

**JUPITER INLET COLONY
BUILDING AND ZONING COMMITTEE MEETING
06.18.20**

IN-PERSON & VIA TELECONFERENCE

Time: June 18, 2020 at 05:00 PM Eastern Time

Location: Town Hall, 50 Colony Road

Join by Zoom: <https://zoom.us/join>

Meeting ID: **585 628 8134**

Password: **3787**

AGENDA

1. Call to Order.
2. Roll Call: Earl Fischer (Chair), Russell Bourne (Vice Chair), Lisa Hines, Butch Harper, Thom Faiola, William Gilbane (alternate).

Building and Zoning Administrator: Bill Whiteford
3. Motion to approve prior minutes – May 21, 2020.
4. Public Comments - items not on the agenda (3 minutes).
5. #65 Colony Road – continuation of new two-story residence with outdoor spa. Total under air: 4,606 sf. Total square footage: 4,984 sf. Lot occupancy calculation: 48% (50% allowed). Maximum building height: 24'11" (25' allowed).
6. Workshop: Ideas for Town Building Committee to Consider
7. Any Other Matters.
8. Motion to Adjourn.

STATE MANDATED STATEMENT

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the Town Administrative Office at 50 Colony Road, Jupiter Inlet Colony, FL 33469, or by telephone at 561-746-3787, prior to the meeting.

**JUPITER INLET COLONY
BUILDING AND ZONING COMMITTEE MEETING
MAY 21, 2020**

MINUTES

1. Call to Order at 5:03 pm by Earl Fischer, Chair, via teleconference.
2. Roll Call: Earl Fischer – present, Lisa Hines – present, Butch Harper – present, Thom Faiola - present. Building and Zoning (B&Z) Administrator: Bill Whiteford – present. A quorum of the Committee was called by the Chair.
3. Motion to approve prior minutes – approved 4-0, without discussion.
4. Public Comments – none.
5. #65 Colony Road – the B&Z Administrator gave a brief over-view of the plans to construct a new two-story residence with an outdoor spa. A general discussion followed, including questions from the Committee regarding the size of the home, the proposed air-conditioned storage space over the garage, GeoPoint report, grading and drainage plan, and privacy concerns. Questions were addressed by the architects for the project, homeowners, and B&Z Administrator. After a lengthy discussion, the Committee voted to table the item until the next meeting and requested an updated GeoPoint report regarding the square footage calculations and a grading and drainage plan approved by the town engineer.

The Chair summarized the questions by the Committee and the basis for postponing the item until the next meeting for the public, which was approved by a 4-0 vote without further discussion.

6. #102 Lighthouse Drive – a general discussion followed a brief presentation by the B&Z Administrator regarding the revised landscape and hardscape plans to reflect as-built conditions. The applicant agreed to table discussion regarding a driveway gate until a future meeting. Comments from the Committee were generally in support of the modifications to reflect existing conditions but expressed concerns regarding a gate. After a brief discussion, the Chair summarized the modifications for the Committee and the public, which were approved by a 4-0 vote.
7. Discussion Item: Ideas for Town Building Committee to Consider – after a brief discussion, the Chair suggested the ideas be scheduled for a workshop at the next meeting and that hard copies be made available for public review at town hall. The B&Z Administrator stated that he would email the document prepared by L. Landsmann under separate cover to the Committee and schedule the workshop.
8. Any Other Matters - none.

9. Motion to Adjourn - approved 4-0, without discussion. The Meeting adjourned at 6:20 p.m.

Approved,

Attest,

Earl Fischer, Chair

Jude M. Goudreau, Town Clerk



TOWN OF JUPITER INLET COLONY
A MUNICIPAL CORPORATION

**NOTICE OF PUBLIC MEETING VIA
ZOOM TELECONFERENCE**

**SEE TOWN WEBSITE FOR MEETING ID AND PASSWORD
ONE WEEK BEFORE MEETING**

Please remember to mute your device until you are ready to speak during the meeting.

TOPIC: The Building and Zoning Committee of the Town of Jupiter Inlet Colony will conduct a public meeting on Thursday, May 21, 2020 at 5:00 P.M. Zoom via teleconference to consider the following:

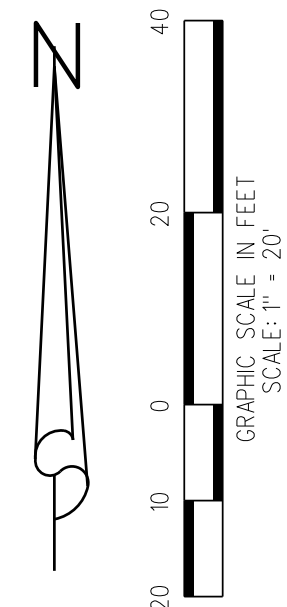
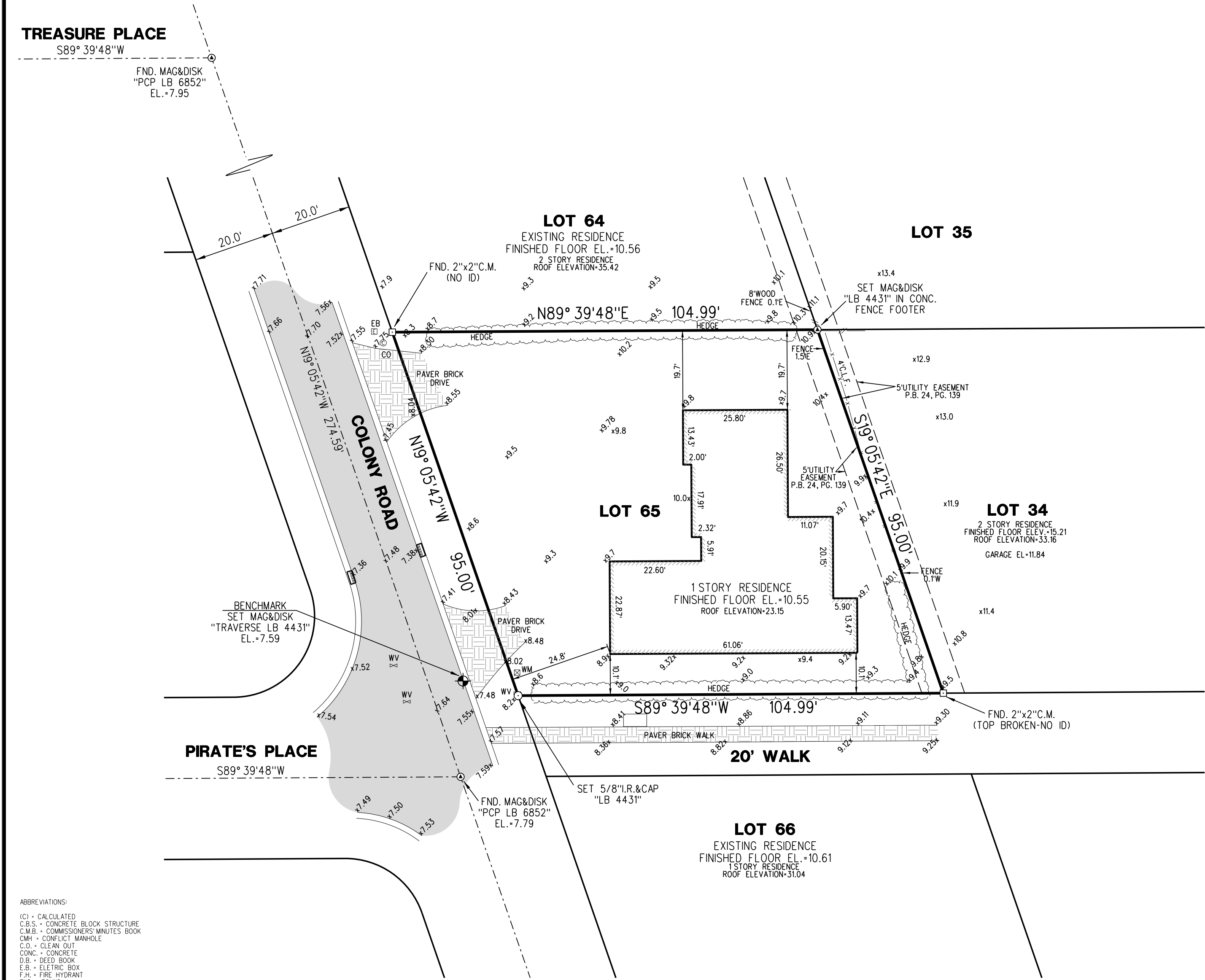
LOCATION: 65 Colony Road

REQUEST: New two-story residence with outdoor spa. Total under air: 4,640 sf. Total square footage: 5,018 sf. Lot occupancy calculation: 50% (50% allowed). Maximum building height: 24.8' (25' allowed). Plans are available for review in Town Hall.

All interested parties are encouraged to participate in the meeting and be heard concerning this matter. A copy of the proposed plans may be inspected before the meeting by contacting the Town Administrative Office at (561) 746-3787.

If a person decides to appeal the decision of Building and Zoning Committee with respect to any matter considered at the public hearing or meeting herein referred, he or she may need to insure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is based. The Town of Jupiter Inlet Colony does not prepare or provide such a record. The above item may be postponed or withdrawn without prior notice.

Pursuant to the provision of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting, because of a disability or physical impairment, should contact the Town Administration Officer, 561-746-3787, at least three (3) calendar days prior to the Hearing.



PROPERTY DESCRIPTION

Lot 65, Jupiter Inlet Beach Colony, according to the plat thereof as recorded in Plat Book 24, Page 139, Public Records of Palm Beach County, Florida.

SURVEY REPORT

1. THIS BOUNDARY & TOPOGRAPHIC SURVEY CONFORMS TO THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE
2. SURVEY BASED ON THE PLAT OF JUPITER INLET BEACH COLONY.
3. LEGAL DESCRIPTION AS PER OFFICIAL RECORD BOOK 27472, PAGE 360.
4. BEARING BASIS: N19°05'42"W ALONG THE CENTERLINE OF COLONY ROAD
5. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD), PER FLOOD INSURANCE RATE MAP NO. 12099C0179F DATED OCTOBER 5, 2017. NO SEARCH FOR ANY MAP AMENDMENTS OR REVISIONS HAS BEEN MADE BY THIS OFFICE.
6. TOTAL AREA = 9,445 SQUARE FEET, MORE OR LESS.
7. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY LIDBERG LAND SURVEYING, INC.
8. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1' IN 7,500'.
9. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88). BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH. NOTE, TO CONVERT FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) ADD 1.52 FEET.
10. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR: ONSHORE CONSTRUCTION & DEVELOPMENT, INC.
11. © COPYRIGHT 2019 BY LIDBERG LAND SURVEYING, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

LIDBERG LAND SURVEYING, INC.

