

**AGENDA
TOWN OF JUPITER ISLAND
BOARD OF ADJUSTMENT MEETING
THURSDAY, JANUARY 30, 2025, 9:00 AM
ISLAND ROOM – TOWN HALL – 2 BRIDGE ROAD**

ROLL CALL AND COMMENTS

BOARD ACTION ITEMS

1. Minutes of the June 25, 2025, Board of Adjustment Meeting
2. 1 SE Estrada Road
3. Other Items
 - a. Next Meeting - To Be Determined*
 - b. Other Items from the Board*

** No advanced materials provided*

BOARD OF ADJUSTMENT

Vacant, Chair

Mark Newman, Vice Chair

Hugh O’Kane

Jodi Dines

Nancy Auth

Stephanie Flinn

Deane Blazie, Alternate

Truman Hobbs, Alternate

Walter McCormack, Alternate

TOWN STAFF

Robert Garlo, Town Manager

Catherine Harding, Director of Building

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
BOARD OF ADJUSTMENT MEETING
Tuesday, June 25, 2024 – 9:00 a.m.



TIME: Tuesday, June 25, 2024 - 9:00 a.m.

PLACE: Town Hall - Island Room

PRESENT: Present in person were Chair Marjorie Graham, Members Nancy Auth, and Jodi Dines. Also present were Building Department Director Catherine Harding, Senior Planner Ruben Cruz, Town Clerk Kimberly Kogos and Town Attorney Thomas Baird.

Chair Marjorie Graham called the meeting to order at 9:03 a.m. She introduced the Board members and clarified all were voting members. She determined there was a quorum present.

1. Minutes of the meetings of May 30, 2024

MOTION: *Dines/Auth moved to approve the minutes of the May 30, 2024, Board of Adjustment meeting.*

ACTION: *The motion passed 3-0.*

All those intending to speak were sworn in including: Attorney Jared Gaylord of Marc R. Gaylord P.A.; Chuck Yanette of Parker-Yanette Design Group; Mitch Miller of Village Architects; Shawn Toomey of Environment Design Group; Catherine Harding; and Senior Planner Ruben Cruz.

2. 15 North Beach Road

This is the application of Michael B. Katz, Trustee of The Longtail Jupiter Trust, u/t/d March 29, 2023, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

In accordance with Article X, Division V, Section 5.00, Standards for Approval of Variances, the applicant is requesting a variance to Article III, Division V, Section 5.02, H.,2.,a., Required Yards, in order to construct an elevator.

Ex-Parte Communication:

- *Chair Graham stated she had met with Senior Planner Cruz and visited the property.*
- *Member Auth stated she had met with Senior Planner Cruz and visited the property.*
- *Member Dines stated she had met with Senior Planner Cruz and visited the property.*

Senior Planner Cruz introduced the application and provided background, explaining the request to add an elevator to the residence. He noted a side-setback issue and provided potential recommendations to address this matter.

Attorney Jared Gaylord, representing the Plimpton family, greeted the Board and introduced the project team including Chuck Yanette and Mitch Miller. He showed aerial views of the property and explained the location of the proposed elevator addition. He noted that the neighbors spoke with each other to ensure support of the project. Attorney Gaylord provided the property survey and site plan followed by the site data calculations. He displayed partial floor plans and

elevations to explain the placement of the proposed elevator. He provided current site photographs and showed the landscape buffers along the property. Attorney Gaylord explained the construction staging plan for reference.

Public Comment:

There was no public comment.

MOTION: *Dines/Auth moved to approve the application and grant the variance as presented.*

ACTION: *The motion passed 3-0.*

3. 615 South Beach Road

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

In accordance with Article X, Division V, Section 5.00, Standards for Approval of Variances, the applicant is requesting a variance to Article IV, Division III, Section 3.16, Gates, in order to install an entry gate outside of the property line.

