

**AGENDA  
TOWN OF JUPITER ISLAND  
IMPACT REVIEW COMMITTEE MEETING  
THURSDAY, JULY 11, 2024, 9:00 AM  
ISLAND ROOM – TOWN HALL – 2 BRIDGE ROAD**

**CALL TO ORDER AND COMMENTS\***

**ACTION ITEMS**

1. **Minutes of the Impact Review Committee Meeting held June 6, 2024**
2. **15 South Beach Road**
3. **615 South Beach Road**
4. **494 South Beach Road**

**OTHER ITEMS\***

5. **Next Meeting Date - August 1, 2024 - To be determined\***
6. **Other Matters\***

*\* No advanced materials provided*

**IMPACT REVIEW COMMITTEE**

Bonnie Schiralli - Chair  
Judy Holden – Vice Chair  
Valerie McNeely  
Jennifer Madden  
Eleanor Seaman  
Marshall Field V, Alternate  
Maria Bayazid, Alternate

**TOWN STAFF**

Robert Garlo, Town Manager  
Catherine Harding, Director of Building, Planning & Zoning  
Ruben Cruz, Senior Planner  
Kimberly Kogos, Town Clerk  
Thomas J. Baird, Town Attorney

**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 will need a record of the proceedings, and that, for such purpose, he 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 prior to the

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meeting. Please contact the Town Hall, 2 Bridge Road, Hobe Sound, FL 33455, telephone (772) 545-0103.

**MINUTES  
TOWN OF JUPITER ISLAND  
IMPACT REVIEW COMMITTEE MEETING  
THURSDAY, JUNE 6, 2024**

TIME: Thursday, May 6, 2024 – 9:00 a.m.

PLACE: Town Hall – Island Room

PRESENT: Present at Town Hall were Chair Bonnie Schiralli, Vice Chair Judy Holden, Members Val McNeely, Eleanor Seaman, and Jennifer Madden. Also present were Building Department Director Catherine Harding, Senior Planner Ruben Cruz, Recording Secretary Carol Hazel, and Town Attorney Thomas Baird

Chair Schiralli called the meeting to order at 9:00 a.m.

Chair Schiralli read for the record Article X, Division II, Section 2.00 of the Land Development Regulations regarding the purpose of the Impact Review Process. Members of the Committee and staff introduced themselves. Chair Schiralli established a quorum, introducing the Committee members, Town Attorney Thomas Baird, Recording Secretary Carol Hazel, Building Director Catherine Harding and Senior Planner Ruben Cruz. She also established voting members.

Recording Secretary Hazel swore in those intending to speak including Attorney Jared Gaylord of Marc R. Gaylord; Mitchell Miller of Village Architects AIA, Inc; Richard Rutledge of Innocenti and Webel; Charles Stick of Charles Stick Landscape Architecture; Val Hawkins of Val Hawkins Architect; Director Catherine Harding; and Senior Planner Ruben Cruz.

**1. Minutes of the meeting held May 2, 2024**

**MOTION:** *Seaman/McNeely moved to approve the minutes of the May 2, 2024, IRC meeting, as presented.*

**ACTION:** *Motion passed 5-0.*

**2. 89 South Beach**

This is the application of Jamee F. Kane, Trustee of the South Beach Road Property Trust, u/a/d 4/26/2017, represented by Jared Gaylord, Esq. of Marc R. Gaylord, P.A., requesting the following:

The proposed construction of a new, two-story residence with garage, and a basement consisting of storage area, mechanical equipment, laundry room and recreation room, and an elevator. Also proposed is a two-story guest house with a basement consisting of pool equipment, laundry room and storage space, a new pool, spa, outdoor patio space, driveways and parking areas along with associated landscape and hardscape. There will be a new septic system and exfiltration trench system and a new proposed dune crossover.

**Ex-Parte Communication**

- *Member McNeely stated that she visited the property with Ruben Cruz, read all materials, and had no ex-parte.*
- *Vice Chair Holden stated that she visited the property alone, read all materials, and had a brief conversation with Jamee Kane about when the application would be presented.*
- *Member Seaman stated that she visited the property with Ruben Cruz, read all materials, and had no ex-parte.*
- *Chair Schiralli stated that she visited the property with Ruben Cruz, read all materials, and had no ex-parte.*
- *Member Madden stated that she visited the property with Ruben Cruz, read all materials, and had no ex-parte.*

Mr. Cruz introduced the application and provided background information, including 1.5' of additional fill as approved by the Board of Adjustment (BOA). He explained the staff approval process and provided recommended conditions

including:

- Silt screen shall be installed and maintained along the front, side, and rear yard area facing the ocean.
- Construction Buffer and fence/mesh screening shall be installed prior to commencement of construction and maintained during construction.
- Dumpster and portable toilet shall be screened from public view.
- Connection fees due to South Martin Regional Utility shall be satisfied prior to Building Permit issuance.
- Applicant will adhere to Public Safety Review comments (see attached memorandum).
- Please note additional comments from the Town or SMRU may follow anytime during the review process (i.e., Building Permit, etc.).
- Please note additional requirements may be requested prior to issuance of Building Permit (i.e. DEP permit, Connection Fees, etc.).

Mr. Cruz clarified the fourth condition, noting the South Martin Regional Utility shall be satisfied prior to Certificate of Occupancy issuance.

Vice Chair Holden asked the percentage of new fill versus old fill. Mr. Cruz said he would need to reference the civil plan in order to provide a response.

Attorney Jared Gaylord, representing property owners, the Kane-Field family, greeted the committee and introduced the project team. He began his presentation by showing aerial views of the property, as well as the survey, site plan, proposed floor plans and elevations. He reviewed the site data and displayed streetscape photographs of the current property and neighboring properties. Additionally, he reviewed the guest house plans and elevations.

Member McNeely inquired about outside mechanical equipment. Attorney Gaylord clarified the equipment is for HVAC with access on the south side.

Vice Chair Holden asked about the new LDR provisions. Mr. Hawkins clarified the square footage would remain the same with the new LDRs, but the calculation of outdoor space would be affected.

Chair Schiralli inquired about the chimneys. Mr. Hawkins mentioned that the north chimney is operational, while the south chimney is used for the kitchen hood.

Mr. Charles Stick, landscape architect for the project, presented and reviewed the proposed hardscape and landscape plans. He explained the intention to maintain the existing perimeter screening. He reviewed the construction staging plan and new construction elevations.

Vice Chair Holden asked about the wooden fence on the north border. Mr. Hawkins clarified it would be removed.

Member Madden inquired about plans for irrigation. Mr. Hawkins will verify intention to irrigate this summer. Chair Schiralli noted the irrigation she noticed was disappointing, with limited water pressure. She asked for irrigation to be added to the motion.

Public Comment:

There was no public comment.

***MOTION: Holden/Seaman moved to approve the application with the seven (7) recommended conditions, as well as the request to irrigate planting this summer, based on the testimony presented, the plans submitted, and the fact that the application meets the standards of Article X, Division 2, Section 2.02 for impact review.***

***ACTION: Motion passed 5-0.***

**3. 429 South Beach**

This is the application of Michael D. Golden, TTE of the 429 South Beach Road Rev. Trust A., u/t/d 12/10/21,

represented by Jared Gaylord, Esq. of Marc R. Gaylord, P.A., requesting the following:

The proposed demolition of select areas for renovation.

Proposed new terraces and modification of the outdoor kitchen terrace along with a new office porch, a new master porch and staircase. In addition, a new pool, spa and pool patio.

The driveway and parking area will be modified to help with access, the front entry hardscape and fountain are to be removed and replaced with new hardscape and a new fountain, and there will be a new site wall along the south side of the property, and the existing dune crossover is to be shortened and lowered.

