



Town of Glen Ridge

1501 Glen Road • Glen Ridge, FL 33406

Phone: (561) 697-8868 • Facsimile: (561) 697-1755

E-mail: glenridgetownof@bellsouth.net

TOWN COUNCIL MEETING AGENDA 1 MARCH 2023, 7:00 P.M.

CALL TO ORDER: Town Council of the Town of Glen Ridge

ROLL CALL:

PBSO/PBC F/R MONTHLY REPORT:

PUBLIC COMMENT:

APPROVAL OF MINUTES: 1 February 2023

FINANCE REPORT: January 2023

MAYOR'S REPORT:

COUNCIL'S REPORT:

ATTORNEY'S REPORT:

CORRESPONDENCE:

CLERK'S REPORT: See attached printed report

OLD BUSINESS:

- PBIA Citizens Committee on Airport Noise update
- Windham Rd. hedgerow update
- FPL Debris 1330 Glen update
- Off-Duty Deputy Patrol update

NEW BUSINESS:

- PUBLIC HEARING: Sign variance request, 1660 Southern Blvd.. DuBoy Insurance
- PETITION FOR FINE REDUCTION: Jayye Capital, LLC, 1275 Taylor Rd.
- FIRST READING - Ordinance 2023-1, Auxiliary Dwelling Units,
- Two zoning issues: Garbage Cans; Mobile Clothing Store

ADJOURNMENT:

SHOULD ANY PERSON SEEK TO APPEAL ANY DECISION MADE BY THE TOWN COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING, SUCH PERSON WILL NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THAT APPEAL IS TO BE MADE.



TOWN OF GLEN RIDGE
COUNCIL MEETING MINUTES
1 February 2023 --7:00 P.M.

President Ussery called the meeting to order at 7:00 p.m. John Deal called the roll. A quorum was attained. Mayor McLane was excused.

Town Officials:	Matt Hadden	Council Member
	Gary Sullivan	Council Member
	Allen Minars	Council Member
	Gary Eckerson	Council Member
	Jim Ussery	Council President

Also present: Town Attorney Doug MacGibbon, Town Manager John Deal.

PBSO/PBCFR MONTHLY REPORT

PBSO; Deputy Schnell sent in the following report:

- 1 false alarm, 1200 block of Glen Road
- 1 civil matter (information report), 4000 block of Gem Lake Drive
- 1 suspicious vehicle, 1300 block of Churchill Road. Reported on 01/24 at 12:57 AM. A dark-colored SUV appeared to have an obstructed tag. The unknown driver was getting out and going door to door with a cell phone light. The call notes are unclear whether the driver went door to door at homes or vehicles. No description of the driver was provided. The vehicle was last seen traveling westbound on Churchill and southbound on Glen Road.
- 1 welfare check, 1200 block of Taylor Road. Contact made with subject in question.
- 1 911 hang up, 1200 block of Glen Road
- Renaissance Charter School also generated several case numbers, which auto-populated into my search. Mr. Lacosta from Parks & Recreation provided a picture of a sign posted at Stub Canal to help educate the public about the noise ordinance for county parks.

PBC F/R – Tracey Adams, Battalion Chief--Reported on community service projects during the holidays performed by her division; 3 calls in Glen Ridge during January: 2 medical, 1 brush fire on Summit Ave.

PALM BEACH COUNTY COMMISSION ON ETHICS: Rhonda Giger attended as part of the Commission's series of visits to each municipality; encouraged Council and the public to call if there were questions or problems.

PUBLIC COMMENT:

- Concerns raised about 4030 Gem Lake Dr. over the color of paint on the house. Also on appliances in back yard and new fence in front yard. Placed on New Business agenda.
- Concerns raised re: increased traffic in town, especially during the overnight hours. Placed on New Business agenda.

APPROVAL OF MINUTES 4 January 2023 (Hadden /Minars, M/S/C unanimously).

FINANCE REPORT – Filed report for December 2022

MAYOR'S REPORT- None

COUNCIL'S REPORT - None

ATTORNEY'S REPORT – None

CORRESPONDENCE – None

CLERK'S REPORT – See attached printed report

OLD BUSINESS

- Manager reported on new security camera facing Southern Blvd at entrance to town; cost was \$350.
- Manager reported that new playground equipment had been installed.
- Manager reported that Magistrate Hearing on 1275 Taylor has been rescheduled to 15 February – Padgett presiding.
- Manager reminded Council that Form 1s are due at this meeting.
- Minars brought back issue about airport noise; Manager informed Council that he would be attending the CCAN meeting on 23 February to lodge complaints; also will send notice of meeting to Council and residents.

NEW BUSINESS

- Motion to plant a hedgerow (50' long) at the end of Windham Rd. not to exceed \$2500 at request of residents (Sullivan/Minars, M/S/C unanimously)
- 4030 Gem Lake – Manager placed STOP WORK order on property due to unpermitted construction in back yard; Manager will investigate new unpermitted fence and appliances outdoors on back patio; Manager and Mayor will call owner and inform about paint color, fence, appliances, and unpermitted work in back yard.
- Excess Traffic: motion to request off-duty sheriff presence two days per week from 11:00 through minimum time for a period of one month (Hadden/Sullivan, M/S/C unanimously).
- FPL Trash: concern about trash left on Glen Rd. by FPL during recent pole replacement; Manager will investigate and contact FPL.
- Council edited draft ADU ordinance as a group; first reading/hearing will be scheduled for the 1 March meeting.

ADJOURNMENT: 8:13 PM (Hadden /Sullivan, M/S/C unanimously).

