

**AGENDA
TOWN OF JUPITER ISLAND
TOWN COMMISSION MEETING
WEDNESDAY, JULY 17, 2024, 9:00 AM
ISLAND ROOM – TOWN HALL – 2 BRIDGE ROAD**

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMENTS*

Mayor/Commissioner Comments

- a. Town Coffee Update
- b. Other Comments

Public Comment (Non-Agenda Related)

Public Comment is an opportunity for the Mayor and Town Commissioners to listen to any issue(s) of importance to you. Public Comment is offered at the beginning of our meetings, in the event attendees cannot stay in chamber for the agenda item or meeting duration. If you elect to address an item on today's agenda during opening Public Comment, we ask that you please refrain from re-addressing the item during Public Comment at the agenda item. Residents also may submit comments, at any time, to the Mayor and Commissioners into the public record: THMail@tji.martin.fl.us. (Please email Public Comment at least one business day prior to the meeting to ensure timely distribution to the Mayor and Commissioners.)

NOTE: The Town Commission meeting will recess at 12:30pm for a closed-door Attorney-Client session. The Town Commission will reconvene once the private session adjourns.

CONSENT ITEMS

1. Consent Agenda

Category A- To be reviewed and approved (as is or as edited) by the Town Commission

- a. Minutes of the June 12, 2024, Town Commission Meeting
- b. Fixed Asset Disposals – June

Category B- Other Informational Materials (No Action Required)

- a. Minutes of the May 30, 2024, Board of Adjustment Meeting
- b. Minutes of the June 6, 2024, Impact Review Committee Meeting

PRIORITY MATTERS

2. Proclamation Honoring Harold White

3. Hurricane Preparedness and Response - Martin County Emergency Management Director, Sally Waite*
4. RFP Comprehensive Plan / LDR Scope of Work

COMMISSION ACTION ITEMS

5. Ordinance No. 394 - Home Based Businesses - 1st Reading
6. Ordinance No. 395 - Appeal Process (de novo) - 2nd Reading
7. Ordinance No 397 - Notice Revision - 2nd Reading
8. Ordinance No 398 - Amending Administrative Review of Building Applications
9. Ordinance No 399 - Amending Alternate Development Standards Regarding Fill - 1st Reading
 - a. SMRU Caterpillar Equipment Purchase

DISCUSSION AND DELIBERATION ITEMS

10. Waterfront Setback Line Study Update* (Cummins Cederberg)
11. Vulnerability Assessment* (Cummins Cederberg)
12. 45-Acre Conservation Land
13. BOA/IRC/LPA
 - a. BOA/IRC Discussion
 - b. LPA Discussion
14. Town Manager's Report
 - a. Town Manager Evaluation*
 - b. FY 2024-25 Proposed Budget Update
 - c. Town Activities Related to 2024 Primary Elections of August 20* (Kelly Layman)
 - d. Governor DeSantis Vetoes and Governor's Office Communications
 - e. Tornado Restoration Update
 - f. Other Items*
15. Town Attorney Report*

STAFF REPORTS

16. Building Department Report
 - a. Alternate Development Standards Discussion

- b. Building Department Reports
- c. Code Enforcement Report
- d. Other Items*

17. Public Safety

- a. Activity Report - June
- b. Other Items*

18. Public Works Report

- a. Long Range Beautification Plan*
- b. South Beach Road Maintenance Maps
- c. Other Items*

OTHER ITEMS

19. Meeting Dates

- July 16, 2024 – Town Coffee with Commissioner Scott – 9AM
- July 16, 2024 – SMRU Board/Beach Protection – 10AM
- July 17, 2024 – Town Commission Meeting – 9AM
- July 17, 2024 – Closed Door Attorney-Client Session – 12:30PM
- No August Meeting
- September 9, 2024 – Town Commission / Beach Protection – 9AM
- September 9, 2024 – SMRU Board – 12:30 PM
- September 9, 2024 – 1st Budget Hearing – 5:01 PM
- September 12, 2024 – 2nd Budget Hearing – 5:01PM
- October 2, 2024 – Town Coffee with Mayor Townsend – 9AM
- October 2, 2024 – Beach Protection District – 10AM
- October 3, 2024 – Town Commission Meeting – 9AM
- a. Discussion of September Dates (Town Coffee, Beach Protection, and SMRU)

20. Other Items*

** No advanced materials provided*

TOWN COMMISSION

Penny Townsend, Mayor
Marshall Field VI, Vice Mayor
Anne Scott, Commissioner
Patricia Warner, Commissioner
Joseph Taddeo, Commissioner

ADMINISTRATIVE STAFF

Town Manager, Robert Garlo

Town Attorney, Thomas J. Baird

Town Clerk, Kimberly Kogos

TOWN VISION

The Town of Jupiter Island is a barrier island community, between the Indian River Lagoon and the Atlantic Ocean, where the beauty of nature will always dominate the presence of man. Our vision for the future is illustrated by the traditions of the past, formed by a community of caring individuals who, with imagination and heart, have combined the island's beautiful gifts of nature with those of tradition and family. Inherent in the character of the Town are tranquility, seclusion and safety. The residents of Jupiter Island will faithfully endeavor to preserve and nurture their unique community for all future generations

STATE MANDATED STATEMENT

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the Town prior to the meeting. Please contact the Town Hall, 2 Bridge Road, Hobe Sound, FL 33455, telephone (772) 545-0103.

PUBLIC NOTICE OF PRIVATE ATTORNEY-CLIENT MEETING

TOWN OF JUPITER ISLAND, FLORIDA

TO THE CITIZENS OF THE TOWN OF JUPITER ISLAND, FLORIDA

Please be advised that the members of the Town of Jupiter Island Town Commission will hold a **private attorney-client meeting on WEDNESDAY, JULY 17, 2024 beginning at 12:30 P.M.** in the Town Commission Chambers, located in Town Hall, 2 Bridge Road, Hobe Sound, FL 33455. During this Commission Meeting, the Commission will recess to a private Attorney-Client session at approximately **12:30 pm** in the Town Manager's Conference Room as authorized by §286.011(8), *Florida Statutes* to discuss pending litigation and the appeal in the cases styled: (1) *DAVID S. SLAN, JOANNA C SLAN, ARTHUR HANSEN AND ANTHONY HANSEN V. TOWN OF JUPITER ISLAND*, 19th Circuit Court Case No.: 23-00-1607-CAAA; (2) *DOLPHIN SUITE LLC V. TOWN OF JUPITER ISLAND, ROBERT GARLO AND RUBEN CRUZ*, 19th Circuit Court Case No. 23-001310-CA; and (3) *PHILIP T. FELDSINE V. TOWN OF JUPITER ISLAND, ROBERT GARLO AND RUBEN CRUZ*, 19th Circuit Court Case No. 43-23-1227-CA; and (3) *MICHAEL DAVID TESTA, INDIVIDUALLY AND AS TRUSTEE OF THE M. DAVID TESTA REVOCABLE LIVING TRUST, DATED OCTOBER 25, 2017 v. TOWN OF JUPITER ISLAND, JUPITER ISLAND COMPOUND, LLC AND DOLPHIN SUITE, LLC*, 19th Circuit Court Case No. 2021CA000599, and Fourth District Court of Appeal, Case No. 4D22--0432.

The members of the Town Commission expected to attend the private Attorney-Client session include: Mayor Penelope (Penny) Townsend, Vice-Mayor Marshall Field, VI, Commissioners Anne Scott, Patsy Warner and Joe Taddeo, Town Attorney Thomas J. Baird, Special Counsel, Rachel "Rocky" Rodriguez, and Town Manager Robert Garlo.

The Attorney-Client session is expected to begin at approximately 12:30 P.M., and is anticipated to last for approximately 1 hour, however, it may continue so long as the members of the Town Commission determine necessary. At the conclusion of the private Attorney-Client Session, the members of the Town Commission will re-convene their meeting in the Town Commission Chambers and take up any other items on the agenda.

For information, please contact Kimberly Kogos, Town Clerk at 772-545-0100.

Posted: July 10, 2024

**MINUTES
TOWN OF JUPITER ISLAND
TOWN COMMISSION MEETING
WEDNESDAY, JUNE 12, 2024**

TIME: Wednesday, June 12, 2024 – 9:00 AM
PLACE: Town Hall Island Room – 2 Bridge Rd., Hobe Sound, FL
PRESENT: Present were Mayor Penny Townsend, Vice Mayor Marshall Field VI, and Commissioners Anne Scott, Patricia Warner and Joseph Taddeo. Also present were Town Manager Robert Garlo, Town Attorney Thomas Baird and IT Director Bill Sutton.

Mayor Townsend called the meeting to order at 9:00 AM.

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMENTS*

1. Mayor/Commissioner Comments

Mayor Townsend announced those present and voting. She then read the Town Vision Statement.

a. Town Coffee Update

Vice Mayor Field summarized the topics discussed during the Town Coffee held on June 11th. These included bridge openings, outflow from Lake Okeechobee and its effects on the St. Lucie estuary, and the plan to manage invasive plants and trees on the 45 acres of conservancy land located on the northern end of the Island. He noted that four people attended in person, and Mr. Sutton added that approximately 15 people participated online.

b. Other Comments

There was no other comment.

2. Public Comment

There was no public comment.

Mayor Townsend requested to remove item 8a.

MOTION: *Field/Scott moved to remove item 8a from the agenda.*

ACTION: *Motion passed 5-0.*

CONSENT ITEMS

3. Consent Agenda

MOTION: *Taddeo/Warner moved to approve the consent agenda.*

ACTION: *Motion passed 5-0.*

Commissioner Scott requested to comment on the Consent Agenda following the guest speakers.

Category A- To be reviewed and approved (as is or as edited) by the Town Commission

1. Minutes of the May 14, 2024, Town Commission Meeting

Category B- Other Informational Materials (No Action Required)

1. Minutes of the April 25, 2024, Board of Adjustment Meeting
2. Minutes of the May 2, 2024, Impact Review Committee Meeting
3. Minutes of the February 21, 2024, Pension Board Meeting
4. Minutes of the February 21, Jt. Town/SMRU Defined Contribution Plan Committee Meeting
5. Police Activity Report – May 2024
6. Building Department Report – May2024
7. Code Compliance Activity Report – May 2024

PRIORITY MATTERS

1. Representative John Snyder*

Mayor Townsend introduced Representative John Snyder.

Representative Snyder greeted the commission and provided an overview of the legislative session, highlighting several bills still under review by Governor DeSantis, including the state budget. He mentioned that several signed bills include public safety legislation targeting porch pirates and smash-and-grab theft. Another major focus was the education system, with Florida continuing to lead nationally in higher education, offering quality and affordable options. He also announced record funding increases for teachers' wages. Additionally, he emphasized the importance of preserving natural resources, noting over \$3 billion in investments over the last two years for Everglades restoration. Representative Snyder provided updates on additional funding for the Loggerhead Marine Life Center, the Els Center of Excellence, and clean drinking water for Pettway homes.

Vice Mayor Field asked about Home Rule preemptions and challenged Representative Snyder's voting history on the issue. Representative Snyder explained specifically when he voted in opposition.

Commissioner Scott asked Representative Snyder for his opinion on Florida's burgeoning population. Representative Snyder acknowledged Florida's appeal and noted that there is a slowdown from the previous influx of approximately 1,000 people per day.

Commissioner Scott expressed concern about the impact. Representative Snyder emphasized the importance of protecting natural resources.

Mayor Townsend discussed the potential rise in public records requests related to Public Safety body camera footage. Chief Ewing addressed the impact of social media and the increase in clickbait, noting that the county and nearby municipalities are hiring more staff to manage this issue. The possibility of state legislation to address this was discussed.

Mayor Townsend briefly discussed the impact of sovereign immunity. She thanked Representative Snyder for his environmental efforts and expressed their willingness to continue collaborating.

In response to Vice Mayor Field's question about the future of discharges and Everglades restoration, Representative Snyder encouraged the municipality to remain actively engaged in legislative efforts on the issue. He emphasized that it continues to be a priority for him.

Public Comment:

Mr. Bob Rowden noted that Florida is attempting to issue development permits faster. Director Stuart Trent further explained the delegated authority of the DEP regarding permits. Representative Snyder agreed to look into the issue.

2. Introduction of New SMRU Assistant Director, Naudia Harty*

Director Stuart Trent introduced Naudia Harty and provided an overview of her background, including serving in Hallandale Beach and West Palm Beach.

Ms. Harty greeted the commission and noted her enthusiasm to contribute to the Town as the new SMRU Assistant Director.

3. Florida's Turnpike Enterprise – Project Development and Environment Study for a New Direct Connection Interchange between Florida's Turnpike and I-95 at SE Bridge Road*

Mr. Bill Howell, consultant, cordially greeted the commission before delving into the presentation regarding the Direct Connection Interchange between Florida's Turnpike and I-95 at SE Bridge Road. Currently it is in the Project Development & Environment (PD&E) Study phase. The project's aim is to bolster system connectivity, safety measures, and fortify emergency response and evacuation capabilities. He pointed out the absence of direct links between Florida's Turnpike and I-95, necessitating the reliance on the local roadway network, specifically Martin Highway or Indiantown Road, for inter-facility transitions. Highlighting a surge in accidents along both Florida's Turnpike and I-95 and the consequential economic implications, he proceeded to discuss two viable options. Alternative 1 furnishes four direct connections between the Florida Turnpike and I-95, projecting an expenditure of \$231 million. Alternative 2 also provides four direct connections but with shorter merge lanes at a reduced cost of \$156 million. He underscored the exclusion of Bridge Road in both alternatives as an exit or an entrance. He noted the anticipated traffic benefits. Mr. Howell confirmed the Public Information Meeting would be held in July 2024 and shared the project website and project manager contact information.

Commissioner Warner raised a query regarding access to Bridge Road. Mr. Howell affirmed that there would be no ramp connection, emphasizing that all connections would be high-speed between 95 and the Turnpike. Discussion ensued.

Commissioner Scott inquired about the unusually high crash data. Mr. Howell clarified that the numbers stemmed from through traffic analysis and traffic destination patterns. However, he admitted lacking a comparable example from a similar interchange for direct comparison. Commissioner Scott sought clarification on the existing number of direct connections and those under consideration. Mr. Howell stressed the significance of proximity in this context and provided examples of specific connections to support his point.

Ms. Victoria Williams, Florida Turnpike NOP Liaison Administrator, stated there are plans underway for Southwest 10th Street going to Sawgrass Expressway.

In response to Commissioner Warner’s concerns about road conditions, Mr. Howell confirmed resurfacing plans. Ms. Williams noted an ongoing environmental study to widen certain segments of the Florida Turnpike.

Public Comment:

There was no public comment.

Mayor Townsend invited Commissioner Scott to share her comments on the Consent Agenda.

Commissioner Scott noted increased Public Safety enforcement. Chief Ewing explained the nature of the calls and proximity of response, including increased activity at the beach.

Commissioner Scott expressed appreciation for the reports submitted by the Building Department and Code Compliance. She suggested that these reports should no longer be included in the Consent Agenda but rather be added to the regular agenda in future meetings. There was consensus.

COMMISSION ACTION ITEMS

4. Ordinance No 397 – Notice Revision – 1st Reading

Town Manager Garlo noted this item, and the next item are companion items.

Vice Mayor Field recommended the notice period be changed from 21 days to 30 days.

Mayor Townsend preferred the original language of 1,000’ and “affected person”. Discussion ensued about “affected person”, radius, cul-du-sacs, and electronic notifications.

Director Catherine Harding outlined the intention to compile a list of residents willing to share their email addresses, although she emphasized that advertising would still be necessary.

Vice Mayor Field proposed that all notices to affected individuals should be dispatched via registered mail, with the associated cost integrated into the permitting process.

There was a consensus to extend the notice period from 21 days to 30 days while maintaining the 1,500’ radius.

Town Attorney Baird read Ordinance 397 by title:

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING THE TOWN'S LAND DEVELOPMENT REGULATIONS AT ARTICLE X, DIVISION 7, SECTIONS 7.03 AND 7.04 OF APPENDIX "A" TO INCREASE THE SCOPE OF THE NOTICE TO BE PROVIDED; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Public Comment:

There was no public comment.

MOTION: *Warner/Field moved to approve and adopt Ordinance 397 on first reading.*

ACTION: *Motion passed 5-0.*

5. Ordinance No 395 – Appeal Process (de novo) – 1st Reading

Mayor Townsend questioned the language about right to appeal. Town Manager Garlo further clarified the requirement for “aggrieved party”. Vice Mayor Field argued “aggrieved party” should have to demonstrate standing.

Vice Mayor Field commented on the review section, suggesting that an affirmative vote on an appeal should require a majority of the board members present. Commissioner Scott strongly disagreed.

Public Comment:

There was no public comment.

MOTION: *Field/Warner moved to approve and adopt Ordinance 395 on first reading.*

ACTION: *Motion passed 5-0.*

Mayor Townsend requested staff to review language concerning majority versus fully constituted board members.

Town Attorney Baird read Ordinance 395 by title:

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING APPENDIX A OF THE CODE OF ORDINANCES; PROVIDING FOR THE AMENDMENT OF ARTICLE X, DIVISION 8 REGARDING APPEALS; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE

6. Ordinance No 396 – Commercial Vehicle Lettering – 2nd Reading

Director Harding briefly summarized the Ordinance.

The Commission recessed at 10:41 AM for a weather-related event.

The Commission reconvened at 10:48 AM.

Mayor Townsend asked Chief Ewing to opine on the weather event. Chief Ewing described the initial condition of Bridge Road and North Beach Road, indicating trees down and road closures.

There was consensus to amend the agenda to allow Director Trent to present his items next so he could depart the meeting to address the impact of the weather event.

Item was heard following 7b.

Town Attorney Baird read Ordinance 396 by title:

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING CHAPTER 14, ARTICLE II, SECTION 14-35 OF THE CODE OF ORDINANCES OF THE TOWN OF JUPITER ISLAND, ENTITLED “PARKING OF COMMERCIAL VEHICLES”; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

Commissioner Taddeo inquired about the size of the lettering. Vice Mayor Field suggested it was a Department of Transportation requirement.

Public Comment:

There was no public comment.

MOTION: *Field/Taddeo moved to approve Ordinance 396 on second reading.*

ACTION: *Motion passed 5-0.*

7. Paving Contracts

Item was heard prior to item 6.

- a. Sunshine Land Design — Work Authorization, Resurface Town Hall Parking Lot

MOTION: *Field/Taddeo moved to approve the Sunshine Land Design contract.*

ACTION: *Motion passed 5-0.*

- b. Ferreira – Piggyback, Infrastructure Construction & Maintenance

MOTION: *Field/Taddeo moved to approve the Ferreira piggyback contract.*

ACTION: *Motion passed 5-0.*

8. Town/SMRU Bid Awards

- a. ITB 2024-06 Fleet Vehicle Maintenance and Repair Services

Item was not heard.

- b. ITB 2024-05 Generator Maintenance Services

Item was heard directly following item 7b.

Director Trent mentioned that they received only one response, but they have a high level of confidence in the selected vendor.

Public Comment:

There was no public comment.

Director Trent provided additional updates on affected areas due to the weather event.

MOTION: *Taddeo/Warner moved to award the bid for Generator Maintenance Service to Florida Detroit Diesel-Allison.*

ACTION: *Motion passed 5-0.*

The Commission recessed at 10:53 AM.

The Commission reconvened at 10:56 AM.

9. Resolution # 915 – Approving the Retention of Ascensus Trust (Retirement Plan Service Providers)

Director Matthew Pazanski introduced Resolution 915, noting a recent acquisition that requires updated service agreements.

Public Comment:

There was no public comment.

MOTION: *Field/Taddeo moved to approve Resolution 915 and authorize the Town Manager to execute the agreement.*

ACTION: *Motion passed 5-0.*

10. Proposed Budget FY 2024-2025 and TRIM

a. Proposed Budget/Millage Rates and Public Hearing Dates

Director Pazanski reviewed the FY 2025 budget calendar and the proposed budget of \$12,794,382, highlighting an 8.97% increase from the previous year. He also noted the proposed ad valorem taxes of \$9,846,903, reflecting an 8.72% increase. Based on estimate, the rolled-back rate would be 2.5715 and noted with the same 2.7887 millage rate, the tax increase would be 8.45%. The estimated total ad valorem increase, including new construction, would be \$790,032. He noted 301 single family homesteaded homes with a taxable value of \$1.6B. Director Pazanski noted a 5% COLA increase for proposed payroll adjustments, estimated 7-10% increase in health care cost/benefits, and estimated 3-5% increase in operating costs.

Vice Mayor Taddeo inquired about surplus cash flow for FY 2025. Director Pazanski estimated between \$400K-\$600K, noting they could always add reserves moving forward.

Director Pazanski continued by reviewing the FY 2025 General Fund expenses, categorized by department and type. He summarized the 5-Year Capital Plan and highlighted the FY 2025 Capital expenses by department, which includes \$285,000 in prior year rollover.

Commissioner Scott requested a summary of the public records retention schedules. Town Manager Garlo noted the published schedule.

Director Pazanski continued with review of the FY 2025 electric debt budget, with proposed budget of \$802,512 at .2273 mills.

There was consensus to keep the aggregate millage rate the same.

Director Pazanski reviewed the FY 2025 Beach Protection District proposed budget revenues and general expenditures.

Public Comment:

There was no public comment.

MOTION: *Field/Taddeo moved to approve the General Fund ad valorem millage tax rate at 2.8086 mills, Beach Protection District at .9593 mills and Electric Debt service at .2273 mills and set the date for the first budget public hearing to be held on September 9, 2024.*

ACTION: *Motion passed 5-0.*

b. Financial Report

Director Pazanski reviewed the monthly financial report for May as follows:

- Total Revenue \$11,759,763
- Total General Fund Expenditures \$7,001,486

- Unassigned Fund Balance (reserves) \$7,160,335
- Total Fund Balance (reserves) \$12,828,540

The Town Commission no longer needed to recess at 12:30pm for a closed-door Attorney-Client Session.

