

NOTICE OF PUBLIC MEETING

TOWN OF JUPITER INLET COLONY
BUILDING AND ZONING COMMITTEE
TOWN HALL, 50 COLONY ROAD AT 5:00 PM
DECEMBER 15, 2022

Join by Zoom at: <https://zoom.us/join>
Meeting ID: 585 628 8134
Passcode: 3787

AGENDA

1. Call to Order.
2. Roll Call: Earl Fischer (Chair), Russell Bourne (Vice Chair), Butch Harper, William Gilbane, Karl Weintz. Planning and Zoning Administrator: Bill Whiteford
3. Motion to approve prior minutes – August 18, 2022 meeting.
4. Public Comments - items not on the agenda (3 minutes).

NEW ITEM:

5. #103 Lighthouse Drive – revised landscape plan to replace zoysia sod with artificial turf in rear and side yards.
6. Discussion Item:
 - a. SolSmart Certification – presentation of zoning requirements that potentially inhibit solar PV systems. Town is pursuing bronze certification. More information can be found at: <https://solsmart.org/>.
7. Any Other Matters.
8. Motion to Adjourn.

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/she will need a record of the proceedings, and that, for such purpose, he/she 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 Administrative Office at 50 Colony Road, Jupiter Inlet Colony, FL 33469, or by telephone at 561-746-3787, prior to the meeting.

**TOWN OF JUPITER INLET COLONY
BUILDING AND ZONING COMMITTEE MEETING
August 18, 2022 – 5:00 p.m.**

MINUTES

1. Call to Order: Earl Fischer opened the meeting at 5:00 p.m.
2. Roll Call:
IN ATTENDANCE: Earl Fischer (Chair), Russell Bourne (Vice Chair), Butch Harper, Planning and Zoning Administrator: Bill Whiteford, Mayor Dr. Daniel Comerford
ATTENDING VIA ZOOM: Vice Mayor Chip Block, Commissioner Marie Rosner, Karl Weintz.
ABSENT: William Gilbane
A quorum was called.
3. Motion to approve prior minutes – June 16, 2022 meeting: Motion to approve minutes made by Russell Bourne, Motion 2nd by Butch Harper; Motion carried, 5-0
4. Public Comments - items not on the agenda: Butch Harper asked about the addition to the Town Hall and Mayor Dan Comerford explained that the Town is building an extension to the Town Hall with architectural plans provided by Scott Baruch. The Town will be using funds from the neighborhood rehabilitation fund, not taxpayer dollars. We will add a community meeting room that will accommodate 90-100 people and hold community events. We are not required to specify any setbacks as the Town Hall is designated as a special use facility. Vice Mayor Chip block stated that this will be brought up at a future Commission meeting.
5. Discussion Items:
 - a. Nuisance Lighting Ordinance: Bill Whiteford stated that the ordinance Bill Doney produced was generally a fill in the blank. Mayor Dan Comerford stated that the Town purchased a light meter, went out with Tequesta Code Enforcement to test lighting in the town, there is a way to enforce an ordinance. What would the Town be comfortable with enforcing?

Earl Fischer stated that the only light that registered on the meter was the lighting in the park, not the homes, and spoke with Mike Armato about eliminating the soffit lighting during construction. Discussion on different types of lighting, lighting on timers. Russell Bourne stated that they went to three residences, the one more illuminated, and it had 2nd story soffit lighting that had mild measurements of 2.6, 1.8 and 2.2. Bill Whiteford stated that soffit lighting can take on many different forms of lighting or lighting effects., set to music, different colored lights. Earl Fischer stated that they can either tone down the light or set a timer for soffit lighting. Karl Weintz read the ordinance from Palm Beach which states that it can't be more than 2ft candles. Discussion on Foot candles and lumens and the ExTech Light Meter and the Palm Beach ordinance. Russell Bourne stated that he would like to identify whether these are lumens or foot candles. Discussion on where the lighting is measured, for example: property line, and 4 ft. from lighting source, etc.

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Russell Bourne state that we will need to go to the park and the residences and measure the light again, and the base the ordinance on a set measurement that can be enforced.

Further discussion on how to form the statute. Butch Harper stated that we should use caution about setting a standard, how do we write a quantifiable measurement? Maybe have more flexibility on a house-by-house basis. Vice Mayor Chip Block stated that he has received only two complaints, one complaint about a house and the complaint about the park, doesn't see this as a big problem. Bill Whiteford stated that we haven't had an ordinance for 60 years, it is a good idea to have something on the books, just in case we have a worse offender, where a phone call doesn't take care of the problem, we have an ordinance that can be enforced. Russell Bourne stated that if we're going to define the problem that is how we can create an ordinance. Karl Weintz stated that he was in favor of less requirements, but inquired about the homes along the beach, which must provide specs for ERM -Environmental Resource Management and FWC -Florida Fish & Wildlife Conservation Commission? Bill Whiteford stated the County enforces the ordinances for lighting on the beach.

Bill Whiteford shared the comments from Bill Doney's memo on Outdoor Lighting.

Earl Fischer stated that we need to go back out and measure. Russell Bourne stated that we need to measure 9.5 in from the property line. Commissioner Marie Rosner stated that the biggest problem is the flood lights. Mayor Dan Comerford stated that the Town will put shields on the lights in the park.

Russell Bourne made the Motion to table discussion so that we can measure again, Motion 2nd by Butch Harper, Motion carried 5-0.

b. Construction Screening:

Bill Whiteford stated that construction screening has been enforced by most contractors willingly, but some sites the screens were not up. Reviewed the proposed ordinance from Bill Doney.

Earl Fisher stated that many lots on the ocean and intracoastal have screening, but there are some lots that it would be difficult to build on site with a fence, example: 198 Shelter. Take it on a case-by-case basis. Discussion on fence or no fence.

Vice Mayor Chip Block stated that we do have a fencing ordinance regarding dust, etc. But we have 1-2 builders that are not being careful and would prefer to have a substantial fence from the point of demolition to landscaping.

Commissioner Rosner concurred with Earl Fisher regarding lot size, they don't have the frontage or depth. We could focus on the builders to ensure that they keep the construction site clean every day. Dust barrier, site MUST be clean and take it on a case-by-case basis.

Bill Whiteford stated that the current thresholds for lots 8,500 sq. ft. and below, use language as is, focus on the builders to ensure that they keep the construction site clean every day, have a dust barrier, site MUST be clean and take it on a case-by-case basis. Home sites with 11,000 sq. ft. and above, adopt construction fence language and ordinance.

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Karl Weintz stated that he would be in favor of an ordinance, with the language of 8,500 ft. and below and case by case basis.

Bill Whiteford stated that perhaps fences could be installed differently, not just with a gate, but a fully contractable fence, in panels. Will modify language and present at next meeting.

6. Any Other Matters: None.
7. Motion to Adjourn: Motion to adjourn made by Butch Harper, Motion 2nd by Russell Bourne, Motion carried 5-0, and the meeting adjourned at 6:20 p.m.

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/she will need a record of the proceedings, and that, for such purpose, he/she 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.

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TOWN OF JUPITER INLET COLONY
A MUNICIPAL CORPORATION

**BUILDING AND ZONING COMMITTEE
NOTICE OF PUBLIC MEETING**

Date & Time: Thursday, December 15, 2022 at 05:00 PM Eastern Time

Location: Town Hall, 50 Colony Road, Jupiter Inlet Colony, FL

TOPIC: The Building and Zoning Committee of the Town of Jupiter Inlet Colony will conduct a public meeting at the time and place indicated above to consider the following:

LOCATION: 103 Lighthouse Drive

REQUEST: Revised landscape plan to replace zoysia sod with artificial turf in rear and side yards. Plans are available for review in Town Hall.

All interested parties are encouraged to participate in the meeting and be heard concerning this matter. A copy of the proposed plans may be inspected before the meeting by contacting the Town Administrative Office at (561) 746-3787.

If a person decides to appeal the decision of Building and Zoning Committee with respect to any matter considered at the public hearing or meeting herein referred, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is based. The Town of Jupiter Inlet Colony does not prepare or provide such a record. The above item may be postponed or withdrawn without prior notice. Pursuant to the provision of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting because of a disability or physical impairment should contact the Town Administration Officer at 561-746-3787 at least three (3) calendar days prior to the meeting.

LOCATION



Source: Google Earth, 2022

Zoning Code

Sec. 4-7. - Landscaping and landscape plans; artificial turf.

(b) Artificial turf:

(1) The use and location of artificial turf shall be limited to the following:

- a. Driveways, per subsection 10(J)(4) of Appendix A, Zoning Code;
- b. On residential lots in the rear yard and side yard areas only, behind the front façade of the adjacent home or structure; or
- c. As part of a municipal-owned recreation or amenity area.

(4) With the exception of those circumstances in which artificial turf is installed pursuant to subsection (1)(a) above, artificial turf shall not be:

- a. A part of any front yard, measured from the front property line to the front façades of the adjacent home or structure;
- b. Visible from a road or street, if necessary, artificial turf in a side or rear yard shall be screened from view by a gate, wall, fence, hedge, or combination;
- c. Installed within permanent drainage features or the coastal construction control line (e.g. retention areas, swales).

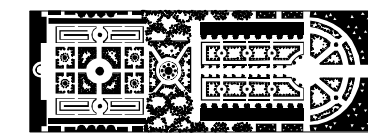
Manufacturer Specifications		
Specifications Provide Minimum Allowable Requirements ¹		
Product Properties		
Property	Unit	Description
Standard Color	--	Green life-like grass colors
Fiber Type	--	100% polyethylene or 100% nylon
Fiber Mass	--	TXT thatch, Wave 3D Monofilament, green/tan thatch, or equivalent
Tufted Pile Height	1½ to 3 inches, unless recreation or pet turf, which shall have a minimum of 1 1/8 inches	Finished pile height
Tufting Gauge	¼ inch to ½ inch	ATSM D418
Tufted Face Weight	60 - 120 oz/yd ²	ATSM D418
Primary Backing	7 oz/yd ²	Stabilized dual layered or multi-layered woven polypropylene
Secondary Backing	20 oz/yd ²	Urethane
Total Weight	87 - 147 oz/yd ²	ATSM D418
Warranty	15 years	Manufacturer's warranty
Performance Properties		
Property	Minimum	Description
Permeability	15 inches of water per hour per sq ft	Water permeability rate
Installation Requirements - per Manufacturers Specifications ²		
Property	Minimum	Description
Infill	2 - 4 lbs per sq ft	Sand/silica, Zeolit, Walnut Shell, Coconut iCoir, or any combination
Aggregate Base	2½ inches of ¼ inch aggregate	Leveling layer per local requirements
Geotextile	Optional fabric layer	Per manufacturers specifications
Natural Subgrade	Compacted	Per local requirements
Grading and Drainage	Grading and drainage plan prepared by a licensed engineer for areas in excess of 500 sf	Subject to approval by the Town Engineer

¹ The manufacturers specifications in the table are the minimum allowable requirements for artificial turf in the town. The minimum requirements allow a range in the specifications to provide a variety of selections based on the application of the material.

² All grading, drainage, storm-water management, aggregate base, and subgrade requirements are per local requirements. Subgrade design and engineering requirements are separate and apart from the manufacturers specifications, which are for the turf components only.

Full code section can be found here:

https://library.municode.com/fl/jupiter_inlet_colony/codes/code_of_ordinances?nodeId=COOR_CH4BUBURE_ARTIINGE_S4-7LALAPLARTU



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design group, inc.

