



ORDINANCE NO. 398

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING APPENDIX A OF THE CODE OF ORDINANCES TO AMEND ARTICLE X, DIVISION 1, SECTION 1 TO PERMIT APPLICATIONS FOR ACCOMMODATIONS UNDER AMERICANS WITH DISABILITIES ACT TO BE REVIEWED ADMINISTRATIVELY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Commission of the Town of Jupiter Island, Martin County, Florida (Town Commission) has the home rule powers and as conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Building Department Director has recommended that the Town Commission amend Article X, Division 1, of Appendix A of the Town's Code of Ordinances entitled "Administrative Review," to provide that applications which pertain to accommodations under the American with Disabilities Act (ADA) are only subject to administrative review.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AS FOLLOWS:

Section 1: The whereas clauses are incorporated herein as the legislative findings of the Town Commission.

Section 2. The Town Commission hereby amends Article X, Division 1, Section 1.00 of Appendix A of the Code of Ordinances of the Town of Jupiter Island, which contains the Town's Land Development Regulations, as follows:

ARTICLE X. DEVELOPMENT REVIEW AND APPROVAL: STANDARDS AND UNIFORM PROCEDURES

Sec. 1.00. Applicability.

Approval may be granted administratively for all of the following:

- A. Applications for development of floor area if the total floor area on the lot proposed for development, including existing and proposed floor area, will be less than 70 percent of the maximum floor area permitted on the lot by the underlying zoning district regulations.
- B. Ground-level single story additions of less than 600 square feet in floor area, provided that the total floor area on the lot proposed for development, including existing and proposed floor area, does not exceed 100 percent of the maximum floor area permitted in the underlying zoning district.
- C. One-story accessory buildings of less than 600 square feet in floor area, such as garages and golf cart sheds, provided that the total floor area on the lot proposed for development, including existing and proposed floor area, does not exceed 100 percent of the maximum floor area permitted in the underlying zoning district.
- D. Perimeter walls or fences, if the application includes the written consent of adjoining property owners.
- E. Ground-level terraces with or without one foot maximum height bench walls.
- F. Driveways which are more than eight feet from side and rear lot lines in the A-80, B-40 and G-35 Districts, and more than three feet from side and rear lot lines in all other zoning districts.
- G. Uncovered swimming pools and tennis courts that are located entirely within the building envelope.
- H. Docks and dune crossovers in the middle one-third of property.
- I. ~~Interior alterations~~ Accommodations under the Americans with Disabilities Act.
- J. Exterior lighting that is landward of the coastal construction control line and is fully compliant with the exterior lighting regulations contained in article IV, section 3.17.
- K. Brush bins.
- L. Bulkheads/seawalls.
- M. Demolition of buildings and structures that require permits for construction, except principal buildings and guest houses.

Section 3. Severability.

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 4. Repeal of Ordinances in Conflict.

All other ordinances of the Town of Jupiter Island, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 5. Codification.

This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Jupiter Island.

Section 6. Effective Date.

This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

(Continued on next page)

(Ordinance No. 398 continued)

PASSED UPON FIRST READING THE 17th DAY OF JULY, 2024.

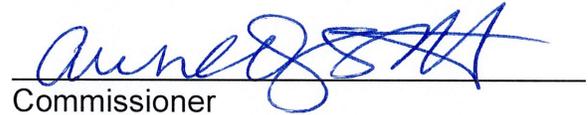
PASSED UPON SECOND READING THE 9th DAY OF SEPTEMBER, 2024.



Mayor



Vice-Mayor



Commissioner

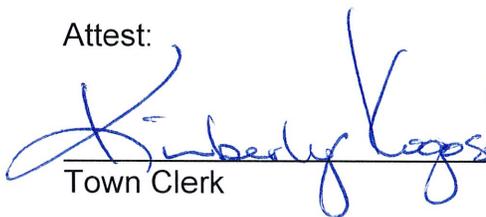


Commissioner



Commissioner

Attest:



Town Clerk

