

JUPITER INLET COLONY
REGULAR COMMISSION MEETING

7:00 p.m.

5/14/2018

Town Administration Building

MINUTES

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 Milton Block

Commissioner Jerry Legerton

Commissioner Saeed Khan

Commissioner Richard Busto

Town Attorney William P. Doney

Town Administrator John Pruitt

Others in attendance: 12 members of the community.

2. Public Comments: Traci Siani talked about the proposed building at the entrance. She would like to see as much greenery as possible. She would like to see the minimum amount of space utilized. She would like to see a green hedge of some type instead of a concrete wall. She would also like to see an informational sign installed on the wall along with the Town's name to eliminate the portable sign. Terry Hocevar asked when the residents would be able to choose whether or not a building is necessary at the entrance. The Commission discussed the issue. The Mayor said that we are waiting on more detailed plans from the architects. Vice-Mayor Block will send an email asking residents to come by Town Hall and review the plans. Commissioner Busto commented that he would like to see a smaller kiosk version available as one of the options. Residents in attendance weighed in on the issue.

A public/private partnership was discussed to lessen the cost. Commissioner Legerton said that there would be on-going expenses such as landscape maintenance. Commissioner Busto said he would not like to see a larger building but would like to have a smaller kiosk that serves the duty of housing the cameras. The simplicity option was discussed. A resident asked what was going to be on the wall, what was going to happen with the columns, and what the time frame was to complete the proposed building project. The Commission discussed the issues and agreed that schematics should be produced so that the residents can see potential scenarios. The Mayor invited residents to research kiosks and make suggestions.

Ed Hocevar asked about the western end of the north walkway that dead-ends into the mangroves. He said there has been discussion about making it usable in the past. He would like to see it made to be used by residents for paddle boards, etc. Commissioner Block will check into it with the Army Corps. Dick

Taber mentioned 14 Ocean allowing dirt to run out into the road. Today we had significant rainfall and more dirt ran out into the road. They were spoken to today and have been good about cleaning up on a regular basis. A resident said that a truck was in front of her house on Friday and again Saturday morning early. She was asked to call police when something like that occurred.

3. Vote: to approve Consent Agenda
 - a. April 2018 General Operating Fund Budget Report
 - b. April 2018 Cash in Banks/Trial Balance Report
 - c. April 2018 Check Register/General Fund Report
 - d. April 2018 Check Register/NRP Fund Report
 - e. Minutes from April 9, 2018 Local Planning Agency Meeting
 - f. Minutes from April 9, 2018 Regular Commission Meeting

Discussion: Commissioner Legerton said that it is difficult to read the financials and see where items were booked. He said it would help if Gasper would re organize to show where building inspections (HyByrd) was placed and where Team Plan, Inc. is placed. The Mayor asked if it would work to break out those expenses on a separate item.

MOTION: Vice-Mayor Block

SECOND: Commissioner Busto

VOTE: Unanimous

Motion passed.

4. Commission and Staff Reports:
 - a. Administrative Officer: Hurricane season is approaching and begins June 1st. Please make early preparations and have coconuts removed from trees and have all trees pruned in order to reduce the amount of flying debris a storm can generate. We will be doing a survey of the town and will be reaching out to residents who have trees that may need attention. This is to protect your property and the property of neighbors by reducing flying debris during a storm.
 - b. Chief of Police: See above.
 - c. Code Enforcement: No report.
 - d. Town Attorney: No report.
 - e. Commissioner Reports: Commissioner Legerton complimented Dr. Whiteford for the work he is doing to manage the plans and process. Commissioner Khan thanked Chief Pruitt for increasing patrols. He said he has observed more patrols through the community. Commissioner Busto had no report.
 - f. Vice-Mayor: Vice-Mayor Block said that the work on the no wake zone for the area north of the bridge is still in progress. He said if there were boat launches and kayak launches it would be easier to secure a no wake zone or low wake zone. The Vice-Mayor said Jupiter agreed to make a bond referendum a part of their strategic plan. He said it would make possible the ability to purchase and make green space. The Jupiter Inlet Foundation is working to preserve the shoreline. He talked about his efforts to help preserve the shoreline. He discussed development out west and is trying to mitigate the impact on the area. Over 100 people attended the Loggerhead POA event. The Vice-Mayor is the acting chairman of the Water Resource Committee. They are dedicated to protecting our drinking water and the health of the Loxahatchee River. Tequesta Police has requested the use of

the Vice-Mayor's dock to store their police boat. He is working with them and is in favor of having the police boat there.

- g. Mayor: The Mayor attended the SWA hurricane preparedness meeting. He also attended a FEMA meeting to review the flood maps. He said the Colony looks good on the maps.