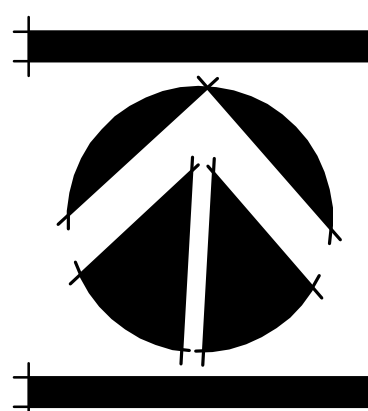
LANDSCAPE ARCHITECTURE
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License #LC-0000297

CUSTOM RESIDENCE
103 LIGHTHOUSE DRIVE
JUPITER, FLORIDA
LANDSCAPE PLAN

DATE: 11/13/2020
DRAWN BY: MK
JOB NO.: 20-152
SCALE: 1"=10'-0"
FILENAME: 103 Lighthouse 01

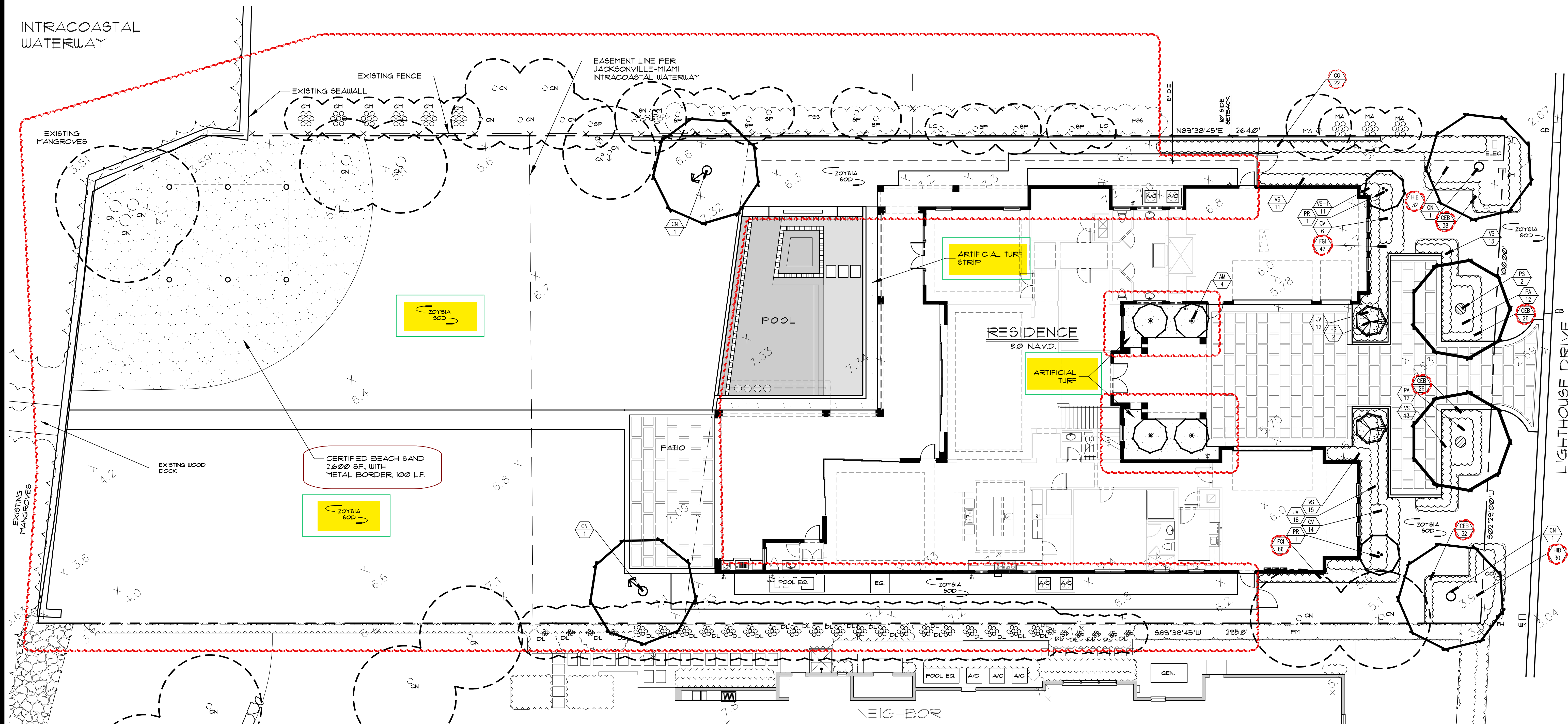
REVISIONS:
2/23/21
2/23/21 FFE
3/5/21 Front Landscape
1/26/22
10/28/22
11/23/22



SHEET:

1-1

EXISTING PLAN



Existing Plant Key

BREC = *Beaucarnea recurvata* / Ponytail Palm
CI = *Chrysobalanus icaco* 'Red Tip' / Red Tip Coccoloba
CM = *Caryota mitis* / Fishtail Palm
CN = *Cocos nucifera* / Coconut Palm
CU = *Coccoloba uvifera* / Sea Grape
CB = *Corolla sebestena* / Orange Gelger
DL = *Dyopsis lutescens* / Areca Palm
HPC = *Hamelia patens* 'Compacta' / Compact Firebush
IAE = *Ilex x attenuata* 'Eagleston' / Eagleston Holly
JI = *Jatropha integririma* / Jatropha
JV = *Jasminum volubile* / Wax Jasmine
LC = *Livistona chinensis* / Chinese Fan Palm
MA = *Musa acuminata* / Banana
MI = *Mangifera indica* / Mango
PF = *Plumeria frangipani* / Frangipani
PN = *Psychotria nervosa* / Wild Coffee
PM = *Pedocarpus macrophyllus* / Yew
PSS = *Pythosperma schefferi* / Scheffer's Palm
SN = *Strelitzia nicotai* / White Bird of Paradise
SP = *Sabal palmetto* / Cabbage Palm
RM = *Ravenala madagascariensis* / Traveler's Tree

Existing Plant Symbol Key

Existing tree/palm to remain
Existing tree/palm to be removed
Existing tree/palm to be relocated on site
Existing vegetation to remain
Existing vegetation to be removed

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Part 1 & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

- Trees:** Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "v" crotches that could be points of weak limb structure or disease infestation.
- Shrubs:** Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.
- Palms:** Clear Trunk (C.T.) shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.
- Overall height (O.H.) shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with napped or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorus, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-T-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1'-6" caliper	2 lbs./1" caliper	2 1/1" caliper
6" and larger	3 lbs./1" caliper	2 1/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

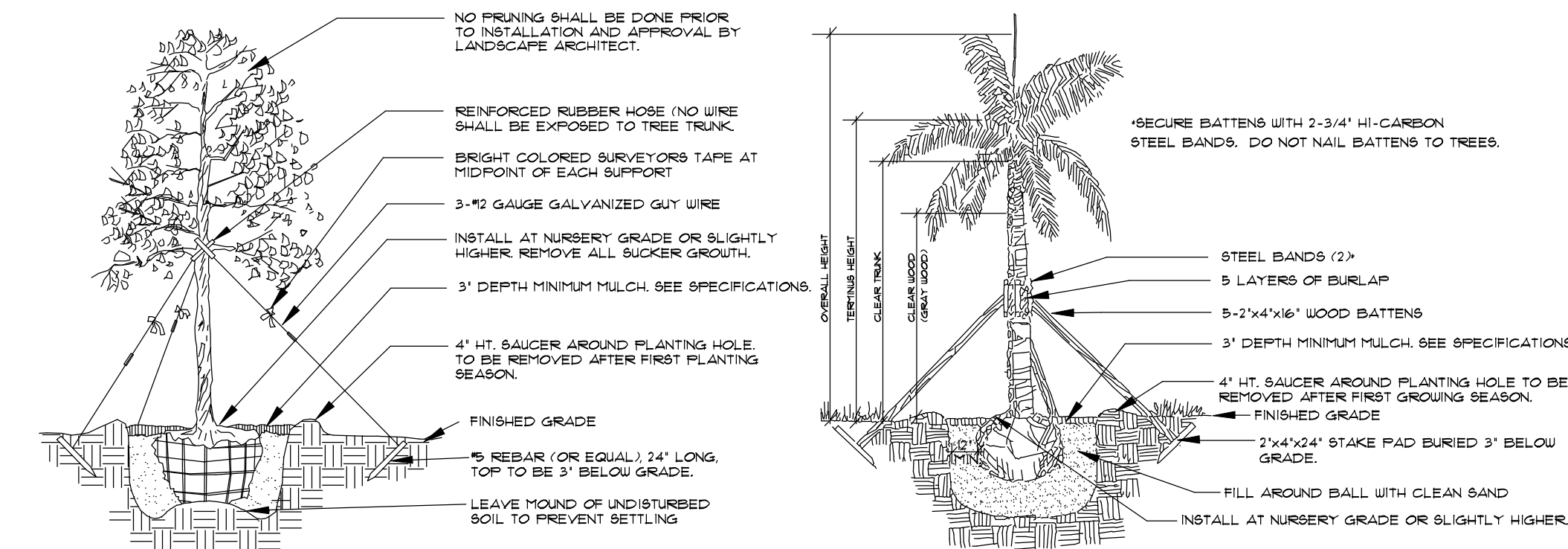
SUBSTITUTIONS

No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Plant List

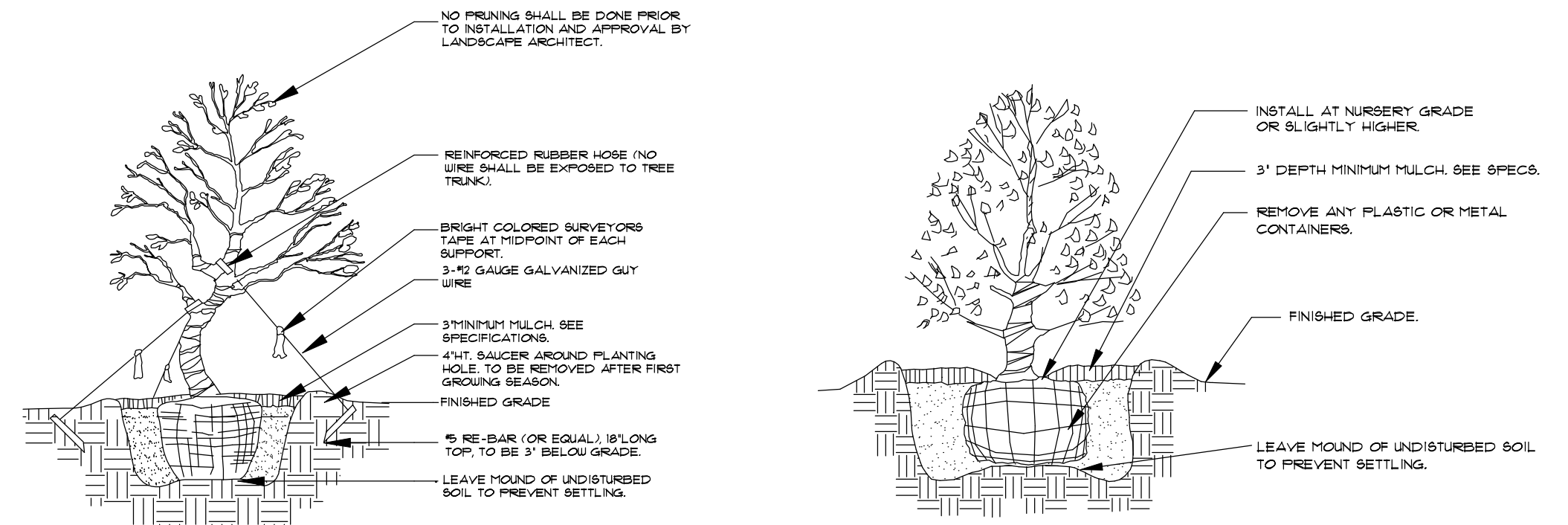
SYM	QTY	NAME	SPECIFICATIONS
PALMS			
AM	4	Adonidia merrillii / Christmas Palm	12' ht, single stem, full frond
CN	4	Cocos nucifera 'Green Malayan' / Coconut Palm	5'-6' wd., 20'-22' o.a., slight curve, heavy cal., full frond
FR	2	Phoenix roebelenii / Pygmy Date Palm	6' o.a., triple stem, full frond
FS	2	Phoenix sylvestris / Wild Date Palm	10' c.t., 20' o.a., full frond, heavy caliper, diamond cut, Florida Fancy, no trunk taper, matching
ACCENTS / SHRUBS / GROUNDCOVER / VINES			
CEB	122	Carissa 'Emerald Blanket' / Dwarf Carissa	3 gal., 14" x 16", full
CG	22	Clusia guttifera / Small Leaf Clusia	4' x 3', full to base
CV	20	Codiaeum variegatum 'Magnificent' / Croton	3 gal., 20" x 18", full
FGI	108	Ficus 'Green Island' / Green Island Ficus	3 gal., 14" x 18", full
HIB	62	Hibiscus / Hibiscus Shrub	3 gal., 24" x 22", full to base, peach flower
H5	2	Hibiscus / Hibiscus Standard	5' x 4', heavy cal., full canopy, peach flower
JV	30	Jasminum volubile / Wax Jasmine	3 gal., 16" x 22", full
PA	24	Plumbago auriculata 'Imperial Blue' / Plumbago	3 gal., 18" x 22", full
VS	52	Viburnum suspensum / Sandankwa Viburnum	3 gal., 24" x 22", full
VS-1	11	Viburnum suspensum / Sandankwa Viburnum	7 gal., 4' x 30", full
SOD			
	x	'Zeon' Zoysia	Solid sod, laid tightly rolled for compaction
	445 s.f.	Artificial turf	To meet Jupiter Inlet Colony quality standards
	2600 s.f.	Sand	Certified beach sand
	100 l.f.	Metal Border	Permaloc 'CleanLine', 1/8" x 5.5", mill finish

