



TOWN OF JUPITER INLET COLONY
A MUNICIPAL CORPORATION

NOTICE OF PUBLIC MEETING: BUILDING AND ZONING COMMITTEE

LOCATION: TOWN HALL, 50 COLONY ROAD

DATE AND TIME: THURSDAY, NOVEMBER 30, 2023 AT 5:00 PM

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

OR dial-in by location:

+1-301-715-8592

+1-312-626-6799

+1-929-205-6099

+1-253-215-8782

+1-346-248-7799

+1-669-900-6833

Meeting ID: 585 628 8134

Password: 3787

MEETING AGENDA

1. Call to Order.
2. Roll Call: Earl Fischer (Chair), Russell Bourne (Vice Chair), Butch Harper, William Gilbane, Brad Eavenson, Roger Siboni, Bill Muir. Planning and Zoning Administrator: Bill Whiteford
3. Motion to approve prior minutes – July 27, 2023 meeting, August 17, 2023 workshop, September 21 workshop.
4. Public Comments - items not on the agenda (3 minutes).
5. New Item:
 - A. #4 Ocean Drive: new two-story residence with outdoor pool. Total under air: 5,320 sf. Total square footage: 7,702 sf. Lot occupancy calculation: 49.77% (50% allowed). Maximum building height: 24.0' (25' allowed).
6. Discussion Item:
 - A. Permit Fees and Time Extensions, Resolution 2019-07.
7. Any Other Matters.
8. Motion to Adjourn.

STATE MANDATED STATEMENT

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**TOWN OF JUPITER INLET COLONY
BUILDING AND ZONING COMMITTEE MEETING**

THURSDAY – JULY 27, 2023

MINUTES

1. Call to Order. The Chairman, Earl Fischer called the meeting to order at 5:06 p.m.
2. Roll Call: Earl Fischer (Chair)

Committee Members:

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

Also in attendance: Jay Goetschius, Matt Carrara, Clint Larkan, Architect

3. Motion to approve prior minutes - April 27, 2023 meeting and June 15, 2023 Workshop. Butch Harper made the motion to approve both sets of minutes, the motion was seconded by Brad Eavenson. The motion carried unanimously.
4. Public Comments - items not on the agenda (3 minutes).
 - Butch Harper brought up the cracks in pavement on Lighthouse Drive. Bill Whiteford stated that the Commission needs to address this issue. Bill will speak with the Town Administrator, Kevin Lucas. Committee discussed getting a bond to cover any damage incurred by construction crews and that it could be issued with the Demo permit covering the time period from the demo to the issuance of the CO.
 - Butch Harper stated that all B&Z committee members should reference the JIC website to access the Code of Ordinances for the Town. Bill Whiteford stated that he will send out the link for Muni Code in a separate email, it's included here: https://library.municode.com/fl/jupiter_inlet_colony/codes/code_of_ordinances

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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'-3" (23' allowed).

Earl Fischer asked Clint Larkan to address the committee. Clint explained the design and the changes to the drawings, and provided a handout. Bill Whiteford said that we have the landscape plan, construction and construction management plans, Gary Rager's plan, Tom Jensen has reviewed and approved, impact review and standards, and the deed restriction has been received.

Matt Carrara questioned the elevation for drainage, Committee addressed how elevation is handled, and properties are swaled to accommodate water drainage.

Jay inquired about the hedge; Clint stated that landscape has been addressed. Reviewed the comments he made at the B&Z Workshop meeting.

Earl Fischer asked for motion to vote and approve the plans as submitted for 204 Shelter Lane. Motion made by Butch Harper, motion seconded by Bill Gilbane, motion passed unanimously 5-0.

VOTE:

Butch Harper - Yes
Russell Bourne - Yes
Bill Muir - Yes
Bill Gilbane – Yes
Earl Fischer – Yes

6. Discussion Item:

A. Construction Scheduling and Monitoring

Bill Whiteford received a request from Mayor Chip Block to add the topic of a construction schedule to the agenda. Primarily to monitoring construction and permitting times. Bill Gilbane suggested a milestone schedule, and constant communication from the contractor. Would like to approve a schedule as well as the contract. Further discussion on how to monitor and budget the milestone schedule, and the term (12 month/18 month) of the permit, and permit fees. Earl Fischer stated that he and Buck Evans, Building Official, discussed developing a schedule.

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7. Any Other Matters.
8. Motion to Adjourn. Motion to adjourn made by Russell Bourne, motion was seconded by Brad Eavenson, motion carried unanimously. Meeting adjourned at 6:47 p.m.

Approved,

Attest,

Earl Fischer, Chair

Kathi Cornelius, Deputy Town Clerk

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**TOWN OF JUPITER INLET COLONY
BUILDING AND ZONING COMMITTEE WORKSHOP**

THURSDAY – AUGUST 17, 2023

WORKSHOP MINUTES

1. Call to Order. The Chairman, Earl Fischer called the meeting to order at 5:03 p.m.
2. Roll Call: Earl Fischer (Chair)

Committee Members:

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

Also in attendance:

- Christian Thomas, Thomas Melhorn Architecture and Construction
- Anthony Panebianco from PB Built
- 12 Ocean Homeowner Representative

3. Public Comments - items not on the agenda (3 minutes). – None.
4. Discussion Items:

A. Permit Fees and Extensions, Ordinance 2019-07:

Bill Whiteford reviewed the proposed revisions to resolution 2019-07 and the Committee discussed items with specific attention to proposed new construction costs, term of permit based on square footage (for new home construction) and the cost to renew an expired permit and on what the percentage fee should be based.

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Permit Fees and Extensions, Ordinance 2019-07: (continued)

Bill Whiteford provided and reviewed with the Committee, Section 553.80, Florida Statutes as it pertains to levying permit fees and a copy of the Barfield v. Town of JIC trial court decision relating to building permit issues.

It was suggested that the Building Official, Town Administrator, and Town Clerk attend the next B&Z Meeting in order to address questions from the Committee.

B. Property Rights Element, Comprehensive Plan Update

Bill Whiteford reviewed with the Committee.

5. Any Other Matters:

Bill Muir asked for clarification about the Town's policy on VRBO/AirBNB rentals. Committee stated that the ordinance provides for no less than 30 days rental and renting no more than three times per calendar year.

6. Motion to Adjourn: Earl Fischer, Chair asked for motion to adjourn. Motion made by Russell Bourne, motion seconded by Brad Eavenson, motion carried unanimously, and the meeting was adjourned at 6:33 p.m.

Approved,

Attest,

Earl Fischer, Chair

Kathi Cornelius, Deputy Town Clerk

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TOWN OF JUPITER INLET COLONY
MUNICIPAL CORPORATION

**TOWN OF JUPITER INLET COLONY
BUILDING AND ZONING COMMITTEE MEETING
SEPTEMBER 21, 2023**

WORKSHOP MINUTES

1. Call to Order. Earl Fischer, Chair called the workshop to order at 5:03 pm

2. Roll Call:

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

Also in attendance: Sherry Karas, 137 Colony Rd.

3. Public Comments - items not on the agenda (3 minutes).

Sherry Karas: Had a question about new builds and major renovations, do we need to bring everything up to code? Bill offered an explanation for the committee. Mrs. Karas suggested that as a community we should have it established that with new/major construction everything is brought up to code. Discussion on maintaining fences, etc. that have degraded.

4. Discussion Item:

- A. Permit Fees and Extensions, Ordinance 2019-07 (continued from 08-17-2023)
Bill Whiteford reviewed the Building Permit Fees and Extensions Municipal Comparison, and how to structure fees. Butch Harper asked if there is a way to eliminate the Final Cost Affidavit by requiring a higher cost per square foot when the permit application is submitted to the Town.

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TOWN OF JUPITER INLET COLONY

MUNICIPAL CORPORATION

Committee discussion on this, Bill Whiteford mentioned the report that the Town Accountant is producing that would show how much we are collecting and to ensure that we do not have an excessive surplus. Further discussion on fees, how the money is allocated.

The Chair, Earl Fischer led the Committee in a line-item discussion on the revisions to Resolution 2019-07 as follows:

PERMIT FEES / PERMIT EXTENSIONS - PROPOSED REVISIONS TO RESOLUTION 2019-07

1. PERMIT FEES – Unanimous Agreement
 - a. New Construction: \$650.00 per sf. Fees: 3% of construction cost.
 - b. Existing Structure or Building, Exterior Remodel or Rebuild: \$450.00 per sf. Fees: 3% of construction cost.
 - c. Existing Structure or Building, Interior Renovation: \$250.00 per sf. Fees: 3% of construction cost.
2. TIME TO COMPLETE CONSTRUCTION – Unanimous Agreement after discussion on changes.
 - a. NEW CONSTRUCTION
 - 4,000 sf and under – ~~12~~ months – 15 months
 - 4,001 sf and over – ~~18~~ months – 20 months
 - b. REMODEL OR REBUILD
 - Remodel or rebuild – 12 months
 - c. PERMIT EXTENSIONS
 - 1st Extension: ~~6~~ months; 3% of cost to complete work – 3 months
 - 2nd Extension: ~~6~~ months; 3% of original permit – 3 months
 - 3rd Extension: Full Fee Renewal; 6 months

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TOWN OF JUPITER INLET COLONY
A MUNICIPAL CORPORATION

3. PERMIT APPLICATIONS – Unanimous Agreement after discussion on changes.

- a. At time of application, builder shall submit a detailed construction schedule of phase and times to complete project on time. Bill Gilbane suggested a critical path measure.
- b. Updates on construction to be monitored by the Town Building Official.
- c. Town to notify builder/contractor of record and property owner 45 days prior to the expiration date of an active permit. Butch Harper suggested that notification be sent by registered mail.
- d. Builder and property owner should determine in advance who is responsible for payment of all fees, including permit extension fees and change orders to the Town.
- e. Any fees not paid prior to the expiration date of a permit will result in a Stop Work Order issued by the Town Building Official. – check with Buck
- f. No CO, temporary CO, CC, or right to occupy a building or utilize a structure shall be issued by the Town Building Official until all outstanding fees are paid to the Town. Discussion on time limit for TCO.
- g. Homes constructed on pilings are subject to special review by the Building and Zoning Committee. Additional time to complete construction may be allotted by the Committee on a case-by-case basis.

