

**AGENDA
TOWN OF JUPITER ISLAND
DEVELOPMENT REVIEW BOARD MEETING
THURSDAY, AUGUST 6, 2026, 9:00 AM
ISLAND ROOM – TOWN HALL – 2 BRIDGE ROAD - HOBE SOUND FL**

CALL TO ORDER AND COMMENTS*

1. Approval of the Minutes of the July 9, 2026, Development Review Board Meeting

NOTE: 475 South Beach Application will not be heard.

2. 15 South Beach Road - B-40 1-Acre Estate Residential District

This is the application of Mr. Mehrdad Noorani and Mrs. Merilee Noorani, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.S., requesting the following:

A site plan approval to: Demolish an existing house, pool, and associate hardscaping.

3. 114 Gomez Road - B-40 1 Acre Estate Residential District

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

A site plan approval to: Revise a previously approved Development review Board application to move mechanical equipment enclosures to a sunken enclosure area near below-grade garage and change the roof line on the Northwest corner to a flat roof.

4. 128 South Beach - D-25 Island Core Residential District

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

A site plan approval to: Demolish an existing main floor mudroom, laundry, related utilities and second floor covered porch. Addition of a new mudroom and laundry extension with relocated utilities. Also, an addition above the second floor.

5. 161 North Beach - E-12 Island Core Residential District

This is the application of 161 North Beach, LLC represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval to: Revise a previously approved Development Review Board request of a full demolition to a partial demolition of a non-conforming house.

6. 162 South Beach - D-25 Island Core Residential District

This is the application of 2047 Sandpeper Trust, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval to: Demolish an existing one-story residence, guesthouse, shed, pool deck and associated hardscaping. No new development plans have been provided at this time.

7. Other items*

Next Meeting - October 8, 2026

** No advanced materials provided
(QJ) Denotes a quasi-judicial matter or public hearing*

Note that time allotments, where indicated, represent anticipated discussion timeframes intended to support the efficient flow of the meeting, and are not intended to establish a time-certain for any specific agenda item.

DEVELOPMENT REVIEW BOARD

Judy Holden, Chair
Nancy Auth
Deane Blazie
Truman Hobbs
Jennifer Madden
Christina Whitney
Christina Gidwitz
Michelle Bush, 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, JULY 9, 2026**

TIME: Thursday, July 9, 2026 -- 9:00 AM
PLACE: Town Hall Island Room – 2 Bridge Rd., Hobe Sound, FL
PRESENT: Present were Chair Judy Holden, Members Nancy Auth, Deane Blazie, and Jennifer Madden, and Alternate Member Walter McCormack. Also present were Building Director Catherine Harding, Town Attorney Kyle B. Teal, Town Clerk Kimberly Kogos, and IT Specialist Fabricio Zevallos.

1. Call to Order and Comments*

Chair Holden called the meeting to order at 9:01am. She read the purpose of the Development Review Board, announced a quorum and introduced the attending board members and staff.

2. Minutes of the June 4, 2026, Development Review Board Meeting.

MOTION: *Member Auth/Member Madden moved to approve the minutes of the June 4, 2026 Development Review Board as presented.*

ACTION: *Motion Passed 5-0.*

Town Clerk Kogos swore in those intending to speak, including Attorney Jared Gaylord of Marc R. Gaylord, P.A., Richard Rutledge of Innocenti and Webel, and Building Department Director Catherine Harding.

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.*

Ex Parte Communication:

- Member Blazie stated he spoke with Director Harding about the project, visited the site and had no ex parte communication.
- Member Auth stated she reviewed the materials, visited the sites, spoke with Director Harding and had no other ex parte communication.
- Chair Holden stated she visited the site, spoke with Director Harding, and had no further ex parte communication.
- Member Madden stated she reviewed the materials, visited the stile, spoke with Director Harding, and had no other ex parte communication.
- Member McCormack stated he reviewed the materials, visited the site, spoke with Director Harding, and had no other ex parte communication.

Director Harding introduced the application and read the building and staff review report and itemized

the recommended conditions of approval.

Attorney and owner representative Jared Gaylord greeted the Board members and introduced the project team. He provided a presentation beginning by displaying aerial photography and a survey of the property. He described the space where the proposed 900 square foot storage building would reside and provided site data, followed by the floor plans and elevations. He also showed ground photographs of the property and space where the shed will be built, including dense landscaping and buffers.

It was clarified that the prefabricated structure is metal and lightweight with a simple construction process.

Mr. Rutledge reviewed the landscaping and construction staging plans.

Public Comment:

There was none at this time.

Chair Holden read the Standards for Development Review. Board members collectively agreed that all standards had been met. There were no conditions of approval other than those provided with the building staff report.

MOTION: *Member Madden/Member Auth moved to approve the application of 354 South Beach Road with recommended conditions as presented.*

ACTION: *Motion Passed 5-0.*

4. Other Items*

Next meeting - August 6, 2026

Chair Holden announced that there will be an August meeting and there are currently 3-4 applications to be considered. She noted there will not be a September meeting.

The meeting was adjourned at 9:21am.

Respectfully Submitted,

Kimberly Kogos, Town Clerk

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



DEVELOPMENT REVIEW BOARD

A Public Meeting/Hearing will be held at the Jupiter Island Town Hall, 2 Bridge Road, Hobe Sound, FL on **August 6, 2026, at 9:00 a.m.** for the purpose of considering the following application.

15 South Beach – B-40 1 Acre Estate Residential District

This is the application of Mr. Mehrdad Noorani and Mrs. Merilee Noorani, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval to:

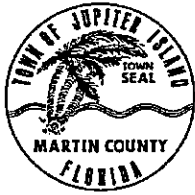
Demolish an existing house, pool, and associated hardscaping. No new development plans have been provided at this time.

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

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

STATE MANDATED STATEMENT:

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



**TOWN OF JUPITER ISLAND
DEVELOPMENT REVIEW BOARD
Meeting Date August 6, 2026
Staff Report**

To: Chair and Development Review Board Members
CC: Robert Garlo, Town Manager and Kyle Teal, Town Attorney
From: Catherine Harding, Building, Planning and Zoning Director
RE: 15 South Beach Road
Date: July 16, 2026

Owners:

Mr. Mehrdad Noorani & Mrs. Merilee Noorani
328 Calkinstown Rd., Sharon, CT 06069

Agent:

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

Property Description:

15 South Beach Road, 1.39982 acres, located in the B-40 One-Acre Residential District.

Request:

The owners are requesting to demolish the existing house, pool and associated hardscaping and leave the driveway apron and gravel drive for construction vehicles during demolition and future construction.

Building and Zoning Analysis:

There is no plan for new construction at this time. Owner to certify that all new construction will comply with the Jupiter island Land Development Regulations for the B-40 One-Acre Residential Zone applicable at the time of development.

Staff Reports and Recommendations attached:

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

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

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

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

Building Department recommendations:

1. *A gatekeeper shall be on site during all construction activities.*
2. *The staging plan is required to have a permit and be completed prior to a building permit being issued.*
3. *All construction vehicles shall be parked on site behind the construction fencing.*
4. *Compliance with the reports listed above.*
5. *All construction fencing shall be removed, and the irrigation system remain operational during demolition and remain operational while the site is undeveloped.*
6. *The owner shall certify that all future development will comply with the requirements of the LDR's for the B-40 District.*
7. *The septic tanks shall be removed as part of the demolition process.*
8. *All buffers and streetscapes shall be maintained as approved.*

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

Article X. Section 2.03. Standards for impact review of demolition applications. (applicants response attached)



Town of Jupiter Island

Public Works Department

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

MEMORANDUM

Date: July 10, 2026

To: Catherine Harding, Director of Planning, Building, & Zoning

From: John Duchock, Public Works Director

RE: 15 South Beach Road - Demolition

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

Drainage

The road frontage along the North 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. Exfiltration trenches are proposed for the management of storm water within this development. Concurrency calculations were provided by the owner's Engineer, Chad Gruber, PE and submitted for review. Sufficient hydraulic conductivity was assumed at a nominal rate. The replacement of retention areas with exfiltration is a substitution of disposal method and appears to be suitably sized and designed for the purpose. It is the owner's responsibility to maintain the drainage system to ensure operation as designed. Any noted future conditions resulting in water leaving the property will require correction by the property owner.

Household Refuse

Jupiter Island Public Works provides "doorstep service". Waste receptacles must normally be stored out of sight of roadway or neighboring properties on non-collection days. It is the

responsibility of the homeowner to place any waste receptacles outside of the home or garage prior to 8:00AM on collection day. Placing refuse cans at the curb or roadside is not permitted.

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

Recycling Bins

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

Brush Bins

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

Construction Waste

The Jupiter Island Public Works Department does not collect construction debris. Removal of such debris is the responsibility of the contractor.

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

Road Right of Way

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

Lines of sight must be sufficiently maintained so that vehicles entering the roadway may be able to avoid a collision. Landscaping must not encumber line of sight in either direction of oncoming traffic when entering roadway for the development or any adjacent properties. Vegetation must also maintain sufficient separation to not encumber travel lanes. Should vegetation limit lines of sight or otherwise obstruct the line of sight of vehicles approaching the driveway, trimming or removal may be required at the expense of the homeowner to ensure public safety.

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

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

Public Works reserves the right to amend or supplement these comments at any time up to the issuance of a certificate of occupancy for the project.

KING TREE SERVICE

OF SOUTH FLORIDA

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

July 9, 2026

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

RE: 15 South Beach Road - Demo Plans

Overview

Scope of work: Demo Existing Home

Tree Survey Included: ☒ Yes / ☐ No

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

Tree Disposition Included: ☒ Yes

Number of trees on site: 102

Number of trees affected by construction: 5

Trees to Remove

Number of removals: 5

Invasive species removed: No invasives species were noted on site.

Number of Native species removed: 4 Seagrape

Notes: Typically we suggest relocating native species but in this case the trees are in poor condition and not a good candidate for relocation.

Trees to Relocate

Number of relocations: 0

Number of Native species relocated: 0

Trees To Remain

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

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

KING TREE SERVICE

OF SOUTH FLORIDA

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

Construction Buffer

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

North Property Line: Appears to be overall ☒ Sufficient / ☐ Insufficient

South Property Line: Appears to be overall ☒ Sufficient / ☐ Insufficient

East Property Line: Appears to be overall ☒ Sufficient / ☐ Insufficient

West Property Line: Appears to be overall ☒ Sufficient / ☐ Insufficient

Final Buffer

North Property Line: Appears to be overall ☒ Sufficient / ☐ Insufficient

South Property Line: Appears to be overall ☒ Sufficient / ☐ Insufficient

East Property Line: Appears to be overall ☒ Sufficient / ☐ Insufficient

West Property Line: Appears to be overall ☒ Sufficient / ☐ Insufficient

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

New Plant Material

No new plant material is schedule for install at the time of demolition.

Summary

This project appears to be good as submitted.

Prepared by:



Brian Fischer

ISA Certified Arborist FL-5287A



MEMORANDUM

TO: BUILDING DEPARTMENT
FROM: SERGEANT/FIRE CHIEF FRANK LASAGA
DATE: JULY 13, 2026
SUBJECT: 15 S BEACH RD

After reviewing the proposed plans for the construction of a single-family residence at 15 South Beach Road, Jupiter Island, I find the following considerations relating to Traffic and Safety for the project:

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

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

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

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

Fire Suppression: Access to the site shall be maintained throughout the project. Prior to commencing demolition, any fuel gas lines shall be purged. If applicable, the tank shall be either protected or removed.

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

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

- Name

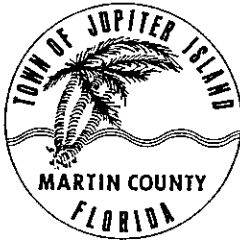
- Address
- Driver's license number
- Vehicle Registration number

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

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

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

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



Town of Jupiter Island

Public Works Department

2 Bridge Road

Hobe Sound Fl.

33475-0007

(772) 545-0171

Fax (772) 546-7918

MEMORANDUM

Date: July 22, 2026

To: Catherine Harding – Planning Building & Zoning Director

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

RE: 15 South Beach Road – Demolition of Residence

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

This project involves demolition of existing house and pool at 15 South Beach Road. The scope of work also includes demolition of associated landscape and hardscape improvements. The property is 1.40 acres in size.

Drainage and Stormwater

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

Sec. 2.03. Standards for impact review of demolition applications.

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

- A. The proposed demolition will not adversely affect the public interest; and
- B. The proposed demolition will result in the complete removal of all evidence of the former structure or building; and
- C. If the demolition affects all of the buildings on the lot, all impermeable surfaces that were accessory to the demolished structures or buildings, including but not limited to driveways, terraces, courts, slabs, and foundations, will also be removed; and
- D. The landscape treatment along the front lot line will remain comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of 1,000 feet in both directions, or will be planted such that it is comparable to the character and quantity of said streetscape if its existing condition is that it is not comparable in character or quantity; and
- E. The building or structure proposed for demolition does not meet the standards for landmark designation set out in article VIII, section 1.02; and
- F. The demolition will not unnecessarily affect existing landscape buffers, and landscape buffers that are affected will be restored upon completion of the demolition.
- G. The demolition will be staged such that:
 - 1. Noise will be minimized in terms of duration and volume; and
 - 2. Demolition equipment will be screened from view from neighboring properties and public rights-of-way to the maximum feasible extent; and
 - 3. No traffic on public streets in the town will be stopped during the period from November 1 to April 15; and
 - 4. Debris will be removed from the site in a manner that minimizes the number and length of additional trips on the public streets in the town; and
 - 5. Dust will be contained to the maximum practicable extent; and
 - 6. Demolition activities will have a minimal impact on adjacent infrastructure.
 - 7. Buildings proposed for demolition will receive pest control services to control rodents before and after the demolition.
- H. All exposed soil will be stabilized with plant material within ten days of completion of the demolition.

(Ord. No. 347, § 3, 9-16-14)



Town of Jupiter Island Development Review Board (DRB)

PROPERTY:

Street Address: 15 South Beach Road

Tax Parcel Number: 35-38-42-009-084-02040-1

Zoning: B-40

Legal/General Description ISLAND BEACH REVISED PLAT 2 LOT 204 BLK 84 & LOT 205 BLK 85

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

Name: Jared Gaylord, Esq of Marc R. Gaylord, PA

Mailing Address: 12000 SE 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: Mr. Mehrdad Noorani & Mrs. Merilee Noorani

Mailing Address: 328 Calkinstown Rd Sharon CT 06069

Phone #: _____

Email: _____

EXPLANATION OF REQUEST:

Demolition of existing house, pool and associated hardscaping.

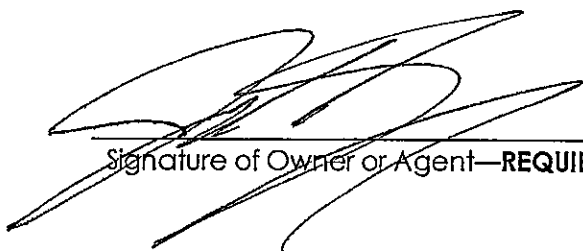
IF VARIANCE IS REQUESTED, CITE LRD'S AFFECTED:

HARDSHIP STATEMENT, IF VARIANCE IS REQUESTED:

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

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

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



Signature of Owner or Agent—**REQUIRED**

Jared Gaylord, as atty-in-fact

Printed Name

06/30/2026

Date

Site Analysis:

Address: 15 SOUTH BEACH RD.	Zoning District: B-40		
Planned Date of Construction:	8/31/26 DEMOLITION		
	Permitted	Existing	Proposed
Lot Area:	1 ACRE MIN. (43,560 S.F. MIN)	1.39982 ACRES 60,976 S.F.	N/A - DEMOLITION
Floor Area*:	8,733.22 S.F.	3,189 S.F.	N/A - DEMOLITION
Principle Dwelling: (10,000 sf max)	8,733.22 S.F.	3,189 S.F.	N/A - DEMOLITION
Accessory Structure #1: (not to exceed 1/3 square footage of principal dwelling)	2,911 S.F. MAX	N/A	N/A
Accessory Structure #2: (not to exceed 1/3 square footage of principle dwelling)	2,911 S.F. MAX	N/A	N/A
FAR (Floor Area Ratio): Floor Area ÷ Lot Area	14.32%	5.23%	N/A - DEMOLITION
Lot Width:	140' MIN.	250.66' REAR 250.97' FRONT	N/A - DEMOLITION
Front Yard Setback:	50'	50'	N/A - DEMOLITION
Rear Yard Setback:	TOWN OF JUPITER ISLAND WATERFRONT SETBACK LINE		N/A - DEMOLITION
Side Yard Setback:			
One-Story:	20' (ONE STORY)	20' (ONE STORY)	N/A - DEMOLITION
Two-Story:	25' (TWO STORY)	25' (TWO STORY)	
Initial Measuring Point ("IMP"):	-	20.5'	N/A - DEMOLITION
Fill:	3 ft max	3 FT. MAX	N/A - DEMOLITION
Roof Height: Roof Pitch:			
One-Story:	<= 2 STORIES	+40.62' T.O. ROOF (1 STORY STRUCTURE)	N/A - DEMOLITION
Two-Story:			
Exterior Wall Height:			
One-Story:	14 ft	14' MAX (ONE STORY)	N/A - DEMOLITION
Two-Story:	22 ft	22' MAX (TWO STORY)	
Parking Spaces: (1 per bedroom, 1.5 max)	4 BEDROOM = 6 SPOTS MAX.	1 GARAGE SPOT 4 DRIVEWAY SPOTS	N/A - DEMOLITION
Driveway Setback:	N/A	N/A	N/A
Landscape Area:	50% MIN.	50% MIN.	N/A - DEMOLITION
Elevation of Finish Floor:	-	21.99'	N/A - DEMOLITION
Elevation of LHSM: (Lowest Height Structural Member)	-	-	N/A - DEMOLITION
FEMA Flood Zone:	ZONES: ZONE "VE" (EL 8) AND ZONE "X" (MIN. FLOOD HAZARD)		N/A - DEMOLITION

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


[< BACK TO SEARCH](#)

Basic Info

PIN 35-38-42-009-084-02040-1	AIN 57629	Situs Address 15 SOUTH BEACH RD JUPITER ISLAND FL	Website Updated 6/30/26
--	---------------------	---	-----------------------------------

General Information

[CHANGE MAILING ADDRESS](#)
[SIGN UP FOR PROPERTY FRAUD ALERT](#)

Property Owners NOORANI MEHRDAD NOORANI MERILEE	Parcel ID 35-38-42-009-084-02040-1	Use Code/Property Class 0100 - 0100 Single Family
Mailing Address 328 CALKINSTOWN RD SHARON CT 06069	Account Number 57629	Neighborhood 135710 Jupiter Island - Ocean
Tax District JUPITER ISLAND	Property Address 15 SOUTH BEACH RD JUPITER ISLAND FL	Legal Acres 2.03
	Legal Description ISLAND BEACH REVISED PLAT 2 LOT 204 BLK ...	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 10,436,580	\$ 817,220	\$ 11,253,800	\$ 3,210,724	\$ 8,043,076	\$ 0	\$ 8,043,076

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

Current Sale

Sale Date 4/1/26	Grantor (Seller) TERRY THOMAS L	Doc Num 3178141
Sale Price \$ 12,500,000	Deed Type Warranty Deed	Book & Page 3557 2696

Legal Description

ISLAND BEACH REVISED PLAT 2 LOT 204 BLK 84 & LOT 205 BLK 85

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



Recorded in Martin County, FL 4/1/2026 10:43 AM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$18.50 Deed Tax: \$87,500.00
 CFN#3178141 BK 3557 PG 2696 PAGE 1 of 2

Prepared by and return to:
 Lorraine M. Johnson

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

File Number: 2026-071ss

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 1st day of April, 2026, between Thomas L. Terry, a single man whose post office address is 1331 1st St, N #1102, Jacksonville Beach, FL 32250, grantor, and Mehrdad Noorani and Merilee Noorani, husband and wife whose post office address is 328 Calkinstown Road, Sharon, CT 06069, grantee;

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

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

Lot 204, Block 84 and Lot 205, Block 85, ISLAND BEACH REVISED PLAT 112, according to the map or plat thereof as recorded in Plat Book 2, Page 44, Public Records of Martin County, Florida.

