

**MINUTES  
TOWN OF JUPITER ISLAND  
BOARD OF ADJUSTMENT MEETING  
THURSDAY, JANUARY 30, 2025**

**TIME:** Thursday, January 30, 2025 – 9:00 AM  
**PLACE:** Town Hall Island Room – 2 Bridge Rd., Hobe Sound, FL  
**PRESENT:** Present were Vice Chair Mark Newman, Members Hugh O'Kane, Jody Dines, Nancy Auth and Stephanie Flinn, and Alternate Members Deane Blazie, Truman Hobbs, and Walter McCormack. Also present were Building Director Catherine Harding, Town Manager Robert Garlo, Town Clerk Kimberly Kogos, Town Attorney Thomas Baird and IT Director Bill Sutton.

**ROLL CALL AND COMMENTS**

**BOARD ACTION ITEMS**

1. Minutes of the June 25, 2025, Board of Adjustment Meeting

**MOTION:** *O’Kane/Auth moved to approve the minutes of the June 25, 2024, Board of Adjustment meeting.*

**ACTION:** *The motion passed 5-0.*

*All those intending to speak were sworn in including: Kevin Asbacher of Asbacher Architecture; Richard Rutledge of Innocenti & Webel; Michael Feil, General Manager and Chief Operating Officer Jupiter Island Club; and Building Director Catherine Harding.*

2. 1 SE Estrada Road

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.

**Ex-Parte Communication:**

- *Vice Chair Newman stated he had met with Building Director Harding and visited the property.*
- *Member O’Kane had no ex-parte communication.*
- *Member Auth stated she had met with Building Director Harding and visited the property.*
- *Member Dines stated she had met with Building Director Harding.*
- *Alternate Member Blazie had no ex-parte communication.*

Building Director Harding introduced the application and provided background information.

Kevin Asbacher, representing the applicant, greeted the Board and provided a brief history of the project.

He provided the existing property survey, site plan and proposed facility, followed by site data. He displayed partial floor plans and elevations.

Member Dines asked if the club had considered less prominent areas for expansion and inquired about the possibility of adding to the existing dorms behind the club. She also asked how many residents there were in total for all dorms. Mr. Asbacher explained the club had considered campus-wide options, including near the golf house, but determined the area was too small and would displace parking. He emphasized that the chosen location was the least impactful.

Mr. Feil stated that around 90 employees are currently housed on campus, with 30 off-campus. After the expansion, approximately 120 employees would be housed on campus, reducing traffic and daily commutes. The club hoped this would positively impact the town.

Member Dines expressed concern about the impact on residents, especially regarding traffic. Mr. Feil explained the expansion would reduce car and golf cart traffic but may increase foot traffic. Additional walkways have been added for safety. He also clarified that expanding the existing dorms was not feasible due to space limitations, and the Bamboo Cottage, needing replacement, would be removed to align with club and town standards.

Richard Rutledge of Innocenti & Webel reviewed the landscape plans, noting the relocation of approximately 70 trees to increase buffering. He further explained the two-phase construction staging and buffering along the south and Gomez Road. He displayed two landscape elevation renderings.

Member O'Kane inquired about the construction schedule, noting the intersection is busy. Mr. Rutledge confirmed they have developed a schedule, aiming to start and finish the project by May 1 or November 1 respectively of this year. The construction will involve walls built off-site and brought in and set with a crane for rapid progress. The goal is to complete it before the season to minimize disruption.

Member Auth expressed concerns about the project increasing the nonconformity of the structure, as the addition of a back portion would make it a larger nonconforming structure. Mr. Rutledge clarified that the new construction would not extend closer to the road than the existing bamboo structure and would align with other nearby structures. The back portion would be conforming, and the setback would meet the required line, with the closest structure being 50 feet from the road center.

Discussion continued about a nonconforming structure and setbacks.

Building Director Harding explained that if a nonconforming structure is demolished, it can only be replaced within the same footprint. Since this project expands the footprint, it is more nonconforming. She clarified that repairs could be made within the existing footprint, but rebuilding outside of it would require a variance, which the Board is considering.

Acting Chair Newman asked about the entrance, and Mr. Ausbacher clarified there would be no access off Gomez; all entrances would be at the backside, near the existing dorms. He explained the design aims to conceal the building, making it blend with the club property while having a more refined look compared to the existing dorms. The goal is to screen the structure as much as possible.

Member Dines commented on exceeding the footprint, and Mr. Ausbacher explained they explored other locations but found none better. He reiterated the project would reduce cars and traffic, benefiting both residents and club members, and justifying the variance.

Discussion continued about Gomez Road.

Town Attorney Baird explained that variances are specific to the property being considered, and precedent cannot be discussed. He noted that while applicants may reference other boards, variances are not determined based on previous cases, but solely on the request for the specific property.

Alternate Member McCormick asked about the setback, and Mr. Ausbacher clarified that it would align with the entire line of club buildings, with no building closer to Gomez Road than the existing structures, including the one furthest north.

Public Comment:

There was no public comment.

***MOTION: O’Kane/Blazie moved to approve the application and grant the variance as presented.***

***ACTION: The motion passed 3-2. Members Dines and Auth voted in opposition.***

3. Other Items

Building Director Harding stated that there may be one application to consider and will send correspondence to the Board.

- a. Next Meeting - To Be Determined\*
- b. Other Items from the Board\*

No other items were discussed.

The meeting was adjourned at 9:48 a.m.

Respectfully Submitted,

Kimberly Kogos, Town Clerk