

DEVELOPMENT ORDER – 101 HARBOR WAY

WHEREAS, Luke Charlton & Erin Charlton are the owners (Owner) of one acre of real property, the legal description of which is attached hereto and incorporated herein as Exhibit “A” (the Property); and

WHEREAS, the Property’s address is 101 Harbor Way and is located in the Town of Jupiter Island’s (Town) B-40, 1-Acre Estate Residential District; and

WHEREAS, the Owner represented by its agent, Nielsen Landscape Architects, LLC submitted an application to the Town’s Impact Review Committee (IRC) whereby the Owner proposes landscape improvements and the installation of a new driveway to improve vehicular circulation within the property and a pool and pool terrace for enhanced outdoor livability (the Application); and

WHEREAS, the Application was reviewed by the Director of the Town’s Planning, Building and Zoning Department (the Director), and its consultants, who determined that the Application addressed the impact review standards in Article X, Division 2, Section 2.02 of Appendix “A” which are contained in the Town’s Land Development Regulations (LDRs); and

WHEREAS, the IRC conducted a quasi-judicial hearing on September 11, 2025, wherein it considered the evidence and testimony presented by the Director and the Owner’s agent and other professionals regarding whether the Application meets the standards of impact review in the Town’s LDRs regarding impact review; and

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

Section 1. The whereas clauses are incorporated herein as the findings of fact and conclusions of law of the IRC.

Section 2. The IRC finds that with the conditions contained herein the Application meets the standards for impact review contained in Article X, Division II, Section 2.02 of the LDRs.

Section 3. The approval of the Application is subject to the following conditions:

1. The Owner shall install and maintain all improvements in compliance with:
The Site Rendering Plans submitted by Nielsen Landscape Architects, dated August 22, 2025.
2. The Owner shall install a slit screen along the front, side and rear yard areas and maintain it throughout the time of construction on the Property.
3. The dumpster and portable toilet placed on the Property during construction shall be screened from public view.
5. The Owner shall comply with the memorandum from the Public Safety Department, dated August 6, 2025, a copy of which is incorporated herein by reference.
7. The construction site maintenance and landscaping buffer requirements shall be maintained until a certificate of occupancy is received.
8. The Owner shall comply with any additional requirements requested by the Director prior to issuances of Building Permit.

Rendered this 23rd day September 2025.