4. Any Other Matters. None.

5. The Chair, Earl Fischer, called for a Motion to Adjourn. Butch Harper moved to adjourn, motion was seconded by Bill Muir, motion carried unanimously 5-0, and the meeting adjourned at 6:17 p.m.

Approved,

Attest,

Earl Fischer, Chair

Kathi Cornelius, Deputy Town Clerk

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TOWN OF JUPITER INLET COLONY
A MUNICIPAL CORPORATION

**BUILDING AND ZONING COMMITTEE
NOTICE OF PUBLIC MEETING**

Date & Time: Thursday, November 16, 2023 at 05:00 PM Eastern Time

Location: Town Hall, 50 Colony Road, Jupiter Inlet Colony, FL

TOPIC: The Building and Zoning Committee of the Town of Jupiter Inlet Colony will conduct a public meeting at the time and place indicated above to consider the following:

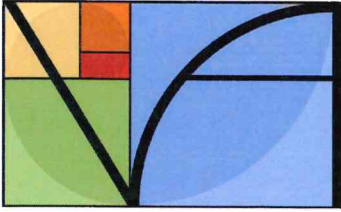
LOCATION: 4 Ocean Drive

REQUEST: New two-story residence with outdoor pool. Total under air: 5,320 sf. Total square footage: 7,702 sf. Lot occupancy calculation: 49.77% (50% allowed). Maximum building height: 24.0' (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 ensure 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 the meeting because of a disability or physical impairment should contact the Town Administration Officer at 561-746-3787 at least three (3) calendar days prior to the meeting.

50 Colony Road, Jupiter Inlet Colony, Florida 33469
Telephone: (561) 746-3787 / Fax: 561-746-1068 / Email: randazzo@jupiterinletcolony.org
www.jupiterinletcolony.org



November 1, 2023

VILLAGE
ARCHITECTS AIA

Town of Jupiter Inlet Colony
50 Colony Road
Jupiter Inlet Colony, FL 33469

Mitchell E. Miller
400 N. Cypress Drive, Suite 21
Tequesta, Florida 33469
(561)743-4959 ph
(561)743-1225 fax
Mitch.Miller@Village-Architects.com
www.Village-Architects.com

Re: Gooch Residence
4 Ocean Drive

To whom it may concern,

Below is a brief narrative describing the new residence at the above listed property within Jupiter Inlet Colony.

A new two story home, driveway, pool and patio will be built at the vacant lot within the proposed building setbacks. The proposed first floor slab will be slightly higher (1.07') than the current floor slab elevation. The new home will consist of a 2 1/2 car garage, 4 bedrooms, 6 baths, and 1 half bath. The house will be built on a piling foundation system so as to meet coastal construction requirements set by the state of Florida and there is no basement. The exterior style of the home is "Island Modern" and the roof is flat.

If you have any questions or comments regarding this contract, please call.

Sincerely,

Mitchell E. Miller, AIA, NCARB
(Principal of the Corporation)

MEM/mem

LOT OCCUPANCY		
HOUSE	16,800 SQ. FT.	
W/OUT FOOTPRINT-ENCLOSED	4,011 SQ. FT.	
CORNERED ENTRY	79 SQ. FT.	
COVERED LANA	583 SQ. FT.	
COVERED PORCH	272 SQ. FT.	
SIDE ENTRY	62 SQ. FT.	
PATIO AND DECK	14,500 SQ. FT.	
POOL AREA	0 SQ. FT.	
EQUIPMENT BASE	190 SQ. FT.	
UNDER EAVES GREATER THAN 24"	0 SQ. FT.	
UNDER BEZELWAYS	0 SQ. FT.	
POOL FENCE	180 SQ. FT.	
STEPING STONES	0 SQ. FT.	
POOL DECK	860 SQ. FT.	
BURNT WOOD WALLS	0 SQ. FT.	
SHAWALLS	0 SQ. FT.	
OTHER ROOFINGS (ON PROPERTY)	0 SQ. FT.	
OTHER HARDSCAPE (VEGAN, PRIORITY WALLS)	265 SQ. FT.	
TOTAL LOT OCCUPANCY AREA	3,362 SQ. FT.	
PROPOSED LOT COVERAGE	49,774 0.362 SF	
MAX ALLOWABLE LOT COVERAGE	50,000 0.400 SF	
CONTRACTOR TO VERIFY ALL SQUARE FOOTAGES		

Print Date: 11-1-23



GOOCH RESIDENCE

4 OCEAN DRIVE
JUPITER, FLORIDA

Scale: 1/4" = 1'-0"

Architect: Village A/E/C Block Architects, AIA
Jupiter, Florida
Date: 11-13-13
Project: Gooch Residence
Sheet: 11-13-13

Revisions:

No.	Description	Date
1	11-13-13 (REVISED)	11-13-13

Sheet Title: FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

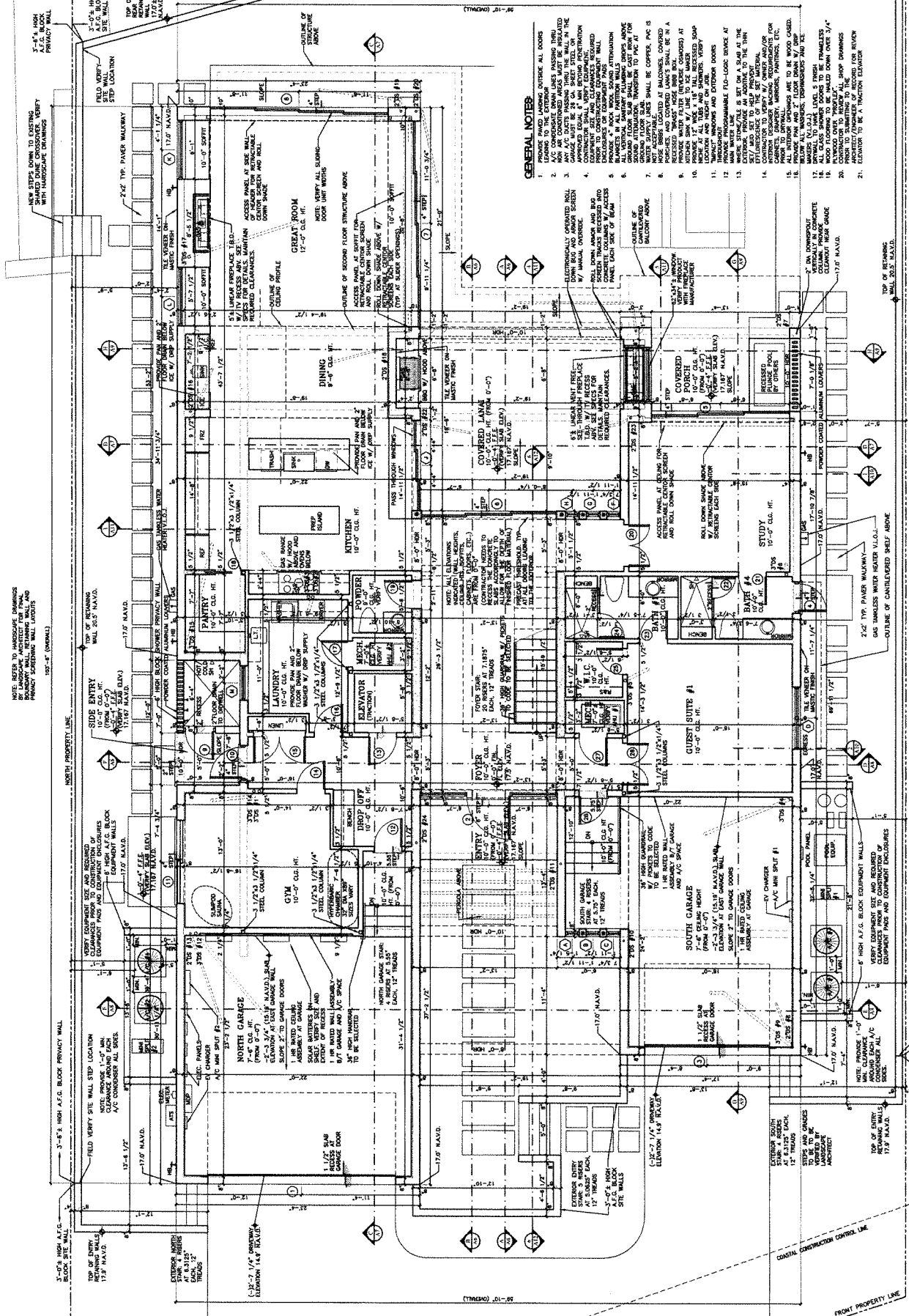
Drawn: 11-13-13

Checked: 11-13-13

Sheet No. 11-13-13

A1

Print Date: 11-13-13



FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

NO PROVIDING ON THESE SHALL BE MADE IN ANY STRUCTURAL MEMBER OR DETAIL. ALL STRUCTURAL MEMBERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODE.