Ex-Parte Communication:

- *Chair Graham stated she had met with Senior Planner Cruz and visited the property.*
- *Member Auth stated she had visited the property with Senior Planner Cruz and drives by the property daily.*
- *Member Dines stated she had met with Senior Planner Cruz and visited the property.*

Senior Planner Cruz introduced the application and provided background, explaining that the request for a gate that is outside of the property line. He noted the residence is new construction with an existing dock. He explained that the proposed gate would limit access to the existing dock. Mr. Cruz added that a Martin County permit would be necessary as the gate would be located approximately 22 feet onto the County Right of Way (ROW). The County permit is a recommended condition of the variance approval.

Member Auth asked about the letter from Public Safety regarding conditions, and Senior Planner Cruz explained that all properties with gates must adhere to the Public Safety requirements.

Mr. Shawn Toomey, representing the property owner, greeted the Board and provided a brief presentation of the proposed gate. Chair Graham requested that the Standards be reviewed. Senior Planner Cruz reviewed the Standards (A-G that were included in the memorandum to the Board) that must be met for a variance.

Discussion ensued regarding the appropriate variance requestor (615 South Beach owner or the County who owns the ROW). Town Attorney Baird explained that the request should go before the County first, although Mr. Toomey stated that the County requested the Town's approval first.

Chair Graham questioned if the applicant meets all the Standards. Mr. Toomey referred to a letter submitted to the Board dated May 30, 2024, that was included in the Board packet. Member Auth stated that she does not see any standards that have not been met.

Public Comment:

There was no public comment.

MOTION: *Auth/Dines moved to approve the application and grant the variance based on the conditions discussed.*

- *Public Safety conditions/criteria*
- *Martin County permit required to construct within the ROW*

ACTION: *The motion passed 3-0.*

4. Other Items

A. Next Meeting – July 25, 2024 (If required – not at this time)

Senior Planner Cruz stated that there are no requests for July and will inform the Chair of any applications for August or September.

Chair Graham reminded the Board members of the state mandated Financial Disclosure Form 1 due by July 1, 2024.

B. Other Items

No other items were discussed.

The meeting was adjourned at 10:03 a.m.

Respectfully submitted,

Kimberly Kogos, Town Clerk



NOTICE OF PUBLIC HEARING
TO CITIZENS OF THE TOWN
OF JUPITER ISLAND, FLORIDA

BOARD OF ADJUSTMENT

A Public Hearing/Meeting will be held at the Jupiter Island Town Hall, 2 Bridge Rd, Hobe Sound, FL on **Thursday, January 30, 2025 at 9:00 am** for the purpose of considering the following application relating to the Town of Jupiter Island Land Development Regulations, Ordinance 283, as amended, insofar as the same is applicable to the following described property in the Town of Jupiter Island:

1 Estrada Rd- Bamboo Dorm - Jupiter Island Club

This is the of application of Jupiter Island Holdings, Inc, represented by Kevin Asbacher, AIA, of Asbacher Architecture requesting the following:

Request for relief from Article III, Division 9, Section 9.02C. Required yards. The required front yard setback on Gomez Road is 50 feet. The applicant is requesting a 30.4-foot front yard setback that matches the front yard setback of the existing building to be demolished on Gomez Road and;

Request to replace a nonconforming building under Article IX, Division 2. Nonconforming structures. Section 2.02. Nonconforming buildings. C. Replacement.
To demolish and replace the Bamboo Dormitory.

Plans are available for inspection at the Building Department at Town Hall Monday through Friday, 9:00 a.m. to 3:30 p.m.

The Board of Adjustment meeting may be viewed live, or any time after the meeting, via the Town's website: www.townofjupiterisland.com.

STATE MANDATED STATEMENT:

If a person decides to appeal any decision made by the board, agency, committee, 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 at Town Hall, 2 Bridge Road, Hobe Sound, FL 33455, telephone (772) 545-0100

Letters sent to the following: