

**AGENDA
TOWN OF JUPITER ISLAND
IMPACT REVIEW COMMITTEE MEETING
THURSDAY, NOVEMBER 7, 2024, 9:00 AM
ISLAND ROOM – TOWN HALL – 2 BRIDGE ROAD**

AGENDA

CALL TO ORDER AND COMMENTS*

ACTION ITEMS

1. Minutes of the Impact Review Committee held on July 11, 2024

2. 216 South Beach Road

This is the application of 216 SBR, LLC, represented by M. Timothy Hanlon, Esq. of Alley, Maass, Rogers & Lindsay P.A., requesting the following:

The demolition of the existing improvements, except for the pump house and dock which are to remain. The pump house is needed to maintain the irrigation system.

3. 615 South Beach

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.

4. 214 South Beach

This is the application of Gate House South Properties, LLC (Williams' Residence), represented by Jared Gaylord, Esq. of Marc R. Gaylord, P.A., requesting the following:

The proposed renovation and addition to the existing residence and structures, complete with enhancements to the landscaping and hardscaping for the property.

5. Other Items*

a. Next Meeting - December 5, 2024 - No Items*

b. Other Matters*

** No advanced materials provided*

IMPACT REVIEW COMMITTEE

Bonnie Schiralli - Chair

Judy Holden – Vice Chair

Valerie McNeely

Page 2

Jennifer Madden

Eleanor Seaman

Marshall Field V, Alternate

Maria Bayazid, Alternate

Christina Whitney, 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 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, JULY 11, 2024**

TIME: Thursday, July 11, 2024 – 9:00 a.m.
PLACE: Town Hall – Island Room
PRESENT: Present at Town Hall were Vice Chair Judy Holden, Member Jennifer Madden and Alternate Member Marshall Field V. Also present were Building Department Director Catherine Harding, Senior Planner Ruben Cruz, and Town Clerk Kimberly Kogos. Attorney Thomas Baird was absent.

Vice Chair Holden called the meeting to order at 9:04 a.m.

Vice Chair Holden 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 introduced themselves. Vice Chair Holden established a quorum, noting the absence of Town Attorney Thomas Baird, and introduced Town Clerk Kimberly Kogos, Building Director Catherine Harding and Senior Planner Ruben Cruz. She also established voting members.

Town Clerk Kogos swore in those intending to speak including Attorney Jared Gaylord of Marc R. Gaylord; Richard Rutledge of Innocenti and Webel; Jeremy Bowerman of Jeck, Harris, Raynor & Jones; Sam Miller of Village Architects; Catherine Harding and Senior Planner Ruben Cruz.

1. Minutes of the meeting held June 6, 2024

MOTION: *Field/Madden moved to approve the minutes of the June 6, 2024, IRC meeting, as edited.*

ACTION: *Motion passed 5-0.*

2. 15 South Beach

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.

Ex-Parte Communication

- *Vice Chair Holden stated that she visited the property, read all materials, and had no ex-parte communication.*
- *Member Madden stated that she visited the property and spoke with someone who she believes was the landscaper, read all materials and had no other ex-parte communication.*
- *Alternate Member Field stated that he read all the materials but has not visited the property.*

Senior Planner Cruz introduced the application and provided background information. He explained the staff review and findings, 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 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.).

Mr. Richard Rutledge represented the applicant, as Mitch Miller was not able to attend. Mr. Rutledge provided a presentation beginning with aerial views and site photographs of the property. He displayed the property survey and existing floor plans, followed by the proposed site plan. He reviewed the site data calculations and proposed floor plans. He provided elevations.

Alternate Member Field asked to confirm that all portions of the proposed plan and structure are behind the coastal setback lines. Mr. Rutledge confirmed.

Mr. Rutledge provided the landscape plan and reviewed the existing vegetation removal and relocation plan as well as the construction staging plan. He reviewed the proposed landscape plan, elevations and the plant materials.