NOT FOR CONSTRUCTION

Scale:

Architect: Village Architects

Project: Gooch Residence

Location: Jupiter Inlet Colony, Jupiter, FL

Client: Mr. & Mrs. Gooch

Contract No.: 11-23 JK-BV-20

Revision: 11-23 JK-BV-20

Drawn: J. Smith

Checked: J. Smith

Sheet No. 11-23

Print Date: 11-1-23

Scale: 1/8" = 1'-0"

Count: 4-10-23

Drawn: J. Smith

Checked: J. Smith

Sheet No. 11-23

Print Date: 11-1-23

Scale: 1/8" = 1'-0"

Count: 4-10-23

Drawn: J. Smith

Checked: J. Smith

Sheet No. 11-23

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Print Date: 11-1-23

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Drawn: J. Smith

Checked: J. Smith

Sheet No. 11-23

Print Date: 11-1-23

Scale: 1/8" = 1'-0"

Count: 4-10-23

Drawn: J. Smith

Checked: J. Smith

Sheet No. 11-23

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Count: 4-10-23

Drawn: J. Smith

Checked: J. Smith

Sheet No. 11-23

Print Date: 11-1-23

Scale: 1/8" = 1'-0"

Count: 4-10-23

Drawn: J. Smith

Checked: J. Smith

Sheet No. 11-23

Print Date: 11-1-23

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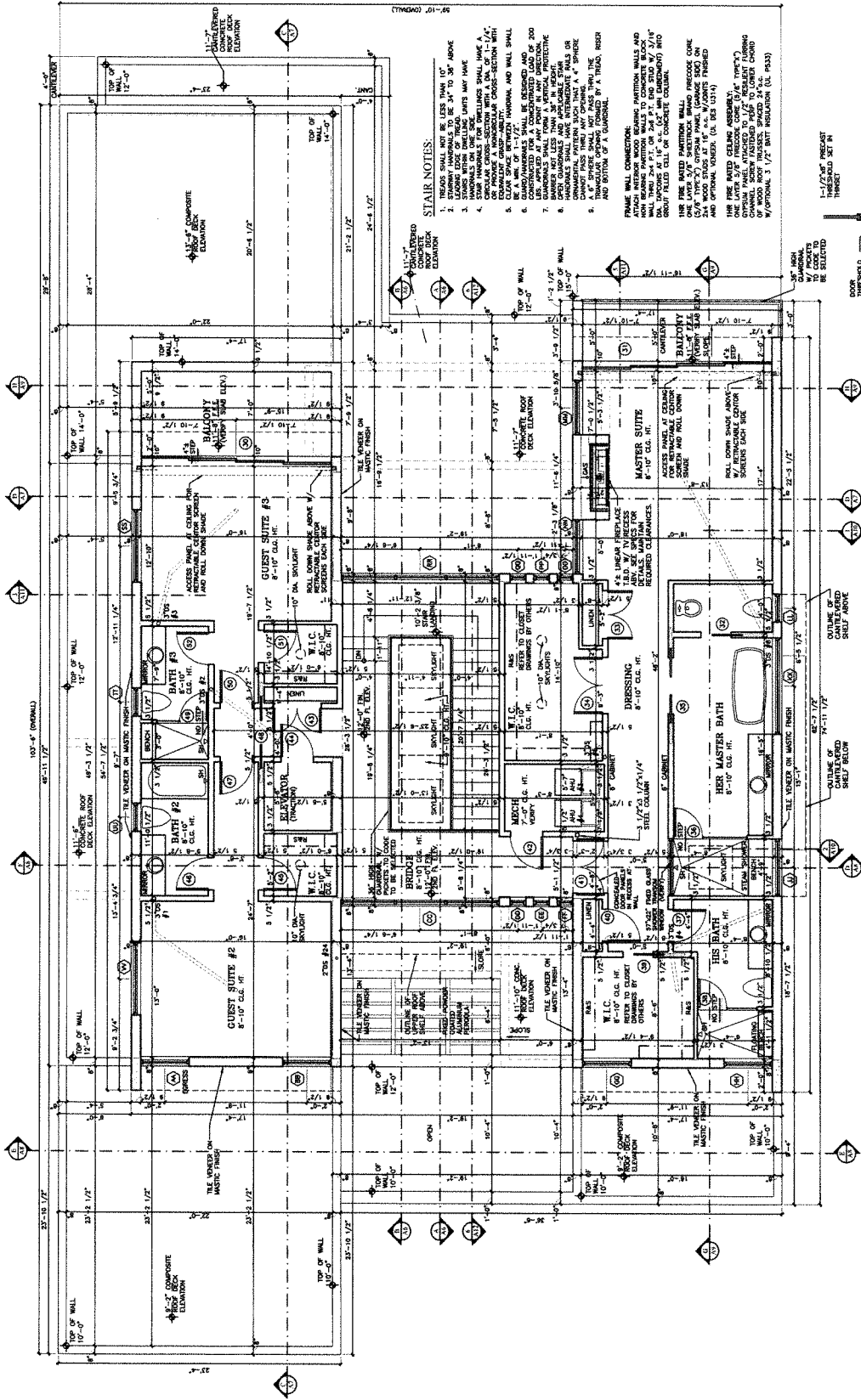
Count: 4-10-23

Drawn: J. Smith

Checked: J. Smith

Sheet No. 11-23

Print Date: 11-1-23



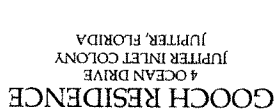
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

A2

NO DIMENSIONS OR NOTES SHALL BE MADE IN ANY STRUCTURAL MEMBER OR DETAIL UNLESS THEY ARE APPROVED BY THE ENGINEER OF RECORD.

THRESHOLD DETAIL
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION





Seal:

John H. & C. Seibing
24044a License No. A000772
As Principal of
Votco Architects AIA, Inc.

Copyright © 2023
Village Architects AIA
All rights reserved
These drawings are the
Property of the architect
and are not to be used
for any other project
except by agreement in
writing. The architect is writing.

Consultant:

REVISIONS :
11-1-23 JIC REVIEW

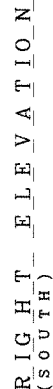
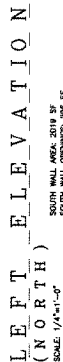
ELEVATIONS

Scale: 1/4" = 1'-0"	Comm.: 23-006	Date: 4-10-23
	Drawn: SHM	Checked: MEM

Shaver No.

A5

Print Date: 11-1-23



SOUTH WALL AREA: 2018 SF
SOUTH WALL OPENINGS: 379 SF
PERCENTAGE OF OPENINGS: 18.7%

NOT FOR CONSTRUCTION

Scale:

MADE IN USA
DESIGNED BY: AIA 00072
Village Architects, AIA, Inc.
11111 NE 11th Ave., Suite 21
Jupiter, FL 33469
Phone: 561.744.1200
Fax: 561.744.1209
www.village-architects.com
Project No. 08-00119

Consultant:

Revisions:

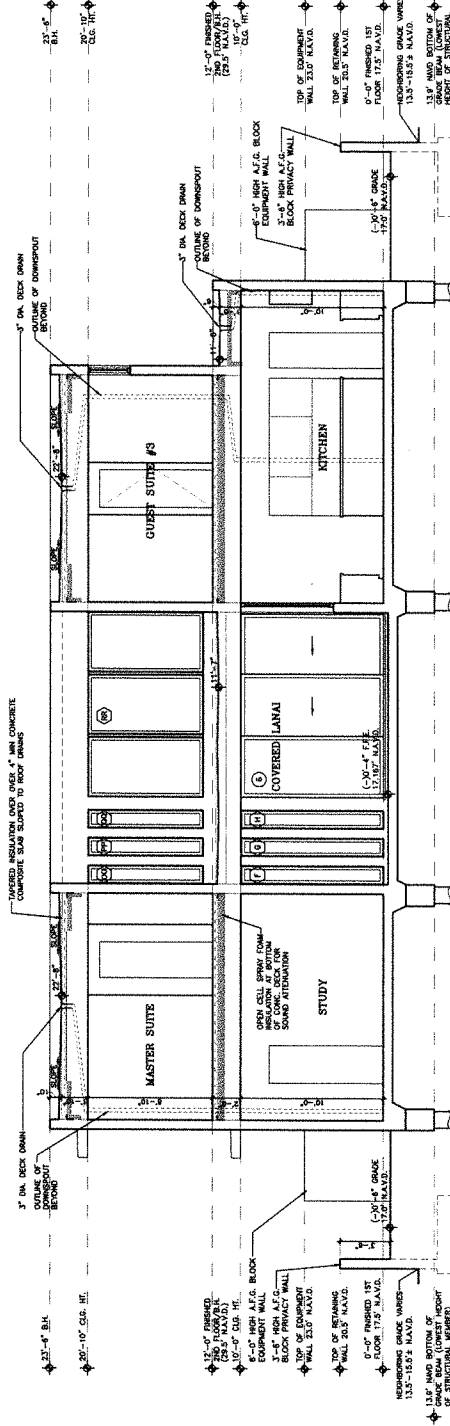
11/23 JK REVIEW

Sheet Title:
BUILDING SECTIONS

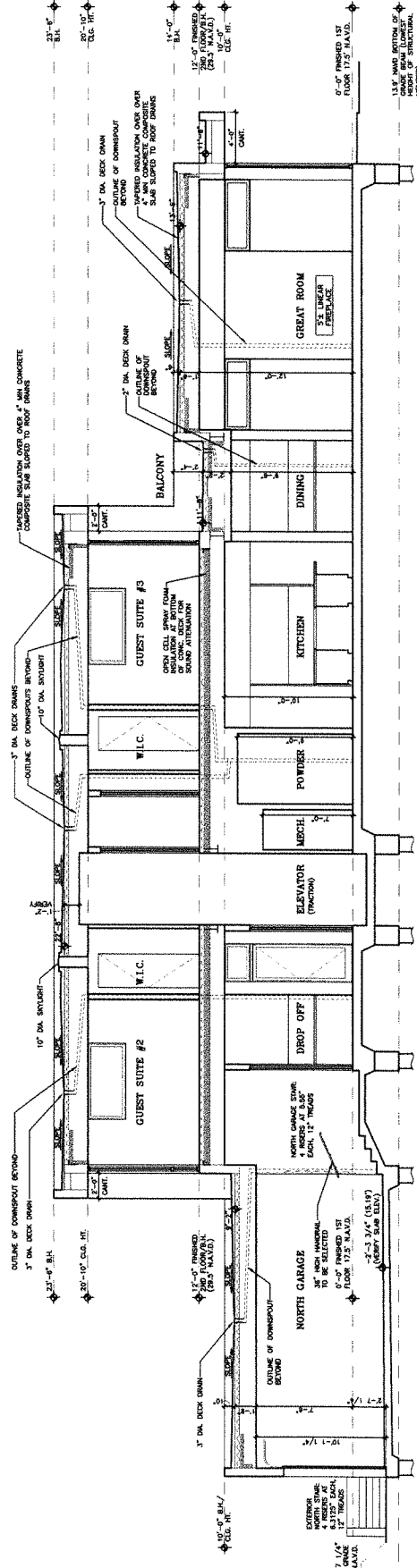
Scale: 1/4" = 1'-0"
Comm: 23-000 Date: 4-10-23
Drawn: SAKI Checked: MEM
Sheet No.

A7

Print Date: 11-1-23



BUILDING SECTION - D
SCALE: 1/4" = 1'-0"



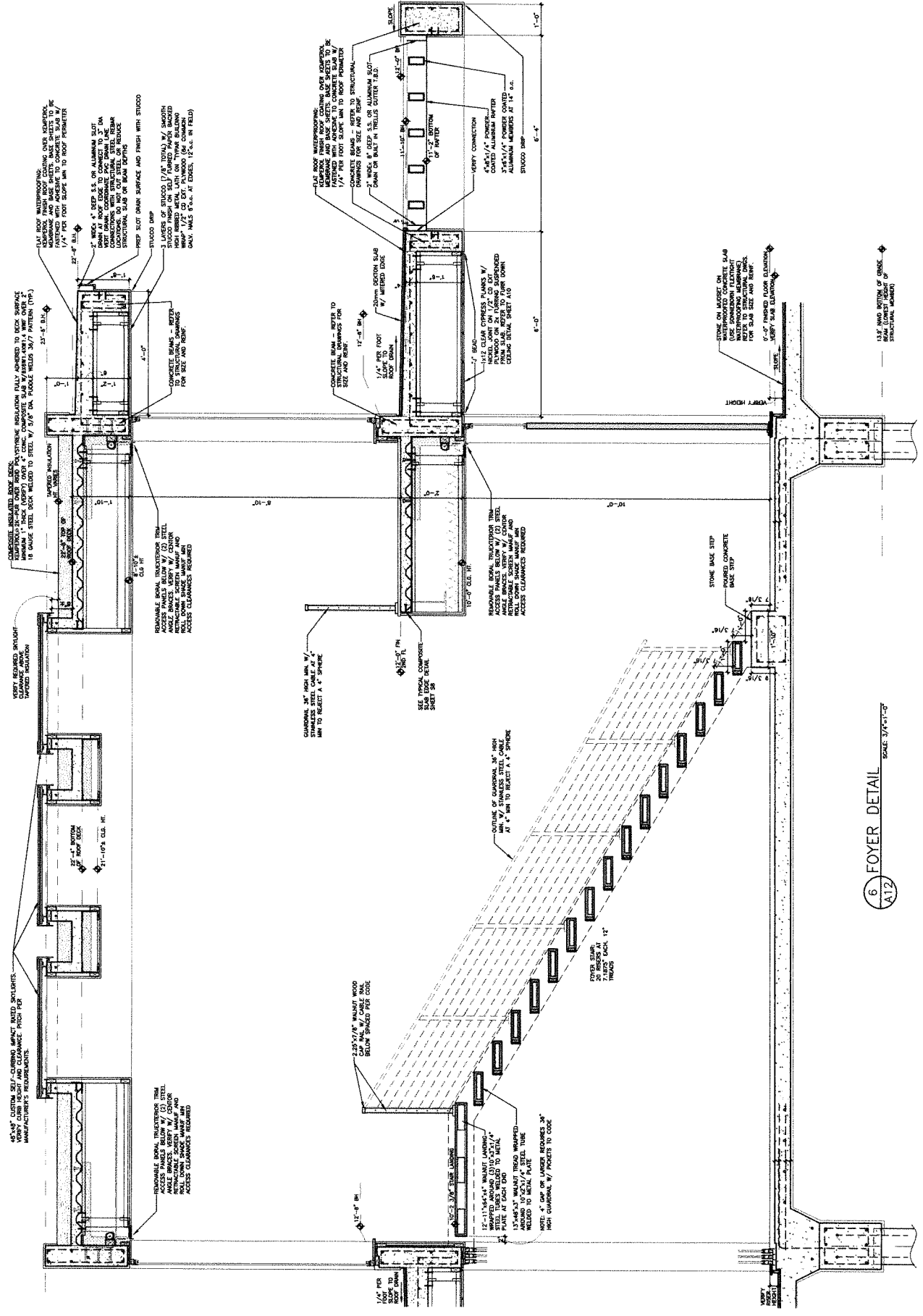
BUILDING SECTION - C
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

Scale:

Noted: See
General Notes on Sheet 1/2
Notes on Sheets 2/3, 3/4, 4/5
Notes on Sheets 5/6, 6/7, 7/8
Notes on Sheets 8/9, 9/10, 10/11
Notes on Sheets 11/12, 12/13, 13/14
Notes on Sheets 15/16, 16/17, 17/18
Notes on Sheets 19/20, 20/21, 21/22
Notes on Sheets 23/24, 24/25, 25/26
Notes on Sheets 27/28, 28/29, 29/30
Notes on Sheets 31/32, 32/33, 33/34
Notes on Sheets 35/36, 36/37, 37/38
Notes on Sheets 39/40, 40/41, 41/42
Notes on Sheets 43/44, 44/45, 45/46
Notes on Sheets 47/48, 48/49, 49/50
Notes on Sheets 51/52, 52/53, 53/54
Notes on Sheets 55/56, 56/57, 57/58
Notes on Sheets 59/60, 60/61, 61/62
Notes on Sheets 63/64, 64/65, 65/66
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6 Foyer Detail
 SCALE 3/4"=1'-0"

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Scale:

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PROJECT NO. 1000000000

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CHECKED BY: JTB
DATE: 10/1/11