#### Ex-Parte Communication

- *Member McNeely stated that she visited the property with Ruben Cruz, read all materials, and had no ex-parte communication.*
- *Vice Chair Holden stated that she visited the property, read all materials, and had no ex-parte communication.*
- *Member Seaman stated that she visited the property with Ruben Cruz, read all materials, and had no ex-parte communication.*
- *Chair Schiralli stated that she visited the property with Ruben Cruz, read all materials, and had no ex-parte communication.*
- *Member Madden stated that she visited the property with Ruben Cruz, read all materials, and had no ex-parte communication.*

Mr. Cruz introduced the application and provided background information along with seven (7) recommended conditions to consider if the application is approved:

- Silt screen shall be installed and maintained along the front, side, and rear yard areas.
- Construction Buffer and fence/mesh screening shall be installed prior to commencement of construction and maintained during construction.
- Dumpster and portable toilet shall be screened from public view.
- Connection fees due to South Martin Regional Utility shall be satisfied prior to Building Permit issuance.
- Applicant will adhere to Public Safety Review comments (see attached memorandum).
- Please note additional comments from the Town or SMRU may follow anytime during the review process (i.e., Building Permit, etc.).
- Please note additional requirements may be requested prior to issuance of Building Permit (i.e. DEP permit, Connection Fees, etc.).

Attorney Jared Gaylord, representing the Ulm Family, introduced the project team and provided a presentation beginning with aerial views of the property. He displayed the property site plan, proposed floor plans and elevations. He reviewed the site data and provided demolition plans. He also provided site photographs and streetscape photographs of the current property.

Member McNeely asked about covered porches with retractable awnings. Attorney Gaylord stated there is no guidance in the LDRs. Mr. Rutledge further explained the awnings need to be retracted in high winds. Director Harding clarified that it would be considered a temporary structure and would not be counted in lot coverage.

Mr. Richard Rutledge, landscape architect, reviewed the landscape plans beginning with the existing vegetation relation/removal plan, with an emphasis on reducing the number of stairs. He reviewed the proposed nonconformity reduction plan followed by the buffer and construction staging plans and proposed landscape plan. He displayed the landscape buffer renderings, site photos, and proposed elevations.

In response to Vice Chair Holden's question about the width between the retaining wall and south property line, Mr. Rutledge confirmed it was just over 8'.

Chair Schiralli thanked Mr. Rutledge for providing the nonconformity reduction plan. She asked about the height of the two replacement trees. Mr. Rutledge said the seagrapes are approximately 25' and can tolerate the salt spray exposure.

Public Comment:

There was no public comment.

**MOTION:** *Holden/Madden moved to approve the application with the seven (7) recommended conditions, based on the testimony presented, the plans submitted, and the fact that the application meets the standards of Article X, Division 2, Section 2.02 and 2.03 for impact review.*

**ACTION:** *Motion passed 5-0.*

**4. 101 South Trail**

This is the application of Mr. & Mrs. Robert Lawrence, represented by Mitchell Miller of Village Architects, AIA, Inc., requesting the following:

The proposed renovation of the existing garage consisting of a new attached one-story addition and a new second story addition.

Ex-Parte Communication

- *Member McNeely stated that she visited the property, read all materials, and had no ex-parte communication.*
- *Vice Chair Holden stated that she stated that she visited the property alone, read all materials, and had no ex-parte communication.*
- *Member Seaman stated that she visited the property with Ruben Cruz, read all materials, and had no ex-parte communication.*
- *Chair Schiralli stated that she visited the property with Ruben Cruz, read all materials, and had no ex-parte communication.*
- *Member Madden stated that she visited the property with Ruben Cruz, read all materials, and had no ex-parte communication.*

Mr. Cruz introduced the application and provided background information and noted seven (7) recommended conditions to consider if the application is approved:

- Silt screen shall be installed and maintained along the front, side, and rear yard areas.
- Construction Buffer and fence/mesh screening shall be installed prior to commencement of construction and maintained during construction.
- Dumpster and portable toilet shall be screened from public view.
- Connection fees due to South Martin Regional Utility shall be satisfied prior to Building Permit issuance.
- Applicant will adhere to Public Safety Review comments (see attached memorandum).
- Please note additional comments from the Town or SMRU may follow anytime during the review process (i.e., Building Permit, etc.).
- Please note additional requirements may be requested prior to issuance of Building Permit (i.e. DEP permit, Connection Fees, etc.).

Mr. Cruz emphasized the fourth condition, that the South Martin Regional Utility shall be satisfied prior to Certificate of Occupancy issuance.

Mr. Mitchell Miller, project architect, gave a presentation on the proposed project. He showed aerial views of the property and garage, and reviewed the survey, site plan, floor plans, and roof plans. He also presented building sections, site data, area calculations, the construction staging plan, and the existing buffer.

Ms. Seaman asked about the second story and the neighboring property. Mr. Mitchell clarified that the new construction is one and a half stories tall and stated he is not familiar enough with the other property to provide any comments.

Vice Chair Holden inquired about total bedrooms and parking. Mr. Mitchells stated there are six bedrooms on property, including the addition. He reviewed parking and driveway access.

Chair Schiralli suggested additional landscaping on the northeast corner of the property.

Public Comment:

There was no public comment.

**MOTION:** *Holden/Madden moved to approve the application with the seven (7) recommended conditions, including the buffer on the northeast corner to be increased and any landscaping impacted during construction is replaced, based on the testimony presented, the plans submitted, and the fact that the application meets the standards of Article X, Division 2, Section 2.02 for impact review.*

**ACTION:** *Motion passed 5-0.*

**5. Other Items**

a. Next Meeting – July 11, 2024

Vice Chair Holden announced that she will chair the July meeting and confirmed that a quorum will be present. Mr. Cruz will send out communications to confirm the quorum for the August, September, and October meetings. The committee discussed the possibility of moving minor cases to the following month if a quorum is not present.

b. Other matters

Chair Schrialli requested clarification on the selection of a new alternate. Mr. Cruz responded that Ms. Maria Baez has been chosen by the City Commission as the new alternate and will be onboarded soon.

Mr. Cruz reminded the committee about remote participation criteria.

**6. Adjournment**

Chair Schiralli adjourned the meeting at 10:36 a.m.

Respectfully submitted,

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Kimberly Kogos, Town Clerk

# TOWN OF JUPITER ISLAND MEMORANDUM



**TO:** Members of the Impact Review Committee  
**CC:** Catherine Harding, Director of Building, Planning & Zoning; Thomas Baird, Town Attorney; Robert Garlo, Town Manager  
**FROM:** Ruben Cruz, Senior Planner  
**DATE:** June 25, 2024

**Please notify the Building Department if you are unable to attend the hearing.  
772-545-0150**

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A meeting of the Impact Review Committee of the Town of Jupiter Island will be held in the Island Room of the Town Hall at 2 Bridge Road on **Thursday, July 11, 2024, at 9:00 a.m.**

There are five (5) items on the agenda:

- 1. Approval of the Minutes** – From June 6, 2024, meetings.
- 2. 15 South Beach Road**  
The proposed renovation of the one-story residence, including a new roof, updated exterior finishes, an addition to the garage space, additional covered outdoor areas, and redesigned driveway and entrances.
- 3. 615 South Beach Road**  
The proposed installation of a new entry gate and a Clusia hedge to prevent trespassing on the property. (Approved by BOA at June 25, 2024, meeting with a condition to obtain a Martin County Right-of-Way Permit prior to submitting for a Town Building Permit.)
- 4. 494 South Beach Road**  
To Hoist a forty-one foot (41') custom Hinckley Sport Boat from a dock located within the middle one-third of the property, pursuant to Article X, Division II, Section 2.04.
- 5. Other Items:**
  - a) Next Meeting – August 1, 2024 (Meeting Date TBD)
  - b) Any other matters.

**1. Minutes of the June 6, 2024, meeting**

A copy of the minutes has been provided for your review.

**2. 15 South Beach Road**

**Request:**

This is the application of Dr. and Mrs. Thomas Terry, represented by Mitch Miller, of Village Architects, AIA, Inc., requesting the following:

The proposed renovation of the one-story residence, including a new roof, updated exterior finishes, an addition to the garage space, additional covered outdoor areas, and redesigned driveway and entrances.