Mr. Rutledge reviewed the civil plans including the site drainage and septic system plan and drainage specifications.

Vice Chair Holden asked about the effect of an ocean surge. Mr. Rutledge showed the location of a swale and the drainage areas.

Public Comment:

Senior Planner Ruben Cruz provided written questions provided by neighbor Maria Bayazid including:

- Will the addition of the new southern driveway affect her driveway's visibility?
- How close is it to her existing driveway?
- Will landscaping trucks park there to load and unload equipment blocking visibility of southbound vehicles, cyclists or pedestrians?
- Will any vehicle entering or exiting this driveway block visibility?
- What is the surface material? Will it be fixed or a loose stone, which when driven on is audible?
- Recently, a significant amount of the privacy buffer, (maybe 50-60 percent) between her property and 15 South Beach has been removed. Some may have been invasive materials, what is the timeline to replace this privacy buffer?
- What is the construction timeline?

Mr. Rutledge addressed the location of the new 19' 4" gravel driveway, which includes a brick apron and edging. He mentioned that the driveway would be circular to facilitate easier access for landscaping vehicles. The site triangles would remain unaffected.

Mr. Rutledge also explained the significant buffers in place. Vice Chair Holden inquired about the construction timeline.

Mr. Rutledge confirmed that while the house renovation would not begin until May 2025, the implementation of the staging buffer would start as soon as possible and be completed this summer

Discussion included concern of construction fencing and gates for an extended period. It was recommended that the south gate to remain in place. Director Harding would consider the staging request until May 1, 2025 if submitted in writing.

MOTION: Madden/Field moved to approve the application including conditions presented by staff and construction buffer fencing/gates timeline as discussed based on 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 3-0.*

3. 615 South Beach

This application was previously withdrawn.

4. 494 South Trail

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.

Ex-Parte Communication

- *Vice Chair Holden stated that she visited the property, 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.*
- *Alternate Member Field stated that he had no ex-parte communication.*

Mr. Cruz introduced the application and provided background information and introduced the applicant's agent.

Attorney Jared Gaylord representing the Adams family provided a presentation beginning with aerial views of the property and dock. He provided the survey and section views of the proposed hoist.

There was discussion regarding the height of the top of the boat when on the hoist.

Mr. Cruz stated that staff did not receive any comments from abutting neighbors or those notified.

Vice Chair Holden expressed concern regarding the visibility of the hoisted boat since it is perpendicular to the property line. Attorney Gaylord showed neighboring properties where the boats are docked perpendicular to the property line as well, albeit those boats are smaller than the proposed Hinkley yacht. He showed the buffer line between the neighboring properties.

Public Comment:

There was no public comment.

MOTION: *Madden/Field moved to approve the application with the 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 2.04 for impact review.*

ACTION: *Motion passed 2-1. Vice Chair Holden voted nay.*

5. Other Items

- a. Next Meeting – August TBD

Senior Planner Cruz confirmed that no applications were received for the August 1, 2024 meeting so it would be cancelled.

- b. Other matters

No other matters were discussed.

6. Adjournment

Vice Chair Holden adjourned the meeting at 10:05 a.m.

Respectfully submitted,

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: September 17, 2024
***Updated October 24, 2024- Items re-ordered**

**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, November 7, 2024, at 9:00 a.m.**

There are five (5) items on the agenda:

- 1. Approval of the Minutes** – From July 11, 2024, meetings.
- 2. 216 South Beach Road**
The demolition of the existing improvements, except for the pump house and dock which are to remain. The pump house is needed to maintain the irrigation system. The remaining property will have accessory structures without being attached to a single family detached dwelling.
- 3. 615 South Beach Road**
The proposed installation of a new entry gate and a clusia hedge to prevent trespassing on the property. Martin County Right-of-Way permit has been secured.
- 4. 214 South Beach Road**
The proposed renovation and addition to the existing residence and structures, complete with enhancements to the landscaping and hardscaping for the property.
- 5. Other Items:**
 - a) Next Meeting – December 5, 2024 (No Items)
 - b) Any other matters.

