

**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 8<sup>TH</sup> DAY OF JANUARY, 2026.**

Rendered this 8.00 day of January, 2026.

(SEAL)



ATTEST:

Signed by:

*Kimberly Kogos*

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Town Clerk

DocuSigned by:

5A820C481AC747A...

Town Attorney

TOWN OF JUPITER ISLAND

Signed by:

*Judith M Holden*

Chair 70FE93202911453...

Signed by:

*Catherine Harding*

Building Director 3EEC4CBFF30F456...

## Legal Description

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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.*