Glen Ridge Municipal Account

Balance Sheet
As of January 31, 2023

		TOTAL
ASSETS		
Current Assets		
Bank Accounts		
101.1 BBT Checking		132,563.30
101.2 BBT Money Market		23,387.24
200.1 Synovus		562,507.47
Total Bank Accounts		\$718,458.01
Total Current Assets		\$718,458.01
Fixed Assets		
15000 Furniture and Fixtures		3,094.00
15500 Building		298,321.00
15550 New Roof		13,500.00
16000 Land		70,000.00
Total Fixed Assets		\$384,915.00
TOTAL ASSETS		\$1,103,373.01
LIABILITIES AND EQUITY		
Liabilities		
Total Liabilities		
Equity		
30000 Opening Balance Equity		595,661.92
32000 Retained Earnings		148,751.43
33000 Investment in Fixed Assets		371,415.00
Net Income		-12,455.34
Total Equity		\$1,103,373.01
TOTAL LIABILITIES AND EQUITY		\$1,103,373.01

Glen Ridge Municipal Account

Budget vs. Actuals: Budget FY 22-23 - FY23 P&L

October 2022 - September 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
312.410 First Local Option Fuel Tax	3,198.74	9,898.00	-6,699.26	32.32 %
312.420 Second Local Opt Fuel Tax (New)	1,450.37	4,529.00	-3,078.63	32.02 %
312.630 Loc Govt Infrastructure Surtax	7,174.48	17,094.00	-9,919.52	41.97 %
314.100 Util Service Tax - Electricity	13,355.67	27,000.00	-13,644.33	49.47 %
315.100 Communication Services Taxes	2,619.54	7,500.00	-4,880.46	34.93 %
316.000 Local Business Tax (GR)	780.00	2,500.00	-1,720.00	31.20 %
316.100 Local Business Tax (PBC)	928.18	2,000.00	-1,071.82	46.41 %
322.000 Building Permits (Permit Fees)	10,196.83	32,000.00	-21,803.17	31.87 %
323.100 Franchise Fee - Electricity	8,781.89	20,100.00	-11,318.11	43.69 %
329.500 Other Permits, Fees, Spec Asses		300.00	-300.00	
335.180 State Rev Share- Local 1/2 Cent	7,043.01	18,827.00	-11,783.99	37.41 %
335.900 State Revenue Share - Proceeds	2,800.18	8,564.00	-5,763.82	32.70 %
343.400 Svc Chg - Garbage/Solid Waste		80.00	-80.00	
361.000 Interest	1,862.42	600.00	1,262.42	310.40 %
369.900 Other Misc Revenue	599.67	400.00	199.67	149.92 %
Total Income	\$60,790.98	\$151,392.00	\$-90,601.02	40.15 %
GROSS PROFIT	\$60,790.98	\$151,392.00	\$-90,601.02	40.15 %
Expenses				
512.000 Executive (Town Manager)	10,579.00	30,000.00	-19,421.00	35.26 %
513.150 FinanceAdmin (Payroll Taxes)	4,184.00	8,000.00	-3,816.00	52.30 %
513.300 FinanceAdmin (Unemployment Tax)	17.00	50.00	-33.00	34.00 %
513.350 FinanceAdmi (Accounting/Audit)	320.00	950.00	-630.00	33.68 %
513.400 FinanceAdmin (Travel/Per Diem)		500.00	-500.00	
513.450 FinanceAdmin (Tel/SecCam-Comc)	1,844.30	4,600.00	-2,755.70	40.09 %
513.550 FinanceAdmin (Elec Town Hall)	648.97	1,600.00	-951.03	40.56 %
513.650 FinanceAdmin (Printing)		500.00	-500.00	
513.700 FinanceAdmin (Bank Fees)		75.00	-75.00	
513.750 FinanceAdmin (Office Expense)	1,434.76	19,000.00	-17,565.24	7.55 %
513.850 FinanceAdmin (Dues)	1,559.00	1,600.00	-41.00	97.44 %
514.000 Legal Counsel	4,000.00	12,000.00	-8,000.00	33.33 %
515.000 Comprehensive Planning		100.00	-100.00	
519.100 OtherGovtSvcs (Mayor Discr)		500.00	-500.00	
519.150 OtherGovtSvcs (Advertising)	737.47	1,600.00	-862.53	46.09 %
519.200 OtherGovtSvcs (Insurance)	2,191.75	7,800.00	-5,608.25	28.10 %
519.250 OtherGovtSvcs (Maintenance)	1,487.82	4,500.00	-3,012.18	33.06 %
524.000 Protective Inspections	435.50		435.50	
524.100 Protect Inspec (Bldg Official)	7,740.16	17,000.00	-9,259.84	45.53 %
524.150 Protect Inspec (Code Enforce)	1,040.00	3,000.00	-1,960.00	34.67 %
524.200 Protect Inspec (BDR Surcharge)	19.46	600.00	-580.54	3.24 %
525.000 Emerg Disaster Relief Services		1,000.00	-1,000.00	
534.000 Garbage/Solid Waste Control Svc	49.70	50.00	-0.30	99.40 %

