

# JUPITER NORTH

FOR  
LANDCLIFFE DEVELOPMENT CO.

**TABLE 1.1 - SITE DATA**

STREET FRONTAGE	132.422 SF
CONDOMINIUM SITE AREA	121,710 SF
TOTAL SINGLE FAMILY UNITS	1 UNIT
SINGLE FAMILY DENSITY	5.00 UN/AC
CONDOMINIUM SITE:	
TOTAL SITE AREA	122,710 SF
TOTAL NUMBER OF UNITS	17 UNITS
DENSITY	5.96 UN/AC
PARKING:	
PARKING - (2 SPACES/UNIT)	32 GARAGE SP.
GUEST PARKING (INCLUDES 2 SPACES FOR MANAGER)	1 HANDICAP 7 STANDARD 2 STANDARD
BOAT DOCK PARKING	42 SPACES
TOTAL PARKING	

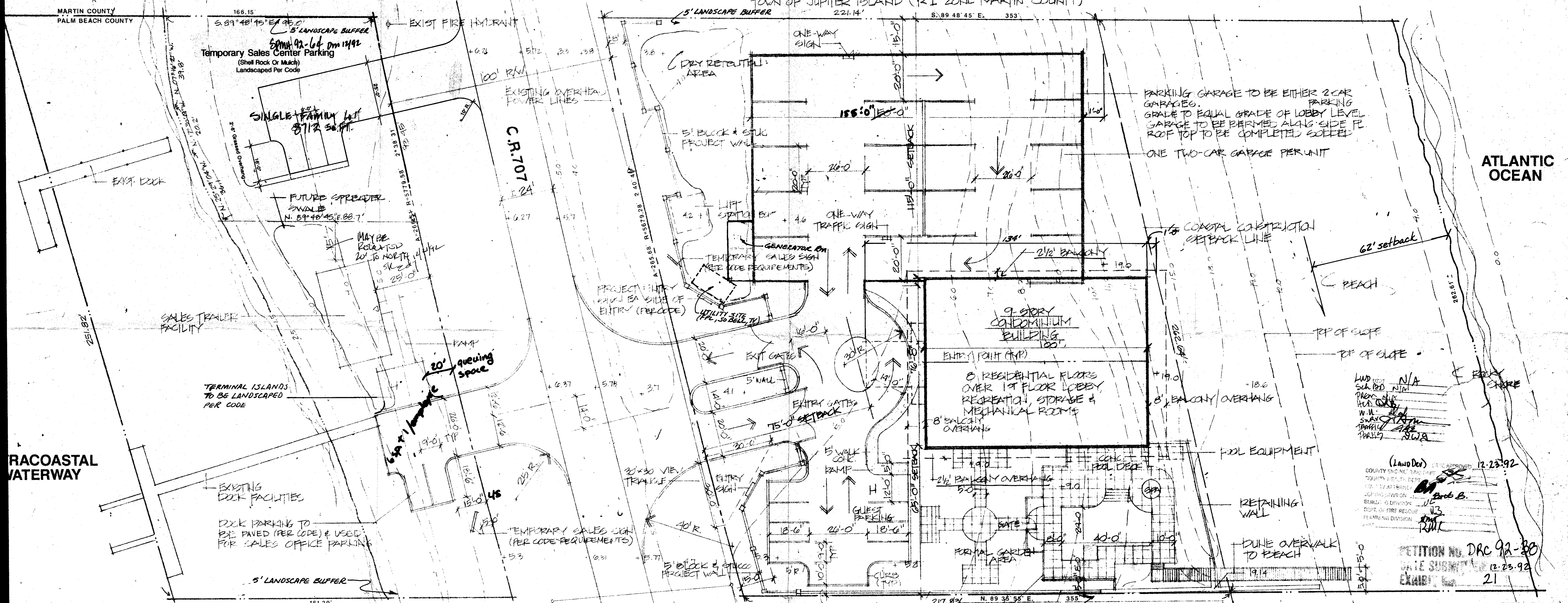
**TABLE 1.2 - BUILDING DATA**

TOTAL FLOOR AREA (9 FLOORS)	61,855 SF
FLOOR AREA RATIO	0.50