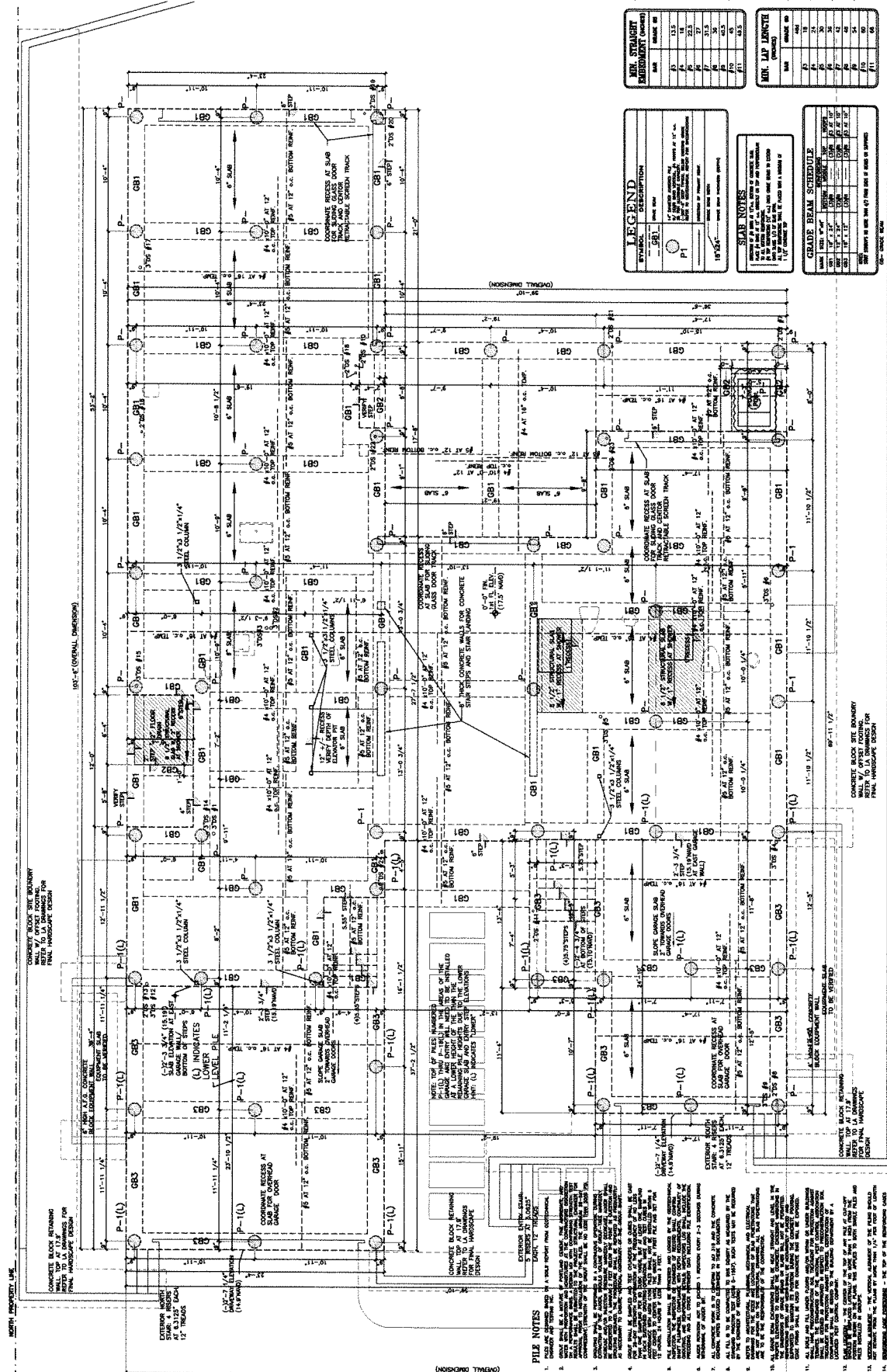
SHEET TITLE
GRADE BEAM
AND PILING
PLAN

Scale: 1/8" = 1'-0"
Contents: 22-000
Date: 4/10/11
Drawn: JTB
Checked: JTB
Date: 4/10/11

Sheet No.

S1

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GOOCH RESIDENCE
4 OCEAN DRIVE
JUPITER INLET COLONY
JUPITER, FLORIDA

Seal :

March 8 E. Noble
P.O. Box 124, Lexington, MA 01801-772
At Principal or
Village Architects & AIA, Inc.

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Revisions :
11-23 JIC REVIEW
 11-23-2011

Sheet Title:
FIRST FLOOR
ELECTRICAL
PLAN

Scale: 1/4" = 1'-0"	Date: 4-10-23
Comm.: 23-006	Checked: MEM
Drawn: SHM	

Sheet No.

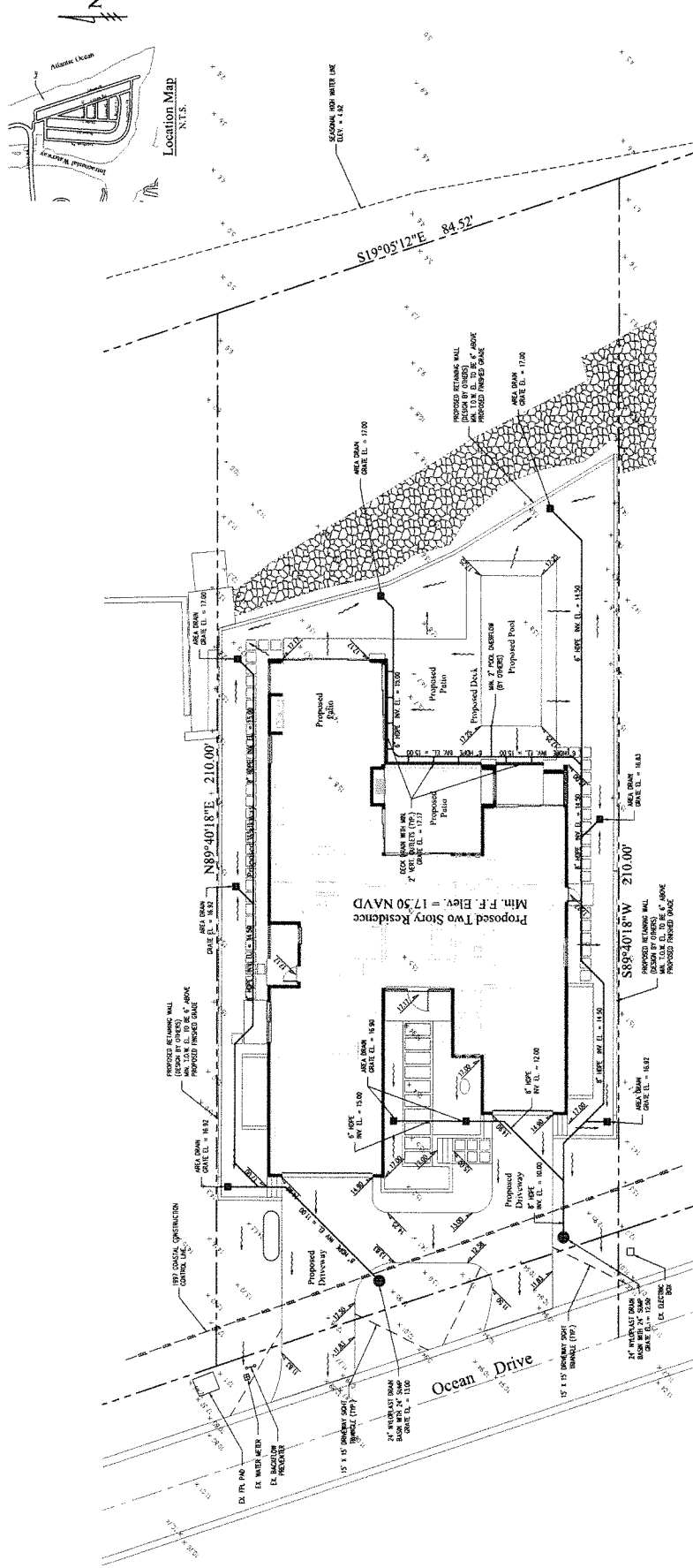
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Print Date: 11-1-23

FIRST FLOOR ELECTRICAL PLAN
SCALE 1/4"=1'-0"

NOT FOR CONSTRUCTION

NO PENETRATIONS OR NOTCHES SHALL BE MADE IN ANY STRUCTURAL MEMBER INCLUDING CONCRETE BEAMS AND COLUMNS, MASONRY BLOCK AND STEEL BEAMS WITHOUT WRITTEN APPROVAL BY THE ENGINEER OF RECORD.



Legend

- EXISTING ELEVATION PER
LOBBING LAND SURVEYING (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXPIRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN
WITH BATTLE

Notes:

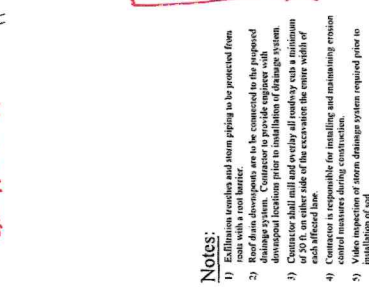
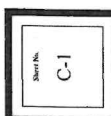
- 1) Excavation trenches and storm piping to be protected from roots with a root barrier.
- 2) Root drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- 3) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft on either side of the excavation the entire width of each affected lane.
- 4) Contractor is responsible for installing and maintaining crosswalks and bollards to maintain pedestrian safety and traffic control measures during construction.
- 5) Visual inspection of storm drainage system required prior to installation of sod.

Digitally signed
by Chad M Gruber
Date: 2023.10.30
10:20:36 -04'00'



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$$\frac{46}{64} \text{ FF} = 12.37$$

- 1) Redundant trench and storm piping to be protected from existing road barrier.
- 2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout location prior to installation of drainage system.
- 3) Contractor shall install and install all roadway curbs a minimum of 50 ft on either side of the excavation the entire width of each affected lane.
- 4) Contractor is responsible for installing and maintaining erosion control measures during construction.
- 5) Video inspection of storm drainage system required prior to construction.

From: [Chuck Yannette](#)
To: [Bill Whiteford](#)
Cc: ["Mitch Miller"](#); ["Sam Miller"](#); ["Michael Armato"](#); ["Matthew Percy"](#); [Chad M. Gruber, P.E.](#)
Subject: 4 Ocean Drive - Gooch Residence
Date: Wednesday, November 15, 2023 3:38:36 PM
Attachments: [Gooch 10-00 CS-1.pdf](#)
[Gooch 10-01 H-1.pdf](#)
[Gooch 10-02 L-1.pdf](#)
[Gooch 10-03 L-2.pdf](#)

Bill – Mitch Miller and I have been working with Roger Siboni to address concerns regarding ocean views from his property looking northeast across the Gooch property. I've attached a revised hardscape/landscape plan set reflecting improvements which include the following:

- The 6' high wall along the south property line was revised to remove approximately 15' from the eastern end.
- The retaining wall on the east side of the site was shifted westward at the southeast corner to align with the new end of south wall.
- The easternmost 20' of the south wall is lowered so the top is at elevation 17.0'. This makes the wall about 3' high from the neighbor's grade.
- One proposed Coconut palm was removed from the southeast corner of the site.

On the north property line, we also lowered the top of the 6' height wall to elevation 17.0' at the easternmost end (from the steps accessing the dune crossover to the eastern end of the wall, approx. 16.5' length).

We believe these improvements will help maintain ocean views for adjacent neighbors. Please let me know if you have any questions.

Thank you,

Chuck Yannette, PLA



LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS

4425 Military Trail, Suite 202
Jupiter, Florida 33458
Office: (561) 747-5069 Fax: (561) 747-2041
License Number LA-0001347

Please visit us on the web: <http://www.pydg.com>

Layout Notes

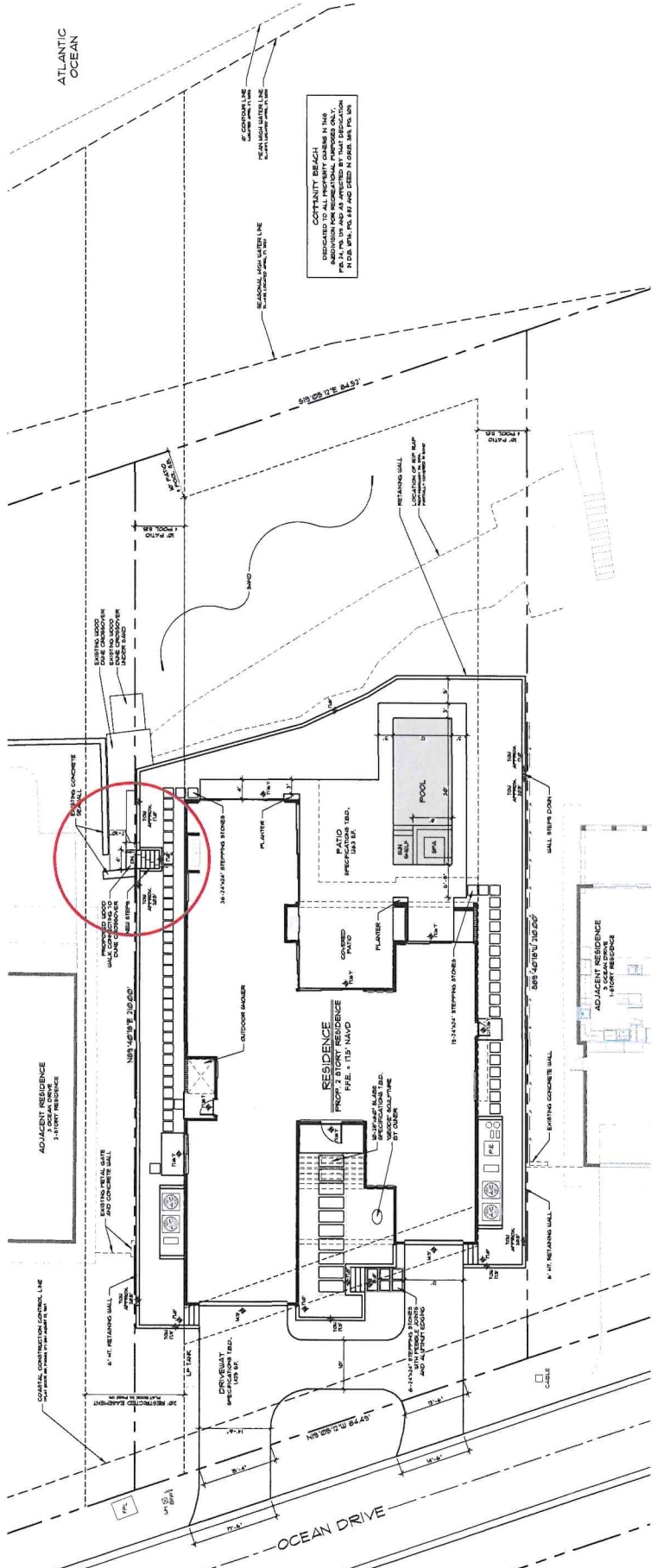
1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION BEFORE PROCEEDING.
2. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
3. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION BEFORE PROCEEDING.
4. ALL FILL FOR BERTING AND PLANTING BROUGHT TO THE SITE SHALL BE CLEAN WASHABLE SANDY LOAM.
5. ALL PLANTING SHALL BE TO NEUTRAL PH. ALL FILL SHALL BE FREE FROM STICKS, ROCKS, THIRN, LOGS AND OTHER DEBRIS.
6. REMOVE ALL ROAD BASE, SHELLOCK, MARL, CORAL ROCK, AND RUBBLE 36" MIN. BELOW FINISH GRADE.
7. ALL EXISTING TREES SHALL BE MAINTAINED AND PROTECTED. ALL TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT. MAINTAIN EXISTING GRADE AT EXISTING TREES.
8. CONTRACTOR SHALL PROVIDE IRRIGATION AND ELECTRIC SLEEVES TO ALL PLANTERS.

Drainage Notes

1. MAINTAIN EXISTING DRAINAGE AND SLOPE PROPERTIES.
2. PROVIDE SLEEVES TO ALL PLANTERS. NO WATER SHALL DRAIN ONTO NEIGHBORS PROPERTY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AWAY FROM ALL SURFACES AND ARCHITECTURAL ELEMENTS.
4. CONTRACTOR SHALL PROVIDE DRAINAGE FROM ALL PLANTERS.

Site Data

LOT SIZE: 30,000 SQ. FT.
TOTAL LANDSCAPE AREA: 30,000 SQ. FT.
LANDSCAPE COVERAGE: 30,000 SQ. FT. (100% COV)
EXISTING YARD AREA: 30,000 SQ. FT.
PROPOSED YARD AREA: 30,000 SQ. FT.
PROPOSED LANDSCAPE COVERAGE: 30,000 SQ. FT. (100% COV)
NOTE: SEE ARCHITECT'S PLAN FOR PROPOSED LOT COVERAGE



Landscape Lighting Table				
SIZE	WATTAGE	FOOT CANDLE	MANUFACTURER/LOCATION	WIRE TYPE, COLOR AND LENGTH
◆	1	Ambient Light	10'	DV 10 LED T88 Lumina, 7500K Temp.
◆	2	Task Light	14"	HALO-3 L14-36-2-27-100-250-250-NAT
◆	3	Path Light	24"	Aerco L14-36-2-27-100-250-250-NAT
◆	4	Spot Light	36"	Aerco L14-36-2-27-100-250-250-NAT

NOTES:

REI	QTL	PHONE TYPE	PHONE #	NAME/ADDRESS/CITY/ST./ZIP	DATE TYPE COLOR AND MANTIS
A	2	Answer Light	90°	14833-17-Ave. S.E. 17th St. - Jackson, MS 39201	SV 60 LED 1986 Lumens, 7.00K Temp)
E	4	Push Light	34°	Answer LPL-8-1986-00-10-10	60 LED 1986 Lumens, Answer Color)

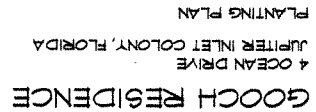
NOTES:

- POINT ALL ABOVE CIRCLED FIGURES ON NUMBERED AND POINTED STRIDE
- NOT ALL, ALL WALKS IN CONDUIT THROUGH IT- BELOW GRADE

Existing Plant Key

[illegible]

NOTE: Existing shrubs not shown on plan are to be removed.



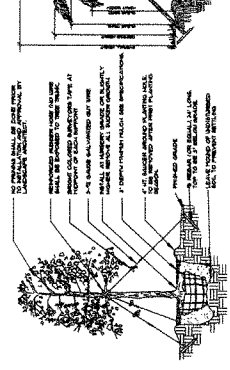
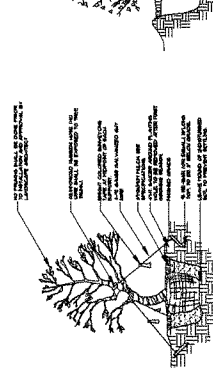
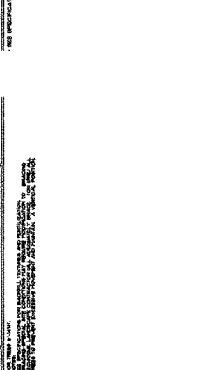
11

PROCESSES AND SIZE will continue to be those indicated on the above page. Nomenclatures and common le-
gal abbreviations are given in the above page. The following are the names of the persons who have been assigned to
the various departments of the company: **MANUFACTURING**—Mr. J. H. Smith, Jr.; **SALES**—Mr. J. H. Smith, Jr.; **RESEARCH AND DEVELOPMENT**—
Mr. J. H. Smith, Jr.; **FINANCE**—Mr. J. H. Smith, Jr.; **LEGAL**—Mr. J. H. Smith, Jr.; **GENERAL MANAGER**—Mr. J. H. Smith, Jr.

