

**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 Alternerate 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.

AGENDA

CALL TO ORDER AND COMMENTS*

Chair Schiralli called the meeting to order at 9am and read the purpose of the Impact Review Committee. 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 Sargeant 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*

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

- b. Other Matters*

No other matters.

Chair Schiralli adjourned the meeting at 9:58 AM.

Respectfully Submitted,

Kimberly Kogos, Town Clerk