**Site Analysis:**

<b>Address: 15 South Beach Rd</b>			
Zoning District:	B-40 1 Acre Estate Residential District		
<b>Development Standards</b>	<b>Required/Permitted</b>	<b>Existing</b>	<b>Proposed</b>
Lot Area:	1 acre	1.39982 Acres	N/A
Lot Width:	140 ft	250.20 ft	N/A
Floor Area/Living Space:	8,733 ft	3,665 sf	4,194 sf
Front Yard Setback:	50 ft	73' 10 ¼"	72' 11 ½"
Rear Yard Setback:	Rear Yard Per Ord 376- Exhibit "C"	9' 9 ¼" to WFSL	4' 11 1/8" to WFSL
Side Yard Setback:	One Story: 20 ft  Two Story: 25 ft	North: 77' 11 ¾" South: 60' 1 ¾" North: N/A South: N/A	North: 69' South: 52' 1 1/8" North: N/A South: N/A
Initial Measuring Point ("IMP"):		20.5' NAVD	20.5' NAVD
Fill:	3 ft		No fill Proposed
Roof Height:			
One-Story-Sloped:	22 ft	20' 1 ½"	19' 7 5/8"
Two-Story-Sloped:	30 ft	N/A	N/A
Exterior Wall Height:			
One-Story:	14 ft	12' 11 7/8"	13' 5 5/8"
Two- Story:	22 ft	N/A	N/A
Parking Spaces: (1 per Bedroom)	3 Spaces		4 Spaces
Driveway Setback:	8 ft	North: 17' 7" South: N/A	North: 21' 6 1/8" South: 25' 9 3/8"
Landscape Area:	50%	82.3%	77.8%
Elevation of LHSM:	13.5' NAVD	19'+/- NAVD	19'+/- NAVD
FEMA Flood Zone:	Zone "X", Zone "VE" (BFE 8)		
Elevation of Finish Floor:	12" above Base Flood Elevation (BFE)	21.99' NAVD	21.99' NAVD

**Background:**

The applicant acquired the subject property on November 5, 1997. The current residence was constructed in 1958 and the applicant wants to modify the existing structure. As per the proposed plans and Impact Review Committee (IRC) application, the request before you is for the renovation of the one-story residence, including a new roof, updated exterior finishes, an addition to the garage space, additional covered outdoor areas, and redesigned driveway and entrances.

Please note that this application was submitted and in process prior to the recent adoption of Ordinance No. 393 and received a waiver from the Town Commission to proceed with their applications for Staff Review, Board of Adjustment, and Impact Review Committee.

**Staff Review / Findings:**

As part of the development review process for such a project, Staff Review members reviewed the application/plans of the proposed project and provided review comments to the applicant for them to address. Upon the applicant receiving and addressing those comments satisfactorily, the application was then allowed to move forward to the next step of the review process (i.e., IRC).

Regarding the landscaping for the project, and during staff review, Mr. Fischer of King Tree Service has issued a comment letter to assist the IRC in their review of the project. (Please see attached letter).

Currently, Staff has not received any letters from neighboring property owners. Please note that any letters received will be provided to the IRC members via email and a hard copy.

In addition to the formal application, the applicant has provided written responses to the Town standards for Impact Review regarding the Town standards for development. Staff finds that the application and plans address the nine (9) standards for Impact Review, found in Article X, Section 2.02, for development. The application is now before you, so that the Impact Review Committee can determine whether those standards listed below are satisfied:

***Sec. 2.02. Standards for impact review.***

*The decision-maker shall approve an application for impact review approval if the applicant demonstrates that:*

- A. The proposed development will not adversely affect the public interest; and*
- B. The proposed development is consistent with the surrounding neighborhood character; and*
- C. The visibility of the proposed development from public rights-of-way, adjacent properties, the beach, the ocean and the intracoastal waterway is minimized in a manner that is consistent with the surrounding neighborhood character; and*
- D. The landscape treatment along the front lot line is comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of 1,000 feet in both directions; and*
- E. The proposed ingress and egress is functionally adequate with regard to vehicular and pedestrian safety, separation of automotive traffic, traffic flow and control, provision of services, servicing of utilities, refuse collection, and access in case of fire, catastrophe or emergency; and*
- F. Proposed screens and buffers are sufficient to ensure compatibility of uses and buildings with adjacent properties; and*

- G. *The location, design and character of lighting and sound will not adversely affect adjacent properties; and*
- H. *The proposed stormwater management system is sufficient to prevent runoff from adversely affecting adjacent properties; and*
- I. *The proposed development is designed and located so that all buildings are screened from view from adjacent properties and public roads such that the visual character of the proposed development from adjacent properties and public roads is predominantly natural, landscape plant material, and land forms.*

Subject to obtaining any required outside agency's approval, the proposed project complies with the Town's Land Development Regulations; is compliant with the underlying zoning district; and is compliant with the Comprehensive Plan. Staff recommends implementing conditions of approval that the IRC deem appropriate. (Please note that the Development Order will state any conditions applied by the IRC.) Below are conditions to be considered:

- Silt screen shall be installed and maintained along the front, side, and rear yard area facing the ocean.
- Construction Buffer and fence/mesh screening shall be installed prior to commencement of construction and maintained during construction.
- Dumpster and portable toilet shall be screened from public view.
- Connection fees due to South Martin Regional Utility shall be satisfied prior to issuance of Certificate of Occupancy or Certificate of Completion.
- Applicant will adhere to Public Safety Review comments (see attached memorandum).
- Please note additional comments from the Town or SMRU may follow at any time during the review process (i.e., Building Permit, etc.).
- Please note additional requirements may be requested prior to issuance of Building Permit (i.e. DEP permit, Connection Fees, etc.).

### **3. 615 South Beach Road**

**Request:**

This is the application of Mr. and Mrs. Lake Lytal III, represented by Dustin Mizell of Environmental Design Group, requesting the following:

The proposed installation of a new entry gate and a Clusia hedge to prevent trespassing on the property.

**Site Analysis:**

<b>Address: 615 South Beach Road</b>			
Zoning District:	B-40 1-Acre Estate Residential District		
<b>Development Standards</b>	<b>Required/Permitted</b>	<b>Existing</b>	<b>Proposed</b>
Lot Area:	1 acre	0.82 acres	0.82 acres
Lot Width:	140 ft	101.36 ft	101.36 ft
Front Yard Setback (Gate):	One-third of the depth of the required front yard: 16’8”	None on West portion	22 ft into ROW, 3 ft behind existing sidewalk and 15 ft from edge of existing roadway
Gate Height:	6 ft	N/A	5 ft
Driveway Side Setback:	8 ft	N/A	North: 46’5” South: 42’3”

**Planned Date of Construction:** Summer 2024

\*= Received BOA approval

**Background:**

The applicant acquired the subject property on August 26, 2020. The current residence was completed and issued a Certificate of Occupancy on January 12, 2024. The subject parcel is intersected by South Beach Road as it has an eastern portion abutting the ocean and a western portion abutting the intracoastal waterway. The applicant wants to make modifications to the western portion of the subject property that abuts the intracoastal waterway and has an existing dock. As per the proposed plans, and IRC application, the applicant is requesting the installation of an entry gate on the western portion that would be located in the right-of-way. To go before the Impact Review Committee (IRC) for approval of the proposed project, the applicant must receive a variance approval from the Board of Adjustment regarding their request. As per the proposed plans and application submitted, the Board of Adjustments (BOA) approved the applicant’s request at the June 25, 2024 meeting with a condition (the applicant must receive and provide an approved Martin County right-of-way Permit upon submittal of a Town Building Permit application), and the concurrent IRC application will move forward to the IRC.

**Staff Review / Findings:**

As part of the development review process for such a project, Staff Review members reviewed the application/plans of the proposed project and provided review comments to the applicant for them to address. Upon the applicant receiving and addressing those comments satisfactorily, the application was then allowed to move forward to the next step of the review process (i.e., IRC).