Planting Details



Tree Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Irregular & Multi-Stem Tree Planting

- NOTES:
- FOR TREES 6"-14" HT.
 - SEE SPECIFICATIONS FOR BACKFILL MIXTURES AND FERTILIZATION.
 - BRACING/SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.

Palm Planting

APPLIES TO: ROYAL PALMS, QUEEN PALMS, ALEXANDER PALMS, MANILA PALMS.

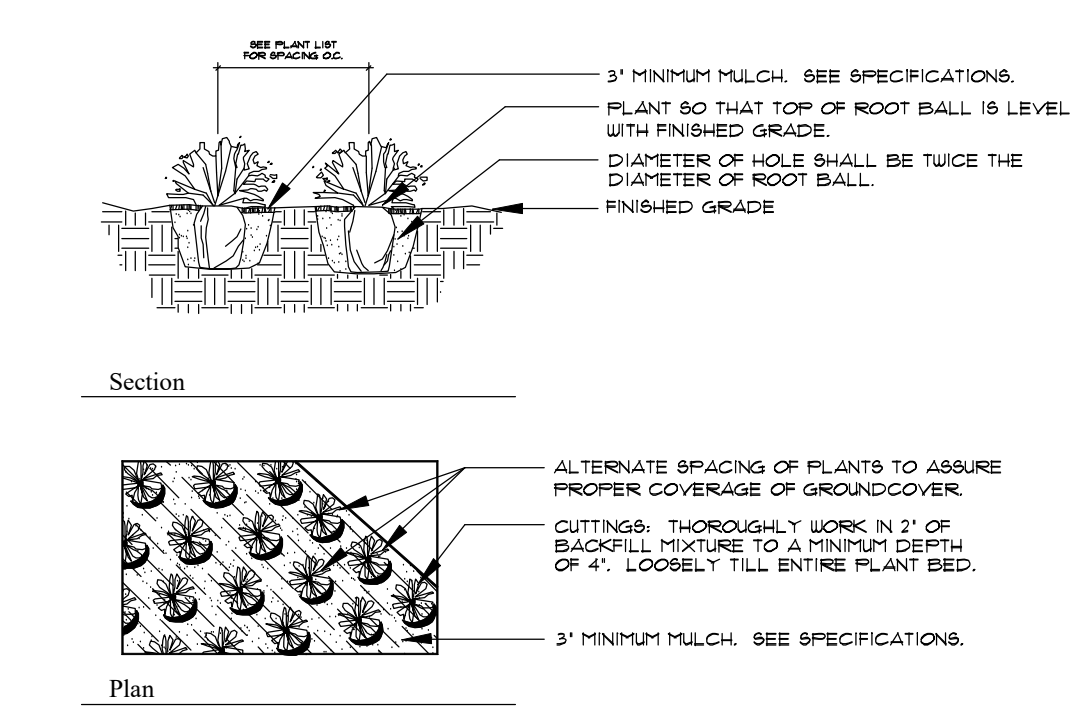
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.

Palm Planting

APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS.

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



Groundcover Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.
- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.
- All plant materials and sod shall have an automatic irrigation system providing 100% coverage. Said system shall consist of an automatic or electronic sensing device or switch that will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.
- Maintain positive drainage away from residence.
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.
- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.
- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.

Site Data

TOTAL LOT AREA: 29,002 SF. (developable area)

FRONT YARD AREA: 2,500 SF.

FRONT YARD GREENSPACE AREA: 1,156 SF.

FRONT YARD GREENSPACE COVERAGE: 102% (100% MIN.)

LOT OCCUPANCY: 13,280 SF., 45.8% (50.0% MAX.)

BUILDING FOOTPRINT: 1,789 SF.

UNDER EAVES GREATER THAN 24": 405 SF.

DRIVEWAY: 1,630 SF.

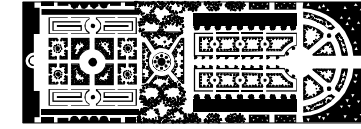
SIDE / DOCK ACCESS WALKS: 1,141 SF.

POOL / SPA: 1,049 SF.

PATIO: 166 SF.

EQUIPMENT PADS (EXCESS OF 100 SF.): 0 SF.

CHICKEE HUT: 500 SF.



PARKER-YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS

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Suite 330
Jupiter, Florida 33477

Telephone: (561) 747-5069

Fax: (561) 747-2041

Email: mail@pydg.com

License #LC-0000297

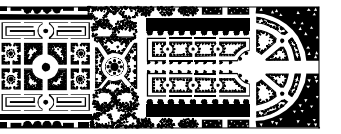
CUSTOM RESIDENCE
103 LIGHTHOUSE DRIVE
JUPITER, FLORIDA
PLANT LIST, PLANTING DETAILS AND SPECIFICATIONS

DATE: 11.13.2020
DRAWN BY: MK
JOB NO.: 20-152
SCALE: 1"=10'-0"
FILENAME: 103 Lighthouse 01

REVISIONS:
2.03.21
2.23.21 FFE
3.5.21
1.26.21
10.28.22
11.23.22

SHEET:

L-2



PARKER-YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS

4425 Military Trail
Suite 202
Jupiter, Florida 33458

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com

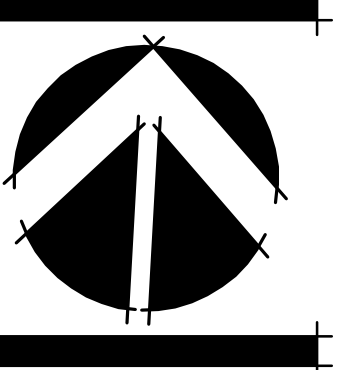
License #LC-0000297

CUSTOM RESIDENCE

103 LIGHTHOUSE DRIVE
JUPITER, FLORIDA
HARDSCAPE PLAN

DATE: 11/13/2020
DRAWN BY: MK
JOB NO.: 20-152
SCALE: 1"=10'-0"
FILENAME: 103 Lighthouse 01

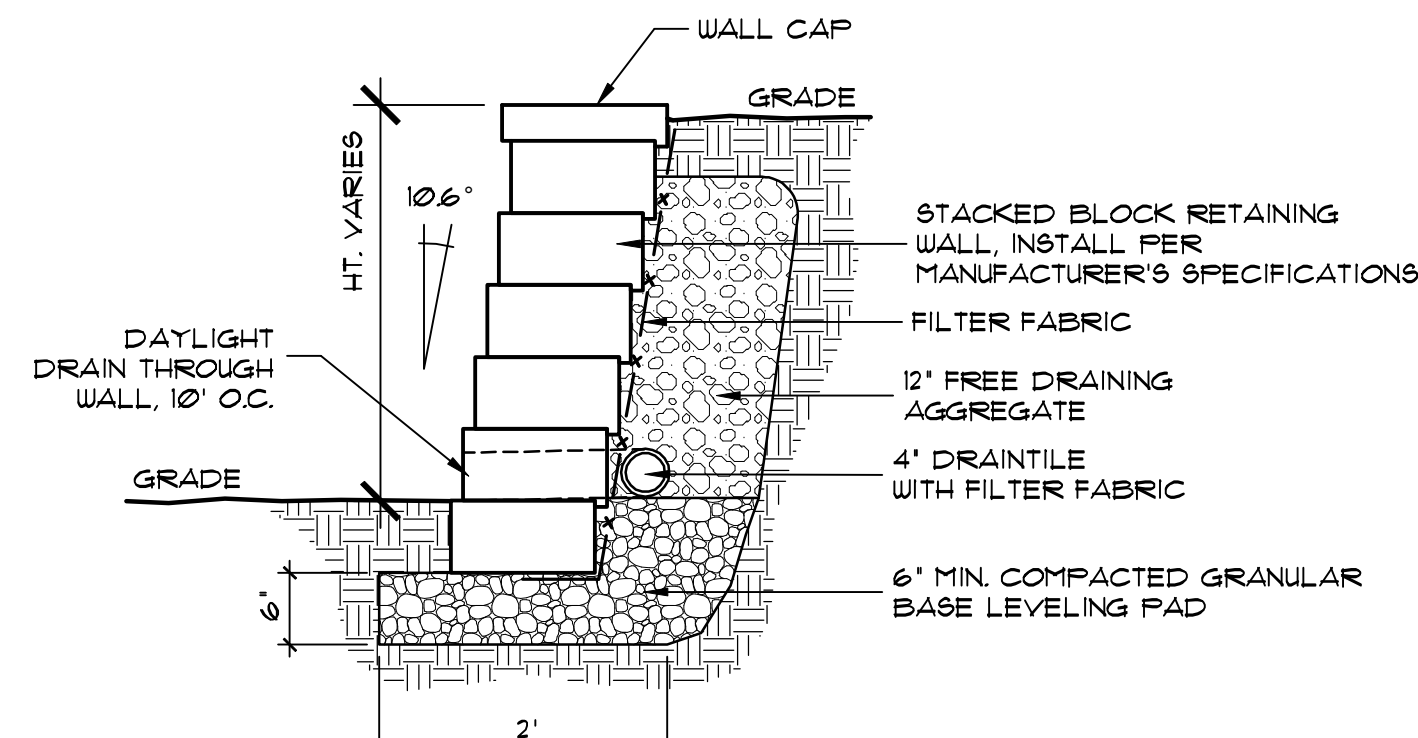
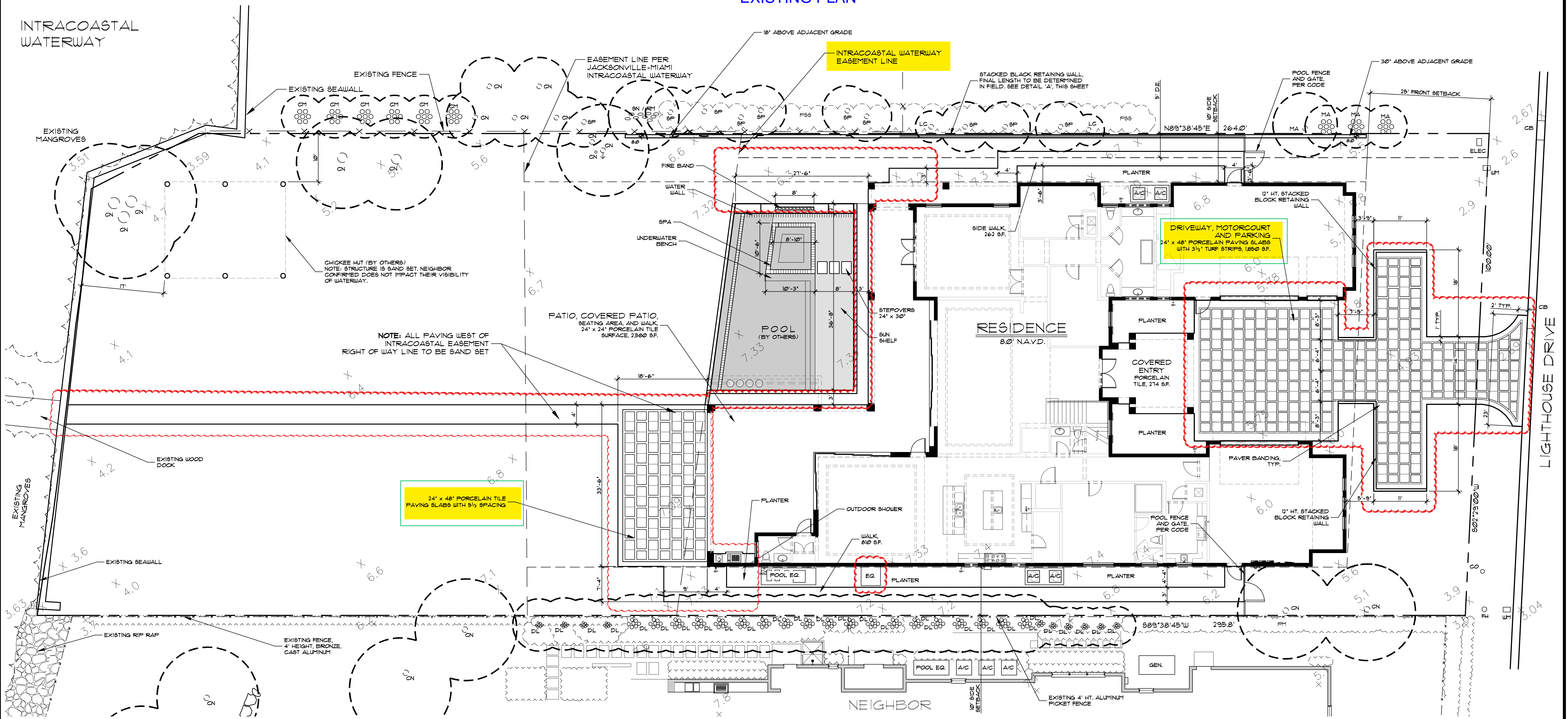
REVISIONS:
12/4/20 12/5/20 11/30/20
12/15/20 Architecture
1/4/21 Notes
1/8/21
2/11/21 Notes
2/23/21 FFE
3/3/21 6-121 dimensions
12/121 chickee hut
12/6/21 dock walk 10/28/22



