

**MINUTES
TOWN OF JUPITER ISLAND
BOARD OF ADJUSTMENT MEETING
THURSDAY, MARCH 28, 2024**

1. Minutes of the November 30, 2023, and January 29, 2024, Board of Adjustment Meetings

MOTION: *Newman/Auth moved to approve the minutes of the November 30, 2023, and January 29, 2024, Board of Adjustment meetings.*

ACTION: *The motion passed 5-0.*

2. 185 South Beach Road

In accordance with Article X, Division III, Section 3.00, General Alternative Development Standards, Article X, Division III, Section 3.02, Placement of more than 3' of Fill, the applicant is requesting to use Article IV, Division III, Section 3.01, Fill, in order to create a level surface between the proposed guest house and main residence for the pool terrace and to fill in the area where the old pool existed.

Director Harding stated that the application of 185 South Beach Road has been withdrawn and will not be heard today.

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

In accordance with Article X, Division III, Section 3.00, General Alternative Development Standards, Article X, Division III, Section 3.02, Placement of more than 3' of Fill, the applicant is requesting to use Article IV, Division III, Section 3.01, Fill, in order to create a level surface between the proposed guest house and main residence for the pool terrace and to fill in the area where the old pool existed.

3. 252 South Beach Road

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 move a gate from the northern driveway to a new southern driveway location and requesting a variance to Article IV, Division III, Section 3.06, Walls, Fences, and Bulkheads/Seawall, A., 1. a., Front Yards, in order to install a coquina wall in the area where the northern gate was previously.

This is the application of Mr. Edward Hamm, Jr., Trustee of the Edward Hamm Jr. Revocable Trust, represented by Jared Gaylord, Esq. of Marc R. Gaylord, P.A., requesting the following:

Ex-Parte Communication:

- *Chair Graham stated she drove by the property with Director Cruz, is familiar with the property from a previous hearing.*
- *Member Auth spoke to Director Cruz on the phone about the property.*
- *Member O'Kane stated he had no ex-parte communication.*
- *Member Dines stated she had visited the property and met with Director Cruz.*
- *Vice Chair Newman stated he had no ex-parte communication but is a neighboring property.*
- *Alternate Member E.B. Smith stated he visited the property and had no ex-parte communication.*

Director Ruben Cruz introduced the application of 252 South Beach Road and provided background

information as well as his recommendations.

Town Clerk Kogos swore in Attorney Jared Gaylord.

Attorney Jared Gaylord, representing Edward Hamm, greeted the Board. He began his presentation by displaying aerial photographs of the property and provided history of the property and prior application approvals. He reviewed the site location and photographs of the existing gate. He also corrected a typo in the materials, noting the proposed gate would be setback 15' from the edge of pavement and 10' setback from the right-of-way, for a total of 25'. Attorney Gaylord displayed photographs of the existing coral walls and proposed location for the new entrance.

Attorney Gaylord displayed the construction staging plan, displaying the new entrance, wall, and gate opening along South Beach Road. He reviewed the buffer enhancement plan and variance standards.

Chair Graham inquired about coordination of redevelopment of 252 South Beach Road with 251-255 South Beach Road properties. Attorney Gaylord explained the intent is to have architecturally similar designs on all properties. Discussion ensued about the properties.

Attorney Gaylord explained to the Board specifically the two requests.

Director Cruz asked for clarification of the setback measurement of the proposed gate. Attorney Gaylord explained his calculation of the setback. It was clarified that the gate will be setback 10' from the right-of-way with a total of 25' from the edge of road to the gate.

Public Comment:

There was no public comment.

Alternate Member Flinn asked about the existing two single-family homes. Attorney Gaylord provided clarification that anything forthcoming would fall in the existing zoning criteria of single-family home.

MOTION: Newman/Auth moved to approve the request for variance to fill the 13'5" gap coral wall to close the former entrance as well as the 12' height.

ACTION: The motion passed 5-0.

MOTION: Auth/Newman moved to approve the request for variance regarding the location of the proposed gate that will encroach in the front setback.

ACTION: The motion passed 5-0.

4. Other Items

- a. Next Meeting – April 25, 2024 – To be determined

The Board established that all members plan to attend the April meeting.

- b. Other Items

No other items were discussed.

The meeting was adjourned at 9:51 a.m.