BUILDING COVERAGE (EXCLUDES GARAGE)	7,960 SF
PERCENTAGE BUILDING COVERAGE	6.4%
TOTAL IMPERVIOUS SURFACE (EXCLUDES PARKING GARAGE WHICH IS BELOW GRADE AND ROOFED OVER)	22,533 SF
PERCENTAGE IMPERVIOUS SURFACE	18.2%
TOTAL OPEN PARKING AREA (EXCLUDES GARAGE)	4,856 SF
BUILDING HEIGHT - 9 STORIES	9 STORIES
MEASURED BUILDING HEIGHT FROM AVERAGE GRADE	89'
TOTAL PERVIOUS OPEN SPACE	101,177 SF
PERCENTAGE PERVIOUS OPEN SPACE	81.8%
ACTIVE RECREATIONAL OPEN SPACE	
FORMAL GARDEN SPACE, BOAT DOCK	8,360 SF
GARAGE ROOF TOP LAWN SPORT AREA	13,000 SF

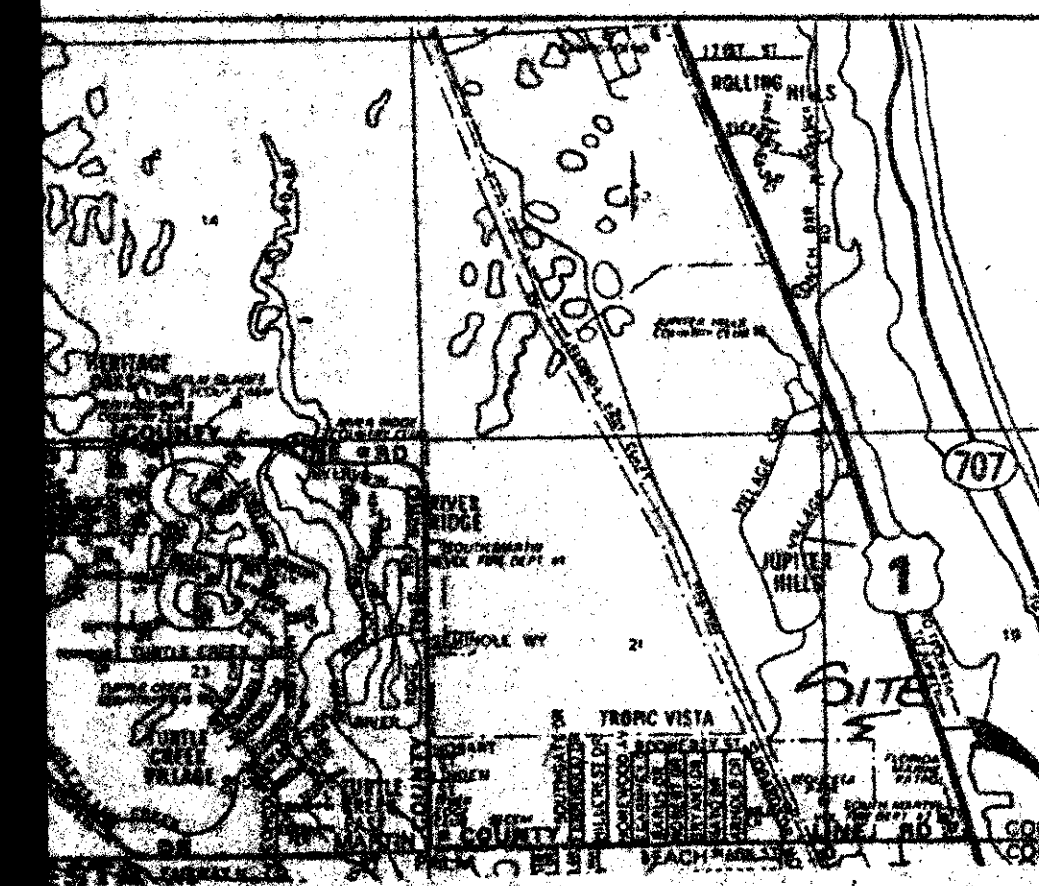
TOP OF PLUS FLEV 98.13  
AVERAGE GARAGE HEIGHT 13.13  
HEIGHT 85'