Glen Ridge Municipal Account

Budget vs. Actuals: Budget FY 22-23 - FY23 P&L

October 2022 - September 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
536.000 Water/Sewer Combination Svcs	167.90	400.00	-232.10	41.98 %
537.000 ConservResMgt (Aquatic Control)	443.20	1,000.00	-556.80	44.32 %
538.000 Flood/StormwaterMgt (NPDES)	16,795.10	22,000.00	-5,204.90	76.34 %
541.100 RoadStFacil (Street Lighting)	1,285.55	3,700.00	-2,414.45	34.74 %
541.150 RoadStFacil (DrainRepair Maint)		6,400.00	-6,400.00	
541.200 RoadStFacil (Road Street Maint)		2,000.00	-2,000.00	
572.000 Parks and Recreation	14,910.60	433.00	14,477.60	3,443.56 %
574.000 Special Events		434.00	-434.00	
Total Expenses	\$71,891.24	\$151,392.00	\$-79,500.76	47.49 %
NET OPERATING INCOME	\$-11,100.26	\$0.00	\$-11,100.26	0.00%
NET INCOME	\$-11,100.26	\$0.00	\$-11,100.26	0.00%

Glen Ridge Municipal Account

Transaction List by Date

January 2023

DATE	TRANSACTION TYPE	NUM	POSTING	NAME	MEMO/DESCRIPTION	ACCOUNT	SPLIT	AMOUNT
01/04/2023	Check	1870	Yes	Malinda Carter		101.1 BBT Checking	519.250 OtherGovtSvcs (Maintenance)	-60.00
01/10/2023	Expense	976354	Yes	Greenworks		101.1 BBT Checking	519.250 OtherGovtSvcs (Maintenance)	-250.00
01/10/2023	Expense	976357	Yes	Jack Horniman		101.1 BBT Checking	538.000 Flood/StormwaterMgt (NPDES)	-3,875.00
01/10/2023	Expense	ref1908	Yes	Comcast		101.1 BBT Checking	513.450 FinanceAdmin (Tel/SecCam-Corc)	-123.30
01/10/2023	Expense	ref1909	Yes	Palm Beach County Water Utilities		101.1 BBT Checking	536.000 Water/Sewer Combination Svcs	-33.49
01/11/2023	Check	1871	Yes	John J. Deal		101.1 BBT Checking	512.000 Executive (Town Manager)	-768.50
01/11/2023	Deposit		Yes	Florida Power and Light		101.1 BBT Checking	314.100 Util Service Tax - Electricity	2,287.50
01/11/2023	Deposit		Yes	Palm Beach County Tax Collector		101.1 BBT Checking	316.100 Local Business Tax (PBC)	37.93
01/11/2023	Expense	irs7429	Yes	Internal Revenue Service		101.1 BBT Checking	513.150 FinanceAdmin (Payroll Taxes)	-2,028.00
01/11/2023	Expense	utc3714	Yes	FLorida Department of Revenue		101.1 BBT Checking	513.300 FinanceAdmin (Unemployment Tax)	-11.00
01/17/2023	Deposit		Yes	State of Florida		101.1 BBT Checking	335.900 State Revenue Share - Proceeds	700.04
01/17/2023	Expense		Yes	Intuit		101.1 BBT Checking	513.750 FinanceAdmin (Office Expense)	-85.00
01/20/2023	Deposit		Yes	State of Florida		101.1 BBT Checking	315.100 Communication Services Taxes	624.18
01/24/2023	Expense	ref1910	Yes	Florida Power and Light		101.1 BBT Checking	541.100 RoadStFacil (Street Lighting)	-26.88
01/24/2023	Expense	ref191	Yes	Florida Power and Light		101.1 BBT Checking	513.550 FinanceAdmin (Elec Town Hall)	-29.38
01/24/2023	Expense	ref1912	Yes	Florida Power and Light		101.1 BBT Checking	513.550 FinanceAdmin (Elec Town Hall)	-98.41
01/24/2023	Expense	ref1913	Yes	Florida Power and Light		101.1 BBT Checking	541.100 RoadStFacil (Street Lighting)	-312.26
01/24/2023	Expense	976364	Yes	CA Florida Holdings LLC		101.1 BBT Checking	519.150 OtherGovtSvcs (Advertising)	-194.48
01/24/2023	Expense	ref1915	Yes	Comcast		101.1 BBT Checking	513.450 FinanceAdmin (Tel/SecCam-Corc)	-310.70
01/24/2023	Expense	976358	Yes	Ertle Exterminating		101.1 BBT Checking	519.250 OtherGovtSvcs (Maintenance)	-25.00
01/24/2023	Expense	cc2668	Yes	BB & T Credit Card		101.1 BBT Checking	513.750 FinanceAdmin (Office Expense)	-221.59
01/26/2023	Check	1872	Yes	John J. Deal		101.1 BBT Checking	512.000 Executive (Town Manager)	-768.50
01/26/2023	Deposit		Yes			101.1 BBT Checking	-Split-	400.08
01/27/2023	Deposit		Yes	State of Florida		101.1 BBT Checking	335.180 State Rev Share- Local 1/2 Cent	1,845.65
01/27/2023	Deposit		Yes	State of Florida		101.1 BBT Checking	312.630 Loc Govt Infrastructure Surtax	1,468.63
01/30/2023	Deposit		Yes	State of Florida		101.1 BBT Checking	312.420 Second Local Opt Fuel Tax (New)	371.87
01/30/2023	Deposit		Yes	State of Florida		101.1 BBT Checking	312.410 First Local Option Fuel Tax	832.02
01/31/2023	Check	1873	Yes	Malinda Carter		101.1 BBT Checking	519.250 OtherGovtSvcs (Maintenance)	-60.00
01/31/2023	Check	1874	Yes	Florida Playgrounds		101.1 BBT Checking	572.000 Parks and Recreation	-8,639.90
01/31/2023	Check	1875	Yes	Florida Playgrounds		101.1 BBT Checking	572.000 Parks and Recreation	-6,270.70
01/31/2023	Expense	976367	Yes	William Denison		101.1 BBT Checking	524.100 Protect Inspec (Bldg Official)	-268.16
01/31/2023	Expense	ref1919	Yes	Jack Lucas		101.1 BBT Checking	537.000 ConservResMgt (Aquatic Control)	-50.00
01/31/2023	Expense	976368	Yes	Diversified Security, Inc.		101.1 BBT Checking	513.750 FinanceAdmin (Office Expense)	-350.00
01/31/2023	Expense	976365	Yes	B. Douglas MacGibbon, P.A.		101.1 BBT Checking	514.000 Legal Counsel	-800.00
01/31/2023	Deposit	INTEREST	Yes		Interest Earned	200.1 Synovus	361.000 Interest	596.85
01/31/2023	Deposit	INTEREST	Yes		Interest Earned	101.2 BBT Money Market	361.000 Interest	0.20