Parcel Identification Number: 35-38-42-009-08402040.10000

Subject only to (a) comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; (b) restrictions and matters appearing on the plat or otherwise common to the subdivision; (c) outstanding oil, gas and mineral rights of record without right of entry; (d) unplatted public utility easements of record (located contiguous to real property lines and not more than 10 feet in width as to rear or front lines and 7 1/2 feet in width as to side lines); and (e) taxes for years subsequent to December 31, 2025.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

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

CFN#3178141 BK 3557 PG 2697 PAGE 2 of 2

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: DOREEN EVERHAM
Witness Address: 500 KENNEDY CT
SAN PETERS FL 33250

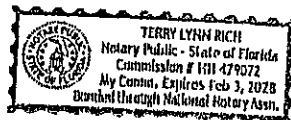
[Signature] (Seal)
Thomas L. Terry

[Signature]
Witness Name: TERRY LYNN RICH
Witness Address: 720 9TH AVE SE
JACKSONVILLE FL 32250

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of March, 2026 by Thomas L. Terry, who ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary PublicPrinted Name: Terry Lynn RichMy Commission Expires: 02/03/2028

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.

July 2, 2026

VIA HAND DELIVERY

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

RE: Mehrdad and Merilee Noorani, Development Review Board - Demolition
Application Letter
Property Address: 15 South Beach Road, Hobe Sound, FL 33455 ("Property")

Dear Mrs. Harding:

This office represents the interests of Mr. Mehrdad and Mrs. Merilee Norrani, as it pertains to their application to the Development Review Board ("DRB") for demolition of the existing main residence, pool, and associated hardscape areas at the above referenced Property.

The Noorani family purchased the 1.39982 acres or 60,976 square foot Property on April 1, 2026. The Property is located in the B-40 Zoning District. At this time, my clients request approval to demolish the existing structure and most hardscape features on the above referenced Property. The existing residence was constructed in 1958 and is approximately 3,158 square feet, according to the Martin County Property Appraiser's records. The applicant requests that the existing driveway apron in South Beach Road right-of-way and the existing gravel driveway remain to provide sufficient ingress and egress for demolition and future construction vehicles. The gravel driveway will also serve as a staging area during demolition and the proposed dumpster location. The existing wood dune crossover is to remain.

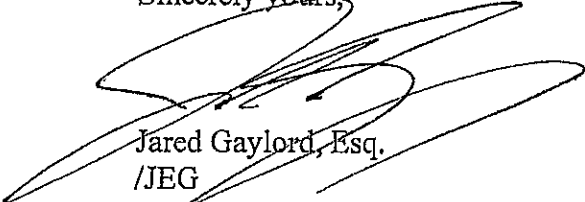
This Property's existing streetscape is similar to, or better, than many other properties in this neighborhood. The majority of the vegetation along South Beach Road is a mature mixture of mahoe, clusia hedge, and seagrapes that will buffer the demolition project from public view. Interspersed along this right-of-way, the landscaping includes a cabbage palm, coconut palm, and other varied species. Existing, mature seagrapes along the northern and southern property boundaries with the adjacent neighbors will remain throughout the demolition

project to ensure privacy and limit impacts. Very little landscape material – only five plants – are scheduled to be removed as part of the demolition project.¹

Throughout the demolition process, the boundary landscape buffers will be encircled by tree protection fences to help ensure this landscaping will survive the demolition. Additionally, the project will utilize an eight-foot (8') tall construction gate with mesh fence to help limit views to the site and secure the Property during demolition. These buffers will remain consistent with the surrounding neighborhood character and sufficient to screen the property from public view and adjacent properties throughout demolition. Upon completion of the demolition, the Property will be stabilized in areas where no landscaping remains with grass or seed material.

My client intends to begin demolition activities during the 2026 summer construction season. This demolition will prepare the Property for future redevelopment, which is intended to occur during the Town's 2027 summer construction season. The demolition contractor estimates this demolition should take no longer than fourteen (14) days. If you have any questions or concerns regarding the foregoing, please do not hesitate contacting the undersigned.

Sincerely yours,



Jared Gaylord, Esq.
/JEG
Encl.

¹ Unfortunately, the location of these five plants near the existing residence requires their removal to proceed with demolition.

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.

July 2, 2026

VIA HAND DELIVERY

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

RE: Mehrdad & Merilee Noorani, Development Review Board – Demolition Standards
Property Address: 15 South Beach Road, Hobe Sound, FL 33455 (“Property”)

Dear Mrs. Harding:

This office represents the interests of Mr. Mehrdad Noorani and Mrs. Merilee Noorani, as it pertains to their request to demolish the existing house, pool, and hardscape features located on the above referenced Property.

The enclosed packet will show my client’s request meets with the Standards for Impact Review of Demolition Applications as set forth in Article X, Division II, Section 2.03 in that:

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

The proposed demolition will be shielded from view by existing mature buffer landscape and will occur during the Town of Jupiter Island’s 2026 building season. The construction contractor also does not anticipate this project will take longer than fourteen (14) days. The Property’s thick landscaping and the proposed quick demolition process during the summer months will ensure this project does not adversely affect the public.

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

Evidence of the former structures, including the one-story residence, pool, pool deck, concrete terrace, septic tanks, and portions of other hardscaping, will be removed from the subject Property.

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

The demolition will remove all buildings. The pool, pool deck, concrete terrace, and other associated hardscaping will also be removed. The wood dune crossover will remain, along with the existing driveway entrance and some of the gravel driveway. The existing driveway entrance and the portion of the gravel driveway will be temporarily retained to aid construction traffic and parking through the demolition process, while limited the spread of dust, dirt, and mud on the South Beach Road right-of-way. The driveway and entrance areas will be replaced during the eventual reconstruction project, presently scheduled for the Town's 2027 summer construction season.

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

The landscape along the front lot line will be comparable to the character and quantity of streetscape of the neighboring properties throughout demolition. The existing landscape buffer along South Beach Road is a mixture of plant species of mahoe, clusia hedge, seagrapes, and palm trees that provides screening consistent with the neighborhood. The applicant will also erect a eight foot (8') tall mesh construction gate along South Beach Road to control access to the Property and minimize visual impacts along the roadway.

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

The structure proposed for demolition does not meet the standards for landmark designation set forth in the Town's Land Development Regulations.

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

The existing landscape buffers are mature and will remain during demolition. If any vegetation is destroyed in a manner that jeopardizes the Property's buffers, such landscaping will be replaced or enhanced to ensure privacy continues during and after the demolition project.

G. The demolition will be staged such that:

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

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

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

The existing landscape buffers are sufficient to screen the views of demolition equipment from neighboring properties and public rights-of-way.

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

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

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

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

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

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

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

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

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

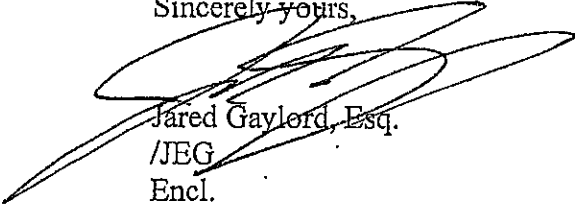
Pest control services will be utilized before and after demolition.

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

Soil will not be exposed after the demolition process. All exposed soil will be stabilized with seed or grass material within ten (10) days of completion of the demolition.

It is my client's intent that the demolition is completed in a manner consistent with the existing infrastructure of the Town, the surrounding properties, and the neighborhood. If you have any questions or concerns regarding any of the foregoing, please do not hesitate to contact the undersigned.

Sincerely yours,



Jared Gaylord, Esq.

/JEG

Encl.

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



DEVELOPMENT REVIEW BOARD

A Public Meeting/Hearing will be held at the Jupiter Island Town Hall, 2 Bridge Road, Hobe Sound, FL on **August 6, 2026, at 9:00 a.m.** for the purpose of considering the following application.

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

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

A site plan approval to:

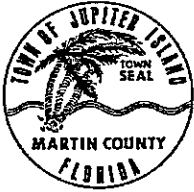
Revise a previously approved Development Review Board application to move mechanical equipment enclosures to a sunken enclosure area near below grade garage and change the roof line on the Northwest corner to a flat roof.

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

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

STATE MANDATED STATEMENT:

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



**TOWN OF JUPITER ISLAND
Building Department
Staff Report
Development Review Board Meeting
August 6, 2026**

To: Chair and Development Review Board Members
From: Catherine Harding, Building, Planning and Zoning Director
RE: 128 South Beach Road
Date: July 16, 2026

Owners:

AFG Residence, LLC c/o The Old Mountain Private Trust Company
200 Clarendon ST, Floor 22, Boston, MA 02116

Agent:

Jared Gaylord, Esq. of Marc R. Gaylord, PA

Property Description:

114 Gomez Road, 1.2159 acres in the B-40 Estate Residential District.

Request:

The owners are requesting to relocate the pool equipment to a previously approved trash storage area by creating a below grade storage room. They also request to change the roof line to a flat roof on the northwest wing of the house and add a door from the house leading to the flat roof area.

Building and Zoning Analysis:

On February 5, 2026, the applicant received approval from the DRB to demolish the existing house and build a new house of 8,164 sq feet. The allowed floor area for that lot is 8,172 sq. ft. leaving 8 sq. ft. of floor area. This application proposes changing the approved roof line to create a flat roof which is accessible from the house. The question of whether the flat roof area is creating additional floor area of approximately 78 sq. ft. needs to be considered by the DRB. The applicant argues that this type of balcony has not been considered floor area in the past. While our office cannot

validate that, the question should be considered by the DRB for this and future applications of the same type.

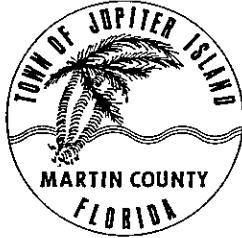
The construction of an underground mechanical room is additional basement space and is not considered floor area.

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 all prior staff reports from the DRB approval of February 5, 2026.*
- 5. Compliance with the original Development Order dated February 12, 2026, unless changed by this application.*

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

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



Town of Jupiter Island

Public Works Department

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

MEMORANDUM

Date: July 10, 2026

To: Catherine Harding, Director of Planning, Building, & Zoning

From: John Duchock, Public Works Director

RE: 114 Gomez Road DRB Application – Staff Comments

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

Drainage

The road frontage along the North 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. Exfiltration trenches are proposed for the management of storm water within this development. Concurrency calculations were provided by the owner's Engineer, Chad Gruber, PE and submitted for review. Sufficient hydraulic conductivity was assumed at a nominal rate. The replacement of retention areas with exfiltration is a substitution of disposal method and appears to be suitably sized and designed for the purpose. It is the owner's responsibility to maintain the drainage system to ensure operation as designed. Any noted future conditions resulting in water leaving the property will require correction by the property owner.

Household Refuse

Jupiter Island Public Works provides "doorstep service". Waste receptacles must normally be stored out of sight of roadway or neighboring properties on non-collection days. It is the

responsibility of the homeowner to place any waste receptacles outside of the home or garage prior to 8:00AM on collection day. Placing refuse cans at the curb or roadside is not permitted.

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

Recycling Bins

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

Brush Bins

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

Construction Waste

The Jupiter Island Public Works Department does not collect construction debris. Removal of such debris is the responsibility of the contractor.

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

Road Right of Way

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

Lines of sight must be sufficiently maintained so that vehicles entering the roadway may be able to avoid a collision. Landscaping must not encumber line of sight in either direction of oncoming traffic when entering roadway for the development or any adjacent properties. Vegetation must also maintain sufficient separation to not encumber travel lanes. Should vegetation limit lines of sight or otherwise obstruct the line of sight of vehicles approaching the driveway, trimming or removal may be required at the expense of the homeowner to ensure public safety.

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

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

Public Works reserves the right to amend or supplement these comments at any time up to the issuance of a certificate of occupancy for the project.

Amy Vanilla

From: Matt Hammond
Sent: Thursday, July 9, 2026 8:52 AM
To: Amy Vanilla
Cc: Kim McLaughlin; Catherine Harding; Megan McMahon
Subject: RE: DRB Application - 114 Gomez

The proposed revisions do not materially impact the site grading or water service for the project. The previous Town Engineer and SMRU memos are valid. Let me know if you need anything else.

Matthew Hammond

Director – South Martin Regional Utility
Town Engineer – Town of Jupiter Island
9650 SE Water Street
Hobe Sound, FL 33455
(772) 546-6259
mhammond@tji.martin.fl.us

From: Amy Vanilla <avanilla@tji.martin.fl.us>
Sent: Wednesday, July 8, 2026 2:16 PM
To: John Duchock <jduchock@tji.martin.fl.us>; brian@kingtreeservice.com; Frank Lasaga <flasaga@tji.martin.fl.us>; Matt Hammond <mhammond@tji.martin.fl.us>
Cc: Kim McLaughlin <kmclaughlin@tji.martin.fl.us>; Catherine Harding <charding@tji.martin.fl.us>; Megan McMahon <mmcmahon@tji.martin.fl.us>
Subject: DRB Application - 114 Gomez

Good morning All.

Please see the below link for a **DRB application** for your review at **114 Gomez**. This is a revision to a recently approved DRB application.

 [114 Gomez New DRB ForRevision](#)

Request:

REVISION TO PREVIOUSLY APPROVED DRB PLANS (02/05/26) THAT WILL MOVE MECHANICAL EQUIPMENT TO A SUNKEN ENCLOSURE AREA NEAR BELOW GRADE GARAGE AND CREATE A SECOND STORY WALKOUT ON THE NORTHWEST WIND OF THE STRUCTURE. NO ADDITIONAL FLOOR AREA WILL BE ADDED AS PART OF THIS REQUEST.

I just received this application today and am turning it out to you as fast as I can. It is for a revision to a previously approved DRB application

We would like responses back as soon as possible. We would like to have this on the DRB meeting agenda for August.

Amy Vanilla

From: Frank Lasaga
Sent: Wednesday, July 8, 2026 3:28 PM
To: Amy Vanilla; Megan McMahon
Subject: RE: DRB Application - 114 Gomez

Hello

I have no objections to the revisions submitted. The inclusion of the small mechanical room is not substantive from a public safety perspective.

I would ask that we coordinate with the contractor for walkthroughs considering the large size of the basement. Please let me know if I can help.

Thanks,



Frank Lasaga | Sergeant | Fire Chief
Jupiter Island Public Safety Department
103 Bunker Hill Road | Hobe Sound, FL 33455
Phone: 772-545-0127 Fax: 772-325-0760
FLasaga@tji.martin.fl.us | townofjupiterisland.com

CONFIDENTIALITY NOTICE: The information transmitted in this email is intended specifically for the person(s) to which it is addressed and may contain confidential, exempt information from F.S.S. 119 (Florida Public Records Law), and/or otherwise privileged material. Distribution or release of the information contained within this message to anyone other than the designated recipient is **STRICTLY PROHIBITED** without the prior approval of the sender. If you received this in error, please contact the sender and delete the material from all computers. Thank you.

From: Amy Vanilla <avanilla@tji.martin.fl.us>
Sent: Wednesday, July 8, 2026 2:16 PM
To: John Duchock <jduchock@tji.martin.fl.us>; brian@kingtreeservice.com; Frank Lasaga <flasaga@tji.martin.fl.us>; Matt Hammond <mhammond@tji.martin.fl.us>
Cc: Kim McLaughlin <kmclaughlin@tji.martin.fl.us>; Catherine Harding <charding@tji.martin.fl.us>; Megan McMahon <mmcmahon@tji.martin.fl.us>
Subject: DRB Application - 114 Gomez

Good morning All.

Please see the below link for a **DRB application** for your review at **114 Gomez**. This is a revision to a recently approved DRB application.

 [114 Gomez New DRB ForRevision](#)

Request:

Amy Vanilla

From: Brian Fischer <brian@kingtreeservice.com>
Sent: Thursday, July 9, 2026 2:52 PM
To: Catherine Harding; Megan McMahon; Amy Vanilla
Subject: 15 SBR, 162 SBR and 114 Gomez
Attachments: JI-15SBR-DemoPlans.pdf; JI-162SBR-DemoPlan.pdf

External Email - Use Caution

Please see the attached letter for 15 and 162 SBR.

The revision for 114 Gomez did not include revised landscape plans; however, it does not appear that the proposed revision would create any changes to the previously approved landscape plan.

Thank you,

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

Sec. 2.02. Standards for impact review.

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

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

(Ord. No. 368, § 3, 7-17-18)



TOWN OF JUPITER ISLAND
BUILDING DEPARTMENT

Town of Jupiter Island
Development Review Board
(DRB)

Date Received:

7/8/26

PROPERTY:

Street Address: 114 Gomez Road
Tax Parcel Number: 35-38-42-009-102-00050-2 Zoning: B-40
Legal/General Description: see attached

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 #: 772-545-7710 Email: jared@marcgaylordlaw.com

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

Name: AFG Residence, LLC
Mailing Address: C/O THE OLD MOUNTAIN PRIVATE TRUST CO
200 CLARENDON ST FLOOR 22
BOSTON MA 02116
Phone #: Email:

EXPLANATION OF REQUEST:

Revision to previously approved DRB plans (02/05/26) that will move mechanical equipment enclosures to a sunken enclosure area near below grade garage and create a second story walkout on the northwest wing of the structure. No additional floor area will be added as part of this request.

