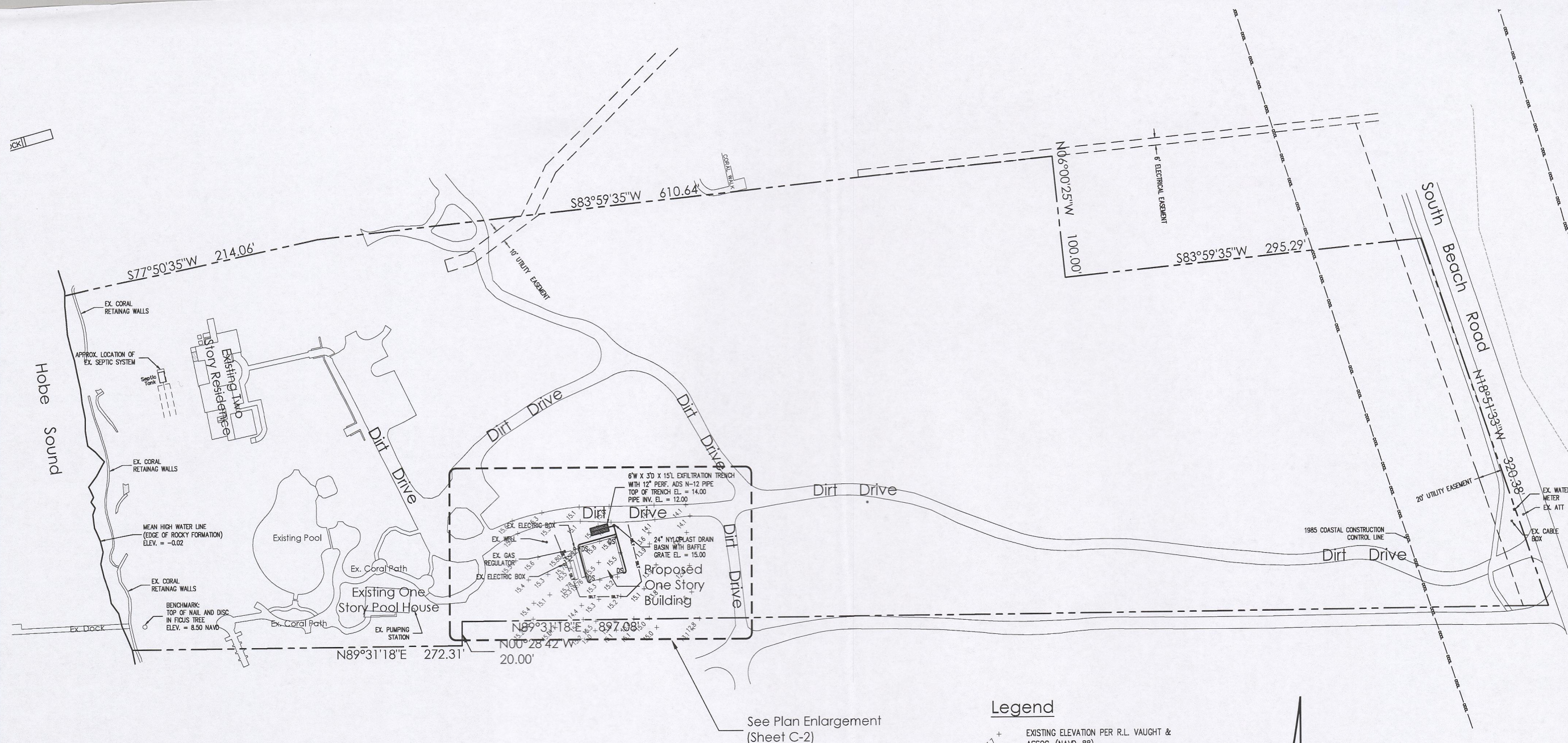
Prepared by the office of  
**INNOCENTI & WEBER**  
HOBE SOUND  
LANDSCAPE ARCHITECTS  
9560 SE OCEAN BLVD., FL 33465  
Phone 772-545-9800

DATE: 06.10.26  
REVISED: -  
SCALE: N.T.S.

