

JUPITER INLET COLONY

REGULAR COMMISSION MEETING

Immediately following Local Planning Agency Meeting at 7:00 p.m.

4/9/2018

Town Administration Building

MINUTES

1. The meeting was called to order by Mayor Comerford at 7:03 p.m.

Roll call for the record:

Mayor Daniel Comerford

Vice-Mayor Milton Block

Commissioner Jerry Legerton

Commissioner Saeed Khan

Commissioner Richard Busto

Town Attorney William P. Doney

Town Administrator John Pruitt

Others in attendance: 10 members of the community, Dr. Bill Whiteford, Zoning Consultant, Mayor Abby Brennan, Village of Tequesta, and Kim Delaney, Treasure Coast Regional Planning Council.

2. U.S. 1 Construction Presentation by Kim Delaney, Treasure Coast Regional Planning Council, and Mayor Abby Brennan, Tequesta.

The Mayor introduced Mayor Abby Brennan, Village of Tequesta. Commissioner Busto asked what is going to be done about coming off of Alternate A1A onto US 1. Mayor Abby talked about the process and workshops in the planning stages of the project. The biggest complaint was about the traffic issue at Alternate A1A and US 1. She said their project ends at the north edge of the intersection of US 1 and the Alternate. Residents asked questions and Mayor Abby answered. Options were discussed. She said she has talked to FDOT and the Mayor of Jupiter regarding the intersection to no avail. Residents asked questions about the Beach Road Bridge traffic and the Commission discussed it with them.

Kim Delaney, Treasure Coast Regional Planning Council, talked about the intersection in question and they have asked FDOT to redesign the intersection of Old Dixie Highway and Alternate A1A for safety reasons. She said that FDOT is examining all of the intersections in the area and they conducted an initial safety study and have concluded no changes are necessary. Traffic and safety was discussed along US 1. Mrs. Delaney said that the Commission should meet with FDOT and the County's engineers to discuss issues. DOT has safety data on all roadways and should be consulted for traffic statistics. The corridor carries about 26,000 cars per day that is forecast through 2040. FDOT recommended eliminating one lane each way to help improve traffic safety. Mrs. Delaney explained the project funding. A resident asked why the traffic congestion seems worse now when the project is supposed to be right sizing the

road. She responded that the worst time to judge a project is in the middle. She said that cones and barrels cause people to slow down. She said that FDOT had US 1 slated for updates regardless of this project. Mrs. Delaney said that both bridges being open was taken into consideration when the project was being planned. The corridor has been designed to accommodate U-turns. Examining traffic light synchronization is one of the elements that DOT looks at in their study. The on-demand bridge was discussed on US 1. Dr. Khan said that he sees traffic backed up because bridges remain open for up to 10 minutes at a time. When the bridge is rebuilt, it will have a 45% higher profile. Construction on the bridge will begin in 2021. Mrs. Delaney said that the traffic survey, that was done to check the network impact, showed that the section of US 1 should be 4 lanes with turn lanes.

3. Public Comments: Pat Schinto talked about the lot at 82 Lighthouse Drive. The Commission discussed the issue.

4. Vote: to approve Consent Agenda
 - a. March 2018 General Operating Fund Budget Report
 - b. March 2018 Cash in Banks/Trial Balance Report
 - c. March 2018 Check Register/General Fund Report
 - d. March 2018 Check Register/NRP Fund Report
 - e. Minutes from March 6, 2018 Local Planning Agency Meeting
 - f. Minutes from March 6, 2018 Regular Commission Meeting
 - g. Minutes from March 29, 2018 Special Organizational Meeting
 - h. Minutes from March 29, 2018 Special Commission Meeting

Discussion: Vice-Mayor Block commented on the discrepancy in NAV taxes. Gasper Taormina confirmed that the deposit was made to the wrong account and it is offset in the cash account. The issue is being corrected immediately. Building fees were discussed among the Commission. Tony Prosser asked for more definition on variances in individual accounts. Commissioner Block said that we can do re-forecasting of the budget as we progress through the year. The Commission discussed the issue in detail.

MOTION: Vice-Mayor Block

SECOND: Commissioner Khan

VOTE: Unanimous

Motion passed.

