

**JUPITER INLET COLONY**  
**REGULAR COMMISSION MEETING**  
**IMMEDIATELY FOLLOWING THE**  
**PUBLIC HEARING ON PROPOSED ZONING CHANGES**

**1/11/2017**  
**Jupiter Inlet Beach Club**

**AGENDA**

1. Call to Order, Pledge of Allegiance, Roll Call
2. Public Comments
3. Vote: to approve Consent Agenda
  - a. December 2016 General Operating Fund Budget Report
  - b. December 2016 Cash in Banks Report
  - c. December 2016 Warrant List Report
  - d. Minutes from December 12, 2016 Local Planning Agency Meeting
  - e. Minutes from December 12, 2016 Public Hearing on Proposed Zoning Changes
  - f. Minutes from December 12, 2016 Regular Commission Meeting
4. Commission/Staff Reports
  - a. Town Administrator/Town Clerk
  - b. Chief of Police
  - c. Code Enforcement
  - d. Town Attorney
  - e. Building and Zoning Commissioner
  - f. Health, Safety and Beautification Commissioner
  - g. Roads and Walkways Commissioner
  - h. Special Assignments
  - i. Vice-Mayor
  - j. Mayor
5. Presentation on Options for Monument Wall
6. Vote: Resolution 2017-01

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF  
JUPITER INLET COLONY, FLORIDA, SUPPORTING LEGISLATIVE  
EFFORTS TO REPEAL, OR IN THE ALTERNATIVE, AMEND SECTION  
403.7033, FLORIDA STATUTES, SO THAT LOCAL GOVERNMENTS  
ARE NO LONGER PREEMPTED FROM ENACTING LEGISLATION

REGULATING NON-DEGRADABLE CONTAINERS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

7. Vote: Second Reading: Ordinance 07-2016

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER INLET COLONY, FLORIDA MAKING SUBSTANTIAL REVISIONS TO APPENDIX A-ZONING CODE; BY AMENDING SECTION 1. DEFINITIONS AND RULES OF CONSTRUCTION. IN ORDER TO ADD, DELETE AND REVISE DEFINITIONS; BY AMENDING SECTION 3. AUTHORITY. TO CLARIFY THE AUTHORITY AND RESPONSIBILITIES OF THE BUILDING AND ZONING COMMISSIONER AND BUILDING AND ZONING COMMITTEE; BY AMENDING SECTION 4. VARIANCES; APPLICATION PROCEDURES; NOTICE OF HEARING TO PROVIDE THAT NOTICE OF HEARING FOR A VARIANCE REQUEST SHALL BE POSTED ON THE TOWN WEBSITE; BY AMENDING SECTION 5. VARIANCES; CRITERIA FOR CONSIDERATION TO DELETE THE SPECIAL PRIVILEGE CRITERIA; BY AMENDING SECTION 9. NONCONFORMING LOTS, NONCONFORMING USES OF LAND AND NONCONFORMING STRUCTURES IN ORDER TO ADDRESS NONCONFORMITIES TO STRUCTURES CAUSED BY THE ADOPTION OF REVISED DEVELOPMENT STANDARDS AS SET FORTH IN THIS ORDINANCE; BY FURTHER AMENDING SECTION 9 TO PROVIDE THAT AN OWNER OF LAND SHALL NOT CREATE OR INCREASE A NONCONFORMITY BY THE CONVEYANCE OF LAND; BY AMENDING SECTION 10. RESTRICTIONS UPON LANDS, BUILDING AND STRUCTURES TO REVISE THE LOT OCCUPANCY PROVISIONS; BY FURTHER AMENDING SECTION 10 TO PROVIDE THAT FOR PURPOSES OF LOT OCCUPANCY CALCULATIONS, THE TOTAL LOT AREA FOR LOTS 91 THROUGH 107, INCLUSIVE, SHALL INCLUDE ONLY THE LANDS LYING EAST OF THE INTRACOASTAL WATERWAY EASEMENT LINE; BY FURTHER AMENDING SECTION 10 TO REVISE THE DRIVEWAY REGULATIONS FOR SINGLE FAMILY RESIDENCES; BY CREATING A NEW SECTION 10.1 IN ORDER TO ADOPT NEW DEVELOPMENT STANDARDS PERTAINING TO COVERAGE OF LOTS BY BUILDINGS FOR BOTH ONE STORY AND TWO STORY RESIDENCES AND STRUCTURES; BY AMENDING SECTION 12. CONDITIONAL USES. TO DELETE ADULT CONGREGATE LIVING FACILITIES AS A CONDITIONAL USE; BY AMENDING SECTION 13. BUILDING HEIGHT REGULATIONS. TO PROVIDE THAT THE BUILDING OFFICIAL SHALL BE CHARGED WITH REVIEW AND APPROVAL OF BUILDING HEIGHTS; BY AMENDING SECTION 14. FRONT, REAR AND SIDE YARD REGULATIONS TO REDUCE THE REQUIRED SIDE YARD FOR CORNER LOTS CONTAINING AN AREA OF 11,000 SQUARE FEET OR LESS; BY AMENDING SECTION 15. MINIMUM FLOOR AREA. TO REFERENCE "HABITABLE SPACE" RATHER THAN "LIVING AREA"; BY AMENDING SECTION 16. NONCONFORMING USES. IN ORDER TO DELETE AN OBSOLETE PROVISION; BY AMENDING SECTION 17. GENERAL PROVISIONS AND EXCEPTIONS IN ORDER TO MAKE EDITING REVISIONS; BY AMENDING SECTION 18. SATELLITE DISH ANTENNAE IN ORDER TO UPDATE SAID PROVISIONS TO COMPLY WITH NEWER TECHNOLOGY AND FEDERAL REGULATIONS; BY AMENDING SECTION 20. ADULT CONGREGATE LIVING FACILITIES IN ORDER TO DELETE THE SECTION IN ITS ENTIRETY; BY AMENDING SECTIONS 21, 22, 23, 24 AND 25 IN ORDER TO RENUMBER THE SAME AND TO MAKE EDITING