1. Minutes of the July 11, 2024, meeting

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

2. 216 South Beach Road

Request:

This is the application of 216 SBR, LLC, represented by M. Timothy Hanlon, Esq. of Alley, Maass, Rogers & Lindsay P.A., requesting the following:

The demolition of the existing improvements, except for the pump house and dock which are to remain. The pump house is needed to maintain the irrigation system.

Site Analysis:

Address: 216 South Beach Rd			
Zoning District:	A-80 2 Acre Estate Residential District		
	Required/Permitted	Existing	Proposed
Lot Area:	2 Acres	6.29418 Acres	6.29418 Acres
Lot Width:	140 ft	338.03 ft	338.03 ft
Living Space/Floor Area:	N/A sf	N/A sf	N/A sf
Front Yard Setback:	50 ft	N/A sf	N/A sf
Rear Yard Setback:	50 ft	N/A sf	N/A sf
Side Yard Setback:	One Story: 20 ft Two Story: 25 ft	North: N/A South: N/A North: N/A South: N/A	North: N/A South: 46.25 ft North: 111.7 ft South: N/A
Initial Measuring Point (“IMP”):		N/A	N/A
Fill:	3 ft		N/A
Roof Height:			
One-Story-Sloped:	22 ft	N/A	N/A
Two-Story-Sloped:	30 ft	N/A	N/A
Exterior Wall Height:			
One-Story:	14 ft	N/A	N/A
Two- Story:	22 ft	N/A	N/A
Parking Spaces: (1 per Bedroom)			
Driveway Setback:	8 ft		> than 8ft
Landscape Area:	50%	N/A	N/A
Elevation of LHSM:	N/A		N/A
FEMA Flood Zone:	Zone “X” & “AE” (EL 4)		
Elevation of Finish Floor:	12” above Base Flood Elevation (BFE)	Main House: N/A	Main House: N/A
Planned Date of Construction:			September 2024

Background:

The applicant acquired the subject property on May 13, 2024. As per the proposed IRC plans and application, the request before you is to demolish the existing residence, guesthouse, garage, driveway with parking area, and tennis court. The existing nonconforming dock (exceeds 500 sf), pumphouse (will serve to irrigate the property), and entry apron are to remain.

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. Please note, the remaining property will have accessory structures without being incidental to a single family detached dwelling. 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 demolition. Staff finds that the application and plans address the eight (8) Standards for Impact Review, found in Article X, Section 2.03 for demolition. The application is now before you, so that the Impact Review Committee can determine whether those standards listed below are satisfied:

Sec. 2.03. Standards for impact review of demolition applications.

The decision-maker shall approve an application for approval of the demolition of an existing structure or building if the applicant demonstrates that:

- A. The proposed demolition will not adversely affect the public interest; and*
- B. The proposed demolition will result in the complete removal of all evidence of the former structure or building; and*
- C. If the demolition affects all of the buildings on the lot, all impermeable surfaces that were accessory to the demolished structures or buildings, including but not limited to driveways, terraces, courts, slabs, and foundations, will also be removed; and*
- D. The landscape treatment along the front lot line will remain 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, or will be planted such that it is comparable to the character and quantity of said streetscape if its existing condition is that it is not comparable in character or quantity; and*
- E. The building or structure proposed for demolition does not meet the standards for landmark designation set out in article VIII, section 1.02; and*
- F. The demolition will not unnecessarily affect existing landscape buffers, and landscape buffers that are affected will be restored upon completion of the demolition.*
- G. The demolition will be staged such that:*
 - 1. Noise will be minimized in terms of duration and volume; and*