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



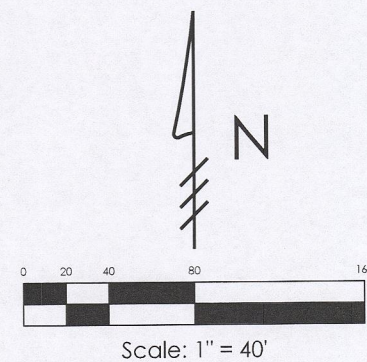
JKL



See Plan Enlargement  
(Sheet C-2)

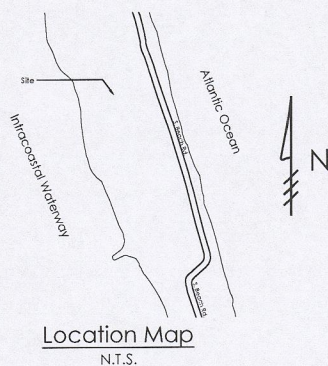
### Legend

- $\nabla 7 +$  EXISTING ELEVATION PER R.L. VAUGHT & ASSOC. (NAVD-88)
- $\nabla 8.00$  PROPOSED ELEVATION (NAVD-88)
- 7.00--- PROPOSED ELEVATION CONTOUR (NAVD-88)
- ~~~~~ FLOW DIRECTION
- [Pattern] EXFILTRATION TRENCH
- [Symbol] AREA DRAIN
- [Symbol] 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



### Notes:

- 1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- 2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- 3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client shall obtain a site specific test for hydraulic conductivity prior to building permit submittal.
- 4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
- 5) Contractor is responsible for installing and maintaining erosion control measures during construction.
- 6) Video inspection of storm drainage system required prior to installation of sod.



### GRUBER CONSULTING ENGINEERS

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



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

Site Grading & Drainage Plan For:

## PROPOSED BUILDING

354 South Beach Road  