5. Commission and Staff Reports:
 - a. Administrative Officer: We celebrated Officer Marty Curran's 50 Year anniversary in Law Enforcement last week. Thank you Marty for your service! Chief Pruitt talked about the importance of having fraud alerts on your credit and credit monitoring on your credit cards. He was a victim of ID theft today and relayed the situation to the residents. Remove valuables from vehicles to prevent opportunity crimes. Come to complete stops at all stop signs. The fine is \$160 plus three points on your driver license. You don't want to injure or kill someone because you did not stop. Our officers have been dedicating more time to enforcing stop signs. We have issued violations but we have noticed better compliance. We will be conducting Operation Complete Stop soon as a random traffic enforcement initiative.
 - b. Chief of Police: See above.
 - c. Code Enforcement: No report.

- d. Town Attorney: No report
- e. Building and Zoning Commissioner: N/A
- f. Health, Safety and Beautification Commissioner: N/A
- g. Roads and Walkways Commissioner: N/A
- h. Special Assignments Commissioner: N/A
- i. Vice-Mayor: Vice-Mayor Block has been working with the Jupiter Council to convince them to establish a bond fund to purchase Suni Sands. He met with FWC regarding creating a no wake zone north of the bridge. He talked about efforts to make the area safer.
- j. Commissioner Legerton talked about the phases of Team Plan Inc.'s contract. He talked about the processes that he went through in recommending changes to the Zoning Code.
- k. Commissioner Khan: No report.
- l. Commissioner Busto: No report.
- m. Mayor: The Beach Clean-up is Saturday from 9 a.m. to 11 a.m. The community cook-out is Saturday evening beginning at 5 p.m. Everyone is invited. The POA will provide all the side dishes.

6. Vote: First Reading: Ordinance 05-2018

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER INLET COLONY, FLORIDA, AMENDING CHAPTER 4 BUILDINGS AND BUILDING REGULATIONS, ARTICLE I. IN GENERAL, SECTION 4-2 TERM OF BUILDING PERMITS; LANDSCAPE PLANS; FILL, REMOVAL OR REGRADING PLANS; PLOT PLAN, MINIMUM HEIGHT CERTIFICATION REQUIRED, SUBSECTION (d)(1) TO NO LONGER SPECIFY THAT THE HEALTH, SAFETY AND BEAUTIFICATION COMMISSIONER SHALL APPROVE LANDSCAPE PLANS; AMENDING CHAPTER 9 NUISANCES, SECTION 9-2 INSPECTION AND REPORT TO COMMISSION TO ELIMINATE THE DUTIES OF THE HEALTH, SAFETY AND BEAUTIFICATION COMMISSIONER AND THE COMMITTEE APPOINTED BY SAID COMMISSIONER; PROVIDING AUTHORITY TO CODIFY; PROVIDING A CONFLICTS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Discussion: The Mayor explained the ordinance. Discussion ensued about the future duties of approving landscape plans. The landscape plan for 171 Beacon Lane was discussed and that it does not match the plan. Commissioner Legerton asked whose purview it would be to review landscaping ordinances for updating. The landscape code should go before the Building and Zoning Committee. Dr. Khan talked about his back yard project and his landscape architect designing his plan and going through the approval process in last September.

MOTION: Vice-Mayor Block SECOND: Commissioner Busto
VOTE: Unanimous Motion carried.

7. Vote: First Reading: Ordinance 06-2018

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER INLET COLONY, FLORIDA AMENDING ARTICLE I. IN GENERAL OF APPENDIX A-ZONING CODE AS FOLLOWS: BY AMENDING SECTION 1.