11. Debris Removal/Disposal Contract Pricing (CERES)

MOTION: *Field/Scott moved to approve the pricing and authorize the Town Manager to execute the agreement with CERES for debris removal/disposal services.*

ACTION: *Motion passed 5-0.*

DISCUSSION AND DELIBERATION ITEMS

12. Waterfront Setback Line Study Update*

Director John Duchock highlighted the key takeaways from the study report conducted by Cummins Cederberg, noting that the next steps would involve the data analysis phase. The projected completion date for the analysis is end of July.

Mayor Townsend expressed anticipation for a future commission discussion on the definition of a frontal dune. Another key point raised was the suggestion to avoid using a natural feature as a location benchmark.

Vice Mayor Field inquired about guidance on the location of frontal dunes. Mr. Duchock confirmed that they are seeking direction from the State.

In response to Commissioner Scott's inquiry, Mr. Duchock explained offsets.

Mr. Duchock clarified that no action from the commission is required until the preliminary maps are presented, which will also include public input. He noted any changes to the LDR would be a separate process.

Commissioner Taddeo disagreed with the notion of the final decision being made solely by the commission. He emphasized that the consultants were hired to provide recommendations. Vice Mayor Field elaborated, stating that while the commission is not bound by the consultant's recommendation, the information provided would be utilized to make an informed decision. Discussion ensued.

The Commission recessed at 12:19 PM for lunch.

The Commission reconvened at 12:40 PM for lunch.

13. Vulnerability Assessment Steering Committee Discussion

Director Duchock noted that based on a requirement in the grant agreement scope of work for the Town's Vulnerability Assessment, a steering committee will be formed to conduct a minimum of 2 meetings for the purposes of providing feedback and input on the study. As recommended by the State, a range of stakeholders

has been evaluated, including key Town staff, technical experts, local government representatives, and other local stakeholders. Key Town staff members who will serve on the steering committee include:

- John Duchock, Beach Protection District Director
- Stuart Trent, Public Services Director
- Catherine Harding, Building Department Director/Building Official
- Ruben Cruz, Senior Planner/Floodplain Manager

In addition to Town staff, the following list of potential steering committee members will be contacted to determine interest and availability to participate:

- Jim Gorton, Martin County Public Work Director
- Amy Eason, Martin County Resiliency Manager
- Bill Miller, USFWS Refuge Manager
- Cristin Krasco, TNC Blowing Rocks Preserve Manager
- Rob Kloska, Jupiter Island Club Operation and Grounds Manager
- Dr. David Kriebel, Coastal Analytics/Subject Matter Expert

Public Comment:

There was no public comment.

MOTION: *Taddeo/Warner moved to approve the list of proposed committee members.*

ACTION: *Motion passed 5-0.*

14. Public Safety Items

a. Hurricane Preparation*

Chief Ewing provided an update on hurricane preparation, noting La Niña and warmer-than-average ocean temperatures are major drivers of tropical activity. NOAA’s outlook for the 2024 Atlantic hurricane season, which spans from June 1 to November 30, predicts an 85% chance of an above-normal season, a 10% chance of near-normal season, and a 5% chance of a below-normal season. NOAA will be implementing improvements to its forecast communications, decision support, and storm recovery efforts. Chief Ewing encouraged residents to sign up for text alerts.

b. Security Road Show Review*

Chief Ewing highlighted the success of the security road show, which featured seven vendors and attracted 45 participants. He recommended that future shows prioritize the consumer experience. Commissioner Taddeo recommended hosting during a different time of year, when more residents are on the Island.

c. In-Car Video Update*

Chief Ewing reported that the in-car video systems have been purchased and installed, with the department currently focusing on developing policies and training procedures. He also noted that the in-car video system provides the department with an opportunity to improve their license plate reader technology. He further elaborated on his request for an additional staff member to assist with the administrative tasks associated with managing the collected video footage.

15. Long Range Planning

- a. Comprehensive Plan Update*
- b. Land Development Regulations (LDR) Review*
- c. Community Survey*
- d. Proposed Language Amending Alternate Development Standards re. Fill

Town Manager Garlo mentioned that a draft RFQ was prepared to engage a consultant for an LDR review. He also noted the need for a Comprehensive Plan review and sought the commission's opinion on whether to complete both reviews simultaneously with the same consultant.

In response to Vice Mayor Field's request, Town Manager Garlo confirmed a cost proposal would be brought back for the commission's consideration.

There was a consensus to expand the scope beyond an Evaluation and Appraisal Report (EAR) and adopt a more comprehensive approach.

Commissioner Taddeo stated the Comprehensive Plan outlines community input and number of meetings.

MOTION: *Taddeo/Field moved to expand the scope beyond and EAR and also to issue the RFQ for a consultant.*

ACTION: *Motion passed 5-0.*

Mayor Townsend invited Commissioner Taddeo to discuss additional long-range planning topics. Commissioner Taddeo emphasized the necessity of initiating a planning process to replace the septic system. Vice Mayor Field mentioned that this issue had been discussed at the previous SMRU meeting. Director Trent confirmed that he would provide an update at the July SMRU meeting.

Commissioner Taddeo proposed addressing the public beach, focusing on the challenges it faces and exploring potential solutions, including long-range funding.

Commissioner Scott suggested taking steps to have the County transfer control of Beach Road to the Town. Discussion ensued.

Town Attorney Baird explained that a Comprehensive Plan is a long-range planning tool, and the topics discussed will integrate seamlessly.

Director Harding explained a proposed language change regarding fill and requested a discussion to support the change. (*Change "or" to "and" in the BOA criteria section for fill, Article X, Section 3.02, E at the end of #1*)

MOTION: *Field/Scott moved to approve the request for an Ordinance regarding the language change regarding fill.*

ACTION: *Motion passed 5-0.*

Public Comment:

There was no public comment.

Director Harding further explained the change from NGAD to NVAD reference. There was consensus to support this request as well.

16. BOA/IRC/LPA

a. Draft Ordinance regarding Chair Appointments

Town Manager Garlo provided an overview of the draft Ordinance.

Commissioner Taddeo proposed that the commission should retain the power to choose the Chair. In contrast, Vice Mayor Field disagreed, advocating for the committee to select the Chair. Commissioner Scott would prefer input from the Local Planning Agency (LPA).

Discussion continued about term length and Chair selection.

Mayor Townsend proposed that staff should send a memo to current and alternate members of the BOA, IRC, and LPA, seeking their opinions on Chair selection, with the aim of addressing it in the fall. Former members are invited to weigh in as well.

b. Administrative Review

Director Harding outlined the three avenues to obtain development approval and proposed a revision to the Administrative Review process. This revision would exclude interior renovations, streamlining it to focus solely on building reviews, as it currently does. Additionally, she suggested adding ADA compliance as one of the Administrative Reviews that the Building Department can conduct.

c. BOA/IRC Discussion

Town Attorney Baird summarized the past concerns voiced by the IRC, highlighting how the board felt restricted in its capacity to thoroughly assess the impacts generated by the applicant's proposal. He further described the difference between true variances and alternate development standards. Logically, he noted, it would make sense to move the alternative development standards to the IRC, leaving the true variances with the BOA.

Vice Mayor Field endorsed the recommendation to transfer the alternative development standards to the IRC. However, Commissioner Scott voiced disagreement, asserting that it is the commission's responsibility to hear testimony and make decisions regarding the application of the LDRs. She proposed that the application of the alternative development standards should be under the jurisdiction of the commission.

Commissioner Taddeo expressed a lack of interest in micromanaging the Town and endorsed the idea of merging the two committees.

Commissioner Scott suggested seeking input from the LPA. Commissioner Taddeo concurred, emphasizing the importance of gathering additional input. Vice Mayor Field requested to discuss at a future meeting the previous limitation of the LPA's input.

Discussion continued regarding LDRs.

There was a consensus to prioritize addressing the alternative development standards before making any decisions regarding the structure of BOA and IRC.

17. Town Manager's Report

- a. SMRU Cybersecurity*
- b. Congressional Fly-in Debrief, Florida League of Cities & National League of Cities event in Washington, D.C. (Kelly Layman)
- c. 2024 Martin County Election Cycle (Kelly Layman)

Ms. Kelly Layman, Legislative and External Relations consultant, announced that Governor DeSantis signed the budget today, followed by a press conference attended by the DEP Secretary, DOT Secretary, and Commission of the Department of Education.

She addressed the Martin County race, highlighting a future District 3 seat opportunity, and mentioned her ongoing updates to the tracking sheet of the County Commission and School Board seats as the August primary ballot approaches. Additionally, since April 26th, she has been reaching out to the three announced candidates for the District 3 seat to invite them to attend a Town Commission meeting. She noted that the qualifying period ends at noon on Friday, June 14th. Furthermore, she acknowledged the presence of Indiantown Mayor Susan Gibbs Thomas, a candidate for Commissioner Jenkin's seat, at today's meeting.

Ms. Layman reviewed the recent events held in Washington, DC, including the Congressional Fly-in Debrief, Florida League of Cities & National League of Cities. Issues discussed included liability protections for local utilities, streamlining the grants process for local governments, and national Flood Insurance Program. Other issues included rulemaking by federal agencies, FEMA issues related to flood maps; NDA re-authorization (military bases); Fire-Rescue: OSHA rules; WRDA (water protections); Earmarks in 2025, and Florida's U.S. Senators. Ms. Layman noted near-term action steps include closely monitoring for PFAS/PFOS liability protections, continuing to assess flood insurance issues, and inviting the American Flood Coalition to present to the Town Commission. Long-term action steps include monitoring and advocating for liability protections.

Town Manager Garlo noted changes in counsel for both the mandamus case and the roadway abandonment issue, both of which are currently in litigation. Furthermore, Resolution 900 delineates circumstances in which a member can participate remotely, although the final decision rests with the Commission. There was consensus to empower the Town Manager to determine whether a member of the BOA and IRC has a qualifying situation for remote participation. Discussion ensued.

Town Manager Garlo addressed proposed road improvements for the Storie planned unit development (PUD), highlighting concerns about insufficient roadway capacity to accommodate the anticipated increase in traffic trips. The proposal entails requiring capacity enhancements to SW Pratt Whitney Road, Bridge Road, and Kanner Highway.

There was consensus to invite County Commissioner Jenkins to the July Town Commission meeting.

18. Town Attorney Report

Town Attorney Baird stated that he received an email from the lead counsel in the Form 6 case. His understanding is the injunction would not require filing of Form 6 by the July 1 deadline, although Form 1 is still required to date.

Town Attorney Baird requested an Attorney-Client session to discuss the Dolphin Suite LLC vs. Town of Jupiter Island, Feldsine vs. Town of Jupiter Island, and Jupiter Island Compound LLC vs. Testa (notice case), and Slan/Hanson vs. Town of Jupiter Island cases. He noted two different law firms are on the cases and explained plans to segment the session, so the court reporter only transcribes one case at a time.

He summarized the beginning of yesterday's trial, mentioning that he provided assistance as needed. There was a request to dismiss the case, but the judge did not grant it. He noted the unlikelihood the judge would rule from the bench. He asked if the commission would authorize an appeal if necessary. There was consensus.

MOTION: *Scott/Taddeo moved to authorize counsel discretion to file an appeal in the two mandamus cases, if necessary.*

ACTION: *Motion passed 5-0.*

Mayor Townsend inquired about the status of the response from Mr. Jay Wilson regarding short-term rentals. Town Attorney Baird indicated that he would prepare an response.

19. Meeting Dates

- July 16, 2024 – Town Coffee with Commissioner Scott
- July 17, 2024 – Town Commission/Beach Protection – 9AM
- July 17, 2024 – SMRU Board – 12:30PM
- August 16, 2024 - Town Coffee with Commissioner Taddeo - 9AM
- August 19, 2024 - Town Commission/Beach Protection - 9AM
- September 9, 2024 - Town Commission/Beach Protection - 9AM
- September 9, 2024 - SMRU Board - 12:30PM
- September 9, 2024 - 1st Budget Hearing - 5:01PM
- September 12, 2024 - 2nd Budget Hearing - 5:01PM

Mayor Townsend confirmed that the Beach District/SMRU meeting would take place on July 16th.

There was consensus to hold the Town Coffee/Beach Protection on October 2nd and Town Commission /SMRU on October 3rd.

Town Manager Garlo mentioned the passing of Mr. Harold White and upcoming service.

Commissioner Taddeo recommended adding the topic of Town Manager evaluation to a future agenda.

Commissioner Warner asked about pruning the allée on the Island. Mr. Trent agreed and provided an update on the weather-related event.

Adjourned at approximately 2:58 PM.

Respectfully submitted,

Kimberly Kogos, Town Clerk

TOWN OF JUPITER ISLAND

TO : Mayor and Commissioners
FROM : Danielle Losquadro, Senior Accountant .
RE : Fixed Asset Disposals
DATE : 07/08/2024

The Town of Jupiter Island's Accounting Policy and Procedure Manual and Florida Statute 274.07 require Town Commission authorization for the disposal of Town assets. Attached is a listing of assets that have been identified as obsolete, replaced, lost/stolen, or inefficient. After the Commission's authorization, assets will be recorded as disposed in the Fixed Asset Module. Assets will be disposed of in accordance with Town policy. Disposal methods include sale by auction, donation, or scrapping.

July 17, 2024

ASSET INFORMATION

[illegible]

TOWN OF JUPITER ISLAND
BOARD OF ADJUSTMENT MEETING
Thursday, May 30, 2024 – 9:00 a.m.



TIME: Thursday, May 30, 2024 - 9:00 a.m.

PLACE: Town Hall - Island Room

PRESENT: Present in person were Chair Marjorie Graham, Members Nancy Auth, Jodi Dines, and Hugh O'Kane. Also present were Building Department Director Catherine Harding, Senior Planner Ruben Cruz, and Town Attorney Thomas Baird.

Chair Marjorie Graham called the meeting to order at 9:00 a.m. She introduced the Board members and clarified all were voting members. She determined there was a quorum present.

All those intending to speak were sworn in.

1. Minutes of the meetings of April 25, 2024

MOTION: *O'Kane/Auth moved to approve the minutes of the April 25, 2024, Board of Adjustment meeting.*

ACTION: *The motion passed 4-0.*

2. 89 South Beach Road

This is the application of AGTC JI Properties, LLC, represented by Jared Gaylord, Esq. of Marc R. Gaylord, P.A., requesting the following:

Standards, Article X, Division III, Section 3.02, Placement of more than 3' of Fill, the applicant is requesting to use Article IV, Division III, Section 3.01, Fill, to create a consistent elevation for ease of mobility between the main residence and the guest house, utilizing the pool and associated pool terrace.

Ex-Parte Communication:

- Chair Graham stated she had met with Senior Planner Cruz.
- Member Auth stated she visited the property with Senior Planner Cruz and had no ex-parte communication.
- Member O'Kane stated he had seen the property and had no ex-parte communication.
- Member Dines stated she had met with Senior Planner Cruz.

Senior Planner Cruz introduced the application and provided background. He stated the application will also be presented to the BOA, as the proposed plans reviewed by staff indicate a total placement of 4.5 feet of fill. As required by the application, the applicant has provided responses to Article X, Division III, Section 3.00 (A-D) and Article X, Division III, Section 3.02 (A-E). The applicant has indicated in their application as to why they are making the request, along with detailed justification. He noted that this application was submitted and in process prior to the recent adoption of Ordinance No. 393 and had received a waiver from the Town Commission permitting them to proceed with their applications for Staff Review, presentations to the Board of Adjustment, and Impact Review Committee.

Attorney Jared Gaylord greeted the Board and introduced the project team that included Val Hawkins, Charles Stick, and Chad Gruber. Mr. Gaylord provided aerial photographs, current site photographs, existing streetscape, and neighboring streetscape. He displayed the property survey, reviewed the site plan of the proposed home, and clarified the location of the proposed 4.5 feet of fill.

He briefly summarized the site data, initial measuring point (IMP) of neighbors, and emphasized the fill was not being used to raise the structure. Attorney Gaylord reviewed the floor plans, elevations, guest house plans, and guest house elevations.

Mr. Charles Stick reviewed the landscape plans, emphasizing the property owner's preference to minimize the number of steps, and intent to create a significant buffer on the north edge of the pool.

Member Dines raised a question regarding the possibility of achieving the two-tiered buffering location without excessive fill. Attorney Gaylord clarified that due to sloping elevations, this would result in either a steep gradient or necessitate the installation of steps. Mr. Val Hawkins added that efforts were made to elevate the pool terrace reasonably, aiming to minimize the number of steps required.

Chair Graham asked about the staff recommendations. Senior Planner Cruz outlined the following conditions:

- Applicant will have to obtain a Florida Department of Environmental Protection (DEP) permit.
- Silt screen shall be installed along the side yard area and rear yard area facing the ocean.
- Additional comments may follow anytime during the review process (i.e., Building Permit, etc.).

Attorney Gaylord confirmed the applicant agreed to all conditions.

Member Auth acknowledged the importance of accessibility but expressed a preference to avoid similar fill requirements in the future.

Public Comment:

There was no public comment.

MOTION: *O’Kane/Dines moved to approve the application, with staff’s recommendation.*

ACTION: *The motion passed 4-0.*

3. Other Items

A. Next Meeting – June 27, 2024

The Board discussed their availability and Chair Graham noted it appeared they would not have quorum. Senior Planner Cruz stated that staff would continue to reach out to determine availability.

B. Other Items

No other items were discussed.

The meeting was adjourned at 9:44 a.m.

Respectfully submitted,

Kimberly Kogos, Town Clerk

**MINUTES
TOWN OF JUPITER ISLAND
IMPACT REVIEW COMMITTEE MEETING
THURSDAY, JUNE 6, 2024**

TIME: Thursday, May 6, 2024 – 9:00 a.m.

PLACE: Town Hall – Island Room

PRESENT: Present at Town Hall were Chair Bonnie Schiralli, Vice Chair Judy Holden, Members Val McNeely, Eleanor Seaman, and Jennifer Madden. Also present were Building Department Director Catherine Harding, Senior Planner Ruben Cruz, Recording Secretary Carol Hazel, and Town Attorney Thomas Baird

Chair Schiralli called the meeting to order at 9:00 a.m.

Chair Schiralli read for the record Article X, Division II, Section 2.00 of the Land Development Regulations regarding the purpose of the Impact Review Process. Members of the Committee and staff introduced themselves. Chair Schiralli established a quorum, introducing the Committee members, Town Attorney Thomas Baird, Recording Secretary Carol Hazel, Building Director Catherine Harding and Senior Planner Ruben Cruz. She also established voting members.

Recording Secretary Hazel swore in those intending to speak including Attorney Jared Gaylord of Marc R. Gaylord; Mitchell Miller of Village Architects AIA, Inc; Richard Rutledge of Innocenti and Webel; Charles Stick of Charles Stick Landscape Architecture; Val Hawkins of Val Hawkins Architect; Director Catherine Harding; and Senior Planner Ruben Cruz.

1. Minutes of the meeting held May 2, 2024

MOTION: *Seaman/McNeely moved to approve the minutes of the May 2, 2024, IRC meeting, as presented.*

ACTION: *Motion passed 5-0.*

2. 89 South Beach

This is the application of Jamee F. Kane, Trustee of the South Beach Road Property Trust, u/a/d 4/26/2017, represented by Jared Gaylord, Esq. of Marc R. Gaylord, P.A., requesting the following:

The proposed construction of a new, two-story residence with garage, and a basement consisting of storage area, mechanical equipment, laundry room and recreation room, and an elevator. Also proposed is a two-story guest house with a basement consisting of pool equipment, laundry room and storage space, a new pool, spa, outdoor patio space, driveways and parking areas along with associated landscape and hardscape. There will be a new septic system and exfiltration trench system and a new proposed dune crossover.

Ex-Parte Communication

- *Member McNeely stated that she visited the property with Ruben Cruz, read all materials, and had no ex-parte.*
- *Vice Chair Holden stated that she visited the property alone, read all materials, and had a brief conversation with Jamee Kane about when the application would be presented.*
- *Member Seaman stated that she visited the property with Ruben Cruz, read all materials, and had no ex-parte.*
- *Chair Schiralli stated that she visited the property with Ruben Cruz, read all materials, and had no ex-parte.*
- *Member Madden stated that she visited the property with Ruben Cruz, read all materials, and had no ex-parte.*

Mr. Cruz introduced the application and provided background information, including 1.5' of additional fill as approved by the Board of Adjustment (BOA). He explained the staff approval process and provided recommended conditions

including:

- Silt screen shall be installed and maintained along the front, side, and rear yard area facing the ocean.
- Construction Buffer and fence/mesh screening shall be installed prior to commencement of construction and maintained during construction.
- Dumpster and portable toilet shall be screened from public view.
- Connection fees due to South Martin Regional Utility shall be satisfied prior to Building Permit issuance.
- Applicant will adhere to Public Safety Review comments (see attached memorandum).
- Please note additional comments from the Town or SMRU may follow anytime during the review process (i.e., Building Permit, etc.).
- Please note additional requirements may be requested prior to issuance of Building Permit (i.e. DEP permit, Connection Fees, etc.).

Mr. Cruz clarified the fourth condition, noting the South Martin Regional Utility shall be satisfied prior to Certificate of Occupancy issuance.

Vice Chair Holden asked the percentage of new fill versus old fill. Mr. Cruz said he would need to reference the civil plan in order to provide a response.

Attorney Jared Gaylord, representing property owners, the Kane-Field family, greeted the committee and introduced the project team. He began his presentation by showing aerial views of the property, as well as the survey, site plan, proposed floor plans and elevations. He reviewed the site data and displayed streetscape photographs of the current property and neighboring properties. Additionally, he reviewed the guest house plans and elevations.

Member McNeely inquired about outside mechanical equipment. Attorney Gaylord clarified the equipment is for HVAC with access on the south side.

Vice Chair Holden asked about the new LDR provisions. Mr. Hawkins clarified the square footage would remain the same with the new LDRs, but the calculation of outdoor space would be affected.

Chair Schiralli inquired about the chimneys. Mr. Hawkins mentioned that the north chimney is operational, while the south chimney is used for the kitchen hood.

Mr. Charles Stick, landscape architect for the project, presented and reviewed the proposed hardscape and landscape plans. He explained the intention to maintain the existing perimeter screening. He reviewed the construction staging plan and new construction elevations.

Vice Chair Holden asked about the wooden fence on the north border. Mr. Hawkins clarified it would be removed.