Jupiter Island, Florida

### PROJECT INFORMATION:

|             |            |
|-------------|------------|
| Project No. | 2010-0085  |
| Issue Date  | 06/24/2026 |
| Scale       | 1" = 40'   |

### REVISIONS:

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

Digitally signed by  
Chad M. Gruber  
Date: 2026.06.24 10:33:27 -04'00'

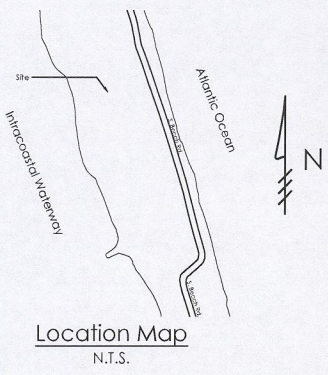
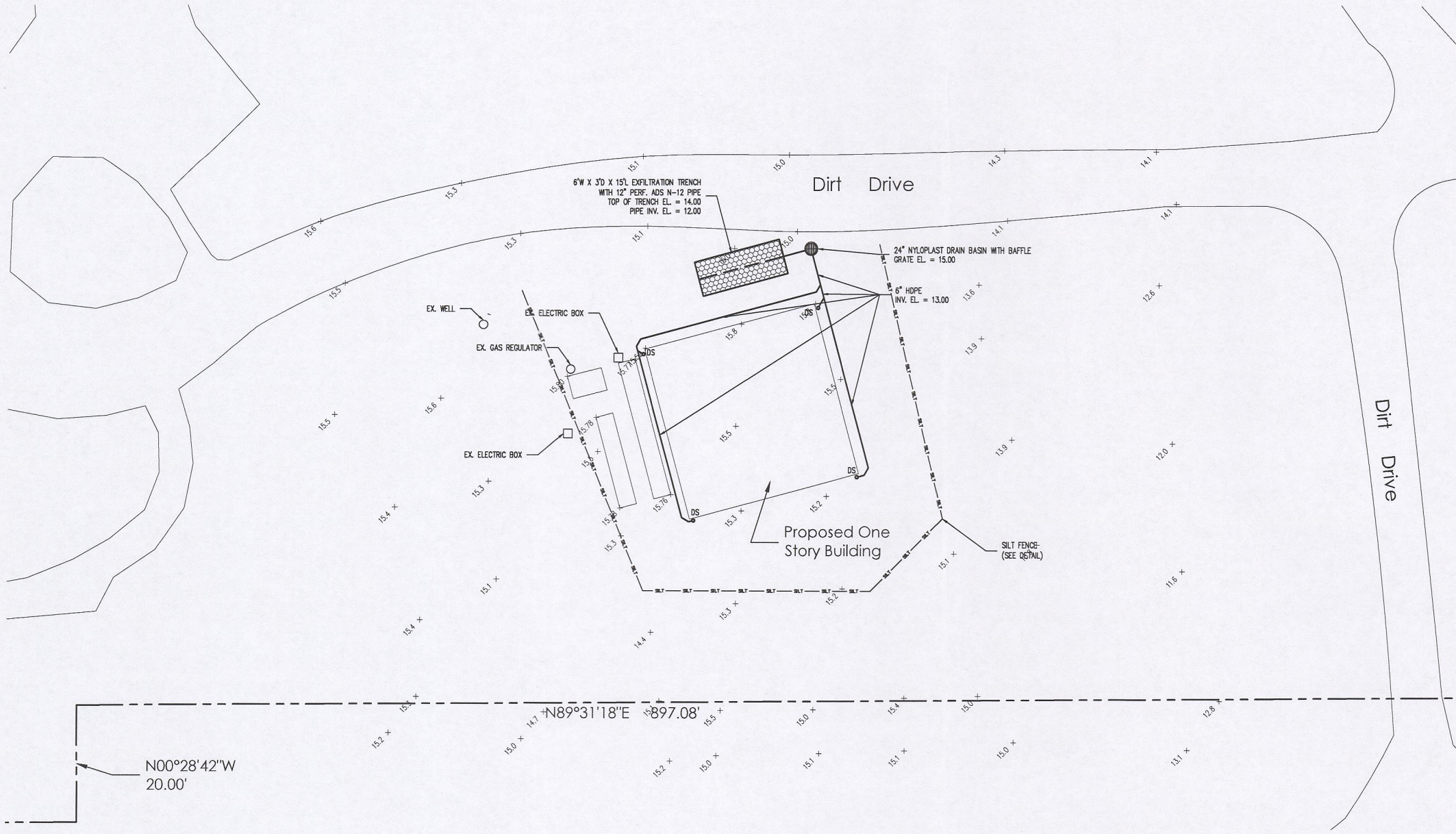
This item has been electronically signed and sealed by Chad M. Gruber on the date indicated in the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SHEET NUMBER:

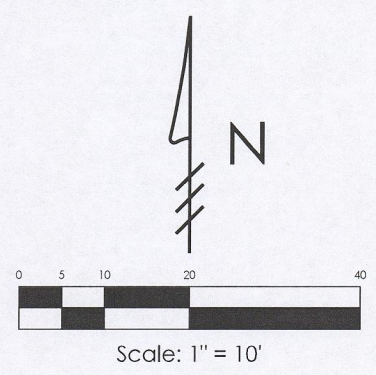
# C-1

Plan Background from Hardscape Plan  
by Innocenti & Webel Received 6/10/26  
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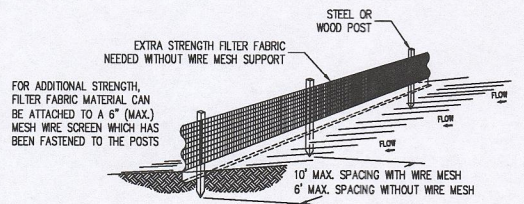




- Legend**
- EXISTING ELEVATION PER R.L. VAUGHT & ASSOC. (NAVD-88)
  - PROPOSED ELEVATION (NAVD-88)
  - PROPOSED ELEVATION CONTOUR (NAVD-88)
  - FLOW DIRECTION
  - EXFILTRATION TRENCH
  - AREA DRAIN
  - 24" NYLOPLAST DRAIN BASIN WITH BAFFLE
  - SILT FENCE (SEE DETAIL)



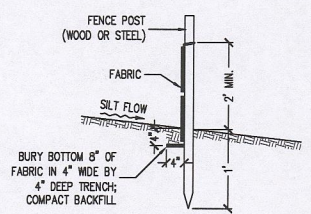
- Notes:**
- Exfiltration trenches and storm piping to be protected from roofs with a root barrier.
  - Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
  - Exfiltration trench design uses an assumed value of hydraulic conductivity. Client shall obtain a site specific test for hydraulic conductivity prior to building permit submittal.
  - Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
  - Contractor is responsible for installing and maintaining erosion control measures during construction.
  - Video inspection of storm drainage system required prior to installation of sod.



**Notes:**

- The height of a silt fence shall not exceed 36".
- Filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.
- Posts shall be spaced a maximum of 10' apart at the barrier location and driven securely into the ground a minimum of 12". When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6'.
- A trench shall be excavated approximately 4" wide and 4" deep along the line of posts and uplope from the barrier.
- When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1" long, tie wires, or hog rings. The wire shall extend into the trench a minimum of 2" and shall not extend more than 36" above the original ground surface.
- The standard strength filter fabric shall be stapled or wired to the fence, and 8" of the fabric shall be extended into the trench. The fabric shall not extend more than 36" above the original ground surface.
- The trench shall be backfilled and the soil compacted over the filter fabric.

**SILT FENCE DETAIL**  
N.T.S.



**SILT FENCE SECTION**  
N.T.S.

PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE

ROTATE BOTH POSTS AT LEAST 180° IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL

DIRECTION OF RUNOFF WATERS

DRIVE BOTH POSTS 18" INTO THE GROUND AND BURY FLAP

**ATTACHING TWO SILT FENCES**  
N.T.S.

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

**811**  
Know what's below. Call 811 before you dig.  
Contractors are responsible for obtaining location of existing utilities prior to commencement of construction activities.

Site Grading & Drainage Plan Enlargement For:  
**PROPOSED BUILDING**  
354 South Beach Road  
Jupiter Island, Florida

**PROJECT INFORMATION:**

|             |            |
|-------------|------------|
| Project No. | 2010-0085  |
| Issue Date  | 06/24/2026 |
| Scale       | 1" = 10'   |

**REVISIONS:**

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**CHAD M. GRUBER**  
FLORIDA P.E. NO. 57466  
Digitally signed by Chad M. Gruber  
Date: 2026.06.24 10:32:42 -04'00'  
This item has been electronically signed and sealed by Chad M. Gruber on the date indicated 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.

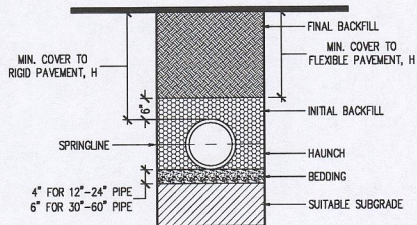
**SHEET NUMBER:**  
**C-2**

Plan Background from Hardscape Plan by Innocenti & Webel Received 6/10/26  
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General Notes & Specifications:

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



NOTES:

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED
- SUITABLE SUBGRADE: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL
- BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 4"-24" PIPE; 6" FOR 30"-60" PIPE.
- INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- MINIMUM COVER: MINIMUM COVER, H IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 18" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

TRENCH AND BACKFILL DETAIL  
N.T.S.

Stormwater Retention Calculations

A. SITE INFORMATION

Total Property Area = 621,489 sq.ft. (14,267 ac.)

Pre-Construction Condition

Impervious Plan Area = 14,135 sq.ft.

Remaining Pervious Plan Area = 607,354 sq.ft.

Post-Construction Condition

Impervious Plan Area = 15,035 sq.ft.

Remaining Pervious Plan Area = 606,454 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

1. Rainfall and Soil Storage Data

|                                                       |                           |
|-------------------------------------------------------|---------------------------|
| Accumulated 5-yr 1-day rainfall (P):                  | 7.0 in.                   |
| Soil type and conditions:                             | coastal, sandy, compacted |
| Potential maximum soil retention (S <sub>max</sub> ): | 8.18 in.                  |

2. Estimated Runoff Volume

Pre-Construction Retention Volume

Determine the weighted soil storage amount by multiplying the potential maximum retention (S<sub>max</sub>) by the percent of pervious surface area proposed:  
S<sub>weighted</sub> = (8.18 in. x 607,354 sq.ft.)/621,489 sq.ft. = 7.9939 in.