Glen Ridge Municipal Account

101.1 BBT Checking, Period Ending 01/31/2023

RECONCILIATION REPORT

Reconciled on: 02/16/2023

Reconciled by: glenridgetownof@bellsouth.net

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance	158,859.15
Checks and payments cleared (25)	-18,205.51
Deposits and other credits cleared (9)	8,567.90
Statement ending balance	149,221.54
Uncleared transactions as of 01/31/2023	-16,658.24
Register balance as of 01/31/2023	132,563.30
Cleared transactions after 01/31/2023	0.00
Uncleared transactions after 01/31/2023	1,355.08
Register balance as of 02/16/2023	133,918.38

Details

Checks and payments cleared (25)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
11/30/2022	Expense	976350	B. Douglas MacGibbon, P.A.	-800.00
12/21/2022	Expense	976347	Richard Padgett	-260.00
12/21/2022	Expense	976349	Richard Padgett	-260.00
12/21/2022	Expense	976342	Ertle Exterminating	-25.00
12/29/2022	Expense	976348	John J. Deal	-768.50
12/30/2022	Expense	976351	Jack Lucas	-50.00
12/30/2022	Expense	976333	B. Douglas MacGibbon, P.A.	-800.00
12/30/2022	Expense	976353	Sascha Maldonado	-240.00
12/30/2022	Expense	976352	William Denison	-6,000.00
01/04/2023	Check	1870	Malinda Carter	-60.00
01/10/2023	Expense	976357	Jack Horniman	-3,875.00
01/10/2023	Expense	ref1908	Comcast	-123.30
01/10/2023	Expense	976354	Greenworks	-250.00
01/10/2023	Expense	ref1909	Palm Beach County Water Util...	-33.49
01/11/2023	Check	1871	John J. Deal	-768.50
01/11/2023	Expense	utc3714	FLorida Department of Revenue	-11.00
01/11/2023	Expense	irs7429	Internal Revenue Service	-2,028.00
01/17/2023	Expense		Intuit	-85.00
01/24/2023	Expense	ref1913	Florida Power and Light	-312.26
01/24/2023	Expense	cc2668	BB & T Credit Card	-221.59
01/24/2023	Expense	ref1915	Comcast	-310.70
01/24/2023	Expense	ref1912	Florida Power and Light	-98.41
01/24/2023	Expense	ref191	Florida Power and Light	-29.38
01/24/2023	Expense	ref1910	Florida Power and Light	-26.88
01/26/2023	Check	1872	John J. Deal	-768.50

Total -18,205.51

Deposits and other credits cleared (9)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/11/2023	Deposit		Florida Power and Light	2,287.50
01/11/2023	Deposit		Palm Beach County Tax Colle...	37.93
01/17/2023	Deposit		State of Florida	700.04
01/20/2023	Deposit		State of Florida	624.18
01/26/2023	Deposit			400.08
01/27/2023	Deposit		State of Florida	1,845.65
01/27/2023	Deposit		State of Florida	1,468.63
01/30/2023	Deposit		State of Florida	371.87

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
01/30/2023	Deposit		State of Florida	832.02
Total				8,567.90

Glen Ridge Municipal Account
101.2 BBT Money Market, Period Ending 01/31/2023
RECONCILIATION REPORT
Reconciled on: 02/16/2023
Reconciled by: glenridgetownof@bellsouth.net

Any changes made to transactions after this date aren't included in this report.

Summary	USD
Statement beginning balance	23,387.04
Interest earned	0.20
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (0)	0.00
Statement ending balance	<u>23,387.24</u>
Register balance as of 01/31/2023	23,387.24

Glen Ridge Municipal Account

200.1 Synovus, Period Ending 01/31/2023

RECONCILIATION REPORT

Reconciled on: 02/16/2023

Reconciled by: glenridgetownof@bellsouth.net

Any changes made to transactions after this date aren't included in this report.

Summary	USD
Statement beginning balance	561,910.62
Interest earned	596.85
Checks and payments cleared (0)	0.00
Deposits and other credits cleared (0)	0.00
Statement ending balance	562,507.47
Register balance as of 01/31/2023	562,507.47

Clerk Report

1 March 2023

- Correspondence with FPL re: debris on roadside at 1330 Glen.
- Correspondence with owner of 4030 Gem Lake re: paint color; other zoning issues.
- Coordinated installation of hedgerow at end of Windham Rd.
- Coordinated PBSO decoy car at Town Hall.
- Coordinated hire of PBSO off-duty deputy for 10 4-hour patrol sessions in March.
- Correspondence re: site plan procedures for 2nd cell tower at 2002 Summit.
- Correspondence with residents within 500' of 1660 Southern re: sign variance request.
- Attended League of Cities meeting/luncheon—Delray Beach
- Attended PBC Commissioner District 3 meeting – Lake Clarke Shores.
- Submitted 2022 Form 1s to Supervisor of Elections; receipt acknowledged.
- Coordinated submission of Mayor McLane as candidate for Dist 3 rep to CCAN.