Regarding the landscaping for the project, and during staff review, Mr. Fischer of King Tree Service has issued a comment letter to assist the IRC in their review of the project. (Please see attached letter).

Currently, Staff has not received any letters from neighboring property owners. Please note that any letters received will be provided to the IRC members via email and a hard copy.

In addition to the formal application, the applicant has provided written responses to the Town standards for Impact Review regarding the Town standards for development and demolition. Staff finds that the

application and plans address the nine (9) standards for Impact Review, found in Article X, Section 2.02, for development. The application is now before you, so that the Impact Review Committee can determine whether those standards listed below are satisfied:

***Sec. 2.02. Standards for impact review.***

*The decision-maker shall approve an application for impact review approval if the applicant demonstrates that:*

- A. The proposed development will not adversely affect the public interest; and*
- B. The proposed development is consistent with the surrounding neighborhood character; and*
- C. The visibility of the proposed development from public rights-of-way, adjacent properties, the beach, the ocean and the intracoastal waterway is minimized in a manner that is consistent with the surrounding neighborhood character; and*
- D. The landscape treatment along the front lot line is comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of 1,000 feet in both directions; and*
- E. The proposed ingress and egress is functionally adequate with regard to vehicular and pedestrian safety, separation of automotive traffic, traffic flow and control, provision of services, servicing of utilities, refuse collection, and access in case of fire, catastrophe or emergency; and*
- F. Proposed screens and buffers are sufficient to ensure compatibility of uses and buildings with adjacent properties; and*
- G. The location, design and character of lighting and sound will not adversely affect adjacent properties; and*
- H. The proposed stormwater management system is sufficient to prevent runoff from adversely affecting adjacent properties; and*
- I. The proposed development is designed and located so that all buildings are screened from view from adjacent properties and public roads such that the visual character of the proposed development from adjacent properties and public roads is predominantly natural, landscape plant material, and land forms.*

As approved by the BOA, the IRC's review and approval, and any required outside agency's approval (i.e., Martin County), the proposed project will then comply with the Town's Land Development Regulations; will comply with the underlying zoning district; and will comply with the Comprehensive Plan. Staff recommends implementing conditions of approval that the IRC deem appropriate. (Please note that the Development Order will state any conditions applied by the IRC.) Below are conditions to considered:

- Per the BOA's approval, the applicant must receive and provide an approved Martin County right-of-way Permit upon submittal of a Town Building Permit application.
- Silt screen shall be installed and maintained along the front, side, and rear yard areas.
- If used/needed the dumpster and portable toilet shall be screened from public view an placement shall be reviewed and approved by Town staff prior to installation.
- Applicant will adhere to Public Safety Review comments (see attached memorandum).
- Please note additional comments from the Town may follow at any time during the review process (i.e., Building Permit, etc.).
- Please note additional requirements may be requested prior to issuance of Building Permit.

#### 4. 494 South Beach Road

##### **Request:**

This is the application of John M. Adams, TTE of the John Adams Trust-2001, u/t/d 7/16/2001, represented by Jared Gaylord, Esq. of Marc R. Gaylord, P.A., requesting the following:

To Hoist a forty-one foot (41') custom Hinckley Sport Boat from a dock located within the middle one-third of the property, pursuant to Article X, Division II, Section 2.04.

##### **Site Analysis:**

<b>Address: 494 South Beach Road</b>			
<b>Development Standards</b>	<b>Required/Permitted</b>	<b>Existing</b>	<b>Proposed</b>
Zoning District:	B-40 1-Acre Estate Residential District		
Lot Area:	1 acre	1.47869 acres	1.47869 acres
Lot Width:	140 ft	192.21 ft	192.21 ft
Placement (Dock/Boat):	Middle One-third (1/3) of the lot width:	Middle 1/3	Middle 1/3
<b>Maximum Size Hoisted Boat:</b>	31 ft	N/A	<b>41 ft</b>

**Planned Date of Construction:** Summer 2024

##### **Background:**

The applicant acquired the subject property on July 31, 2020. The existing residence was constructed in 1997 along with the current conforming dock. The applicant wants to modify the dock, as per the proposed plans and request that is before the Impact Review Committee (IRC).

##### **Staff Review / Findings:**

As part of the development review process for such a project, Staff Review members reviewed the application/plans of the proposed project and provided review comments to the applicant for them to address. Upon the applicant receiving and addressing those comments satisfactorily, the application was then allowed to move forward to the next step of the review process (i.e., IRC).

Regarding the landscaping for the project, and during staff review, Mr. Fischer of King Tree Service has issued a comment letter to assist the IRC in their review of the project. (Please see attached letter).

Currently, Staff has not received any letters from neighboring property owners. Please note that any letters received will be provided to the IRC members via email and a hard copy.

In addition to the formal application, the applicant has provided written responses to the Town standards for Impact Review regarding the Town standards for development. Staff finds that the application and plans address the ten (10) standards for Impact Review, found in Article X, Section 2.04, for development. The application is now before you, so that the Impact Review Committee can determine whether those standards listed below are satisfied:

##### ***Sec. 2.04. Standards for impact review of hoisted boats in excess of 31 feet in length or in excess of eight feet in height above mean high water.***

*The decision-maker shall approve an application for a hoisted boat that exceeds the maximum length and/or height if the applicant demonstrates that:*

- A. *The proposed hoisted boat will not adversely affect the public interest; and*

- B. *The proposed hoisted boat is consistent with the surrounding neighborhood character; and*
- C. *The visibility of the proposed hoisted boat from public rights-of-way and adjacent properties is minimized in a manner that is consistent with the surrounding neighborhood character; and*
- D. *The landscape buffer along the side property lines minimizes the visibility of the proposed hoisted boat; and*
- E. *The proposed hoisted boat will not cause substantial injury to the value of any other property in the neighborhood where it is to be located; and*
- F. *The proposed hoisted boat will be compatible with adjoining properties and the intended purpose of the district in which it is to be located; and*
- G. *The proposed hoisted boat will not result in an obvious departure from the aesthetic character of the neighborhood; and*
- H. *The proposed hoisted boat is situated in a manner that does not materially obstruct the waterfront views from neighboring property; and*
- I. *The proposed hoisted boat will be associated with a dock which is conforming to all town regulations; and*
- J. *The proposed hoisted boat does not exceed 41 feet in length or contain more than two levels.*

Subject to obtaining any required outside agency's approval, the proposed project complies with the Town's Land Development Regulations; is compliant with the underlying zoning district; and is compliant with the Comprehensive Plan. Staff recommends implementing conditions of approval that the IRC deem appropriate. (Please note that the Development Order will state any conditions applied by the IRC.) Below are conditions to be considered:

- Please note additional comments from the Town may follow at any time during the review process.
- Please note additional requirements may be requested prior to issuance of Building Permit (i.e. DEP permit, Connection Fees, etc.).

**5. Other Items:**

- a) Next Meeting – August 1, 2024 (Meeting Date TBD)
- b) Other Items

# TOWN OF JUPITER ISLAND MEMORANDUM



**TO:** Members of the Impact Review Committee  
**CC:** Catherine Harding, Director of Building, Planning & Zoning; Thomas Baird, Town Attorney; Robert Garlo, Town Manager  
**FROM:** Ruben Cruz, Senior Planner  
**DATE:** June 25, 2024

Please notify the Building Department if you are unable to attend the hearing.  
772-545-0150

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A meeting of the Impact Review Committee of the Town of Jupiter Island will be held in the Island Room of the Town Hall at 2 Bridge Road on **Thursday, July 11, 2024, at 9:00 a.m.**

There are five (5) items on the agenda:

- 1. Approval of the Minutes** – From June 6, 2024, meetings.
- 2. 15 South Beach Road**  
The proposed renovation of the one-story residence, including a new roof, updated exterior finishes, an addition to the garage space, additional covered outdoor areas, and redesigned driveway and entrances.
- 3. 615 South Beach Road**  
The proposed installation of a new entry gate and a Clusia hedge to prevent trespassing on the property. (Approved by BOA at June 25, 2024, meeting with a condition to obtain a Martin County Right-of-Way Permit prior to submitting for a Town Building Permit.)
- 4. 494 South Beach Road**  
To Hoist a forty-one foot (41') custom Hinckley Sport Boat from a dock located within the middle one-third of the property, pursuant to Article X, Division II, Section 2.04.
- 5. Other Items:**
  - a) Next Meeting – August 1, 2024 (Meeting Date TBD)
  - b) Any other matters.

**1. Minutes of the June 6, 2024, meeting**

A copy of the minutes has been provided for your review.

**2. 15 South Beach Road**

**Request:**

This is the application of Dr. and Mrs. Thomas Terry, represented by Mitch Miller, of Village Architects, AIA, Inc., requesting the following:

The proposed renovation of the one-story residence, including a new roof, updated exterior finishes, an addition to the garage space, additional covered outdoor areas, and redesigned driveway and entrances.

**Site Analysis:**

<b>Address: 15 South Beach Rd</b>			
Zoning District:	B-40 1 Acre Estate Residential District		
<b>Development Standards</b>	<b>Required/Permitted</b>	<b>Existing</b>	<b>Proposed</b>
Lot Area:	1 acre	1.39982 Acres	N/A
Lot Width:	140 ft	250.20 ft	N/A
Floor Area/Living Space:	8,733 ft	3,665 sf	4,194 sf
Front Yard Setback:	50 ft	73' 10 ¼"	72' 11 ½"
Rear Yard Setback:	Rear Yard Per Ord 376- Exhibit "C"	9' 9 ¼" to WFSL	4' 11 1/8" to WFSL
Side Yard Setback:	One Story: 20 ft  Two Story: 25 ft	North: 77' 11 ¾" South: 60' 1 ¾" North: N/A South: N/A	North: 69' South: 52' 1 1/8" North: N/A South: N/A
Initial Measuring Point ("IMP"):		20.5' NAVD	20.5' NAVD
Fill:	3 ft		No fill Proposed
Roof Height: One-Story-Sloped: Two-Story-Sloped:	22 ft 30 ft	20' 1 ½" N/A	19' 7 5/8" N/A
Exterior Wall Height: One-Story: Two- Story:	14 ft 22 ft	12' 11 7/8" N/A	13' 5 5/8" N/A
Parking Spaces: (1 per Bedroom)	3 Spaces		4 Spaces
Driveway Setback:	8 ft	North: 17' 7" South: N/A	North: 21' 6 1/8" South: 25' 9 3/8"
Landscape Area:	50%	82.3%	77.8%
Elevation of LHSM:	13.5' NAVD	19'+/- NAVD	19'+/- NAVD
FEMA Flood Zone:	Zone "X", Zone "VE" (BFE 8)		
Elevation of Finish Floor:	12" above Base Flood Elevation (BFE)	21.99' NAVD	21.99' NAVD

**Background:**

The applicant acquired the subject property on November 5, 1997. The current residence was constructed in 1958 and the applicant wants to modify the existing structure. As per the proposed plans and Impact Review Committee (IRC) application, the request before you is for the renovation of the one-story residence, including a new roof, updated exterior finishes, an addition to the garage space, additional covered outdoor areas, and redesigned driveway and entrances.

Please note that this application was submitted and in process prior to the recent adoption of Ordinance No. 393 and received a waiver from the Town Commission to proceed with their applications for Staff Review, Board of Adjustment, and Impact Review Committee.

**Staff Review / Findings:**

As part of the development review process for such a project, Staff Review members reviewed the application/plans of the proposed project and provided review comments to the applicant for them to address. Upon the applicant receiving and addressing those comments satisfactorily, the application was then allowed to move forward to the next step of the review process (i.e., IRC).

Regarding the landscaping for the project, and during staff review, Mr. Fischer of King Tree Service has issued a comment letter to assist the IRC in their review of the project. (Please see attached letter).

Currently, Staff has not received any letters from neighboring property owners. Please note that any letters received will be provided to the IRC members via email and a hard copy.

In addition to the formal application, the applicant has provided written responses to the Town standards for Impact Review regarding the Town standards for development. Staff finds that the application and plans address the nine (9) standards for Impact Review, found in Article X, Section 2.02, for development. The application is now before you, so that the Impact Review Committee can determine whether those standards listed below are satisfied:

***Sec. 2.02. Standards for impact review.***

*The decision-maker shall approve an application for impact review approval if the applicant demonstrates that:*

- A. The proposed development will not adversely affect the public interest; and*
- B. The proposed development is consistent with the surrounding neighborhood character; and*
- C. The visibility of the proposed development from public rights-of-way, adjacent properties, the beach, the ocean and the intracoastal waterway is minimized in a manner that is consistent with the surrounding neighborhood character; and*
- D. The landscape treatment along the front lot line is comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of 1,000 feet in both directions; and*
- E. The proposed ingress and egress is functionally adequate with regard to vehicular and pedestrian safety, separation of automotive traffic, traffic flow and control, provision of services, servicing of utilities, refuse collection, and access in case of fire, catastrophe or emergency; and*
- F. Proposed screens and buffers are sufficient to ensure compatibility of uses and buildings with adjacent properties; and*

- G. *The location, design and character of lighting and sound will not adversely affect adjacent properties; and*
- H. *The proposed stormwater management system is sufficient to prevent runoff from adversely affecting adjacent properties; and*
- I. *The proposed development is designed and located so that all buildings are screened from view from adjacent properties and public roads such that the visual character of the proposed development from adjacent properties and public roads is predominantly natural, landscape plant material, and land forms.*

Subject to obtaining any required outside agency's approval, the proposed project complies with the Town's Land Development Regulations; is compliant with the underlying zoning district; and is compliant with the Comprehensive Plan. Staff recommends implementing conditions of approval that the IRC deem appropriate. (Please note that the Development Order will state any conditions applied by the IRC.) Below are conditions to be considered:

- Silt screen shall be installed and maintained along the front, side, and rear yard area facing the ocean.
- Construction Buffer and fence/mesh screening shall be installed prior to commencement of construction and maintained during construction.
- Dumpster and portable toilet shall be screened from public view.
- Connection fees due to South Martin Regional Utility shall be satisfied prior to issuance of Certificate of Occupancy or Certificate of Completion.
- Applicant will adhere to Public Safety Review comments (see attached memorandum).
- Please note additional comments from the Town or SMRU may follow at any time during the review process (i.e., Building Permit, etc.).
- Please note additional requirements may be requested prior to issuance of Building Permit (i.e. DEP permit, Connection Fees, etc.).

### **3. 615 South Beach Road**

#### **Request:**

This is the application of Mr. and Mrs. Lake Lytal III, represented by Dustin Mizell of Environmental Design Group, requesting the following:

The proposed installation of a new entry gate and a Clusia hedge to prevent trespassing on the property.

**Site Analysis:**

<b>Address: 615 South Beach Road</b>			
Zoning District:	B-40 1-Acre Estate Residential District		
<b>Development Standards</b>	<b>Required/Permitted</b>	<b>Existing</b>	<b>Proposed</b>
Lot Area:	1 acre	0.82 acres	0.82 acres
Lot Width:	140 ft	101.36 ft	101.36 ft
Front Yard Setback (Gate):	One-third of the depth of the required front yard: 16'8"	None on West portion	22 ft into ROW, 3 ft behind existing sidewalk and 15 ft from edge of existing roadway
Gate Height:	6 ft	N/A	5 ft
Driveway Side Setback:	8 ft	N/A	North: 46'5" South: 42'3"

**Planned Date of Construction:** Summer 2024

\*= Received BOA approval

**Background:**

The applicant acquired the subject property on August 26, 2020. The current residence was completed and issued a Certificate of Occupancy on January 12, 2024. The subject parcel is intersected by South Beach Road as it has an eastern portion abutting the ocean and a western portion abutting the intracoastal waterway. The applicant wants to make modifications to the western portion of the subject property that abuts the intracoastal waterway and has an existing dock. As per the proposed plans, and IRC application, the applicant is requesting the installation of an entry gate on the western portion that would be located in the right-of-way. To go before the Impact Review Committee (IRC) for approval of the proposed project, the applicant must receive a variance approval from the Board of Adjustment regarding their request. As per the proposed plans and application submitted, the Board of Adjustments (BOA) approved the applicant's request at the June 25, 2024 meeting with a condition (the applicant must receive and provide an approved Martin County right-of-way Permit upon submittal of a Town Building Permit application), and the concurrent IRC application will move forward to the IRC.

**Staff Review / Findings:**

As part of the development review process for such a project, Staff Review members reviewed the application/plans of the proposed project and provided review comments to the applicant for them to address. Upon the applicant receiving and addressing those comments satisfactorily, the application was then allowed to move forward to the next step of the review process (i.e., IRC).

Regarding the landscaping for the project, and during staff review, Mr. Fischer of King Tree Service has issued a comment letter to assist the IRC in their review of the project. (Please see attached letter).

Currently, Staff has not received any letters from neighboring property owners. Please note that any letters received will be provided to the IRC members via email and a hard copy.

In addition to the formal application, the applicant has provided written responses to the Town standards for Impact Review regarding the Town standards for development and demolition. Staff finds that the

application and plans address the nine (9) standards for Impact Review, found in Article X, Section 2.02, for development. The application is now before you, so that the Impact Review Committee can determine whether those standards listed below are satisfied:

***Sec. 2.02. Standards for impact review.***

*The decision-maker shall approve an application for impact review approval if the applicant demonstrates that:*

- A. The proposed development will not adversely affect the public interest; and*
- B. The proposed development is consistent with the surrounding neighborhood character; and*
- C. The visibility of the proposed development from public rights-of-way, adjacent properties, the beach, the ocean and the intracoastal waterway is minimized in a manner that is consistent with the surrounding neighborhood character; and*
- D. The landscape treatment along the front lot line is comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of 1,000 feet in both directions; and*
- E. The proposed ingress and egress is functionally adequate with regard to vehicular and pedestrian safety, separation of automotive traffic, traffic flow and control, provision of services, servicing of utilities, refuse collection, and access in case of fire, catastrophe or emergency; and*
- F. Proposed screens and buffers are sufficient to ensure compatibility of uses and buildings with adjacent properties; and*
- G. The location, design and character of lighting and sound will not adversely affect adjacent properties; and*
- H. The proposed stormwater management system is sufficient to prevent runoff from adversely affecting adjacent properties; and*
- I. The proposed development is designed and located so that all buildings are screened from view from adjacent properties and public roads such that the visual character of the proposed development from adjacent properties and public roads is predominantly natural, landscape plant material, and land forms.*

As approved by the BOA, the IRC's review and approval, and any required outside agency's approval (i.e., Martin County), the proposed project will then comply with the Town's Land Development Regulations; will comply with the underlying zoning district; and will comply with the Comprehensive Plan. Staff recommends implementing conditions of approval that the IRC deem appropriate. (Please note that the Development Order will state any conditions applied by the IRC.) Below are conditions to considered:

- Per the BOA's approval, the applicant must receive and provide an approved Martin County right-of-way Permit upon submittal of a Town Building Permit application.
- Silt screen shall be installed and maintained along the front, side, and rear yard areas.
- If used/needed the dumpster and portable toilet shall be screened from public view an placement shall be reviewed and approved by Town staff prior to installation.
- Applicant will adhere to Public Safety Review comments (see attached memorandum).
- Please note additional comments from the Town may follow at any time during the review process (i.e., Building Permit, etc.).
- Please note additional requirements may be requested prior to issuance of Building Permit.

**4. 494 South Beach Road**

**Request:**

This is the application of John M. Adams, TTE of the John Adams Trust-2001, u/t/d 7/16/2001, represented by Jared Gaylord, Esq. of Marc R. Gaylord, P.A., requesting the following:

To Hoist a forty-one foot (41’) custom Hinckley Sport Boat from a dock located within the middle one-third of the property, pursuant to Article X, Division II, Section 2.04.

**Site Analysis:**

<b>Address: 494 South Beach Road</b>			
Zoning District:	B-40 1-Acre Estate Residential District		
<b>Development Standards</b>	<b>Required/Permitted</b>	<b>Existing</b>	<b>Proposed</b>
Lot Area:	1 acre	1.47869 acres	1.47869 acres
Lot Width:	140 ft	192.21 ft	192.21 ft
Placement (Dock/Boat):	Middle One-third (1/3) of the lot width:	Middle 1/3	Middle 1/3
<b>Maximum Size Hoisted Boat:</b>	31 ft	N/A	<b>41 ft</b>

**Planned Date of Construction:** Summer 2024

**Background:**

The applicant acquired the subject property on July 31, 2020. The existing residence was constructed in 1997 along with the current conforming dock. The applicant wants to modify the dock, as per the proposed plans and request that is before the Impact Review Committee (IRC).

**Staff Review / Findings:**

As part of the development review process for such a project, Staff Review members reviewed the application/plans of the proposed project and provided review comments to the applicant for them to address. Upon the applicant receiving and addressing those comments satisfactorily, the application was then allowed to move forward to the next step of the review process (i.e., IRC).

Regarding the landscaping for the project, and during staff review, Mr. Fischer of King Tree Service has issued a comment letter to assist the IRC in their review of the project. (Please see attached letter).

Currently, Staff has not received any letters from neighboring property owners. Please note that any letters received will be provided to the IRC members via email and a hard copy.

In addition to the formal application, the applicant has provided written responses to the Town standards for Impact Review regarding the Town standards for development. Staff finds that the application and plans address the ten (10) standards for Impact Review, found in Article X, Section 2.04, for development. The application is now before you, so that the Impact Review Committee can determine whether those standards listed below are satisfied:

***Sec. 2.04. Standards for impact review of hoisted boats in excess of 31 feet in length or in excess of eight feet in height above mean high water.***

*The decision-maker shall approve an application for a hoisted boat that exceeds the maximum length and/or height if the applicant demonstrates that:*

- A. *The proposed hoisted boat will not adversely affect the public interest; and*

- B. *The proposed hoisted boat is consistent with the surrounding neighborhood character; and*
- C. *The visibility of the proposed hoisted boat from public rights-of-way and adjacent properties is minimized in a manner that is consistent with the surrounding neighborhood character; and*
- D. *The landscape buffer along the side property lines minimizes the visibility of the proposed hoisted boat; and*
- E. *The proposed hoisted boat will not cause substantial injury to the value of any other property in the neighborhood where it is to be located; and*
- F. *The proposed hoisted boat will be compatible with adjoining properties and the intended purpose of the district in which it is to be located; and*
- G. *The proposed hoisted boat will not result in an obvious departure from the aesthetic character of the neighborhood; and*
- H. *The proposed hoisted boat is situated in a manner that does not materially obstruct the waterfront views from neighboring property; and*
- I. *The proposed hoisted boat will be associated with a dock which is conforming to all town regulations; and*
- J. *The proposed hoisted boat does not exceed 41 feet in length or contain more than two levels.*

Subject to obtaining any required outside agency's approval, the proposed project complies with the Town's Land Development Regulations; is compliant with the underlying zoning district; and is compliant with the Comprehensive Plan. Staff recommends implementing conditions of approval that the IRC deem appropriate. (Please note that the Development Order will state any conditions applied by the IRC.) Below are conditions to be considered:

- Please note additional comments from the Town may follow at any time during the review process.
- Please note additional requirements may be requested prior to issuance of Building Permit (i.e. DEP permit, Connection Fees, etc.).