Member Madden inquired about plans for irrigation. Mr. Hawkins will verify intention to irrigate this summer. Chair Schiralli noted the irrigation she noticed was disappointing, with limited water pressure. She asked for irrigation to be added to the motion.

Public Comment:

There was no public comment.

MOTION: *Holden/Seaman moved to approve the application with the seven (7) recommended conditions, as well as the request to irrigate planting this summer, based on the testimony presented, the plans submitted, and the fact that the application meets the standards of Article X, Division 2, Section 2.02 for impact review.*

ACTION: *Motion passed 5-0.*

3. 429 South Beach

This is the application of Michael D. Golden, TTE of the 429 South Beach Road Rev. Trust A., u/t/d 12/10/21,

represented by Jared Gaylord, Esq. of Marc R. Gaylord, P.A., requesting the following:

The proposed demolition of select areas for renovation.

Proposed new terraces and modification of the outdoor kitchen terrace along with a new office porch, a new master porch and staircase. In addition, a new pool, spa and pool patio.

The driveway and parking area will be modified to help with access, the front entry hardscape and fountain are to be removed and replaced with new hardscape and a new fountain, and there will be a new site wall along the south side of the property, and the existing dune crossover is to be shortened and lowered.

Ex-Parte Communication

- *Member McNeely stated that she visited the property with Ruben Cruz, read all materials, and had no ex-parte communication.*
- *Vice Chair Holden stated that she visited the property, read all materials, and had no ex-parte communication.*
- *Member Seaman stated that she visited the property with Ruben Cruz, read all materials, and had no ex-parte communication.*
- *Chair Schiralli stated that she visited the property with Ruben Cruz, read all materials, and had no ex-parte communication.*
- *Member Madden stated that she visited the property with Ruben Cruz, read all materials, and had no ex-parte communication.*

Mr. Cruz introduced the application and provided background information along with seven (7) recommended conditions to consider if the application is approved:

- Silt screen shall be installed and maintained along the front, side, and rear yard areas.
- Construction Buffer and fence/mesh screening shall be installed prior to commencement of construction and maintained during construction.
- Dumpster and portable toilet shall be screened from public view.
- Connection fees due to South Martin Regional Utility shall be satisfied prior to Building Permit issuance.
- Applicant will adhere to Public Safety Review comments (see attached memorandum).
- Please note additional comments from the Town or SMRU may follow anytime during the review process (i.e., Building Permit, etc.).
- Please note additional requirements may be requested prior to issuance of Building Permit (i.e. DEP permit, Connection Fees, etc.).

Attorney Jared Gaylord, representing the Ulm Family, introduced the project team and provided a presentation beginning with aerial views of the property. He displayed the property site plan, proposed floor plans and elevations. He reviewed the site data and provided demolition plans. He also provided site photographs and streetscape photographs of the current property.

Member McNeely asked about covered porches with retractable awnings. Attorney Gaylord stated there is no guidance in the LDRs. Mr. Rutledge further explained the awnings need to be retracted in high winds. Director Harding clarified that it would be considered a temporary structure and would not be counted in lot coverage.

Mr. Richard Rutledge, landscape architect, reviewed the landscape plans beginning with the existing vegetation relation/removal plan, with an emphasis on reducing the number of stairs. He reviewed the proposed nonconformity reduction plan followed by the buffer and construction staging plans and proposed landscape plan. He displayed the landscape buffer renderings, site photos, and proposed elevations.

In response to Vice Chair Holden's question about the width between the retaining wall and south property line, Mr. Rutledge confirmed it was just over 8'.

Chair Schiralli thanked Mr. Rutledge for providing the nonconformity reduction plan. She asked about the height of the two replacement trees. Mr. Rutledge said the seagrapes are approximately 25' and can tolerate the salt spray exposure.

Public Comment:

There was no public comment.

MOTION: *Holden/Madden moved to approve the application with the seven (7) recommended conditions, based on the testimony presented, the plans submitted, and the fact that the application meets the standards of Article X, Division 2, Section 2.02 and 2.03 for impact review.*

ACTION: *Motion passed 5-0.*

4. 101 South Trail

This is the application of Mr. & Mrs. Robert Lawrence, represented by Mitchell Miller of Village Architects, AIA, Inc., requesting the following:

The proposed renovation of the existing garage consisting of a new attached one-story addition and a new second story addition.

Ex-Parte Communication

- *Member McNeely stated that she visited the property, read all materials, and had no ex-parte communication.*
- *Vice Chair Holden stated that she stated that she visited the property alone, read all materials, and had no ex-parte communication.*
- *Member Seaman stated that she visited the property with Ruben Cruz, read all materials, and had no ex-parte communication.*
- *Chair Schiralli stated that she visited the property with Ruben Cruz, read all materials, and had no ex-parte communication.*
- *Member Madden stated that she visited the property with Ruben Cruz, read all materials, and had no ex-parte communication.*

Mr. Cruz introduced the application and provided background information and noted seven (7) recommended conditions to consider if the application is approved:

- Silt screen shall be installed and maintained along the front, side, and rear yard areas.
- Construction Buffer and fence/mesh screening shall be installed prior to commencement of construction and maintained during construction.
- Dumpster and portable toilet shall be screened from public view.
- Connection fees due to South Martin Regional Utility shall be satisfied prior to Building Permit issuance.
- Applicant will adhere to Public Safety Review comments (see attached memorandum).
- Please note additional comments from the Town or SMRU may follow anytime during the review process (i.e., Building Permit, etc.).
- Please note additional requirements may be requested prior to issuance of Building Permit (i.e. DEP permit, Connection Fees, etc.).

Mr. Cruz emphasized the fourth condition, that the South Martin Regional Utility shall be satisfied prior to Certificate of Occupancy issuance.

Mr. Mitchell Miller, project architect, gave a presentation on the proposed project. He showed aerial views of the property and garage, and reviewed the survey, site plan, floor plans, and roof plans. He also presented building sections, site data, area calculations, the construction staging plan, and the existing buffer.

Ms. Seaman asked about the second story and the neighboring property. Mr. Mitchell clarified that the new construction is one and a half stories tall and stated he is not familiar enough with the other property to provide any comments.

Vice Chair Holden inquired about total bedrooms and parking. Mr. Mitchells stated there are six bedrooms on property, including the addition. He reviewed parking and driveway access.

Chair Schiralli suggested additional landscaping on the northeast corner of the property.

Public Comment:

There was no public comment.

MOTION: *Holden/Madden moved to approve the application with the seven (7) recommended conditions, including the buffer on the northeast corner to be increased and any landscaping impacted during construction is replaced, based on the testimony presented, the plans submitted, and the fact that the application meets the standards of Article X, Division 2, Section 2.02 for impact review.*

ACTION: *Motion passed 5-0.*

5. Other Items

- a. Next Meeting – July 11, 2024

Vice Chair Holden announced that she will chair the July meeting and confirmed that a quorum will be present. Mr. Cruz will send out communications to confirm the quorum for the August, September, and October meetings. The committee discussed the possibility of moving minor cases to the following month if a quorum is not present.

- b. Other matters

Chair Schrialli requested clarification on the selection of a new alternate. Mr. Cruz responded that Ms. Maria Baez has been chosen by the City Commission as the new alternate and will be onboarded soon.

Mr. Cruz reminded the committee about remote participation criteria.

6. Adjournment

Chair Schiralli adjourned the meeting at 10:36 a.m.

Respectfully submitted,

Kimberly Kogos, Town Clerk

PROCLAMATION

Whereas, the residents of Jupiter Island and Hobe Sound, together with the employees of the Town of Jupiter Island, are mourning the loss of Harold White, who recently passed away at the age of 89 following a brief illness and hospitalization; and

Whereas, Harold, with a smile on his face and a twinkle in his eyes, faithfully served the Jupiter Island Club, Town of Jupiter Island and its staff members, performing various assignments and tasks as requested or needed for the Town for well over 40 years; and

Whereas, Harold enthusiastically enjoyed being a part of the Jupiter Island and local community, expending his time and efforts to assist the needs of the Town and its employees, and having the opportunity to share his recollections, local golfing and fishing stories, and other memories of his many years of Jupiter Island's history, and

Whereas, Harold was fondly remembered by the Banner Lake community as the "Mango Man", and never hesitated to aid and assist anyone throughout the Jupiter Island and Hobe Sound communities in need of a helping hand, some form of assistance, or even just to share a pleasant thought to bring a smile, and

Whereas, everyone who knew him will truly miss his bright smile, his unending helpfulness, his kind words, his uplifting sense of humor, and his considerable wisdom; and

Whereas, the Town of Jupiter Island Town Commission and staff wish to honor Harold's memory and contributions to the Town during his many years of faithful service and support;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND THAT:

The Town Commission of the Town of Jupiter Island takes great pleasure to wholeheartedly and sincerely acknowledge the memory of the Late Harold White and his services to the Town of Jupiter Island and the local area, and to express their combined appreciation for his dedicated service to the Town, its staff and to those in need.

DULY PASSED AND ADOPTED THIS 17th DAY OF JULY, 2024.

TOWN OF JUPITER ISLAND

Mayor

Vice Mayor

Commissioner

Commissioner

ATTEST:

Town Clerk

Commissioner

TOWN OF JUPITER ISLAND

MEMORANDUM

TO: Mayor & Town Commission

FROM: Rober Garlo, Town Manager

CC: Kimberly Kogos, Town Clerk

RE: Agenda Item 4 – RFP Comprehensive Plan / LDR Revisions

DATE: 7/9/2024

Background:

Following the direction of the Town Commission, staff and Town Counsel prepared a request for proposals to solicit qualified firms specializing in Comprehensive Planning to conduct its mandatory Evaluation and Appraisal Report (EAR). Additionally, the scope of work includes a complete assessment of all elements contained within its Comp Plan, including the existing Vision Statement and Future Land Use Map. The services to be provided also include the preparation of EAR-based amendments to the Plan. As part of this planning effort, the selected firm will lead the public participation process, including presentations to the Town’s Local Planning Agency (LPA) and Commission at public meetings.

Upon the completion of the comprehensive planning assessment and adoption program the selected firm will be expected to evaluate the Town’s Land Development Regulations (LDR) and provide recommendations for revisions to implement the amendments to the Plan. Additionally, the selected firm is expected to undertake an independent review of the LDR to assess the role and functions of the Town’s land development boards and committees and the current board and committee review and approval processes, and the appropriateness of the existing alternative development standards.

The following summarizes the RFP selection process timeline:

Issuance of RFP Package	July 12, 2024
Deadline for Written Questions	August 2, 2024 – 4:00 PM
Due Date	August 9, 2024 – 3:00 PM
RFP Selection Committee Meeting	TBD
Short-List Interviews	TBD
Consideration/ Award by Town Commission	September 9, 2024

Recommendation:

For information purposes only. Town staff will bring forward a recommendation during the September 9, 2024 Commission meeting.

ORDINANCE NO. 394

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING CHAPTER 6, ARTICLE III OF THE TOWN'S CODE OF ORDINANCES TO DELETE THE USE OF THE TERM "OCCUPATIONAL LICENSES" AND REPLACE IT WITH "BUSINESS TAX"; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE 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) has such powers and authority as conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and,

WHEREAS, the Town Commission has previously adopted Article III of Chapter 6 of the Town's Code of Ordinances (Code) pertaining to occupational licenses; and

WHEREAS, the Florida Legislature changed the terminology pertaining to occupational licenses to business taxes; and,

WHEREAS, the Town's Administrative Official has concluded that it is necessary to amend Article III of Chapter 6 of the Code, to reflect the change in state law by changing the term "occupational license" to "business tax."

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

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

Section 2: Section 6 of Article III of Chapter 6 of the Code is hereby amended as follows:

ARTICLE III. OCCUPATIONAL LICENSES BUSINESS TAX RECEIPTS

Sec. 6-51. Business Tax levied.

- (a) An occupational license tax Business Tax is hereby levied on:
- (1) Any person who maintains a permanent business location, home-based business, profession, or branch office within the town ~~for the privilege of engaging in or managing any business within its jurisdiction.~~
 - (2) Any person who maintains a permanent business location or branch office within the town ~~for the privilege of engaging in or managing any profession or occupation within its jurisdiction.~~
 - (3) Any person who does not qualify under the provisions of subsection (1) or ~~subsection (2) and~~ who transacts any business or engages in any occupation or profession in interstate commerce, if such license tax is not prohibited by s. 8 of Art. I of the United States Constitution.
- (b) Every person who is engaging in or desires to engage in or carry on any business, occupation, or profession, including a home-based business ~~either wholly or in part in the town shall be assessed a business tax is required to obtain an occupational license.~~
- (c) A license business tax shall be assessed ~~required~~ for each place of business, occupation or profession, including home-based businesses and shall be procured on or before October 1 of each year. No license business tax shall cover more than one such place. Home-based Business.

Sec. 6-52. License Business Tax required.

It shall be unlawful for any person to engage in or carry on, any business, profession or occupation, or to manage in the town any such business, profession or occupation, including home-based businesses ~~hereinafter mentioned and described~~ without first having applied for and ~~procured the license~~ paid a business tax in accordance with section 6-55 referred to in sections 6-1 and 6-2.

Sec. 6-53. When due; proration.

All licenses business taxes required by the terms of this article shall be issued for the term of one year and shall run from October 1 of each year and terminate on September 30 next succeeding. If October 1 falls on a weekend or holiday, the tax shall be due and payable on or before the first working day following October 1. Any person commencing such business, profession, or occupation after April 1 of the fiscal ~~licensed~~ year, shall be entitled to the issuance of the appropriate license business tax receipt by paying one-half

of the amount of the business tax license for the license fiscal year, but such license business tax receipt, when issued after April 1 of each year, shall expire on September 30 next succeeding.

(Ord. No. 10, § 3, 8-25-53)

State law reference(s)—Similar provisions, F.S. § 205.043.

Sec. 6-54. Transfer.

~~Licenses~~ Business Taxes may be transferred ~~in~~ from the business for which it was originally issued when there shall have been a bona fide sale and transfer of the property ~~used and employed in~~ for such business as stock in trade, but such transferred business tax receipt license shall not be held good for any longer time, or any other place, than that for which it was originally issued; provided, also, that such transfer of ~~license~~ a business tax receipt shall become effective only upon the approval ~~thereof by~~ of the town manager or his designee. A fee of \$3.00 shall be paid for transfer of such ~~license~~ business tax receipt.

Sec. 6-55. Tax.

All ~~license~~ business taxes shall be payable to and collected by the town manager or his designee. The following specified amounts shall be collected by the town manager or his designee ~~for the carrying on and~~ engaging in ~~of such~~ a business, profession or occupation before the issuance of the license therefor:

Architects\$25.00

Automobiles for hire, baggage wagons and taxis, each\$10.00

Maximum per company\$100.00

Barber shops\$10.00

Beauty parlors\$25.00

Boats for hire\$15.00

Carnivals, per week\$1,000.00

Circuses, per week\$1,000.00

Clubs, having restaurant and hotel facilities\$50.00

Contractors and builders, including workmen, general\$50.00

Subcontractors\$25.00

Decorators\$25.00

Doctors and physicians\$25.00

Electricians\$25.00

Gasoline filling stations\$50.00

Hypnotists, fortunetellers and palmists\$1,000.00

Landscape contractors\$25.00

Magazine and publication subscription agents\$1,000.00

Miscellaneous Occupation.....\$25.00

Peddlers, itinerant vendors, traveling dealers who shall bargain to sell any goods, wares or merchandise by sample or in any manner for present or future delivery to any person whoever by himself or agent following after to deliver and collect for same\$100.00

Photographers, itinerant\$100.00

Plumbers\$25.00

Radio, television and air conditioning, installation and service\$25.00

Real estate and insurance agents, including president and general manager\$25.00

Roofers\$25.00

Shops selling prints and novelties, etc.\$25.00

Telephone companies (intrastate business only)\$50.00

Water companies for profit\$250.00

Sec. 6-56. Tax for unenumerated businesses.

Any person engaged in any business, profession or occupation, wholly, or in part, within the town not mentioned or covered by section 6-55 shall pay an annual license business tax of \$25.00. Each business tax imposed by this article shall be separate and independent.

(Ord. No. 10, § 6, 8-25-53)

Sec. 6-57. Separate types of business. Home-based business subject to tax.

~~Each license tax imposed by this article is intended to be separate and independent.~~

A business is considered a home-based business, and subject to a business tax if it operates in whole or in part, from a residential property and meets the following criteria:

- A. Employees of a home-based business who work in a residential dwelling where a home-based business is being operated shall also reside in the residential dwelling, except for up to two employees who may live somewhere other than the

residence. This does not include any employees of the home-based business that work exclusively remotely.

- B. Parking related to a home-based business' activities shall meet the town's parking requirements for the zoning district in which the business is located. The need for parking generated by a home-based business shall not be greater in volume than would normally be expected at a similar residence where no business is conducted. Vehicles and trailers used in connection with the home-based business shall be parked in legal parking spaces on the property and shall not be located within the right-of-way, any pedestrian paths, or the unimproved surfaces of the residential property.
- C. As viewed from the street, the use of a residential property which includes a home-based business shall be consistent and compatible with the uses of the surrounding residential properties. External modifications made to a residential dwelling to accommodate a home-based business shall conform to the residential character and architectural aesthetics of adjacent properties and the immediate neighborhood. The home-based business shall not conduct retail transactions on the property other than remote transactions.
- D. The activities of the home-based business shall be secondary to the property's use as a residential dwelling.
- E. The home-based business activities shall comply with all town regulations with respect to signage and equipment or processes that create noise, vibrations, heat, smoke, dust, glare, fumes or noxious odors. Any town regulations imposed on a home-based business with respect to noise, vibrations, heat, smoke, dust, glare, fumes or noxious odors shall not be more stringent than those than those regulations or conditions the town applies to a residence where no business is conducted.
- F. All home-based business activities shall comply with all relevant local, state and federal regulations with respect to the use storage or disposal of any corrosive, combustible or other hazardous or flammable materials or liquids and shall not be more stringent than those that apply to a residence where no home-based business is conducted.

Sec. 6-58. Delinquency penalty.

- (a) If any person shall fail to pay the ~~license tax~~ business tax required by this article on or before November 1 of every year, there shall be added ten percent to the amount of such ~~license tax~~ business tax, plus an additional five percent penalty for each month of delinquency thereafter until paid. However, the total delinquency penalty shall not exceed 25 percent of the ~~occupational license tax~~ business tax for the delinquent establishment.
- (b) Any person engaging in or managing any business, occupation, or profession without first obtaining a ~~local occupational license~~ business tax receipt from the town, if required hereunder, shall ~~be subject to pay~~ a penalty of 25 percent of the business

tax license determined to be due, in addition to any other penalty provided by law ~~or ordinance~~.

Sec. 6-59. Separation of violations.

Each day of selling or disposal of merchandise or engaging in business or occupation without procuring a business tax license ~~therefor~~, as required under the terms of this article, shall constitute a separate and distinct violation.

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 execution.

(Continued Next Page)

**PASSED UPON FIRST READING ON THE ____ DAY OF ____ 2024. PASSED
AND ADOPTED UPON SECOND READING ON THE ____ DAY OF ____ 2024.**

(SEAL)

TOWN OF JUPITER ISLAND, FLORIDA

Mayor, Penelope Townsend

Vice Mayor, Marshall Field VI

Commissioner, Anne Scott

Commissioner, Patricia Warner

Commissioner, Joseph Taddeo

ATTEST:

Town Clerk, Kimberly Kogos

ORDINANCE NO. 395

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING APPENDIX A OF THE TOWN'S CODE OF ORDINANCES WHICH CONTAINS THE TOWN'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR THE AMENDMENT OF ARTICLE X, DIVISION 8 REGARDING APPEALS; 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) recognizes its responsibility to the elected and appointed officials serving the Town; and,

WHEREAS, the Town Commission has determined that it is appropriate to amend Appendix A of the Town's Code of Ordinances to provide that an appeals of the decisions of administrative officials are for determination by the Town Commission; and,

WHEREAS, the Town commission has determined that it is appropriate to amend Appendix A of the Town's Code of Ordinances to provide that any affected person may take an appeal of the decision of an administrative official, the Board of Adjustment, or the Impact Review Committee; and

WHEREAS, the Town Commission has determined that it is appropriate to amend Appendix A of the Town's Code of Ordinances to provide that the standard of review of any appeals of the decisions of administrative officials, the Board of Adjustment or the Impact Review Committee shall be de novo.

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 8, Sections 8.00, 8.01, 8.02 and 8.03 of Appendix A of the Town of Jupiter Island's Code, which contains the Town's Land Development Regulations, as follows:

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

DIVISION 8. - APPEALS

Sec. 8.00. - Authority and purpose.

A. The ~~board of adjustment~~ town commission shall ~~is authorized to~~ hear appeals from any requirement, decision or determination made by the administrative official, including interpretations, approval or denial of applications, conditions of development approval, and decisions made with regard to the enforcement of these regulations.

B. The town commission is authorized to:

- 1.Hear appeals from decisions of the board of adjustment; and
- 2.Hear appeals from decisions of the impact review committee.

Sec. 8.01. - By whom taken.

Any person aggrieved by a decision or interpretation by the administrative official, or a decision of the impact review committee or board of adjustment, may seek review of such decision or interpretation pursuant to this division. An aggrieved person shall mean the applicant or any person noticed of the application pursuant to-code who made an appearance in person or in writing in regard to the initial application.

Sec. 8.02. - Appeal period.

All appeals shall be filed in writing within 30 days after rendition of the order, requirement, decision, or determination from which such appeal is taken, or the right to appeal shall be barred. An order shall be considered rendered for purposes of an appeal from the administrative official on the date the administrative official makes a determination in writing relating to the matter under appeal and, in the case of an appeal from the impact review committee or board of adjustment, the order shall be considered rendered on the date ~~on which the decision or determination is made and approved by motion by~~ the impact review committee or board of adjustment's written development order.

Sec. 8.03. - Review.

Appeals filed pursuant to this section shall include any information presented for consideration to the administrative official, board of adjustment, or impact review committee, but may also include any new facts or other information for consideration by the town commission and set forth the alleged inconsistency or non-conformity with procedures or criteria set forth in this chapter. Appeals shall be filed on forms provided by the town. ~~The board of adjustment and the town commission shall decide an appeal within 60 days of the filing of such appeal, unless an extension of time is consented to by the applicant. The concurring affirmative vote of three-fifths of the fully constituted members of the board of adjustment or the town commission, whichever shall be the appellate body, shall be necessary to reverse or modify any administrative decision or development order, requirement, decision or determination.~~ Appeals filed pursuant to this section shall ~~be based on the record of the proceedings below and shall not~~ may be presented de novo. The time allotted for presentation of an appeal shall be determined by the mayor, chairperson. The commission shall have the authority to render a final decision in regard to the ~~matter~~ development order being heard appealed or in its sole discretion may remand the matter back to the body from which the appeal was taken with such direction from the commission it deems appropriate.

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.

PASSED UPON FIRST READING THE _____ DAY OF _____, 2024.

PASSED UPON SECOND READING THE _____ DAY OF _____, 2024.

Mayor

Vice-Mayor

Commissioner

Commissioner

Commissioner

Attest:

Town Clerk

To: Mayor and Commissioners
From: Catherine Harding, Building, Planning and Zoning Director
Date: July 16, 2024, Meeting

Reference: Ordinance No. 397

Ordinance No. 397 addresses Public Notices. The Town of Jupiter Island, Land Development Regulations, Article X, section 3 & 4, requires a notice to property owners that simply states mailed, and does not state "certified mail, return receipt requested". These notices have been sent by regular mail ever since my office staff can remember. Until recently, the staff rarely used certified mail. When they did, they would go to the post office and pay for the mailing out of pocket. Hence, we established a petty cash box. Recently, to conserve staff time, we began requiring the applicant to send the public notices, as many municipalities do.

With the prospects of enlarging the area of notice from 1,000 to 1,500 feet, now to include any cul-de-sac that it touches, the workload is more of an issue. We provide the applicant with the formal notice signed by our office, a list of the residents to get noticed (developed from the tax records) and the mailing labels. (also printed from the tax records)

A problem arose when a representative for an applicant dutifully mailed out the notices using their own envelopes with their return address. I resolved the problem by asking staff to include our envelope with the mailing package.

A new issue is the question of whether we continue to mail regular mail or send them certified mail, return receipt requested. The added number of notices and the cost of sending the notice will have an impact. To estimate the impact, we used one sample address in the North End and one in the Club area as follows:

North End location: Using the 1,000 ft. notice, we came up with 56 addresses and using a 1500 ft. notice we came up with 68 addresses.

Club location: Using the 1,000 ft. notice, we came up with 57 addresses and using 1500 ft. notice we came up with 88 addresses.

The estimated cost for certified mail with a return receipt is \$15.00. in addition to postage.

Examples of the impact:

One application to either the Board of Adjustment or the Impact Review Committee sent to residents within 1500 feet or 68 addresses in the North End at \$15.00, would cost \$1,020. plus, the \$1,000. application fee or \$2,020. If an applicant in the North End needed to appear before both the BOA and the IRC, the cost would be \$4,040.

One application to either Board in the Club area at 1500 ft. or 88 addresses at \$15.00 would cost \$1,320. plus, the \$1,000. application fee or \$2,320. If an applicant needed to appear before both Boards, the cost would be \$4,640.

If either Board had four applications from the North end, the total cost of mailing alone for one board would be \$4,080. If two boards were involved it would be \$8,160. that either the Town or the applicants would pay.

When the revised Notice Ordinance comes up at the next Commission Meeting, consideration should be given as to how the notices will be mailed and perhaps if the expansion of the notices really does address the original concern of how to establish an affected party. Even with the expansion of the notice and the potential additional cost, there may still be a person who does not get a notice that has a legitimate concern.

ORDINANCE NO. 397

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING THE TOWN'S LAND DEVELOPMENT REGULATIONS AT ARTICLE X, DIVISION 7, SECTIONS 7.03 AND 7.04 OF APPENDIX "A" TO INCREASE THE SCOPE OF THE NOTICE TO BE PROVIDED; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission has adopted land development regulations which provide for notices to properties potentially impacted by development applications; and

WHEREAS, the Town Commission has determined that Article X, Division 7, Sections 7.03 and 7.04 of Appendix A of the Town's Code of Ordinances should be amended to increase the scope of notices to be sent to property owners who are potentially affected by an application for development.

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 Appendix A of the Town of Jupiter Island's Code of Ordinances as follows:

Sec. 7.03. Notice of administrative review application.

- A. Notice of an application for administrative review pursuant to article X, section 1.00(A), (B), or (C) shall be provided as follows at least 21 30 days before a final decision to approve, approve with conditions, or deny the application is made by the administrative official:

1. Mail to all owners of the property within ~~1,000~~ 1,500 feet from any part of the parcel proposed for development at the address shown on the Martin County tax records. Notice of the application shall also be provided to all property owners whose properties are located on the same street if it ends in a cul-de-sac, regardless of whether the properties are within 1,500 of the property which is the subject of the application. The notice shall include the date and time of the public hearing on the application; and
2. Posting notice in at least three conspicuous places within the town, including the Town Hall, which notice shall provide a brief summary of such application along with the date, time and place of the public hearing.

B. The notice shall:

1. Generally describe the application; and
2. Advise the property owners that additional information on the application is available at Town Hall upon request; and
3. Advise the property owners that they have a right to request a hearing on the application before the impact review committee; and
4. Provide a schedule of impact review committee meeting dates.

Sec. 7.04. Notice of public hearing.

- A. Notice of a public hearing on an application for development approval shall include a brief summary of the application and the date, time and place of the public hearing, and shall be provided as follows:
1. A copy of the notice of hearing shall be mailed to each property owner within ~~1,000~~ 1,500 feet of the parcel proposed for development at the addresses shown on the Martin County tax records. Notice of the application shall also be provided to all property owners whose properties are located on the same street if it ends in a cul-de-sac, regardless of whether the properties are within 1,500 feet of the property which is the subject of the application.
 2. A copy of the notice of hearing shall be posted in at least three conspicuous places within the town, including the Town Hall.
- B. Notice of a public hearing on an application for development approval shall be posted and mailed not less than:
1. Fourteen days prior to the public hearing if the hearing is held in the months of December, January, February, March, April, and May; or

2. Twenty-one days prior to the public hearing if the hearing is held in the months of June, July, August, September, October, or November, except that:
- C. Notice of impact review committee hearings which are held at the request of a property owner pursuant to article X, section 1.02(B) shall be posted and mailed not less than ten days prior to the hearing of the impact review committee.

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 next page)

PASSED UPON FIRST READING THE 12th DAY OF JUNE, 2024.
PASSED UPON SECOND READING THE 17th DAY OF JULY, 2024.

Mayor

Vice-Mayor

Commissioner

Commissioner

Commissioner

Attest:

Town Clerk

#5567859 v1 18270-00002

Business Impact Estimate

Proposed ordinance's title/reference:

Ordinance No. 397

Notice Requirements Revision

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the Town of Jupiter Island is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the Town of Jupiter Island is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- X The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the Town of Jupiter Island hereby publishes the following information:

¹ See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance: **Increase days of notice before a final decision to approve, and increase circumference and distance of notice.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town of Jupiter Island, if any: **N/A**

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the Town of Jupiter Island regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **N/A**

4. Additional information the governing body deems useful (if any): **N/A**

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 ____ DAY OF _____, 2024.

PASSED UPON SECOND READING THE ____ DAY OF _____, 2024.

Mayor

Vice-Mayor

Commissioner

Commissioner

Commissioner

Attest:

Town Clerk

Business Impact Estimate

Proposed ordinance's title/reference:

Ordinance No. 398
Notice Requirements Revision

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the Town of Jupiter Island is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the Town of Jupiter Island is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- X The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the Town of Jupiter Island hereby publishes the following information:

¹ See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance: **Amend Article X, Division 1, Administrative Review to add ADA Accommodations.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town of Jupiter Island, if any: **N/A**

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the Town of Jupiter Island regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **N/A**

4. Additional information the governing body deems useful (if any): **N/A**

ORDINANCE NO. 399

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING APPENDIX A, ARTICLE X, DIVISION 3, SECTION 3.02 ENTITLED "PLACEMENT OF MORE THAN THREE FEET OF FILL"; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE 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 all the powers and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and,

WHEREAS, the Director of the Town's Building, Planning and Zoning Department has recommended the amendment of Article X, Division 3, Section 3.02 of Appendix A of the Town's Code of Ordinances regarding alternative development standards; and,

WHEREAS, the Town Commission has determined that it is appropriate to amend Article X, Division 3, Section 3.02 of Appendix A of the Town's Code of Ordinances regarding alternative development standards regarding the placement of more than three feet of fill.

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

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

Section 2. The Town Commission hereby amends Article X, Division 3, Section 3.02 of Appendix A of the Town of Jupiter Island's Code of Ordinances, as follows:

DIVISION 3. – ALTERNATIVE DEVELOPMENT STANDARDS.

Sec. 3.02. Same—Placement of more than three feet of fill.

The board of adjustment may approve the use of alternative development standards to article IV, section 3.01, regarding the placement of more than three feet of fill on a lot, if the applicant demonstrates that:

- A. The additional fill will not result in a building which is taller than the maximum height permitted on any adjacent lot without the use of alternative development standards; and
- B. Fill will be placed in a manner that will not result in additional stormwater runoff onto adjacent property or public rights-of-way; and
- C. Fill will be placed in a manner that will not result in significant soil erosion; and
- D. The portion of the lot for which the fill is proposed has not previously been filled pursuant to a special exception or the use of alternative development standards, or the elevation of said portion of the lot has decreased by more than three feet since the fill was placed; and
- E. ~~Either:~~ The use of alternative development standards will not result in a building which is more visible from adjacent property or public rights-of-way than that which could be constructed without the use of alternative development standards; ~~or and~~
- F. ~~2.~~ The fill is necessary to build the finished floor of the building at an elevation of 6.5 ~~8.0~~ NGVD NAVD.

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.

PASSED UPON FIRST READING THE ____ DAY OF _____, 2024.

PASSED UPON SECOND READING THE ____ DAY OF _____, 2024.

Mayor

Vice-Mayor

Commissioner

Commissioner

Commissioner

Attest:

Town Clerk

Business Impact Estimate

Proposed ordinance's title/reference:

Ordinance No. 399

Notice Requirements Revision

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the Town of Jupiter Island is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the Town of Jupiter Island is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- X The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the Town of Jupiter Island hereby publishes the following information:

¹ See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance: **Revise Alternate Development Standards for “fill”.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town of Jupiter Island, if any: **N/A**

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the Town of Jupiter Island regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **N/A**

4. Additional information the governing body deems useful (if any): **N/A**



SOUTH MARTIN REGIONAL UTILITY (SMRU)

9000 ATHENA STREET • P.O. BOX 395 • HOBE SOUND, FLORIDA 33475-0395

(772) 546-2511 • FAX (772) 546-7619

AGENDA ITEM 6.

TO: Penelope Townsend, Mayor
Marshall Field VI, Vice Mayor
Anne Scott, Commissioner
Patricia Warner, Commissioner
Joseph Taddeo, Commissioner

FROM: Stuart Trent P.E., Public Services Director

THROUGH: Robert Garlo, Town Manager

DATE: July 16, 2024

SUBJECT: Caterpillar Equipment – Purchase Approval

BACKGROUND

South Martin Regional Utility (SMRU) maintains a fleet of industrial and construction equipment that requires the services of specialized equipment repair facilities from time to time. Several of the pieces of equipment are manufactured by Caterpillar equipment and requires specialized Caterpillar repair and maintenance services. Kelly Tractor is the local Caterpillar equipment repair and sales company that provides services for SMRU's equipment on an as-needed basis. Presently, both the combination backhoe/loader and the miniature excavator are out of service. This follows increasing annual maintenance costs that have been becoming costlier and more frequent in recent years. The current estimated cost to repair the combination loader is \$49,338, and \$20,361 for the mini excavator, which is approximately 40% of the new replacement cost for these two repairs. This follows \$28,000 for repairs in the prior two years. It is also likely that the repair cost will increase as additional repairs are likely needed and will be identified while performing this series of work.

While repairs will likely return both pieces of equipment to operating condition, they are at the end of their useful life and should be considered for replacement instead of repair. Kelly Tractor is the Florida state-contract sales agent for Caterpillar and has quoted replacement equipment at \$50,499 for a new mini excavator and a wheeled loader at \$129,885.

Quotations for repair and replacement are attached, along with repair history and associated costs for your review.

Staff recommends equipment replacement.

REQUESTED ACTION

SMRU staff requests that the SMRU Board approve purchase of two new Caterpillar machines for a combined cost of \$180,384 via state contract from Kelly Tractor. The expenditure will be made from account 403-413-564.100, Machinery & Equipment.



Hydraulic Excavator Cost Comparison

-20%

	Florida Sheriff's Contract	Sourcewell
Build Total	\$50,499.00	\$66,586.00
Contract Discount	-	(\$13,317.00)
Dealer Discount	(\$1,509.00)	-
Prep & Delivery	-	\$3,500.00
Grand Total	\$48,990.00	\$56,769.00

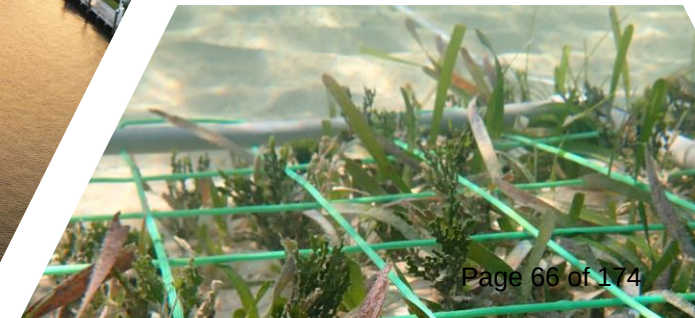
Hydraulic Excavator Cost Comparison

-23%

	Florida Sheriff's Contract	Sourcewell
Build Total	\$135,388.00	\$183,962.00
Contract Discount	-	(\$42,311.00)
Dealer Discount	(\$5,503.00)	-
Prep & Delivery	-	\$3,500.00
Grand Total	\$129,885.00	\$145,151.00

Town of Jupiter Island Waterfront Setback Line Project Status Update

Wednesday, July 17, 2024



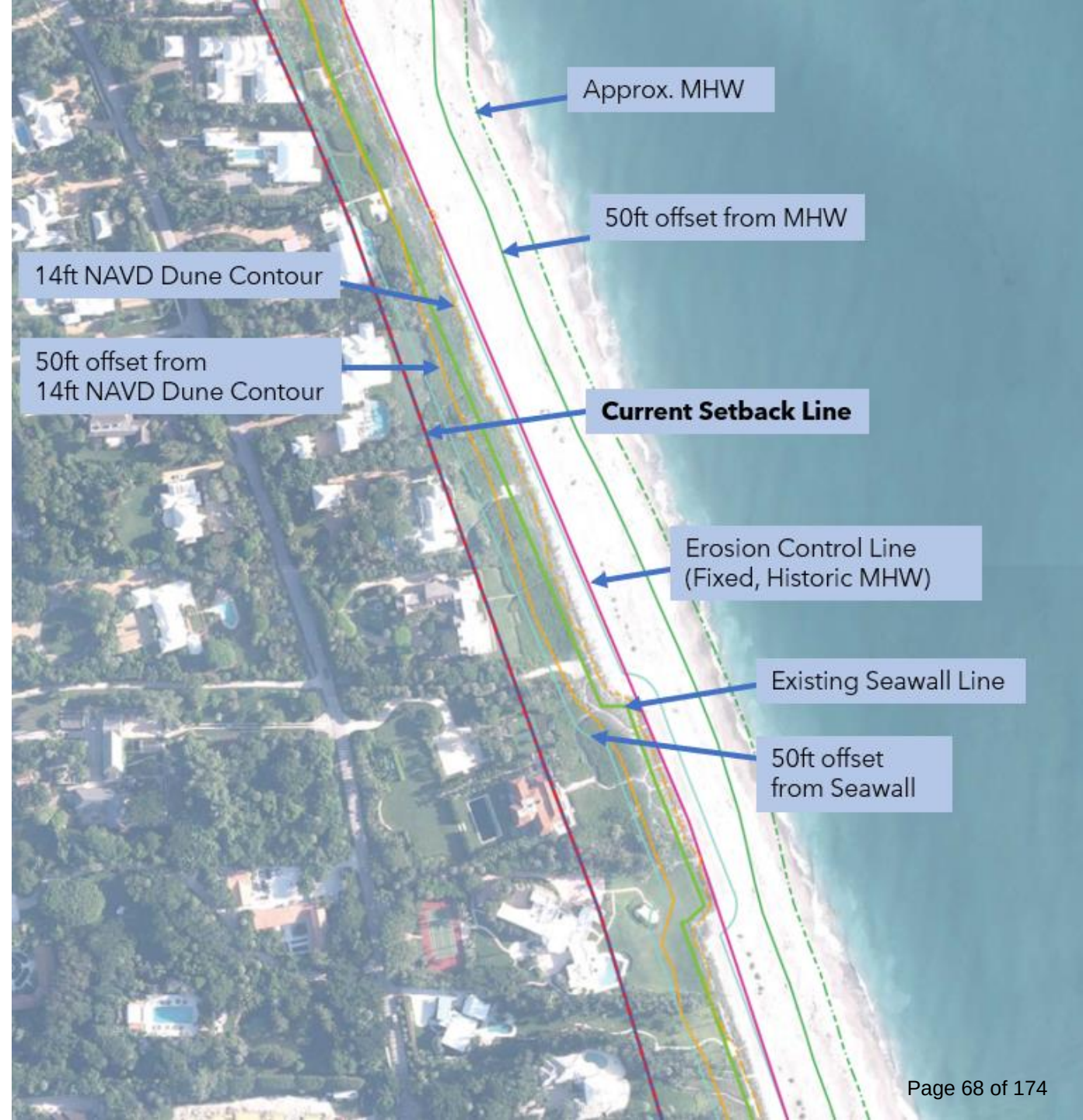
Project Tasks

The Town of Jupiter Island Waterfront Setback Line Scope of Work

- Task 1- Due Diligence- Background Data Collection, Report
 - Due Diligence Report Submitted to the Town - June 2024
- Task 2 – Data Analysis and Assessment of Setback Criteria
 - Complete the review and analysis of collected data.
 - Conduct engineering models and analysis throughout project area.
 - Continue review and assessment of existing waterfront setback criteria.
- Task 3 - Preliminary Maps & Field Verifications
- Task 4 – Final Mapping and Summary Report

Current Waterfront Setback Line (WFSBL)

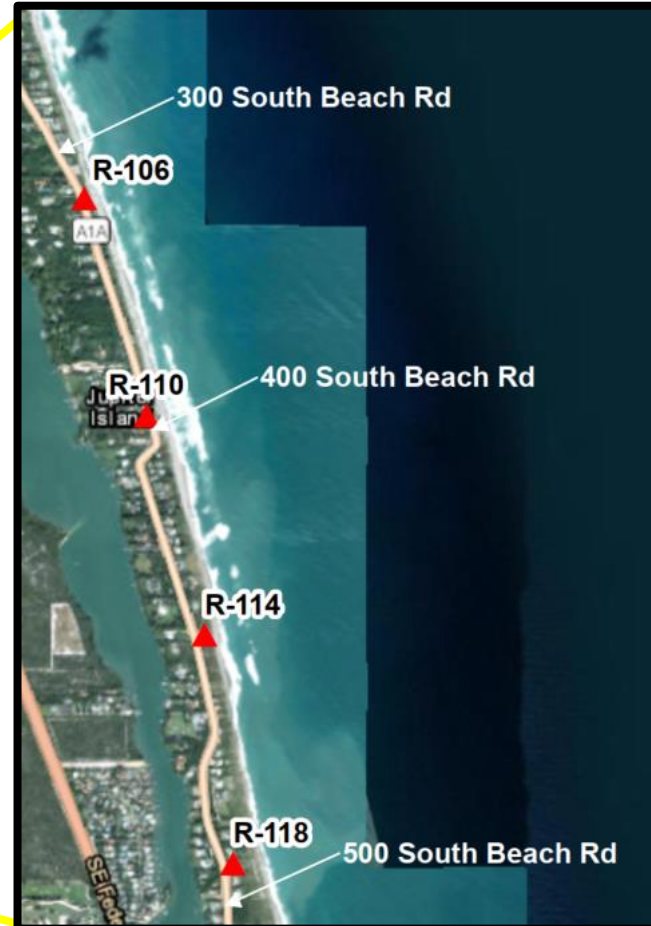
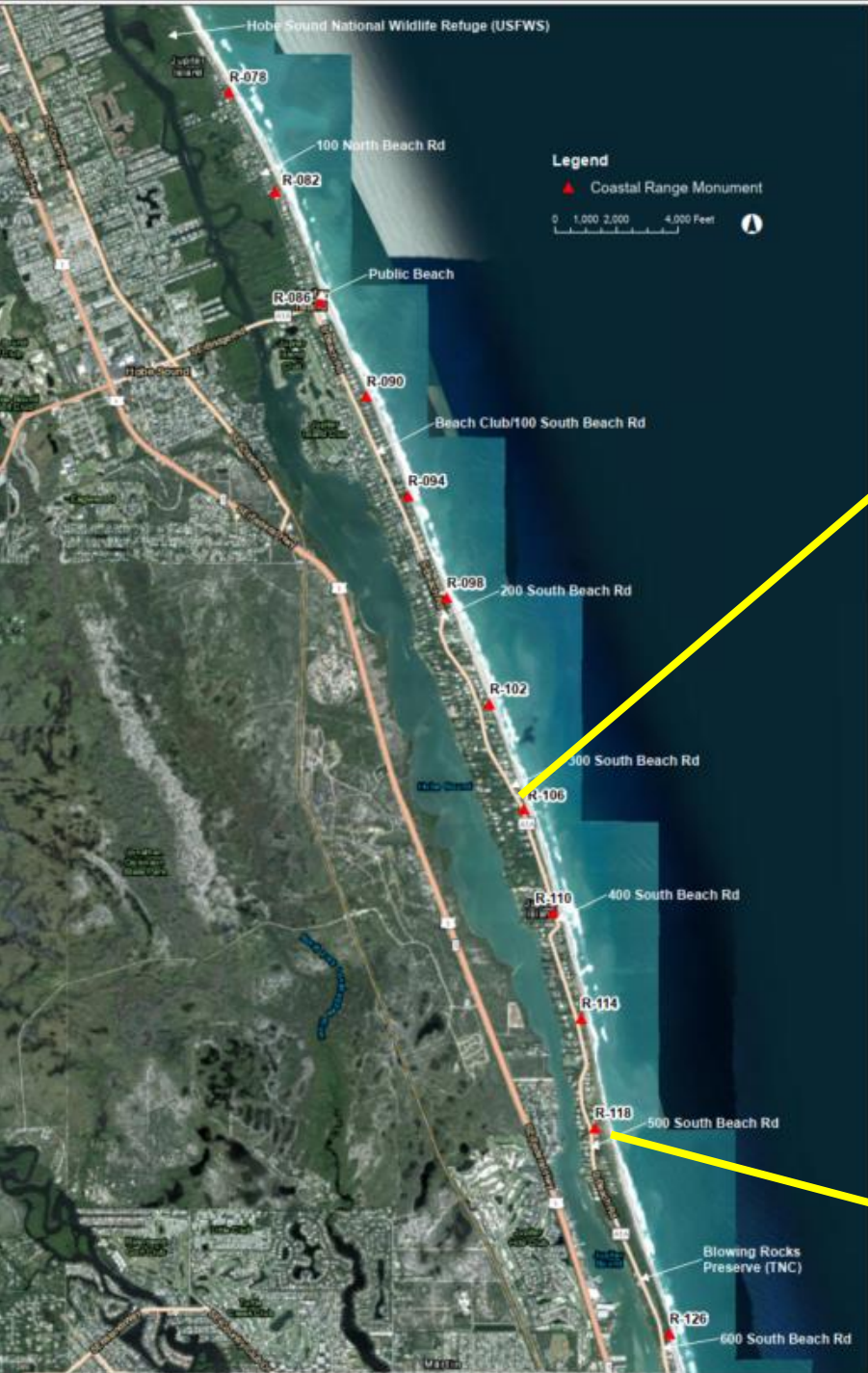
- 50 ft landward of the mean high water (MHW)
- 50 ft landward of the dune (+14')
- 50 ft landward of existing seawall/coastal structure
- Line of sight between closest habitable conforming buildings within 1,000 feet
- Average setback from MHW of closest conforming buildings within 1,000 feet