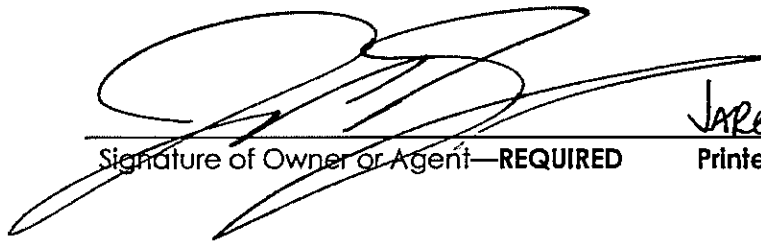
IF VARIANCE IS REQUESTED, CITE LRD'S AFFECTED:

HARDSHIP STATEMENT, IF VARIANCE IS REQUESTED:

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

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

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



Signature of Owner or Agent—REQUIRED

Jared Gaylord,

Printed Name

as Atty-In-fact

07/07/2026

Date

Site Analysis:

Address:	Zoning District: B-40			Approved DRB 02/05/26
Planned Date of Construction:				
	Permitted	Existing	Proposed	
Lot Area:	52,966 s.f.	52,966 s.f.	52,966 s.f.	
Floor Area*:	8,172 s.f.	5,604 s.f.	8,164 s.f.	
Principle Dwelling: (10,000 sf max)	8,172 s.f.	3,450 s.f.	8,164 s.f.	
Accessory Structure #1: (not to exceed 1/3 square footage of principal dwelling)		2,154 s.f.	N/A	
Accessory Structure #2: (not to exceed 1/3 square footage of principal dwelling)		N/A	N/A	
FAR (Floor Area Ratio): Floor Area ÷ Lot Area		10.58%	15.42%	
Lot Width:	125.06' (140.0' min)	125.06' (140.0' min)	125.06' (140.0' min)	
Front Yard Setback:	50.00'	81.9'	132.25'	
Rear Yard Setback:	114.33' - 115.00'	148.20'	178.45'	
Side Yard Setback:				
One-Story:	20.00'	19.80'	20.38'	
Two-Story:	25.00'	N/A	27.33'	
Initial Measuring Point ("IMP"):	15'-6"	15'-6"	15'-6"	
Fill:	3 ft max		1'-0"	
Roof Height: Roof Pitch:				
One-Story:	22'-0"		21'-7"	
Two-Story:	30'-0"		28'-8"	
Exterior Wall Height:				
One-Story:	14'-0"		13.52'	
Two-Story:	22'-0"		21.5'	
Parking Spaces: (1 per bedroom, 1.5 max)	7		7	
Driveway Setback:	8'-0"	6'-5"	8'-0"	
Landscape Area:	26,483 s.f. (50%)	38,200 s.f.	32,551 SF (61%)	
Elevation of Finish Floor:	13'-0" MIN	16'-1"	16'-2 1/4"	
Elevation of LHSM: (Lowest Height Structural Member)	N/A	N/A	N/A	
FEMA Flood Zone:	X	X	X	

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


[< BACK TO SEARCH](#)

Basic Info

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

General Information

[CHANGE MAILING ADDRESS](#)
[SIGN UP FOR PROPERTY FRAUD ALERT](#)
Property Owners
 AFG RESIDENCE LLC

Parcel ID
 35-38-42-009-102-00050-2

Use Code/Property Class
 0100 - 0100 Single Family

Mailing Address
 C/O THE OLD MOUNTAIN PRIVATE
 TRUST CO
 200 CLARENDON ST FLOOR 22
 BOSTON MA 02116

Account Number
 57710

Neighborhood
 135730 Jupiter Island -
 Intracoastal

Tax District
 JUPITER ISLAND

Property Address
 114 GOMEZ RD JUPITER ISLAND FL

Legal Acres
 1.2

Legal Description
 ISLAND BEACH REVISED PLAT 2 S 25' OF
 LOT...

Ag Use Size (Acres Sq Ft)
 N/A

Current Value

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

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

Current Sale

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

Legal Description

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

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



Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$18.50 Deed Tax: \$43,400.00
 CFN#2817687 BK 3133 PG 165 PAGE 1 of 2

Prepared by:
 Denise Dooler

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

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

[Space Above This Line For Recording Date]

Warranty Deed

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

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

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

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

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

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

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

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

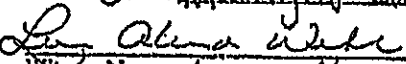
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

DoubleTime®

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

Signed, sealed and delivered in our presence:


Witness Name: MARTIN J. PILLARD


Witness Name: Lou Ann Alexander Weber
Lou Ann Alexander Weber
Lou Ann Alexander Weber

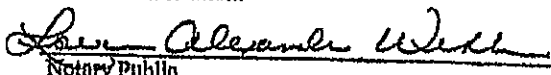
114 Gomez Road., LLC

By: 
C. Howden Train, Manager

State of District of Columbia District of Columbia
County of Washington

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

[Notary Seal].


Notary Public

Printed Name: Lou Ann Alexander Weber

My Commission Expires: _____



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

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

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

July 6, 2026

VIA HAND DELIVERY

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

RE: AFG Residence, LLC, a Delaware limited liability company
Development Review Board – Revision to Redevelopment Application
Property Address: 114 Gomez Road, Hobe Sound, Florida 33455 (“Property”)

Dear Mrs. Harding:

This office represents the interests of AFG Residence, LLC, a Delaware limited liability company as it pertains to its application to the Development Review Board (“DRB”) for a revision to a previously approved redevelopment of a new main residence at 114 Gomez Road.

My client purchased the Property on June 1, 2020. The 1.2159 acre¹ property is located along the west side of Gomez Road, in the B-40 1-acre estate residential zoning district, east of River Road. My client requested approval from the DRB on February 5, 2026, for demolition of the existing residence and detached garage/guest house and replacement with a new, two-story main residence, complete with a basement, courtyard space, garden, pool, pool patio, mechanical enclosures, motor courts, driveway, and associated hardscaping and landscaping. Both demolition and redevelopment requests were unanimously approved with conditions. At this time, two minor changes to the redevelopment approval are requested. The first is the relocation of pool equipment from a previously approved above ground equipment enclosure into an underground trash/mechanical vault. This below grade trash and mechanical vault was previously approved at the February DRB meeting but would be expanded to include the pool equipment, if approved. The second modification is the creation of an uncovered second story deck. No additional floor area will be created with these spaces.

The demolition portion of this project has been completed, and new construction is underway. Once the project commenced, it was clear moving the pool equipment into the originally approved

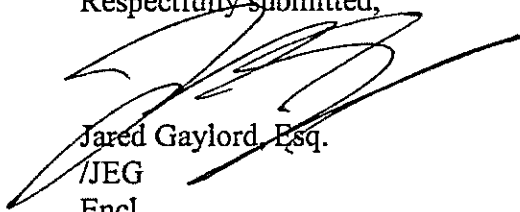
¹ Or 52,966 square feet.

trash vault, was a more efficient use for the Property. The removal of the above ground pool equipment will *reduce* impacts by limiting noise pollution and visible impacts of the mechanical enclosure. Access to the pool equipment will also be much easier for servicing, due to the location near the motor court. As this space was previously approved as an underground mechanical vault,² no additional floor area will be added with this revised request. Additional plantings of sabal palms and pink powder puffs are now proposed in lieu of the above ground enclosure, providing enhanced screening of the residence to the northern neighbor.

Additionally, a request to change the roof pitch in a small section of the northwest side of the home to a flat deck and add a railing to match the interior courtyard. This “deck” will remain unroofed and, as such, will also not be counted as floor area. This area will not create more of a visible impact from vantage points outside the Property due to the proposed dense landscape buffers and the fact that this will not result in a taller structure than what was previously approved.

My client respectfully requests that the DRB approves the minor modifications to the previously approved redevelopment plans. All other aspects of the previously approved project will remain the same. My client intends to continue with this construction project during the 2026 Town summer construction season. It is my client’s intent to continue to be consistent with other construction projects on Jupiter Island. If you have any questions or concerns regarding the foregoing, or any of the enclosed attachments, please do not hesitate to contact the undersigned.

Respectfully submitted,



Jared Gaylord, Esq.
/JEG
Encl.

² See Art. IV, Div. III, Sec. 3.18(A), Mechanical Equipment, TOWN OF JUPITER ISLAND LAND DEVELOPMENT REGULATIONS (2025).

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.

July 7, 2026

VIA HAND DELIVERY

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

RE: AFG Residence, LLC, a Delaware limited liability company
Development Review Board – Revised Redevelopment Application - Standards
Property Address: 114 Gomez Road, Hobe Sound, Florida 33455 ("Property")

Dear Mrs. Harding:

This office represents the interests of AFG Residence, LLC, a Delaware limited liability company, as it pertains to its application to the Development Review Board ("DRB") for a revision to a previously approved new, two-story main residence. This is a request to move mechanical enclosures to a sunken location and create an uncovered deck on the second story of the northwest wing.

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

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

The approved development with proposed revision of sinking mechanical equipment will not adversely affect the public interest. The previously approved landscape buffer along Gomez Road will obscure views of the proposed residence from the right-of-way. Buffers along the northern and southern property boundaries will similarly shield the structure from adjacent properties. View of the residence from Gomez Road will be nonexistent, due to the Property's landscaping and the distance between the construction area and the public right of way. This revision to move mechanical equipment near below grade, results in less visibility from all vantage points – particularly the northern boundary line. Locating the mechanical equipment in a

below grade mechanical vault, as contemplated in Article IV, Division III, Section 3.18(A) of the Town's Land Development Regulations, will also limit the amount of potential noise pollution – further reducing impacts. Finally, the proposed uncovered roof deck area will not result in further impacts due to the proposed landscape buffer along the north boundary line and the fact that this modification will not increase the overall height of the structure. The proposed redesign will *further the public interest* – not adversely affect it.

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

This revision to previous approval will not change the landscaping that was approved for privacy and screening, with the exception of slight modifications near the former location of the above ground mechanical enclosure that will now be removed. This portion of the Property will now be landscaped – resulting in a net positive landscaping for the site. The vegetation and distance of the home from Gomez Road will ensure that the development is consistent with the surrounding neighborhood character and will not negatively impact the community. Sinking the mechanical equipment in a below grade mechanical vault will reduce potential views of the equipment and limit their noise pollution – creating a feature that is likely less impactful than many surrounding properties.

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

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

The property's location along River Road will lead to some views from the Intracoastal Waterway; however, these will be similar to those for other homes on River Road. Landscaping along the façade and lawn of the home will serve to reduce the mass of the structure from that vantage point. Revising the location of the mechanical equipment, and forming a second story deck will not make any more impact to the surrounding area than that which was previously approved. If anything, sinking the mechanical equipment into an enlarged underground vault will further minimize views of the development from outside the Property.

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

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

The existing landscape treatment along the front lot line is comparable to many neighboring properties in this neighborhood. However, the proposed landscape treatment will be improved when compared to the existing landscaping. The plantings along the streetscape will use additional vegetation to further screen the property from the right-of-way. The proposed buffer along Gomez Road will be similar to or better than the landscape treatment along the front lot line of properties within 1,000 feet in terms of palette, density, and screening. The request to sink pool equipment and add a second story uncovered area will not change the previously approved streetscape.

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

The proposed development provides for adequate site triangles to allow safe ingress and egress to the property. The proposed minor changes will not influence this aspect, but may make servicing and accessing the Property's pool equipment *easier* due to the location near the motor court. The Town has reviewed this Property for access and has not raised any concerns.

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

The previously approved landscape plan will ensure that the proposed development is properly shielded from the view of adjacent properties, will guarantee the compatibility of the uses for the proposed residence, and conforms to the Land Development Regulations. The proposed development will enhance the property and not result in negative impacts on adjacent properties, the neighborhood, or the Town of Jupiter Island.

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

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

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

As set forth in the Stormwater Calculations provided by Gruber Consulting Engineers, the volume of runoff to be retained in the previously approved exfiltration trenches will be 30,532 cubic feet. This volume will be retained onsite in two proposed

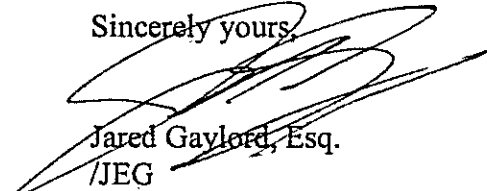
exfiltration trenches. The existing site grading will be modified as needed to prevent surface water runoff from entering the surrounding properties or Gomez Road. The slight modifications will not change the previously approved stormwater retention plan.

- 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 previously approved main house will nearly be invisible from Gomez Road. The proposed minor modifications will not change that. Additionally, the previously approved landscaping will ensure that the predominant visual character of the lot will be natural, landscape plant material. The height of proposed landscape buffers and the distance from Gomez Road, will easily block views of the residence from passing traffic or neighbors.

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

Sincerely yours,



Jared Gaylord, Esq.
/JEG
Encl.

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



DEVELOPMENT REVIEW BOARD

A Public Meeting/Hearing will be held at the Jupiter Island Town Hall, 2 Bridge Road, Hobe Sound, FL on **August 6, 2026, at 9:00 a.m.** for the purpose of considering the following application.

128 South Beach – D-25 Island Core Residential District

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

A site plan approval to:

Demolish an existing main floor mudroom, laundry, related utilities and second floor covered porch. Addition of a new mudroom and laundry extension with relocated utilities. Also, an addition above the second floor.

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

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

STATE MANDATED STATEMENT:

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



**TOWN OF JUPITER ISLAND
Building Department
Staff Report
Development Review Board Meeting
August 6, 2026**

To: Chair and Development Review Board Members
From: Catherine Harding, Building, Planning and Zoning Director
RE: 128 South Beach Road
Date: July 16, 2026

Owners:

Mr. Peter Berry & Mrs. Elizabeth Berry
128 South Beach Road, Hobe Sound, Fl. 33455

Agent:

Jared Gaylord, Esq.

Property Description:

128 South Beach Road, 0.517 acres, located in the D-25 Island Core Residential District. The property is developed with a one and two-story house with a pool, driveway and parking court.

Request:

The owners are requesting to demolish an existing first floor mudroom and laundry and second floor covered porch. They plan to build a new mudroom and laundry with an addition on the second floor.

Building and Zoning Analysis:

The application meets the Town of Jupiter Island, Land Development Regulations as shown on the attached zoning analysis. The allowed floor area for this lot is 4501 sq. ft., and the proposed floor area is 4250.5 sq. ft.

Staff Reports and Recommendations attached:

King Tree Service, Brian Fischer: *Remove four invasive Schefflera trees located on the south property line behind the pool.*

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

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

John Duchock, Public Works Director: *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.*
5. *The pool equipment located within the front yard setback shall be relocated to within the building envelope.*

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

Article X. Section 2.03, of the Land Development Regulations, Standards for impact review of demolition applications. (applicants reply attached)

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

KING TREE SERVICE

OF SOUTH FLORIDA

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

July 15, 2026

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

RE: 128 South Beach Road

Overview

Scope of work: Demo Mudroom, Construct New Mudroom and Second Floor Porch

Tree Survey Included: ☒ Yes / ☐ No

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

Tree Disposition Included: ☒ Yes

Number of trees on site: 81

Number of trees affected by construction: 0

Trees to Remove

Number of removals: 0

Invasive species removed: 0

Four invasive Schefflera trees are located on the south property line behind the pool. These are Category 1 invasives species and shall be removed. Replacement plants will likely be needed to fill in the buffer in this location.

Number of Native species removed: 0

Trees to Relocate

Number of relocations: 0

Number of Native species relocated: 0

All relocations ok and likely to survive?: N/A

Trees To Remain

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

As noted in the section "Trees to Remove", four invasives Schefflera trees shall be removed and replaced.

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

KING TREE SERVICE

OF SOUTH FLORIDA

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

Construction Buffer

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

North Property Line: Appears to be overall ☒ Sufficient / ☐ Insufficient

South Property Line: Appears to be overall ☒ Sufficient / ☐ Insufficient

East Property Line: Appears to be overall ☒ Sufficient / ☐ Insufficient

West Property Line: Appears to be overall ☒ Sufficient / ☐ Insufficient

Final Buffer

North Property Line: Appears to be overall ☒ Sufficient / ☐ Insufficient

South Property Line: Appears to be overall ☒ Sufficient / ☐ Insufficient

East Property Line: Appears to be overall ☒ Sufficient / ☐ Insufficient

West Property Line: Appears to be overall ☒ Sufficient / ☐ Insufficient

Notes: Final buffer appears to adequately screen lower, middle and upper story. North, South and West buffers are in place and new plant material will be added to the north buffer where construction is taking place. The home is fairly visible as viewed from driveway entrance along South Beach Road but this is typical of this area of Jupiter Island and keeps within the character of the surrounding homes.

New Plant Material

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

Summary

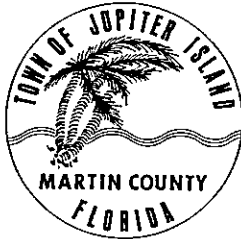
Overall this Landscape Plan is good as presented. The four Schefflera trees in the south property line shall be removed and replaced but all other aspects of this Landscape Plan are good.

Prepared by:



Brian Fischer

ISA Certified Arborist FL-5287A



Town of Jupiter Island

Public Works Department

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

MEMORANDUM

Date: July 15, 2026

To: Catherine Harding – Planning Building & Zoning Director

From: Matthew Hammond, PE – Town Engineer

RE: 128 South Beach Road – Partial Demolishment and Construction of New Addition

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

This project involves demolition and construction to create an additional 520 square-foot to the residence located on South Beach Road. The scope of work includes adding a new mudroom, extended laundry room and enclosing a second-story porch area along with associated hardscape improvements. The property is located on 0.517 acres.

Drainage and Stormwater

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



SOUTH MARTIN REGIONAL UTILITY (SMRU)

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

(772) 546-2511 • FAX (772) 546-7619

MEMORANDUM:

Date: July 15, 2026

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

From: Matthew Hammond, PE – Director

Subject: 128 S Beach Road – Partial Demolition and Construction of New Addition

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

This project involves demolition and construction to create an additional 520 square-foot to the residence located on South Beach Road. The scope of work includes adding a new mudroom, extended laundry room and enclosing a second-story porch area along with associated hardscape improvements. The property is currently served by a 1-inch potable water meter, which also supplies irrigation water.

Based on the information provided by the engineer of record, three (3) equivalent residential connection (ERC) of irrigation, two (2) ERCs of domestic water are required for this development. The property currently has a credit of five-one-half (5.5) water ERCs. No additional water capacity is required.

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

Metering and Backflow Prevention: The property is currently served by a 1-inch meter that will remain in place for the property.

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

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

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

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

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



Town of Jupiter Island

Public Works Department

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

MEMORANDUM

Date: July 21, 2026

To: Catherine Harding, Director of Planning, Building, & Zoning

From: John Duchock, Public Works Director

RE: 128 South Beach Road DRB Application – Staff Comments

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

Drainage

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. Any drainage control, retention, and/or exfiltration structures proposed for the management of storm water within this development must be submitted with this application for separate concurrency review by the Town Engineer. It is the owner's responsibility to maintain any drainage system to ensure operation as designed. Any noted future conditions resulting in water leaving the property will require correction by the property owner.

Household Refuse

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

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

Recycling Bins

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

Brush Bins

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

Construction Waste

The Jupiter Island Public Works Department does not collect construction debris. Removal of such debris is the responsibility of the contractor.

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

Road Right of Way

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

Lines of sight must be sufficiently maintained so that vehicles entering the roadway may be able to avoid a collision. Landscaping must not encumber line of sight in either direction of oncoming traffic when entering roadway for the development or any adjacent properties. Vegetation must also maintain sufficient separation to not encumber travel lanes. Should vegetation limit lines of

sight or otherwise obstruct the line of sight of vehicles approaching the driveway, trimming or removal may be required at the expense of the homeowner to ensure public safety.