SHEET:

H-1

EXISTING PLAN



NOTES:
-FOR WALLS 4'-0" HT. OR LESS, BURY ONE COURSE OF UNITS. FOR WALLS ABOVE 4' HT., BURY TWO COURSE OF UNITS.
-TOTAL WALL HEIGHT INCLUDES THE HEIGHT OF ANY BURIED COURSES.
-ADD GEOSYNTHETIC REINFORCEMENT FOR WALLS ABOVE 4'-0" HT. PER MANUFACTURER'S SPECIFICATIONS.
-INSTALL WALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
-FOLLOW ALL APPLICABLE BUILDING CODES.

A STACKED BLOCK RETAINING WALL SECTION
SCALE: 3/4"=1'-0"

Layout Notes

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION BEFORE CONSTRUCTION.
2. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
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4. ALL FILL FOR BERMING AND PLANTING BROUGHT TO THE SITE SHALL BE CLEAN, FRIABLE SANDY LOAM OF SLIGHTLY ACID TO NEUTRAL PH. ALL FILL SHALL BE FREE FROM STICKS, ROCKS MARL, SOD AND OTHER DEBRIS.
5. REMOVE ALL ROAD BASE, SHELLROCK, MARL, CORAL ROCK, AND RUBBLE 30" MIN. BELOW FINISH GRADE FROM ALL NEW PLANTING AREAS AND TREE PITS. BACKFILL WITH SUITABLE SOIL AS APPROVED BY LANDSCAPE ARCHITECT. MAINTAIN EXISTING GRADE AT EXISTING TREES.
6. NEW EARTHWORK SHALL BLEND SMOOTHLY INTO EXISTING GRADE.
7. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT MIN. OF 1/8" PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
8. CONTRACTOR SHALL PROVIDE IRRIGATION AND ELECTRIC SLEEVES TO ALL PLANTERS.

Drainage Notes

1. MATCH ALL EXISTING GRADES ALONG SIDE PROPERTY LINES.
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4. CONTRACTOR SHALL PROVIDE DRAINAGE FROM ALL PLANTERS.

Site Data

TOTAL LOT AREA: 79,002 SF. (developable area)
FRONT YARD AREA: 2,500 SF.
FRONT YARD GREENSPACE AREA: 1,756 SF.
FRONT YARD GREENSPACE COVERAGE: 10.2% (10.0% MIN.)
LOT OCCUPANCY: 13,280 SF. 45.8% (50.0% MAX.)
BUILDING FOOTPRINT: 1,189 SF.
UNDER EAVES GREATER THAN 24": 405 SF.
DRIVEWAY: 1,630 SF.
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POOL / SPA: 1,049 SF.
PATIO: 166 SF.
EQUIPMENT PADS (EXCESS OF 100 SF.): 0 SF.
CHICKEE HUT: 500 SF.

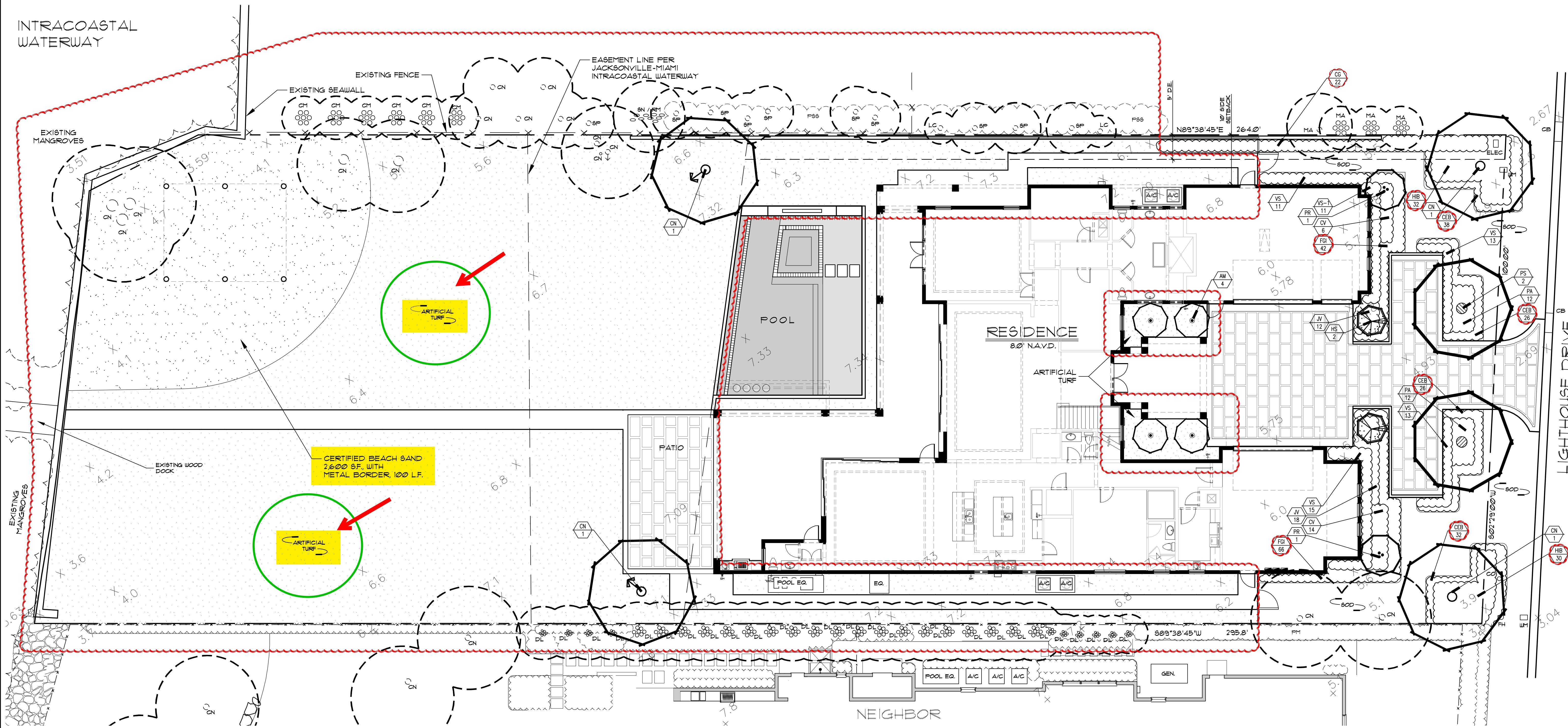
Existing Plant Key

BREC = Beaucarnea recurvata / Ponytail Palm
CI = Chrysobalanus icaco / Red Tip / Red Tip Coccoloba
CM = Caryota mitis / Fishtail Palm
CN = Coccotheca / Coconut Palm
CU = Coccotheca uvifera / Sea Grape
CB = Cordia sebestena / Orange Gelger
DL = Dysoxylum / Areca Palm
HPC = Hamelia patens 'Compacta' / Compact Firebush
IAE = Ilex x attenuata 'Eagleston' / Eagleston Holly
JI = Jatropha integririma / Jatropha
JV = Jasminum volubile / Wax Jasmine
LC = Livistona chinensis / Chinese Fan Palm
MA = Musa acuminata / Banana
MI = Mangifera indica / Mango
PF = Plumeria frangipani / Frangipani
PN = Psychotria nervosa / Wild Coffee
PM = Podocarpus macrophyllus / Yew
PSS = Ptychosperma schafferi / Schaffer's Palm
SN = Strelitzia reginae / White Bird of Paradise
SP = Sabal palmetto / Cabbage Palm
RT = Ravenia madagascariensis / Traveler's Tree

Existing Plant Symbol Key

- Existing tree/palm to remain
- Existing tree/palm to be removed
- Existing tree/palm to be relocated on site
- Existing vegetation to remain
- Existing vegetation to be removed

PROPOSED PLAN

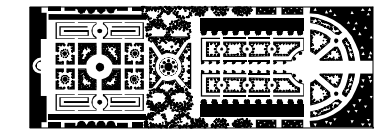


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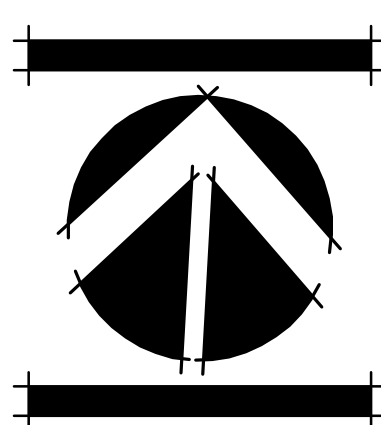
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
825 South U.S. Highway One
Suite 330
Jupiter, Florida 33477