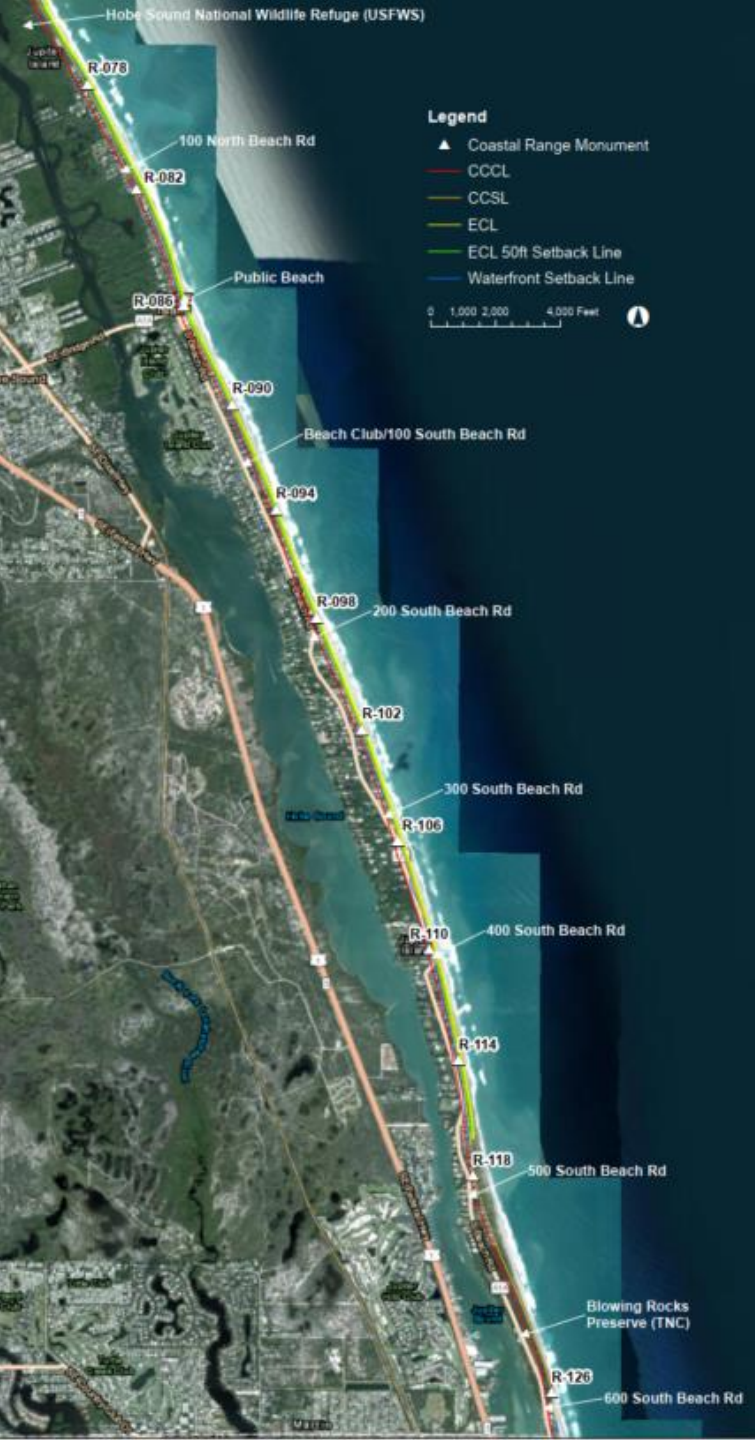


R-Monument Locations

Based on the data collected and analysis of the entire Town, the following R-monuments have been selected for further analyses:

- R-78
- R-82
- R-86
- R-90
- R-94
- R-98
- R-102
- R-106
- R-110
- R-114
- R-118
- R-126





Lines of Demarcation

Important references and lines of demarcation that influence the position of a WFSBL:

- Erosion Control Line (ECL),
- Coastal Construction Control Line (CCCL)
- Coastal Construction Set Back Line (CCSL)
- Mean high water (MHW) line
- Dune shape and location
- Existing seawall/coastal structures,
- Landward boundary of the VE Flood Zone, and
- Location of the existing WFSBL

Lines of Demarcation

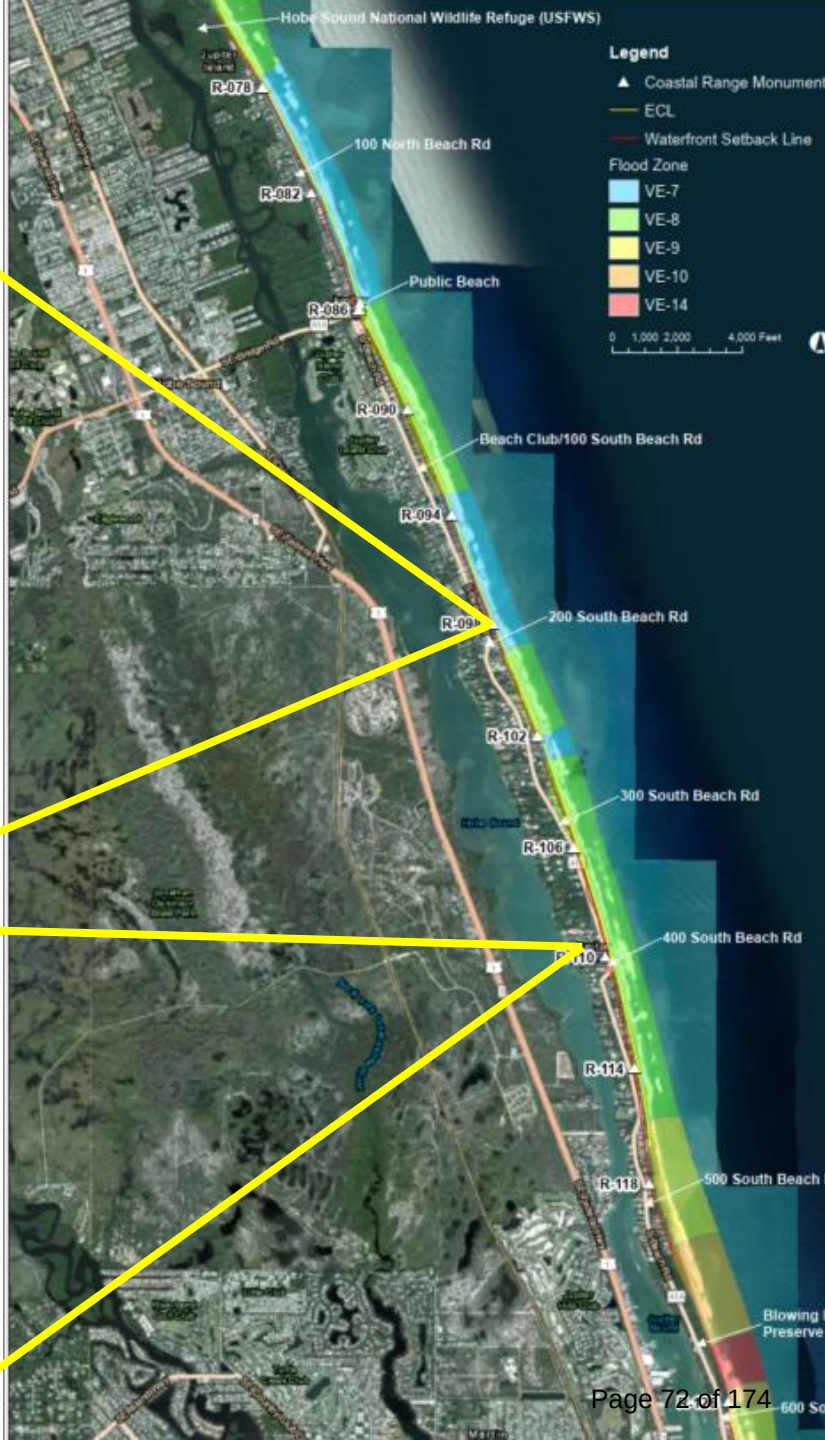
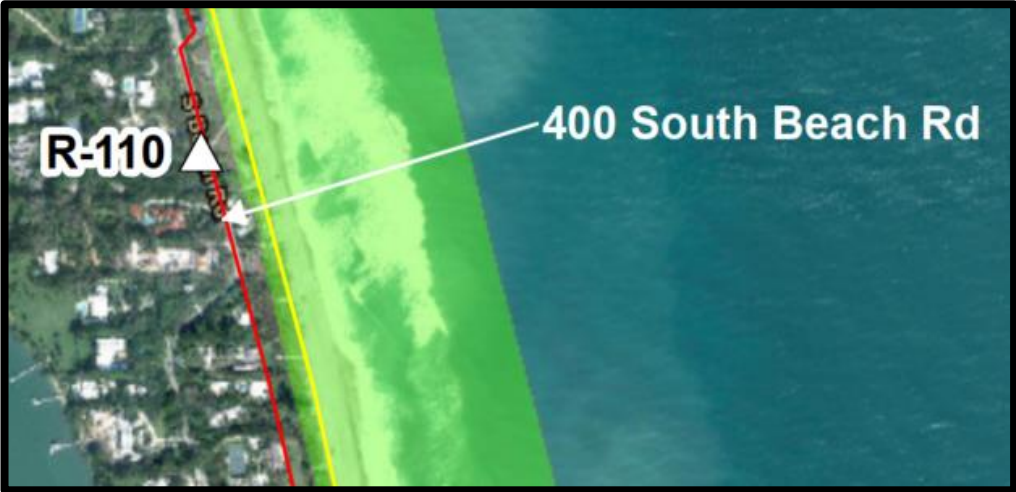


Legend

- ▲ Coastal Range Monument
- CCCL
- CCSL
- ECL
- ECL 50ft Setback Line
- Waterfront Setback Line

Page 11 of 174

FEMA Flood Zone Delineations



Development of Conceptual 30-YEP Townwide

Components to be determined

- + Nourished vs. Non-Restored Beach
- + Shoreline Change Rate
- + Seasonal High Water Line to Mean High Water Line Distance
- + Credit Years
- + Once the 30-YEP is calculated, that value is then offset landward from either the ECL (nourished beach) or the SHWL (non-restored beach).

Erosion Rates at Select R-Monuments

<u>R- Monument</u>	<u>Beach Erosion Control Study, USACE 1968</u> <u>Erosion Rate (ft/yr)</u>	<u>30-YEP Guidance for Martin County</u> <u>2016</u> <u>Erosion Rate (ft/yr)</u>	<u>Beach Erosion Control Study, USACE 1986</u> <u>Erosion Rate (ft/yr)</u>
<u>R-78</u>	<u>-6.5</u>	<u>-7.5</u>	<u>-5.7</u>
<u>R-82</u>	<u>-1.8</u>	<u>-4.8</u>	<u>-2.6</u>
<u>R-86</u>	<u>-3.3</u>	<u>-2.1</u>	<u>-3.4</u>
<u>R-90</u>	<u>-3.1</u>	<u>-1.4</u>	<u>-3.4</u>
<u>R-94</u>	<u>-2.3</u>	<u>-1</u>	<u>-3.4</u>
<u>R-98</u>	<u>-2.8</u>	<u>-1</u>	<u>-3.4</u>
<u>R-102</u>	<u>-3.4</u>	<u>-1</u>	<u>-3.4</u>
<u>R-106</u>	<u>-3.3</u>	<u>-1</u>	<u>-3.4</u>
<u>R-110</u>	<u>-2.8</u>	<u>-1</u>	<u>-3.0</u>
<u>R-126</u>	<u>-1.0</u>	<u>-1*</u>	<u>-3.6</u>
<u>R-127</u>	<u>-1.2</u>	<u>-1*</u>	<u>-3.4</u>

R-126 to R-127 values are from:
30-YEP Guidance for Martin County May 2016 written description
USACE 1968 1946-1964 data range
USACE 1986 1971-1976 data range, as recommended in study

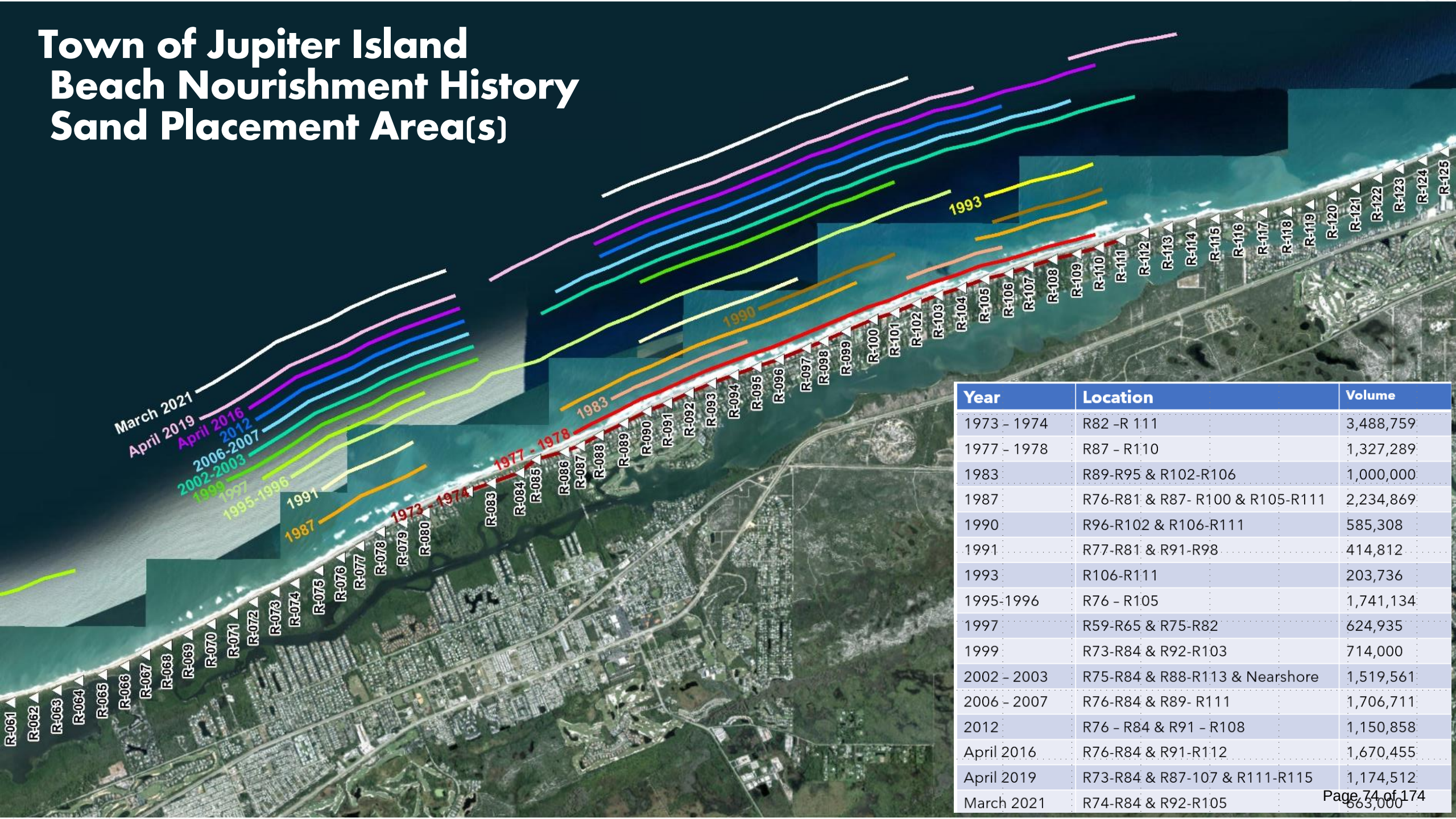
30 -YEP for Nourished Beaches

$$30\text{-YEP} = -(\text{SCR}) \times (30 \text{ years} - \# \text{ years Credit}) + (\text{SHWL to MHWL distance-pre project})$$

30-YEP for Non-restored Beaches

$$30\text{-YEP} = -(\text{SCR}) \times (30 \text{ years})$$

Town of Jupiter Island Beach Nourishment History Sand Placement Area(s)



Year	Location	Volume
1973 - 1974	R82 - R 111	3,488,759
1977 - 1978	R87 - R110	1,327,289
1983	R89-R95 & R102-R106	1,000,000
1987	R76-R81 & R87- R100 & R105-R111	2,234,869
1990	R96-R102 & R106-R111	585,308
1991	R77-R81 & R91-R98	414,812
1993	R106-R111	203,736
1995-1996	R76 - R105	1,741,134
1997	R59-R65 & R75-R82	624,935
1999	R73-R84 & R92-R103	714,000
2002 - 2003	R75-R84 & R88-R113 & Nearshore	1,519,561
2006 - 2007	R76-R84 & R89- R111	1,706,711
2012	R76 - R84 & R91 - R108	1,150,858
April 2016	R76-R84 & R91-R112	1,670,455
April 2019	R73-R84 & R87-107 & R111-R115	1,174,512
March 2021	R74-R84 & R92-R105	663,000

Dune Restoration History

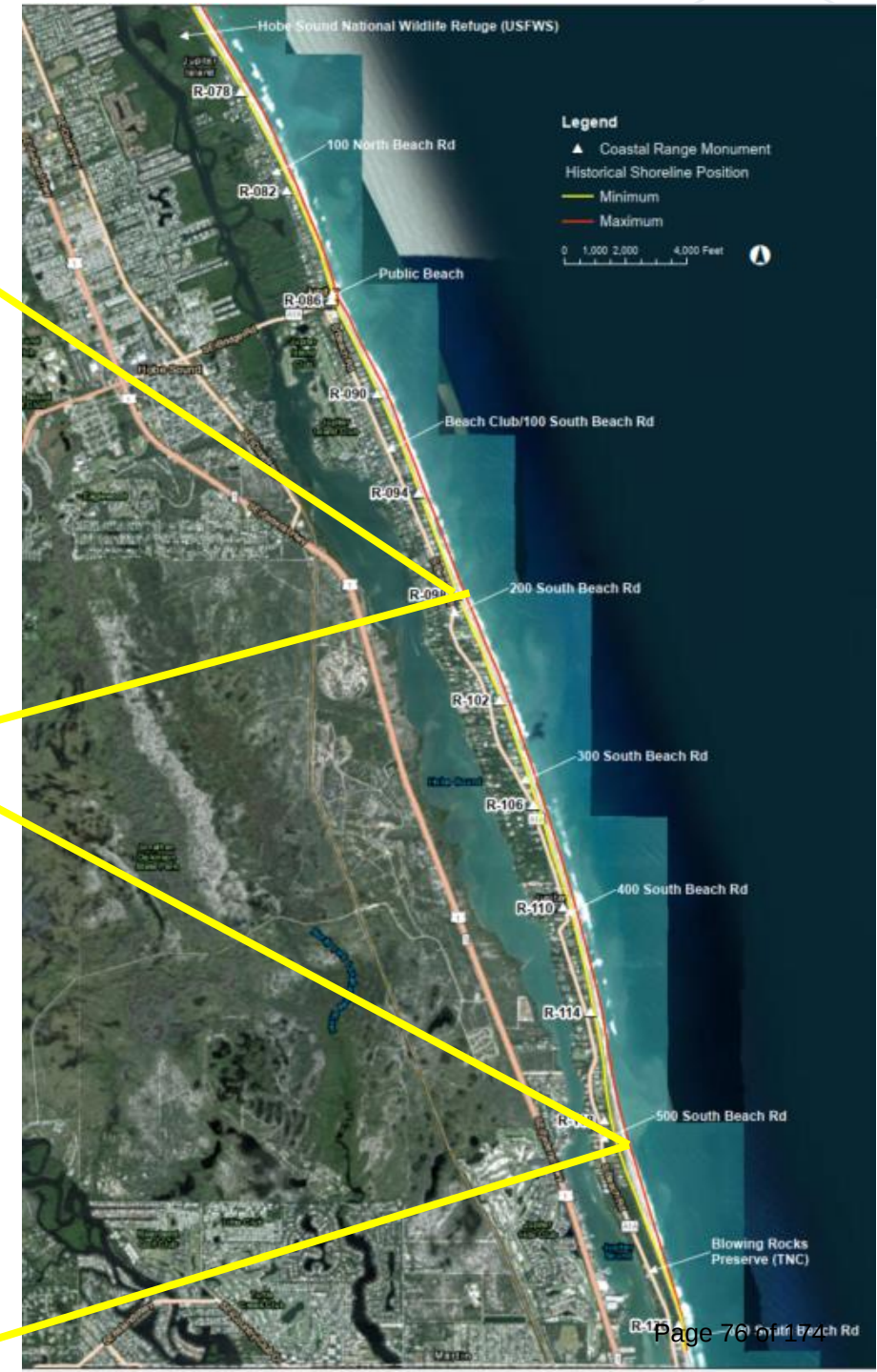
- + Dune Projects in TOJI
- Approximate location of dune restorations vary slightly within 600 block in Town of Jupiter Island
 - Restoration occurring every ~2-3 years