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

$$Q = (P - 0.2 \times S_{\text{weighted}})^3 / (P + 0.8 \times S_{\text{weighted}}) = 2.1779 \text{ in.}$$

$$\text{Volume of Runoff} = 2.1779 \text{ in.} \times 621,489 \text{ sq.ft.} \times 1 \text{ ft.}/12 \text{ in.} = 112,795 \text{ cu.ft.}$$

Post-Construction Retention Volume

Determine the weighted soil storage amount by multiplying the potential maximum retention (S<sub>max</sub>) by the percent of pervious surface area proposed:  
S<sub>weighted</sub> = (8.18 in. x 606,454 sq.ft.)/621,489 sq.ft. = 7.9821 in.

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

$$Q = (P - 0.2 \times S_{\text{weighted}})^3 / (P + 0.8 \times S_{\text{weighted}}) = 2.1813 \text{ in.}$$

$$\text{Volume of Runoff} = 2.1813 \text{ in.} \times 621,489 \text{ sq.ft.} \times 1 \text{ ft.}/12 \text{ in.} = 112,971 \text{ cu.ft.}$$

Stormwater Management Changes

Due to the increase in impervious area, the proposed project will result in an increase in stormwater runoff of 176 cu.ft. This volume will be managed within existing grading and retained on site in a proposed exfiltration trench.

Vol. of runoff to be retained in exfiltration trenches (including 20% safety factor) = 211 cu.ft.

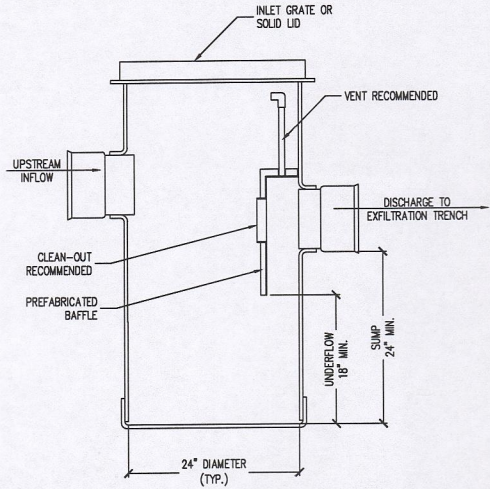
C. PROPOSED EXFILTRATION TRENCH SIZING

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

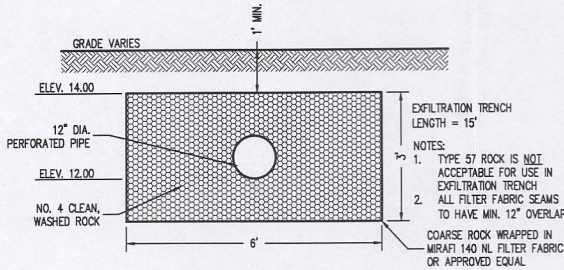
| L =            |                                   | V                                                             |
|----------------|-----------------------------------|---------------------------------------------------------------|
|                |                                   | $K[H_2W + 2H_2DU - DU^2 + 2H_2DS] + (1.39 \times 10^{-4})WDU$ |
| L              | = Total Length of Trench Provided | = 15 ft                                                       |
| W              | = Trench Width                    | = 6 ft                                                        |
| K              | = Hydraulic Conductivity          | = 0.00005 cfs/sq.ft./ft. of head                              |
| H <sub>2</sub> | = Depth to Water Table            | = 6.00 ft                                                     |
| DU             | = Un-Saturated Trench Depth       | = 3.00 ft                                                     |
| DS             | = Saturated Trench Depth          | = 0.00 ft                                                     |
| V              | = Volume Treated                  | = 308 cu.ft.                                                  |

Total Volume Retained in Proposed Exfiltration Trench = 308 cu.ft.