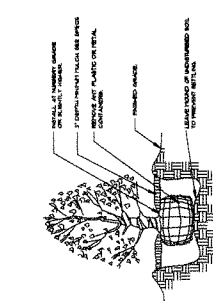
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INRES	NUMBER	GENUS/COMMON NAME	FRUIT
9	3	<i>Passiflora foetida</i> / Brazilian Scaevola?	10" x 6", lined up, full canopy, starting Florida Kang
10	3	<i>Neropsis marginata</i> / Australian Olive	10" x 6", lined up, full canopy, starting Florida Kang
11	3	<i>Agave americana</i> / Century Plant	37" x 32", full
12	3	<i>Acacia saligna</i> / Wattle	7 gals, 37" x 31", full
13	30	<i>Begonia odorata</i> / Apat / Vines	3 gals, 10" x 20", full
14	30	<i>Crataegus arbutifolia</i> / White Angel Wing Begonia	10 gals, 34" x 27", multi-head, full
21	84	<i>Coccoloba crinita</i> / Crown Lily	3 gals, 36" x 24", full
22	84	<i>Coccoloba viridis</i> / Red Grape	1 gal, 47" x 30", full
23	84	<i>Coccoloba viridis</i> / Red Grape	1 gal, 47" x 30", full
24	84	<i>Coccoloba viridis</i> / Red Grape	1 gal, 47" x 30", full
25	84	<i>Eurohyla glomerata</i> / Blue Fly / Blue Daze	3 gals, 14" x 10", full
26	84	<i>Eurohyla glomerata</i> / Blue Fly / Blue Daze	3 gals, 14" x 10", full
27	84	<i>Flouca 'Green Island'</i> / Green Island Ficus	8" x 3", full to bare
28	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
29	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
30	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
31	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
32	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
33	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
34	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
35	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
36	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
37	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
38	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
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41	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
42	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
43	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
44	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
45	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
46	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
47	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
48	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
49	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
50	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
51	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
52	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
53	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
54	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
55	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
56	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
57	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
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61	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
62	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat
63	142	<i>Flouca 'Green Island'</i> / Green Island Ficus	3 gals, 24" x 27", full to bare, white flower, red throat

REPRODUCED MATERIAL HERE AND USE SHALL BE FORWARDED TO THE TRADE. SHORT COLORED NUMBERS ARE AT THE BOTTOM OF EACH REPORT.

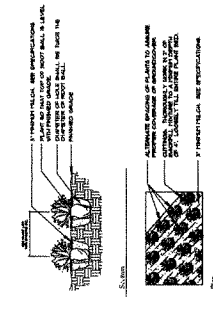
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APPLIED TO: NOTAL PALMS, GREEN PALMS, ALEXANDER PALMS, TAMILA PALMS.
SEE SPECIFICATIONS FOR BACOFFL FERTILIZER AND FERTILIZATION
REMARKS: SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO
FERTILIZATION TECHNIQUE. LANDSCAPE CONSTRUCTION WILL ACCURATELY
BRANCH ALL PALMS TO PREVENT EXCESSIVE HORIZONTAL AND VERTICAL
VERTICAL POSITION.



RECOMMENDATIONS FOR BACKPACK FORMS AND PRACTITIONER

REF ID: A66700



SEE APPLICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



November 8, 2023



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

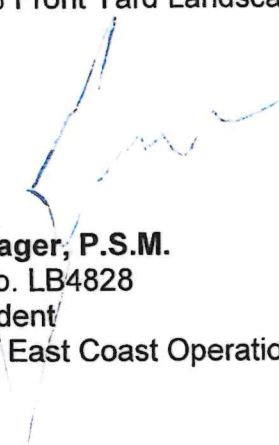
RE: 4 Ocean Drive, Jupiter Inlet Colony, Florida 33469 – Lot 4

Dear Bill,

We have reviewed the files we received November 7, 2023 of Lot 4. We find items relevant to the code are listed below, and additional areas of concern are stated also:

1. 50% Max. Lot area coverage calculation = 7,366 sq. ft. or 44%, 8,326 provided.
- 2.
- a) 32% Max First Floor Coverage = 4,979 sq. ft. or 30%, 4,980 provided
- b) 60% Max (of first) Second Floor = 2,428 sq. ft. or 49%, 2,772 provided.
- c) 50% Total Floor Coverage 7,407 sq. ft. or 44% - 7,702 provided.
3. 24' Building Height to the top: 24' plan. Wall height is 24'. (South)
4. Roof eave: Plan shows it to be 2 when provided.
5. Pool: meets setbacks (10' from Side).
6. 3 car garage, outdoor spaces provided. The driveway appears to be 14' wide, the provided flare is 17.5'.
7. Windows, review of the proposed right elevation shows about 11% calculated.
8. The building did meet the setbacks of 10' on the sides, 25' front (first floor) and 10' in the rear. And the two story is over 32' setback for the front setback.
9. 30% Front Yard Landscape is: 52% green

Sincerely,


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

**JUPITER INLET COLONY
BUILDING AND ZONING COMMITTEE REVIEW STANDARDS**

MASS AND VOLUME

Zoning Code Section 10.1. - Development standards for single family residences.

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.* Second story windows, decks, terraces, and balconies for new construction *shall be designed and located to ensure privacy for adjacent properties* to the extent possible. *(emphasis added)*

**IMPACT REVIEW STANDARDS AND DECISIONS
Ordinance 02-2021**

Procedures: Standards for Review. In performing its impact review analysis, the Building and Zoning Committee shall approve an application if the Applicant demonstrates that:

- a. The proposed development will not adversely affect the public interest; and
- b. The mass, scale and height of the proposed development is consistent with the surrounding properties and neighborhood character; and
- c. The proposed development will not adversely affect adjoining properties; and
- d. For development on waterfront properties, the proposed development is sensitive to and preserves views from adjoining properties as much as is practicable.

Decisions: Appeals. In performing its impact review analysis, the Building and Zoning Committee shall either approve, approve with conditions, or deny an application for development approval. In the event the Building and Zoning Committee finds that an application meets the requirements of this Section, then the application shall be approved. In the event the Building and Zoning Committee approves the application with conditions or denies the application, the Applicant may either amend its development application in compliance with the decision of the Building and Zoning Committee or may appeal the decision to the Town Commission. ...

**JUPITER INLET COLONY
BUILDING AND ZONING COMMITTEE MEETING
11-30-2023**

Conditions of Approval: #4 Ocean Drive

- 1) A temporary area consisting of compacted gravel shall be installed on the lot for contractor parking.
- 2) Temporary filters shall be installed in the road drains within close proximity of the site to prevent sand and silt from entering the town's drainage system. Filters shall be cleaned thoroughly weekly and after each storm event. Sand and silt in the filters shall be properly disposed and not emptied into the town's drainage system.
- 3) A temporary screen shall be installed and maintained along the front of the property that shields construction activity from view to the extent possible.
- 4) The road in front of the lot shall be swept and cleaned nightly and kept clear of debris, runoff, sand, and vegetation at all times.
- 5) The contractor shall be responsible for the repair and maintenance of any damage in the town right-of-way and on private property as the result of construction activity.
- 6) Prior to the issuance of a building permit, the property owner shall enter into a removal agreement for the area encumbered by an existing easement along the north property line.
- 7) Prior to the issuance of a building permit, the property owner shall enter into an agreement with the property owner to the north allowing shared access and use of the dune walkover at #3 Ocean Drive.
- 8) The property owner shall maintain all vegetation east of the oceanside retaining wall to ensure existing views of the Atlantic Ocean and public beach to the north and south are maintained from abutting properties.

Prepared by and return to:
Town of Jupiter Inlet Colony
50 Colony Road
Jupiter Inlet Colony, FL 33469

AGREEMENT FOR CONSTRUCTION WITHIN EASEMENT

Diane Gooch, a single woman, (hereinafter "Owner") and the Town of Jupiter Inlet Colony, Florida (hereinafter "Town") hereby agree as follows:

WHEREAS, Owner is the owner of certain real property located at 4 Ocean Drive Jupiter Inlet Colony, Florida. (the "Property"). The Property is legally described as follows:

Lot 4, JUPITER INLET BEACH COLONY, according to the plat thereof recorded in Plat Book 24, page 139 of the public records of Palm Beach County, Florida.

Parcel ID No. 32-43-40-31-01-000-0040

WHEREAS, the Plat for JUPITER INLET BEACH COLONY, as referenced above, depicts an easement described as "U. S. Government Easement" that is located on the north ten (10') feet of the Property; and

WHEREAS, Owner desires to construct a privacy wall, a paver walkway, stairs and mechanical improvements (hereinafter "Improvements") in the area shown as the U.S. Government Easement area and Town desires to approve such construction subject to the terms and conditions as forth herein.

NOW, THEREFORE, in consideration of the mutual covenants, considerations, representation, warranties and promises herein contained and other good and valuable consideration, the sufficiency of which is hereby acknowledged by each party, the parties agree as follows:

The Town agrees to allow the Improvements described above under the following terms and conditions:

1. Owner shall obtain a building permit prior to construction of the Improvements and agrees that the Improvements will be constructed/installed and maintained in accordance with the Town's Code of Ordinances.

By: Milton J. Block, Mayor

Ivelisse Chico-Randazzo, Town Clerk

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this _____ day of _____, 2023 by Milton J. Block, Mayor, and Ivelisse Chico-Randazzo, Town Clerk of the Town of Jupiter Inlet Colony, who () are personally known to me or () have produced _____ as identification.