DATE OF SURVEY: OCTOBER 23, 2019

BY: _____
DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 3613

ABBREVIATIONS:		
(C)	•	CALCULATED
C.B.S.	•	CONCRETE BLOCK STRUCTURE
C.M.B.	•	COMMISSIONER'S MINUTES BOOK
CMH	•	CONFLICT MANHOLE
C.O.	•	CLEAN OUT
CONC.	•	CONCRETE
D.B.	•	DEED BOOK
E.B.	•	ELECTRIC BOX
F.H.	•	FIRE HYDRANT
FND.	•	FOUND
F.P.L.	•	FLORIDA POWER & LIGHT
I.P.	•	IRON PIPE
INV.	•	INVERT
I.R.	•	IRON ROD
LB	•	LICENSE BUSINESS
LP	•	LIGHT POLE
LS	•	LICENSE SURVEY
(M)	•	MEASURED
MH	•	MANHOLE
M.H.W.	•	MEAN HIGH WATER
MON.	•	MONUMENT
O.R.B.	•	OFFICIAL RECORD BOOK
(P)	•	PLAT
P.B.	•	PLAT BOOK
P.R.M.	•	PERMANENT REFERENCE MONUMENT
R.O.W.	•	RIGHT-OF-WAY
RCP	•	REINFORCED CONCRETE PIPE
R.P.B.	•	ROAD PLAT BOOK
(S)	•	SURVEY
SLP	•	STOP LIGHT POLE
SMH	•	SANITARY MANHOLE
STMM	•	SOUTHERN BELL TELEPHONE MANHOLE
STMH	•	STORM MANHOLE
TB	•	TRAFFIC BOX
TLP	•	TRAFFIC LIGHT POLE
TV	•	TELEVISION
U.E.	•	UTILITY EASEMENT
WP	•	WOOD POLE
WUP	•	WOOD UTILITY POLE
WV	•	WATER VALVE

06/08/2020	SHOW ELEVATION OF LOT 34 19-089-105A F.B. 767/58 J.P.	L.J.C.
05/08/2020	ADD UTILITY EASEMENT	L.J.C.
03/18/2020	SHOW ADDITIONAL ELEVATIONS F.B. 764/45 A.M.	L.J.C.
DATE:	REVISIONS:	BY:

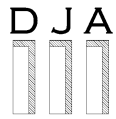


LIDBERG LAND
SURVEYING, INC.

LB4431 675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

BOUNDARY & TOPOGRAPHIC SURVEY
LOT 65, JUPITER INLET BEACH
PREPARED FOR:
ONSHORE CONSTRUCTION
& DEVELOPMENT, INC.

CAD.	K:\UST \ 314043 \ 24-139 \ 19-089-112 \ 19-089-112.DGN		
REF.			
FLD.	A.M.	FB. PG.	JOB 19-089-112
OFF.	L.J.C.&R.J.W.	755 03,9-12	DATE 10/23/2019
CKD.	D.C.L.	SHEET 1 OF 1	DWG. C19-089



JUNE 16, 2020

JUPITER INLET COLONY

Attn.: Plan Review 65 COLONY

RE: Response to Meeting Comments Received 05.21.20, Town Engineer Comments 06.04.20

Drawing revisions made based on the meeting comments.

Architectural

Revised front roof line at garage to meet setback requirements.

Revised windows on north and south sides to meet 10% glass requirement.

Noted, clarified attic space above garage as non-habitable.

Revised First Finish Floor Elevation to 10.6' N.A.V.D. per Town Engineer.

Added notes regarding site wall heights, picket fence clarification per Town Engineer.

Site wall shown on A-3.01 South Building Section, structural provided in Construction Documents.

Clarified Loggia Patio, no awning, Entry

Wall feature removed Rev1.

Updated Survey to add Lot 34 existing finish floor elevation.

Landscape

Added calculations

Civil

Revised floor elevation, finish floor elevation 10.6' N.A.V.D.

Northeast piping for additional drainage capacity from back to front.

Added general note top of new concrete site walls and adjacent grade

Notes indicating re-grading are removed. Stormwater will build up at wall face then run south.

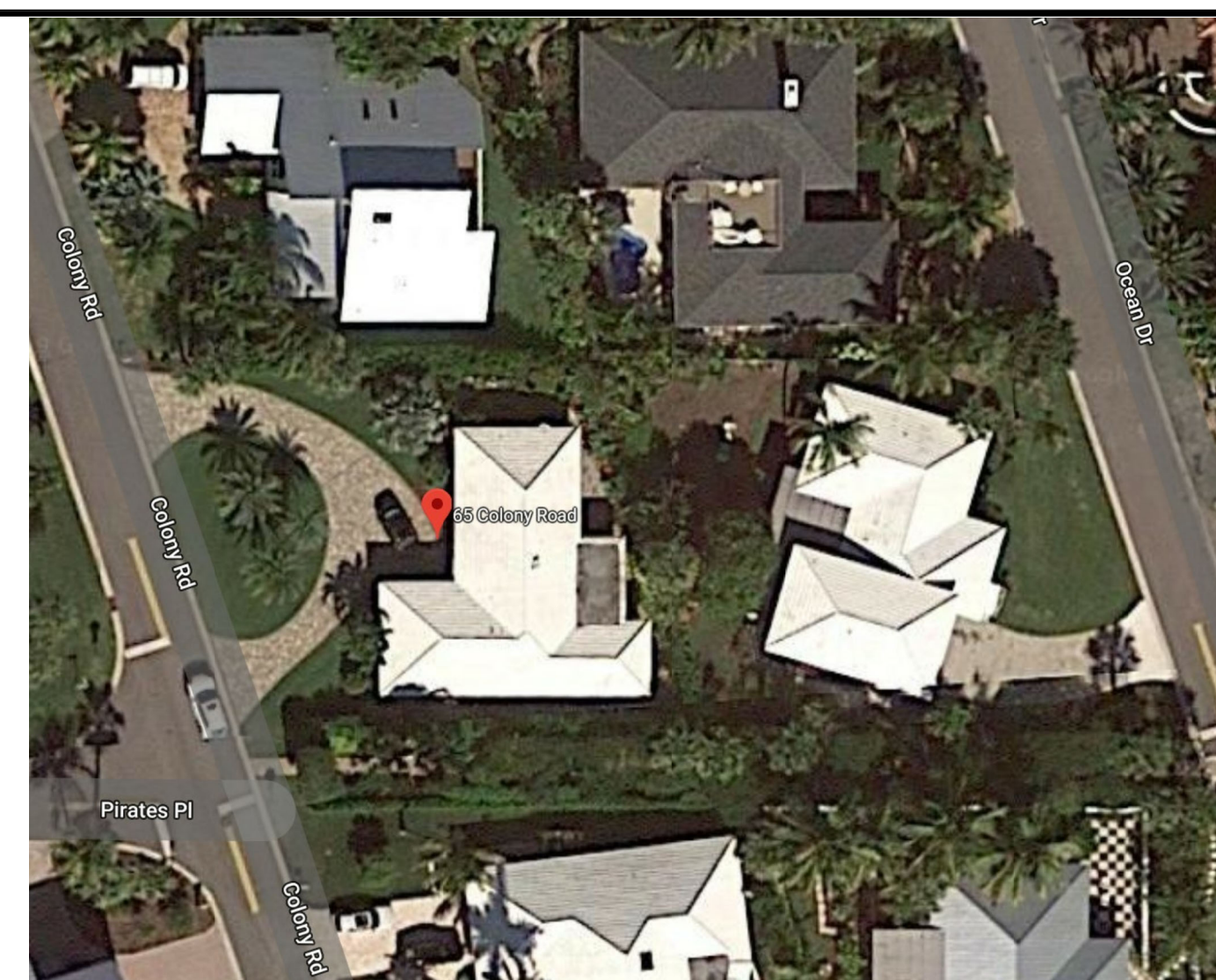
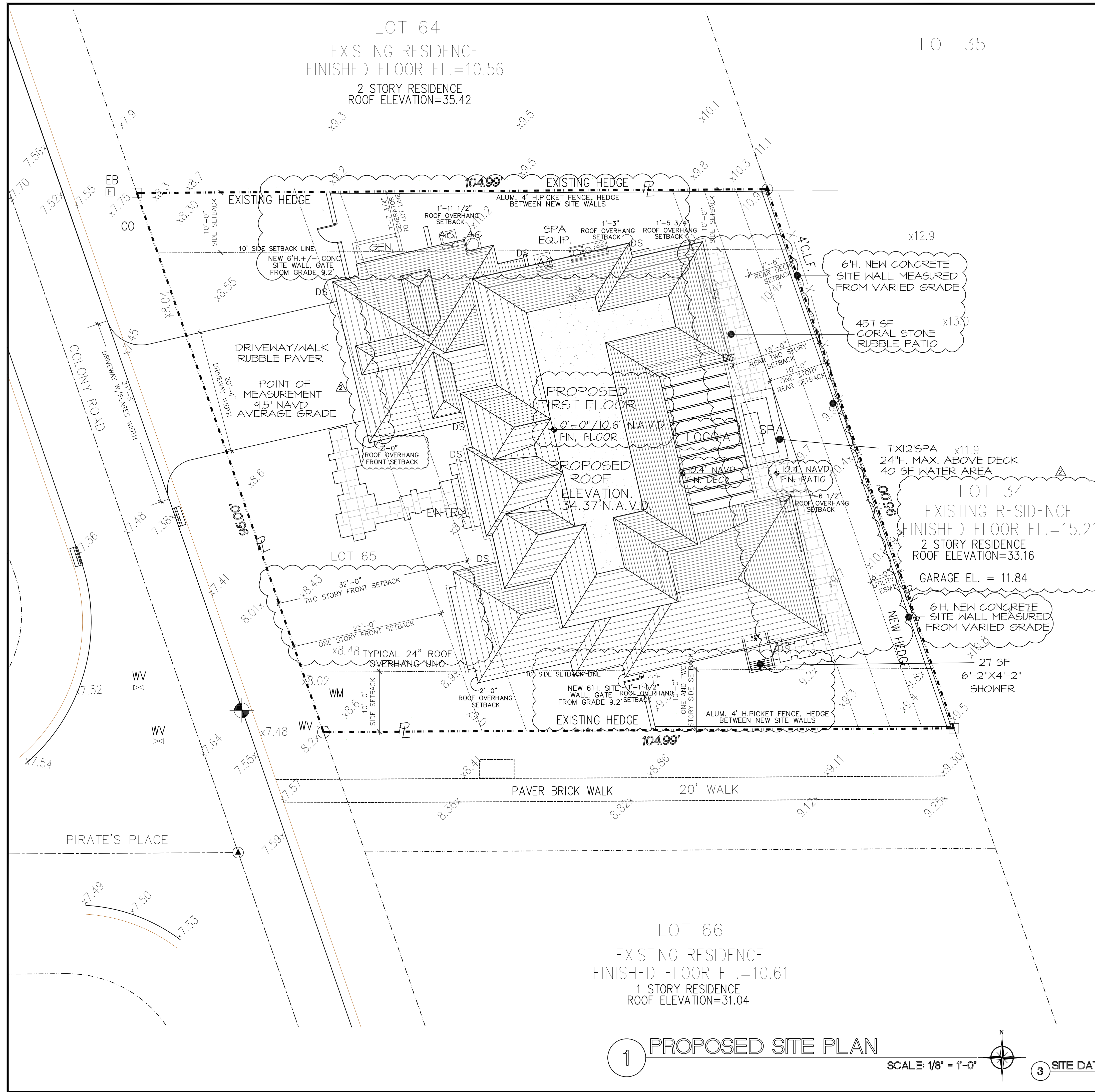
The note is clarified on the 4'h. fence. Random outside lines removed.

There are not plans to remove neighbors fence outside of our property line.

Please let us know if you need additional information.

Respectfully Submitted

Roger P. Janssen, AIA
Dailey Janssen Architects, P.A.



2 LOCATION MAP

SCOPE OF WORK	
1-	DEMOLITION OF EXISTING STRUCTURE
2-	CONSTRUCT NEW CMU 2-STORY RESIDENCE
3-	NEW HARDSCAPE INCLUDING SPA
4-	NEW LANDSCAPE
5-	CIVIL -STORM WATER MANAGEMENT PLAN

GENERAL NOTES	
1.	REFER TO PLANS BY LANDSCAPE ARCHITECT FOR ALL LANDSCAPE AND HARDSCAPE INFORMATION.
2.	REFER TO PLANS BY CIVIL ENGINEER FOR ALL DRAINAGE INFORMATION

LOT INFORMATION	
PROPERTY ADDRESS:	65 COLONY ROAD JUPITER INLET COLONY, FL
ZONING DATA:	JUPITER INLET COLONY
FLOOD ZONE:	X. F.I.R.M. 10/05/2017
ALL SURVEY INFORMATION BASED ON SURVEY BY LIDBERG LAND SURVEYING INC. 675 WEST INDIANTOWN ROAD SUITE 200 JUPITER FLORIDA 33458 33407 PHONE: (561) 746-8454	

DAVID C. LIDBERG
FLORIDA CERTIFICATE NO. 3613
DATE OF FIELD SURVEY: 10/23/2019

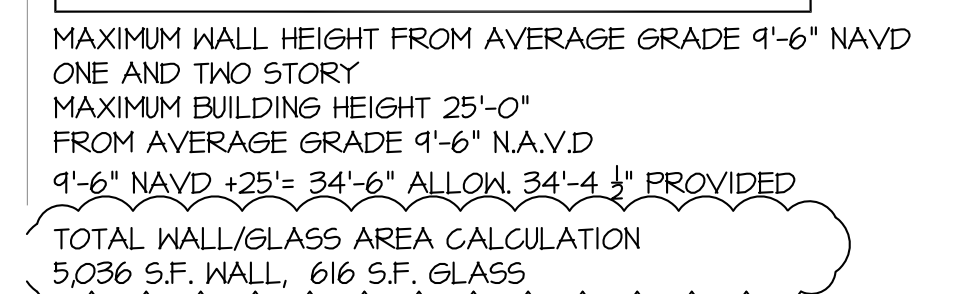
LEGAL DESCRIPTION	
SEE SURVEY	
THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY SURVEY INFORMATION.	

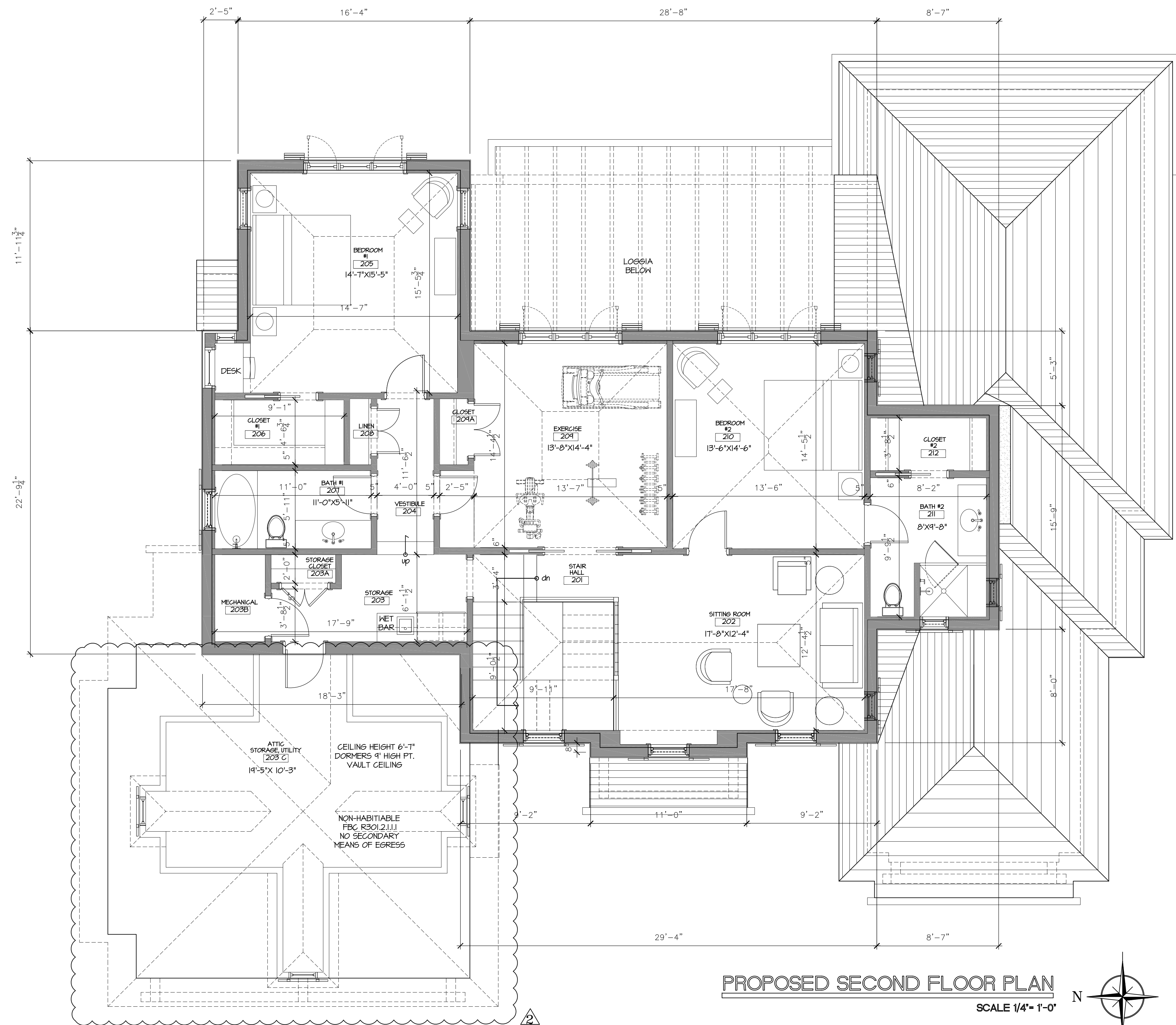
OCCUPANCY CALCULATION	
MAIN HOUSE FIRST FLOOR AREA	2,454 S.F.
TWO CAR GARAGE	546 S.F.
REAR LOGGIA	317 S.F.
DRIVEWAY	512 S.F.
FRONT WALK	135 S.F.
FRONT PORCH	61 S.F.
SPA	40 S.F.
REAR PATIO	457 S.F.
SHOWER	27 S.F.
LANDING	28 S.F.
TOTAL LOT OCCUPANCY AREA	4,571 S.F.
PROPOSED PERCENTAGE OF LOT OCCUPANCY	4,571 S.F. 48%

AREA CALCULATIONS	
AIR CONDITIONED AREA	
FIRST FLOOR AC AREA	2,454 S.F.
SECOND FLOOR AC AREA	1,606 S.F.
2 CAR GARAGE CONDITIONED SPACE	546 S.F.
TOTAL AC AREA	4,606 S.F.
COVERED ENTRY	61 S.F.
LOGGIA/ANNING AREA	317 S.F.
OVERALL COVERED AREA	378 S.F.
OVERALL TOTAL AREA	4,984 S.F.

MAXIMUM WALL HEIGHT FROM AVERAGE GRADE 9'-6" NAVD
ONE AND TWO STORY
MAXIMUM BUILDING HEIGHT 25'-0"
FROM AVERAGE GRADE 9'-6" N.A.V.D
9'-6" NAVD +25'- 34'-6" ALLOW 34'-4 1/4" PROVIDED
TOTAL WALL/GLASS AREA CALCULATION
5,036 S.F. WALL, 616 S.F. GLASS

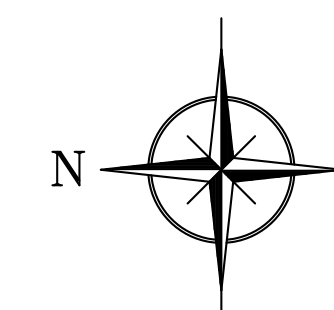
SITE DATA	
OCCUPANCY:	
ALLOWABLE PERCENTAGE OF LOT OCCUPANCY	4,722.5 S.F. 50%
PROPOSED PERCENTAGE OF LOT OCCUPANCY	4,571 S.F. 48%
LOT COVERAGE - TWO STORY RESIDENCE	
LOT AREA FOR CALCULATIONS:	9,445 S.F. 100%
MAXIMUM PERCENTAGE LOT COVERAGE-2 STORY	3,022 S.F. 32%
PROPOSED PERCENTAGE LOT COVERAGE	3,000 S.F. 32%
COMBINED FIRST AND SECOND FLOOR AREA	
MAXIMUM PERCENTAGE OF TOTAL LOT AREA	4,722.5 S.F. 50%
PROPOSED PERCENTAGE OF TOTAL LOT AREA	4,571 S.F. 48%
SECOND FLOOR AREA RATIO	
FIRST FLOOR	3,000 S.F.
SECOND FLOOR (60% ALLOW.)	1,606 S.F. 53% OF FIRST FLOOR
(LANDSCAPE AREA REQUIRED TOTAL SITE (30%MIN) 52% PROVIDED FRONT SETBACK AREA = 2,707.5 S.F.- 611 S.F. HARDSCAPE =77% LANDSCAPE PROVIDED	
PROPOSED LANDSCAPE MATERIAL IN FRONT SETBACK AREA *SEE LANDSCAPE PLANS NOT INCLUDED AS DEVELOPED AREA EQUIPMENT PADS - ALLOWANCE 100 S.F./PROPERTY PROPOSED EQUIPMENT PAD AREA PROVIDED 66 S.F. STEPPING STONES	





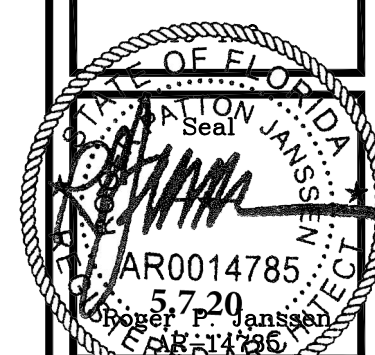
PROPOSED SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



Date: 05.07.2020 PROPOSED RESIDENCE FOR JIC APPROVAL
Drawn: MS
Revised: 05.18.2020 Response to Comments 05.15.2020
05.06.04.2020 Response to 05.21.2020 Meeting Comments

Job No.



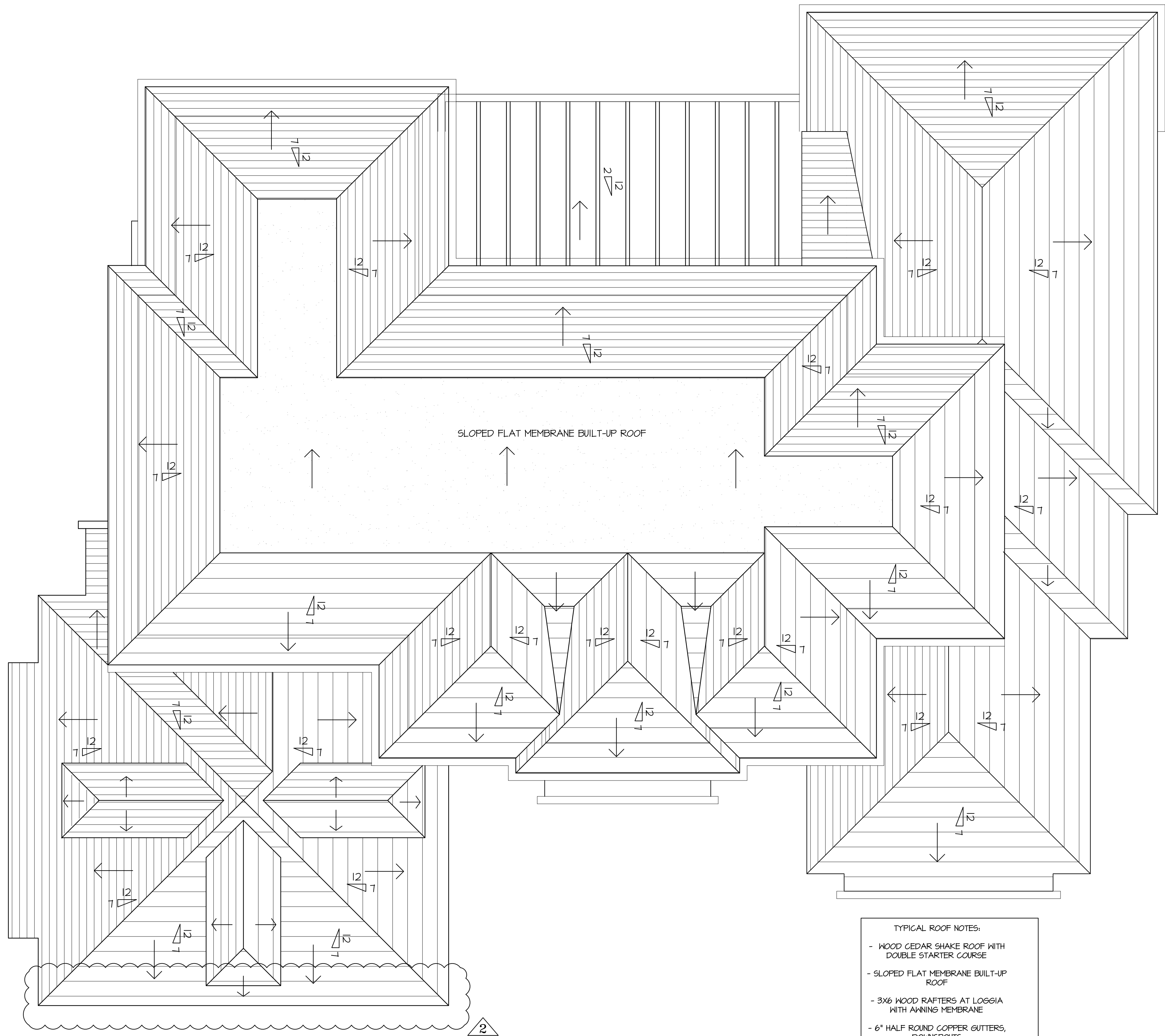
Drawing No.

A-1.02

PROPOSED RESIDENCE AT:
65 COLONY ROAD
JUPITER INLET COLONY
PALM BEACH COUNTY, FLORIDA

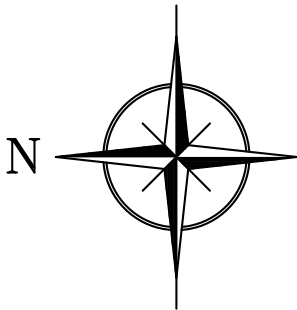
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DJA DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AAAC001974
TEL: 561-839-4707



PROPOSED ROOF PLAN

SCALE 1/4"= 1'-0"



Date: 05.07.2020 PROPOSED RESIDENCE FOR JIC APPROVAL

Drawn: MS

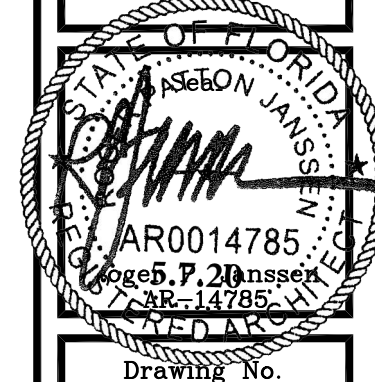
05.18.2020 Response to Comments 05.15.2020

05.18.2020 Response to Comments 05.15.2020 Meeting Comments

05.18.2020 Response to Comments 05.15.2020 Meeting Comments

Job No.

18-120



Drawing No.

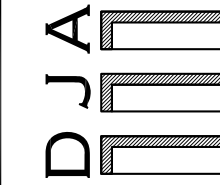
A-1.03

PROPOSED RESIDENCE AT:

65 COLONY ROAD

JUPITER INLET COLONY PALM BEACH COUNTY, FLORIDA

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D J A DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200

WEST PALM BEACH, FLORIDA, 33401

LICENSE #AA-COO1974

TEL: 561-933-4707



WEST ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"

FINISHES
ROOF: CEDAR SHINGLE, COPPER GUTTER, DOWNSPOUTS
BUILDING: TABBY STUCCO FINISH, CORAL STONE ACCENTS 6" RUN STUCCO SIDING SECOND FLOOR -WHITE
OUTRIGGERS, SOFFITS: WHITE
SHUTTERS: COMPOSITE HINGED LIGHT BLUE
HEADERS, SILLS: STUCCO, CORAL STONE
WINDOWS: SINGLE-HUNG IMPACT
DOORS: WOOD, GLASS ENTRY DOOR GARAGE DOOR WITH GLASS, APPLIED TRIM
LOGGIA CYPRESS BEAM, RAFTERS, FABRIC AWNING
GATES - COMPOSITE, WHITE

DJA DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401

LICENSE #AAC001974
TEL: 561-833-4707

PROPOSED RESIDENCE AT:

65 COLONY ROAD

JUPITER INLET COLONY
PALM BEACH COUNTY, FLORIDA

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Date: 05.07.2020 PROPOSED RESIDENCE FOR JIC APPROVAL
Drawn: MS
05.18.2020 Response to Comments 05.15.2020
06.04.2020 Response to 05.21.2020 Meeting Comments

Job No.

OFFICE

AR0014785
5.7.20
Robert P. Janssen
Architect

Drawing No.

A-2.01

FINISHES
ROOF: CEDAR WOOD SHINGLE, COPPER GUTTER, DOWNSPOUTS
BUILDING: TABBY STUCCO FINISH, CORAL STONE ACCENTS 6" RUN STUCCO SIDING SECOND FLOOR - WHITE
OUTRIGGERS, SOFFITS: WHITE
SHUTTERS COMPOSITE HINGED LIGHT BLUE
HEADERS, SILLS STUCCO, CORAL STONE
WINDOWS: SINGLE-HUNG IMPACT
DOORS: WOOD, GLASS ENTRY DOOR GARAGE DOOR WITH GLASS, APPLIED TRIM
LOGGIA CYPRESS BEAM, RAFTERS, FABRIC AWNING
GATES - COMPOSITE, WHITE



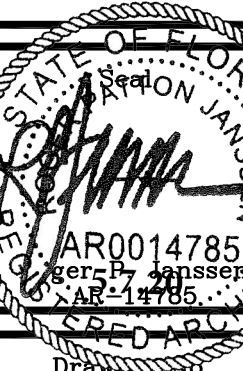
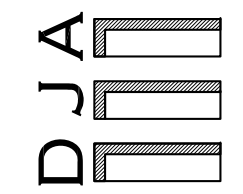
EAST ELEVATION

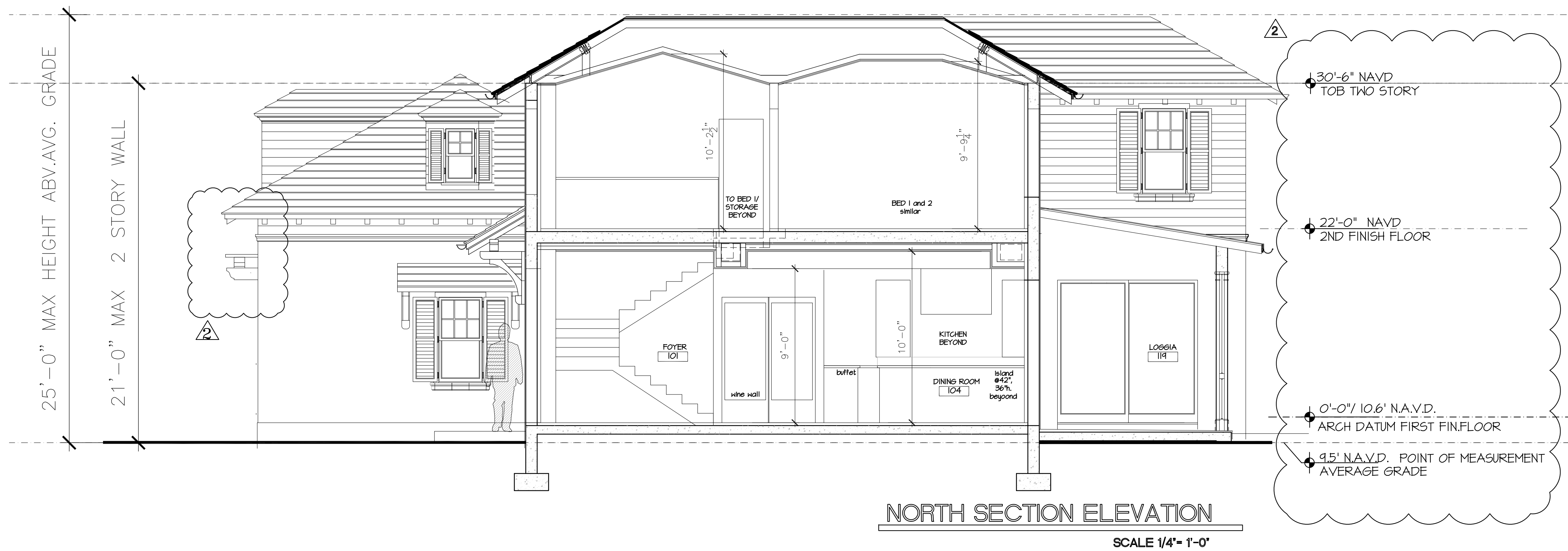
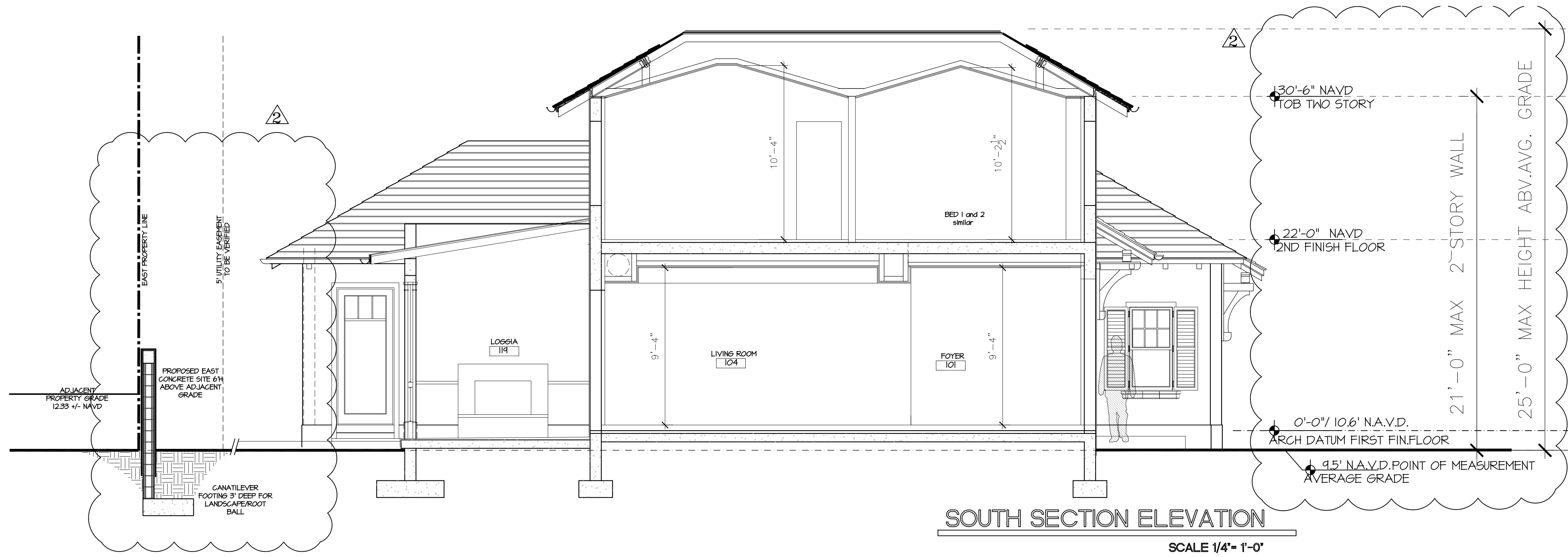
SCALE 1/4"= 1'-0"

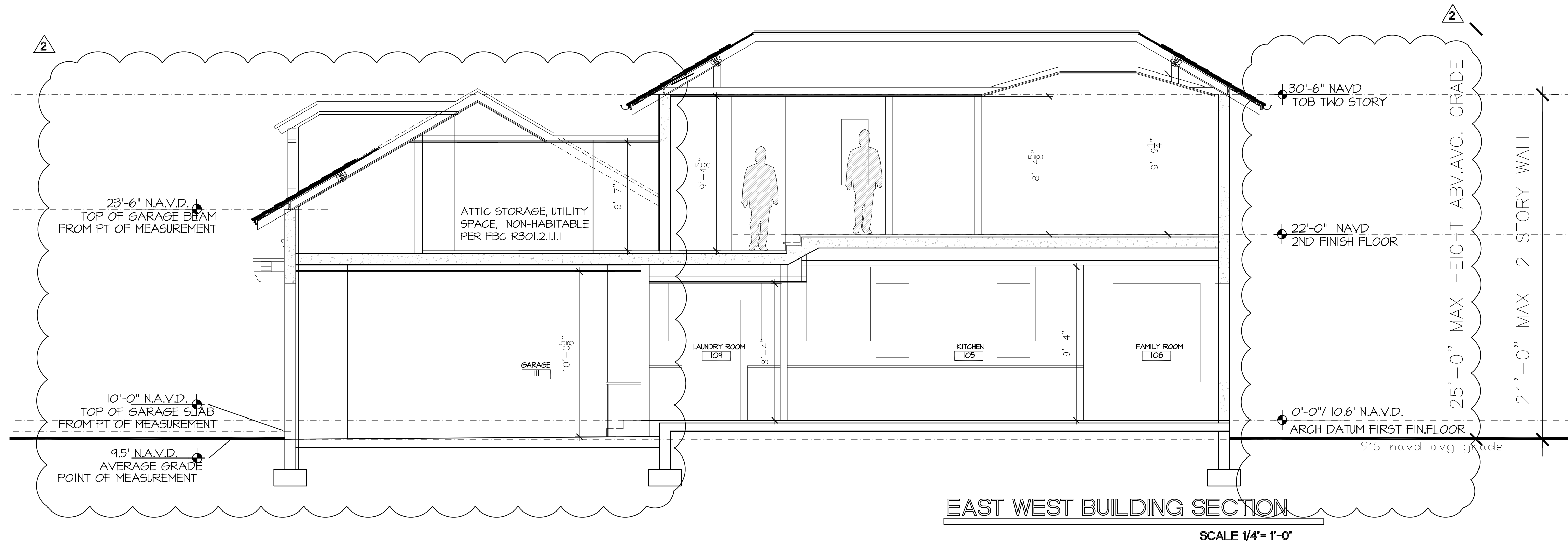


SOUTH ELEVATION

SCALE 1/4"= 1'-0"

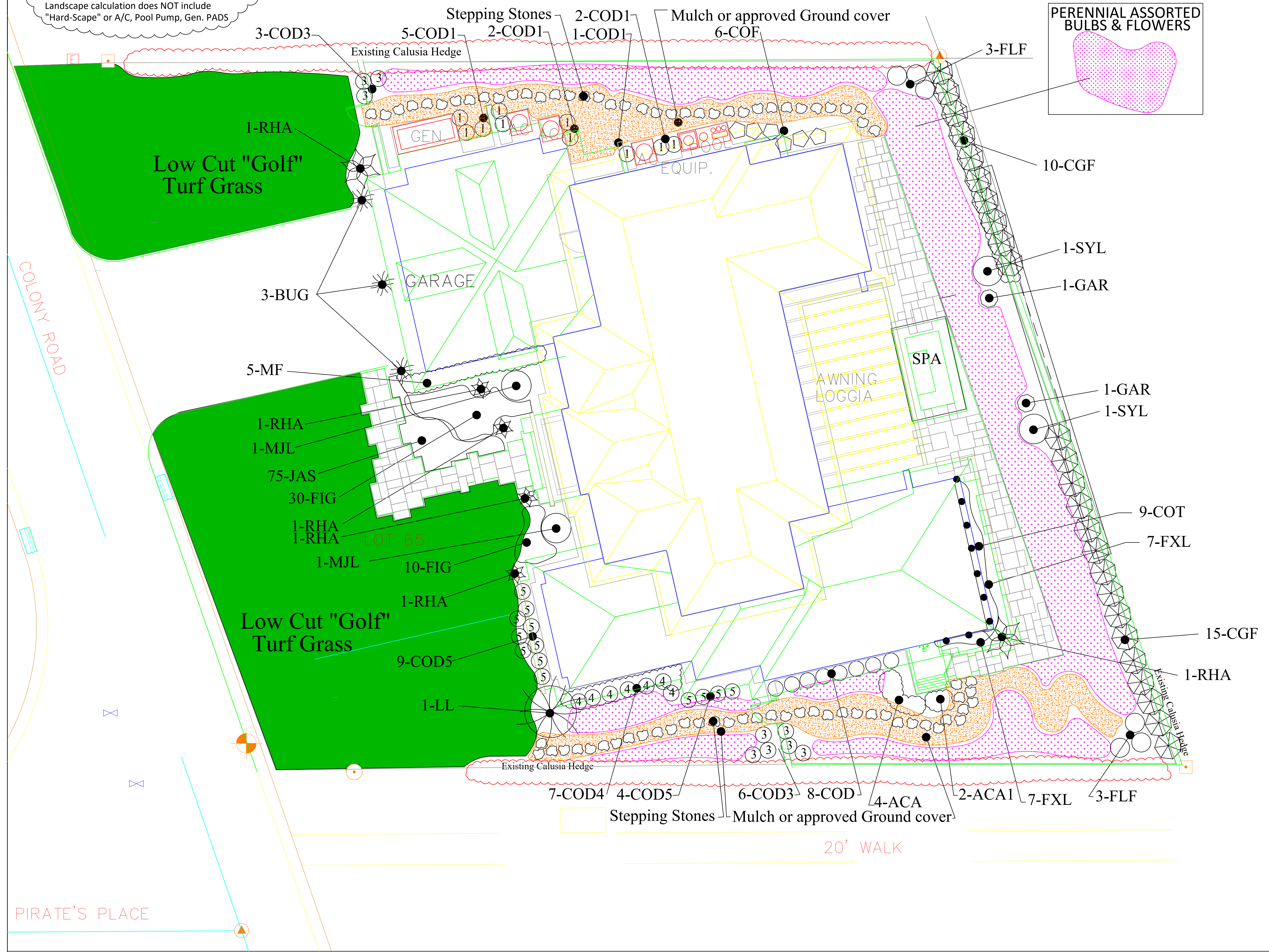






Lot Area for Calculations:
9,445 S.F. 100%
Total Landscape for Calculations:
4,884 S.F. 52%

Landscape calculation does NOT include
"Hard-Scape" or A/C, Pool Pump, Gen. PADS



KEY	QTY	BOTANICAL / COMMOMN NAME / DESCRIPTION	HEIGHT/ SPREAD/	CONT. /	CALIPER
RHA	6	RHAPIS EXCELSA / "LADY PALM" FULL DENSE MATURE CLUMP PALM	4-5'	2-3'	25 GAL.
COD	8	CODIAEUM VARIEGATUM / 'CROTON 'MAMMEY' FULL TO BASE DENSE ACCENT SHRUB	12-18"	12-18"	3 GAL.
COD1	10	CODIAEUM VARIEGATUM / 'CROTON 'PETRA' PLANT 24-30" O.C. OR AS SHOWN ON PLAN	12-18"	12-18"	3 GAL.
COD3	9	CODIAEUM VARIEGATUM / 'CROTON STOPLIGHT" PLANT 24-30" O.C. OR AS SHOWN ON PLAN	12-18"	12-18"	3 GAL.
COD4	7	CODIAEUM VARIEGATUM / 'CROTON MAGNIFICENT" PLANT 24-30" O.C. OR AS SHOWN ON PLAN	12-18"	12-18"	3 GAL.
COD5	13	CODIAEUM VARIEGATUM / 'CROTON DREDLOCKS" PLANT 24-30" O.C. OR AS SHOWN ON PLAN	12-18"	12-18"	3 GAL.
COF	5	PSYCHOTRIA NERVOSA / 'WILD COFFEE' FULL DENSE MATURE BUSH PLANT 3-4' O.C. OR AS SHOWN	3-4'	3-4'	7 GAL
ACA	4	ACALYPHA WILKESIANA / 'RED COPPER LEAF' FULL DENSE COLORFUL HEDGE	24-30"	18-24"	3 GAL.
ACA1	2	ACALYPHA WILKESIANA / 'JAVA WHITE' 'YELLOW COPPER LEAF' FULL DENSE COLORFUL HEDGE	24-30"	18-24"	3 GAL.
COT	9	CORDYLINE TERMINALIS 'RED SISTER TI PLANT' FULL TO BASE DENSE MATURE ACCENT 4-5 HEADS; PLANT 3' O.C.	3-4'	2-3'	7 GAL.
FXL	14	DIANELLA TASMANICA 'VARIEGATED FLAXLILY' PLANT 2' O.C.	12"	8"	3 GAL.
FLF	6	FICUS LYRATA / 'FIDDLE LEAF FIG' FULL TO BASE DENSE PLANT AS SHOWN ON PLAN	4-6'	3-5'	15 GAL.
CGF	25	CLUSIA GRUTTIFERA / 'CLUSIA' FULL TO BASE DENSE PLANT AS SHOWN ON PLAN	6-8'	4-6'	15 GAL.
FIG	40	FICUS 'GREEN ISLAND' FULL DENSE SPREADING GROUNDCOVER PLANT 2' O.C.	6-12"	12-18"	3 GAL
* MJL	2	PHOENIX DACTYLIFERA "MEDJOO PALM" FULL DENSE SYMMETRICAL SHAPE	10-12'	8-10'	10" B&B
GAR	2	GARDENIA CORONATA 'TREE TYPE" FULL DENSE SYMMETRICAL CROWN SINGLE STRAIGHT TRUNK	3-5'	3-5'	15 GAL
JAS	75	JASMINUN VOLUBILE / 'WAX JASMINE' FULL DENSE SPREADING GROUND COVER PLANT 12" O.C.	12-18"	12-18"	3 GAL
LL	1	LIGUSTRUM LUCIDUM / 'GLOSSY PRIVET' FULL DENSE SYMMETRICAL CROWN 4' CLEAR MULTIPLE TRUNKS	9-10'	9-10'	3" /B&B
MF	9	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER FULL DENSE SYMMETRICAL CROWN	6-8'	4-6'	25 GAL
SYL	2	PHOENIX SYLVESTRIS 'SYLVESTER DATE PALM' FULL DENSE SYMMETRICAL SHAPE	6-8'	6-8'	10" B&B
BUG	3	BOUGAINVILLEA 'BARBARA KARST' FULL TO BASE PLANT AS SHOWN ON PLAN	6-8'	6-8'	15 GAL

* Medjool Palm may be substituted with
Sylvester if specified size can be located.



TOWN OF JUPITER INLET COLONY

A MUNICIPAL CORPORATION

Plan Review Comments **Response by Architect: 05/19/2020**

Project Address: 65 Colony

Date: 05/15/2020

Zoning and LDR Comments:

1. Provide updated site plan/hardscape plan:
 - a. Label width of driveway at street – maximum 32', including flares.
Response: Dimension was previously shown at drive/road intersect including flares 31'-5"
 - b. Label front setbacks (first and second floor) on north and south elevations.
Response: SP-1.01,1.02 revised clouded to show one and two story setbacks.
 - c. Label 6' high site wall in north and south side yards. Does wall tie into 4' picket fence? Height of perimeter wall/fence is measured from finished grade (not avg).
Response: Height notes corrected fence line clarified, heavy existing calusia hedges north and south sides.
 - d. Label generator setback on site plan (minimum 5' from property line) and provide screening per Sec. 4-13. Generators (attached). Maximize separation between generator and adjacent residence.
Response: Dimension line added to generator current location 7'-7" corner of equip to lot line +/- depending on size of selected equipment.
 - e. Roof overhangs shall not exceed 24" into any setback – check SW corner of garage in front setback and note roof overhang maximum on plan.
Response: SP-1.01 note added at front garage roof showing clearance. Additional 2' roof extension with brackets remain for design intent discussion.
2. The proposed water feature along the rear property line in the rear setback is not allowed – see Sec. 17.(B)(1) of the zoning code. Every part of a required rear yard is to remain open and unobstructed to the sky, with the exceptions noted in the code. All other projections, structures, and improvements not specifically permitted by the zoning code or required by the Florida Building Code or other governmental entity are prohibited.
Response: Water feature removed from wall SP-1.01,1.02
3. Deck encroachment into the rear setback is only allowed for a one-story residence – see Sec. 14.(C), which states:
Section 14. - Front, Rear, and Side Yard Regulations.

- (C) A non-elevated patio or deck on a lot with a lot area of eleven thousand (11,000) square feet or less that conforms to Sec. 10.(C)(1) of the Zoning Code may extend a maximum of two and one-half (2.5) feet into the side or rear yard areas.
(emphasis added)

Response: Patio path edge moved to 10' rear setback line, location of spa moved west out of setback.

4. Size and mass of proposed residence is questionable – see Sec. 10.1(A) of the zoning code, which states:

Section 10.1. - Development standards for single family residences.

- (A) Mass and Volume Distribution. Because lots within the town are limited in size, the massing and volume of any new residential building or addition should be sensitive to the profiles of adjacent buildings and should locate second stories adequately to reduce the apparent overall scale of the building.

According to the town code, any new residential residence should be sensitive to the profiles of adjacent buildings and should locate second stories adequately to reduce the apparent overall scale of the building. A three-dimensional sketch-up model of the proposed home, in relation to its surroundings, would be helpful in making this determination. The second story of the proposed residence should also take into account the privacy and views of the existing homes to the north and east if concerns are expressed by the current residents.

Response: Reference R-01 page provided showing photos of north and south neighbors, and schematic perspective of proposed project. Adjacent roof height elevations also noted on survey and SP-1.01. Height and scale of proposed roof in middle range, not highest or lowest, sensitive to neighbors to the north, south and east. (Please note, schematic perspective of proposed house is showing a balcony over the front entry that has been revised and no longer in the scope of work, rest of the house is correct for reference.)

5. Landscape plan – utilize native landscape material to provide privacy and protection of existing views from adjacent properties to the extent possible.

- a. Provide landscape area in front yard calculation (minimum 30%) – see Sec. 10.(C)(4).
b. Provide required residential landscaping calculation (minimum 50%) – see Sec. 19-2. Gravel used for any other purpose other than ground cover is required to be included in the lot occupancy calculation.

Response: Will be addressed and corrected after the meeting. Landscape calculation clarified, clouded on SP-1.01, 1.02

6. Update lot coverage by buildings and lot occupancy calculations, if necessary.

Response: Calculations adjusted and clouded on SP-1.01, 1.02.

June 12, 2020



Bill Whiteford, PhD, AICP,
Planning and Zoning Administrator
50 Colony Road
Jupiter Inlet Colony, Florida 33469

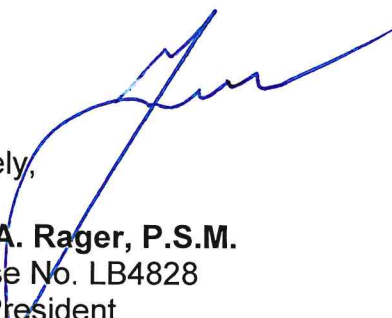
RE: 65 Colony Road, Jupiter Inlet Colony, Florida 33469 – Lot 65

Dear Bill,

We have reviewed the files, again, we received June 5, 2020 of Lot 65. We find items relevant to the code are listed below:

1. 50% Max. Lot area coverage calculation = 4,585 sq. ft. or 48%. 49% provided.
 2.
 - a) 32% Max First Floor Coverage = *3,000 sq. ft. or 32%, the plan provided 32%.
 - b) 60% Max (of first) Second Floor = 1,606 sq. ft. or 48% - provided 53%.
 - c) 50% Total Floor Coverage *4,626 sq. ft. or 49% - 49% provided.
 3. 25' Building Height to the top: 24'11" plan.
 4. Roof eave: Plan shows it to be 2' and 4' at the garage door.
 5. Pool: (Spa) meets setbacks (10' from Side).
 6. 2+ car garage, outdoor spaces provided. The driveway appears to be 20' wide, 30' flare.
 7. Windows, review of the proposed right side has 10% calculated.
 8. The building did meet the setbacks of 10' on the sides, 25' front (first floor) and 10' in the rear. And did meet the 32' setback for second floor front setback.
 9. 30% Front Yard Landscape is: 73% Green.
- A. The Attic over the Garage was not counted as floor space.
B. Max First Floor above is the Floor excluding the Patio Calculations.
The area of the First Floor with Patios is: 3,344 sq. ft.
Using this number, the First Floor Cover Max is at: 35%
And the total building Cover is 52%.

Sincerely,


Gary A. Rager, P.S.M.
License No. LB4828
Vice President
Director of East Coast Operations



June 4, 2020

William Whiteford, PhD, Principal
Team Plan, Inc.
824 US1, No. 250
North Palm Beach, FL 33408

Re: *Jupiter Inlet Colony*
 65 Colony Road
 Lot Drainage Plan Review

Dear Bill:

We are in receipt of the lot grading/drainage plans for the above from Jupiter Civil Engineering Company, LLC. As we have discussed, we have reviewed the plans, along with having a discussion with property owners engineer. Our redlined plans are attached, and we offer the following comments as well.

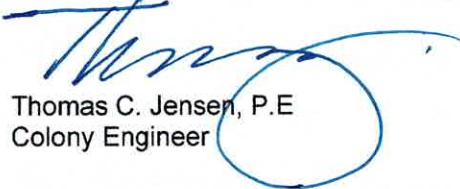
- Note that the adjacent centerline road grade in front of 65 Colony is EL 7.48. Applying the 18-inches above this grade, gives us a minimum finished floor elevation of 8.98. The plans denote a finish floor elevation of 11.0
- When we did the Neighborhood Rehabilitation project, we conducted a survey to pick up every garage floor, those are noted on the redlined plans for reference.
- The plans show finished floors for 64 and 66 Colony as EL 10.56 and 10.61 respectively, for an average finished floor elevation of 10.58. Note that the home behind them, at 34 Ocean does not show a finished floor elevation.
- Based upon the above information, it would seem like the finished floor elevation for this location would be EL 10.60.
- On-site drainage pipe. (1). They need to confirm the functionality of the system, is the intent to have the two-yard drains in the front of the property to "bubble up" into the swale once the system surcharges. (2). The piping in the northeast corner, is that section of piping even needed, since the drainage can be handled via the swale.
- The proposed wall along the rear property line, is this concrete, and we should include top of wall elevations.
- The plans note that this project is to re-grade the rear property of 34 Ocean, to be graded north to south, draining into the Colony's Public walkway. Not sure we can accomplish that with the existing improvements at 34 Ocean. It may be best to just keep the grades as is, and just let it naturally flow as it does today.
- Miscellaneous items. (1). The proposed 4ft fence along the north property line, does not show its limits. (2). There are some single lines shown outside the property line, what are these lines. (3). 34 Ocean has an exiting fence in the rear of their property, is that staying in place. (4). The proposed wall and fence need to be offset to allow room for footers, the actual location is not shown. (5). A structure is shown in the rear of the property but is not called out.

Please review the above the attached redlined plans.

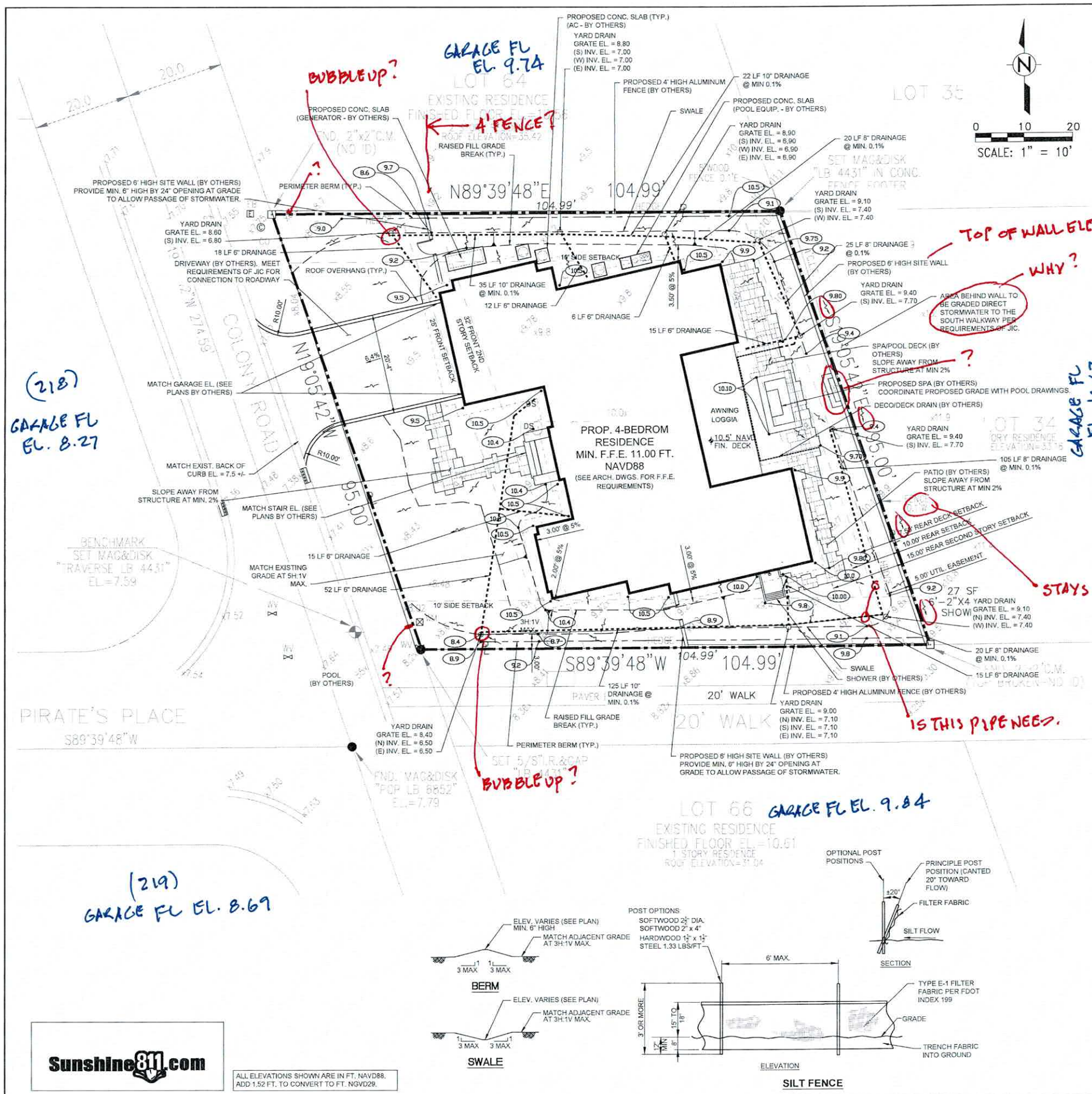
If you should require any additional information, please advise.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



Thomas C. Jensen, P.E.
Colony Engineer

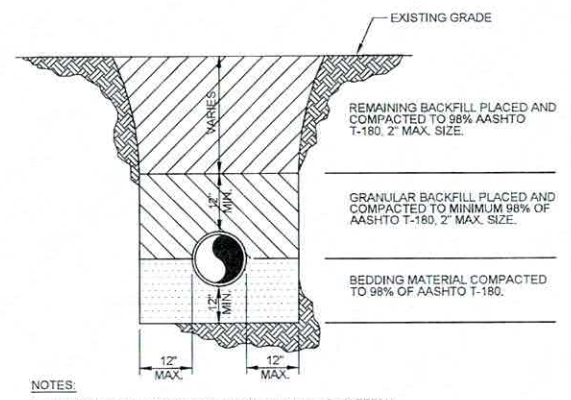


PROPOSED LEGEND

- 14.25 FINISHED GRADE ELEVATION (NAVD88)
- M.E.G. MATCH EXISTING GRADE
- DRAINAGE FLOW DIRECTION

EXIST. LEGEND (SEE SURVEY)

- CIVIL NOTES AND SPECIFICATIONS**
- GENERAL NOTES**
- EXISTING RESIDENCE AND PAVER BRICK DRIVEWAY TO BE DEMOLISHED (SEE PLANS BY OTHERS). REMOVED FROM SURVEY FOR CLARITY PURPOSES.
 - SETBACKS AND EASEMENTS SHOWN FOR INFORMATIONAL PURPOSES ONLY. SEE PLANS BY OTHERS.
 - ROOF DRAIN LEADERS SHALL BE VERIFIED TO DRAIN TOWARDS THE ROADWAY OR INTO THE DRAINAGE COLLECTION SYSTEM.
 - THE PURPOSE OF THESE PLANS IS TO PROVIDE GRADING AND DRAINAGE REQUIREMENTS. SEE PLANS BY OTHERS FOR MATERIALS AND SPECIFICATIONS RELATED TO HARDSCAPE CONSTRUCTION (E.G., PAVERS, CURBS, ETC.).
 - SEE PLANS AND SPECIFICATIONS BY OTHERS FOR SITE FILL MATERIAL SPECIFICATIONS.
 - UNDER NO CIRCUMSTANCES SHALL EXCAVATIONS DISTURB THE ZONE OF INFLUENCE UNDER THE FOUNDATION OF ANY STRUCTURE.
 - DRAINAGE PIPE SHOWN OFFSET FOR CLARITY PURPOSES.
 - SURROUND SITE WITH SILT FENCE.
- DRAINAGE STRUCTURES**
- YARD DRAIN SHALL BE NYLOPLAST MIN. 12" DIAMETER DRAINAGE BASIN WITH 6" SUMP, INVERTS AND GRATE ELEVATION PER PLAN. GRATE SHALL BE 12" SQUARE OR 12" ROUND. OWNER TO SELECT ROUND OR SQUARE STYLE.
 - SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW.
 - DO NOT PLACE STRUCTURES WITHIN THE UTILITIES EASEMENT.
- DRAINAGE PIPE**
- DRAINAGE PIPE SHALL BE PVC OR HDPE.
- A-2000 PVC PIPE**
- PIPE AND FITTINGS SHALL BE PER ASTM F949. CELL CLASSIFICATION OF 12454 PER ASTM D1784. PIPE AND FITTINGS SHALL HAVE A MINIMUM STIFFNESS OF 46 LBS/IN WHEN TESTED IN ACCORDANCE WITH ASTM D2412. SMOOTH INTERIOR WALL. JOINTS SHALL BE AN INTEGRAL BELL-GASKETED JOINT. WHEN THE JOINT IS ASSEMBLED, IT SHALL PREVENT MISALIGNMENT OF ADJACENT PIPES AND FORM A SOIL TIGHT JOINT. PLACE PVC PIPE IN ACCORDANCE WITH ASTM D2321.
 - PIPE SHALL BE SUITABLE FOR H-20 LOADING. ALL PIPE SHALL MEET APPLICABLE ASTM AND AASHTO STANDARDS AND FDOT STANDARDS PER SECTION 948 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - WRAP AND SECURE EACH JOINT WITH NON-WOVEN FILTER FABRIC PER FDOT INDEX 280.
 - PROVIDE MIN. 3" GRAVEL (3/8" TO 7/8" SIZING) BEDDING BELOW PIPE.
 - COMPACT BACKFILL PER TRENCHING AND BACKFILL DETAIL.
- HDPE PIPE**
- HDPE PIPE SHALL BE N-12 DUAL WALL, SMOOTH INTERIOR BY ADS PRODUCTS OR APPROVED EQUAL (WT) JOINT DESIGN. INCLUDE TEES, WYES AND ADAPTORS AS NEEDED. FITTINGS SHALL BE PVC PER ADS.
- BACKFILL MATERIAL**
- FILL MATERIAL USED FOR BACKFILL OF PIPE TRENCHES SHALL BE SELECT FILL WHICH SHALL CONSIST OF CLEAN, WELL-GRADED MATERIAL, FREE FROM DEBRIS, PEAT, ROOTS, SEEDS OF NUISANCE OR EXOTIC SPECIES, ORGANIC MATERIAL, CLODS, AND STONES WITH A DIAMETER GREATER THAN 3 INCHES IN ANY DIRECTION. SELECT FILL SHALL HAVE AN AVERAGE ORGANIC CONTENT OF LESS THAN 5% WITH AN INDIVIDUAL ORGANIC CONTENT OF LESS THAN 7%. SELECT FILL MAY BE EXCAVATED FROM THE WORK OR IMPORTED. SELECT FILL SHALL MEET THE FOLLOWING UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D2487) DESIGNATIONS: SW, SP, SC, OR SP-SM.
- SOD**
- SOD ALL DISTURBED AREAS. SEE LANDSCAPE PLANS FOR SODDING REQUIREMENT.



NOTES:

- BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL. UNSTABLE IN-SITU MATERIALS SUCH AS MUCK SHALL BE REMOVED.
- THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
- THE PIPE SHALL BE PLACED IN A DRY TRENCH.
- REMOVE DELETERIOUS MATERIAL SUCH AS LARGER ROCK, MUCK AND DEBRIS.
- TRENCHING METHODS AND SHORING TO MEET OSHA REQUIREMENTS.