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

CUSTOM RESIDENCE
103 LIGHTHOUSE DRIVE
JUPITER, FLORIDA
LANDSCAPE PLAN

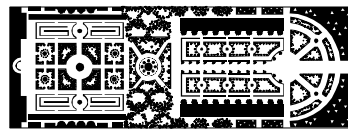
DATE: 11/13/2020
DRAWN BY: MK
JOB NO.: 20-152
SCALE: 1"=10'-0"
FILENAME: 103 Lighthouse 01

REVISIONS:
2/23/21
2/23/21 FFE
3/5/21 Front Landscape
1/26/22
10/28/22



SHEET:

L-1



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Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Part 1 & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

- Trees:** Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "v" crotches that could be points of weak limb structure or disease infestation.
- Shrubs:** Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.
- Palms:** Clear Trunk (C.T.) shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.
- Overall height (O.H.) shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with napped or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorus, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-T-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1'-6" caliper	2 lbs./1" caliper	2 1/1" caliper
6" and larger	3 lbs./1" caliper	2 1/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

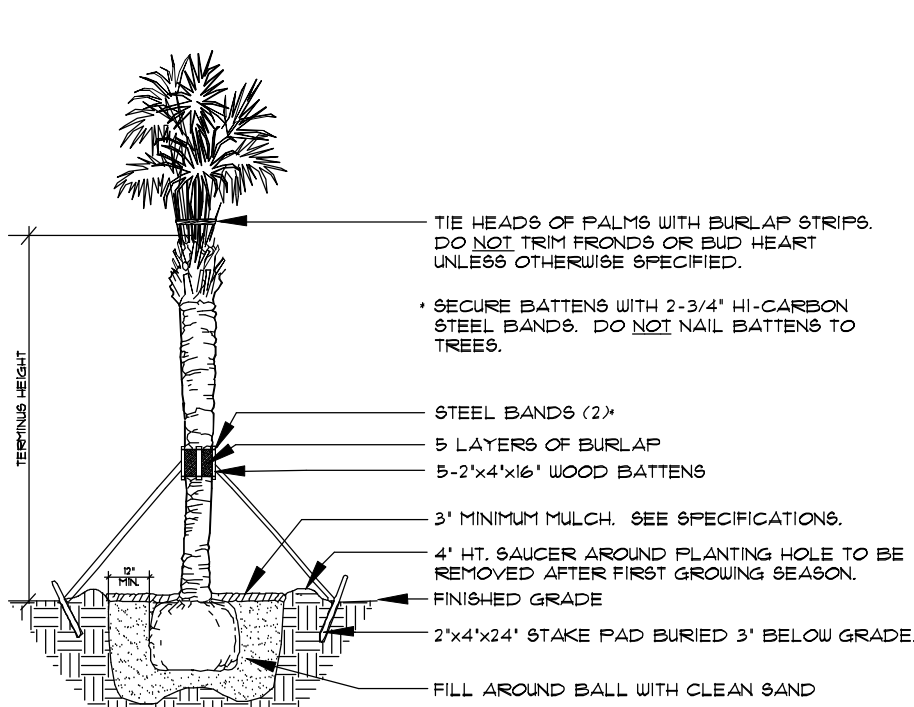
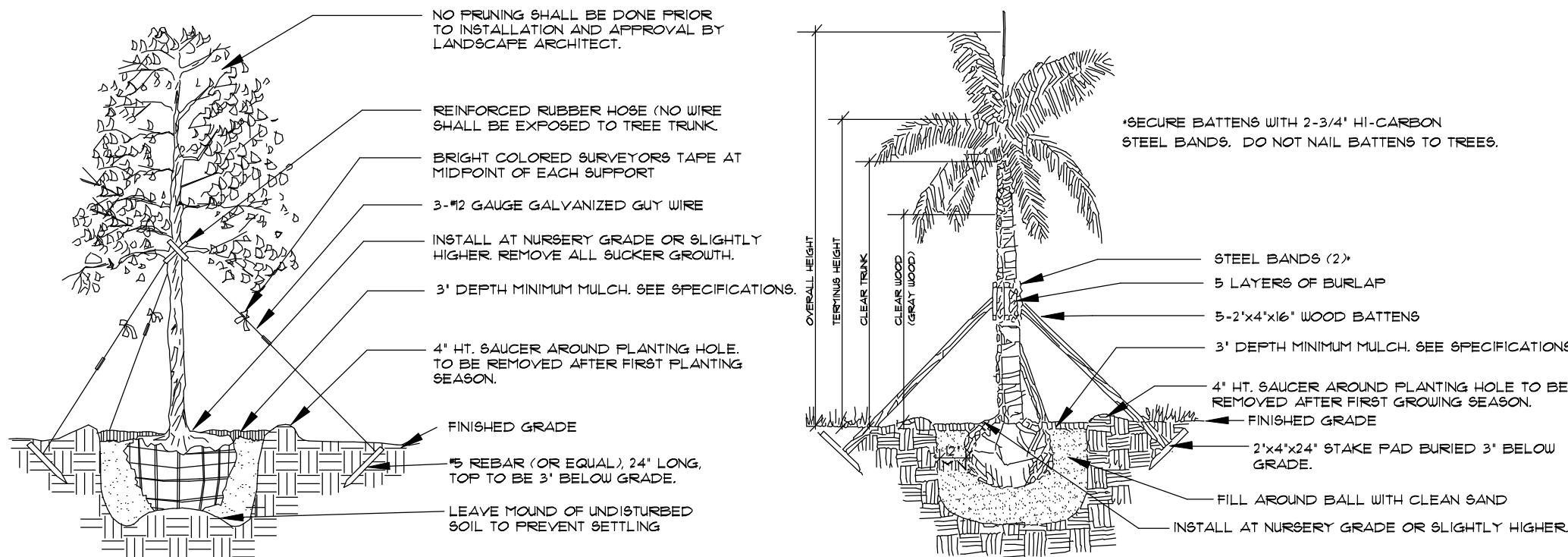
Plant List

SYM	QTY	NAME	SPECIFICATIONS
PALMS			
AM	4	Adonidia merrillii / Christmas Palm	12' ht, single stem, full frond
CN	4	Cocos nucifera 'Green Malaysian' / Coconut Palm	5'-6' wd., 20'-22' o.a., slight curve, heavy cal., full frond
FR	2	Phoenix roebelenii / Pygmy Date Palm	6' o.a., triple stem, full frond
FS	2	Phoenix sylvestris / Wild Date Palm	10' c.t., 20' o.a., full frond, heavy caliper, diamond cut, Florida Fancy, no trunk taper, matching
ACCENTS / SHRUBS / GROUND COVER / VINES			
CEB	122	Carissa 'Emerald Blanket' / Dwarf Carissa	3 gal., 14" x 16", full
CG	22	Clusia guttifera / Small Leaf Clusia	4' x 3', full to base
CV	20	Codiaeum variegatum 'Magnificent' / Croton	3 gal., 20" x 18", full
FGI	108	Ficus 'Green Island' / Green Island Ficus	3 gal., 14" x 18", full
HIB	62	Hibiscus / Hibiscus Shrub	3 gal., 24" x 22", full to base, peach flower
H5	2	Hibiscus / Hibiscus Standard	5' x 4', heavy cal., full canopy, peach flower
JV	30	Jasminum volubile / Wax Jasmine	3 gal., 16" x 22", full
PA	24	Plumbago auriculata 'Imperial Blue' / Plumbago	3 gal., 18" x 22", full
VS	52	Viburnum suspensum / Sandankwa Viburnum	3 gal., 24" x 22", full
VS-1	11	Viburnum suspensum / Sandankwa Viburnum	7 gal., 4' x 30", full
SOD			
	x	Stenotaphrum secundatum 'Palmetto' / St. Augustine 'Palmetto'	Solid sod, laid tightly.
	11,425 s.f.	Artificial turf	To meet Jupiter Inlet Colony quality standards
	2,600 s.f.	Sand	Certified beach sand
	100 l.f.	Metal Border	Permaloc 'CleanLine', 1/8" x 5.5", mill finish

Notes

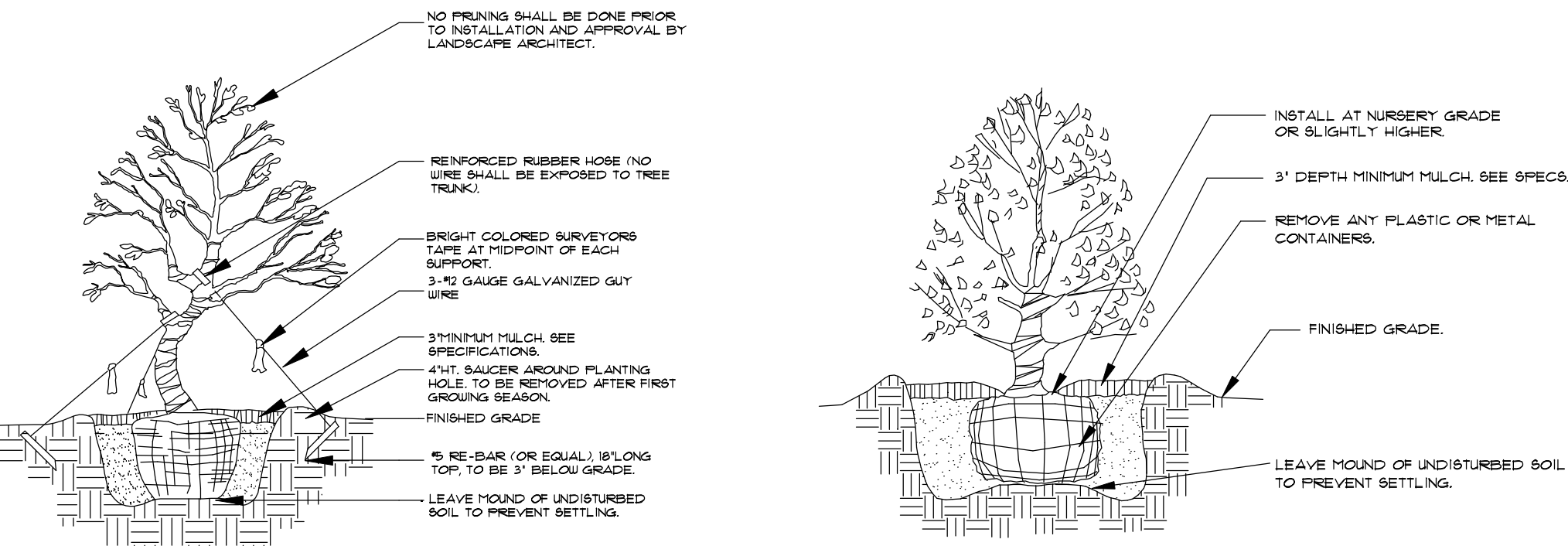
- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.
- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.
- All plant materials and sod shall have an automatic irrigation system providing 100% coverage. Said system shall consist of an automatic or electronic sensing device or switch that will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.
- Maintain positive drainage away from residence.
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.
- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.
- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.

Planting Details



Tree Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Irregular & Multi-Stem Tree Planting

- NOTES:
- SEE SPECIFICATIONS FOR BACKFILL MIXTURES AND FERTILIZATION.
 - BRACING/SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.

Palm Planting

APPLIES TO: ROYAL PALMS, QUEEN PALMS, ALEXANDER PALMS, MANILA PALMS.

