

**AGENDA
TOWN OF JUPITER ISLAND
IMPACT REVIEW COMMITTEE MEETING
THURSDAY, MARCH 6, 2025, 9:00 AM
ISLAND ROOM – TOWN HALL – 2 BRIDGE ROAD**

CALL TO ORDER AND COMMENTS*

ACTION ITEMS

1. Minutes of the February 6, 2025 Impact Review Committee Meeting

2. 508 South Beach Road

The property is vacant land. The request is to construct a new one-story residence, with a pool, patio, a main driveway entrance with a gate and a service entry driveway with a gate, parking area, mechanical enclosures, a 3-bay garage, detached one story guest house, detached home office and gym and associated hardscaping and landscaping.

3. 302 South Beach Road

The property is vacant land. The request is to construct a new one-story residence, a 2-car garage, guesthouse, cabana, pool, sauna and pergola with new landscape and hardscape.

4. 169 South Beach Road

The request is to add a new 3 bay garage that will be attached to the main residence. The garage will have space to park 3 cars and room for storage. The new garage will not result in additional floor area due to the use of the non-habitable nature of the space and Ordinance No. 393.

5. Other Items*

- a. Next Meeting - April 3, 2025
- b. 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
Christina Whitney, Alternate

TOWN STAFF

Robert Garlo, Town Manager

Catherine Harding, Director of Building, Planning & Zoning

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, FEBRUARY 6, 2025**

TIME: Thursday, February 6, 2025 – 9:00 AM
PLACE: Town Hall Island Room – 2 Bridge Rd., Hobe Sound, FL
PRESENT: Present were Chair Bonnie Schiralli, Vice Chair Judy Holden, Members Valerie McNeely, and Eleanor Seaman, and Alternate Members Marshall Field V, Maria Bayazid and Christina Whitney. Also present were Town Manager Robert Garlo, Town Clerk Kimberly Kogos, Town Attorney Thomas Baird and IT Director Bill Sutton.

CALL TO ORDER AND COMMENTS*

Chair Schiralli called the meeting to order at 9:00 AM and read the purpose of the Impact Review Committee. into the record. She announced a quorum and introduced sitting/voting committee members which included all Regular Members and Alternate Member Field. She noted that Alternate Members Christina Whitney and Maria Bayazid were in attendance but not voting.

Town Clerk Kogos swore in those intending to speak including Kevin Ausbacher, Ausbacher Architecture; Richard Rutledge, Innocenti & Webel; and Ken Botsford who attended for Michael Feil of the Jupiter Island Club; and Building Director Catherine Harding.

ACTION ITEMS

1. Minutes of the November 7, 2024, Impact Review Meeting

MOTION: *Field/Holden moved to approve the minutes as presented.*

ACTION: *Motion passed 5-0.*

2. 1 Estrada Road - Bamboo Dorm - Jupiter Island Club

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

Demolish an existing two-story wood frame cottage, and construct a new, two-story 9,200 s.f. dormitory facility consisting of 31 small rooms, group bathrooms, lounge and a small laundry facility with new and enhanced landscaping. Relocate an existing drive south of the existing dorm that accesses Gomez Road, further to the south.

Ex-Parte Communication:

- *Chair Schiralli stated that she visited the property with Building Director Harding, read all materials, discussed parking with staff and Sergeant Lasaga, and had no additional ex-parte communication.*
- *Vice Chair Holden stated that she visited the property, read all materials, and had no ex-parte communication.*
- *Member McNeely stated that she was familiar with the property, read all materials, and had no ex-parte communication.*
- *Member Seaman stated that she visited the property, read all materials, and had no ex-parte*

communication.

- Alternate Member Field stated that he visited the property with Building Director Harding, read all materials, and had no ex-parte communication.

Catherine Harding introduced the application and provided background information.

Kevin Ausbacher provided a presentation beginning with the request and a visual display of the site plan and survey. He explained the parking area, foot paths, the demolition areas and new structure. He reviewed the floor plan of the new dormitory, including sleeping rooms, lounge, bathrooms, laundry and kitchen. He provided elevations to show the aesthetic of the two-story building. Mr. Ausbacher outlined potential impacts, noting reduced traffic as employees would be housed on-site. The site plan includes a hidden employee parking path and a relocated access drive to minimize visibility of back-of-house operations. The building will use a precast concrete system, with components made off-site. Demolition of the cottage is scheduled for May 1, with construction completed by October 31, ensuring no disruption to the next season.

Member McNeely asked about the color of the building materials. Mr. Ausbacher noted that the building and windows would be white with soft gray metal roof. He also answered Alternate Member Field's question that the structure will be built to current hurricane code and will include emergency generators.