2. *Demolition equipment will be screened from view from neighboring properties and public rights-of-way to the maximum feasible extent; and*
 3. *No traffic on public streets in the town will be stopped during the period from November 1 to April 15; and*
 4. *Debris will be removed from the site in a manner that minimizes the number and length of additional trips on the public streets in the town; and*
 5. *Dust will be contained to the maximum practicable extent; and*
 6. *Demolition activities will have a minimal impact on adjacent infrastructure.*
 7. *Buildings proposed for demolition will receive pest control services to control rodents before and after the demolition.*
- H. *All exposed soil will be stabilized with plant material within ten days of completion of the demolition.*

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:

- 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 demolition and maintained during construction.
- Dumpster and portable toilet shall be screened from public view.
- 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., 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:

Address: 615 South Beach Road			
Zoning District:	B-40 1-Acre Estate Residential District		
Development Standards	Required/Permitted	Existing	Proposed
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	20 ft into ROW, and 18 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). Since that BOA approval the applicant has obtained the Martin County right-of-way Permit, 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 applicant did secure a Martin County Right-of-Way permit. With that, 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, subject to 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 be 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.
- Town Building Permit will also be subject to Martin County's "Conditions of Permit" as listed on the applicant Right-of-way 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 and 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. 214 South Beach Road

Request:

This is the application of Gate House South Properties, LLC (Williams’ Residence), represented by Jared Gaylord, Esq. of Marc R. Gaylord, P.A., requesting the following:

The proposed renovation and addition to the existing residence and structures, complete with enhancements to the landscaping and hardscaping for the property.

Site Analysis:

Address: 214 South Beach Rd			
Zoning District:	A-80 2 Acre Estate Residential District		
	Required/Permitted	Existing	Proposed
Lot Area:	2 Acres	1.86997 Acres	1.86997 Acres
Lot Width:	140 ft	345.56 ft	345.56 ft
Living Space/Floor Area:	10,166.8 sf	6,036.5 sf	9,422.5 sf
Front Yard Setback:	50 ft	111.66 ft	58.06 ft
Rear Yard Setback:	50 ft	59.67 ft	51.46 ft
Side Yard Setback:	One Story: 20 ft Two Story: 25 ft	North: 151.81 ft South: 111.47 ft North: 151.81 ft South: 111.47 ft	North: 111.7 ft South: 46.25 ft North: 111.7 ft South: 46.25 ft
Initial Measuring Point (“IMP”):		12.27 ft NAVD	12.21 ft NAVD
Fill:	3 ft		Less than 3 ft
Roof Height:			
One-Story-Sloped:	22 ft	17’ 1 5/8”	17’ 4 ½”
Two-Story-Sloped:	30 ft	22’ 4”	22’ 4”
Exterior Wall Height:			
One-Story:	14 ft	11’ 9 5/8”	13’ 7”
Two- Story:	22 ft	19’ 11 1/8”	19’ 1”
Parking Spaces: (1 per Bedroom)	7 Spaces		9 Spaces
Driveway Setback:	8 ft		8.5 ft
Landscape Area:	50%	70%	66 %
Elevation of LHSM:	N/A		N/A
FEMA Flood Zone:	Zone “X” (Minimal Flood Hazard)		
Elevation of Finish Floor:	12” above Base Flood Elevation (BFE)	Main House: 13.54’ Carriage House: 12.9’	Main House: 13.54’ Carriage House: 12.91’ Garage: 12.91’
Planned Date of Construction:			September 2024

Background:

The applicant acquired the subject property on June 1, 2022. The residence was constructed sometime after 1900, and the applicant wants to make some improvements and modifications to the existing property. As per the proposed plans and Impact Review Committee (IRC) application, the request is for the renovation of the existing residence and structures, complete with enhancements to the landscaping and hardscaping for the property.

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 IRC'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.
- 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. Connection Fees, etc.).