Dune Restoration History		
Year	Approx. Location	Volume (CY)
2012	(R-126 to R-127.4)	8,600
2014	(R-126 to R-127.4)	1,800
2017	(R-126 to R-127.4)	4,800
2020	(R-126 to R-127.4)	6,048
2022	(R-126 to R-127.4)	5,427

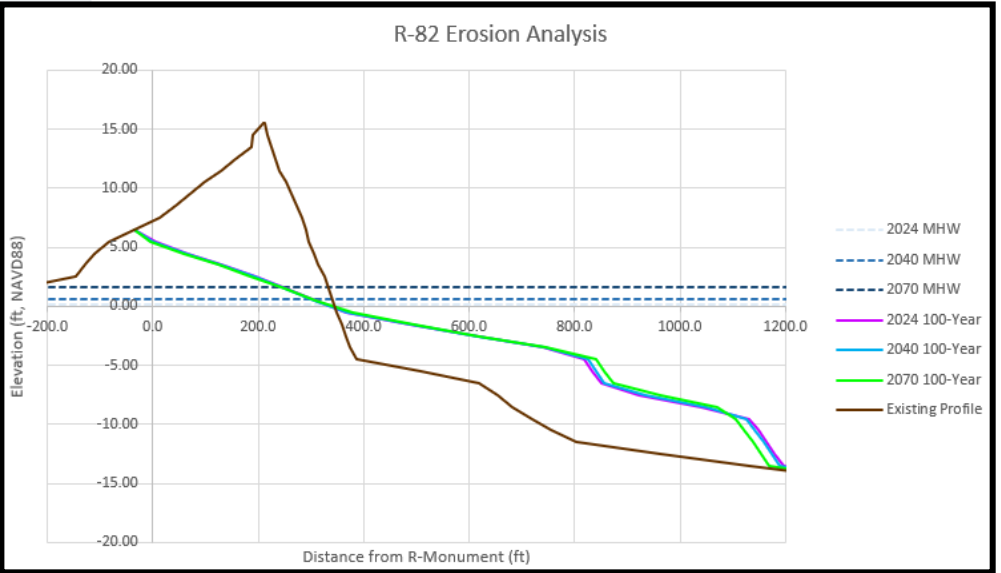
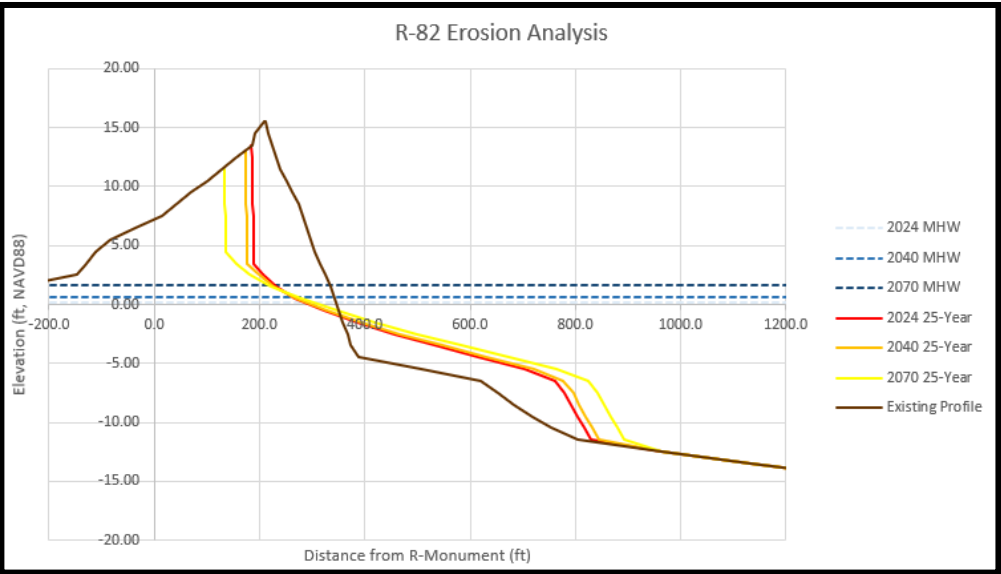


Historic MHW Shoreline Position

Based on FDEP provided data from (1976- 2023)

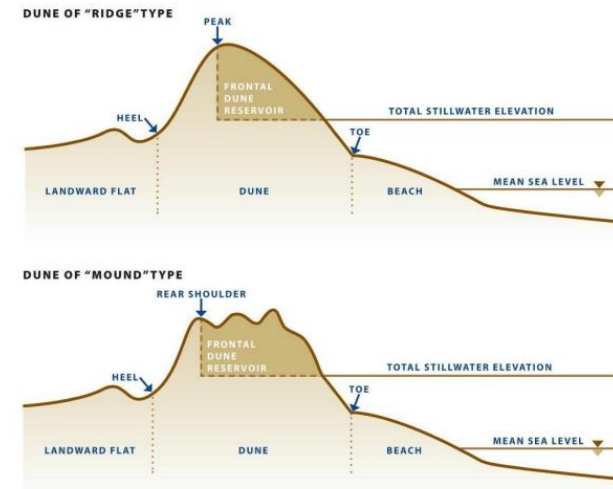


Storm Erosion Model Analysis - Dean Model



Primary Frontal Dune (PFD) Definitions

- **FDEP:** The determination of the extents of the frontal dune is typically determined on a case-by-case basis by FDEP for parcels applying for a CCCL Permit
- **FEMA:** The inland limit of the primary frontal dune occurs at the point where there is a distinct change from a relatively steep slope to a relatively mild slope.
- **Massachusetts:** The inland limit of the PFD occurs at the point where there is a distinct change from a relatively steep to a relatively mild slope
- **North Carolina:** The limit of the landward toe of the dune, occurs at a point where there is a distinct change from a relatively steep slope to a relatively mild slope. PFD represents the landward extension of the VE Zone.
- **Virginia:** landward and lateral limits are marked by a change in grade from ten percent or greater to less than ten percent

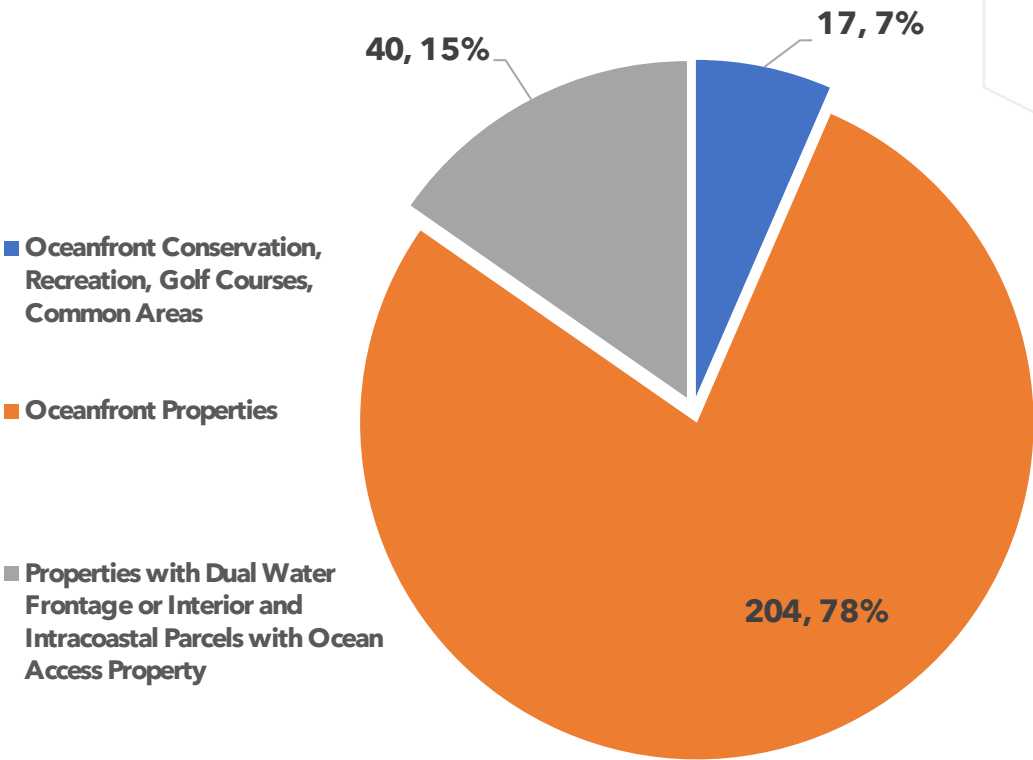


Developed/Undeveloped Parcel Inventory

- TOTAL 261 oceanfront parcels totaling +/-710 acres
- Two-thirds of all oceanfront property is along South Beach Drive; remainder is North Beach Drive, Estrada Road (1), or “unassigned”
- Three main types of oceanfront properties:

Type of Parcel	Sum of AREA ACRES	% of Grand Total	% of Developed / Undeveloped
Developed	562.4	79%	100.0%
Private Developed	561.6	79%	99.9%
Public	0.8	0%	0.1%
Undeveloped	147.5	21%	100.0%
Private Vacant	30.0	4%	20.4%
Public	117.4	17%	79.6%
Grand Total	709.8	100%	

About 30 acres remain of Private Vacant / Undeveloped parcels



Next Steps

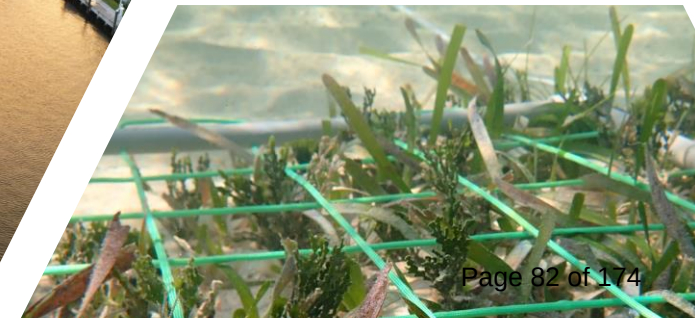
- Task 2 – Data Analysis and Assessment of Setback Criteria
 - Complete the review and analysis of collected data.
 - Conduct engineering models and analysis throughout project area.
 - Continue review and assessment of existing waterfront setback criteria.
 - Task Completion August 2024
- Task 3 - Preliminary Maps & Field Verifications
 - Task Completion October 2024
- Task 4 – Final Mapping and Summary Report
 - Task Completion December 2024

Thank You

Questions

Town of Jupiter Island Comprehensive Vulnerability Assessment Project Update

Wednesday July 17, 2024



Project Timeline

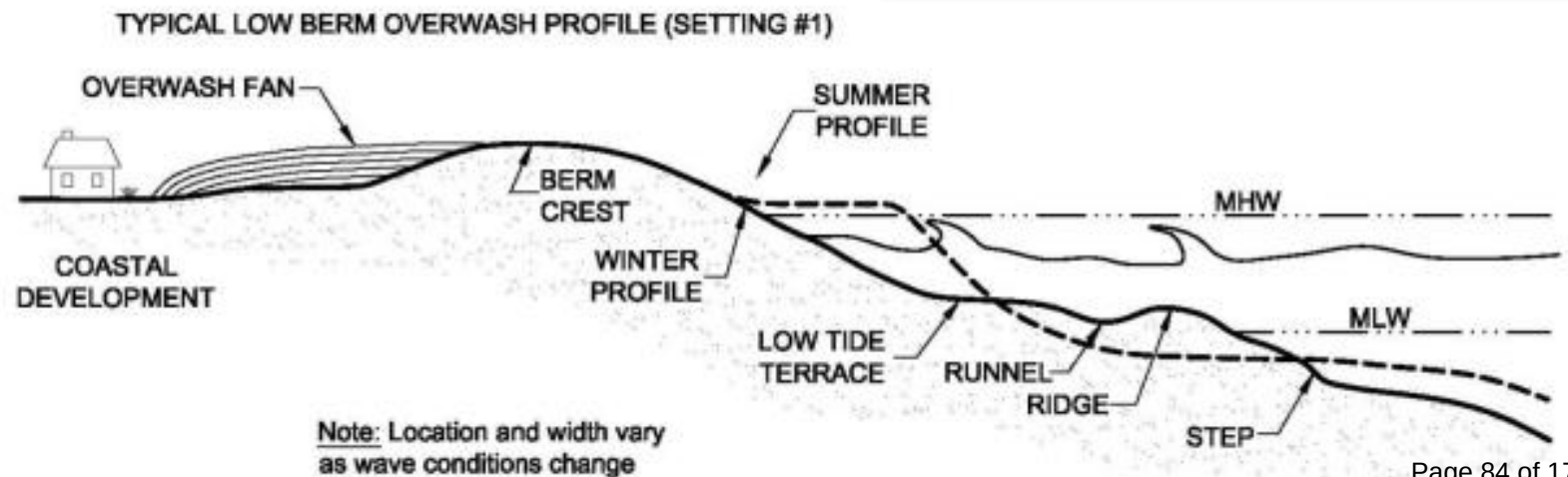
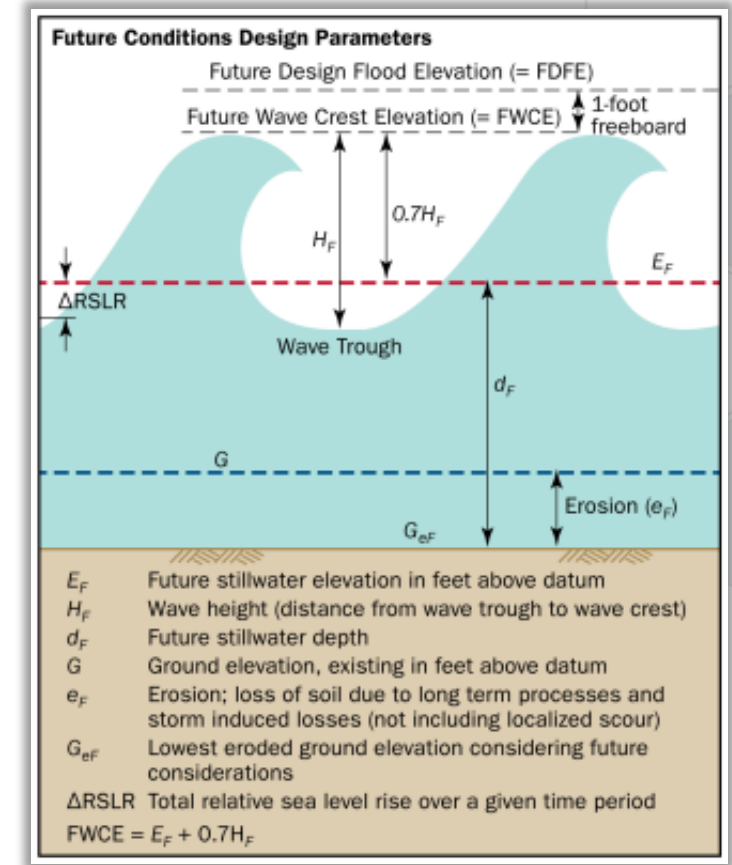
May 2024 Town entered into FDEP Grant Work Plan Agreement No. 24PLN16
For the Town-Wide Comprehensive Vulnerability Assessment

Task No.	Task Description	Timeline																							
		Jun	July	Aug	Sept	Oct	Nov	Dec	Jan-25	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Jan-26	Feb	March		
1	Identify Vulnerability Assessment Data Standards																								
2	Kick off Meeting between Town and C.C.																								
3	Assemble Steering Committee and Conduct Meetings					M #1				M #2															
4	Public Outreach Meeting #1							M #1																	
5	Acquire Background Data																								
6	Exposure Analysis																								
7	Sensitivity Analysis																								
8	Public Outreach Meeting #2																			M #2					
9	Final Vulnerability Assessment Report																								
10	Project Story Map																								
11	Resilient Florida Grant Agreement Administration and Reporting																								

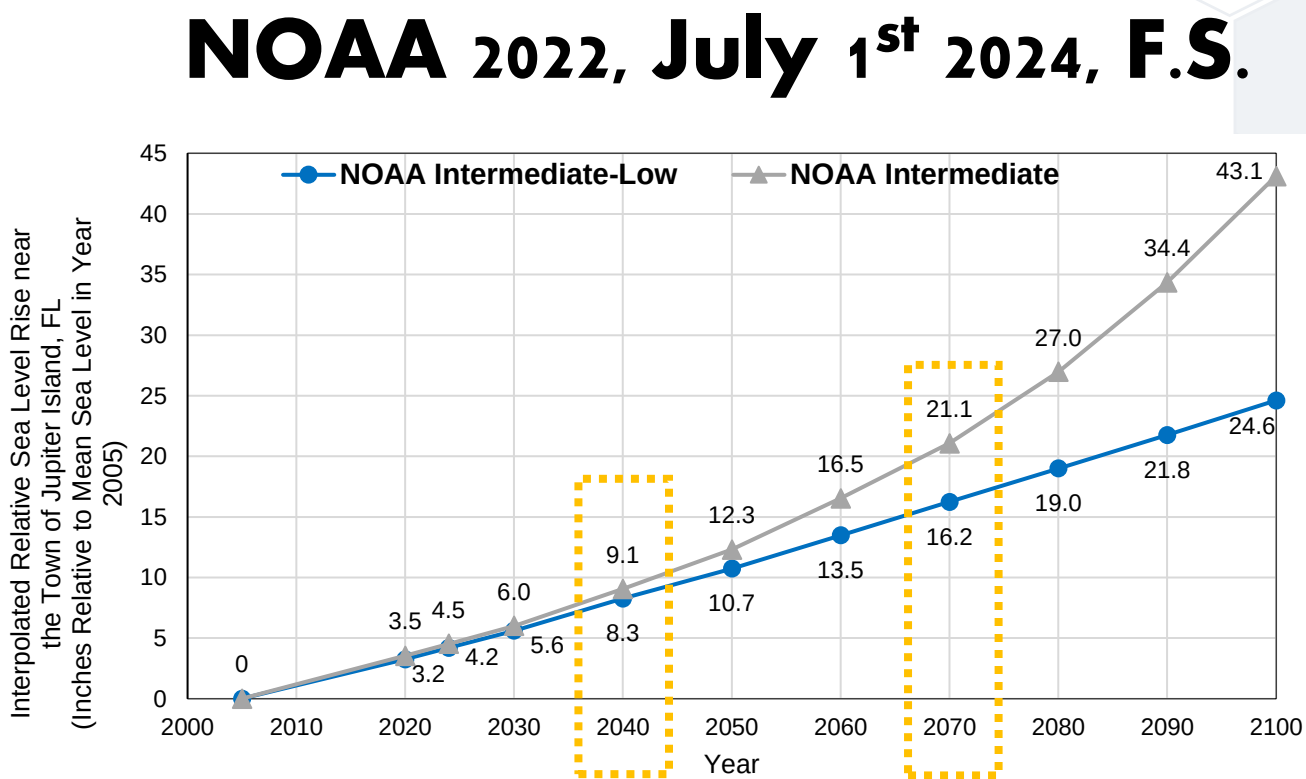
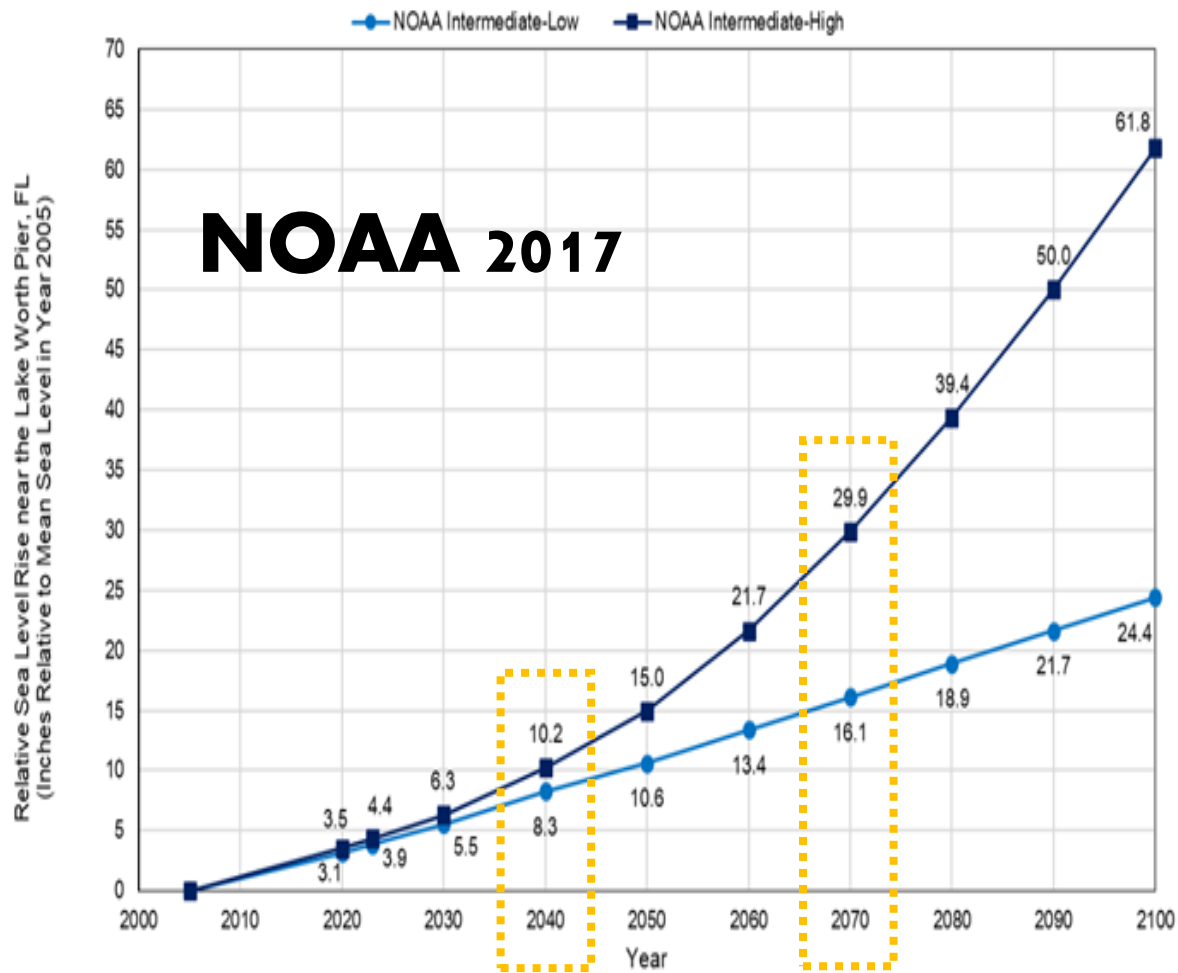
Task 1 - Identify Data Standards

Identify the data standards to include the sea level rise scenarios and planning horizons needed to perform the VA as defined in s. 380.093, F.S.

- Data: scientific and by law (F.S.)
- Data and methods: complex, dynamic, science evolving
- New F.S. data criteria July 1, 2024
- Three main categories of data:
 1. Asset inventory (critical and regionally significant)
 2. Topographical data
 3. Flood scenario-related data
- Data sources: Town data, NOAA, LiDAR, other
- Florida Flood Hub
- DEP GIS Data Standards



Task 1 Data Standards - New SLR Projection Data



Task 1 Deliverable - Submitted July 2024

Tasks 2 - 5

Task 2 – Kick Off Meeting - Meeting Scheduled for August 2024

Meeting between the Town and C.C. to discuss the overall project management plan and initial actions.

Task 3 – Assemble Steering Committee and Conduct Meetings - Ongoing

Steering committee will meet two times during the duration of the VA development. *SUMMARY REPORT(s)*.

- *First meeting October 2024*
- *Second meeting February 2025*

Task 4 – Public Outreach Meeting #1

Public outreach meeting will allow public to provide input during the data collection stages.

First meeting early December 2024. *SUMMARY REPORT*.

Task 5 – Acquire Background Data - Underway

Three main data categories are required for completion of the VA. Critical assets in four asset classes.

Resilient Florida Program GIS Data Standards. Flood scenarios include storm surge data.

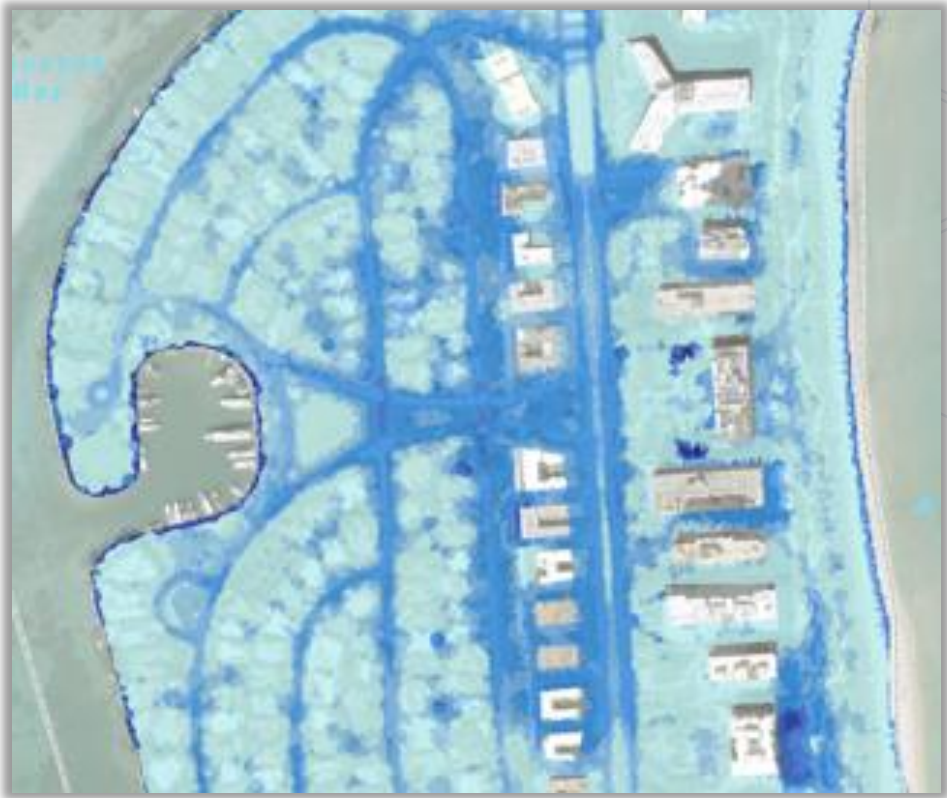
Identify data gaps and rectify any gaps of necessary data. *TECHNICAL AND SUMMARY REPORTS*.

Tasks 6 and 7

Task 6 – Exposure Analysis

Exposure analysis to identify the depth of water caused by each sea level rise, storm surge and/or flood scenario.
DRAFT VA REPORT.

Asset Class	Asset	25- year storm	25- year storm 2070 IH	100-year storm	100- year storm 2040IL	100- year storm 2040IH	100- year storm 2070IL	100- year storm 2040IH	Compound Flooding in 2040
Critical Infrastructure	0001 (Wastewater Pump Station)	N/A	High		Extreme				Low
	0002 (Wastewater Pump Station)	N/A	Medium		High			Extreme	Low
	Stormwater Pump Station	N/A	High		Extreme				Low
Critical Community and Emergency Facilities	Police Station Headquarters	N/A	Medium	Extreme					Low
	Village Hall	N/A	High		Extreme				Low
	Bal Harbour Community Center	N/A	High		Extreme				Low
Transportation & Evacuation Routes	Bal Bay	Low	High	Extreme					Medium
	Harbour Way (north)	Low	High	Extreme					Medium
	Harbour Way (south)	Low	Extreme						Medium
	Byron Ave	N/A	High	Extreme					N/A
Natural, Cultural & Historical Resources	Harbour Way Park	Medium	Extreme						Medium
	Jetty Walk Park	Medium	Extreme						Medium



Task 7 – Sensitivity Analysis

Perform sensitivity analysis to measure the impact of flooding on assets and to apply the data from the exposure analysis to the inventory of critical assets created in Task 5.
UPDATED DRAFT VA REPORT

Tasks 8 - 11

Task 8 – Public Outreach Meeting #2

Allow the public the opportunity to provide community-specific input on the results of the analyses and to review methodologies and assumptions used in the analysis. *SUMMARY REPORT.*

Task 9 – Final Vulnerability Assessment Report

Report with maps and tables. *FINALIZE AND SUBMIT VA REPORT TO FDEP.*

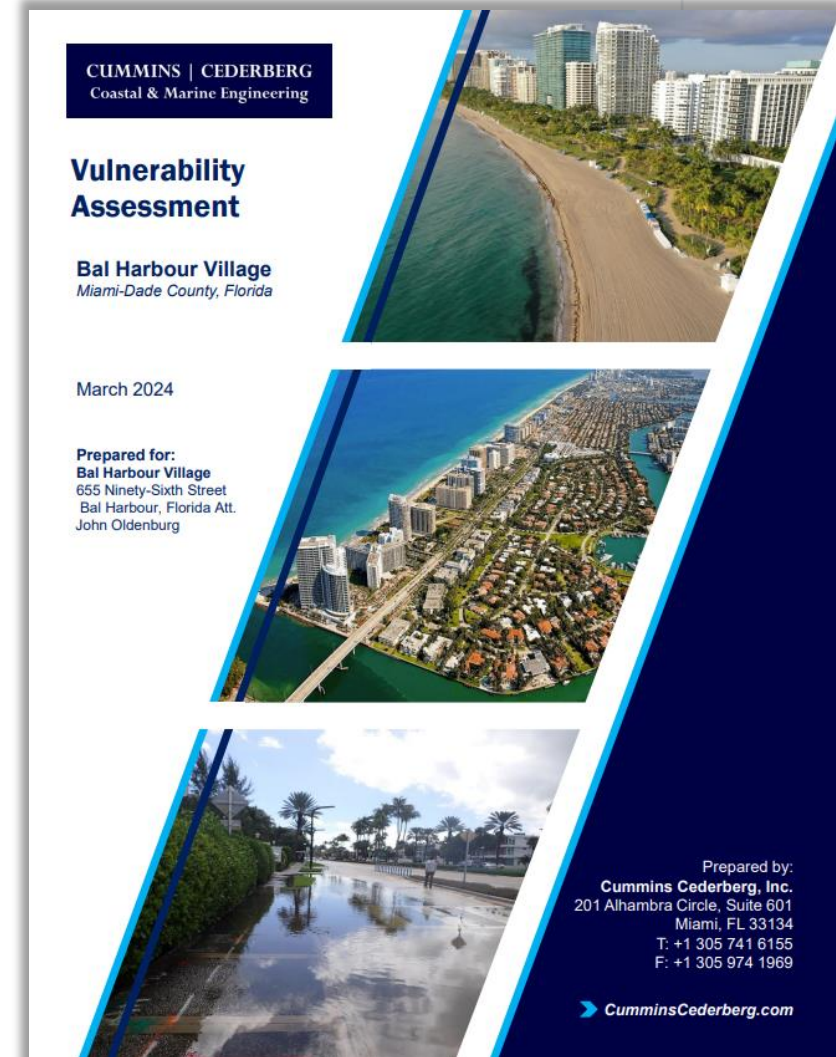
- Tasks 1-9 pursuant to FDEP Grant Agreement No. 24PLN16 -

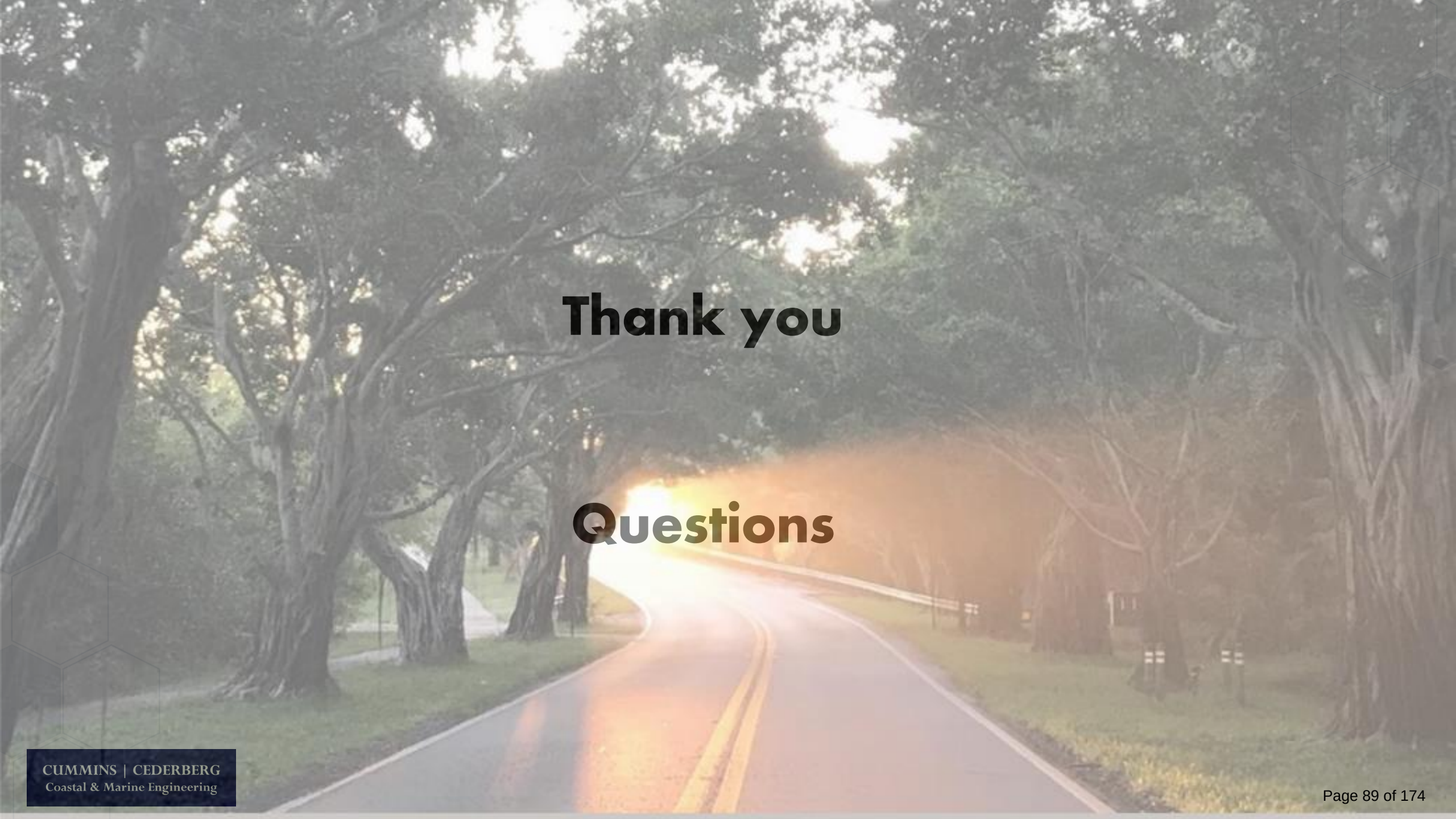
Task 10 – Project Story Map

Web-based GIS Story Map website that can be linked to the Town's website or home page. *GIS STORY MAP WEBSITE.*

Task 11 – Grant and Reporting – Quarterly Report Submitted July 2024

Administrative services for the FDEP grant agreement. *REPORTS AND REIMBURSEMENT REQUESTS.*



A photograph of a paved road winding through a dense forest of large, mature trees. The road curves to the right and leads towards a bright, glowing light source at the horizon, creating a strong lens flare effect. The trees are tall with thick trunks and lush green foliage. The overall atmosphere is serene and hopeful.

Thank you

Questions

TOWN OF JUPITER ISLAND

MEMORANDUM

TO: Mayor & Town Commission

THROUGH: Robert Garlo, Town Manager *RG*

CC: Kimberly Kogos, Town Clerk

FROM: John Duchock, Asst. Town Manager/Beach District Director

RE: Agenda Item 12.: 45-Acre Conservation Land

DATE: 7/1/2024

Background:

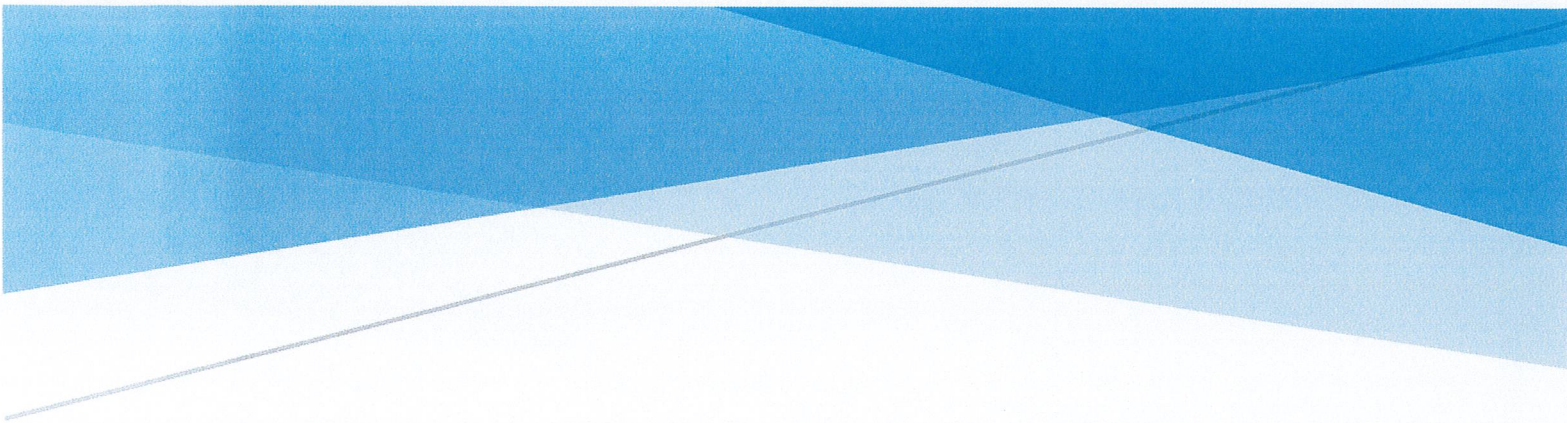
The Town acquired ownership of 45 acres of undeveloped intracoastal property along North Beach Road in late 2002 through a grant with the State (Florida Communities Trust) and with the assistance of resident support. Grant conditions placed on the newly-acquired Town property included the following:

- Manage property for conservation, protection, and enhancement of natural and historical resources as a passive outdoor recreation site.
- Develop and administer a State-approved management plan, including annual reporting on stewardship (land management and education outreach accomplishments).
- Future land use designation as open space, conservation, or outdoor recreation.
- Establish and maintain a nature trail and canoe/kayak launch with educational signage and acknowledgement of public funding source of acquired land.
- Conduct environmental education classes or programs using trained educators or resource professionals.
- Conduct a biological inventory of natural communities.
- Preserve tidal swamp, maritime hammock, and freshwater communities.
- Restore approximately 10 acres of degraded upland communities (through invasive plant removal and replanting efforts).

Other conditions and reversionary clauses exist within the grant agreement which is attached for reference. The Marine Resources Council is a 501(c)(3) entity who has provided management and educational outreach assistance to the Town since the property was acquired. Attached is a copy of the 2022/2023 Annual Report prepared by MRC, summarizing the efforts and accomplishments of 2022-2023.

Recommendation:

No action is requested. This item is for information and discussion purposes only.



Town of Jupiter Island Bonair Beach Greenway Preserve Annual Report

October 1, 2022 – September 30, 2023

PO Number 23-1280

FCT Project Number: 01-081-FF1



Mara Skadden
Marine Resources Council of East Florida, Inc. (MRC)
3275 Dixie Hwy., NE
Palm Bay, FL 3290
mara@mrcirl.org
321.725.7775

Contractor:

Marine Resources Council of East Florida, Inc. (MRC)
3275 Dixie Hwy, NE
Palm Bay, FL 32901

Contract manager:

Mara Skadden
Restoration Coordinator
mara@mrcirl.org
321-725-7775

Overview:

The Marine Resources Council (MRC) and The Town of Jupiter Island (TJI) have been cooperatively managing the Bonair Beach Greenway Preserve (Gomez Tract) in a partnership formalized in February 2002 by Florida Communities Trust project number 01-081-FF1. This project aims to manage the 45.66 acres of mangrove wetland and associated upland community landscape for conservation and recreation. The management plan also emphasizes the property as a vital link in a seven-mile-long barrier island greenway that connects the U.S. Fish and Wildlife Service and the Hobe Sound National Wildlife Refuge. Continued site management supports goals, objectives, and policies in several areas of the Town of Jupiter Island's Comprehensive Plan, including conservation, coastal management, recreation and open space, and land use.

The partnership between TJI and MRC has evolved over the years. MRC and TJI work cooperatively to satisfy the FCT management plan by completing the required educational events, maintaining canoe and hiking access, removing invasive species, and replanting native vegetation. MRC has also negotiated revisions to the FCT management plan for the Town of Jupiter Island. In November 2021, MRC reduced the required educational workshops from 24 to 6 per year. Last fiscal year, the Town of Jupiter Island went through a transition period with a staff change in contract management for this project. MRC did not receive a PO until June 2022 during the peak wet season, making it difficult to complete that year's invasive treatment and trail maintenance tasks. MRC and Town of Jupiter Island staff agreed that these tasks would be added to this year's scope of work for FY22-23. The deliverables that MRC completed for this year are summarized below.

2022-2023 Accomplishments:

- Completed an annual site evaluation with the Town of Jupiter Island to adaptively manage site needs according to the FCT-approved management plan.
- Began developing a map of the proposed trail redesign and long-term invasive removal strategy.
- Completed all six educational outreach events.
- Completed all ten invasive species removal events.
- Replanted native vegetation.

Deliverables Summary:

Table 1. A summary of tasks completed in 2022-2023. Incomplete tasks include strategy mapping, which will be added to the FY23-24 scope of work.

Quarter	Deliverables	Task Total	Completed/Invoiced
QI & QII	FCT Management Plan review and liaison	\$2,450	100%
		\$2,450	
QIII & QIV	Invasive species treatment	\$6,328	100%
	Strategy mapping	\$1,153	50%
	Upland replanting	\$2,643	100%
	Educational outreach	\$2,080	100%
	Site evaluations	\$963	100%
	Final report	\$951	100%
		\$14,118	
Total		\$16,568	\$15,991.50

Quarter I & II (October 2022 – March 2023)

During quarters I and II, the MRC underwent a major staff turnover. MRC's new Restoration Coordinator came on in February of 2023. Quarter I and II work included MRC staff working with FCT to determine which tasks remain to reach a 5-year compliance conversion with FCT. MRC staff attended a workshop in November 2022 on behalf of TJI and this project. Based on conversations and workshops with FCT and MRC, invasive and exotic vegetation removal and management of the wildlife observation areas are still required before the transition can be considered. Additionally, FCT staff must observe the property with MRC and TJI staff before any transition can be considered.

