

**MINUTES
TOWN OF JUPITER ISLAND
IMPACT REVIEW COMMITTEE MEETING
THURSDAY, MAY 1, 2025**

TIME: Thursday, May 1, 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, Jennifer Madden and Eleanor Seaman, and Alternate Member Maria Bayazid. Also present were Town Manager Robert Garlo, Town Clerk Kimberly Kogos, and Town Attorney Thomas Baird.

CALL TO ORDER AND COMMENTS*

Chair Schiralli called the meeting to order at 9:01AM and read the purpose of the Impact Review Committee. She established a quorum, and noted that all regular members would be voting today.

AGENDA

Town Clerk Kogos swore in potential speakers including: Attorney Jared Gaylord of Marc R. Gaylord P.A; Richard Rutledge, Innocenti & Webel; Chuck Yanette of Parker Yanette Design Group; Mitchell Miller of Village Architects AIA, Inc and Building Director Catherine Harding.

1. Approval of Minutes of the April 3, 2025 Impact Review Committee Meeting

A typo was pointed out where Vice Chair Holden was referred to as Director Holden. The error has been corrected.

MOTION: *Member Seaman/Vice Chair Holden moved to approve the minutes of the April 3, 2025 Impact Review Committee meeting as edited.*

ACTION: *Motion Passed 5-0*

Public Comment:

There was no public comment.

2. 103 North Beach Road, E-12 Residential District

Ex-Parte Communication:

- Chair Schiralli stated she visited the property with Director Harding, read all materials, and had no ex-parte communication.
- Vice Chair Holden stated she visited the property, read all materials, and had no ex-parte communication.
- Member Seaman stated she had driven by the property, read all materials, spoken with Director Harding, and had no ex-parte communication.
- Member McNeely stated she visited the property, read all materials, and had no ex-parte communication.
- Member Madden stated she visited the property with Director Harding, read all materials, and had

no ex-parte communication.

- Alternate Member Byazid stated she visited the property, read all materials, spoke with Director Harding, and had no ex-parte communication.

Director Harding introduced the application and provided background information. She noted that the applicant had addressed the criteria.

Attorney Jared Gaylord, representing AGTC JI Properties, LLC (Ed Curran owner) provided a presentation beginning with aerial views of the property which has been demolished, and site buffers are in place, including an 8' construction fence. He displayed the property survey highlighting the area in question. Attorney Gaylord showed the site and floor plans and explained a medical condition that justifies the addition of the elevator. He displayed the elevations showing the addition, followed by the site data and current site photographs of the property. A beach access point was discussed and noted construction is not impeding access to the beach.

Vice Chair Holden asked about the side setbacks that are tight. Attorney Gaylord explained the setback criteria and noted that the property will be inspected multiple times during the construction and prior to the certificate of occupancy.

Member McNeely asked about protection of the elevator since it is exterior. Attorney Gaylord explained it is enclosed.

Public Comment:

There was no public comment.

MOTION: *Vice Chair Holden/ Member McNeely moved to approve the application as presented.*

ACTION: *Motion Passed 5-0.*

3. 143 Gomez Road, D-25 Island Core Residential District

Ex-Parte Communication:

- Chair Schiralli stated she visited the property with Director Harding, read all materials, and had no ex-parte communication.
- Vice Chair Holden stated that she visited the property, read all materials, and had no ex-parte communication.
- Member Seaman stated that she visited the property, spoke with Director Harding, read all materials, and had no ex-parte communication.
- Member McNeely stated she visited the property, read all materials, and had no ex-parte communication.
- Member Madden stated she visited the property with Director Harding, read all materials, and had no ex-parte communication.
- Alternate Member Bayazid stated she visited the property, read all materials, spoke with Director Harding, and had no ex-parte communication.

Director Harding introduced the application and provided background information. She addressed a

drainage pipe that is on the site, explaining security measures.

Attorney Jared Gaylord, representing the Wilson family, introduced the project team and provided aerial photographs of the property as well as the survey. He explained the proposed project and provided current site photographs of the structure and property. He displayed the demolition and vegetation removal plans. He added that an 8' construction fence will be added along the perimeter of the property.

Mr. Richard Rutledge explained the current drainage system and noted that a new drainage system with exfiltration will be added and brought forward prior to construction. It was confirmed that the pipe leading into the current system will be covered.

Member Seaman asked about the timing of the project. Mr. Rutledge confirmed that the hope is to get the new structure closed in by November.

Public Comment:

There was no public comment.

MOTION: *Member McNeely/ Member Madden moved to approve the application with conditions as presented and discussed.*

ACTION: *Motion Passed 5-0.*

4. Other Items*

- a. Next Meeting Date - June 5, 2025*

Director Harding confirmed two applications that should be ready for the June 5, 2025 meeting. The Committee discussed availability for summer meetings. Members agreed to move the July meeting to July 10, 2025.

- b. Any Other Items*

There were no other items.

Chair Schiralli adjourned the meeting at 9:34am.

Respectfully Submitted,

Kimberly Kogos, Town Clerk