Chair Schiralli asked about the new access road location and width for safety purposes. Mr. Ausbacher explained the location. Chair Schiralli commented concern regarding replacing a small cottage with a large 9,200 sq. ft. building. She noted the parking and asked where the staff currently park vs. where they will park in the future. Mr. Ausbacher explained the parking and noted that the staff will now live on campus and may not require a car. Additionally, as they will reside on campus, they will not drive on and off island during peak hours.

Vice Chair Holden referred to "hardship" in the code and asked the Town Attorney to elaborate on this point. Town Attorney Baird explained that there are seven standards that need to be met for a hardship. He noted that the BOA felt the standards had been met and granted a variance.

Vice Chair Holden expressed concern regarding the access road location and traffic flow. She expressed interest in making this a condition of approval.

Member McNeely asked about a hurricane event and asked about club liability regarding mandatory evacuation while club staff is in residence. Discussion ensued regarding this matter.

Chair Schiralli mentioned construction matters of concern and it was clarified that those matters had been reviewed and approved by the Board of Adjustment last week. She also asked about construction truck traffic.

Alternate Member Bayazid referred to the parking spaces and noted the entrance to the loading dock. She expressed concern regarding losing automobile parking and safety to the loading dock. Mr. Ausbacher explained the parking situation and the size of the space to accommodate large trucks and safety vehicles.

Alternate Member Whitney asked about parking and traffic, noting that employees come on and off the island on bikes and motorbikes. She expressed concern regarding the new parking area. Mr. Ausbacher noted that Mr. Rutledge will better explain the parking area and traffic direction.

Alternate Member Field suggested installing a mirror for better visibility.

Richard Rutledge reviewed the landscape plan, noting tree and planting relocation plans. He explained the staging plans for demolition as well as for the construction phase of the project. He noted the location of the dumpster and port-o-let. He reviewed new walking paths and additional vegetation around the structure and campus for staff mobility and privacy. Mr. Rutledge displayed and reviewed buffer elevations as well as the site triangle of the access road for safety purposes.

Chair Schiralli expressed concern regarding the buffering and asked for a denser landscape. Mr. Rutledge further explained the density of the proposed buffer and stated that he can better utilize the proposed trees to further shield the visibility of the building and roof.

Vice Chair Holden expressed concern regarding the traffic mirror suggested by Alternate Member Field regarding aesthetics and the actual need for the mirror.

Public Comment:

There was no public comment.

Town Attorney Baird reviewed the following conditions:

- Require directional one-way signs at exit and entrance locations as determined by public safety
- Require two-way mirror at exit of club if determined
- Revise landscape plan to include additional screening
- Construction trucks will go up Estrada and not onto South Beach Road (exiting on South Gomez to east on Estrada then north on South Beach Road)

MOTION: *Holden/McNeely moved to approve the application with recommended conditions.*

ACTION: *Motion passed 5-0.*

3. Other Items*

- a. Next Meeting - To be determined*

Building Director Harding indicated that there are applications for March. The next meeting will be March 6, 2025.

- b. Other Matters*

There were no other matters discussed.

Chair Schiralli adjourned the meeting at 9:58 AM.

Respectfully Submitted,

Kimberly Kogos, Town Clerk

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



IMPACT REVIEW COMMITTEE

A Public Meeting/Hearing will be held at the Jupiter Island Town Hall, 2 Bridge Road, Hobe Sound, FL on **March 6, 2025, at 9:00 a.m.** 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:

508 South Beach Rd

This is the application of Jupiter Boathouse, LLC, represented by Jared Gaylord, Esq. of Marc R. Gaylord P.A. requesting the following:

The property is vacant land. The request is to construct a new one-story residence, with a pool, patio, a main driveway entrance with a gate and a service entry driveway with a gate, parking area, mechanical enclosures, a 3-bay garage, detached one story guest house, detached home office and gym and associated hardscaping and landscaping.

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

By Order of
IMPACT REVIEW COMMITTEE
TOWN OF JUPITER ISLAND

February 20, 2025

STATE MANDATED STATEMENT:

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January 30, 2025

Catherine Harding
Town of Jupiter Island
2 SE Bridge Road
Hobe Sound, FL 33455

RE: 508 South Beach Road – BOA and IRC Development Request

Dear Mrs. Harding,

We are writing to support the request made by Jupiter Boathouse LLC, the owner of the property located at 508 South Beach Road, for additional fill to raise the elevation of this property. This fill will help align the property's grade with others in the 500 block, ensuring a consistent and harmonious elevation along this stretch of South Beach Road.

As you know, we received approval from the Town's Impact Review Committee for our home's construction in May of 2024, and our new home is currently under construction. The elevation of our property was carefully considered during the review process, and we understand the importance of maintaining a consistent grade across neighboring properties. This proposed fill will help achieve that goal, benefiting the neighborhood as a whole.

Based on the proposed development plans, we do not believe the fill will create a more visible structure. The proposed one-story design of the home, combined with landscape buffers, will ensure that view of the new residence will be minimal, if any. As you may know, 508 South Beach Road and our property at 512 South Beach Road were previously jointly owned. As a result, there was no significant landscape buffer between these two properties. We are happy to report that both the new owner at 508 South Beach and our family are taking steps to enhance this situation. We will be adding a dense landscape buffer, which, together with the neighbor's efforts, will provide a tall, lush, and effective screen between our properties, preventing any view of the residence from 512 South Beach Road.

Given these considerations, we fully support our neighbors Board of Adjustment request for additional fill at 508 South Beach Road and development request to the Impact Review Committee. We believe the new home and the proposed landscaping will enhance our community. We appreciate your time and consideration, and we trust that the Town will recognize the merits of this proposal and its positive impact on the neighborhood.

Sincerely,



Ryan and Shana Simovitch
512 South Beach Road

Lisa A. Wright
1.30.2025



TOWN OF JUPITER ISLAND
BUILDING DEPARTMENT
RECEIVED: 02/24/2025

January 30, 2025

Catherine Harding
Town of Jupiter Island
2 SE Bridge Road
Hobe Sound, FL 33455

RE: 508 South Beach Road
Board of Adjustment and Impact Review Requests

Dear Mrs. Harding,

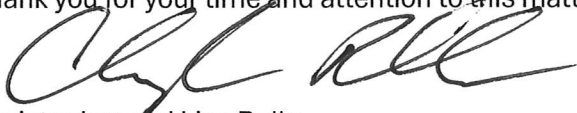
We are writing to express our full support for the development approval requests made by Jupiter Boathouse LLC, the owner of the property at 508 South Beach Road, to receive additional fill to raise the elevation of their property and construct a one-story residence. We understand that this request is aimed at improving the grade of the low-lying area, which will make the property more consistent with the elevation of our own property at 506 South Beach Road.

In 2020, we were granted similar relief by the Town's Board of Adjustment for an Initial Measuring Point application, which allowed us to raise the elevation of our home. We fully appreciate the importance of maintaining an appropriate and uniform grade, as it ensures the integrity of our neighborhood and minimizes potential flooding and drainage issues.

The proposed fill on the 508 South Beach Road property, as we understand it, will not result in a more visible structure than what could be built without the requested relief. The design of the proposed house is one-story and new landscape buffers will help maintain privacy and minimize the visual impact on the neighborhood and our family's property. As such, we do not believe this request will negatively affect the aesthetic or environmental qualities of the area in any way.

We trust the Town will give careful consideration to the merits of this application and recognize that the requested fill will bring the neighboring property to a level more consistent with the surrounding area, as was done with our own property. We support our neighbor's Board of Adjustment and Impact Review Committee requests and look forward to a continued collaborative relationship with our neighbors and the Town.

Thank you for your time and attention to this matter.



Christopher and Lisa Rollo
506 South Beach Road
Jupiter Island, FL 33469

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



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302 South Beach Rd

This is the application of HIF Partners LLC, represented by Jared Gaylord, Esq. of Marc R. Gaylord P.A. requesting the following:

The property is vacant land. The request is to construct a new one-story residence, a 2-car garage, guesthouse, cabana, pool, sauna and pergola with new landscape and hardscape.

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

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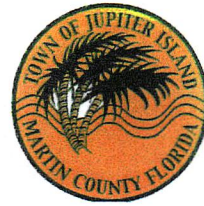
By Order of
**IMPACT REVIEW COMMITTEE
TOWN OF JUPITER ISLAND**

February 20, 2025

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ON BEHALF OF THE CHRISTINA GIDWITZ

FLORIDA TRUST, I SUPPORT THE 302 SOUTH BEACH CONSTRUCTION PROJECT.

By Order of
IMPACT REVIEW COMMITTEE
TOWN OF JUPITER ISLAND

25/FEB/2025
February 20, 2025

CHRISTINA KEMPE GOWB

STATE MANDATED STATEMENT:

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169 South Beach Rd

This is the application of S. Tucker S. Johnson and Charlotte Elizabeth Johnson, represented by Jared Gaylord, Esq. of Marc R. Gaylord P.A. requesting the following:

The request is to add a new 3 bay garage that will be attached to the main residence. The garage will have space to park 3 cars and room for storage. The new garage will not result in additional floor area due to the use of the non-habitable nature of the space and Ordinance No. 393.

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

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TOWN OF JUPITER ISLAND**

February 20, 2025

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