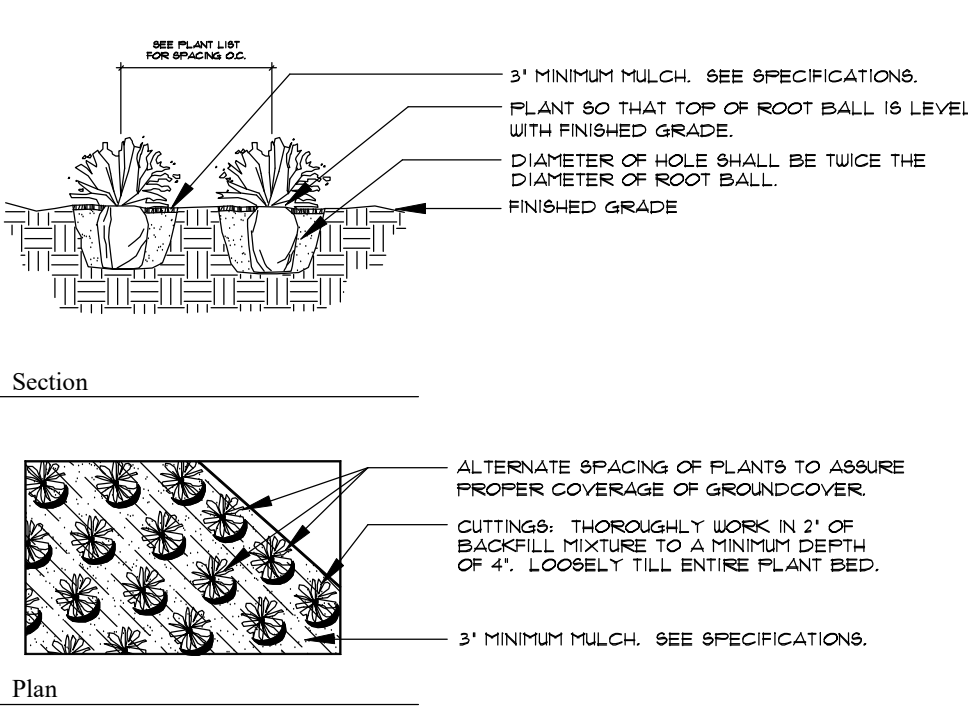
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

• BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.

Palm Planting

APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS.

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



Groundcover Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Site Data

TOTAL LOT AREA: 29,002 SF. (developable area)

FRONT YARD AREA: 2,500 SF.
FRONT YARD GREENSPACE AREA: 1,756 SF.
FRONT YARD GREENSPACE COVERAGE: 102% (100% MIN.)

LOT OCCUPANCY: 13,280 SF., 45.8% (50.0% MAX.)
BUILDING FOOTPRINT: 7,789 SF.
UNDER EAVES GREATER THAN 24": 405 SF.
DRIVEWAY: 1,630 SF.
SIDE / DOCK ACCESS WALKS: 1,141 SF.
POOL / SPA: 1,049 SF.
PATIO: 166 SF.
EQUIPMENT PADS (EXCESS OF 100 SF.): 0 SF.
CHICKEE HUT: 500 SF.

CUSTOM RESIDENCE

103 LIGHTHOUSE DRIVE
JUPITER, FLORIDA

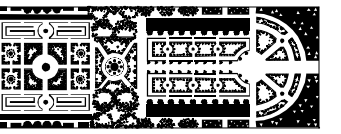
PLANT LIST, PLANTING DETAILS AND SPECIFICATIONS

DATE: 11/13/2020
DRAWN BY: MK
JOB NO.: 20-152
SCALE: 1"=10'-0"
FILENAME: 103 Lighthouse 01

REVISIONS:
2/23/21
2/23/21 FFE
3/5/21
7/26/21
10/28/22

SHEET:

L-2



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design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS

4425 Military Trail
Suite 202
Jupiter, Florida 33458

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com

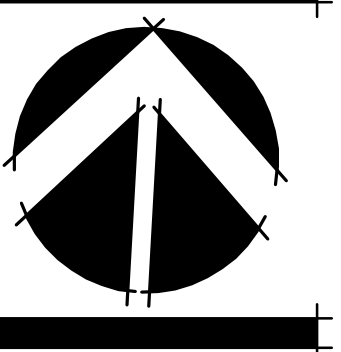
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CUSTOM RESIDENCE

103 LIGHTHOUSE DRIVE
JUPITER, FLORIDA
HARDSCAPE PLAN

DATE: 11/13/2020
DRAWN BY: MK
JOB NO.: 20-152
SCALE: 1"=10'-0"
FILENAME: 103 Lighthouse 01

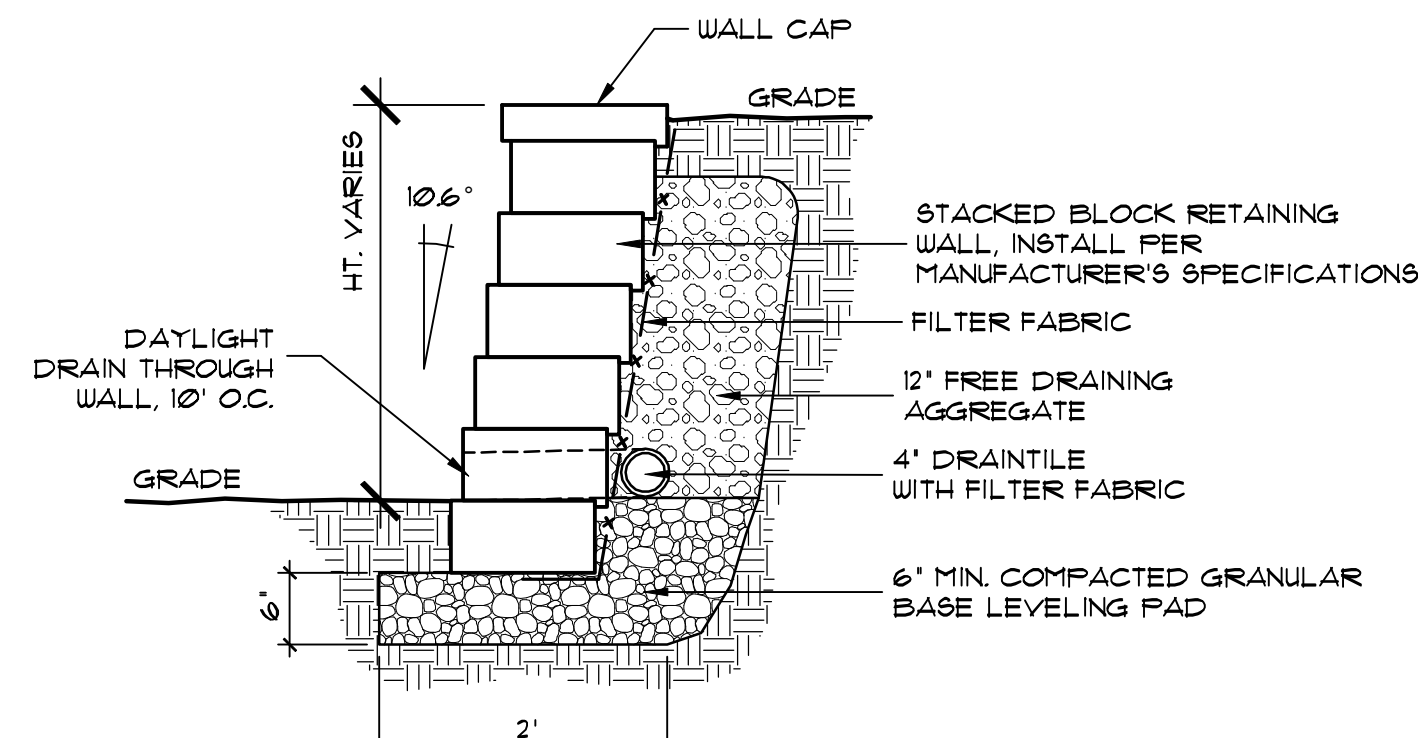
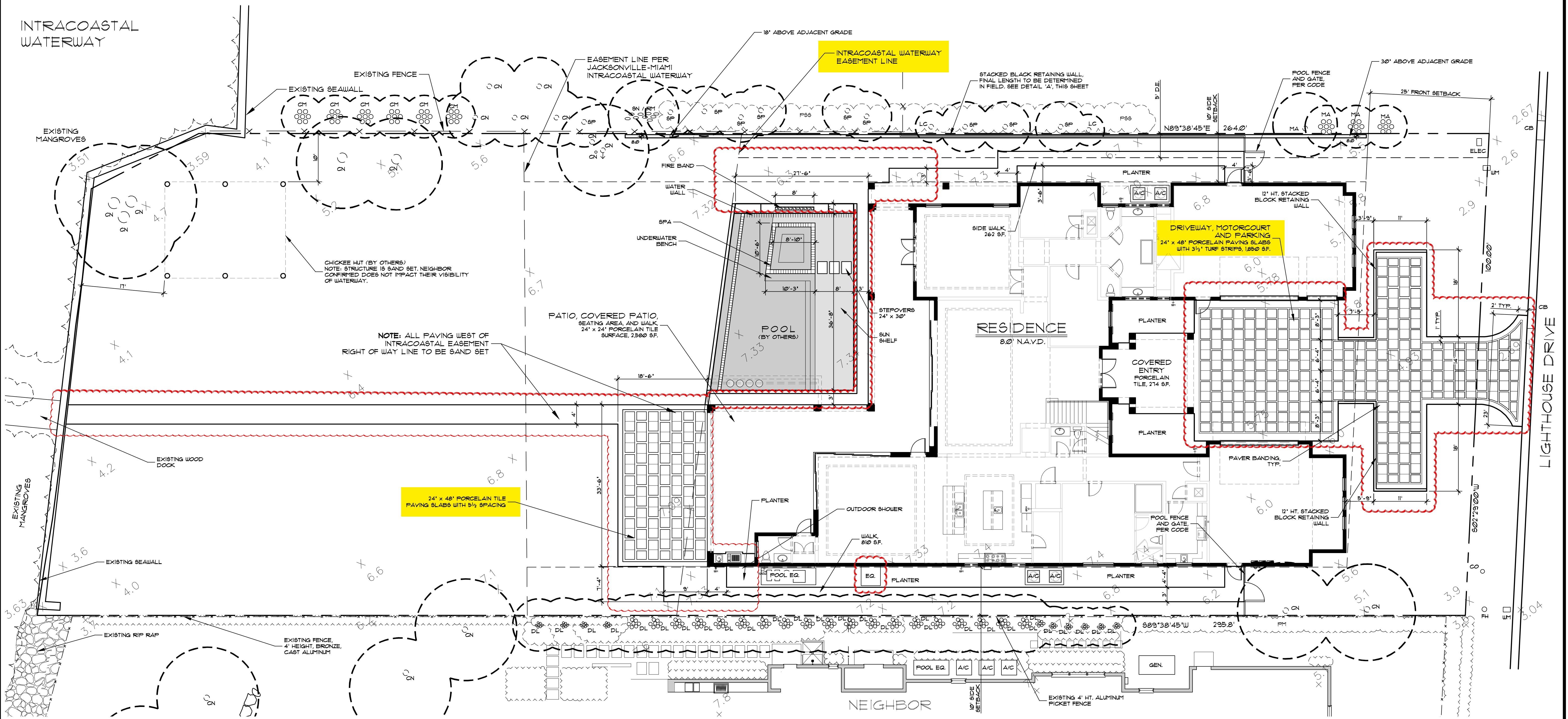
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6/12/21 dimensions
12/12/21 chicken hut
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SHEET:

H-1

PROPOSED PLAN



NOTES:
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State of Tennessee (ID #02034)
Alabama Dept. of
Environmental Management (ID
#40780)

AIRL, INC.
1550 37TH STREET, NE
CLEVELAND, TENNESSEE 37312
(423) 476 - 7766 Fax: (423) 476-7714
ISO/IEC 17025:2005, PJLA - 76332

Scope of Accreditation:
Wastewater, Surface Water, Ground Water, Drinking
Water, Solids, Hazardous Waste, Soils, Sediments,
and Sludges.