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

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

Public Works reserves the right to amend or supplement these comments at any time up to the issuance of a certificate of occupancy for the project.

Sec. 2.03. Standards for impact review of demolition applications.

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

- A. The proposed demolition will not adversely affect the public interest; and
- B. The proposed demolition will result in the complete removal of all evidence of the former structure or building; and
- C. If the demolition affects all of the buildings on the lot, all impermeable surfaces that were accessory to the demolished structures or buildings, including but not limited to driveways, terraces, courts, slabs, and foundations, will also be removed; and
- D. The landscape treatment along the front lot line will remain comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of 1,000 feet in both directions, or will be planted such that it is comparable to the character and quantity of said streetscape if its existing condition is that it is not comparable in character or quantity; and
- E. The building or structure proposed for demolition does not meet the standards for landmark designation set out in article VIII, section 1.02; and
- F. The demolition will not unnecessarily affect existing landscape buffers, and landscape buffers that are affected will be restored upon completion of the demolition.
- G. The demolition will be staged such that:
 - 1. Noise will be minimized in terms of duration and volume; and
 - 2. Demolition equipment will be screened from view from neighboring properties and public rights-of-way to the maximum feasible extent; and
 - 3. No traffic on public streets in the town will be stopped during the period from November 1 to April 15; and
 - 4. Debris will be removed from the site in a manner that minimizes the number and length of additional trips on the public streets in the town; and
 - 5. Dust will be contained to the maximum practicable extent; and
 - 6. Demolition activities will have a minimal impact on adjacent infrastructure.
 - 7. Buildings proposed for demolition will receive pest control services to control rodents before and after the demolition.
- H. All exposed soil will be stabilized with plant material within ten days of completion of the demolition.

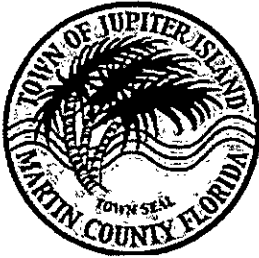
(Ord. No. 347, § 3, 9-16-14)

Sec. 2.02. Standards for impact review.

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

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

(Ord. No. 368, § 3, 7-17-18)



Town of Jupiter Island
Development Review Board
(DRB)

TOWN OF JUPITER ISLAND
BUILDING DEPARTMENT

Date Received:

7/10/26

PZE-0442

PROPERTY:

Street Address: 128 South Beach Road

Tax Parcel Number: 35-38-42-009-104-00040-1 Zoning: D-25

Legal/General Description: Island Beach Revised Plat 2 Lot 4 & 1/2 of Lot 5 BLK 104

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

Name: Jared Gaylord

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

Phone #: 772-545-7740

Email: jared@marcgaylordlaw.com

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

Name: Mr. Peter Berry & Mrs. Elizabeth Berry

Mailing Address: 128 South Beach Road, Hobe Sound, FL 33455

EXPLANATION OF REQUEST:

Demolition of existing main floor mudroom, laundry, related utilities and second floor covered porch; addition of new mudroom and laundry extension with relocated utilities; addition above tp second floor.

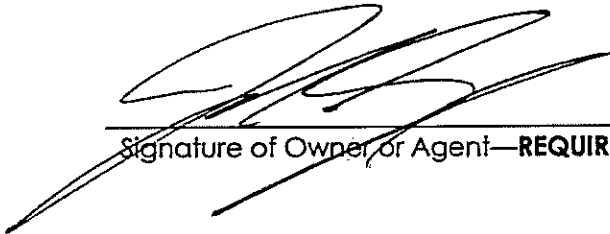
IF VARIANCE IS REQUESTED, CITE LRD'S AFFECTED:

HARDSHIP STATEMENT, IF VARIANCE IS REQUESTED:

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

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

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



Signature of Owner or Agent—REQUIRED

Jared Gaylord
Atty-in-Fact for Peter + Elizabeth
Bong
7/10/24
Date

Printed Name

Site Analysis

Address: 128 SOUTH BEACH RD.		Zoning District: D-25	
Planned Date of Construction:	8/17/26 DEMOLITION		
	Permitted	Existing	Proposed
Lot Area:	25,000 S.F. MIN. 0.57 ACRE MIN.	22,506 S.F. 0.517 ACRE	22,506 S.F. 0.517 ACRE
Floor Area*:	4,501 S.F. MAX. (20% EXISTING LOT)	3,730.5 S.F.	4,250.5 S.F.
Principle Dwelling: (10,000 sf max)	4,501 S.F. MAX	3,730.5 S.F.	4,250.5 S.F.
Accessory Structure #1: (not to exceed 1/3 square footage of principal dwelling)	1,500 S.F. MAX	N/A	N/A
Accessory Structure #2: (not to exceed 1/3 square footage of principal dwelling)	1,500 S.F. MAX	N/A	N/A
FAR (Floor Area Ratio): Floor Area ÷ Lot Area	20.00%	16.8%	18.9%
Lot Width:	100' MIN.	150'	150'
Front Yard Setback:	30'	56'	73' - 3" TO ADDITION
Rear Yard Setback:	35'	37' - 3"	54' - 9" TO ADDITION
Side Yard Setback:			
One-Story:	25' (ONE STORY)	25' (ONE STORY)	25' (ONE STORY)
Two-Story:	30' (TWO STORY)	30' (TWO STORY)	30' (TWO STORY)
Initial Measuring Point ("IMP"):	-	15.12'	15.12'
Fill:	3 FT MAX	3 FT MAX	3 FT MAX
Roof Height: Roof Pitch:			
One-Story:	MAX. HEIGHT	"FLAT" ONE-STORY	"FLAT" ONE-STORY
Two-Story:	<= 2 STORIES	6:12 TWO-STORY	1/4" : 12
		+24'-4" A.F.F. MAX	6:12 TWO-STORY
Exterior Wall Height:			
One-Story:	14 ft	9'-11" ONE-STORY	9'-11" ONE-STORY
Two-Story:	22 ft	17'-7" TWO-STORY	17'-7" TWO-STORY
Parking Spaces: (1 per bedroom, 1.5 max)	7 BEDROOM = 10 SPOTS MAX.	0 GARAGE SPOT 7 DRIVEWAY SPOT	0 GARAGE SPOT 7 DRIVEWAY SPOT
Driveway Setback:	N/A	N/A	N/A
Landscape Area:	50% MIN.	50% MIN.	50% MIN.
Elevation of Finish Floor:	-	15.12'	15.12'
Elevation of LHSM: (Lowest Height Structural Member)	-	-	
FEMA Flood Zone:	ZONE "X" (MIN. FLOOD HAZARD)		

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


[BACK TO SEARCH](#)

Basic Info

PIN	AIN	Situs Address	Website Updated
35-38-42-009-104-00040-1	57723	128 SOUTH BEACH RD JUPITER ISLAND FL	7/6/26

General Information

[CHANGE MAILING ADDRESS](#)
[SIGN UP FOR PROPERTY FRAUD ALERT](#)
Property Owners

 BERRY PETER
 BERRY ELIZABETH

Parcel ID

35-38-42-009-104-00040-1

Use Code/Property Class

0100 - 0100 Single Family

Mailing Address

 128 SOUTH BEACH RD
 HOBE SOUND FL 33455

Account Number

57723

Neighborhood

135735 Jupiter Island - Interior

Tax District

JUPITER ISLAND

Property Address

128 SOUTH BEACH RD JUPITER ISLAND FL

Legal Acres

0.517

Legal Description

ISLAND BEACH REVISED PLAT 2 LOT 4 & N1/2...

Ag Use Size (Acre\Sq Ft)

N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$ 3,750,000	\$ 1,000,610	\$ 4,750,610	\$ 3,180,226	\$ 1,570,384	\$ 50,722	\$ 1,519,662

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

1/15/26

Grantor (Seller)

TRUST AGREEMENT OF BONNIE R WHITE

Doc Num

3165727

Sale Price

\$ 7,150,000

Deed Type

Warranty Deed

Book & Page

3544 89

Legal Description

ISLAND BEACH REVISED PLAT 2 LOT 4 & N1/2 OF LOT 5 BLK 104

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



**HONORABLE
RUTH PIETRUSZEWSKI, CFC**

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

Property Address 128 SOUTH BEACH RD
Legal Description ISLAND BEACH REVISED PLAT 2 LOT 4 & N1/2 OF LOT 5 BLK 104

REAL ESTATE

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

BERRY PETER & BERRY ELIZABETH
128 SOUTH BEACH RD
HOBE SOUND, FL 33455

PARCEL ID: 35-38-42-009-104-00040.10000

ALTERNATE ID: 57723

ESCROW CODE:



SCAN TO VIEW AND PAY
YOUR BILL ONLINE!

If Paid By	Nov 30, 2025	Paid	\$23,984.08	11/19/2025
Please Pay	\$23,984.08			

Ad Valorem Assessments						
Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
JUPITER ISLAND-AD VAL-OP	772-545-0100	2.8259	1,570,384	50,722	1,519,662	4,294.41
JUPITER ISLAND-EROSION	772-545-0100	0.9593	1,570,384	50,722	1,519,662	1,457.81
JUPITER ISL-DEBT SERVICE	772-545-0100	0.2100	1,570,384	50,722	1,519,662	319.13
SCHOOL-GENERAL FUND	772-219-1200 ext 30273	3.0540	1,570,384	25,000	1,545,384	4,719.60
SCHOOL CAPITAL OUTLAY	772-219-1200 ext 30273	0.9500	1,570,384	25,000	1,545,384	1,468.11
SCHOOL - DISCRETIONARY	772-219-1200 ext 30273	0.7480	1,570,384	25,000	1,545,384	1,155.95
SCHOOL ADDTNL VOTER MIL	772-219-1200 ext 30273	0.4250	1,570,384	25,000	1,545,384	656.79
CHILDRENS SERVICES ORDNCs	772-288-5758	0.3618	1,570,384	50,722	1,519,662	549.81
FL-INLAND NAVIGATION DIST	561-627-3386	0.0270	1,570,384	50,722	1,519,662	41.03
S. FLA WTR MGMT	561-688-8800	0.2301	1,570,384	50,722	1,519,662	349.67
COUNTY-GENERAL FUND-OP	772-463-2868	6.5614	1,570,384	50,722	1,519,662	9,971.11
MILLAGE CODE 4300		TOTAL MILLAGE	16.3525	TOTAL AD VALOREM TAXES		\$24,983.42

Exemptions
ADDL HOMESTEAD
HOMESTEAD

Non Ad Valorem Assessments			
Levying Authority	Telephone	Rate (\$ per unit)	Tax Amount
TOTAL NON AD VALOREM TAXES			\$0.00
TOTAL			\$24,983.42

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

2025

PARCEL ID: 35-38-42-009-104-00040.10000

ALTERNATE ID: 57723

ESCROW CODE:

Please provide your contact information here:

Email: _____

Phone: _____

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

BERRY PETER & BERRY ELIZABETH
128 SOUTH BEACH RD
HOBE SOUND, FL 33455

PAY ONLY ONE AMOUNT		
IF PAID BY	PLEASE PAY	
Nov 30, 2025	\$23,984.08	
Paid	\$23,984.08	11/19/2025
TAXES BECOME DELINQUENT APRIL 1 - ADD 3% PLUS FEES		

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

U.S. FUNDS ONLY

Make checks payable to:

RUTH PIETRUSZEWSKI, TAX COLLECTOR
3485 SE WILLOUGHBY BLVD STUART, FL, 34994





Recorded in Martin County, FL 1/15/2026 3:49 PM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$18.50 Deed Tax: \$50,050.00
 CFN#3165727 BK 3544 PG 89 PAGE 1 of 2

Prepared by and return to:
 Lorraine M. Johnson

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

File Number: 2026-004ss

[Space Above This Line For Recording Date]

Warranty Deed

This Warranty Deed made this 15th day of January, 2026 between David E. Walker as Trustee of the Trust Agreement of Bonnie R. White, u/l/t dated January 9, 1996 whose post office address is c/o Moody Lynn, One Boston Place - 37th Floor, Boston, MA 02108, grantor, and Peter Berry and Elizabeth Berry, husband and wife whose post office address is 128 South Beach Rd, Hobe Sound, FL 33455, grantee;

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

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

Lot 4 and the North one half of Lot 5, Block 104, The Island Beach Revised Plat No. 2, according to the plat thereof in Plat Book 2, page 44, Public Records of Martin County, Florida.
 The above described property was formerly shown in the Island Beach Revised Plat No. 1, according to the plat thereof filed September 25, 1933, recorded in Plat Book 2, pages 10 and 10 1/2, Martin County, Florida, Public Records, which property was formerly shown and included in the Plat of Jupiter Island according to plat filed February 11, 1914, rerecorded in Plat Book 5, page 34, Public Records of Palm Beach (now Martin) County, Florida.

Parcel Identification Number: 35-38-42-009-104-00040.10000

SUBJECT TO restrictions, reservations, covenants and easements of record which are not reimposed by this deed; and taxes for the year 2026 and subsequent thereto; and all applicable zoning ordinances.

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

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

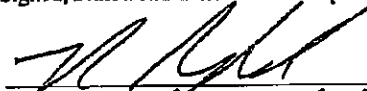
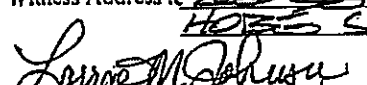
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

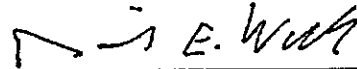
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

CFN#3165727 BK 3544 PG 90 PAGE 2 of 2

Signed, sealed and delivered in our presence:


 Witness Name: Marc Gaylord
 Witness Address: 2000 SE Dixie Hwy
Hobe Sound FL 33455

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


 David E. Walker, as Trustee of the
 Trust Agreement of Bonnie R. White
 w/i/t dated January 9, 1996

State of Florida
 County of Wakulla

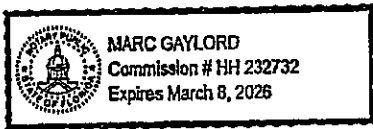
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
21 day of DECEMBER, 2025 by David E. Walker, Trustee, who ☐ is personally known or ☒ has produced a driver's
 license as identification.

[Notary Seal]

Notary Public

Printed Name: MARC GAYLORD

My Commission Expires: _____



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

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

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

July 10, 2026

VIA HAND DELIVERY

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

RE: Mr. Peter and Mrs. Elizabeth Berry
Development Review Board Application for Addition and Partial Demolition - Letter
Property Address: 128 South Beach Road, Hobe Sound, FL 33455 (the "Property")

Dear Mrs. Harding:

This office represents the interests of Mr. Peter Berry and Mrs. Elizabeth Berry, as it pertains to their application to the Development Review Board ("DRB") for a partial demolition request for the existing main floor mudroom, laundry, related utilities and second floor covered porch. This area will then be redeveloped with the corresponding addition of new mudroom and laundry extension, along with a second story above, at above referenced Property located within the Town of Jupiter Island.

The subject Property is located on South Beach Road in the D-25 Island Core Residential District and is .51667 acres or 22,506 square feet. The Property currently contains a one and two-story main house, pool, driveway and parking court, with associated landscaping and hardscape. The existing main residence was constructed in 1964. The current floor area for the Property is 3,730 square feet.

The Berry family purchased this Property in January 2026. The intent of this application is to enhance the Property and increase the functionality for their family. The proposed two-story extension will add an additional 520 square feet to floor area. This will be added on the northern side of the existing residence, just west of the motor court. This area currently contains a smaller mudroom and laundry room. My clients propose a reconfiguration of this space into a larger first floor area and creating an upper story extension that correlates with the existing architecture. The proposed renovation and addition of the house will result in a total of 4,250 square feet of floor area on the Property. The permitted floor area for this Property is 4,501 square feet. The proposed redesign will not result in a structure taller than what presently exists on the Property.

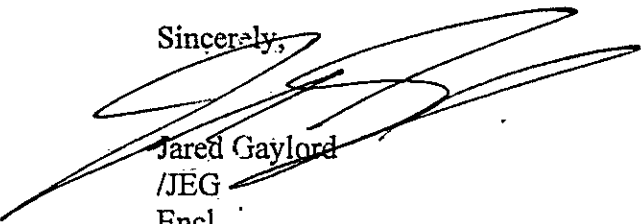
The new addition will be screened from the northern neighbor's property with existing buffer, with additional accent, shrubs, and other vegetation. This landscape treatment will utilize sixteen foot (16') green buttonwoods to help screen the proposed addition from view. This additional vegetation, coupled with existing eight to ten foot (8'-10') schefflera, ligustrum, and wild coffee, will screen the addition from the adjacent northern neighbor. The addition is well west of South Beach Road – 73' 3" – and will be easily screened by the existing streetscape vegetation and new interior plantings near the extended area. The proposed landscaped open space of the Property is 66.7% of total lot area, greater than the minimum required landscaped open space of 30% total lot area (25,000 or less square foot lot). During construction an eight foot (8') construction gate, complete with green privacy screening, will be located along South Beach Road to secure the Property and limit views of the construction site from the public right-of-way.

This relatively minor redevelopment will likely have little impact on the Property's stormwater runoff.¹ Whatever increase in stormwater will be addressed by civil engineer Chad Gruber's proposed stormwater maintenance plan. This plan includes the addition of an exfiltration trench that can treat 308 cubic feet of stormwater. This exfiltration trench, coupled with any recommended field site regrading, will more than adequately address any minor changes in stormwater as a result of this redevelopment project.

My clients intend to begin this renovation, demolition, and construction during the Town's 2026 building season. My clients intend that the improvements are constructed in a manner consistent with and complementary to the existing infrastructure of the Town, the surrounding properties, and the characteristics of the D-25 Zoning District.

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

Sincerely,



Jared Gaylord

/JEG

Encl.

¹ Based on Chad Gruber's calculations, the proposed addition will add 21 cubic feet of additional runoff.

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.

July 10, 2026

VIA HAND DELIVERY

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

RE: Mr. Peter and Mrs. Elizabeth Berry
Development Review Board Application for Addition and Partial Demolition - Standards
Property Address: 128 South Beach Road, Hobe Sound, FL 33455 (the "Property")

Dear Mrs. Harding:

This office represents the interests of Mr. and Mrs. Berry, as it pertains to their application to the Development Review Board ("DRB") for a partial demolition of the existing mudroom area and its replacement with a new main level mudroom/laundry room and a second story extension on the north side of the existing residence located at the above referenced Property within the Town of Jupiter Island.

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

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

The proposed demolition will not adversely affect neighboring properties or the public interest. The existing residence is located in the D-25 Island Core zoning district, abutting South Beach Road. The limited demolition activities are intended to occur during the Town's construction season.¹ The partial demolition for the mudroom portion of the existing house is necessary to clear the way for future redevelopment and renovation of the house. A green mesh gate along South Road will be utilized to secure the Property and, along with buffer landscaping, limit views from the public right-of-way. Modifications to the existing landscaping may occur during demolition and subsequent replacement to ensure impacts to the neighborhood are minimal.