5. Other Items:

- a) Next Meeting – December 5, 2024 (No Items)
- 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: September 17, 2024
***Updated October 24, 2024- Items re-ordered**

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

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There are five (5) items on the agenda:

- 1. Approval of the Minutes** – From July 11, 2024, meetings.
- 2. 216 South Beach Road**
The demolition of the existing improvements, except for the pump house and dock which are to remain. The pump house is needed to maintain the irrigation system. The remaining property will have accessory structures without being attached to a single family detached dwelling.
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 - a) Next Meeting – December 5, 2024 (No Items)
 - b) Any other matters.

1. Minutes of the July 11, 2024, meeting

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

2. 216 South Beach Road

Request:

This is the application of 216 SBR, LLC, represented by M. Timothy Hanlon, Esq. of Alley, Maass, Rogers & Lindsay P.A., requesting the following:

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Lot Width:	140 ft	338.03 ft	338.03 ft
Living Space/Floor Area:	N/A sf	N/A sf	N/A sf
Front Yard Setback:	50 ft	N/A sf	N/A sf
Rear Yard Setback:	50 ft	N/A sf	N/A sf
Side Yard Setback:	One Story: 20 ft Two Story: 25 ft	North: N/A South: N/A North: N/A South: N/A	North: N/A South: 46.25 ft North: 111.7 ft South: N/A
Initial Measuring Point (“IMP”):		N/A	N/A
Fill:	3 ft		N/A
Roof Height:			
One-Story-Sloped:	22 ft	N/A	N/A
Two-Story-Sloped:	30 ft	N/A	N/A
Exterior Wall Height:			
One-Story:	14 ft	N/A	N/A
Two- Story:	22 ft	N/A	N/A
Parking Spaces: (1 per Bedroom)			
Driveway Setback:	8 ft		> than 8ft
Landscape Area:	50%	N/A	N/A
Elevation of LHSM:	N/A		N/A
FEMA Flood Zone:	Zone “X” & “AE” (EL 4)		
Elevation of Finish Floor:	12” above Base Flood Elevation (BFE)	Main House: N/A	Main House: N/A
Planned Date of Construction:			September 2024

Background:

The applicant acquired the subject property on May 13, 2024. As per the proposed IRC plans and application, the request before you is to demolish the existing residence, guesthouse, garage, driveway with parking area, and tennis court. The existing nonconforming dock (exceeds 500 sf), pumphouse (will serve to irrigate the property), and entry apron are to remain.

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. Please note, the remaining property will have accessory structures without being incidental to a single family detached dwelling. 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 demolition. Staff finds that the application and plans address the eight (8) Standards for Impact Review, found in Article X, Section 2.03 for demolition. The application is now before you, so that the Impact Review Committee can determine whether those standards listed below are satisfied:

Sec. 2.03. Standards for impact review of demolition applications.

The decision-maker shall approve an application for approval of the demolition of an existing structure or building if the applicant demonstrates that:

- A. The proposed demolition will not adversely affect the public interest; and*
- B. The proposed demolition will result in the complete removal of all evidence of the former structure or building; and*
- C. If the demolition affects all of the buildings on the lot, all impermeable surfaces that were accessory to the demolished structures or buildings, including but not limited to driveways, terraces, courts, slabs, and foundations, will also be removed; and*
- D. The landscape treatment along the front lot line will remain 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, or will be planted such that it is comparable to the character and quantity of said streetscape if its existing condition is that it is not comparable in character or quantity; and*
- E. The building or structure proposed for demolition does not meet the standards for landmark designation set out in article VIII, section 1.02; and*
- F. The demolition will not unnecessarily affect existing landscape buffers, and landscape buffers that are affected will be restored upon completion of the demolition.*
- G. The demolition will be staged such that:*
 - 1. Noise will be minimized in terms of duration and volume; and*