John J. Deal

1 March 2023

Town of Glen Ridge
1501 Glen Road
Glen Ridge, FL 33406
Phone (561) 697-8868
glenridgetownof@bellsouth.net

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

VARIANCE REQUEST

PETITION NO. _____ DATE _____

FEE PAID – RECEIPT NO. _____ HEARING ADVERTISEMENT DATES _____

DATE SET FOR PUBLIC HEARING _____

THE OWNER OR HIS AGENT HAS _____ HAS NOT _____ SUBMITTED A PETITION REGARDING THE SUBJECT PROPERTY WITHIN THE LAST YEAR.

NOTE: ARTICLE IV, Ordinance No. 4.1-6 Fees: Variance and/or Appeal to the Board of Adjustment \$350.00 (Non-Refundable)

APPLICATION FORM FOR VARIANCE REQUEST

DATE 01/11/2023 DATE SET FOR PUBLIC HEARING 03/01/2023

APPLICANT DUBOY INSURANCE AGENCY INC

ADDRESS 1660 SOUTHERN BLVD SUITE J

PHONE 561-373-1263

LOT 0012 BLOCK 002 SUBDIVISION SUBURBAN HOMES IN

PRESENT ZONING DISTRICT COMMERCIAL

STREET ADDRESS OF SUBJECT PROPERTY 1660 SOUTHERN BLVD SUITE J

LEGAL DESCRIPTION Suburban Homes E 30 FT of LT1, LTS 2 & 3 & W 95.88 FT of Lt 9 BLK 2

PROPOSED VARIANCE

1. Present Structures (type) and Improvements upon the land: NO CURRENT SIGNAGE

2. The Proposed Use will be: OFFICE SIGNAGE LARGER
THAN 10 sqft

3. If this Petition is granted the Effect will be to: PUT OFFICE SIGNAGE
ON BUILDING LARGER THAN 10 sqft

(Brief Description – i.e. to reduce side yard from 7 ½ ft. to 2 ft.)

1660 Southern Plaza, Inc.

c/o taxing MATTERS

1660 Southern Boulevard - Suite M
West Palm Beach, Florida 33406
(561) 697-9797 * FAX 697-9799

February 3rd, 2023

The Town of Glen Ridge
1501 Glen Road
Glen Ridge, FL 33406

RECEIVED
FEB - 7 2023

BY:

GREETINGS:

RE: Al Duboy State Farm Insurance Office - Suites G/H/J
Outside Sign Size Variance Request

Attached are two (2) color pictures of the front of our building, both with an overlay of the sign Al Duboy would like to place within the center of the specific area designated for a sign.

One of the pictures reflects a sign within the current Town guidelines; the other reflects a slightly larger non-conforming sign.

As the building owner... our preference would be for the larger format, as it visually is more harmonious with not only the building structure, but also with other similarly sized existing signs on the building.

Historically, the prior tenants for these three (3) units were:

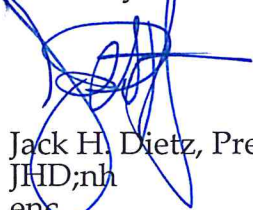
Olston Healthcare, DNT Dairies and Shambhala Meditation. Olsten's utilized a lighted box sign covering a full one-third (1/3) of the entire area available, which would overlap and obscure what Al is requesting.

DNT Dairies took up less than a full third (1/3) of the area, too... similar to Al's request, with the added face of a cow and individual lettering.

Shambhala went with a painted sign that spread over the designated area, encompassing roughly seventy five (75%) percent of the entire three (3) unit area.

Hopefully, the Town will allow Al and State Farm to announce their presence in a non-conforming, but definitely befitting manner.

Sincerely,



Jack H. Dietz, President
JHD;nh
enc.