5. Vote: Second 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. Commissioner Legerton said he understands that the responsibility now falls on Dr. Whiteford and the Building and Zoning Committee as an advisory committee to report to the Commission. The Commission agreed that is the purpose of this ordinance.

MOTION: Vice-Mayor Block

SECOND: Commissioner Legerton

VOTE: Unanimous

Motion carried.

6. Vote: Second 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: Commissioner Legerton asked if all Commissioners read the proposed ordinances. He is concerned about the section concerning screen enclosures that are proposed to be 6' from the rear property line. He said it is too close to the property line. He believes that an open pool should have a different setback than an enclosed pool. He is concerned about the change of the area that must be landscaped in the front set back. He said that requiring 70% to be landscaped prevented too much area from being covered by parking area. He said if it is reduced to 50% from 70%, you are giving them 500 s.f. more covered area. It allows a resident to build a larger structure on their property. He said he is in favor of having more than one zone with different requirements. He said that the 25' roof height allows a person to build higher walls and have a 4000 s.f. roof, on an 11,000 s.f. lot, at 25'. Earl Fischer said it was a unanimous decision of the Committee to not have a 25' high roof. He said that is not what the Committee wants.

Dr. Whiteford thanked the Committee for all the work they did under the guidance of Commissioner Legerton to update the ordinances. Screen enclosure setbacks did not change. Those are the previous setbacks. The only thing that changed was the setback to the pool deck as 7.5'. He said the tabled ordinance had a pool deck setback recommended at 7'. Vice-Mayor Block asked if the height of a screen enclosure could be addressed. Dr. Whiteford will take the question to the Committee. The Commission discussed the issue. Dr. Whiteford stated that the Committee is 90% advisory, but can allow a waiver. There is an appeal process to the Town Commission. He addressed the amount of landscaping in the front yard. The Committee has addressed this issue recently and has discussed circular driveways. 8,500 and 11,000 s.f. lots were discussed. Smaller lots required to have 70% landscaping are impacted more than larger lots are. 11,000 s.f. lots were discussed by the Committee to be allowed to have a reduced percentage of landscaping of approximately 30%. Dr. Legerton has an issue with language on page 6. Landscape percentages were discussed by the Commission. Dr. Whiteford discussed the possibility of creating a third threshold. Dr. Khan said that the 70% makes a lot of sense on the larger lots. Dr. Whiteford

made some suggestions to create a third threshold. All Commissioners were in agreement with the changes. Bill Doney will make the changes and advised it was legal to do.

Dr. Whiteford said that a roofline setback was created to require a 25' roofline to be pushed back toward the middle of the property. He said that the minutes reflect a consensus of the Committee to allow a 25' roofline in a limited interior area of the lot. He said that the 14' wall height limitation restricts the area of a roof that can reach 25'. Commissioner Legerton gave his opinion regarding a 25' roof height and that he is against it. Dr. Whiteford, the audience, and the Commission discussed roof height. Commissioner Busto said he is not in favor of any flat roof. Commissioner Legerton said that JIC patterned roof heights after Jupiter Island's ordinances. Art Landro said that the Committee encouraged single story homes. He said that the Committee initially went to 21' which lowered the line of sight. He is not sure how the height returned to 25'. Commissioner Busto said he is in favor of 23' as a roof height since the Committee is in favor of 23'. Dr. Whiteford mentioned a few scenarios to address roof height. Motion as amended on page 6 on lots over 20000 s.f. would have 70% landscape front setback.

MOTION: Vice-Mayor Block

SECOND: Commissioner Khan

VOTE: 4 Aye /1 Naye (Commissioner Legerton)

Motion passed.

7. Presentation of Life-Saving Award to Resident Art Landro

The Mayor presented a Life-Saving Award to Art Landro for rescuing a child from a rip current at the beach on April 1, 2018. He is congratulated for his selfless efforts and saving the life of the child at great risk to his own life.

8. Discussion: Security Building

Already discussed in detail in public comments.

9. Neighborhood Rehabilitation Project Update

Today we had 5.5" of rain with no flooding. Some water pooled near the marina but once the Mayor cleared a drain of leaves, it drained quickly. 160 people have already connected to sewer and the deadline is in November. The final bill for the project is expected within the next two weeks.

10. Vice-Mayor Block motioned to adjourn the meeting.

SECOND: Commissioner Busto

The meeting was adjourned at 9:14 p.m.

Approved by:

_____ Mayor Daniel J. Comerford III	_____ Date
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_____ Town Clerk Jude Goudreau	_____ Date
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