DEFINITIONS AND RULES OF CONSTRUCTION TO ADD DEFINITIONS OF "ENTRY FEATURE," "GROUND COVER," "IMPERMEABLE MATERIAL," "LANDSCAPE MATERIAL," "RESIDENCE," "SIDE LOADED GARAGE" AND "STEPPING STONES;" BY FURTHER AMENDING SECTION 1. DEFINITIONS AND RULES OF CONSTRUCTION TO DELETE THE DEFINITIONS OF "SINGLE STORY RESIDENCE" AND "TWO STORY RESIDENCE" AND TO AMEND THE DEFINITION OF "LOT COVERAGE BY BUILDINGS;" BY AMENDING SECTION 10. RESTRICTIONS UPON LANDS, BUILDING AND STRUCTURES, SUBSECTION (C) TO REVISE AND CLARIFY PROVISIONS PERTAINING TO THE CALCULATION OF LOT OCCUPANCY; BY AMENDING SUBSECTION (J) OF SECTION 10 TO REVISE AND CLARIFY PROVISIONS PERTAINING TO OFF-STREET RESIDENTIAL PARKING; BY AMENDING SECTION 10.1 DEVELOPMENT STANDARDS FOR SINGLE FAMILY RESIDENCES TO AMEND THE PROVISIONS APPLICABLE TO SINGLE STORY AND TWO STORY RESIDENCES; BY AMENDING SECTION 13 BUILDING HEIGHT REGULATIONS TO PROVIDE WALL HEIGHT REGULATIONS FOR ONE-STORY AND TWO-STORY RESIDENCES; BY AMENDING SECTION 14. FRONT, REAR AND SIDE YARD REGULATIONS IN ORDER TO AMEND SETBACK PROVISIONS; BY AMENDING SECTION 17. GENERAL PROVISIONS AND EXCEPTIONS, SUBSECTION B TO FURTHER REVISE AND CLARIFY YARD SETBACK PROVISIONS; BY AMENDING SUBSECTION D OF SECTION 17 TO REVISE THE PROVISIONS PERTAINING TO THE MINIMUM DISTANCE BETWEEN DWELLINGS; BY AMENDING SUBSECTION F OF SECTION 17 TO REVISE AND CLARIFY SETBACK AND OTHER PROVISIONS PERTAINING TO SWIMMING POOLS AND SCREEN ENCLOSURES AND TO PROVIDE A SETBACK WAIVER PROCEDURE; BY AMENDING CHAPTER 19 VEGETATION, ARTICLE I. IN GENERAL. SECTION 19-2 REQUIRED RESIDENTIAL LANDSCAPING OF THE CODE OF ORDINANCES TO REVISE AND CLARIFY LANDSCAPE REQUIREMENTS FOR ONE-STORY AND TWO-STORY RESIDENCES; PROVIDING AUTHORITY TO CODIFY; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Discussion: Tony Prosser asked if this is the ordinance that addresses single-story roof height. The Mayor explained that it is. Roof height was discussed by the Commission and the audience in detail. Dr. Whiteford also weighed in on single-story roof height. He said the issue was brought before the Building Committee recently and the Committee was unanimous with these recommendations. Further discussion ensued. Commissioner Legerton said that the wall height of 14' helps manage mass and scale and gives homebuilders higher ceilings. He said he could compromise at 23' if that is the desire of the community. Dr. Bourne talked about the Committee discussions regarding roof height. He said that 23' is significant for a one story home.

Commissioner Legerton talked about the entry feature definition in the new ordinance. Discussion ensued about clarifying the description of an entry feature. Stepping stones and paths for personal use was discussed. Front landscaping was discussed regarding minimum landscape requirements. Turf, artificial turf and turf block was discussed. Maximum width of turf allowed in a driveway was discussed. 14' wall height and 25' single story roof height was discussed in detail.

Setback waivers were discussed. The difference between waivers and variances was discussed. Commissioner Legerton complimented Dr. Whiteford on his language regarding side-loaded garages. Ground cover was discussed. The Mayor asked if the Commission would agree to a 23' single story height with a 25' center height. The motion is to approve first reading, with agreed upon changes for second reading.

MOTION: Vice-Mayor Block

SECOND: Commissioner Khan

VOTE: 4 Aye (Mayor, Vice-Mayor, Commissioner Busto, Commissioner Khan)

1 Naye (Commissioner Legerton)

Motion passed.

8. Vote: Proclamation: April, 2018 – Florida Water Professionals Month

Discussion:

MOTION: Vice-Mayor Block

SECOND: Commissioner Busto

VOTE: Unanimous

Motion passed.

8a. Vote: Proclamation: May 8th, 2018 – Honoring the 10th Anniversary of the Jupiter Inlet Lighthouse Outstanding Natural Area Designation

Discussion:

MOTION: Commissioner Busto

SECOND: Vice-Mayor Block

VOTE: Unanimous

Motion passed.

9. Discussion: Security Building

The Mayor presented two options for a security building in the front of the community. Commissioner Legerton said there is a contingent of people who do not want a building at the front of the community. Dr. Bourne said that the complaint he has heard is the cost of a building. He has not heard anyone say they do not want a building. Dr. Khan talked about donations paying for part of the building. Vice-Mayor Block is strongly in favor of a building.

10. Neighborhood Rehabilitation Project Update

We are in the final stages of completing the punch list for the project.

12. Vice-Mayor Block motioned to adjourn the meeting.
SECOND: Commissioner Khan

The meeting was adjourned at 9:54 p.m.

Approved by:

Mayor Daniel J. Comerford III

Date

Town Clerk Jude Goudreau

Date