

**TOWN OF JUPITER INLET COLONY  
TOWN HALL, 50 COLONY ROAD**

**BUILDING AND ZONING COMMITTEE WORKSHOP**

**JUNE 15, 2023 – 5:00 PM**

**MINUTES**

1. Call to Order: The Chairman called the workshop to order at 5:05 pm, stating that the meeting will be changed to a workshop because of lack of Committee Members present in the room.

2. Roll Call: Building and Zoning Chair: Earl Fischer

Committee Members:

Earl Fischer – Present  
Russell Bourne (Vice Chair) - Absent  
Butch Harper - Present  
William Gilbane – Present on Zoom  
Brad Eavenson - Absent  
Roger Siboni – Present on Zoom  
Bill Muir - Absent  
Bill Whiteford, Planning and Zoning Administrator

Others Present: Mayor Dan Comerford, Clint Larkan-Architect, Marcelo Bezzera-owner of lot 204 Shelter Lane, Jay Goetschius-resident, and Matt Carrera-resident on Zoom.

3. Motion to approve prior minutes - April 27, 2023 meeting: Minutes cannot be approved due to lack of quorum. The minutes will be placed on next Building and Zoning meeting agenda.

4. Public Comments - items not on the agenda (3 minutes). None

5. Previously Postponed Item:

- a. #204 Shelter Lane - new one-story residence with outdoor pool. Total under air: 2,721 sf. Total square footage: 4,148 sf. Lot occupancy calculation: 56% (60% allowed with one-story deed restriction). Maximum building height: 18'-2 1/8" (23' allowed).

Clint Larkan provided an overview of the design past and current. There is concern about the building height and does it meet code? Discussion on building height.

**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, and FL 33469 - telephone 746-3787.

Clint Larkan ask Jay Goetschius to voice his concerns. Mr. Goetschius presented his observations and opinions on the design height, siting code: "The exterior walls of a single story building or structure, as established by the foundation plan, shall not exceed 14 feet."

Roger Siboni requested clarification on the glass portion above door/interior wall. Bill Whiteford stated that it is part of the shed roof, and provided clarification on how walls are measured, what is considered a roof, etc. Discussion continued on what is considered a wall and how walls are measured, Bill Whiteford stated that walls are measured from the tie beam, and the roof rests on the tie beam. Butch Harper expressed that this comes down to code definition.

Jay Goetschius threatens to bring in a lawyer that knows building code.

Matt Carrera stated that it could be a concern with how the code is interpreted and could be a slippery slope.

Clint stated that the transient windows are in-line with the front door, we could pull transient windows offline, so it's not front entry and set back top windows.

Roger Siboni stated that he likes the design.

Aside: Jay Goetschius mentioned the lot maintenance of 204 Shelter with pictures.

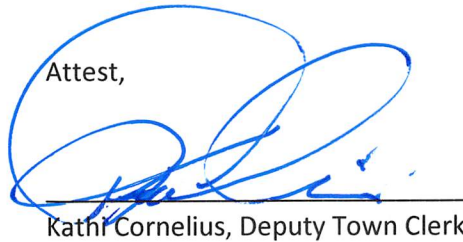
6. Any Other Matters. Mayor Comerford stated he wished every house would be 18.2 feet like the house Clint Larkan designed for Mr. Bezzera, and that he liked the size of Roger Siboni's house. Butch Harper expressed he's appreciation for the Mayor. Earl Fischer appreciates all the Mayor's work over the last 13 years.
7. Motion to Adjourn: Butch Harper moved to adjourn, motion seconded by Roger Siboni, motion carried unanimously, and meeting adjourned at 6:12 p.m.

Approved,



Earl Fischer, Chair

Attest,



Kathi Cornelius, Deputy Town Clerk

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