2. *Demolition equipment will be screened from view from neighboring properties and public rights-of-way to the maximum feasible extent; and*
 3. *No traffic on public streets in the town will be stopped during the period from November 1 to April 15; and*
 4. *Debris will be removed from the site in a manner that minimizes the number and length of additional trips on the public streets in the town; and*
 5. *Dust will be contained to the maximum practicable extent; and*
 6. *Demolition activities will have a minimal impact on adjacent infrastructure.*
 7. *Buildings proposed for demolition will receive pest control services to control rodents before and after the demolition.*
- H. *All exposed soil will be stabilized with plant material within ten days of completion of the demolition.*

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:

- 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 demolition and maintained during construction.
- Dumpster and portable toilet shall be screened from public view.
- 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., 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:

Address: 615 South Beach Road			
Zoning District:	B-40 1-Acre Estate Residential District		
Development Standards	Required/Permitted	Existing	Proposed
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	20 ft into ROW, and 18 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). Since that BOA approval the applicant has obtained the Martin County right-of-way Permit, 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 applicant did secure a Martin County Right-of-Way permit. With that, 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, subject to 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 be 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.
- Town Building Permit will also be subject to Martin County's "Conditions of Permit" as listed on the applicant Right-of-way 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 and 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. 214 South Beach Road

Request:

This is the application of Gate House South Properties, LLC (Williams’ Residence), represented by Jared Gaylord, Esq. of Marc R. Gaylord, P.A., requesting the following:

The proposed renovation and addition to the existing residence and structures, complete with enhancements to the landscaping and hardscaping for the property.

Site Analysis:

Address: 214 South Beach Rd			
Zoning District:	A-80 2 Acre Estate Residential District		
	Required/Permitted	Existing	Proposed
Lot Area:	2 Acres	1.86997 Acres	1.86997 Acres
Lot Width:	140 ft	345.56 ft	345.56 ft
Living Space/Floor Area:	10,166.8 sf	6,036.5 sf	9,422.5 sf
Front Yard Setback:	50 ft	111.66 ft	58.06 ft
Rear Yard Setback:	50 ft	59.67 ft	51.46 ft
Side Yard Setback:	One Story: 20 ft Two Story: 25 ft	North: 151.81 ft South: 111.47 ft North: 151.81 ft South: 111.47 ft	North: 111.7 ft South: 46.25 ft North: 111.7 ft South: 46.25 ft
Initial Measuring Point (“IMP”):		12.27 ft NAVD	12.21 ft NAVD
Fill:	3 ft		Less than 3 ft
Roof Height:			
One-Story-Sloped:	22 ft	17’ 1 5/8”	17’ 4 ½”
Two-Story-Sloped:	30 ft	22’ 4”	22’ 4”
Exterior Wall Height:			
One-Story:	14 ft	11’ 9 5/8”	13’ 7”
Two- Story:	22 ft	19’ 11 1/8”	19’ 1”
Parking Spaces: (1 per Bedroom)	7 Spaces		9 Spaces
Driveway Setback:	8 ft		8.5 ft
Landscape Area:	50%	70%	66 %
Elevation of LHSM:	N/A		N/A
FEMA Flood Zone:	Zone “X” (Minimal Flood Hazard)		
Elevation of Finish Floor:	12” above Base Flood Elevation (BFE)	Main House: 13.54’ Carriage House: 12.9’	Main House: 13.54’ Carriage House: 12.91’ Garage: 12.91’
Planned Date of Construction:			September 2024

Background:

The applicant acquired the subject property on June 1, 2022. The residence was constructed sometime after 1900, and the applicant wants to make some improvements and modifications to the existing property. As per the proposed plans and Impact Review Committee (IRC) application, the request is for the renovation of the existing residence and structures, complete with enhancements to the landscaping and hardscaping for the property.

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 IRC'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.
- 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. Connection Fees, etc.).

5. Other Items:

- a) Next Meeting – December 5, 2024 (No Items)
- 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: September 17, 2024
***Updated October 24, 2024- Items re-ordered**

**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, November 7, 2024, at 9:00 a.m.**

There are five (5) items on the agenda:

- 1. Approval of the Minutes** – From July 11, 2024, meetings.
- 2. 216 South Beach Road**
The demolition of the existing improvements, except for the pump house and dock which are to remain. The pump house is needed to maintain the irrigation system. The remaining property will have accessory structures without being attached to a single family detached dwelling.
- 3. 615 South Beach Road**
The proposed installation of a new entry gate and a clusia hedge to prevent trespassing on the property. Martin County Right-of-Way permit has been secured.
- 4. 214 South Beach Road**
The proposed renovation and addition to the existing residence and structures, complete with enhancements to the landscaping and hardscaping for the property.
- 5. Other Items:**
 - a) Next Meeting – December 5, 2024 (No Items)
 - b) Any other matters.

1. Minutes of the July 11, 2024, meeting

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

2. 216 South Beach Road

Request:

This is the application of 216 SBR, LLC, represented by M. Timothy Hanlon, Esq. of Alley, Maass, Rogers & Lindsay P.A., requesting the following:

The demolition of the existing improvements, except for the pump house and dock which are to remain. The pump house is needed to maintain the irrigation system.

Site Analysis:

Address: 216 South Beach Rd			
Zoning District:	A-80 2 Acre Estate Residential District		
	Required/Permitted	Existing	Proposed
Lot Area:	2 Acres	6.29418 Acres	6.29418 Acres
Lot Width:	140 ft	338.03 ft	338.03 ft
Living Space/Floor Area:	N/A sf	N/A sf	N/A sf
Front Yard Setback:	50 ft	N/A sf	N/A sf
Rear Yard Setback:	50 ft	N/A sf	N/A sf
Side Yard Setback:	One Story: 20 ft Two Story: 25 ft	North: N/A South: N/A North: N/A South: N/A	North: N/A South: 46.25 ft North: 111.7 ft South: N/A
Initial Measuring Point (“IMP”):		N/A	N/A
Fill:	3 ft		N/A
Roof Height:			
One-Story-Sloped:	22 ft	N/A	N/A
Two-Story-Sloped:	30 ft	N/A	N/A
Exterior Wall Height:			
One-Story:	14 ft	N/A	N/A
Two- Story:	22 ft	N/A	N/A
Parking Spaces: (1 per Bedroom)			
Driveway Setback:	8 ft		> than 8ft
Landscape Area:	50%	N/A	N/A
Elevation of LHSM:	N/A		N/A
FEMA Flood Zone:	Zone “X” & “AE” (EL 4)		
Elevation of Finish Floor:	12” above Base Flood Elevation (BFE)	Main House: N/A	Main House: N/A
Planned Date of Construction:			September 2024

Background:

The applicant acquired the subject property on May 13, 2024. As per the proposed IRC plans and application, the request before you is to demolish the existing residence, guesthouse, garage, driveway with parking area, and tennis court. The existing nonconforming dock (exceeds 500 sf), pumphouse (will serve to irrigate the property), and entry apron are to remain.

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. Please note, the remaining property will have accessory structures without being incidental to a single family detached dwelling. 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 demolition. Staff finds that the application and plans address the eight (8) Standards for Impact Review, found in Article X, Section 2.03 for demolition. The application is now before you, so that the Impact Review Committee can determine whether those standards listed below are satisfied:

Sec. 2.03. Standards for impact review of demolition applications.