- NOTES**
1. THE REQUESTED USE FOR THIS PROPERTY IS FOR MULTIFAMILY AND SINGLE FAMILY RESIDENTIAL AS CLASSIFIED BY THE USE REGULATIONS SCHEDULE ULDC ARTICLE 6.
  2. THE AREA 300' TO THE NORTH OF THE SITE IS ALL SINGLE FAMILY RESIDENTIAL IN THE TOWN OF JUPITER ISLAND AND IS ZONED AS R1 RESIDENTIAL IN MARTIN COUNTY. THE AREA 300' SOUTH OF THE SITE IS DEVELOPED AS MIDRISE CONDOMINIUMS AND IS ZONED AS RH IN PALM BEACH COUNTY. THE LAND USE DESIGNATION OF THE SITE AND LANDS SOUTH OF THE SITE IS I2.
  3. THE LAND WITHIN 100' OF THE NORTH PROPERTY LINE INCLUDES AN EXISTING SINGLE FAMILY HOME. THE AREA WITHIN 100' OF THE SOUTH PROPERTY LINE INCLUDES THE EXISTING BEACH SOUND CONDOMINIUM, A 4 STORY MIDRISE BUILDING.

4. ALL UTILITY SERVICES TO THE SITE WILL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER. ALL UNITS WILL BE CONNECTED TO MUNICIPAL WATER AND SEWER SYSTEMS EXCEPT FOR THE TEMPORARY SEPTIC SYSTEM PROVIDED FOR THE SALES FACILITIES. ALL ELECTRICAL AND OTHER ON-SITE UTILITIES TO BE INSTALLED UNDERGROUND.
5. PHASING IS NOT PROPOSED FOR THIS DEVELOPMENT.
6. DUMPSTERS SHALL BE LOCATED WITHIN THE BUILDING AND BE ROLLED OUT FOR TRASH COLLECTION. A RECYCLABLE MATERIAL FACILITY FOR 40 SQUARE FEET SHALL BE PROVIDED WITHIN THE BUILDING.
7. ALL UNITS WITHIN THE MIDRISE BUILDING SHALL BE SOLD AS CONDOMINIUMS. THE ONE SINGLE FAMILY LOT ON THE WEST SIDE OF SR 707 WILL BE SOLD FEET SIMPLE.
8. ALL ROADWAYS WITHIN THE DEVELOPMENT WILL BE OWNED AND MAINTAINED BY THE CONDOMINIUM OWNERS AND THEIR ASSOCIATION. ALL RECREATIONAL FACILITIES WILL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
9. No subdivision approval or plat waiver will be granted for this project until such time as the temporary sales trailer is removed from the site.



## RACOCASTAL WATERWAY



**LEGAL DESCRIPTION**

**PARCEL A**  
THAT PART OF LOT 177, GOMEZ GRANT AND JUPITER ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 80, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, LYING SOUTH OF THE PALM BEACH-MARTIN COUNTY LINE, LESS THE SOUTH 100 FEET THEREOF, LESS ALSO THE RIGHT OF WAY FOR STATE ROAD NO. 707, AS RECORDED IN PLAT BOOK 3, PAGE 40, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

**PARCEL B**  
THE SOUTH 100 FEET (AS MEASURED AT RIGHT ANGLES) OF LOT 177, OF JUPITER ISLAND, IN THE GOMEZ GRANT, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 80; LESS RIGHT-OF-WAY TO STATE ROAD DEPARTMENT AS IN OFFICIAL RECORD BOOK 908, PAGE 502, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON.

**PARCEL C**  
A PARCEL OF SUBMERGED LAND IN JUPITER SOUND IN SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 177, JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE BULKHEAD LINE ESTABLISHED BY THE COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 48, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE BEING ALSO THE EASTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 15°52'11" WEST ALONG SAID BULKHEAD LINE, AND SAID EASTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, A DISTANCE OF 184.34 FEET TO A POINT IN THE WESTERLY EXTENSION OF A LINE 100 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF LOT 177; THENCE SOUTH 89°18'01" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 100 FEET TO A POINT IN THE HIGH WATER LINE OF THE WESTERLY SHORE OF JUPITER ISLAND; THENCE SOUTH 24°31'11" EAST ALONG SAID HIGH WATER LINE, A DISTANCE OF 52.12 FEET; THENCE SOUTH 21°48'01" EAST, ALONG SAID HIGH WATER LINE, A DISTANCE OF 84.04 FEET TO A POINT IN THE AFORESAID SOUTH LINE OF LOT 177; THENCE NORTH 89°18'01" WEST ALONG SAID SOUTH LINE OF LOT 177, A DISTANCE OF 116.32 FEET TO THE POINT OF BEGINNING.

**PARCEL D**  
A PARCEL OF SUBMERGED LAND IN JUPITER SOUND IN SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 177, JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE BULKHEAD LINE ESTABLISHED BY THE COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 48, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE BEING ALSO THE EASTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTH 15°52'11" WEST ALONG SAID BULKHEAD LINE, AND SAID EASTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, A DISTANCE OF 110.80 FEET TO A POINT IN THE HIGH WATER LINE OF THE WESTERLY SHORE OF JUPITER ISLAND; THENCE SOUTH 4°51'22" EAST ALONG SAID HIGH WATER LINE, A DISTANCE OF 46.10 FEET; THENCE SOUTH 20°31'10" EAST, ALONG SAID HIGH WATER LINE, A DISTANCE OF 50.00 FEET MORE OR LESS TO A POINT IN A LINE 100 FEET NORTH OF AND PARALLEL TO THE SAID SOUTH LINE OF LOT 177; THENCE NORTH 89°18'01" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 100 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

**PARCEL E** (PREPARED BY THIS OFFICE)  
A PARCEL OF SUBMERGED LAND IN JUPITER SOUND IN SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 177, JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE BULKHEAD LINE ESTABLISHED BY THE COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 48, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE BEING ALSO THE EASTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE NORTHWESTERLY ALONG SAID BULKHEAD LINE, AND SAID EASTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, A DISTANCE OF 274.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID BULKHEAD LINE, AND SAID EASTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, AT AN ANGLE OF 32°05'14" AS MEASURED FROM SOUTHWESTERLY TO EASTERLY, A DISTANCE OF 274.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID BULKHEAD LINE, AND SAID EASTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, AT AN ANGLE OF 105°56'07" AS MEASURED FROM SOUTHWESTERLY TO EASTERLY, A DISTANCE OF 78 FEET; THENCE SOUTHWESTERLY ALONG SAID BULKHEAD LINE, AND SAID EASTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, AT AN ANGLE OF 105°56'07" AS MEASURED FROM SOUTHWESTERLY TO EASTERLY, A DISTANCE OF 110.80 FEET TO A POINT IN THE HIGH WATER LINE OF THE WESTERLY SHORE OF JUPITER ISLAND; THENCE SOUTH 4°51'22" EAST ALONG SAID HIGH WATER LINE, A DISTANCE OF 46.10 FEET; THENCE SOUTH 20°31'10" EAST, ALONG SAID HIGH WATER LINE, A DISTANCE OF 50.00 FEET MORE OR LESS TO A POINT IN A LINE 100 FEET NORTH OF AND PARALLEL TO THE SAID SOUTH LINE OF LOT 177; THENCE NORTH 89°18'01" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 100 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

**OWNER:**  
OTTO B DIVOSTA AND BETTY J. DIVOSTA PARTNERSHIP  
4500 P.S.A. BLVD., SUITE 400  
PALM BEACH GARDENS, FLORIDA 33418  
407-627-2112

**DEVELOPER:**  
R. MASON SIMPSON  
LANDCLIFFE DEVELOPMENT COMPANY  
25 SANDLBRACK ROAD  
TEQUESTA, FLORIDA 33469  
407-744-2000

**PLANNER/LANDSCAPE ARCHITECT:**  
JOHN R. AREND  
THE EVANS GROUP  
1038 NORTH ORANGE AVE., SUITE 200  
ORLANDO, FLORIDA 32801  
407-849-6310

**ENGINEER:**  
MICHAEL B. SCHORAH P.E.  
MICHAEL B. SCHORAH & ASSOCIATES, INC.  
1850 FOREST HILL BLVD.  
WEST PALM BEACH, FLORIDA 33406  
407-868-0080

**FINAL SITE PLAN**

**ENVIROSCAPE**  
LAND PLANNING & LANDSCAPE ARCHITECTURE  
A DIVISION OF THE EVANS GROUP

ur0331.lgr  
JUPITER NORTH 10/40/43 PG1

SCALE 1"=20'

NORTH  
#92049  
1/18/92  
REV: 12/10/92

LAND (Dev) 12-23-92  
COUNTY ENGINEERING DEPT. 12-23-92  
PLANNING DIVISION 12-23-92  
PETITION NO. DRC 92-80  
DATE SUBMITTED 12-23-92  
EXHIBIT NO. 21

92-43

SHEET 1 OF 6