PROPOSED LAYOUT

12-23-22

State Farm® / Creative Services / Agent Sign Program

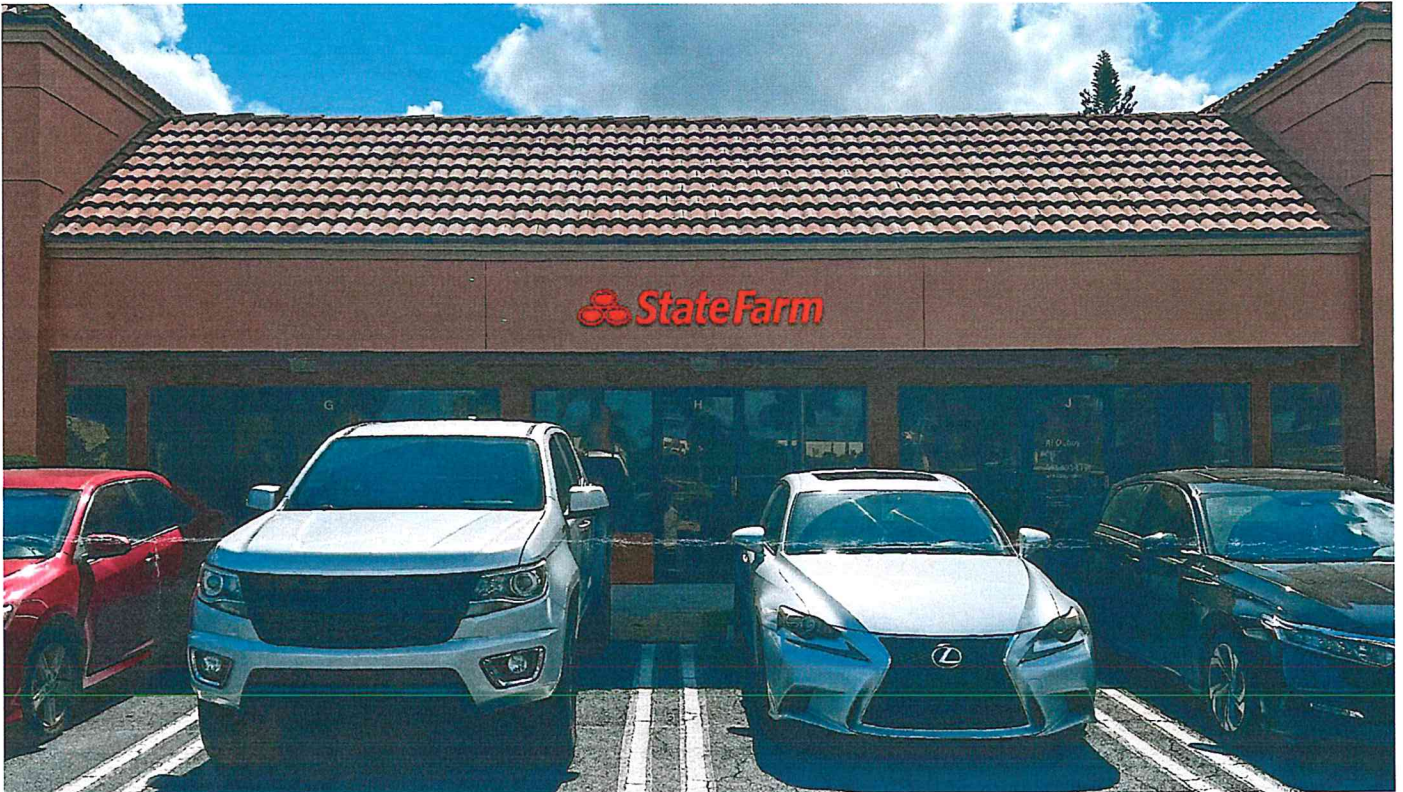
Page 2 of 2

Prepared by: Brad Cole / brad.cole.glit@statefarm.com / 309-766-4528

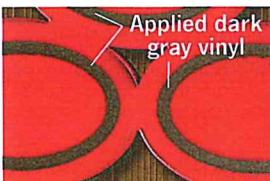
- **For approval only. Not intended to be used as final art by vendor.**
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- State Farm Creative Services will supply Adobe Illustrator (.ai) files to be used as final art **after this Proposed Layout has been approved.**
- Specifications for State Farm signage and window graphics will be supplied on the final art files. The vendor is required to follow these specifications with no deviations.

12" Trimcap Channel Logo Sign (8.34 Sq. Ft.)

LOGO SAFETY AREA REQUIREMENTS FOR VENDOR WHEN MOUNTING LOGO



Illuminated Trimcap Channel Letter Logo



NOTE: For the Illuminated Trimcap Channel Letter Logo, the 3 thin inner ovals are Arlon #2100-52 Dark Gray vinyl. The middle triangular shape is cut out and open through cabinet as shown here. **No deviations are allowed.**

≤ 10 square feet
per GR ordinance.



PROPOSED LAYOUT

12-23-22

State Farm® / Creative Services / Agent Sign Program

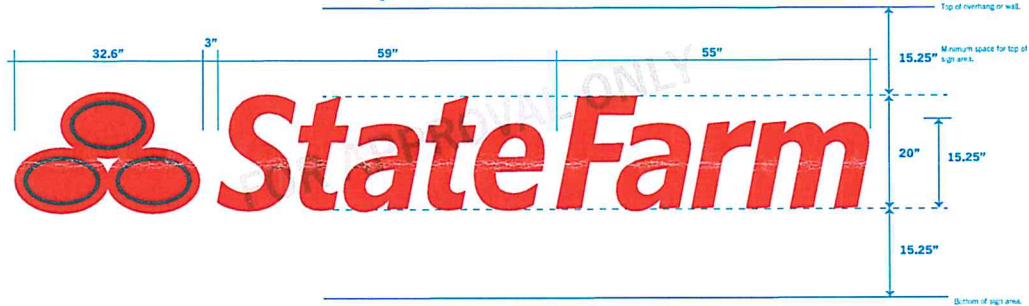
Page 2 of 2

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Channel Logo Sign

DIMENSIONS AND SAFETY AREA REQUIREMENTS FOR VENDOR WHEN MOUNTING LOGO



Illuminated Trimless Channel Letter Logo



NOTE: When building the tri-oval symbol, the 3 thin inner ovals are to **RECESSED**. The middle triangular shape is cut out and open through cabinet as shown here. **No deviations are allowed.**

> 10 square feet

RECEIVED
FEB 27 2023

BY:

February 27th, 2023

RE: No fine or fine reduction for perceived code violation at 1275 Taylor Rd

Dear Council-

The last time there was a concern from the Town of Glen Ridge, that we are aware of, that we were not using 1275 Taylor Rd as per the zoning district was around summer of 2021. That is when we acted to not allow any delivers or any Crest Air vehicles to stored at our residence.