The decision-maker shall approve an application for approval of the demolition of an existing structure or building if the applicant demonstrates that:

- A. The proposed demolition will not adversely affect the public interest; and*
- B. The proposed demolition will result in the complete removal of all evidence of the former structure or building; and*
- C. If the demolition affects all of the buildings on the lot, all impermeable surfaces that were accessory to the demolished structures or buildings, including but not limited to driveways, terraces, courts, slabs, and foundations, will also be removed; and*
- D. The landscape treatment along the front lot line will remain 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, or will be planted such that it is comparable to the character and quantity of said streetscape if its existing condition is that it is not comparable in character or quantity; and*
- E. The building or structure proposed for demolition does not meet the standards for landmark designation set out in article VIII, section 1.02; and*
- F. The demolition will not unnecessarily affect existing landscape buffers, and landscape buffers that are affected will be restored upon completion of the demolition.*
- G. The demolition will be staged such that:*
 - 1. Noise will be minimized in terms of duration and volume; and*

2. *Demolition equipment will be screened from view from neighboring properties and public rights-of-way to the maximum feasible extent; and*
 3. *No traffic on public streets in the town will be stopped during the period from November 1 to April 15; and*
 4. *Debris will be removed from the site in a manner that minimizes the number and length of additional trips on the public streets in the town; and*
 5. *Dust will be contained to the maximum practicable extent; and*
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 7. *Buildings proposed for demolition will receive pest control services to control rodents before and after the demolition.*
- H. *All exposed soil will be stabilized with plant material within ten days of completion of the demolition.*

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:

- 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 demolition and maintained during construction.
- Dumpster and portable toilet shall be screened from public view.
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- Please note additional requirements may be requested prior to issuance of Building Permit (i.e., 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:

Address: 615 South Beach Road			
Zoning District:	B-40 1-Acre Estate Residential District		
Development Standards	Required/Permitted	Existing	Proposed
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	20 ft into ROW, and 18 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). Since that BOA approval the applicant has obtained the Martin County right-of-way Permit, 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 applicant did secure a Martin County Right-of-Way permit. With that, the application was then allowed to move forward to the next step of the review process (i.e., IRC).

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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*
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As approved by the BOA, subject to 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 be 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.
- Town Building Permit will also be subject to Martin County's "Conditions of Permit" as listed on the applicant Right-of-way 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 and placement shall be reviewed and approved by Town staff prior to installation.
- Applicant will adhere to Public Safety Review comments (see attached memorandum).
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- Please note additional requirements may be requested prior to issuance of Building Permit.

4. 214 South Beach Road

Request:

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	Required/Permitted	Existing	Proposed
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Side Yard Setback:	One Story: 20 ft Two Story: 25 ft	North: 151.81 ft South: 111.47 ft North: 151.81 ft South: 111.47 ft	North: 111.7 ft South: 46.25 ft North: 111.7 ft South: 46.25 ft
Initial Measuring Point (“IMP”):		12.27 ft NAVD	12.21 ft NAVD
Fill:	3 ft		Less than 3 ft
Roof Height:			
One-Story-Sloped:	22 ft	17’ 1 5/8”	17’ 4 ½”
Two-Story-Sloped:	30 ft	22’ 4”	22’ 4”
Exterior Wall Height:			
One-Story:	14 ft	11’ 9 5/8”	13’ 7”
Two- Story:	22 ft	19’ 11 1/8”	19’ 1”
Parking Spaces: (1 per Bedroom)	7 Spaces		9 Spaces
Driveway Setback:	8 ft		8.5 ft
Landscape Area:	50%	70%	66 %
Elevation of LHSM:	N/A		N/A
FEMA Flood Zone:	Zone “X” (Minimal Flood Hazard)		
Elevation of Finish Floor:	12” above Base Flood Elevation (BFE)	Main House: 13.54’ Carriage House: 12.9’	Main House: 13.54’ Carriage House: 12.91’ Garage: 12.91’
Planned Date of Construction:			September 2024

Background:

The applicant acquired the subject property on June 1, 2022. The residence was constructed sometime after 1900, and the applicant wants to make some improvements and modifications to the existing property. As per the proposed plans and Impact Review Committee (IRC) application, the request is for the renovation of the existing residence and structures, complete with enhancements to the landscaping and hardscaping for the property.

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 IRC'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.
- 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. Connection Fees, etc.).

5. Other Items:

- a) Next Meeting – December 5, 2024 (No Items)
- b) Other Items