Lab Report 312119

Testing Accreditation

9122

Durafield

Attention: Orlando Buitrago

446 S Dixie Hwy Pompano

Beach, FL 33060

Date Received 1 /9 /2019

Date Sampled None Given

Date Requested 1 /21/2019

Rush Status Normal

Phone (954) 366-5244

Extension

☐ Fax

☒ eMail: orlando@durafield.com

PO#

NOTE: RCRA Metals Digested by Method 3052

Sample Information

PP4400 11104
Turf Yarn

Lab Report: 312119

Result

LCL

Method

SDL

Date

Time Analyst

RCRA Metals

Arsenic (As)	< 0.25	mg/Kg	0.25	EPA 6010	0.25	1/15/2019	16:32	ZPT
Barium (Ba)	< 0.25	mg/Kg	0.25	EPA 6010	0.25	1/15/2019	16:32	ZPT
Cadmium (Cd)	< 0.25	mg/Kg	0.25	EPA 6010	0.25	1/15/2019	16:32	ZPT
Chromium (Cr)	< 0.25	mg/Kg	0.25	EPA 6010	0.25	1/15/2019	16:32	ZPT
Lead (Pb)	< 0.25	mg/Kg	0.25	EPA 6010	0.25	1/15/2019	16:32	ZPT
Selenium (Se)	< 0.25	mg/Kg	0.25	EPA 6010	0.25	1/15/2019	16:32	ZPT
Silver (Ag)	< 0.25	mg/Kg	0.25	EPA 6010	0.25	1/15/2019	16:32	ZPT

SPLP Metals

Silver (Ag)	< 0.01	mg/L	0.01	EPA 6010B	0.01	1/14/2019	12:14	ZPT
Arsenic (As)	< 0.01	mg/L	0.01	EPA 6010B	0.01	1/14/2019	12:14	ZPT
Barium (Ba)	< 0.01	mg/L	0.01	EPA 6010B	0.01	1/14/2019	12:14	ZPT
Cadmium (Cd)	< 0.01	mg/L	0.01	EPA 6010B	0.01	1/14/2019	12:14	ZPT
Chromium (Cr)	< 0.01	mg/L	0.01	EPA 6010B	0.01	1/14/2019	12:14	ZPT
Lead (Pb)	< 0.01	mg/L	0.01	EPA 6010B	0.01	1/14/2019	12:14	ZPT
Selenium (Se)	< 0.01	mg/L	0.01	EPA 6010B	0.01	1/14/2019	12:14	ZPT
Zinc (Zn)	< 0.01	mg/L	0.01	EPA 6010B	0.01	1/14/2019	12:14	ZPT

RCRA Mercury (Hg)

Mercury (Hg)	< 0.1	mg/Kg	0.1	EPA 7471 B	0.1	1/10/2019	8:00	RLT
SPLP Mercury	< 0.002	mg/L	0.0002	EPA 7470 A	0.002	1/11/2019	8:00	RLT

Lowest Calibration Level [LCL] - reporting limit; Sample Detection Level [SDL] - Sample Specific

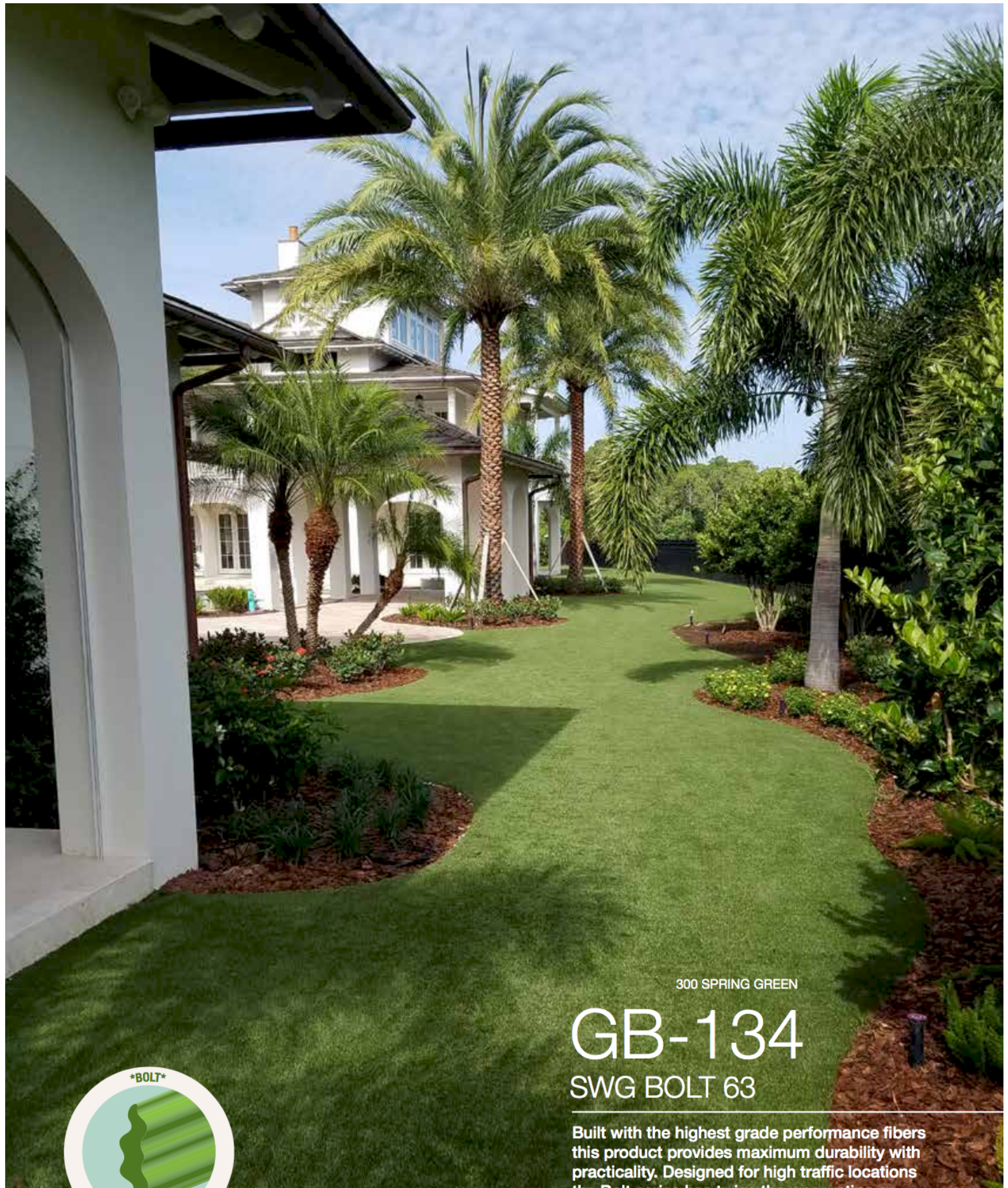
QA/QC Procedures required by the Method(s) were followed unless otherwise noted. Performance and acceptance standards for required QA/QC procedures were achieved unless otherwise noted. No significant modifications have been made to the Method(s). I attest that, based upon my inquiry of those individuals immediately responsible for reviewing the information, the material contained in this report is, to the best of my knowledge and belief, accurate and complete.

These results relate only to the items tested. This report shall not be reproduced except in full and with permission of this laboratory. The laboratory retains sole ownership of data until full reimbursement has been made.

Report approved by:



TECHNICAL DIRECTOR



300 SPRING GREEN

GB-134

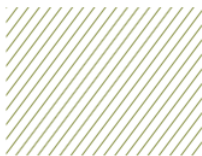
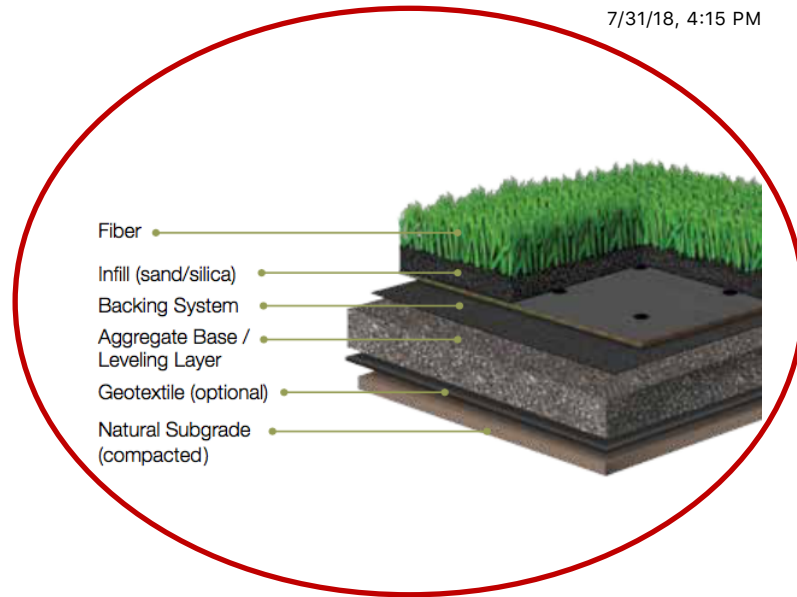
SWG BOLT 63

Built with the highest grade performance fibers this product provides maximum durability with practicality. Designed for high traffic locations the Bolt series has twice the wear rating as





877.260.7888
www.southwestgreens.com



GB-134

SWG BOLT 63



	Property	Imperial Unit	Metric Unit	Description
PRODUCT PROPERTIES	Fiber Type			100% Polyethylene
	Fiber Mass	10800 denier	1200 dtex	Ply 409
		4500 denier	5000 dtex	8 Ply TXT Thatch
	Finished Pile Height	1.625 in	41.275 mm	
	Color(s)		(300) Spring Green with with Green-Jute Thatch	
	Tufting Gauge	1/4 in		
PERFORMANCE PROPERTIES	Primary Backing	7 oz/yd ²	237 g/m ²	Stabilized Woven Polypropylene
	Secondary Backing	20 oz/yd ²	678 g/m ²	Urethane
	Tufted Face Weight	63 oz/yd ²	2136 g/m ²	ATSM D418
	Total Weight	90 oz/yd ²	3051 g/m ²	ATSM D418
	Item Number			GB-134
	Roll Width	15 ft	4.57 m	

15 YEAR WARRANTY

Southwest Greens International warrants to the original purchaser of the turf that for fifteen (15) years from the date of synthetic turf installation, the turf, when installed and maintained as recommended by the yarn and turf manufacturer, will retain at least 50% of its pile fiber. If any area or portion of the turf substantially changes, as distinguished from a change in texture, or if pile heights decrease 50% or more within ten years after its initial installation, Southwest Greens International will have all such areas or portions replaced with new turf of equivalent quality, excluding installation costs. Southwest Greens International also warrants that at the time of the initial turf installation, the synthetic turf will be free of manufacturing defects. Slight color changes will occur over the lifetime of this turf/carpet and is not considered an issue or basis for claim. All labor cost involved with the removal of the affected turf/carpet and reinstallation of the replacement will be the responsibility of the purchaser.

