

RESOLUTION NO. 2019-05

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF JUPITER INLET COLONY, FLORIDA GRANTING CONDITIONAL USE APPROVAL FOR THAT TOWN OWNED PROPERTY LOCATED ON THE NORTH SIDE OF COLONY ROAD AT THE ENTRANCE TO THE TOWN IN ORDER TO PERMIT THE USE OF SUCH PROPERTY AS A TOWN SECURITY BUILDING, TOGETHER WITH ANCILLARY AND RELATED USES; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Town is the owner of certain real property (the "Property") located on the north side of Colony Road at the entrance to the Town; and

WHEREAS, the Property had formerly been utilized by the Town as administrative and police department offices; and

WHEREAS, in 2014, the Town purchased property at 50 Colony Road and thereafter relocated its administrative and police department offices to 50 Colony Road; and

WHEREAS, the improvements on the Property were subsequently demolished; and

WHEREAS, the Town Commission desires to construct a new security building and related improvements on the Property in order to house security cameras, electronic equipment and for other uses as deemed appropriate by the Town; and

WHEREAS, pursuant to Section 11 of the Town's Zoning Code, conditional uses are permitted in the RS Single-Family Residential District; and

WHEREAS, pursuant to Section 12 of the Town's Zoning Code, public uses and buildings, including accessory uses customarily incident thereto, situated on Town-owned property are permitted as a conditional use; and

WHEREAS, an application for conditional use approval has been filed on behalf of the Town for the above-referenced uses on the Property; and

WHEREAS, the Building and Zoning Committee has considered the conditional use application and has found that the proposed conditional use is consistent with the Zoning Code and promotes the general health, safety and welfare of the residents of the Town. The Building and Zoning Committee has unanimously recommended approval of the conditional use by the Town Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF JUPITER INLET COLONY, FLORIDA THAT:

SECTION 1. The Town Commission finds that the proposed conditional use is consistent with the Town's Zoning Code and that the granting of the conditional use will promote the general health, safety and welfare of the residents of the Town. Thereupon, the conditional use for the Property is hereby GRANTED

in conformity with the site plan and building elevations shown on attached as Exhibit A.

SECTION 2. That all Resolutions or parts or Resolutions in conflict herewith be and the same are hereby repealed.

SECTION 3. If any provision of this Resolution or the application thereof is held invalid, such invalidity shall not affect the other provisions or application of this Resolution, which can be given effect without the invalid provisions or applications, and to this end, the provisions of this Resolution are hereby repealed.

SECTION 4. This Resolution shall be effective immediately upon passage.

PASSED AND ADOPTED this 12 day of August 2019.

TOWN OF JUPITER INLET
COLONY, FLORIDA

Mayor Daniel J. Comerford, III

Vice-Mayor Milton J. Block

Attest:

Commissioner Michael A. Armato

Commissioner Saeed A. Khan

Town Clerk Jude M. Goudreau

Commissioner Richard D. Busto

**JUPITER INLET COLONY
BUILDING AND ZONING ADMINISTRATION MEMORANDUM**

To: Mayor Dan Comerford and Members of the Town Commission
From: Bill Whiteford, Building and Zoning Administrator *W.C.W.*
Date: August 1, 2019
RE: #1 Colony Conditional Use Application

Name and Address of Owner	Town of Jupiter Inlet Colony 50 Colony Road Jupiter Inlet Colony, FL 33469
Proposed Use	Security and multi-use building
Site Plan	See attachments
Location	# 1 Colony Road, see attached survey for legal description

Attached are the site plan, survey, and elevations for a one-story public use building located at #1 Colony Road. In accordance with Art. 1 Sec. 12 of the Zoning Code, public uses and buildings require approval as a conditional use by the town commission. Sec. 12(C) requires an advisory recommendation by the Building and Zoning Committee for consistency with the code and whether granting of the conditional use promotes the general health, safety and welfare of the town. On July 18, 2019, the Building and Zoning Committee unanimously recommended approval of the conditional use (4-0).

Background

The site was previously occupied by a structure housing the Jupiter Inlet Colony police department (picture below). The structure was torn down when the town acquired #50 Colony Road for use as the town hall, police department, and administrative offices. In 2015, #50 Colony received approval of a land use change and conditional use by the town. The town now desires to construct a small security and maintenance building on the original location of the police department, which will primarily house security and electronic equipment and will be available as a voting location for residents in the town.



Land Use & Zoning

The subject property is owned by the town, but split by jurisdictions with the northern parcel located in the Village of Tequesta. At a meeting on July 11, 2019, the Village Council agreed to allow the town to proceed with permitting under the towns jurisdiction. An email confirmation from the Village Attorney regarding the permitting authority is attached.

The future land use on the property in the town is Public Buildings and Grounds, which is consistent with the prior use of the property and the proposed use. In 2018, public uses and buildings were exempt from development restrictions in the code such as setbacks and lot occupancy; therefore, the location of proposed structure, decorative walkway, and entry wall feature are consistent with the Zoning Code.

Action by the Committee

In accordance with Sec. 12(D) of the Zoning Code:

Upon recommendation of the Building and Zoning Committee, the Town Commission shall consider the application for conditional use. The Town Commission shall consider whether the proposed conditional use is consistent with the Zoning Code and whether the granting of the conditional use promotes the general health, safety and welfare of the Town. The Town Commission may approve, deny or approve with conditions the conditional use application.

Recommendation

Recommendation of APPROVAL by the Building and Zoning Committee, as submitted.

cc: The Honorable Dan Comerford, Mayor, and members of the Town Commission
Kevin Lucas, Town Administrator
JIC Town Staff

ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

REVISIONS

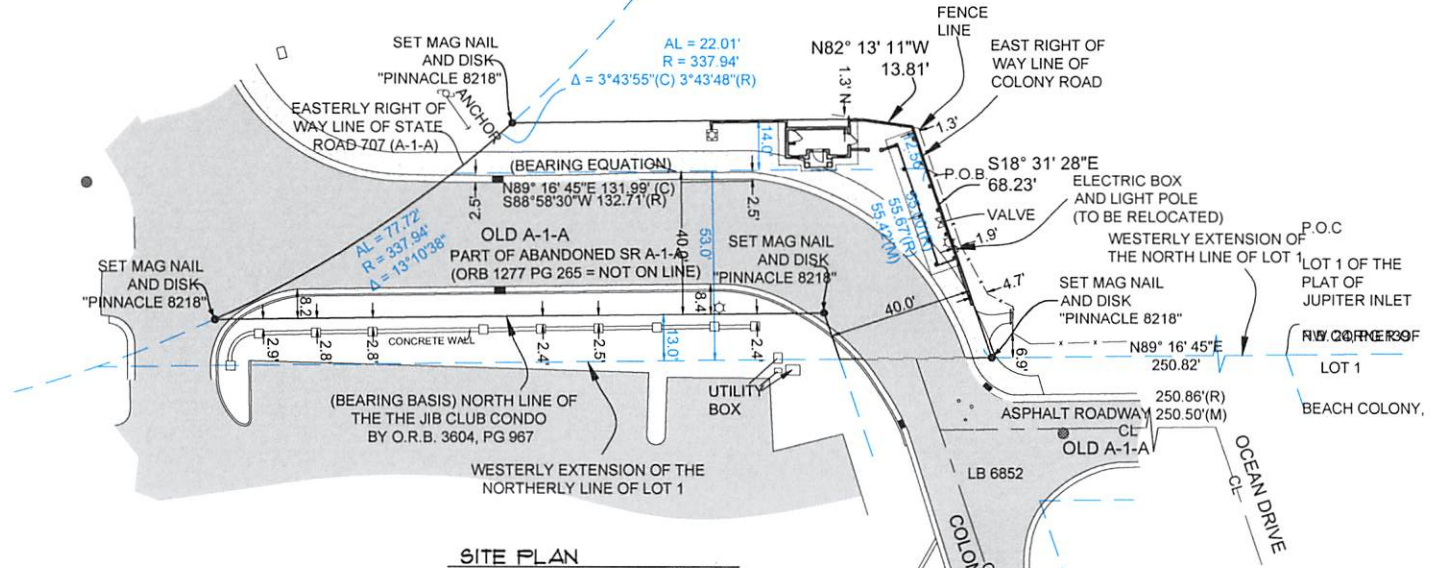
A NEW BUILDING FOR:
JUPITER INLET COLONY
1 COLONY ROAD
JUPITER INLET COLONY
TEQUESTA, FLORIDA 33469

J. SCOTT BARUCH
& ASSOCIATES
178 BEACON LANE
JUPITER, FLORIDA
AR-001436-4

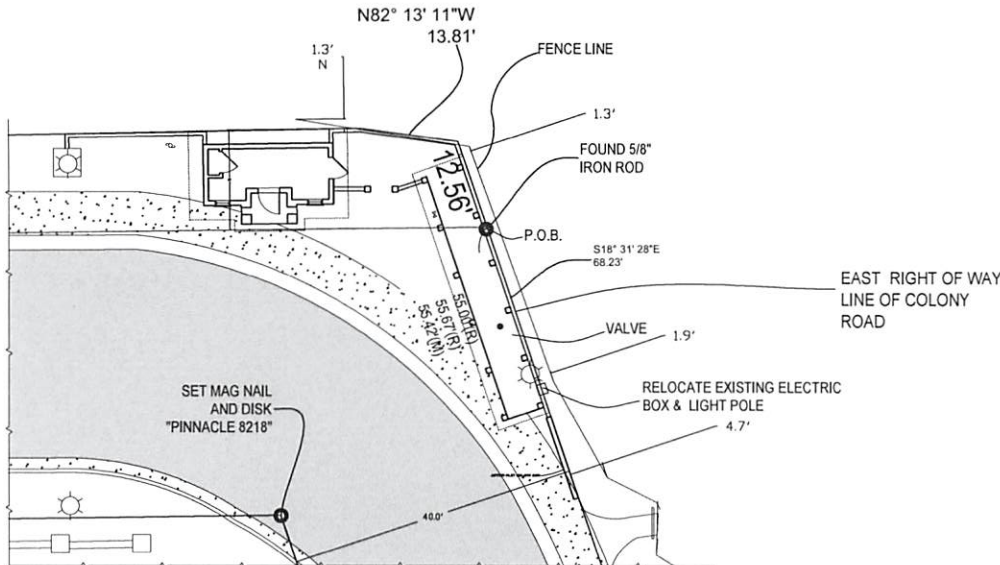
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SCALE
AS SHOWN

1
SHEET

LEGEND:	
AC	AIR CONDITIONER
AL	ARC LENGTH
CL	CALCULATED
DL	DEGRADED FACILITY
ME	MEASURED
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.B.	PISTON BOX
P.E.	PIPE
P.U.E.	PUBLIC UTILITY EASEMENT
R	RAISED
U.E.	UTILITY EASEMENT
W	WATER MAIN
W.F.	WATER FLOOR
O.D.B.	OFFICIAL RECORD BOOK
ELEV.	ELEVATION
F	FENCE
B	BARRIER
A	ASPHALT
C	CONCRETE
P	PAVEMENT
W.C.	WATER CURB
L.P.	LIGHT POLE
M	MANHOLE
V	VALVE
C.L.	CENTER LINE
C.C.	CURB CUT
P	POST
W	WALL
E	ELEVATION



SITE PLAN



SITE PLAN - ENLARGED

ENGINEERING CRITERIA:

APPLICABLE CODE - FL BUILDING CODE 2011 5TH EDITION AND ASCE
1-16
WIND SPEED 150 MPH ULTIMATE AND 3 SEC GUST
EXPOSURE CATEGORY C
IMPORTANCE FACTOR 1.0
INTERNAL PRESSURE COEFFICIENT 0.0
BUILDING CATEGORY II
MAXIMUM DOOR PRESSURES +42.75 P.S.F. -43.75 P.S.F.
MAXIMUM WINDOW PRESSURES +42.75 P.S.F. -43.75 P.S.F.

DOOR SCHEDULE:

NO.	SIZE	TYPE	MATERIAL	FINISH
1	3'-0" x 7'-0"	SWING	ALUMINUM	ANODIZED
2	3'-0" x 7'-0"	SLIDING	ALUMINUM	ANODIZED
3	3'-0" x 7'-0"	SLIDING	ALUMINUM	ANODIZED

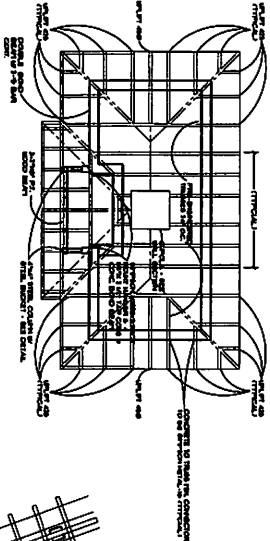
NOTE: ALL DOORS TO BE SELECTED BY THE OWNER. ALL DOORS TO BE INSTALLED BY THE OWNER. ALL DOORS TO BE INSTALLED BY THE OWNER. ALL DOORS TO BE INSTALLED BY THE OWNER.

WINDOW SCHEDULE:

NO.	SIZE	TYPE	MATERIAL	FINISH
1	3'-0" x 7'-0"	SWING	ALUMINUM	ANODIZED
2	3'-0" x 7'-0"	SLIDING	ALUMINUM	ANODIZED
3	3'-0" x 7'-0"	SLIDING	ALUMINUM	ANODIZED

NOTE: ALL WINDOWS TO BE SELECTED BY THE OWNER. ALL WINDOWS TO BE INSTALLED BY THE OWNER. ALL WINDOWS TO BE INSTALLED BY THE OWNER. ALL WINDOWS TO BE INSTALLED BY THE OWNER.

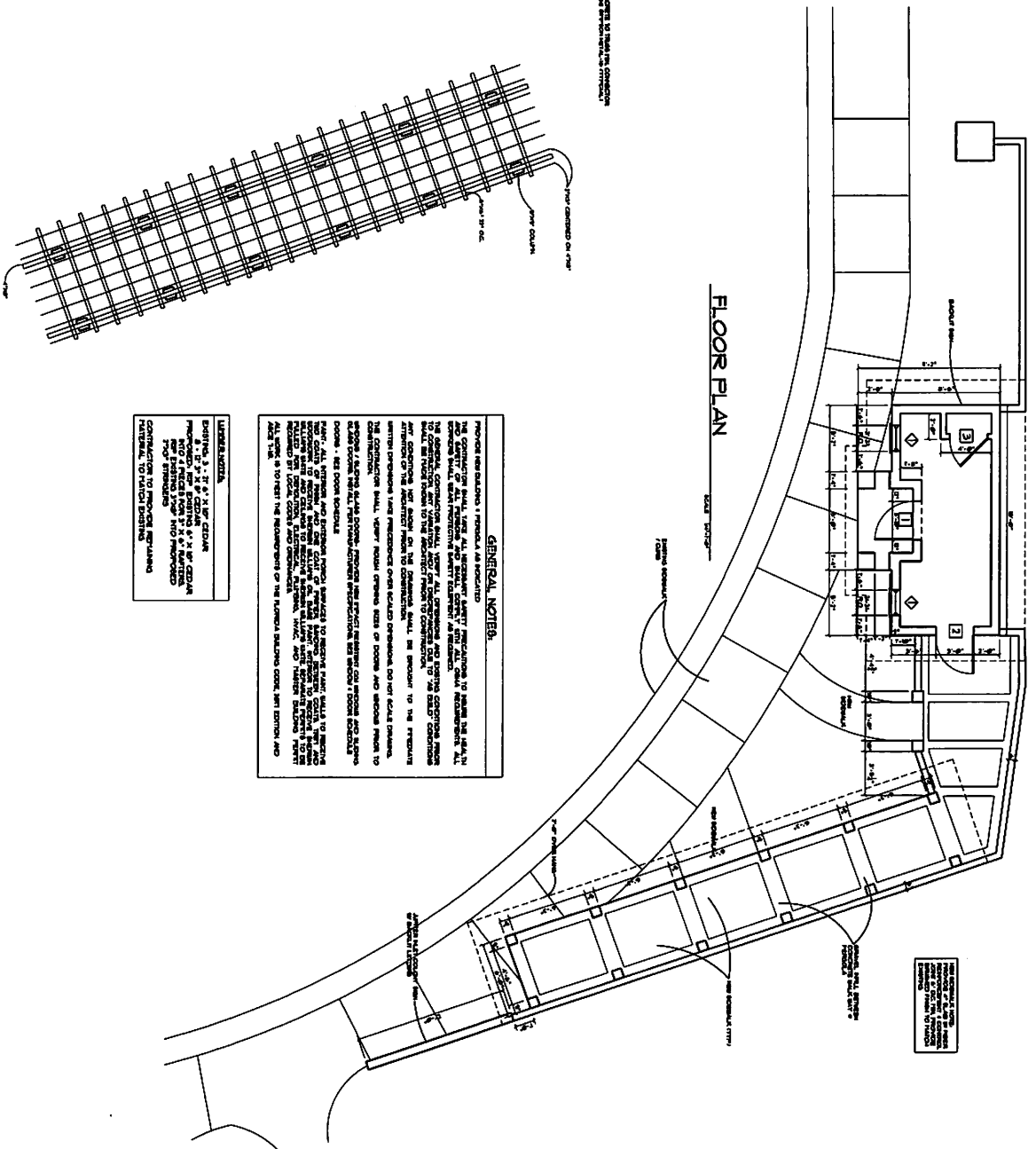
ROOF FRAMING PLAN



GENERAL ROOF NOTES:

- 1. ALL ROOF FRAMING TO BE SELECTED BY THE OWNER. ALL ROOF FRAMING TO BE INSTALLED BY THE OWNER. ALL ROOF FRAMING TO BE INSTALLED BY THE OWNER. ALL ROOF FRAMING TO BE INSTALLED BY THE OWNER.
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FLOOR PLAN



GENERAL NOTES:

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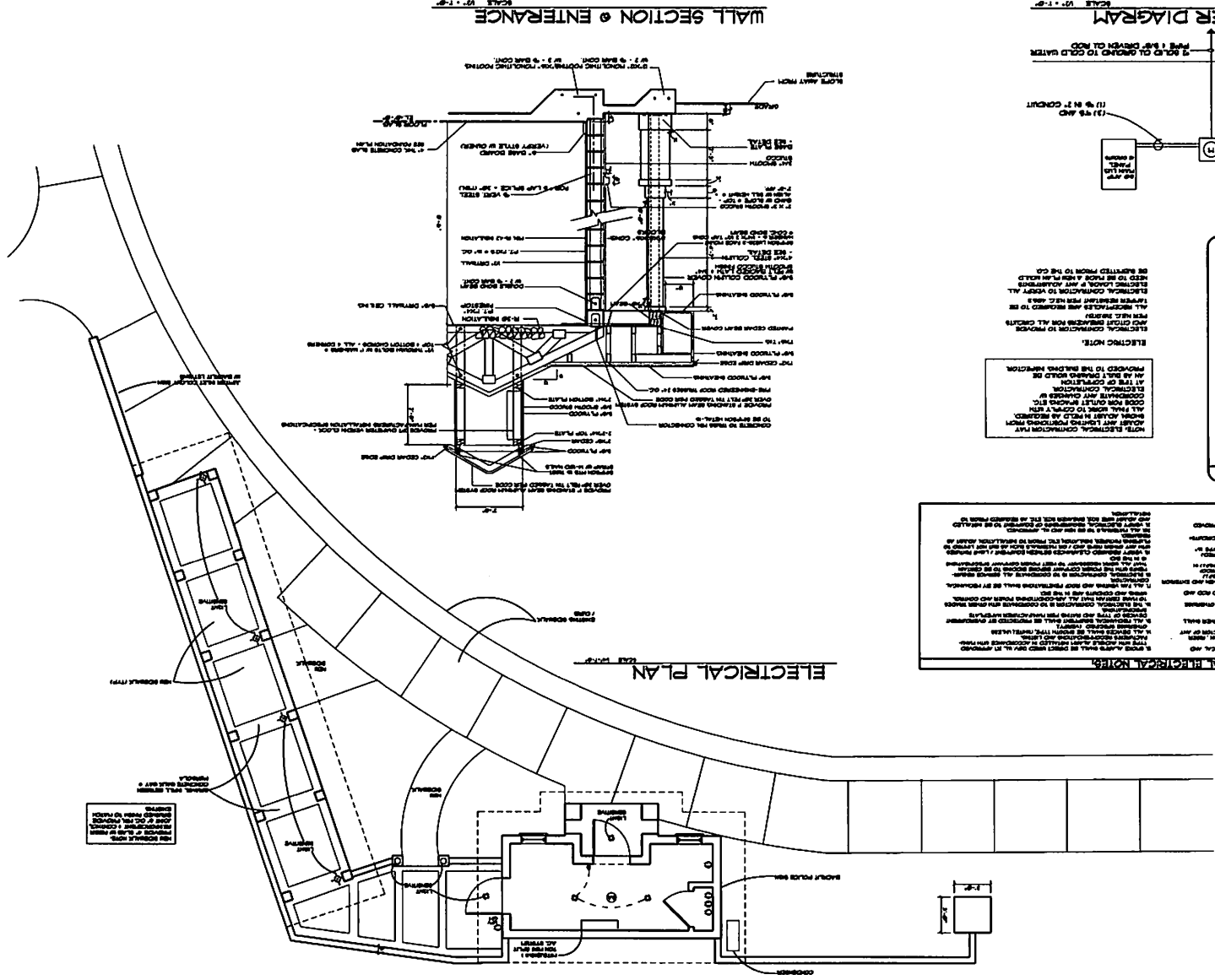
GENERAL NOTES:

- 1. ALL FLOOR FRAMING TO BE SELECTED BY THE OWNER. ALL FLOOR FRAMING TO BE INSTALLED BY THE OWNER. ALL FLOOR FRAMING TO BE INSTALLED BY THE OWNER. ALL FLOOR FRAMING TO BE INSTALLED BY THE OWNER.
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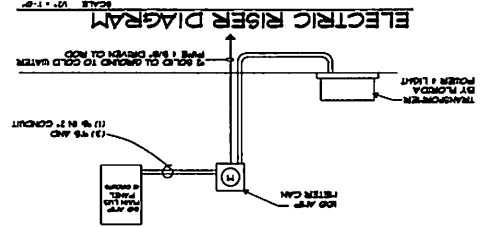
J. SCOTT BARUCH
4 ASSOCIATES
115 DEACON LANE
JUPITER, FLORIDA
AIR-0014364

**A NEW BUILDING FOR:
JUPITER INLET COLONY
1 COLONY ROAD
JUPITER INLET COLONY
TEQUESTA, FLORIDA 33469**



WALL SECTION & ENTRANCE

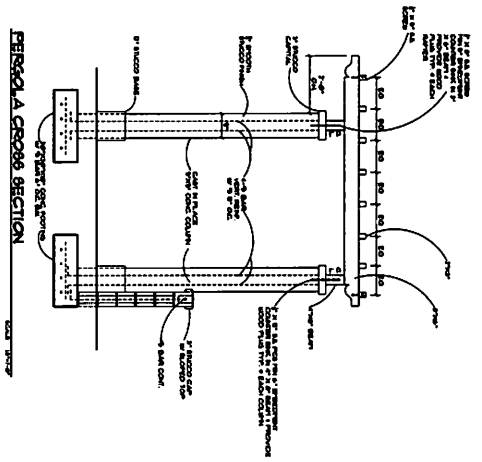
ELECTRICAL PLAN



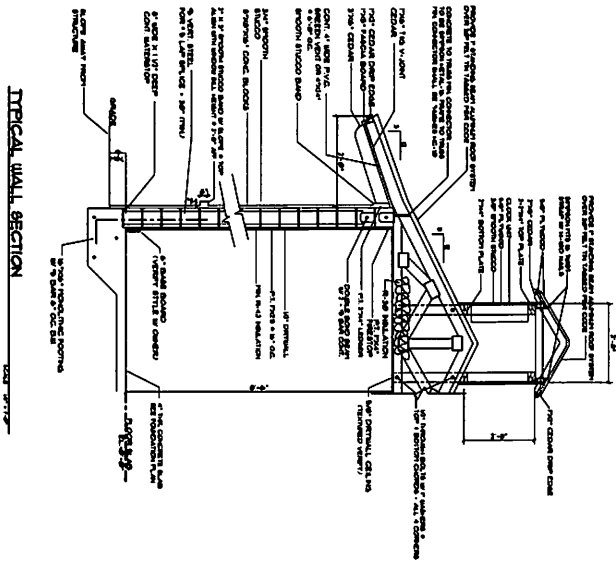
ELECTRIC RISER DIAGRAM

1. GROUND
2. DATA 1
3. DATA 2
4. DATA 3
5. DATA 4
6. DATA 5
7. DATA 6
8. DATA 7
9. DATA 8
10. DATA 9
11. DATA 10
12. DATA 11
13. DATA 12
14. DATA 13
15. DATA 14
16. DATA 15

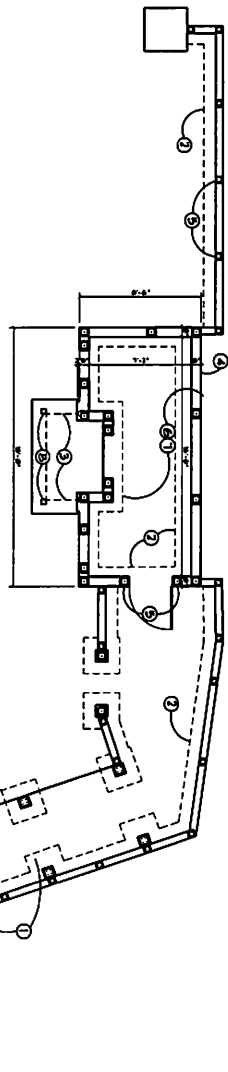
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PERIOD A CROSS SECTION



TYPICAL WALL SECTION

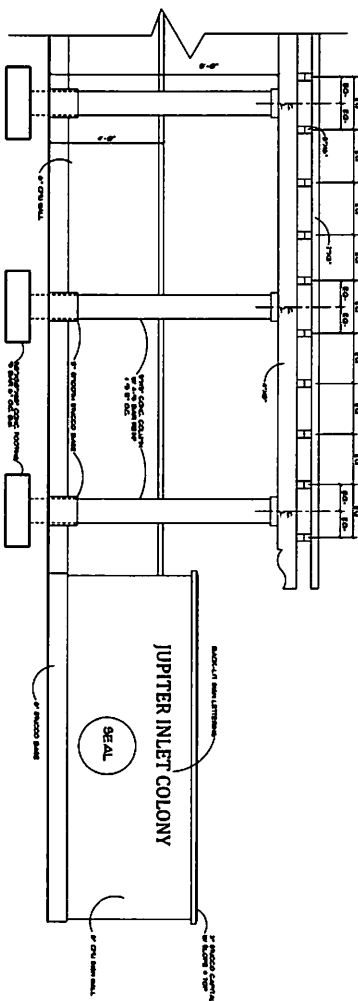


FOUNDATION PLAN

FOUNDATION PLAN NOTES:

- [illegible]

- [illegible]



PERGOLA ELEVATION DETAIL

Dr. Daniel J. Comerford III
Mayor



**Town of
Jupiter Inlet Colony**
50 Colony Road
Jupiter, FL 33469
(561) 746-3787
www.jupiterinletcolony.org

June 24, 2019

Mayor Abby Brennan
345 Tequesta Drive
Tequesta, Florida 33469

Re: Town of Jupiter Inlet Colony Security Building

Dear Mayor Brennan:

I am writing this letter to you to share information concerning the plans of the Town of Jupiter Inlet Colony ("Town") to construct a new security building at the entrance to the Town and to seek the acknowledgment and approval of the project by the Village of Tequesta ("Village").

As a bit of background, historically and prior to 1991, the Town's administrative and police department offices were housed in a building at the entrance to the Town on the north side of Colony Road. In 1991, the Town acquired a small parcel of land (approximately 1655 SF) from Ocean Towers South Condominium for the expansion of the Town's administrative building. The lands acquired from Ocean Towers are located in the Village. Shortly after acquiring this land from Ocean Towers, the Town proceeded to expand its administrative building with a portion of the building addition being located in the Village.

In 2015, the Town acquired a residence at 50 Colony Road that is located adjacent to and to the south of the historic Town offices. The Town administrative and police department offices were then moved to the property at 50 Colony Road. The former offices became obsolete and nonfunctional to the Town. As part of the Town's Neighborhood Rehabilitation Project, the building has been demolished.

The Town's current plan is to construct a new "security building" on the property that formerly contained the Town's administrative offices. The security building will be a small structure of approximately 180 square feet and generally will house security cameras and other electronic equipment. The building will also be large enough for use by the Town's police department to monitor traffic and visitors in and out of the Town. A portion of the security building and related landscaping improvements will be constructed on lands within the Village. Copies of the site plan for the project together with building elevations are enclosed for your reference.

Public uses and buildings are a conditional use under the Town's zoning code. The Town intends to follow its procedures for approval of conditional uses in moving forward with the project. Also, the Town will obtain all permits as required by the Florida Building Code. I am advised that the Village Fire Rescue has already reviewed and approved (see attachment) the plans for the building.

I am hoping that the Town may proceed with the project by complying with its own and State Codes and without requiring a dual approval process by the Village. If this is acceptable to the Village, please so advise. If you have any questions or would like additional information, please feel free to contact me. Thank you in advance for your consideration in this matter.

Sincerely,

A handwritten signature in blue ink that reads "Daniel J. Comerford III".

Daniel J. Comerford III, Mayor

Cc: Town Commission
Town Administrator



**VILLAGE OF TEQUESTA
FIRE RESCUE**

357 Tequesta Dr.
Tequesta, Florida 33469-0273
Inspections: (561) 768-0551 FAX (561) 768-0693
(561) 768-0551

PFR19-0044

Issued:
Expires:

Fire

This permit conveys no right to
occupy any **STREET, ALLEY, or
SIDEWALK**, or any part thereof
either temporarily or permanently.

THIS FIRE PLAN REVIEW MUST BE POSTED ON JOB SITE OF INSPECTION

LOCATION	OWNER	APPLICANT
50 COLONY RD 32-43-40-31-01-000-050 Lot: Plat/Sub:	JUPITER INLET COLONY TOWN OF 1 COLONY RD JUPITER FL 33469-3507 Phone: Fax:	CEA BUILDING GROUP LLC WEST PALM BEACH FL 33411 Phone: 7722609179

Contract:

Work Description: BUILDING OF SECURITY BUILDING AT FRONT ENTRANCE TO COLONY WITH FLANKING WALLS
AND PERGOLA WALKWAY

Stipulations: REQ INSPEC:
FIRE FINAL

Permit Item	Work Type	Fee Basis	Item Total
Minimum Fee (Fire)	Standard Item	1.00	98.69
FINAL INSPECTIONS ARE REQUIRED ON ALL PERMITS, ALL INSPECTIONS MUST BE CALLED IN BY 4:00 P.M. THE PRECEDING DAY \$44.98 REINSPECTION FEE CHARGED FOR ALL FAILED INSPECTIONS.		Fee Total:	\$98.69
		Amount Paid:	\$98.69
		Balance Due:	\$0.00

THIS FIRE PLAN REVIEW BECOMES NULL AND VOID IF WORK OR CONSTRUCTION IS NOT COMMENCED WITHIN 6
MONTHS, OR IF CONSTRUCTION OF WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME
AFTER THE WORK IS STARTED.

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS FIRE PLAN REVIEW, THERE MAY BE ADDITIONAL
RESTRICTIONS APPLICABLE TO THIS PROPERTY, AND PERMITS REQUIRED FROM OTHER GOVERNMENTAL
ENTITIES SUCH AS BUILDING DEPT. WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL
AGENCIES.

SEE OTHER SIDE OF THIS PERMIT FOR REQUIRED INSPECTIONS

William Whiteford

Subject: Tequesta/ Jupiter Inlet Colony

From: Keith Davis [<mailto:keith@davisashtonlaw.com>]
Sent: Friday, July 26, 2019 11:34 AM
To: William P. Doney
Cc: Jeremy Allen
Subject: RE: Tequesta/ Jupiter Inlet Colony

Bill:

Please accept this correspondence as confirmation that the Village of Tequesta Council, at its regular meeting of July 11, 2019, unanimously agreed to approve the request from Jupiter Inlet Colony Mayor Comerford regarding the re-development of the structure and site at the entrance to the Town of Jupiter Inlet Colony.

Please let me know if you require anything further regarding this matter.

Keith W. Davis, Esquire
Attorney



701 Northpoint Parkway, Suite 205
West Palm Beach, Florida 33407
Tel: (561) 586-7116
Fax: (561) 586-9611
Email: keith@davisashtonlaw.com



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From: William P. Doney [<mailto:doney@caldwellpacetti.com>]
Sent: Thursday, July 25, 2019 9:27 AM
To: Keith Davis <keith@davisashtonlaw.com>
Subject: Tequesta/ Jupiter Inlet Colony

Keith,

I am sending this email to remind you to send a letter to affirm the approval of Tequesta for the Town of JIC to move forward with its new security building.