

**TOWN OF JUPITER INLET COLONY
Local Planning Agency Meeting Minutes
Town Administration Building
April 10, 2017**

1. The meeting was called to order by Mayor Comerford at 7:00 p.m.

Roll call for the record:

Mayor Daniel Comerford
Vice-Mayor Thomas DiSarno
Commissioner Jerry Legerton
Commissioner Milton Block
Commissioner Richard Busto

Town Administrator John Pruitt
Town Attorney Bill Doney

Others in attendance: 8 members of the community.

2. Public Comments: None
3. Vote: to Consider Recommendation of Ordinance 02-2017 to the Town Commission for First Reading

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER INLET COLONY, FLORIDA AMENDING APPENDIX A-ZONING CODE; BY AMENDING SECTION 1. DEFINITIONS AND RULES OF CONSTRUCTION. IN ORDER TO ADD DEFINITIONS OF "FLOOR AREA," "SINGLE STORY RESIDENCE," AND "TWO STORY RESIDENCE"; BY AMENDING SECTION 3. AUTHORITY. SUBSECTION (A) IN ORDER TO REVISE THE REVIEW AUTHORITY OF THE BUILDING AND ZONING COMMITTEE; BY AMENDING SECTION 10. RESTRICTIONS UPON LANDS, BUILDING AND STRUCTURES TO ADD A NEW SUBSECTION (C)(4) TO PROVIDE THAT NO LESS THAN SEVENTY PERCENT (70%) OF THE FRONT SETBACK AREA OF EVERY RESIDENCE SHALL BE PLANTED WITH LANDSCAPE MATERIALS; BY FURTHER AMENDING SECTION 10. RESTRICTIONS UPON LANDS, BUILDING AND STRUCTURES IN ORDER TO REMOVE ASPHALT AS AN APPROVED MATERIAL FOR A RESIDENTIAL DRIVEWAY; BY AMENDING SECTION 14. FRONT, REAR AND SIDE YARDS REGULATIONS. TO PROVIDE THAT MINIMUM YARD SETBACKS FOR LOTS 44, 45, 46, 47, 52, 55, 182 AND 210 FOR A SINGLE STORY RESIDENCE SHALL BE 23 FEET FOR THE FRONT YARD, 9 FEET FOR THE SIDE YARD AND 10 FEET FOR THE REAR YARD; PROVIDING THAT EACH AND EVERY PROVISION OF APPENDIX A-ZONING CODE NOT AMENDED HEREIN SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ENACTED; PROVIDING

AUTHORITY TO CODIFY; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

DISCUSSION: Commissioner Legerton gave a PowerPoint Presentation regarding proposed Ordinance 02-2017. Commissioner Block stated that he is in favor of only allowing lots 92 to 107 to use only the buildable area east of the Army Corps line toward calculation of lot coverage. The residents in attendance agreed with Commissioner Block that the lots on the west side of Lighthouse Drive should not be able to use the non-buildable area to calculate lot coverage for the buildable area. Commissioner Legerton recommended hiring a consultant to investigate the restrictions. Commissioner Block said he is in favor of hiring the consultant. Commissioner Busto said he is in favor of hiring a consultant. The Commission discussed the issue at length. Bill Doney gave his legal opinion.

Landscaping the front setback was discussed. Minimum percentages of area within the front setback that must be maintained with botanical landscaping was discussed. The definition of landscape material was discussed.

The Building and Zoning Committee discussed defining single story homes and suggested definitions of floor area. Single story rules were discussed. The Committee recommended incentivizing single story homes. Jupiter Island's Codes were examined regarding their definition of one-story homes.

Non-orthogonal lots were discussed. A significant percentage of homes on non-orthogonal lots are non-conforming currently. Only incentives for single story homes are recommended. The Committee's recommendation, regarding non-orthogonal lots, is 9' side setbacks and a 23' setback for the front.

Parking on lawns was discussed and language was suggested to clean up the ordinance.

Public Comments: Cindy Keim stated that she was in favor of hiring a consultant and making changes to limit sizes of homes in the community. Tracy Siani commented that we are looking out for our Town. She thanked the Commission for their efforts. Ed Mooney said he sees no logic in allowing people in the future to build to 50% of the total lot size regarding the lots along Lighthouse Drive.

MOTION: Commissioner Block motioned that the ordinance is consistent with the Town's Comprehensive Plan.

SECOND: Vice-Mayor DiSarno

VOTE: Unanimous Motion carried.

4. Vice-Mayor DiSarno moved to adjourn the meeting.
SECOND: Commissioner Block

The meeting was adjourned at 7:53 p.m.

Approved by:

Mayor Daniel J. Comerford III

Date

Town Clerk Jude Goudreau

Date