**5. Other Items:**

- a) Next Meeting – August 1, 2024 (Meeting Date TBD)
- b) Other Items

# TOWN OF JUPITER ISLAND MEMORANDUM



**TO:** Members of the Impact Review Committee  
**CC:** Catherine Harding, Director of Building, Planning & Zoning; Thomas Baird, Town Attorney; Robert Garlo, Town Manager  
**FROM:** Ruben Cruz, Senior Planner  
**DATE:** June 25, 2024

**Please notify the Building Department if you are unable to attend the hearing.  
772-545-0150**

---

A meeting of the Impact Review Committee of the Town of Jupiter Island will be held in the Island Room of the Town Hall at 2 Bridge Road on **Thursday, July 11, 2024, at 9:00 a.m.**

There are five (5) items on the agenda:

- 1. Approval of the Minutes** – From June 6, 2024, meetings.
- 2. 15 South Beach Road**  
The proposed renovation of the one-story residence, including a new roof, updated exterior finishes, an addition to the garage space, additional covered outdoor areas, and redesigned driveway and entrances.
- 3. 615 South Beach Road**  
The proposed installation of a new entry gate and a Clusia hedge to prevent trespassing on the property. (Approved by BOA at June 25, 2024, meeting with a condition to obtain a Martin County Right-of-Way Permit prior to submitting for a Town Building Permit.)
- 4. 494 South Beach Road**  
To Hoist a forty-one foot (41') custom Hinckley Sport Boat from a dock located within the middle one-third of the property, pursuant to Article X, Division II, Section 2.04.
- 5. Other Items:**
  - a) Next Meeting – August 1, 2024 (Meeting Date TBD)
  - b) Any other matters.

**1. Minutes of the June 6, 2024, meeting**

A copy of the minutes has been provided for your review.

**2. 15 South Beach Road**

**Request:**

This is the application of Dr. and Mrs. Thomas Terry, represented by Mitch Miller, of Village Architects, AIA, Inc., requesting the following:

The proposed renovation of the one-story residence, including a new roof, updated exterior finishes, an addition to the garage space, additional covered outdoor areas, and redesigned driveway and entrances.

**Site Analysis:**

<b>Address: 15 South Beach Rd</b>			
Zoning District:	B-40 1 Acre Estate Residential District		
<b>Development Standards</b>	<b>Required/Permitted</b>	<b>Existing</b>	<b>Proposed</b>
Lot Area:	1 acre	1.39982 Acres	N/A
Lot Width:	140 ft	250.20 ft	N/A
Floor Area/Living Space:	8,733 ft	3,665 sf	4,194 sf
Front Yard Setback:	50 ft	73' 10 ¼"	72' 11 ½"
Rear Yard Setback:	Rear Yard Per Ord 376- Exhibit "C"	9' 9 ¼" to WFSL	4' 11 1/8" to WFSL
Side Yard Setback:	One Story: 20 ft  Two Story: 25 ft	North: 77' 11 ¾" South: 60' 1 ¾" North: N/A South: N/A	North: 69' South: 52' 1 1/8" North: N/A South: N/A
Initial Measuring Point ("IMP"):		20.5' NAVD	20.5' NAVD
Fill:	3 ft		No fill Proposed
Roof Height:			
One-Story-Sloped:	22 ft	20' 1 ½"	19' 7 5/8"
Two-Story-Sloped:	30 ft	N/A	N/A
Exterior Wall Height:			
One-Story:	14 ft	12' 11 7/8"	13' 5 5/8"
Two- Story:	22 ft	N/A	N/A
Parking Spaces: (1 per Bedroom)	3 Spaces		4 Spaces
Driveway Setback:	8 ft	North: 17' 7" South: N/A	North: 21' 6 1/8" South: 25' 9 3/8"
Landscape Area:	50%	82.3%	77.8%
Elevation of LHSM:	13.5' NAVD	19'+/- NAVD	19'+/- NAVD
FEMA Flood Zone:	Zone "X", Zone "VE" (BFE 8)		
Elevation of Finish Floor:	12" above Base Flood Elevation (BFE)	21.99' NAVD	21.99' NAVD

**Background:**

The applicant acquired the subject property on November 5, 1997. The current residence was constructed in 1958 and the applicant wants to modify the existing structure. As per the proposed plans and Impact Review Committee (IRC) application, the request before you is for the renovation of the one-story residence, including a new roof, updated exterior finishes, an addition to the garage space, additional covered outdoor areas, and redesigned driveway and entrances.

Please note that this application was submitted and in process prior to the recent adoption of Ordinance No. 393 and received a waiver from the Town Commission to proceed with their applications for Staff Review, Board of Adjustment, and Impact Review Committee.

**Staff Review / Findings:**

As part of the development review process for such a project, Staff Review members reviewed the application/plans of the proposed project and provided review comments to the applicant for them to address. Upon the applicant receiving and addressing those comments satisfactorily, the application was then allowed to move forward to the next step of the review process (i.e., IRC).

Regarding the landscaping for the project, and during staff review, Mr. Fischer of King Tree Service has issued a comment letter to assist the IRC in their review of the project. (Please see attached letter).

Currently, Staff has not received any letters from neighboring property owners. Please note that any letters received will be provided to the IRC members via email and a hard copy.

In addition to the formal application, the applicant has provided written responses to the Town standards for Impact Review regarding the Town standards for development. Staff finds that the application and plans address the nine (9) standards for Impact Review, found in Article X, Section 2.02, for development. The application is now before you, so that the Impact Review Committee can determine whether those standards listed below are satisfied:

***Sec. 2.02. Standards for impact review.***

*The decision-maker shall approve an application for impact review approval if the applicant demonstrates that:*

- A. The proposed development will not adversely affect the public interest; and*
- B. The proposed development is consistent with the surrounding neighborhood character; and*
- C. The visibility of the proposed development from public rights-of-way, adjacent properties, the beach, the ocean and the intracoastal waterway is minimized in a manner that is consistent with the surrounding neighborhood character; and*
- D. The landscape treatment along the front lot line is comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of 1,000 feet in both directions; and*
- E. The proposed ingress and egress is functionally adequate with regard to vehicular and pedestrian safety, separation of automotive traffic, traffic flow and control, provision of services, servicing of utilities, refuse collection, and access in case of fire, catastrophe or emergency; and*
- F. Proposed screens and buffers are sufficient to ensure compatibility of uses and buildings with adjacent properties; and*

- G. *The location, design and character of lighting and sound will not adversely affect adjacent properties; and*
- H. *The proposed stormwater management system is sufficient to prevent runoff from adversely affecting adjacent properties; and*
- I. *The proposed development is designed and located so that all buildings are screened from view from adjacent properties and public roads such that the visual character of the proposed development from adjacent properties and public roads is predominantly natural, landscape plant material, and land forms.*

Subject to obtaining any required outside agency's approval, the proposed project complies with the Town's Land Development Regulations; is compliant with the underlying zoning district; and is compliant with the Comprehensive Plan. Staff recommends implementing conditions of approval that the IRC deem appropriate. (Please note that the Development Order will state any conditions applied by the IRC.) Below are conditions to be considered:

- Silt screen shall be installed and maintained along the front, side, and rear yard area facing the ocean.
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- Applicant will adhere to Public Safety Review comments (see attached memorandum).
- Please note additional comments from the Town or SMRU may follow at any time during the review process (i.e., Building Permit, etc.).
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### **3. 615 South Beach Road**

#### **Request:**

This is the application of Mr. and Mrs. Lake Lytal III, represented by Dustin Mizell of Environmental Design Group, requesting the following:

The proposed installation of a new entry gate and a Clusia hedge to prevent trespassing on the property.