¹ Between May 1st and November 1st.

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

The portion of the structure to be removed will no longer be there but will be replaced with a new and enlarged mudroom. The remaining portion of the main residence, pool, pool patio, driveway, and other hardscape features will remain.

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

The demolition will only affect one portion of the building on the lot – the area where the existing mudroom is located. The demolition will be confined to this portion of the residence. The majority of the main house, pool, pool patio, and other hardscape will not be removed. After the demolition is complete, the Berry family intends to replace the demised mudroom area with a new mudroom and laundry facility, along with an extended second story addition, as detailed in the enclosed architectural plans.

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

The existing streetscape along the front lot line with South Beach Road is characteristic of this neighborhood. The streetscape consists of a mixed buffer of various vegetation including but not limited to clusia, cabagge palms, and various mid and lower tiered landscaping. The existing landscape buffer along the front lot with South Beach Road is characteristic of this Jupiter Island neighborhood, which typically affords more visibility of residences than other areas. In the event the existing vegetation is damaged during the proposed limited demolition and eventual construction, then the landscape buffer will be supplemented. As previously mentioned, the entrance will contain a green mesh construction gate along the access to South Beach Road to provide security and mitigate views of the demolition activities. The buffers will be comparable to the quantity and character of surrounding landscaping in the Island Core community.

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

This structure proposed for the limited demolition does not meet the standards for landmark designation set forth in the Town's Land

Development Regulations. Additionally, the structure will not be completely removed.

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

The existing landscape buffers are characteristic of this portion of the Island Core community. It is unlikely that the limited nature of the demolition, only the removal of a portion of the existing residence in the area of the mudroom, will result in the damage to buffer vegetation. In the event the demolition results in degradation of the existing buffers, then the buffers will be supplemented to provide adequate screening consistent with the Island Core neighborhood.

- G. The demolition will be staged such that:

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

The demolition contractor estimates no more than ten (10) days will be needed to remove the existing mudroom. This timeframe includes site preparation work for the eventual construction.²

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

Demolition storage equipment will be located behind the Property's existing buffers and the proposed construction gate to shield visibility of the demolition activities from view of South Beach Road or adjacent properties.

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

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

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

The demolition contractor will utilize large debris trucks to expedite the removal process of the existing garage and two portions of the driveway.

² The eventual construction of the replacement garage and office is not estimated in this timeframe.

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

The demolition contractor controls dust by sprinkling the structure with water during the removal process to control dust to the maximum practicable extent.

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

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

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

Pest control services will be utilized before and after demolition.

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

Soil will not be exposed after the demolition process. All exposed soil will be stabilized with seed or grass material within ten (10) days of completion of the demolition, except these locations where construction will immediately follow.

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

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

The proposed addition will not adversely affect the public interest. The existing landscape buffer along South Beach Rd, along with existing landscaping closer to the home will obscure views of the proposed mudroom area, as well as the second story extension from the right-of-way. The only other potential vantage point to view this addition would be the adjacent northern neighbor. Fortunately, the existing dense and mature buffer along the northern property boundary, as well as the addition of sixteen foot (16') buttonwood trees, will shield the addition from that vantage point. The proposed addition will not increase the mass of the residence due to its location on the property and the addition's small scale.

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

The proposed addition, coupled with the existing landscape buffers, will be invisible from outside the property and will not alter the existing neighborhood character. The two-story extension will not be taller than the existing residence, which is currently shielded with existing streetscape and northern vegetation. This addition's de minimis impact will be consistent with the surrounding neighborhood character.

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

The existing structure is only partially visible from South Beach Road due to the property's streetscape vegetation and internal landscaping. However, the northern side of the structure, where the existing and proposed mudroom will be located, is not visible from South Beach Road. The proposed addition will remain invisible from the nearby public right-of-way.

This extension will be similarly invisible from the northern property neighbor. The existing northern landscape buffer is dense, tall, and mature. This landscaping presently shields the residence from view for the adjacent neighbor. The addition will not be taller than the existing structure and the vegetation will comprehensively screen this addition from view. The mass of the structure will not increase due to the scale and location of the addition, combined with the existing and proposed landscaping. The proposed addition will not make the residence more visible than the existing structure.

The property is not located on the Intracoastal Waterway, beach, nor on the ocean and is not visible from those vantage points.

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

The existing landscape treatment along the front lot line is sufficient compared to many neighboring properties. The Island Core community is typically less heavily landscaped than many other communities on Jupiter Island. Additionally, the proposed addition will be located in such a way that, coupled with the existing streetscape, will not be visible from the adjacent public right-of-way.

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

The existing development provides for adequate site triangles to allow safe ingress and egress to the property. The single curb cut and motor court provides sufficient access to emergency vehicles, while limiting views of the residence from South Beach Road. The proposed addition will not change the existing access to the property.

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

The existing vegetation, with a few additional enhancements, will ensure that the small addition will be properly shielded from the view of adjacent properties. The scale of the project and mature buffers will guarantee the compatibility of the uses for the proposed extension. The addition will enhance the property, will not reduce privacy, and will not result in negative impacts on adjacent properties, the Island Core neighborhood, or the Town of Jupiter Island.

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

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

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

As demonstrated by calculations and plans signed and sealed by Civil Engineer, Chad Gruber, 520 square feet of additional floor area will increase the impervious runoff by 21 cubic feet, and will be managed within existing grading, and retained on site in the proposed exfiltration trench. The proposed exfiltration trench will be capable of retaining 308 cubic feet of runoff – much more than what is anticipated from the addition.

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

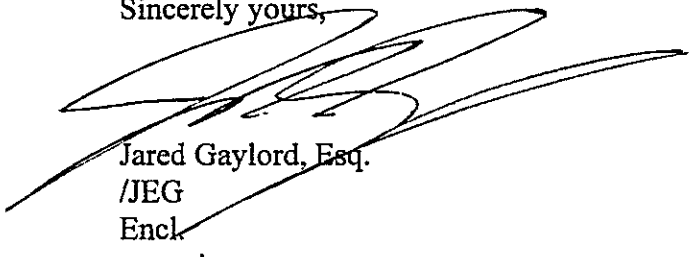
Currently, the structure is slightly visible from South Beach Road. The proposed addition, located along the northern side of the residence, will be similarly invisible from South Beach Road. The existing streetscape and northern buffer vegetation will screen the extension from neighbors and South Beach Road so that the visual character will be predominantly natural, landscape plant material. The height and density of existing landscape buffers will easily block views from passing traffic or neighbors.

It is my clients intention and desire that the new addition will be constructed in a manner consistent with and complimentary to the Town's existing infrastructure, the surrounding properties, and cohesive with the D-25 Zoning district.

Page 7 of 7
128 South Beach Road – Berry
DRB Review Standards

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

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Jared Gaylord', with a long horizontal flourish extending to the right.

Jared Gaylord, Esq.
/JEG
Encl.

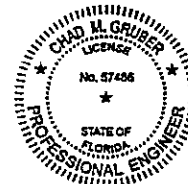


GRUBER CONSULTING ENGINEERS

**Proposed Renovation
128 South Beach Road
Jupiter Island, Florida**

Concurrency Management Calculations

July, 2026



Digitally signed
by Chad M Gruber
Date: 2026.07.01
11:46:10 +02'00'

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 128 South Beach Rd. in the Town of Jupiter Island. The property encompasses approximately 0.516 acres between South Beach Rd. and Gomez Rd. The project involves the renovation and new addition to the existing residence.

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 addition. 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

a) Septic System Design Information

Total existing air-conditioned space:	3,408 sq.ft.
Total number of bedrooms:	3 bedrooms
Type of drainfield configuration:	Trench
Estimated soil loading rate:	0.8 gpd/sq.ft.

b) Estimated Daily Flow Calculations

The first 3,300 sq.ft. of air-conditioned space is equivalent to 4 bedrooms with each bedroom generating an estimated 100 gpd. The remaining 108 sq.ft. of air-conditioned space is converted to equivalent bedrooms using the following formula:

1 equiv. bedroom = 750 sq.ft. of remaining air-conditioned space
 $108 \text{ sq.ft.} / 750 \text{ sq.ft./equiv. bedroom} = 0.14 \text{ equiv. bedrooms}$
Use 1 equivalent bedrooms at 60 gpd/bedroom = 60 gpd

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

c) Existing Septic System Specifications

Existing Main Trench Septic System Specifications	
Existing Drainfield Area:	375 sq.ft.
Existing Unobstructed Area:	563 sq.ft.
Existing Septic Tank Size:	1,250 gal.

Existing septic system is not required to be modified or replaced as the project does not propose any additional bedrooms and the addition will not encroach over the existing 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	=	22,506 sq.ft. (0.516 ac.)
Impervious plan area	=	7,657 sq.ft.
Remaining pervious surface area	=	14,849 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 existing pervious surface area:

$$S_{weighted} = \frac{(8.18 in. \times 14,849 sq. ft.)}{22,506 sq. ft.} = 5.3970 in.$$

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

$$Q = \frac{(P - 0.2S_{weighted})^2}{(P + 0.8S_{weighted})} = \frac{(7.00 in. - 0.2 \times 5.3970 in.)^2}{(7.00 in. + 0.8 \times 5.3970 in.)} = 3.0972 in.$$

Ex. vol. of runoff to be retained = 3.0972 in. x 22,506 sq.ft. x 1ft./12in. = 5,809 cu.ft.

4. Proposed Site Plan Characteristics

Total site area	=	22,506 sq.ft. (0.516 ac.)
Impervious plan area	=	7,729 sq.ft.
Remaining pervious surface area	=	14,777 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:

$$S_{weighted} = \frac{(8.18in. \times 14,777 sq. ft.)}{22,506 sq. ft.} = 5.3708 in.$$

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

$$Q = \frac{(P - 0.2S_{weighted})^2}{(P + 0.8S_{weighted})} = \frac{(7.00in. - 0.2 \times 5.3708in.)^2}{(7.00in. + 0.8 \times 5.3708in.)} = 3.1085 in.$$

Prop. vol. of runoff to be retained = 3.1085 in. x 22,506 sq.ft. x 1ft./12in. = 5,830 cu.ft.

Post-construction – Pre-construction Runoff = 5,830 cu.ft. – 5,809 cu.ft. = 21 cu.ft.

Due to the increase in impervious area, the proposed project will result in an increase in stormwater runoff of 21 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) = 25 cu.ft.

7. Proposed Exfiltration Trench Sizing

The volume of stormwater runoff required to be retained in the proposed exfiltration trench is 25 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 ₂ =	Depth to Water Table	=	6.00	ft
D _U =	Un-Saturated Trench Depth	=	3.00	ft
D _S =	Saturated Trench Depth	=	0.00	ft
V =	Volume Treated	=	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	=	22,506 sq.ft. (0.516 ac.)
Drainage basin area	=	22,516 sq.ft. (0.516 ac.)
Impervious plan area	=	7,657 sq.ft.
Remaining irrigated pervious surface area	=	14,849 sq.ft. (0.341 ac.)

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

$0.341 \text{ ac} \times 32 \text{ in./year} \times 1 \text{ year}/365 \text{ days} = 0.0299 \text{ ac-in./day}$ which can be converted to gallons per day by multiplying the result by 27,152 gal./ac-in. = 812 gpd (24,360 gal./month)

Total estimated average day irrigation use = 812 gal.

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

Irrigation Project ERCs = $812 \text{ gpd} \times 1 \text{ ERC}/350 \text{ gpd} = 2.32 \text{ ERCs}$

2. Post-Construction Irrigation Use

The referenced property has the following characteristics:

Total site area	=	22,506 sq.ft. (0.516 ac.)
Drainage basin area	=	22,506 sq.ft. (0.516 ac.)
Impervious plan area	=	7,729 sq.ft.
Remaining irrigated pervious surface area	=	14,777 sq.ft. (0.339 ac.)

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

$0.339 \text{ ac} \times 32 \text{ in./year} \times 1 \text{ year}/365 \text{ days} = 0.0297 \text{ ac-in./day}$ which can be converted to gallons per day by multiplying the result by 27,152 gal./ac-in. = 806 gpd (24,180 gal./month)

Total estimated average day irrigation use = 806 gal.

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

Irrigation Project ERCs = $806 \text{ gpd} \times 1 \text{ ERC}/350 \text{ gpd} = 2.30 \text{ ERCs}$

Pre-construction use – Post-construction use = $2.32 \text{ ERC} - 2.30 \text{ ERC} = 0.02 \text{ ERC}$

Due to the increase in impervious area, the proposed project will result in a decrease of 0.02 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 460 gpd.

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

Domestic Project ERCs = $460 \text{ gpd} \times 1 \text{ ERC}/250 \text{ gpd} = 1.84 \text{ ERCs}$

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

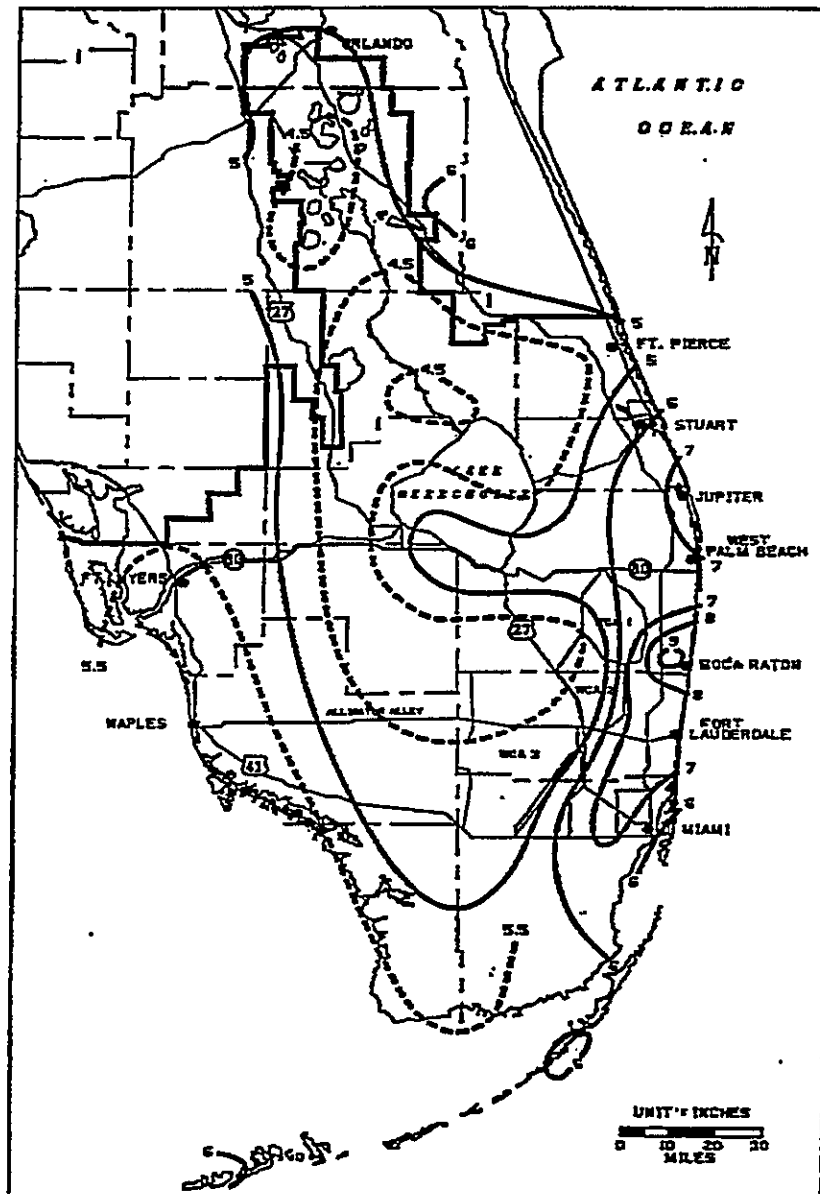


FIGURE C-3. 1-DAY RAINFALL: 5-YEAR RETURN PERIOD

C-5

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

**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 **August 6, 2026, at 9:00 a.m.** for the purpose of considering the following application.

161 North Beach – E-12 Island Core Residential District

This is the application of 161 North Beach, LLC represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval to:

Revise a previously approved Development Review Board request of a full demolition to a partial demolition of a non-conforming house.

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

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

STATE MANDATED STATEMENT:

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



TOWN OF JUPITER ISLAND
Building Department
Staff Report
Development Review Board Meeting
Meeting Date: August 6, 2026

To: Chair and Members of the Development Review Board
CC: Robert Garlo, Town Manager and Town Attorney, Kyle Teal
From: Catherine Harding, Building, Planning and Zoning Director
RE: 161 North Beach Road revised application for partial demolition.
Date: July 16, 2026

Owners:

161 North Beach, LLC, a Florida limited liability company with a mailing address of 1172 S. Dixie Hwy., #413, Coral Gables, FL 33146

Agent:

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

Property Description:

161 North Beach Road, in the E-12 Island Core Residential District. The structure to be demolished is a 3,060.6 square foot, 2-story house, built in 1995 and located on .50519 acres. The existing structure is located easterly of the Coastal Construction Control Line and Easterly of the Waterfront Setback Line

Request:

The applicant appeared before the DRB on January 8, 2026, with an application to demolish the entire existing structure above the pilings and rebuild a new structure in the same footprint. The applicant met the requirements of demolition in Article X. Section 2.03. (staff report from that meeting attached)

A Development Order was issued on January 8, 2026, approving the demolition and rebuilding with conditions, one of which was that they submit an FDEP Permit. (Development Order attached)

On May 1, 2026, the applicant applied for partial demolition building permit without the required FDEP Permit. The building permit was denied. It did not meet the requirements of the Development Order. It was for partial demolition, with no FDEP Permit submitted.

Planning and Zoning Analysis:

The present application is a change from total demolition in the original application to a partial one. This application is different from the original application in that the applicant does not meet the criteria for demolition in *Article X, Section 2.03. Standards for impact review of demolition applications. B. "The proposed demolition will result in the complete removal of all evidence of the former structure or building".*

Prior Staff Reports Attached: All prior reports apply to this application.

King Tree Service report on the landscaping plan, comply as noted.
Fire Chief, Frank Lasaga 's report, comply as noted.
SMRU Director, Matt Hammond report, comply as noted.
Town Engineer, Matt Hammond report, comply as noted.

Building Department Recommendations:

1. Prior to a Building Permit for demolition, the applicant is required to secure an FDEP permit. Any changes required by the FDEP may result in a change to the building permit plans submitted.
2. Proof of septic tank/system approval from State Department of Health and Rehabilitation will be required prior to a Certificate of Occupancy.
3. Compliance with the original Development Order dated January 8, 2026, unless changed by this meeting.