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

8. Vote: Second Reading: Ordinance 08-2016

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER INLET COLONY, FLORIDA, AMENDING CHAPTER 4 BUILDING AND BUILDING REGULATIONS, ARTICLE I. IN GENERAL BY AMENDING OR CREATING THE FOLLOWING CODE SECTIONS; BY AMENDING SECTION 4-1. ADOPTION OF TECHNICAL CODES; AMENDMENTS TO ADOPT THE FLORIDA BUILDING CODE, TOGETHER WITH SUBSEQUENT AMENDMENTS AS ADOPTED BY THE FLORIDA BUILDING COMMISSION; BY AMENDING SECTION 4-2. TERM OF BUILDING PERMITS IN ORDER TO PROVIDE THAT THE TERM OF A BUILDING PERMIT SHALL BE DEPENDENT ON THE NATURE OF THE BUILDING OR CONSTRUCTION ACTIVITY; BY FURTHER AMENDING SECTION 4-2 TO REQUIRE A PERMIT FOR THE INSTALLATION OF LANDSCAPE MATERIAL PURSUANT TO AN APPROVED LANDSCAPE PLAN AND TO REQUIRE REVIEW AND APPROVAL OF A PLOT PLAN AND ELEVATIONS BY THE BUILDING AND ZONING COMMITTEE PRIOR TO THE SUBMITTAL OF BUILDING PLANS TO THE BUILDING OFFICIAL FOR ISSUANCE OF A BUILDING PERMIT; BY AMENDING SECTION 4-3. TIMES FOR CONSTRUCTION RESTRICTED TO PROVIDE THAT THE BUILDING OFFICIAL MAY EXTEND HOURS OF CONSTRUCTION; BY AMENDING SECTION 4-4. RESIDENTIAL SWIMMING POOL AND SPA CODE TO PROVIDE THAT SWIMMING POOL AND SPA CONSTRUCTION SHALL BE GOVERNED BY THE FLORIDA BUILDING CODE; BY AMENDING SECTION 4-6. ADOPTION OF STANDARD HOUSING CODE; AMENDMENTS TO PROVIDE THAT "MARKET VALUE" SHALL BE USED AS THE STANDARD FOR WHEN REHABILITATION RENOVATION IS REQUIRED OR PERMITTED BY SAID HOUSING CODE; BY AMENDING SECTION 4-7. STORM DRAINAGE REGULATIONS IN ORDER TO REPEAL THE SAME; BY AMENDING 4-8. LANDSCAPING OR REGRADING IN SWALE AREAS TO PROVIDE THAT NO VEGETATION OTHER THAN SOD SHALL BE PERMITTED IN THE SWALE AREA OF THE TOWN'S RIGHT-OF-WAY; BY AMENDING SECTION 4-9. CERTIFICATES OF OCCUPANCY TO PROVIDE THAT NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE BUILDING OFFICIAL DETERMINES THAT ALL CONSTRUCTION IS IN CONFORMANCE WITH THE ZONING CODE; BY AMENDING SECTION 4-10. ISSUANCE OF BUILDING PERMITS TO PROVIDE THAT NO BUILDING PERMIT SHALL BE ISSUED UNLESS AND UNTIL THE BUILDING AND ZONING COMMISSIONER AND TWO (2) MEMBERS OF THE BUILDING AND ZONING COMMITTEE DETERMINE COMPLIANCE WITH THE ZONING CODE; BY AMENDING 4-13. GENERATORS TO REQUIRE THE INSTALLATION OF LANDSCAPING ALONG THE EXTERIOR OF A WING WALL SCREENING A GENERATOR; BY CREATING A NEW SECTION 4-15. REQUIRING TOILET FACILITIES AND THE SCREENING OF TOILET FACILITIES AT ALL CONSTRUCTION SITES; PROVIDING AUTHORITY TO CODIFY; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

9. Neighborhood Rehabilitation Project Update

## 10. Wrap-up and 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 prior to the meeting. Please contact the Town Administration Office, Administration Building, 50 Colony Road, Jupiter Inlet Colony, FL 33469 - telephone 746-3787.