

DEVELOPMENT ORDER – 114 GOMEZ ROAD

WHEREAS, AFG Residence LLC (“Applicant”), is the owner of a 1.215-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 114 Gomez 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 Jared Gaylord, Esq., Kirchhoff & Associates Architects, Gruber Consulting Engineers, Carmo Engineering, Fae Consulting and Innocenti & Webel presented its application to the Town’s Development Review Board (the “DRB”) whereby the Applicant requested approval of its permit applications to demolish the existing structure and construct a new home (the “Applications”); and

WHEREAS, on behalf of the Town, the Applications were reviewed by the Town’s Director of the Planning, Building and Zoning Department (the “Director”), King Tree Service, Fire Chief Frank Lasaga, and the Town Engineer Matthew Hammond and were determined to be complete; and

WHEREAS, the DRB conducted a quasi-judicial hearing on February 5, 2026, wherein it considered the evidence and testimony presented by the Director and the Applicant’s agents and other professionals regarding whether the Applications meet 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 unanimous vote of 7 members, the DRB found that the Application meets the standards contained in Article X, Division 2, Section 2.03 of LDRs and approved the Applicant’s request for demolition.

Section 4. By a majority vote of 6 members (with one abstention), the DRB found that the Application meets the standards contained in Article X, Division 2, Section 2.02 of the LDRs and approved the Applicant’s request for site plan approval with the following conditions:

- (a) The Applicant shall execute and record a restrictive covenant running with the land and confirming that the use of the basement will remain in perpetuity as storage, garage space and a powder room as presented in the approved site plan and shall not be converted to “living space” as defined in Article 2, Section 1.00 of the Land Development Regulations. The form of said covenant shall be approved by Town counsel. Any subsequent amendments to, and/or dissolution of, the restrictive covenant and any resulting changes in the use of the basement shall require DRB approval.
- (b) Any vehicles necessary and/or related to the demolition and/or construction to take place on the property in accordance with the Applicant’s permit shall be parked on site and/or on property located outside of the Town’s municipal boundary.
- (c) The Applicant shall revise its site plan to remove the window wells depicted in the basement renderings with the exception of the southernmost well as depicted and circled on the approved site plan attached hereto as **Exhibit B**.

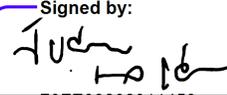
(d) Construction access to the property shall be off Gomez Road.

**PASSED AND ADOPTED AT THE PUBLIC HEARING ON THE 5TH DAY OF
FEBRUARY, 2026.**

Rendered this 2/12/2026 day of February, 2026.

(SEAL)

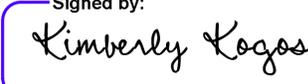
TOWN OF JUPITER ISLAND

Signed by:

70FE93202911453...
Chair

Signed by:

3EEC4GBFF30F456...
Building Director

ATTEST:

Signed by:

8EE2952792ED474...
Town Clerk

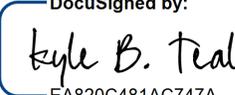
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EA820C481AC747A...
Town Attorney

Exhibit A

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.

Exhibit B

