

**DEVELOPMENT ORDER – 7 SOUTH BEACH ROAD**

**WHEREAS**, 7 South Beach LLC (“Applicant”), is the owner of a 1.6-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 7 South Beach Road and is located in the Town of Jupiter Island’s (the “Town’s”) B-40, 1 Acre Estate Residential District and

**WHEREAS**, the Applicant, represented by its agents Jeremy Bowerman, Esq., Andrew Russo and landscape architect Erin Bolin, PLA, of Cotleur & Hearing presented its application to the Town’s Development Review Board (the “DRB”) whereby the Applicant requested a retroactive site plan modification to its original landscape and hardscape plan, which was approved by the Impact Review Committee on March 3, 2022 (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 neighbors, 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 a majority vote of four (4) to three (3), the DRB found that the Application meets the standards contained in Article X, Division 2, Section 2.02 with the following conditions:

- (a) The Applicant shall install additional landscaping for buffering in the front of the house and the entrance to substantially block the view of the house from South Beach Road. The Applicant shall coordinate with the Director and/or their designee to submit plans for staff review and approval.
- (b) The Applicant shall install additional landscape buffering to the interior driveway area so the columns on the Property are less visible. The Applicant shall coordinate with the Director and/or their designee to submit plans for staff’s review and approval.
- (c) The Applicant shall coordinate with the Director and/or their designee to submit plans for staff review and approval regarding the lighting on the Property to make the lighting softer at the front portion of the Property and meet the lighting requirements provided in Article IV, Division 3, Section 3.17 of the Town’s LDRs.
- (d) The Applicant shall install a five (5) to six (6) foot masonry wall enclosing the heating, ventilation and air conditioning (“HVAC”) system for noise reduction.

- (e) Six (6) months after the installation of the landscape buffer, the Town’s Director and/or their designee shall inspect the landscape buffer to ensure adequate growth and size and to determine compliance with all pertinent LDRs and whether further measures by the Applicant and/or its successor are required.
- (f) With the exception of subsection (e) above, the Applicant’s Certificate of Occupancy will not be issued until and unless the Director and/or their designee determines that conditions (a) through (d) above have been satisfied.

**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.



ATTEST:

Signed by:  
*Kimberly Kogos*  
 8EE2952792ED474...  
 Town Clerk

DocuSigned by:  
  
 EA820C481AC747A...  
 Town Attorney

TOWN OF JUPITER ISLAND

Signed by:  
*Judith M Holden*  
 70FE93202911453...  
 Chair

Signed by:  
*Catherine Harding*  
 3EEC4CBFF30F456...  
 Building Director

## Legal Description

LOT 2, BELLA AL MARE (PB 19 PG 28)

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