**Site Analysis:**

<b>Address: 615 South Beach Road</b>			
Zoning District:	B-40 1-Acre Estate Residential District		
<b>Development Standards</b>	<b>Required/Permitted</b>	<b>Existing</b>	<b>Proposed</b>
Lot Area:	1 acre	0.82 acres	0.82 acres
Lot Width:	140 ft	101.36 ft	101.36 ft
Front Yard Setback (Gate):	One-third of the depth of the required front yard: 16'8"	None on West portion	22 ft into ROW, 3 ft behind existing sidewalk and 15 ft from edge of existing roadway
Gate Height:	6 ft	N/A	5 ft
Driveway Side Setback:	8 ft	N/A	North: 46'5" South: 42'3"

**Planned Date of Construction:** Summer 2024

\*= Received BOA approval

**Background:**

The applicant acquired the subject property on August 26, 2020. The current residence was completed and issued a Certificate of Occupancy on January 12, 2024. The subject parcel is intersected by South Beach Road as it has an eastern portion abutting the ocean and a western portion abutting the intracoastal waterway. The applicant wants to make modifications to the western portion of the subject property that abuts the intracoastal waterway and has an existing dock. As per the proposed plans, and IRC application, the applicant is requesting the installation of an entry gate on the western portion that would be located in the right-of-way. To go before the Impact Review Committee (IRC) for approval of the proposed project, the applicant must receive a variance approval from the Board of Adjustment regarding their request. As per the proposed plans and application submitted, the Board of Adjustments (BOA) approved the applicant's request at the June 25, 2024 meeting with a condition (the applicant must receive and provide an approved Martin County right-of-way Permit upon submittal of a Town Building Permit application), and the concurrent IRC application will move forward to the IRC.

**Staff Review / Findings:**

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application and plans address the nine (9) standards for Impact Review, found in Article X, Section 2.02, for development. The application is now before you, so that the Impact Review Committee can determine whether those standards listed below are satisfied:

**Sec. 2.02. Standards for impact review.**

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- A. The proposed development will not adversely affect the public interest; and*
- B. The proposed development is consistent with the surrounding neighborhood character; and*
- C. The visibility of the proposed development from public rights-of-way, adjacent properties, the beach, the ocean and the intracoastal waterway is minimized in a manner that is consistent with the surrounding neighborhood character; and*
- D. The landscape treatment along the front lot line is comparable to the character and quantity of the streetscape along lot frontage on the same public road for a distance of 1,000 feet in both directions; and*
- E. The proposed ingress and egress is functionally adequate with regard to vehicular and pedestrian safety, separation of automotive traffic, traffic flow and control, provision of services, servicing of utilities, refuse collection, and access in case of fire, catastrophe or emergency; and*
- F. Proposed screens and buffers are sufficient to ensure compatibility of uses and buildings with adjacent properties; and*
- G. The location, design and character of lighting and sound will not adversely affect adjacent properties; and*
- H. The proposed stormwater management system is sufficient to prevent runoff from adversely affecting adjacent properties; and*
- I. The proposed development is designed and located so that all buildings are screened from view from adjacent properties and public roads such that the visual character of the proposed development from adjacent properties and public roads is predominantly natural, landscape plant material, and land forms.*

As approved by the BOA, the IRC's review and approval, and any required outside agency's approval (i.e., Martin County), the proposed project will then comply with the Town's Land Development Regulations; will comply with the underlying zoning district; and will comply with the Comprehensive Plan. Staff recommends implementing conditions of approval that the IRC deem appropriate. (Please note that the Development Order will state any conditions applied by the IRC.) Below are conditions to considered:

- Per the BOA's approval, the applicant must receive and provide an approved Martin County right-of-way Permit upon submittal of a Town Building Permit application.
- Silt screen shall be installed and maintained along the front, side, and rear yard areas.
- If used/needed the dumpster and portable toilet shall be screened from public view an placement shall be reviewed and approved by Town staff prior to installation.
- Applicant will adhere to Public Safety Review comments (see attached memorandum).
- Please note additional comments from the Town may follow at any time during the review process (i.e., Building Permit, etc.).
- Please note additional requirements may be requested prior to issuance of Building Permit.

**4. 494 South Beach Road**

**Request:**

This is the application of John M. Adams, TTE of the John Adams Trust-2001, u/t/d 7/16/2001, represented by Jared Gaylord, Esq. of Marc R. Gaylord, P.A., requesting the following:

To Hoist a forty-one foot (41') custom Hinckley Sport Boat from a dock located within the middle one-third of the property, pursuant to Article X, Division II, Section 2.04.

**Site Analysis:**

<b>Address: 494 South Beach Road</b>			
Zoning District:	B-40 1-Acre Estate Residential District		
<b>Development Standards</b>	<b>Required/Permitted</b>	<b>Existing</b>	<b>Proposed</b>
Lot Area:	1 acre	1.47869 acres	1.47869 acres
Lot Width:	140 ft	192.21 ft	192.21 ft
Placement (Dock/Boat):	Middle One-third (1/3) of the lot width:	Middle 1/3	Middle 1/3
<b>Maximum Size Hoisted Boat:</b>	31 ft	N/A	<b>41 ft</b>

**Planned Date of Construction:** Summer 2024

**Background:**

The applicant acquired the subject property on July 31, 2020. The existing residence was constructed in 1997 along with the current conforming dock. The applicant wants to modify the dock, as per the proposed plans and request that is before the Impact Review Committee (IRC).

**Staff Review / Findings:**

As part of the development review process for such a project, Staff Review members reviewed the application/plans of the proposed project and provided review comments to the applicant for them to address. Upon the applicant receiving and addressing those comments satisfactorily, the application was then allowed to move forward to the next step of the review process (i.e., IRC).

Regarding the landscaping for the project, and during staff review, Mr. Fischer of King Tree Service has issued a comment letter to assist the IRC in their review of the project. (Please see attached letter).

Currently, Staff has not received any letters from neighboring property owners. Please note that any letters received will be provided to the IRC members via email and a hard copy.

In addition to the formal application, the applicant has provided written responses to the Town standards for Impact Review regarding the Town standards for development. Staff finds that the application and plans address the ten (10) standards for Impact Review, found in Article X, Section 2.04, for development. The application is now before you, so that the Impact Review Committee can determine whether those standards listed below are satisfied:

***Sec. 2.04. Standards for impact review of hoisted boats in excess of 31 feet in length or in excess of eight feet in height above mean high water.***

*The decision-maker shall approve an application for a hoisted boat that exceeds the maximum length and/or height if the applicant demonstrates that:*

- A. *The proposed hoisted boat will not adversely affect the public interest; and*

- B. *The proposed hoisted boat is consistent with the surrounding neighborhood character; and*
- C. *The visibility of the proposed hoisted boat from public rights-of-way and adjacent properties is minimized in a manner that is consistent with the surrounding neighborhood character; and*
- D. *The landscape buffer along the side property lines minimizes the visibility of the proposed hoisted boat; and*
- E. *The proposed hoisted boat will not cause substantial injury to the value of any other property in the neighborhood where it is to be located; and*
- F. *The proposed hoisted boat will be compatible with adjoining properties and the intended purpose of the district in which it is to be located; and*
- G. *The proposed hoisted boat will not result in an obvious departure from the aesthetic character of the neighborhood; and*
- H. *The proposed hoisted boat is situated in a manner that does not materially obstruct the waterfront views from neighboring property; and*
- I. *The proposed hoisted boat will be associated with a dock which is conforming to all town regulations; and*
- J. *The proposed hoisted boat does not exceed 41 feet in length or contain more than two levels.*

Subject to obtaining any required outside agency's approval, the proposed project complies with the Town's Land Development Regulations; is compliant with the underlying zoning district; and is compliant with the Comprehensive Plan. Staff recommends implementing conditions of approval that the IRC deem appropriate. (Please note that the Development Order will state any conditions applied by the IRC.) Below are conditions to be considered:

- Please note additional comments from the Town may follow at any time during the review process.
- Please note additional requirements may be requested prior to issuance of Building Permit (i.e. DEP permit, Connection Fees, etc.).

**5. Other Items:**

- a) Next Meeting – August 1, 2024 (Meeting Date TBD)
- b) Other Items