I reside most of the year in PA. The next time, I received any sort of concern was in the form of "snail" mail on February 3rd, 2023 at my home in PA - 6 Cedar Cliff Drive, Camp Hill, PA 17011. This informed me of a 2nd offence and a hearing that was happening in less than 2 weeks during the time I would be out of the country from February 13th to the 25th.

From September of 2021 to February 3rd, 2023, I never received any mail, phone call, email or visit that our property was not in compliance of any sort of violation that I am aware of. Hence, any sort of fine in any amount for a so called "2nd" offense does not seem warranted.

My brother, Jared McClure, is in the landscape business. He has been gracious enough to provide services to me at a much-reduced price using "left-over" materials from other jobs and provide labor services as "fill-in" work between other projects. It is of my opinion that any material that has been located on my property was intended to be used at our property. There have been a few occasions where I have informed my brother that I did not want certain material that then was removed from the property.

When I informed Jared of the concern stated in the letter I received on February 3rd, 2023, we were very surprised and started to take action to address the concerns. I feel strongly that these concerns from the Town were never properly addressed with me and are not even remotely related to the concerns regarding Crest Air back in 2021.

It is for these reasons listed above that I am asking for the fines to be waived for consideration at your council meeting on March the 1st, 2023.

Respectfully,

A handwritten signature in black ink, appearing to read 'J. McClure', with a stylized flourish at the end.

Justin McClure

Owner

RECEIVED
FEB 27 2023

BY:

February 27th, 2023

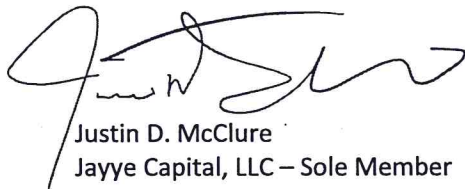
1275 Taylor Rd
Glen Ridge, FL 33406

RE: Approval for Jared McClure to attend the Council Meeting on 3/1/23

To Whom it May Concern:

I am approving Jared McClure to attend the Council meeting on my behalf Wednesday, 3/1/2023.

Respectfully,



Justin D. McClure
Jayye Capital, LLC – Sole Member

ORDINANCE NO. 2023-1

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF GLEN RIDGE, FLORIDA, ADOPTING AMENDMENTS TO ITS ZONING CODE TO PROVIDE REGULATIONS FOR ACCESSORY DWELLING UNITS (ADU), BUILDINGS AND SHEDS IN THE R-1, R-1A and R-2 ZONING DISTRICTS, PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Town of Glen Ridge has residential zoning classifications for lots in the town; and

WHEREAS, the Town's single family zoning, under R-1, R-1A and R-2 of the zoning code, does not have regulations for accessory dwelling units, sheds or other buildings; and

WHEREAS, the Town finds it is necessary to regulate accessory dwelling units, sheds or other buildings to promote conformity within the districts and give guidance to property owners; and

NOW, THEREFORE, BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF GLEN RIDGE, FLORIDA, AS FOLLOWS:

SECTION 1. The foregoing Recitals are hereby ratified as true and correct and incorporated herein by this reference.

SECTION 2. The Town of Glen Ridge Zoning Code is amended to include new regulations to regulate accessory dwelling units, sheds or other buildings, as shown on attached Exhibit “A.”

SECTION 3. The Town Council hereby authorizes the Town Manager to transmit this Ordinance to the Municipal Code Corporation to include it in the Town of Glen Ridge Zoning Code as a Section 6.7, with subparts.

SECTION 4. If any clause, section or other part of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and in no way affecting the validity of the other provisions of this Ordinance.

SECTION 5. That all ordinances or parts or ordinances, resolutions or parts of resolutions in conflict hereby, be and the same are hereby repealed to the extent of such conflict.

SECTION 6. This Ordinance shall become effective upon its passage and adoption.

FIRST READING this _____ day of _____, 2023

SECOND READING and FINAL PASSAGE this _____ day of _____,
2023.

TOWN OF GLEN RIDGE, FLORIDA

MAYOR

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

COUNCIL MEMBER

ATTEST:

TOWN MANAGER

EXHIBIT A

SECTION 6.7 – ACCESSORY DWELLING UNITS, BUILDINGS, SHEDS

Sec. 6.7.1 – Accessory Dwelling Units.

Accessory dwelling units in residential zoning districts are permitted because they can contribute needed housing to the community's housing stock. Accordingly, it is found that ADU's are a residential use which is consistent with the Town of Glen Ridge's Comprehensive Plan goals and objectives, which enhance housing opportunities that are compatible with single-family development.

Sec. 6.7.2 – Locations permitted and minimum lot size.

Accessory dwelling units are permitted in the R-1 and R-2 zoning districts. They must be located behind the main residence.

Sec. 6.7.3 – Number of units.

A maximum of one accessory dwelling unit may be permitted as an accessory use to a principal single-family, detached dwelling unit that is existing and owner occupied. The ADU may be attached to the principal dwelling or freestanding.

Sec. 6.7.4 – Maximum floor area.

An accessory dwelling unit may not exceed 1000 square feet of living area under a solid roof. Floor area under a solid roof that is utilized as a porch, patio, porte cochere, carport, or garage shall not exceed 500 square feet.

Sec. 6.7.5 – Maximum number of bedrooms/bathrooms.

Only one bedroom and one-and-a-half (1 ½) bathrooms shall be permitted in an ADU.