Standards for review by the Development Review Board:

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

The applicant has submitted the required analysis for the Board review. Article X. Division 2, Section 2.03. Standards for impact review of demolition applications. (attached)



**TOWN OF JUPITER ISLAND
DEVELOPMENT REVIEW BOARD
MEETING DATE: JANUARY 8, 2026
Staff Report**

To: Chair and Members of the Development Review Board
CC: Robert Garlo, Town Manager and Town Attorney
From: Catherine Harding, Building, Planning and Zoning Director
RE: 161 North Beach Road-Application for a Hardship Variance
to Demolish and Replace an Existing Non-Conforming
House
Date: December 30, 2026

Owners:

161 North Beach, LLC, a Florida limited liability company

Agent:

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

Property Description:

161 North Beach Road, in the E-12 Residential District. This is a 3,060.6 square foot, 2-story house, constructed in 1995 and located on .50519 acres.

Request:

The proposal is to construct a new 3,058.3 square foot house in the existing location. The existing structure is located easterly of the Coastal Construction Control Line and Easterly of the Waterfront Setback Line.

Nonconformities:

1. The property has a 25.1 Ft. side yard setback on the right side. Article III. Section 6.02, H. 2.b.(2), requires a 30 ft. setback for the second floor.
2. The main structure is located easterly of the Waterfront Setback Line. Article IV, Section. 3.02, B. Oceanfront Setbacks require the structure to be westerly of the Waterfront Setback Line.
3. The property has a 15.1 front yard setback. The required front yard setback is 30 feet. Ref: Article III. Section 5.02, H. 1.

Planning and Zoning Analysis:

The building is a pre-existing non-conforming structure. The building may be replaced with a building that is in the same location as the destroyed building and is designed and configured such that the extent of the prior nonconformity is not increased. Ref: Article IX, Division 2, Section 2.02 (D), 2. A. A Zoning Analysis is attached for your review.

Reports Attached:

King Tree Service report on the landscaping plan.

Fire Chief Frank Lasaga 's report.

Letter from Jason Spanier, DEP, detailing requirements for approval.

Building Department Recommendations:

1. Prior to a Building Permit, the applicant will need to secure a DEP permit. Any changes required by them may result in a change to the building permit plans.
2. Proof of septic tank/system approval from the State Department of Health and Rehabilitation will be required prior to a Certificate of Occupancy.
3. The Town Engineer's report is required. The Town Engineer was not available to make a review of this application. A full review is required prior to a Building Permit being issued. The Building Permit will be subject to that report.

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

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

Article IX. Division 2. Section 2.02, C. Replacement of a nonconforming building.

Article IX, Division 2. Section 2.02 (D) a. non-conforming building replacement standards.

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

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

Article X. Division 5. Section 5.00. Variance standards for approval.

DEVELOPMENT ORDER – 161 NORTH BEACH ROAD

WHEREAS, 161 North Beach LLC (“Applicant”), is the owner of a .50519-acre lot, the legal description of which is attached hereto and incorporated herein as **Exhibit A** (the “Property”); and

WHEREAS, the Property’s address is 161 North Beach Road and is located in the Town of Jupiter Island’s (the “Town’s”) E-12 Island Core Residential District; and

WHEREAS, the Applicant, represented by its agent Jared Gaylord, Esq. or Marc R. Gaylord, P.A., submitted its application to the Town’s Development Review Board (the “DRB”) whereby the Applicant, through its status as a legal non-conforming structure, requested approval for the demolition of the existing 3,060.6 square foot two-story house on the Property and the construction of a new 3,058.3 square foot two-story house on the Property (the “Application”); and

WHEREAS, the Application was reviewed by the Town’s Director of the Planning, Building and Zoning Department (the “Director”), and the Town’s consultants, and was determined to be complete; and

WHEREAS, the DRB conducted a quasi-judicial hearing on January 8, 2026, wherein it considered the evidence and testimony presented by the Applicant’s agents and other professionals regarding whether the Application meets the standards of the Town’s Land Development Regulations (“LDRs”); and

NOW THEREFORE, BE IT RESOLVED BY THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF JUPITER ISLAND, FLORIDA THAT:

Section 1. The "Whereas" clauses are incorporated herein as the findings of fact and conclusions of law of the DRB.

Section 3. By unanimous vote, the DRB found that the Application meets the standards contained in Article X, Division 2, Section 2.02 for Standards for impact review; Article X, Division, Section 2.03 for Standards for impact review of demolition applications; and Article IX, Division 2, Section 2.02 for Nonconforming buildings with the following conditions:

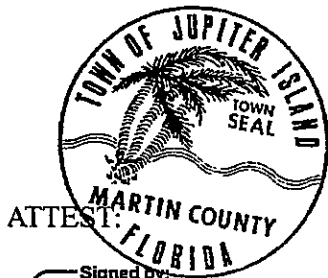
- (a) The Applicant shall install a masonry surround enclosing the heating, ventilation and air conditioning ("HVAC") system and generator (if applicable) for noise reduction.
- (b) The existing retaining wall on the Property shall be replaced with a masonry retaining wall, which is subject to the approval of the Director and/or their designee. The Applicant shall coordinate with the Director and/or their designee to submit plans for staff review and consideration.
- (c) The Applicant shall install substantial additional landscape buffering along the Property boundaries abutting North Beach Road and along the southern Property boundary. The Applicant shall coordinate with the Director and/or their designee to submit plans for staff review and approval.
- (d) The Applicant shall ensure that the sight visibility triangles on the final site plan comport with all applicable LDRs and will confirm same with the Director and/or their designee before permit issuance.

- (e) Prior to the issuance of a permit by the Town, the Applicant shall obtain a Coastal Construction Control Line ("CCCL") permit from the Florida Department of Environmental Protection ("FDEP") in accordance with Article VII, Division 3, Section 104.1 for Permits required in the LDRs. Any modifications imposed by FDEP resulting from its CCCL review process may result in the Town requiring post-approval modifications.
- (f) Proof of septic tank/system approval from the Florida Department of Health will be required prior to the issuance of a Certificate of Occupancy.

PASSED AND ADOPTED AT THE PUBLIC HEARING ON THE 8TH DAY OF JANUARY, 2026.

Rendered this 8.00 day of January, 2026.

(SEAL)



Signed by:
Kimberly Kogos
85E2052792ED474...

Town Clerk

DocuSigned by:
[Signature]
5A820C481AC747A...

Town Attorney

TOWN OF JUPITER ISLAND

Signed by:
Judith M Holden
70FE93202911453...

Chair

Signed by:
Catherine Harding
3EEC7C8FF30F456...

Building Director

Exhibit A

Legal Description

BON AIR BEACH LOTS 299 & 300 OR 351/469

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

KING TREE SERVICE

OF SOUTH FLORIDA

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

November 25, 2025

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

RE: 161 North Beach Road

The Landscape Plan for 161 North Beach Road is overall minimal in scope.

- All invasives species will be removed.
- All plant material to remain on site is suitable for the location.
- Nearly all new plant material is made up of native species.
- Buffer appears to be good in all locations.
- Gates and construction fence will be in place for construction.

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

Prepared by:



Brian Fischer
ISA Certified Arborist FL-5287A



MEMORANDUM

TO: BUILDING DEPARTMENT
FROM: SERGEANT/FIRE CHIEF FRANK LASAGA
DATE: DECEMBER 7, 2025
SUBJECT: 161 N BEACH RD

After reviewing the proposed plans for the construction of a single-family residence at 161 North Beach Road, Jupiter Island, I find the following considerations relating to Traffic and Safety for the project:

Traffic: Please advise the builder to limit disruption to the adjacent traffic flow. Trucks over 1 ton are prohibited on Gomez Rd, except for local deliveries.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



SOUTH MARTIN REGIONAL UTILITY (SMRU)

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

MEMORANDUM:

Date: December 31, 2025
To: Catherine Harding, CFM, Director of Building, Planning and Zoning
From: Matthew Hammond, P.E. – SMRU Utility Director
Subject: 161 North Beach Road – Demolishment and Construction of New Residence

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

This project involves the demolishment and construction of new residence to create a 3,058 square-foot, two-story residence located on North Beach Road. The scope of work also includes associated hardscape improvements. The property is currently served by a 1-inch potable water meter, which also supplies irrigation water.

Based on the information provided by the engineer of record, one (1) equivalent residential connection (ERC) of irrigation, one (1) ERCs of domestic water are required for this development. The property currently has a credit of one (1) water ERC and will need to pay for the additional water ERC as follows:

Connection Charges
\$1,800 x 1 ERCs = \$1,800.00

Accrued Guaranteed Revenue Fee
60 months x 25.81 x 1 ERCs = \$1,548.60

Total Fee = \$3,348.60

Once these fees are paid, two (2) water ERC's will be creditable toward capacity on this account for any future redevelopment or assessment of capacity fees.

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

Metering and Backflow Prevention: The property is currently served by a 1-inch meter that will remain in place for the property. The meter is proposed to feed an irrigation system, as a result, a

new 1-inch inch above grade backflow preventer assembly must be installed on the customer side of the meter. This backflow prevention device must be inspected and certified by a certified tester, and the certification reported to SMRU in accordance with the Cross Connection Control Policy.

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

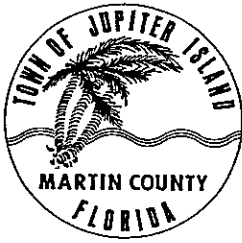
Inspections: An SMRU representative must make inspection of all water mains, pressure tests, taps, hydrants, and meter connections prior to final approval of the construction. A meter will not be issued until all permits are closed/certified, positive results of all inspections have been realized, and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

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

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

cc:

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



Town of Jupiter Island

Public Works Department

2 Bridge Road

Hobe Sound Fl.

33475-0007

(772) 545-0171

Fax (772) 546-7918

MEMORANDUM

Date: December 31, 2025

To: Catherine Harding, Planning Building & Zoning Director

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

RE: 161 North Beach Road – Demolishment and Construction of New Residence

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

This project involves the demolition and construction of new residence to create a 3,058 square-foot, two-story residence located on North Beach Road. The scope of work also includes associated hardscape improvements. The property is located on 0.50519 acres.

Drainage and Stormwater

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

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

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

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

cc:

Megan McMahon, TJI Building Permits

Amy Vanilla, TJI Building Department

Kim McLaughlin, Projects & Development Coordinator

Sec. 2.03. Standards for impact review of demolition applications.

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

- A. The proposed demolition will not adversely affect the public interest; and
- B. The proposed demolition will result in the complete removal of all evidence of the former structure or building; and
- C. If the demolition affects all of the buildings on the lot, all impermeable surfaces that were accessory to the demolished structures or buildings, including but not limited to driveways, terraces, courts, slabs, and foundations, will also be removed; and
- D. The landscape treatment along the front lot line will remain comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of 1,000 feet in both directions, or will be planted such that it is comparable to the character and quantity of said streetscape if its existing condition is that it is not comparable in character or quantity; and
- E. The building or structure proposed for demolition does not meet the standards for landmark designation set out in article VIII, section 1.02; and
- F. The demolition will not unnecessarily affect existing landscape buffers, and landscape buffers that are affected will be restored upon completion of the demolition.
- G. The demolition will be staged such that:
 - 1. Noise will be minimized in terms of duration and volume; and
 - 2. Demolition equipment will be screened from view from neighboring properties and public rights-of-way to the maximum feasible extent; and
 - 3. No traffic on public streets in the town will be stopped during the period from November 1 to April 15; and
 - 4. Debris will be removed from the site in a manner that minimizes the number and length of additional trips on the public streets in the town; and
 - 5. Dust will be contained to the maximum practicable extent; and
 - 6. Demolition activities will have a minimal impact on adjacent infrastructure.
 - 7. Buildings proposed for demolition will receive pest control services to control rodents before and after the demolition.
- H. All exposed soil will be stabilized with plant material within ten days of completion of the demolition.

(Ord. No. 347, § 3, 9-16-14)



TOWN OF JUPITER ISLAND
BUILDING DEPARTMENT

Town of Jupiter Island
Development Review Board
(DRB)

Date Received: 7/13/20

P22-0438

PROPERTY:

Street Address: 161 North Beach Road, Jupiter Island, FL 33455

Tax Parcel Number: 35-38-42-004-000-02990-2 Zoning: E-12 Residential

Legal/General Description: Lots 299 and 300, Bon Air Beach (Plat 3), according to the map or plat thereof as recorded in Plat Book 10, Page 34, of the Public Records of Palm Beach (now Martin) County, Florida.

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

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

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

Phone #: 772-545-7740

Email: jared@marcgaylordlaw.com

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

Name: 161 North Beach, LLC, a Florida limited liability company

Mailing Address: 1172 S. Dixie HWY., #413, Coral Gables, FL 33146

Phone #: _____

Email: _____

EXPLANATION OF REQUEST:

Revise previously approved request of full demolition (01/08/26- DRB) to partial demolition of non-conforming house. New limited demolition proposal retains existing structural walls, and repairs existing frangible CMU walls,

as required; existing footprint to remain unchanged. Wood deck & stairs to be removed, all existing roof trusses & upper floor interior/exterior framing to be removed to allow for upper floor renovation.

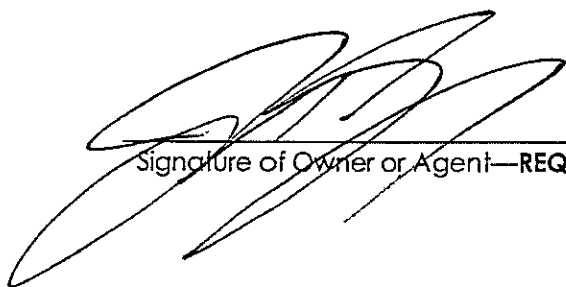
AFFECTED ARTICLE AND SECTION (written out):

HARDSHIP STATEMENT, IF VARIANCE IS REQUESTED:

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

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

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



Signature of Owner or Agent—REQUIRED

J Gaylord ^{AS} ~~att~~ in fact
Printed Name

6/19/26
Date

< BACK TO SEARCH

Basic Info

PIN 35-38-42-004-000-02990-2	AIN 57416	Situs Address 161 NORTH BEACH RD JUPITER ISLAND FL	Website Updated 11/13/25
--	---------------------	--	------------------------------------

General Information

CHANGE MAILING ADDRESS

SIGN UP FOR PROPERTY FRAUD ALERT

Property Owners 161 N BEACH LLC	Parcel ID 35-38-42-004-000-02990-2	Use Code/Property Class 0100 - 0100, Single Family
Mailing Address C/O DAVID IVLER 3503 MAIN LODGE DR MIAMI FL 33133	Account Number 57416	Neighborhood 135705 Jupiter Island - North Beach
Tax District JUPITER ISLAND	Property Address 161 NORTH BEACH RD JUPITER ISLAND FL	Legal Acres 0.34
	Legal Description BON AIR BEACH LOTS 299 & 300 OR 351/469	Ag Use Size (Acres/Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2025	\$1,620,000	\$262,600	\$1,882,600	\$0	\$1,882,600	\$0	\$1,882,600

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

Current Sale

Sale Date 6/12/02	Grantor (Seller) FACKLER, ERNEST C	Doc Num JKL
Sale Price \$1,050,000	Deed Type Special Warranty Deed	Book & Page 1655 0481

Legal Description

BON AIR BEACH LOTS 299 & 300 OR 351/469

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

INSTR # 1579907
OR BK 01655 PG 0481
RECORDED 06/19/2002 11:23:59 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 7,350.00
RECORDED BY T Copus (asst mgr)

Warranty Deed

Volward
Robert Delmille



HONORABLE
RUTH PIETRUSZEWSKI, CFC

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

Property Address 161 NORTH BEACH RD
Legal Description BON AIR BEACH LOTS 299 & 300 OR 351/489

REAL ESTATE

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

161 N BEACH LLC
C/O DAVID IVLER
8503 MAIN LODGE DR
MIAMI, FL 33133

PARCEL ID: 35-38-42-004-000-02990.20000
ALTERNATE ID: 57418
ESROW CODE:



SCAN TO VIEW YOUR
BILL ONLINE!

Pay By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	\$29,553.80	\$29,861.85	\$30,169.61	\$30,477.36	\$30,785.21

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
JUPITER ISLAND AD VAL OP	772-415-0111	0.0000	182,600	0	182,600	182.60
JUPITER ISLAND EROSION	772-415-0111	0.0000	182,600	0	182,600	182.60
JUPITER ISLAND SERVICE	772-415-0111	0.0000	182,600	0	182,600	182.60
SCHOOL GENERAL FUND	772-415-0111	0.0071	182,600	0	182,600	330.83
SCHOOL CAPITAL OUTLAY	772-415-0111	0.0000	182,600	0	182,600	0.00
SCHOOL DISCRETIONARY	772-415-0111	0.0000	182,600	0	182,600	0.00
SCHOOL ADDITIONAL VOTER MI	772-415-0111	0.0000	182,600	0	182,600	0.00
CHILDREN'S SERVICES ORDNCS	772-415-0111	0.0000	182,600	0	182,600	0.00
FLORIDA NAVIGATION DIST	861-405-0000	0.0000	182,600	0	182,600	0.00
SEALY PARK	772-415-0111	0.0000	182,600	0	182,600	0.00
COUNTY GENERAL FUND OP	772-415-0111	0.0000	182,600	0	182,600	0.00
MILLAGE CODE: 4300						
TOTAL MILLAGE		0.0071				
TOTAL AD VALOREM TAXES						\$30,785.21

Exemptions

Levy Authority	Telephone	Rate (\$ per unit)	Tax Amount
TOTAL NON AD VALOREM TAXES			\$0.00
TOTAL			\$30,785.21

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

2025

Make checks payable to: Ruth Pietruszewski, Tax Collector

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

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

PARCEL ID: 35-38-42-004-000-02990.20000

ALTERNATE ID: 57418

ESROW CODE:

161 N BEACH LLC
C/O DAVID IVLER
8503 MAIN LODGE DR
MIAMI, FL 33133

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

☐	Nov 30, 2025	\$29,553.80
☐	Dec 31, 2025	\$29,861.85
☐	Jan 31, 2026	\$30,169.61
☐	Feb 28, 2026	\$30,477.36
☐	Mar 31, 2026	\$30,785.21

TAXES BECOME DELINQUENT APRIL 1. ADD 5% PLUS FEES.