24" NYLOPLAST DRAIN BASIN

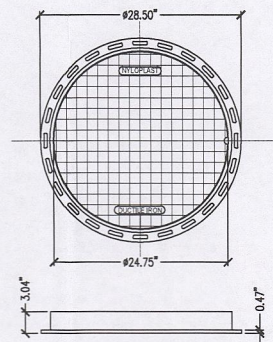


NOTE: INLET TO HAVE MIN. 24" SUMP AND MIN. 18" CLEARANCE BETWEEN BOTTOM OF BAFFLE AND BOTTOM OF INLET



EXFILTRATION TRENCH DETAIL  
N.T.S.

24" SOLID LID



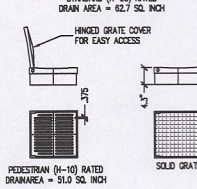
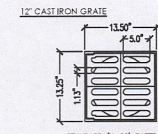
STANDARD  
APPROX. DRAIN AREA = 194.60 SQ.IN.  
APPROX. WEIGHT WITH FRAME = 124.00 LBS.  
STANDARD GRATE HAS H-25 HEAVY DUTY RATING  
SOLID COVER HAS H-25 HEAVY DUTY RATING  
PEDESTRIAN GRATE HAS H-10 MEDIUM DUTY RATING

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

MATERIAL: DUCTILE IRON

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

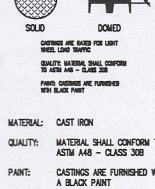
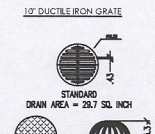
AREA DRAIN DETAIL  
N.T.S.



NOTE:

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

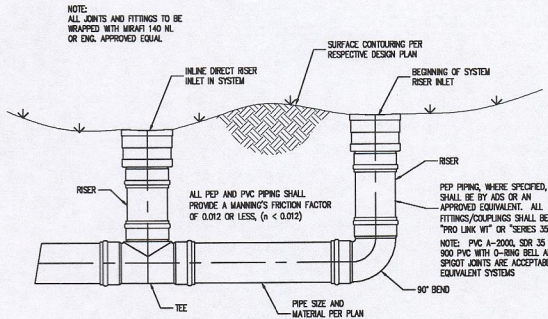
PIPE MATERIAL MAY BE PVC, ADS, NDS, OR APPROVED EQUAL



MATERIAL: CAST IRON

QUALITY: MATERIAL SHALL CONFORM TO ASTM A48 - CLASS 30B

PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT



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

Stormwater Maintenance Plan/Program:

The stormwater management system designed for this project utilizes surface drains, storm sewer piping and exfiltration trench to meet the requirements of the Town of Jupiter Island LDR. These items are designed to operate by gravity however maintenance is required to ensure proper function. Periodic, ongoing inspections of various portions of the system shall be done at the following intervals.

|                         |                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Monthly Inspection:     | Visual inspection of all surface drains and removal of any debris encountered.                                                                                                                                                                                                                                                                           |
| Semi-annual Inspection: | Visual inspection of all Nyloplast basin sumps and removal of all sediment and debris encountered.                                                                                                                                                                                                                                                       |
| Every five (5) years:   | Every five years, all storm piping shall be video inspected to ensure that storm piping is free of sediment and root intrusion. Any sediment and/or root intrusion encountered shall be removed by jetting with vacuum extraction of any foreign material. Any section of storm piping found to have structurally failed will be excavated and replaced. |



GRUBER  
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✉ office@gruberengineers.com



Know what's below.  
Call 811 before you dig.  
Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Drainage Specifications & Details For:

PROPOSED BUILDING

354 South Beach Road  
Jupiter Island, Florida

PROJECT INFORMATION:

|             |            |
|-------------|------------|
| Project No. | 2010-0085  |
| Issue Date  | 06/24/2026 |
| Scale       | As Shown   |

REVISIONS:

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

Digitally  
signed by  
Chad M  
Gruber  
Date:  
2026.06.24  
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This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal with 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.

SHEET NUMBER:

C-3