Sec. 6.7.6 – Property development regulations.

The ADU shall comply with all building requirements and other property development regulations. The footprint of the ADU and principal residence shall be combined for purposes of determining lot coverage.

Sec. 6.7.7 – Parking

A minimum of one parking space shall be provided for an ADU. Parking for ADU's is in addition to the parking required for the principal residence.

Sec. 6.7.8 – Maximum height

A detached building or structure containing an ADU may not exceed 15 feet in height.

Sec. 6.7.9 – Ownership and occupancy

ADU's shall remain accessory to and under the same ownership as the principal dwelling and shall not be subdivided, rented, sold as a condominium or otherwise. The property owner must occupy either the principal residence or the ADU. Only individuals that are related by blood or marriage to the owners of the property as shown on the title to the property shall be eligible to reside in an ADU (or principal residence if the owner resides in the ADU).

Sec. 6.7.10 – Electrical/Water service

Both the principal residence and the ADU shall be connected to the same electrical and water meters. Separate service is specifically prohibited. All services shall be underground.

Sec. 6.7.11 – Compatibility

The ADU shall be compatible with the principal dwelling unit and surrounding properties as follows:

- 1) Exterior design of the ADU shall be compatible with the existing principal residence through architectural use of building forms, height, construction materials, colors, landscaping, roof style, and other methods that conform to acceptable construction practices.
- 2) The exterior design shall be in harmony with and maintain the scale of the neighborhood.
- 3) The ADU shall not result in excessive noise, traffic or parking congestion.
- 4) Adequate water and wastewater systems shall be available to service the ADU.
- 5) The site plan shall provide for adequate open space and landscaping that is useful for both the ADU and principal residence and for privacy and screening of adjacent properties.
- 6) The location and design of the ADU shall maintain a compatible relationship to adjacent properties and shall not materially impact the privacy, light, air, or parking of adjacent properties.
- 7) ADU's shall generally limit the major access stairs decks, patios, entry doors and major windows to the street or principal residence. Efforts

should be made to minimize the impact of privacy of the neighboring rear or side yards from windows.

- 8) The orientation and location of the ADU shall be such to best maintain the natural resources, including heritage or significant trees and shrubs, to the extent feasible and minimize alteration of natural land forms.

Sec. 6.7.12 – Accessory buildings and sheds.

a) *Location and other requirements of accessory buildings.* In residential districts all accessory buildings and structures, except ADU's, that are intended to serve an accessory use, shall be erected in accordance with the requirements of this section. In all zoning districts no garage, tent, trailer or other accessory structure shall be erected or used for residential purposes prior to, concurrently with, or subsequent to the construction of the principal building. Accessory buildings permanently affixed to the ground including, but not limited to, detached garages, utility buildings and storage sheds shall be limited to one building for each lot; and

- 1) Shall be located to the rear of the principal building on interior lots and, in the case of corner lots, located in the quarter section of the lot farthest removed from abutting frontages;
- 2) Shall be located a minimum of ten (10) feet from the principal building;
- 3) Shall not exceed the height of the house or 15 feet, whichever is less, except that in the case of a principal building having a flat roof, the height of the accessory building may be six feet above the height of the house provided it is no higher than 15 feet.

4) Shall not be located within any required yard setbacks nor shall any accessory use be permitted in the front yard.

5) Shall not exceed more than five (5) percent of the total square feet of the lot, provided that the building shall not exceed 40 percent of the footprint of the principal building, or have a footprint exceeding 1000 square feet, whichever is less;

6) Shall not have a kitchen or toilet, and the eaves of any structure or building shall not overhang any easement or right-of-way or exceed the setback lines by more than two feet;

7) Shall incorporate design and color schemes compatible to the principal building, and the town may require enhanced landscaping to accompany the accessory building;

8) Any utilities serving the accessory building shall be underground and common to the main building, and

9) Shall meet all other applicable site development and zoning regulations including maximum lot coverage requirements.

b) *Utility buildings and sheds in setbacks.* In all residential zoning districts with lots not exceeding 10,000 square feet, one accessory building used for storage (utility building or storage shed) may be permitted within the setbacks of the rear yard area of each lot, which, for purposes of this section, is defined as that area between the primary building and the rear lot line, subject to the following restrictions:

1) Minimum setback from the side and rear lot line shall be the existing setbacks.

2) The maximum height shall be eight feet; and

114 3) The size shall not exceed 144 square feet.

115 All other accessory building used as utility buildings or storage sheds that
116 do not meet the

117 foregoing requirements in this sub-section shall comply with the
118 requirements of subsection (a) above.

119 c) *Corner lots.* On corner lots bounded on two opposite sides by streets,
120 accessory buildings shall not be located in either front yard, regardless of
121 which side is actually considered the front yard.

122 d) *Construction trailer.* A well-built trailer to be used for storage, tool shed and
123 job office is permitted as part of a contractor's equipment during the
124 construction of a building or structure. Such trailer, together with all
125 construction materials and equipment, shall be located on the plot upon
126 which the construction is taking place. At the completion of the work, or
127 upon its discontinuance or abandonment, the trailer shall be removed from
128 the premises. In the use of trailers during hurricane season, it is required
129 that they be anchored by guy-wires in such a fashion as to withstand
130 hurricane force winds, and a permit certifying to such proper anchorage be
131 issue by the building official prior to placement of the trailer.

132 Notwithstanding the foregoing, a construction trailer shall not be permitted
133 to remain on any lot for more than six months unless the lot is part of an
134 approved subdivision plan.

135

136