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



Site Analysis:

Address:	Zoning District: E-12 Zoning Dist.		
Planned Date of Construction:	May 1, 2026		
	Permitted	Existing	Proposed
Lot Area:	min lot size: 12,500 sq. ft.	22,006 SF/50519 Acres	22,006 SF/50519 Acres
Floor Area*:	4201.2 sq. ft.	3081.8	3058.3 (Reduced 3.5 a.f.)
Principle Dwelling: (10,000 sf max)		3081.8	3058.3
Accessory Structure #1: (not to exceed 1/3 square footage of principle dwelling)		N/A	N/A
Accessory Structure #2: (not to exceed 1/3 square footage of principle dwelling)		N/A	N/A
FAR (Floor Area Ratio): Floor Area ÷ Lot Area		.102	.097
Lot Width:	100'	200.52'	200.52'
Front Yard Setback:	30'	15.1'	No Change
Rear Yard Setback:	Waterfront Setback Line	64.7'	No Change
Side Yard Setback:			
One-Story:	One-story: 25'	108.3' (L)	No Change
Two-Story:	Two-story: 30.1'	25.1' (R)	
Initial Measuring Point ("IMP"):		9.9 NAVD	No Change
Fill:	3 ft max		no more than 3'
Roof Height: Roof Pitch:			
One-Story:	Flat Roof	23'-2" Flat Roof	24' Flat Roof
Two-Story:	24'		
Exterior Wall Height:			
One-Story:	14 ft	8'-10" (18'-5" NAVD)	No Change
Two-Story:	22 ft	20'-10" (29'-5" NAVD)	No Change
Parking Spaces: (1 per bedroom, 1.5 max)	Min: 3 Max: 4	4	4
Driveway Setback:	3'	73' +/- N, 111' +/- S	No Change
Landscape Area:	5,501.8 sq. ft. (30% of lot area)	18,858 sq. ft. 84%	No Change
Elevation of Finish Floor:		18'-8" NAVD	No Change
Elevation of LFSM: (Lowest Height Structural Member)		8'-8" NAVD	No Change
FEMA Flood Zone:	VE (Elevation 8)		

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

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 17, 2026

VIA HAND DELIVERY

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

RE: REVISED -- Previously Approved Demolition and Development Approval to Limited Demolition and Extensive Renovation -- Development Review Board Standards
161 North Beach, LLC, a Florida limited liability company
Property Address: 161 North Beach Road, Hobe Sound, Florida 33455

Dear Mrs. Harding:

This office represents the interests of 161 North Beach, LLC, a Florida limited liability company and the Ivler family as it pertains to their revised application to the Town of Jupiter Island Development Review Board ("DRB") for the partial demolition and extensive renovation of their existing two-story, nonconforming residence, which needs structural repair. After the limited demolition, a newly restored structure, within the existing footprint of the existing residence, will be constructed, as previously approved by the DRB on January 8, 2026. Revising the original approval to a partial demolition would allow for preservation of structural walls and repair of components within the existing structure, based on the project engineer's review and recommendations. This revised proposal will not have any more impact than previously approved, and standards remain consistent with original application.

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

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

The proposed partial demolition will not adversely affect neighboring properties or the public interest. The existing residence is located in the E-12 residential zoning district, on the east side of North Beach Road. The proposed partial demolition should not take more than ten to fourteen days. Additionally, the location of the residence in the interior of the property,

behind mature clusia and seagrape hedges, will lessen impacts on neighbors and the general community. The partial demolition of the existing main house will prepare the site for the next phase of the project – extensive renovation with a new and more structurally sound residence. A full demolition and redevelopment of this property were approved by the Development Review Board on January 8, 2026. This application revises the demolition scope of work. All previously approved aspects (e.g., landscaping buffering, construction staging, civil engineering, etc.) remain consistent with the previously approved application. The proposed revised demolition scope will not adversely affect the public interest.

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

As this request is for a *partial* demolition, the majority of the existing residence, excluding structural components like pilings, beams, and structural walls (as verified onsite by the contractor), will be removed.

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

The partial demolition will affect all the buildings on the lot. Hardscape will likely be modified at the end of the extensive renovation and construction project. While no existing structural walls or pilings are being removed, the Ivler family intends to demolish only what is necessary to extensively renovate the structure in a similar manner to what was previously approved.

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

This revised request does not alter the previously proposed Landscape plans that were approved by the Development Review Board on January 8th, 2026. In the event the existing vegetation is damaged during the proposed limited demolition and eventual construction, then the landscape buffer will be supplemented. The buffers will be comparable to the quantity and character of surrounding landscaping in the E-12 District and the North End neighborhood.

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

The main residence was constructed in 1995 and does not and has not been designated by the Town for landmark designation, as set forth in the Town's Land Development Regulations.

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

The existing landscape buffers are mature, dense, and tall. It is unlikely that this partial demolition will result in damage to buffer vegetation – in part, due to the use of tree protection fences to limit dust accumulating on landscaping. In the event the partial demolition results in degradation of the existing buffers, then the buffers will be supplemented to provide adequate screening consistent with the North Beach Road neighborhood.

- G. The demolition will be staged such that:

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

The demolition contractor estimates no more than two weeks will be needed to remove the non-structural components of the residence. Additional site clean-up work may take some time after demolition. This timeframe includes site preparation work for the eventual construction.¹

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

Demolition storage equipment, dumpsters, portable toilets, and parking will be located behind the property's existing buffers and away from the existing curb cut to shield visibility of the partial demolition and future construction activities from view of North Beach Road or adjacent properties.

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

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

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

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

¹ The eventual construction of the replacement residence is not estimated in this timeframe.

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

The demolition contractor controls dust by sprinkling the structure with water during the removal process to control dust to the maximum practicable extent. Tree protection fences are also used to limit the accumulation of dust on landscape buffers.

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

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

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

Pest control services will be utilized before and after demolition.

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

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

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

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

The proposed extensive renovation will not adversely affect the public interest. The proposed landscape buffer along North Beach Road will obscure views of the proposed residence from the right-of-way. Buffers along the northern and southern property boundaries will similarly shield the structure from adjacent properties. View of the residence from the beach will be limited and much better than homes along the North Beach Road neighborhood, due to the Property's landscaping and the proposed height of the structure. The proposed structure will meet current building code requirements and will result in a safer structure in the event of a catastrophic storm event, due to an extensive renovation and, if required by structural engineers, rehabilitation of the home's existing pilings and structural components. The landscape plan will remove existing and invasive scaevola from the Property. The extensive renovation of an unsafe house to create a structurally sound one, removing invasive vegetation, and enhancing landscaping will *further the public interest* – not adversely affect it.

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

While the existing landscape buffers are not poor, they can be improved. The proposed landscape and buffers will improve the existing streetscape and screen views of the renovated residence to improve privacy and screening. Removal of invasive scaevola and replacement with native dune vegetation will help limit the spread of non-native vegetation on Jupiter Island. The proposed total floor area for the Property, 3,058.3 square feet, is significantly less than the permitted floor area of 4,401.2 square feet. The proposed density of this site will likely be much less than the surrounding neighborhood character. The current main residence is in poor condition. Extensively rehabilitating the structure with a safe, modern home will not only improve the Property's value but also neighboring values. The proposed vegetation, small sized development, and renovation that results in a structurally sound home will ensure that the development is consistent with the surrounding neighborhood character.

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

The existing structure is slightly visible from North Beach Road due to the mature and tall landscaping on the Property. This redevelopment will not change the lack of visibility that currently exists but further limit it with enhancements to the streetscape buffer. Additionally, the renovated residence will be in the same footprint and will be very similar in height² as the existing structure, ensuring a similar visual profile when viewed from outside the Property. Additionally, the Property will be substantially screened along the northern and southern boundaries with dense and mature seagrape hedges. The visibility from the beach is consistent with the surrounding neighborhood and will likely be less visually impactful than other homes in this neighborhood due to its small size. The renovated structure will be not be more visible from the beach and Atlantic Ocean than the existing residence or from other homes in this community.

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

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

The existing landscape treatment along the front lot line is comparable to many neighboring properties in this neighborhood, if not better. However, the proposed landscape treatment will be improved when compared to the existing landscaping. The plantings along the streetscape will use coconut palms and mixed dune vegetation, to further screen the Property from the right-of-way. The proposed buffer along North Beach Road will be similar to or

² The new structure will be ten inches taller than the existing home.

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

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

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

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

The proposed landscape plan will ensure that the development is properly shielded from the view of adjacent properties, will guarantee the compatibility of the uses for the proposed residence, and conformity to the Land Development Regulations. The removal of non-native scaevola and addition of native dune vegetation will further enhance the Property. Mature and tall clusia and seagrapes will ensure the renovated residence, which is similar in scale to the existing home, will remain hidden from view. The proposed development will enhance the Property and not result in negative impacts on adjacent properties, the neighborhood, or the Town of Jupiter Island.

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

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

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

As set forth in the Stormwater Calculations provided by civil engineer Doug Winter, the volume of runoff to be retained in the proposed exfiltration trench will be 4,956 cubic feet. This volume will be retained onsite in a proposed exfiltration trench. The existing site grading will be modified as needed to prevent surface water runoff from entering the surrounding properties and North Beach Road.

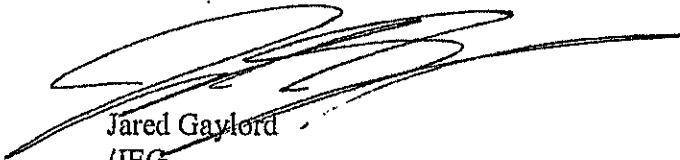
- I. The proposed development is designed and located so that all buildings are screened from view from adjacent properties and public roads such that the visual character of the proposed development from adjacent properties and public roads is predominantly natural, landscape plant material and land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

The current structure's visibility from North Beach Road is constrained due to the structure's size and existing dense seagrape and clusia vegetation. The limited visibility of the extensively renovated structure will continue, thanks to a project with a similar scale and enhanced landscaping. Additionally, the existing structure's condition is poor. The extensively renovated residence will create a safer structure in the event of a hurricane or other severe weather. Finally, the proposed landscaping will ensure that the predominant visual character of the lot will be natural, landscape plant material. The height of proposed landscape buffers will easily block views of the renovated residence from passing traffic or neighbors.

It is my client's intention and desire that this project be constructed in a manner that is consistent with and complimentary to the existing infrastructure of the Town, the surrounding properties, and the neighborhood, and cohesive with the characteristics of the area in which the proposed development will occur.

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

Respectfully submitted,



Jared Gaylord
/JEG
Encl.

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

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

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

June 17, 2026

VIA HAND DELIVERY

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

RE: REVISED – Previously Approved Demolition and Development Approval to Limited Demolition and Extensive Renovation – Development Review Board Letter
161 North Beach, LLC, a Florida limited liability company
Property Address: 161 North Beach Road, Hobe Sound, Florida 33455

Dear Mrs. Harding:

This office represents the interests of 161 North Beach, LLC, a Florida limited liability company and the Ivler family, as it pertains to their request to the Development Review Board (“DRB”) for a revised demolition approval. The Development Review Board, on January 8th, 2026, approved my clients’ request to demolish the **3,060.6 square foot**, two-story non-conforming dwelling, which was built in 1995. The proposed floor area for the property will remain the same – **3,058.3 square feet** – as was previously approved. The proposed floor area is a slight reduction of the existing floor area of and is 1,342.9 square feet less than the permitted floor area of **4,401.2 square feet**.

After approval, my clients requested a building permit from the Town for the partial demolition – removing all the non-structural components of the home and leaving the pilings and support beams. The Town, however, requested that my clients resubmit a new DRB request because the original development order did not contemplate a “partial” demolition.¹ The new request, after consultation with engineering professionals, will limit the demolition of the structure to all of the residence excluding “existing structural walls” or “concrete pilings/beams” or support systems.² The current, nonconforming residence is located on structural piles, in accordance with Florida Department of Environmental Protection (“FDEP”) requirements. These pilings, along with the existing structural walls, beams, or support systems will be reviewed on site and rehabilitated if

¹ See enclosed original Development Order, dated January 8, 2026.

² See D-1 of the enclosed Architectural Plans.

necessary. The existing footprint will remain unchanged and this revised request will not affect the previous approval for development.

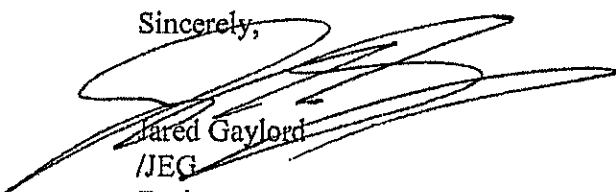
While an application was approved by the DRB in January, to demolish and replace the non-conforming structure, the Town's position that a new DRB application was required, coupled with time and cost saving benefits, are the main reasons my clients now request a partial demolition and massive renovation of the residence. Working closely with Shoreline Designs, Inc., and engineer Don Nuelle, this application permits the Ivler family to retain some of the existing structure – like the pilings, concrete support beams, and structural walls. The development plans remain unchanged, as do the landscape and civil plans that were previously approved.

Limiting this scope of work for the demolition will have no additional impact, perhaps even less, than if my client were to move forward with a full demolition of the structure. This will likely result in less time for FDEP permitting, construction, and enclosing of the residence. An extensive renovation and partial demolition that keeps the existing pilings *may* be subject to a FDEP field permit, rather than a Coastal Construction Control Line ("CCCL") Permit based on our project team's communication with Jason Spanier of the FDEP. A CCCL Permit often takes 60 to 90 days to receive, while a field permit can be issued much faster. Retaining and repairing existing pilings, as opposed to removing them and drilling new pilings, will also be much faster and quieter for the surrounding neighborhood – resulting in less impacts along North Beach Road. An extensive renovation will also result in less construction traffic than a complete demolition and replacement project.

Mr. Ivler desires the ability to redevelop his property in a manner that he desires and that is enjoyable for his family. The difficulties presented by the lot size and setbacks on the property subject my client with obstacles not common on other properties.

Thank you for taking the time to consider my client's request. If you have any questions or concerns with regarding this application and any of the attachments contained herein, please do not hesitate contacting my office.

Sincerely,



Jared Gaylord

/JEG

Encl.

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



DEVELOPMENT REVIEW BOARD

A Public Meeting/Hearing will be held at the Jupiter Island Town Hall, 2 Bridge Road, Hobe Sound, FL on **August 6, 2026, at 9:00 a.m.** for the purpose of considering the following application.

162 South Beach – D-25 Island Core Residential District

This is the application of 2047 Sandpiper Trust, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval to:

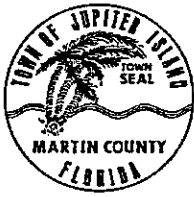
Demolish an existing one-story residence, guesthouse, shed, pool, pool deck and associated hardscaping. No new development plans have been provided at this time.

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

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

STATE MANDATED STATEMENT:

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



**TOWN OF JUPITER ISLAND
DEVELOPMENT REVIEW BOARD
Meeting Date August 6, 2026
Staff Report**

To: Chair and Development Review Board Members
CC: Robert Garlo, Town Manager and Kyle Teal, Town Attorney
From: Catherine Harding, Building, Planning and Zoning Director
RE: 162 South Beach Road
Date: July 16, 2026

Owners:

2047 Sandpiper Trust
6A 170 Donway W345, North York, ON M3C 2E8

Agent:

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

Property Description:

162 South Beach Road, 0.77 acres, located in the D-25 Island Core Residential District.

Request:

The owners are requesting to demolish the existing one-story residence, guesthouse, shed, refuse bin, pool and associated hardscaping and leave the driveway apron and driveway for construction vehicles during demolition and future construction.

Building and Zoning Analysis:

There is no plan for new construction at this time. Owner to certify that all new construction will comply with the Jupiter island Land Development Regulations for the D-25 Island Core Residential District at the time of development.

Staff Reports and Recommendations attached:

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

King Tree Service, Brian Fischer: *All invasive species to be removed including 4 Carrotwood Trees plus, 18 Sabal Palms and 1 Seagrape to be relocated.*

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

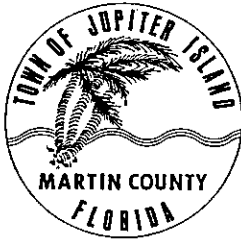
Sergeant/Fire Chief Frank Lasaga: *Comply as noted.*

Building Department recommendations:

1. *A gatekeeper shall be on site during all construction activities.*
2. *The staging plan is required to have a permit and be completed prior to a building permit being issued.*
3. *All construction vehicles shall be parked on site behind the construction fencing.*
4. *Compliance with the reports listed above.*
5. *All construction fencing shall be removed, and the irrigation system remain operational during demolition and remain operational while the site is undeveloped.*
6. *The owner shall certify that all future development will comply with the requirements of the LDR's for the D-25 District.*
7. *The septic tanks shall be removed as part of the demolition process.*
8. *All buffers and streetscapes shall be maintained as approved.*

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

Article X. Section 2.03. Standards for impact review of demolition applications. (applicants response attached)



Town of Jupiter Island

Public Works Department

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

MEMORANDUM

Date: July 10, 2026

To: Catherine Harding, Director of Planning, Building, & Zoning

From: John Duchock, Public Works Director

RE: 162 South Beach Road - Demolition

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

Drainage

The road frontage along the North 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. Exfiltration trenches are proposed for the management of storm water within this development. Concurrency calculations were provided by the owner's Engineer, Chad Gruber, PE and submitted for review. Sufficient hydraulic conductivity was assumed at a nominal rate. The replacement of retention areas with exfiltration is a substitution of disposal method and appears to be suitably sized and designed for the purpose. It is the owner's responsibility to maintain the drainage system to ensure operation as designed. Any noted future conditions resulting in water leaving the property will require correction by the property owner.

Household Refuse

Jupiter Island Public Works provides "doorstep service". Waste receptacles must normally be stored out of sight of roadway or neighboring properties on non-collection days. It is the

responsibility of the homeowner to place any waste receptacles outside of the home or garage prior to 8:00AM on collection day. Placing refuse cans at the curb or roadside is not permitted.

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

Recycling Bins

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

Brush Bins

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

Construction Waste

The Jupiter Island Public Works Department does not collect construction debris. Removal of such debris is the responsibility of the contractor.

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

Road Right of Way

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

Lines of sight must be sufficiently maintained so that vehicles entering the roadway may be able to avoid a collision. Landscaping must not encumber line of sight in either direction of oncoming traffic when entering roadway for the development or any adjacent properties. Vegetation must also maintain sufficient separation to not encumber travel lanes. Should vegetation limit lines of sight or otherwise obstruct the line of sight of vehicles approaching the driveway, trimming or removal may be required at the expense of the homeowner to ensure public safety.

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

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

Public Works reserves the right to amend or supplement these comments at any time up to the issuance of a certificate of occupancy for the project.

KING TREE SERVICE

OF SOUTH FLORIDA

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

July 9, 2026

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

RE: 162 South Beach Road

Overview

Scope of work: Demo Existing Home

Tree Survey Included: ☒ Yes / ☐ No

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

Tree Disposition Included: ☒ Yes

Number of trees on site: 71

Number of trees affected by construction: 24

Trees to Remove

Number of removals: 5

Invasive species removed: All invasive species will be removed including 4 Carrotwood Trees.

Number of Native species removed: 0

Trees to Relocate

Number of relocations: 19

Number of Native species relocated: 18 Sabal Palms, 1 Seagrape

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

Trees To Remain

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

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

Not Necessary

KING TREE SERVICE

OF SOUTH FLORIDA

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

Construction Buffer

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

North Property Line: Appears to be overall ☒ Sufficient / ☐ Insufficient

South Property Line: Appears to be overall ☒ Sufficient / ☐ Insufficient

East Property Line: Appears to be overall ☒ Sufficient / ☐ Insufficient

West Property Line: Appears to be overall ☒ Sufficient / ☐ Insufficient

Notes: New plant material is being installed in several areas with insufficient buffer.

Final Buffer

North Property Line: Appears to be overall ☒ Sufficient / ☐ Insufficient

South Property Line: Appears to be overall ☒ Sufficient / ☐ Insufficient

East Property Line: Appears to be overall ☒ Sufficient / ☐ Insufficient

West Property Line: Appears to be overall ☒ Sufficient / ☐ Insufficient

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

New Plant Material

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

Summary

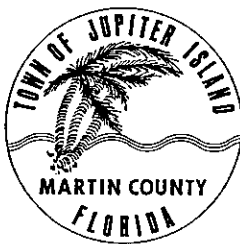
This plan appears to be good as submitted.