Notary Public

My Commission Expires:

RESOLUTION NO. 2019-07

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF JUPITER INLET COLONY, FLORIDA, AMENDING ITS SCHEDULE OF PERMIT FEES IN ACCORDANCE WITH SECTION 4-1.1 OF THE CODE OF ORDINANCES TO ADOPT AND ESTABLISH A NEW SCHEDULE OF PERMIT FEES; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, Section 4-1.1 of the Code of Ordinances, Town of Jupiter Inlet Colony, Florida, provides that permit fees shall be established by Resolution duly adopted by the Town Commission; and

WHEREAS, the Town Commission hereby desires to adopt and establish a schedule of permit fees as set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF JUPITER INLET COLONY, FLORIDA, that:

SECTION 1: Permit fees are hereby adopted and established pursuant to the following schedule:

(a) Building Permit Fees:

Amount is based on contract or the fair and reasonable construction value of the proposed work to be accomplished in the Town subject to adjustment as set forth in Section 4-10(d) of the Town's Code of Ordinances. For purposes of the issuance of a building permit for new construction, the construction value shall initially be estimated at \$350.00/ square foot of total floor area as defined in Appendix A-Zoning Code. For purposes of the issuance of a building permit for a major remodel or re-build (requiring a 12 month building permit), the construction value shall initially be estimated at \$350.00/square foot of proposed new floor area and \$150.00/square foot of existing floor area for proposed renovation.

<u>AMOUNT</u>	<u>FEE</u>
Up to \$2,000.00	\$60.00
Above \$2,000.00	3.0%

- (b) Moving building: \$1,000.00
- (c) Demolition: \$350.00 minimum, or 3% of cost of demolition, whichever is greater
- (d) Structural Pest Control: \$50.00
- (e) A new construction plan review fee of \$400.00 is required for all new construction projects. The fee is non-refundable and is not credited to the permit fee at the time of permit issuance.
- (f) Plan Revision Fee: \$75.00 per revision
- (g) Re-inspection Fee(s):
 First Re-inspection: \$ 50.00
 Second Re-inspection: \$100.00
 Third & Subsequent Re-inspection(s): \$150.00
- (h) Additional Plan Review Fee(s):
 A fee of \$75.00 per hour shall be charged for all plan review(s) subsequent to the initial new construction plan review.
- (i) Inspection Fee(s) for inspections on non-scheduled days:
 Regular inspections will be performed only on Tuesday and Thursday between the hours of 8:00 A.M. and 4:00 P.M. In the event an inspection is requested to be performed at other times, a surcharge of \$300.00 shall be due for each such inspection performed.
- (j) Renewal Permit Fee(s): (To be charged in the event of the expiration of an initial or renewal permit due to non-completion of work) ~~A fee of 1/3 of the fee for all permits issued for the subject construction shall be charged and paid at the time of the issuance of a renewal permit.~~
- | | |
|---|------|
| 1) 1 st Renewal (6 month term) | 3.0% |
| 2) 2 nd Renewal (6 month term) | 3.0% |
| 3) 3 rd Renewal (term based on square footage) | 3.0% |
| <u>Full Re-submittal required</u> | |
| 4) Additional Renewals (6 month term) | 3.0% |
- (k) Zoning Review Fee: A zoning review fee in the amount of \$500.00 shall be required on all submittals of plans for a building permit that require review by the Building and Zoning Committee.
- (l) Zoning Variance Fee: A zoning variance fee in the amount of ~~\$1000.00~~ \$2500.00 plus administrative (mailing and publication) costs shall be required on all applications for a variance from the provisions of the Zoning Code. A deposit of \$2500.00 shall be paid at time of application and all administrative costs must be paid prior to the public hearing before the Town Commission.

(m) Zoning Waiver Fee: A zoning waiver fee in the amount of \$125.00 shall be required on all applications for a waiver from the provisions of the Zoning Code.

SECTION 2: All resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed.

SECTION 3: Should any section or provision of this Resolution or any portion thereof be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the remainder of this Resolution.

SECTION 4: This Resolution shall become effective on adoption.

PASSED AND ADOPTED this 9th day of September, 2019.

TOWN OF JUPITER INLET COLONY,
FLORIDA



Mayor Daniel J. Comerford, III



Vice-Mayor Milton J. Block



Commissioner Michael A. Armato



Commissioner Saeed A. Khan



Commissioner Richard D. Busto

Attest:



Town Clerk Jude M. Goudreau

**PERMIT FEES / EXTENSIONS
REVISIONS TO RESOLUTION 2019-07**

1. BUILDING PERMIT FEES

- A. NEW CONSTRUCTION:** \$650 per square foot of total floor area as defined in Appendix A – Zoning Code. Fee: 3% of construction cost.
- B. EXISTING STRUCTURE, EXTERIOR REMODEL OR REBUILD:** \$450 per square foot of affected area as determined by the Building Official. Fee: 3% of construction cost.
- C. EXISTING STRUCTURE, INTERIOR REMODEL OR REBUILD:** \$250 per square foot of affected area as determined by the Building Official. Fee: 3% of construction cost.

2. TIME TO COMPLETE CONSTRUCTION

A. NEW CONSTRUCTION

- 4,000 sf and under = 15 months
- 4,001 sf and over = 20 months

B. REMODEL OR REBUILD

- Remodel or rebuild = 12 months

C. PERMIT EXTENSIONS

- 1) First extension = 3 months, 3% of cost to complete work
- 2) Second extension = 3 months, 3% of original permit fee
- 3) Third extension = 6 months, 100% of original permit fee

3. PERMIT APPLICATIONS

- 1) At time of application, builder shall submit a detailed construction schedule of phase and times to complete project on time.
- 2) Updates on construction to be monitored by the Town Building Official.
- 3) Town to notify builder/contractor of record and property owner 45 days prior to the expiration date of an active permit.

- 4) Builder and property owner should determine in advance who is responsible for payment of all fees, including permit extension fees and change orders to the Town.
- 5) Any fees not paid prior to the expiration date of a permit will result in a Stop Work Order issued by the Town Building Official.
- 6) No CO, temporary CO, CC, or right to occupy a building or utilize a structure shall be issued by the Town Building Official until all outstanding fees are paid to the Town.
- 7) Homes constructed on pilings are subject to special review by the Building and Zoning Committee. Additional time to complete construction may be allotted by the Committee on a case-by-case basis.

BUILDING PERMIT FEES AND EXTENSIONS MUNICIPAL COMPARISON

MUNICIPALITY	ORIGINAL FEE*	CONSTRUCTION VALUE	INITIAL TERM	EXTENSION FEE	EXTENSION TERM
Juno Beach ¹	3.0%	Value of work being performed. Minimum valuation determined by Marshall & Swift® cost analysis. Final building permit valuation set by Building Official. Final cost affidavit required before CO issued. ²	≤ 5,000 sf = 12 months	Master: \$75.00 Sub-Permit: \$50.00	90 days – by Town Manager, demonstrate justifiable cause +90 days - by Town Council, not to exceed 12 months
			> 5,000 sf - < 10,000 sf = 24 months		
			≥ 10,000 sf = 36 months		
Jupiter ³	2.0%	Submit contract or use current ICC valuation chart	Work considered to be in active progress when permit has received an approved inspection within 6 months. ⁴	30% of original 2% fee	1 or more, 3 months each
Jupiter Island ⁵	2.25%	Total job/construction value	18 months	1% cost of unfinished work	1 st 6 months – by admin official for good cause shown
					2 nd 6 months – by board of adjustment for good cause shown

¹ Fee Schedule available at: <https://www.juno-beach.fl.us/sites/default/files/fileattachments/building/page/2821/new-building-division-fee-schedule.pdf>
² Permit conditions found at: https://library.municode.com/fl/juno-beach/codes/code-of-ordinances?nodeId=PTIICOOR_CH68BUBURE_ARTIIFLBUUCO_S6-24ADAM
³ Fee Schedule available at: <https://www.jupiter.fl.us/DocumentCenter/View/23737/Feeschd-2007---073119>
⁴ Building Dept. SOP re: Expired Applications, Expired Permits available at: <https://www.jupiter.fl.us/DocumentCenter/View/19616/Expired-Applications-Expired-Permits-SOP?bldid=>
⁵ Permit fee calculation available at (top pg. 2): <https://townofjupiterisland.com/images/stories/documents/Building-Permit-Application-Form.pdf>

Jupiter Inlet Colony	3.0%	\$350/sf new floor area \$150/sf existing floor area under renovation	≤ 4,000 sf = 12 months > 4,000 sf = 18 months	3.0% of original fee	1 st 6 months
					2 nd 6 months
					3 rd extension based on square footage; full resubmittal required
					4 th 6 months
Palm Beach ⁶	2.8%	Construction value	See: Table 1. Construction Schedule ⁷	\$500	Negotiated - by Town Council for good cause shown
Palm Beach Gardens ⁸	10%	Based on current fair market value of proposed improvement. Executed contract or cost of construction using nationally recognized sources such as ICC Building Valuation Data, RS Means Cost Data, Marshall Swift, or similar publication. Copy of contract may be required.	Work considered to be in active progress when permit has received an approved inspection within 6 months (Sec. 105.4.1.3. Admin. Code)	Permit Reissuance Fee: 30% of original Building Permit Fee plus additional Plan Review Fee as determined by Building Official	1 st 90 days
					2 nd 90 days
					3 rd 90 days
					After 180 days of original expiration date, must meet current code and may require new submittal

* Based on construction value. Date of table: 09-15-2023.

⁶ Fee Schedule available at (pg. 10): <https://www.townofpalmbeach.com/DocumentCenter/View/4781/Composite-Fee-Schedule-Master-List?bidId=237AGMATISCCOMACO>

⁷ Table 1 available here: https://library.municode.com/fl/palm_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH188UBURE_ARTIVFLBU CO DIV1GE_S18-237AGMATISCCOMACO

⁸ Fee Schedule available at (pg. 3-5): <https://www.pbgfl.com/DocumentCenter/View/27/Fee-Schedule?bidId=237AGMATISCCOMACO>