TRENCHING AND BACKFILL

LAYOUT NOTES

- REFER TO ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR LOCATION OF BUILDINGS, STRUCTURES, OR ANY ACCESSORY STRUCTURES. REFER TO ARCHITECTURAL AND/OR POOL DRAWINGS FOR LAYOUT OF POOL. REFER TO LANDSCAPE/HARDSCAPE PLANS FOR ADDITIONAL INFORMATION.



ALL ELEVATIONS SHOWN ARE IN FT. NAVD88. ADD 1.52 FT. TO CONVERT TO FT. NGVD29.

REVISIONS	NO.	DATE	REMARKS

Jupiter Civil Engineering Company, LLC
1500 MILITARY TRAIL, SUITE 20215, JUPITER, FLORIDA 33458
(561) 277-6602 | JOE@JUPITERCIVIL.COM | RY33445

PROPOSED RESIDENCE GRADING & DRAINAGE PLAN
65 COLONY ROAD
JUPITER INLET COLONY, FLORIDA

© COPYRIGHT 2020 BY Jupiter Civil Engineering Company, LLC. All Rights Reserved. This drawing is the property of Jupiter Civil Engineering Company, LLC. It is to be used for the project and location specified on the title block only. It is not to be reproduced, copied, or used for any other project without the written consent of Jupiter Civil Engineering Company, LLC.

DATE	5/7/20
DRAWN	JMK
CHECKED (1)	
CHECKED (2)	
PROJECT MANAGER	
JOB NO.	20019



65 COLONY SCHEMATIC PERSPECTIVE

Ideas for Town Building Committee to Consider

Leanna Landsmann

March 6, 2020

On this part of Lighthouse, we have been “under construction” since the beginning of the NRP. We, Marie Rosner, the Walthers and Bragows have had the lion’s share of housing construction impact. As the NRP was winding down, construction began on 116, then 100, and then 102. I’ve heard that 114 may start in the not to distant future. It has been several years since we’ve been able to live “windows and doors open.”

While construction is a fact of life in this desirable community, I hope these suggestions are helpful in easing the burden on neighbors.

Some could become code. Others might go into in a handbook. We have Good Dog Club Rules. We have a handbook on JIC Friendly Gardening. Why not a handbook called *Building in JIC? Neighborly Things to Know and Do*. *

It would be given to prospective builders and owners to explain the Town’s culture (beachy, informal friendly, etc.) and help them appreciate what it means to live in the safest town in Florida. If people are uneasy with our culture, or balk at having it presented, perhaps this isn’t the place for them. Such guidance is not unusual. Gated communities do it all the time.

If some codes were changed and we made our culture and values clear, life might be better for those who are surrounded or bordered by construction for long periods of time. (And resident/neighbors might pay more attention at the start of the process and gripe less when it’s too late.)

These suggestions come from walking about the community daily, being sandwiched between projects for many months, and communicating with owners whose lots are under construction on both sides of us.

Let me state at the outset that OnShore Construction (100 and 102) has been great to work with; solicitous of our well-being, responsive and cooperative. Nothing in these suggestions should reflect on them or their work.

- 1) **A pre-plan “get to know you” meeting with neighbors.** We won’t be social distancing forever. Meet, discuss, before plans are even drawn to get a sense of the neighbors and the town. (HANDBOOK) This builds trust and a working foundation for what’s to come. (No one was more worried about what we were going to build than Mrs. Bates. We met with her early and often and became good friends.)

- 2) **Extend the circle of notification.** Prior to the start of a project, “near” neighbors are notified when plans are submitted. It would not hurt to extend by a couple of houses the number of neighbors notified. Why? One, these neighbors are going to experience the burden, and two, the opportunity to weigh in early and ask questions will prevent the last minute “how the heck did this get through?” questions you have to deal with. Broad transparency never hurts.

Notify near neighbors when the house will be discussed by the Building Committee.

If a house is to be massive (82, 86, 93, 95, 97, 100, 102) I suggest that there be a general meeting called for neighbors to see it and understand it. In cases like these, a 3-D model should be created so that people can see where it sits on the lot and what it would look like. (We did this for the Portos and Mrs. Bates. It went a long way to allay their fears.) Anyone building a massive house can afford a model. I suggest a knowledgeable Town representative (Bill?) be at the meeting to go over questions as well as owner representatives. (It’s my experience that when the builder or architect presents, everything is *fabulous* for the neighbors.)

- 3) **Demolition.** Neighbors should be alerted several days in advance of a demolition so that they can take appropriate action to protect outdoor areas and prepare for the noise. They should be made aware of estimated duration. Protective fencing should go up prior to demo. (CODE)
- 4) **Fencing.** Nix the silt fence. It flies away with the gentlest breeze. Suggest requiring plastic sheeted metal chain link. OnShore, bless them, proactively asked owners to do this at 100 and 102 and it has been a godsend. Anyone who builds here can afford to do that for their new community. (CODE)
- 5) **Empty Lot Maintenance.** If construction does not start in a reasonable time (say a month) owner should be required to sod the area and keep it mowed. Our lawn was demolished since Mrs. Bates’s death as multiple owners of 102 did no lawn upkeep, rarely mowed and let a weed field develop and only mowed when a foot high, as it was ready to send weed seeds our way.

At 100, weeks go by with no mowing, nor upkeep. A related point: if a lawn is to undergo a complete Round-Up treatment, prior to re-sodding the neighbors should be notified in advance so that they can take precautions. (CODE)

- 6) **Construction Start “Info Exchange”.** At the start of 100 and 102, Dan Reedy at OnShore and the project managers for each site met with all the neighbors; gave us cards with cell and email info with the instruction to call at any time. This was useful not only in keeping

us in the loop, it often solved problems before they arose. This was not automatic at 116. (HANDBOOK)

- 7) **Really Noisy Day Alert.** During construction, working at home can be a challenge. This was especially true when both sites next to us had major events such as cement trucks, or day-long pounding or grinding on the same day, *even with windows closed*. With OnShore, I asked both project managers to alert me to especially noisy days so that we could proactively schedule meetings/calls, etc., to save sanity. They were accommodating. (By the way, I much appreciate the changed construction hours. That extra hour of peace on Saturday morning is most welcome.) (HANDBOOK)

On this point. The non-stop noise of construction is understandable, but I'm not sure that competing boom boxes should be part of the privilege of building in JIC. It's probably too picky to ask to have a code – everyone gets to whistle when they work — but some days, with competing music on both sides and “concerts” from boats across the Indian River the cacophony was unbearable, even with windows closed. (HANDBOOK)

- 8) **Daily Site Clean Up.** We have appreciated OnShore's daily securing of fences to avoid after-hour visits from the curious, and site cleanup at 100 and 102 at the roadside, especially the “sweep” for nails in the road. This did not happen as carefully as it might during construction of 116 and resulted in several flat-tire incidents.
- 9) **Valley Gutter Monitoring.** We should spell out what can go into valley gutters (nothing but water I think!) Terry should monitor for valley-gutter use and abuse. On Ocean and Colony rather recently, I saw evidence of paint poured into drains). We should also monitor against erosion from new plantings that sends soil, mulch and sand etc. into the valley gutters.
- 10) **Proper Food Trash Disposal.** We worked with OnShore on this and tried to get it under control, but with 25 to 30 people taking lunch, it's hard. Work crews are not careful where they toss chicken or rib bones and often do not place their lunch and snack trash securely in a covered garbage can or securely wrapped in dumpster. Critters come at night and have parties where there is lunch trash. . .as do Labrador retrievers.

While it is not a contractor's problem to keep pets from foraging, OnShore managers on both sides of us have worked with the subs to alert them that the site is not a garbage dump. On one site, there is a regular trash can with a secure top. However, it's an ongoing challenge. Even when neighbors have no dogs, food trash brings rodents and raccoons. I expect that the Brammer-Williams household will experience a problem with this when construction starts next to them.

- 11) Really Gritty Day Alert.** During heavy winds, some operations at a construction site can shower the neighbors with sand, sawdust, filings and other grit. After a particularly bad instance, we always got and appreciated a heads-up from OnShore when a particularly gritty day was coming so we could cover patio furniture etc.
- 12) Neighborly Power Wash.** If the work on the site results in a mess on the neighbor's terrace, windows, walls and walkways, the owner should be prepared for the neighbor to request a friendly clean up. OnShore did this for us twice after particularly gritty events and we greatly appreciated it. Some construction grit is simply not removable with a daily hosing or a sweeping with a broom.
- 13) Empty overfull dumpsters and port-a-potties.** We are a community that gets much of its exercise on our streets. Walking in town, some port-a-potties are fine, others can stun the nose. Some dumpsters are full to the brim and the hauler needs to be called. The Handbook should encourage builders and owners to monitor closely. Residents do. And maybe a "sniff test" can be added to Terry's rounds.
- 14) Establish who in Town Hall should be copied on correspondence with builders/owners.** In the process of getting to know our new neighbors at 102, we had text and email correspondence early in the process concerning their desire to encircle their entire property with a fence. We were in discussions as we did not wish to have a fence to the water line, but they said that they always lived in a home that was completely encircled with a fence and gate and would do that in 102. We explained that gates really aren't part of the Town's culture, etc. In retrospect, perhaps these communications should have been available to Bill, as I'd commented early about the complete encircling of the property. That may have prevented the recent gate kerfuffle.
- 15) Parking.** I know. It's a nightmare and a dangerous one. I also realize that having two massive houses presents the "worst-case" situation. One afternoon recently, I counted 32 vehicles, including lawn and maintenance people. Marie Rosner has been generous, allowing OnShore to park four trucks in her circular driveway each day for months. We've tried to help, but it's harder and risks accidents to park in our driveway.

I propose that JIC Police monitor about 9 am when most all the workers are there – can cars squeeze by? Flag trucks so wide they might need cones. *Monitor especially for blocking mailboxes.*

Also, consider reinstating on old rule: no construction vehicles that can't be parked on the site. (While our house was being built, I remember that was the rule: OnShore "taxied" workers from the Lighthouse Park parking lot at 8 and back at end of workday. I know that

would be considered extreme now, but the circulation dangers on our street are now extreme for walkers, cyclists, drivers, baby buggies and pets and their owners.

16) Revisiting the Revises. Last, there seems to be a problem with revisions to plans that have been approved by the building committee. There needs to be a final plan, shown to all the immediate neighbors, so there are no unwelcome surprises, like gates or alterations of the façade, changed landscaping and so on.

These are preliminary thoughts and I thank you for considering them. I appreciate all the work that Mayor Dan, Bill, Buck, Earl and the building committee do to make this process stronger. The folks at OnShore have told me more than once how much they appreciate Earl, Bill and Buck's clarity of direction and professionalization. That's really good for the community to know.

In publishing a Handbook *Building in JIC? Neighborly Things to Know and Do*. * we would take that clarity one step farther and help people understand our culture and values. It would be wise to get input from the community so that the Handbook includes ideas in addition to these. Please let me know what you think.

**I created the Guide to Florida Friendly Landscaping for the Garden Club. I would be happy to work on a similar handbook as described above with Mr. Earl and the Building Committee.*