Prepared by:



Brian Fischer

ISA Certified Arborist FL-5287A



Town of Jupiter Island

Public Works Department

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

MEMORANDUM

Date: July 22, 2026

To: Catherine Harding – Planning Building & Zoning Director

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

RE: 162 South Beach Road – Demolition of Residence

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

This project involves demolition of existing house, shed, pool and deck at 162 South Beach Road. The scope of work also includes demolition of associated landscape and hardscape improvements. The property is 0.77 acres in size.

Drainage and Stormwater

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



MEMORANDUM

TO: BUILDING DEPARTMENT
FROM: SERGEANT/FIRE CHIEF FRANK LASAGA
DATE: JULY 13, 2026
SUBJECT: 162 S BEACH RD

After reviewing the proposed demolition plans for the of a single-family residence at 162 South Beach Road, Jupiter Island, I find the following considerations relating to Traffic and Safety for the project:

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

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

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

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

Fire Suppression: Access to the site shall be maintained throughout the project.

Prior to commencing demolition, any fuel gas lines shall be purged. If applicable, the tank shall be either protected or removed.

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

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

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

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

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

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

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

Sec. 2.03. Standards for impact review of demolition applications.

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

- A. The proposed demolition will not adversely affect the public interest; and
- B. The proposed demolition will result in the complete removal of all evidence of the former structure or building; and
- C. If the demolition affects all of the buildings on the lot, all impermeable surfaces that were accessory to the demolished structures or buildings, including but not limited to driveways, terraces, courts, slabs, and foundations, will also be removed; and
- D. The landscape treatment along the front lot line will remain comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of 1,000 feet in both directions, or will be planted such that it is comparable to the character and quantity of said streetscape if its existing condition is that it is not comparable in character or quantity; and
- E. The building or structure proposed for demolition does not meet the standards for landmark designation set out in article VIII, section 1.02; and
- F. The demolition will not unnecessarily affect existing landscape buffers, and landscape buffers that are affected will be restored upon completion of the demolition.
- G. The demolition will be staged such that:
 - 1. Noise will be minimized in terms of duration and volume; and
 - 2. Demolition equipment will be screened from view from neighboring properties and public rights-of-way to the maximum feasible extent; and
 - 3. No traffic on public streets in the town will be stopped during the period from November 1 to April 15; and
 - 4. Debris will be removed from the site in a manner that minimizes the number and length of additional trips on the public streets in the town; and
 - 5. Dust will be contained to the maximum practicable extent; and
 - 6. Demolition activities will have a minimal impact on adjacent infrastructure.
 - 7. Buildings proposed for demolition will receive pest control services to control rodents before and after the demolition.
- H. All exposed soil will be stabilized with plant material within ten days of completion of the demolition.

{Ord. No. 347, § 3, 9-16-14}



Town of Jupiter Island Development Review Board (DRB)

PROPERTY:

Street Address: 162 South Beach Road

Tax Parcel Number: 35-38-42-009-118-00610-1 Zoning: D-25

Legal/General Description See Attached

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

Name: Jared Gaylord of Marc R. Gaylord, PA

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

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

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

Name: 2047 Sandpiper Trust

Mailing Address: 6A 170 DONWAY W 345 NORTH YORK ON M3C 2E8

Phone #: _____ Email: _____

EXPLANATION OF REQUEST:

Demolition of existing one-story residence, guesthouse, shed, pool, pool deck and associated hardscaping.

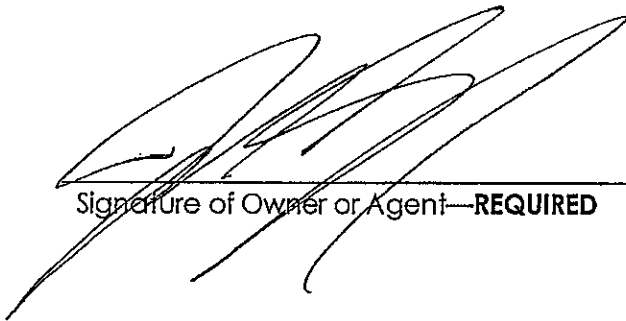
IF VARIANCE IS REQUESTED, CITE LRD'S AFFECTED:

HARDSHIP STATEMENT, IF VARIANCE IS REQUESTED:

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

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

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



Jared Gaylord Esq., atty-in-fact

Signature of Owner or Agent—**REQUIRED**

Printed Name

Date

Site Analysis:

Address: 162 SOUTH BEACH RD.		Zoning District: D-25	
Planned Date of Construction:	8/31/26 DEMOLITION		
	Permitted	Existing	Proposed
Lot Area:	25,000 S.F. MIN. 0.57 ACRE MIN.	33,747 S.F. 0.77 ACRES	N/A - DEMOLITION
Floor Area*:	6,749 S.F. MAX. (20% EXISTING LOT)	5,315 S.F.	N/A - DEMOLITION
Principle Dwelling: (10,000 sf max)	6,749 S.F. MAX	3,855 S.F.	N/A - DEMOLITION
Accessory Structure #1: (not to exceed 1/3 square footage of principal dwelling)	2,250 S.F. MAX	1,460 S.F.	N/A - DEMOLITION
Accessory Structure #2: (not to exceed 1/3 square footage of principle dwelling)	2,250 S.F. MAX	N/A	N/A
FAR (Floor Area Ratio): Floor Area ÷ Lot Area	20.00%	15.75%	N/A - DEMOLITION
Lot Width:	200' MIN. (100' E/LOT X2)	225.18' (M) 225.20' (P)	N/A - DEMOLITION
Front Yard Setback:	30'	30'	N/A - DEMOLITION
Rear Yard Setback:	35'	35'	N/A - DEMOLITION
Side Yard Setback:			
One-Story:	25' (ONE STORY)	25' (ONE STORY)	N/A - DEMOLITION
Two-Story:	30' (TWO STORY)	30' (TWO STORY)	
Initial Measuring Point ("IMP"):	-	13.01'	N/A - DEMOLITION
Fill:	3 ft max	3 FT. MAX	N/A - DEMOLITION
Roof Height: Roof Pitch:			
One-Story:	MAX. HEIGHT ≤ 2 STORIES	1 STORY STRUCTURE	N/A - DEMOLITION
Two-Story:			
Exterior Wall Height:			
One-Story:	14 ft	1 STORY STRUCTURE	N/A - DEMOLITION
Two-Story:	22 ft		
Parking Spaces: (1 per bedroom, 1.5 max)	5 BEDROOM = 7 SPOTS MAX.	2 GARAGE SPOT 4 DRIVEWAY SPOTS	N/A - DEMOLITION
Driveway Setback:	N/A	N/A	N/A
Landscape Area:	50% MIN.	50% MIN.	N/A - DEMOLITION
Elevation of Finish Floor:	-	13.01' MAIN 13.04' ACCESS.	N/A - DEMOLITION
Elevation of LHSM: (Lowest Height Structural Member)	-	-	N/A - DEMOLITION
FEMA Flood Zone:	ZONE "X" (MIN. FLOOD HAZARD)		N/A - DEMOLITION

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



Recorded in Martin County, FL 4/15/2026 4:57 PM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$18.50 Deed Tax: \$47,950.00
 CFN#3180726 BK 3560 PG 2085 PAGE 1 of 2

Prepared by and return to:
 David C. Tassell, Esq.
 Counselors Title Company, LLC
 941 N Highway A1A
 Jupiter, FL 33477
 (561) 747-7300
 File Number: 2372.702
 Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 9th day of April, 2026 between Joseph C. Kempe, Successor Trustee of the Amended and Restated Jansing #1 Florida Realty Trust dated May 23, 2019, f/k/a Jansing #1 Florida Realty Trust, under Agreement dated June 14, 2004, and Joseph C. Kempe, Successor Trustee of the Amended and Restated Jansing #2 Florida Realty Trust dated May 23, 2019, f/k/a Jansing #2 Florida Realty Trust, under Agreement dated June 14, 2004, and Joseph C. Kempe, Successor Trustee of the Amended and Restated Jansing #3 Florida Realty Trust dated May 23, 2019, f/k/a Jansing #3 Florida Realty Trust, under Agreement dated June 14, 2004 whose post office address is 941 N Highway A1A, Jupiter, FL 33477, grantor, and Eric Robert Siebert and Ryan Carey, Trustees of The 2047 Sandpiper Trust, with the full power and authority to protect, conserve, sell and convey, or to lease, encumber or otherwise to manage and dispose of the Property described herein pursuant to Florida Statute 689.073 whose post office address is 6a-170 Donway West, Suite 345, North York, ON M3C 2E8, Canada, grantee:

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

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

Lot 61, Block 118, and Lot 67, Block 119, Island Beach Revised Plat No. 2, according to the map or plat thereof as recorded in Plat Book 2, Page 44, Public Records of Martin County, Florida.

Parcel Number: 35-38-42-009-118-00610-1

Subject to taxes for 2026, and all subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor, as Successor Trustee, warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 19440 Pines Tree Drive, Jupiter FL 33469.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2025.

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

Signed, sealed and delivered in our presence:

A. Flood
 Witness
 Printed Name: Aaron Flood
 P.O. Address: 941 N. Highway A1A
Jupiter FL 33477

Rebeckah Reinhart
 Witness
 Printed Name: Rebeckah Reinhart
 P.O. Address: 941 N. Highway A1A
Jupiter, FL 33477

Amended and Restated Jansing #1 Florida Realty Trust
 dated May 23, 2019, f/k/a Jansing #1 Florida Realty Trust,
 under Agreement dated June 14, 2004

By: *Joseph C. Kempe*
 Joseph C. Kempe, Successor Trustee

Amended and Restated Jansing #2 Florida Realty Trust
 dated May 23, 2019, f/k/a Jansing #2 Florida Realty Trust,
 under Agreement dated June 14, 2004

By: *Joseph C. Kempe*
 Joseph C. Kempe, Successor Trustee

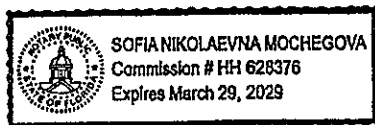
Amended and Restated Jansing #3 Florida Realty Trust
 dated May 23, 2019, f/k/a Jansing #3 Florida Realty Trust,
 under Agreement dated June 14, 2004

By: *Joseph C. Kempe*
 Joseph C. Kempe, Successor Trustee

State of Florida
 County of Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8
 day of April, 2026 by Joseph C. Kempe, Successor Trustee of the Amended and Restated Jansing #1 Florida Realty Trust dated
 May 23, 2019, f/k/a Jansing #1 Florida Realty Trust, under Agreement dated June 14, 2004 and Joseph C. Kempe, Successor
 Trustee of the Amended and Restated Jansing #2 Florida Realty Trust dated May 23, 2019, f/k/a Jansing #2 Florida Realty
 Trust, under Agreement dated June 14, 2004 and Joseph C. Kempe, Successor Trustee of the Amended and Restated Jansing
 #3 Florida Realty Trust dated May 23, 2019, f/k/a Jansing #3 Florida Realty Trust, under Agreement dated June 14, 2004 who
☒ are personally known or ☐ have produced drivers' licenses as identification.

[Seal]



Notary Public

Print Name: Sofia Mochegova

My Commission Expires: 3/29/29

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.

July 2, 2026

VIA HAND DELIVERY

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

RE: Eric Robert Siebert and Ryan Carey, Trustees of The 2047 Sandpiper Trust
Development Review Board - Demolition Application
Property Address: 162 South Beach Road, Hobe Sound, Florida 33455 (the "Property")

Dear Mrs. Harding:

This office represents the interests of Eric Robert Siebert, as trustee of The 2047 Sandpiper Trust, and the Siebert family as it pertains to their application to the Development Review Board for demolition of the existing residence and guest house at 162 South Beach Road.

The Siebert family purchased the 33,747 square foot or .77-acre Property on April 9, 2026. The Property currently contains approximately 4,374 square feet consisting of a main house and guest house that were constructed in 1942 and 1993, respectively.¹ My clients request approval to demolish the existing one-story main residence, guest house, shed, refuse bin, and pool. Additionally, associated hardscape, such as patio space, terraces, walkways, and the motor court will also be removed from the Property. However, the existing entry driveway will be retained during the demolition and subsequent construction phases of the project to aid with traffic on and off the Property. The existing driveway aprons will help limit dust, mud, and debris trespass onto South Beach Road. These existing curb cuts and aprons will be removed and replaced at the end of the construction phase.

This "Island Core" neighborhood of the D-25 Zoning District is less heavily landscaped than many other areas of Jupiter Island. However, the existing residence is fortunate to have streetscape vegetation characteristic of many other adjacent properties that limits view of the residence from South Beach Road and passing motorists. Enhancements will be made to areas with sparse or lower quality buffer, to ensure visibility of this demolition project is screened. In particular, the streetscape and southern buffer will be enhanced with green buttonwood, small leaf clusia, and

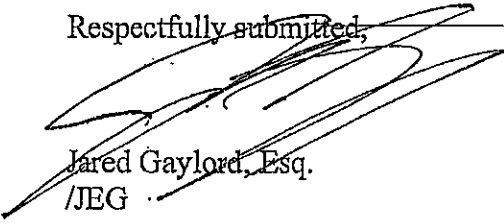
¹ According to Martin County Property Appraiser's records.

areca palms. The northern landscape buffer, consisting of white oak, ficus nitida, Norfolk pine, seagrapes, schefflera, and a white geiger tree will ensure privacy throughout demolition. Similarly, the western buffer consisting of a strangler fig, viburnum awabuki, and podocarpus will also limit impacts on western neighbors.

The contractor will utilize an eight (8') foot construction screening fence and gate to secure the property; ensure privacy during the demolition portion of the project, and further obscure views from South Beach Road and adjacent properties. During demolition and eventual construction of a new residence, the landscape architect and designer will work with the contractor to prevent views into the Property from the neighbors and South Beach Road.

The Siebert family plans to demolish the structure during the Town's 2026 summer construction season. My clients intend the demolition to be consistent with other construction projects on Jupiter Island. If you have any questions or concerns regarding the foregoing, or any of the enclosed attachments, please do not hesitate to contact the undersigned.

Respectfully submitted,



Jared Gaylord, Esq.

/JEG

Encl.

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

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

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

July 2, 2026

VIA HAND DELIVERY

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

RE: Eric Robert Siebert and Ryan Carey, Trustees of The 2047 Sandpiper Trust
Development Review Board - Demolition Standards
Property Address: 162 South Beach Road, Hobe Sound, Florida 33455 (the "Property")

Dear Mrs. Harding:

This office represents the interests of Eric Robert Siebert, as trustee of The 2047 Sandpiper Trust, and the Siebert family as it pertains to their request to demolish the existing structure, pool, and hardscape features located on the above referenced Property.

The enclosed packet will show my client's request meets with the Standards for Impact Review of Demolition Applications as set forth in Article X, Division II, Section 2.03 in that:

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

The proposed demolition will be shielded from view by existing buffering, as well as installed enhancements, and will occur during the Town of Jupiter Island's 2026 building season. The Property has existing mature landscaping along South Beach Road, as well as along neighboring properties. An additional layer of buffering will be placed on both the east and the south boundaries to ensure the demolition has little or no impact to the adjacent southern neighbor and passing motorists. The construction contractor also does not anticipate this project will take longer than fourteen (14) days. The Property's landscaping and the proposed quick demolition process during the Town's summer construction season will ensure this project does not adversely affect the public.

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

Evidence of the former structures, including the one-story residence, guesthouse, shed, pool, pool deck, concrete mechanical pads, brick walk, and portions of other hardscaping, will be removed from the Property. The existing gravel circular driveway aprons will remain to provide adequate access to the Property for construction and demolition vehicles, while limiting dust, dirt, and mud from exiting the site.

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

The demolition will remove the entire existing residence. The guesthouse, shed, pool, pool deck, existing brick walkway, covered porch, concrete mechanical pads, and other hardscape on the Property will be removed. The existing driveway entrance will remain to aid construction traffic through the demolition and future construction process. The driveway aprons will be replaced during the construction project, which my clients anticipate will commence during the 2027 summer construction season.

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

The landscape along the front lot line will be comparable to the character and quantity of streetscape of the neighboring properties throughout demolition. The existing landscape buffer along South Beach Road is a mixture of plant species, including kopsia, green island ficus, ruellia, schefflera arboricola, orange jasmine, pink tabebuia, coconut palms, and cabbage palms. The applicant will also erect an eight foot (8') tall mesh construction gate along South Beach Rd to control access to the Property and minimize visual impacts along the roadway. The addition of clusia, green buttonwood, and areca palms, as well as the proposed mesh gate will adequately buffer South Beach Road from any adverse impacts of the demolition project.

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

The structure proposed for demolition does not meet the standards for landmark designation set forth in the Town's Land Development Regulations.

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

The existing landscape buffers will be enhanced prior to demolition. Per the attached landscape plan, the existing buffers will be utilized to screen the structure during the demolition process, additional plantings will be added, most heavily on the east and south sides of the property. Only six plants are scheduled to be removed as part of this demolition project – four of which are invasive carrotwoods. If any vegetation is destroyed in a manner that jeopardizes the Property's buffers, such landscaping will be replaced or enhanced to ensure privacy continues during and after the demolition project.

- G. The demolition will be staged such that:

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

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

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

The existing landscape buffers are sufficient to screen the views of demolition equipment and storage from neighboring properties and public rights-of-way.

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

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

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

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

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

The demolition contractor controls dust by sprinkling the structure with water during the removal process. Additionally, exposed soil will be stabilized with seed or grass material within ten (10) days of completion of the demolition to reduce dust. The use of the existing driveway aprons, rather than driving over vegetation, will also reduce the amount of dust and debris exiting the Property.

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

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

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

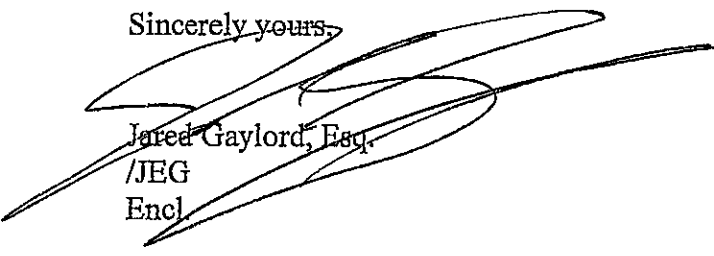
Pest control services will be utilized before and after demolition.

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

Soil will not be exposed after the demolition process. All exposed soil will be stabilized with seed or grass material within ten (10) days of completion of the demolition.

My clients intend that the demolition is completed in a manner consistent with the existing infrastructure of the Town, the surrounding properties, and the neighborhood. If you have any questions or concerns with regard to any of the foregoing, please do not hesitate to contact the undersigned.

Sincerely yours,



Jared Gaylord, Esq.

/JEG

Encl