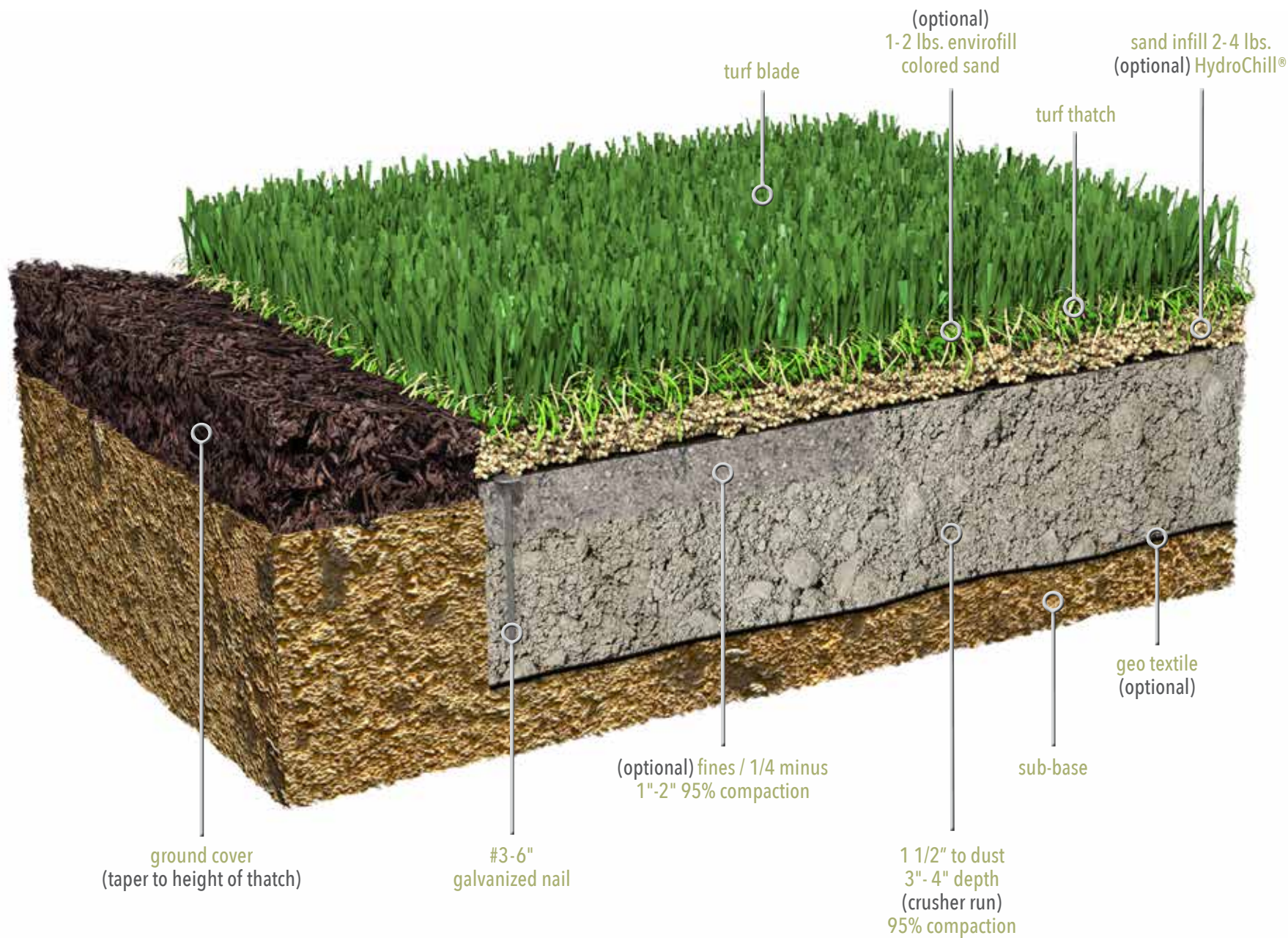
*For full terms, please see the 15 year warranty agreement.

* Tufted pile height as standard. Pile height will draw down slightly during secondary backing process.

** Tufting gauge and stitch rate as manufactured standard. Values will change slightly during secondary backing process.

*** Standard roll lengths. Roll lengths may vary. Custom roll lengths and cuts are available upon request.

**** All specifications subject to manufacturing tolerances of +/-5%.



ZONING REVIEW

PZD-1a: Review zoning requirements and identify restrictions that intentionally or unintentionally prohibit solar PV development. Compile findings in a memo. (Required)

To assist your community, the national solar experts at SolSmart have conducted a review of your community's zoning code to assess possible barriers (i.e. height restrictions, set-back requirements, etc.) and gaps related to solar PV development. Below, please find the outcome of their review. By reading the narrative, reviewing the example code language provided, and signing the statement at the bottom of the page, your community will satisfy PZD-1a and be one step closer to achieving SolSmart designation.

Potential barriers in current code language

Section(s)	Element	Reviewer Comments	Example(s) from other codes	Priority level
	Ex. Setbacks, Height Restrictions, Definition, etc.			

Potential gaps in current code language

Element	Reviewer Comments	Example(s) from other codes	Priority level
Ex. Setbacks, Height Restrictions, Definition, etc.			

Additional notes

I, _____, as _____ of _____, _____, have received the zoning review and read its findings.

Signature _____

Date _____



TOWN OF JUPITER INLET COLONY

A MUNICIPAL CORPORATION

Solar Photovoltaic (PV) System Permit Checklist

The checklist below contains the minimum information and project plan details when applying for a permit to install a residential solar photovoltaic (PV) system in the Town of Jupiter Inlet Colony, FL. The intent of the checklist is to provide transparent and well-defined information to minimize the number of required revisions, improve permit application quality, and accelerate the application and review process.

Design Criteria and Contractor Requirements

The design criteria for a residential photovoltaic (PV) system are contained in the Florida Building Code and applicable appendices, found here:

- <https://codes.iccsafe.org/content/FLEC2020P1/appendix-rb-solar-ready-provisions-detached-one-and-two-family-dwellings-multiple-single-family-dwellings-townhouses->

All PV systems must be designed by a licensed professional and installed by licensed contractors registered with the Town at Town Hall.

Required Permits

A building permit must be obtained prior to the start of any related work. The permit application form can be found here:

- <http://nebula.wsimg.com/0d011acfbdc4bb26f315db0433f3535b?AccessKeyId=756BF854A1E160B2C795&disposition=0&alloworigin=1>

Complete the following portions of the permit application form for a residential solar PV system and submit any additional required documents with the permit application:

- ☐ Building Permit
- ☐ Electric Permit or Sub-permit

Required Documents

- ☐ Electric Diagram
 - Electrical diagram/worksheets: show PV system configuration, wiring system, overcurrent protection, inverter, disconnects, required signs, and AC connection to residence.
- ☐ Specification sheets and installation manuals
 - Provide spec sheets and manuals for all manufactured components such as PV modules, inverter(s), combiner box, disconnects, and mounting system
- ☐ Location
 - Show the location of all major components on a survey or site drawing. The drawing should represent the exact location of all major components and meet all required setbacks and separations, including IRC fire setback requirements.



TOWN OF JUPITER INLET COLONY

A MUNICIPAL CORPORATION

Submit Permit Application

All permit applications should be submitted on-line at the Town's website submittal portal at My Government Online: <https://www.mypermitnow.org/login.aspx?ReturnUrl=%2f>. Contact the Town Clerk if you have any difficulty submitting an application on-line or uploading documents to the portal.

Permit Fee

The permit fee for a residential solar photovoltaic (PV) system is in accordance with the Town's fee schedule. The maximum permit fee is \$500.00

Review Process Timeline

The Building Department is committed to providing a timely review of residential solar PV permit applications. Best efforts are made to review complete the review within 2-3 days. Circumstances may prolong the review time, such as:

- Incomplete electric plans
- Spec sheets or site drawing not provided
- Contractor applying for permit is not a licensed contractor or registered with the Town

Permit Status

To check your permit status at any time, visit My Government Online at:

<https://www.mypermitnow.org/login.aspx?ReturnUrl=%2f> and enter your address or permit number.

Permit Expiration

All permits expire six (6) months after date of issuance. Failure to start the work authorized by a permit within this six-month period renders the permit invalid and a new permit must be obtained. Once work begins, noticeable progress must continue until completion. All work must be complete within eighteen (18) months of a permit issue date.

Scheduling an Inspection and the Inspection Process

Contact the Town Clerk by email to schedule an inspection at: randazzo@jupiterinletcolony.org. Typically, inspections are completed within 2-3 days. Your contractor is not required to be present for the inspection; however, unimpeded access to the site and the posted copy of the permit application is required. A residential solar PV system requires a minimum of two inspections (rough and final).

Contact Information

If you have any questions, contact the Town Clerk at (561) 746-3787 or by email at randazzo@jupiterinletcolony.org during regular office hours (M-F, 9:00 am - 4:00 pm).

Solar Permit Checklist Ver.1, updated 10/28/2022

50 Colony Road, Jupiter Inlet Colony, Florida 33469
Telephone: (561) 746-3787 / Fax: 561-746-1068 / Email: randazzo@jupiterinletcolony.org
www.jupiterinletcolony.org

SOLAR RESOURCE DEVELOPMENT

LOCAL PLANNING HANDBOOK

SOLAR RESOURCE DEVELOPMENT REQUIREMENT

The [Metropolitan Land Planning Act](#) requires that the Comprehensive Plan shall contain “an element for the protection and development of access to direct sunlight for solar energy systems.”

To ensure success in incorporating the solar resource development requirement within the comprehensive plan, it is important to highlight a generalized comprehensive planning flow chart, for reference:



To satisfy the solar resource development requirement within statute, your community should include a policy or policies relating to the development of access to direct sunlight for solar energy systems within the comprehensive plan. Your community should also include any strategies needed to implement the policy or policies.

In order to formulate your community’s policies and strategies, you can begin by setting solar visions or goals within the comprehensive plan. Please see examples below of solar goals and visions, solar policies, and solar implementation strategies:

Solar Goals by Community Type

1. Urban Goal – Balance between the benefits of urban forests and the benefits of enabling solar development.
2. Urban Goal – Create local community solar garden opportunities for residents and businesses who have limited on-site solar resources or do not own land or buildings.
3. Urban Goal – Redevelopment projects will evaluate on-site solar resources and incorporate solar development into designs.
4. Suburban Goal – Encourage residential solar development that maintains community character.
5. Suburban Goal – Increase energy resilience of critical facilities such as police, fire, and emergency and hazard response centers.
6. Suburban Goal – Fairly balance the development rights of land owners with solar resource with the community character rights of adjacent landowners.
7. Suburban Goal – Protect access to solar resources in new developments and subdivisions, enabling individual land owners to choose to self-generate energy.
8. Agricultural Goal – Encourage solar garden or farm development on marginal farmland rather than prime agricultural soils.
9. Rural Goal – Enable solar garden development that enhances the community’s and landowners’ ability to limit non-rural housing or commercial development.

Solar Goals by Plan Element

1. Economic Goal – Increase use of local energy resources to capture job creation opportunities and diversify local economic base.
2. Housing Goal – By 2030, all new housing has solar generation or is built to “solar-ready” standards.
3. Land Use Goal – Encourage solar garden development on closed landfills and brownfields.
4. Resilience Goal – Encourage investment in electric grid infrastructure and solar development that makes electric service more reliable and resilient to weather-related disruptions.

Solar Policies - Distributed (Accessory) Solar Development

1. City encourages development of distributed solar energy systems that are in keeping with the community's character and use community solar resources.
2. City supports the development of zero net energy buildings and use of local renewable and energy efficiency resources.
3. City sets a local renewable energy standard to meet 10% of community-wide electric energy use with on-site renewable energy.

Solar Policies - Solar Farm/Garden (Principal) Solar Development

1. City encourages development of community solar gardens on lands outside the MUSA that retain community character and capture co-benefits such as creation of pollinator habitat.
2. City will develop solar resources on its closed landfill sites and buffer lands around industrial uses.
3. County supports the use of local solar resources, but discourages utility scale solar development that diminishes preferred agricultural use of prime soils or conflicts with rural residential priorities.

Solar Strategies - Solar Farm/Garden (Principal) Solar Development

1. Adopt solar zoning and permitting best practices for accessory use solar development.
2. Become certified as a "solar-ready" community under the Department of Energy's [SolSmart](#) program.
3. Participate in a community solar garden project for a set amount (i.e., 30%) of public facilities' electric energy use.
4. Sponsor a community solar garden on a public building or land, for the benefit of city residents and non-profit institutions.
5. Enable and promote [PACE](#) financing for local energy efficiency and solar energy projects on private buildings.

MEETING THE MINIMUM REQUIREMENTS

- Please refer to the Energy Infrastructure and Resources Minimum Requirements in the [Resilience](#) plan element section of the Local Planning Handbook to learn more about the solar protection and development minimum requirements and how to get more out of your 2040 Comprehensive Plan Update.
- Access your [Community Page](#) to find solar maps and calculations.

Please contact [your Sector Rep](#) if you have any questions.

June 2017