Quarters III, & IV (April 2023 – Sep. 2023)

Invasive Treatment & Strategy Mapping

The MRC Board Chairman traveled to TJI in June to meet the TJI contract manager and visit the conservation site. Ten invasive treatments were completed during this fiscal year following the site evaluation. The removal events were followed by a day of upland plantings of native vegetation, including green buttonwoods, cocoplum, sea grape, wild coffee, Simpson's stopper, Gumbo Limbo trees, and coontie palms. MRC began strategy mapping efforts and has acquired digital elevation data to advise where efforts should be focused. A DRAFT map below depicts the 10.5 upland acres required to be treated with full removal of invasive species according to the FCT management plan. The final map is still in progress and will help guide a long-term removal strategy and transition the project to a five-year reporting period with FCT. A revised map may be necessary after hydrological changes occur due to the planned development and access change to the site.

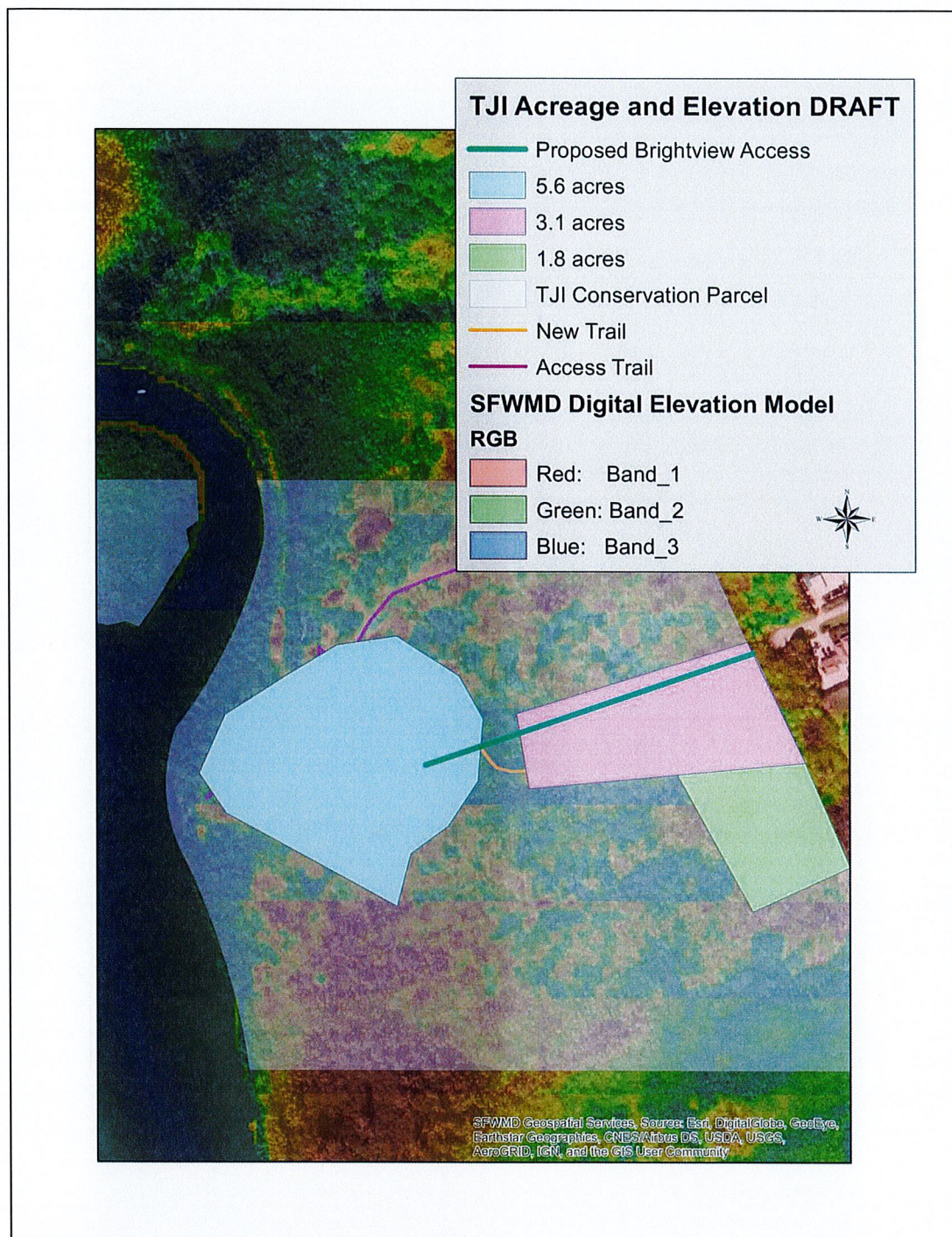


Figure 1. MRC is working on strategy mapping to guide a long-term invasive species removal plan to meet the FCT requirements for the conservation site. SJWMD elevation data was acquired and will be utilized to overlay and show where efforts should be focused on the upland portion of the property. A final version of this map will be delivered in FY23-24 and may need to be reproduced after development and access changes occur at the site.

Trail Redesign & Mapping

Maintenance access to the FCT site will be shifting to a different location. The current access trail will be developed, and the developer will create a new access point via Brightview Avenue. This fiscal year, MRC and TJI have yet to collaborate on trail maintenance outside of discussions to incorporate the new access into a redesigned trail system. The redesigned trail system will focus on only the upland habitat as the FCT management plan requires. The proposed redesigned trail system will be created by MRC staff based on existing conditions and elevation data to ensure that sensitive wetland habitats are not impacted. The continued inclusion of the wetland habitat would require permitting and is optional based on the approved management plan. The proposed redesigned trail system will be included in a delivered site map.

Upland Replanting

One hundred and sixty-three 3-gallon native plants were brought to the property in September 2023. Areas of recent invasive removal were prioritized for native replanting. Plants include 60 green buttonwoods, 15 cocoplums, 30 sea grapes, 20 coontie palms, 15 wild coffee, 3 Gumbo Limbo trees, and 20 Simpson's stoppers. These are drought-tolerant native plants, so survival should be favorable during the dry season.

FCT Management Plan Review

MRC has continually reviewed the management plan to ensure the project goals are met for TJI and FCT. This year, the management plan review has helped develop a long-term strategy that fully removes all invasive vegetation and debris on 10.5 acres of the upland portion of the conservation property. MRC staff has verified that FCT has also recently undergone staff changes with a void in contract management on this project. MRC will continue to check in with FCT staff and work toward reaching a 5-year compliance reporting goal on behalf of TJI.

Educational Outreach

MRC hosted six Town of Jupiter Island-sponsored community engagement mangrove workshop and concrete creations workshop events in FY22-23. Public workshops combined mangrove nursery maintenance and concrete creations, both of which were open to all ages to raise awareness of the Indian River Lagoon. The workshops conducted by MRC staff in 2022-2023 involved 104 volunteers who dedicated 380 hours at the mangrove nursery, where efforts focused on maintaining nursery plants and creating innovative shoreline stabilization products made of sustainable materials. TJI workshops involved 68 volunteers and 206 volunteer hours. Some fun photographs of these important community workshops are included below.

Figure 2. During concrete creation workshops this year, a great group of community members helped MRC staff build 40 oyster volcanoes. Restoration professionals are utilizing oyster volcanoes statewide to test alternative materials that offer a sustainable solution compared to traditional plastic bags.



Figure 3. Students from local high schools at a TJI-sponsored mangrove workshop in our state-licensed mangrove nursery in Sebastian, FL.



Figure 4. MRC staff and volunteers at the native vegetation planting. Over 100 native plants were planted to help aid the recovery of the area after invasive removal.



Figure 5. A great group of community members at Jupiter Island. This group removed 15 large Brazillian Pepper trees.



Figure 6. One hundred sixty-three 3-gallon native plants were planted at the Jupiter Island Greenway Preserve where Brazilian Peppers were removed.



Figure 7. Some of the native vegetation (sea grapes, coontie palms, and green buttonwoods) planted where large Brazilian Peppers were removed.



Exhibit A: TJI Sponsored MRC Workshops FY22-23

January 14, 2023, TJI Sponsored Mangrove Workshop

Volunteer Name	Volunteer Hours	Number of Volunteers	Hours Logged	Email Address
Kaci Beckett	3	1	3	loblollyanimals@gmail.com
Rhonda Mayo	3	1	3	rmayo1@cfl.rr.com
Rob Pixton	3	2	6	pixtonrob@gmail.com
Tammy McKenzie	3	2	6	tam.mckenzie@gmail.com
Deb Rothenberger	3	2	6	d2bvr@aol.com
Margaret Crowder	3	1	3	rabbitrabbitt@icloud.com
Jordan Myers	3	1	3	JordanAMyersDOI@gmail.com
Carrie Meyer	3	1	3	carrie1062@earthlink.net
Leo Skadden	3	1	3	leo.skadden@gmail.com

A total of 12 volunteers and 36 volunteer hours.

February 11, 2023, TJI Sponsored Mangrove Workshop

Volunteer Name	Volunteer Hours	Number of Volunteers	Hours Logged	Email Address
Leo Skadden	3	3	1	3 leo.skadden@gmail.com
Michelle Lee	3	3	1	3 michellebakerlee@gmail.com
Rhonda Mayo	3	3	1	3 rmayo1@cfl.rr.com
Mike Dunn	3	3	1	3 Mcdunn57@hotmail.com
Kristen Campbell	3	3	1	3 casen12@yahoo.com
Casen Campbell	3	3	1	3 casen12@yahoo.com
Jack Gustke	3	3	1	3 j.gustke17@gmail.com
Dalena Dang	3	3	1	3
Donna Lin	3	3	1	3 donnalin2003@gmail.com
Aaron Tipton	3	3	1	3 tiptoneric@gmail.com
Eric Tipton	3	3	1	3 tiptoneric@gmail.com
Mike Fuller	3	3	1	3 fullermhs2002@yahoo.com
Vasiliki Welch	3	3	1	3 peacefulescapes46@gmail.com
Phil Reyes	3	3	1	3 gafferphil007@gmail.com
Lynn Reyes	3	3	1	3 lynnhreyesk37@gmail.com

A total of 15 volunteers and 45 volunteer hours.

April 8, 2023, TJI Sponsored Mangrove Workshop

Volunteer Name	Volunteer Hours	Number of Volunteers	Hours Logged	Email Address
Jordan Myers	3	1	3	JordanAMyersDOI@gmail.com
Nick Tarver	3	2	6	ctarver1212@gmail.com
Murphy Benet	3	2	6	murphybenet@gmail.com
Maria Gutierrez	3	1	3	
Miguel Castro	3	1	3	moucast@gmail.com
Sheilce Mcloud	3	1	3	
Kaci Beckett	3	1	3	loblollyanimals@gmail.com
George Brittinglan	3	2	6	
Mike Dunn	3	1	3	Mcdunn57@hotmail.com
Shanvi Patel	3	2	6	hetalpatel101@yahoo.com
Liam Russel	3	1	3	liam.russel@icloud.com
Shannon O'Boyle	3	1	3	shannoneoboyle@netslope.net
Antonio Perez-Felco	3	1	3	
Nancy Mitts	3	1	3	mittsflorida44@gmail.com
Jaeden Montalbamo	3	2	6	starryday800@hotmail.com

A total of 20 volunteers and 60 volunteer hours.

June 10, 2023, TJI Sponsored Mangrove Workshop

Volunteer Name	Volunteer Hours	Number of Volunteers	Hours Logged	Email Address
Kaci Beckett	4	1	4	loblollyanimals@gmail.com
Robert Young	3	1	3	robertembreeyoung@hotmail.com
Juliana Young	3	1	3	julianajeon09@icloud.com
Michael Dunn	3	1	3	Mcdunn57@hotmail.com
Samantha Miller	3	1	3	samanthaashleymiller@gmail.com
Anita McCalla	3	1	3	anitamccalla10@gmail.com
Amaris McCalla	3	1	3	mccallaamaris@gmail.com

A total of 7 volunteers and 22 volunteer hours.

July 8, 2023, TJI Sponsored Mangrove Workshop

Volunteer Name	Volunteer Hours	Number of Volunteers	Hours Logged	Email Address
Kaci Beckett	3	1	3	loblollyanimals@gmail.com
Tim Glover	3	1	3	tcglover58@hotmail.com
Ashley English	3	1	3	aenglish@mit.edu
Robert Young	3	1	3	robertembreeyoung@hotmail.com
Juliana Young	3	1	3	julianajean09@icloud.com
Mike Fiorini	4	1	4	mbfiorini@gmail.com
Jenna English	3	1	3	

A total of 7 volunteers and 22 volunteer hours.

July 1, 2023, TJI Sponsored Concrete Creations Workshop

Volunteer Name	Volunteer Hours	Number of Volunteers	Hours Logged	Email Address
Blue Comayoch	3	1	3	
Ian Ortiz	3	1	3	
Mike Dunn	3	1	3	Mcdunn57@hotmail.com
Mike Fiorini	3	1	3	mbfiorini@gmail.com
Kaci Beckett	3	1	3	loblollyanimals@gmail.com
Mandy Bailey	3	1	3	
Forest Johnson	3	1	3	

A total of 7 volunteers and 21 volunteer hours.

Exhibit B: Jupiter Island Invasive Removal Events FY 22-23

June 14, 2023, Invasive Removal Event

Name	Hours	Email Address
Jim Moir	3	jim_moir@mrcirl.org
Mara Skadden	3	mara@mrcirl.org

A total of 2 people with 6-man hours.

June 21, 2023, Invasive Removal Event

Name	Hours	Email Address
Jim Moir	3	jim_moir@mrcirl.org
Mara Skadden	3	mara@mrcirl.org
Jessica Cline	3	jess@mrcirl.org

A total of 3 people with 9-man hours.

July 14, 2023 Invasive Removal Event

Name	Hours	Email Address
Jim Moir	5	jim_moir@mrcirl.org
Mara Skadden	5	mara@mrcirl.org
Jessica Cline	5	jess@mrcirl.org
Benjamin Crews	5	bcrews2020@my.fit.edu
Sherry Fowler	5	sbfowler03@gmail.com
Nate Matthews	5	n4t3m1dd@gmail.com
Barbara Brown	5	Bbcastleman1@gmail.com
Dennis Mayo	5	Dmayo51@gmail.com
Rhonda Mayo	5	Rmayo1@gmail.com
Kaci Beckett	5	Loblollyanimals@gmail.com

A total of 10 people with 50-man hours.

August 11, 2023, Invasive Removal Event

Name	Hours	Email Address
Jim Moir	5	jim_moir@mrcirl.org
Mara Skadden	5	mara@mrcirl.org
Benjamin Crews	5	bcrews2020@my.fit.edu
Jessica Cline	5	jessica@mrcirl.org

A total of 4 people and 20-man hours.

August 12, 2023, Invasive Removal Event

Name	Hours	Email Address
Jim Moir	5	jim_moir@mrcirl.org
Mara Skadden	5	mara@mrcirl.org
Benjamin Crews	5	bcrews2020@my.fit.edu
Jessica Cline	5	jessica@mrcirl.org

A total of 4 people and 20-man hours.

August 15, 2023, Invasive Removal Event

Name	Hours	Email Address
Jim Moir	8	jim_moir@mrcirl.org
Mara Skadden	8	mara@mrcirl.org

A total of 2 people with 16-man hours.

August 21, 2023, Invasive Removal Event

Name	Hours	Email Address
Jim Moir	8	jim_moir@mrcirl.org
Mara Skadden	8	mara@mrcirl.org

A total of 2 people with 16-man hours.

August 23, 2023, Invasive Removal Event

Name	Hours	Email Address
Jim Moir	8	jim_moir@mrcirl.org
Mara Skadden	8	mara@mrcirl.org

A total of 2 people with 16-man hours.

August 29, 2023, Invasive Removal Event

Name	Hours	Email Address
Jim Moir	8	jim_moir@mrcirl.org
Mara Skadden	8	mara@mrcirl.org

A total of 2 people with 16-man hours.

August 31, 2023, Invasive Removal Event

Name	Hours	Email Address
Jim Moir	8	jim_moir@mrcirl.org
Mara Skadden	8	mara@mrcirl.org

A total of 2 people with 16-man hours.

Exhibit C: Native Plant Planting Details

September 26, 2023, Native Planting Event

Name	Hours	Email Address
Jim Moir	8	jim_moir@mrcirl.org
Mara Skadden	8	mara@mrcirl.org
Kenneth Parks	8	ken@mrcirl.org

Plant Common Name	Scientific Name	Quantity Planted
Gumbo Limbo	<i>Bursera simaruba</i>	3
Simpson's Stopper	<i>Myrcianthes fragrans</i>	20
Cocoplum	<i>Chrysobalanus icaco</i>	15
Wild Coffee	<i>Psychotria nervosa</i>	15
Coontie Palm	<i>Zamia integrifolia</i>	20
Green Buttonwood	<i>Conocarpus erectus</i>	60
Sea grape	<i>Coccoloba uvifera</i>	30



Florida Communities Trust

DATE: January 7, 2003

TO: Kathy Miklus
Division of State Lands

FROM: Ann Wild *aw*
Florida Communities Trust

RE: FCT Project No.: 01-081-FF1
FCT Recipient: Town of Jupiter Island

Section 14 and 15, Township 39 South, Range 42 East
Martin County

Pursuant to Section 380.510(3)(e), Florida Statutes, enclosed please find a copy of the Grant Award Agreement setting forth the interest of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida.

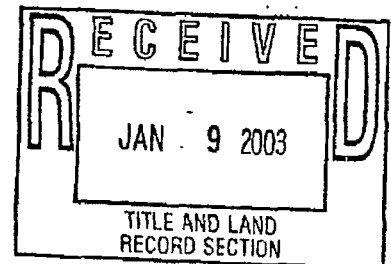
=====

Received by: *Kathy Miklus*
Land and Title Records

Date: *1-9-03*

★ Please return a signed copy of this memo to sender as acknowledgment of receipt.

Attachment



2

This document prepared by:
Ann J. Wild
Florida Communities Trust
Department of Community Affairs
2555 Shumard Oak Blvd.
Tallahassee, FL 32399

INSTR # 1625017
OR BK 01717 PG 0023
RECORDED 12/31/2002 01:19:54 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY L Pinera

FLORIDA COMMUNITIES TRUST
FF1 AWARD #01-081-FF1
FCT Contract# 02-CT-40-01-FF1-J1-01

GRANT AWARD AGREEMENT

THIS AGREEMENT is entered into this 18th day of December, 2002, by and between the FLORIDA COMMUNITIES TRUST ("FCT"), a nonregulatory agency within the State of Florida Department of Community Affairs, and the TOWN OF JUPITER ISLAND, a political subdivision of the State of Florida ("Recipient"), in order to impose terms, conditions, and restrictions on the use of the proceeds of certain bonds, hereinafter described, and the lands acquired with such proceeds and as described in Exhibit "A" attached hereto and made a part hereof ("Project Site"), as shall be necessary to ensure compliance with applicable Florida Law and federal income tax law and to otherwise implement provisions of Chapters 259.105, 259.1051, and 380, Florida Statutes.

WHEREAS, Part III Chapter 380, Florida Statutes, the Florida Communities Trust Act, creates a nonregulatory agency within the Department of Community Affairs, which will assist local governments in bringing into compliance and implementing the conservation, recreation and open space, and coastal elements of their comprehensive plans or in conserving natural resources and resolving land use conflicts by providing financial assistance to local governments and nonprofit environmental organizations to carry out projects and activities authorized by the Florida Communities Trust Act;

WHEREAS, Section 259.105(3)(c), F.S., of the Florida Forever Act provides for the distribution of twenty- two percent (22%) less certain reductions of the net Florida Forever Revenue Bond proceeds to the Department to provide land acquisition grants to local governments and nonprofit environmental organizations through the FCT for acquisition of community-based projects, urban open spaces, natural resource conservation areas, parks, greenways and outdoor recreation areas to implement local comprehensive plans;

WHEREAS, the Bonds were issued as tax-exempt bonds, meaning that the interest on the Bonds is excluded from the gross income of Bondholders for federal income tax purposes;

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WHEREAS, Rule Chapter 9K-7, Florida Administrative Code (F.A.C.), authorizes FCT to impose conditions for funding on those FCT applicants whose projects have been selected for funding in accordance with Rule Chapter 9K-7, F.A.C.;

WHEREAS, the FCT has approved the terms under which the Project Site is acquired and the deed whereby the Recipient acquires title to the Project Site shall contain such covenants and restrictions as are sufficient to ensure that the use of the Project Site at all times complies with Section 375.051, Florida Statutes and Section 9, Article XII of the State Constitution and shall contain clauses providing for the conveyance of title to the Project Site to the Board of Trustees of the Internal Improvement Trust Fund upon the failure of the Recipient to use the Project Site acquired thereby for such purposes; and

WHEREAS, such covenants and restrictions shall be imposed by an agreement which shall describe with particularity the real property which is subject to the agreement and shall be recorded in the county in which the real property is located; and

WHEREAS, the purpose of this Agreement is to set forth the covenants and restrictions that are imposed on the Project Site subsequent to its acquisition using funds from the Florida Forever Trust Fund award.

NOW THEREFORE, in consideration of the mutual covenants and undertakings set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FCT and Recipient do hereby contract and agree as follows:

I. GENERAL CONDITIONS.

1. Upon execution and delivery by the parties hereto, the Recipient shall cause this Agreement to be recorded and filed in the official public records of Martin County, Florida, and in such manner and in such other places as FCT may reasonably request, and shall pay all fees and charges incurred in connection therewith.

2. The Recipient and FCT agree that the State of Florida Department of Environmental Protection will forward this Agreement to Department of Environmental Protection Bond Counsel for review. In the event Bond Counsel opines that an amendment is required to this Agreement so that the tax exempt status of the Florida Forever Bonds is not jeopardized, FCT and Recipient shall amend the Agreement accordingly.

3. This Agreement may be amended at any time. Any amendment must be set forth in a written instrument and agreed to by both the Recipient and FCT.

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4. This Agreement and the covenants and restrictions contained herein shall run with the Property herein described and shall bind, and the benefits shall inure to, respectively, the FCT and the Recipient and their respective successors and assigns.

5. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, with respect to both substantive rights and with respect to procedures and remedies.

6. Any notice required to be given hereunder shall be given by personal delivery, by registered mail or by registered expedited service at the addresses specified below or at such other addresses as may be specified in writing by the parties hereto, and any such notice shall be deemed received on the date of delivery if by personal delivery or expedited delivery service, or upon actual receipt if sent by registered mail.

FCT: Florida Communities Trust
Department of Community Affairs
2555 Shumard Oak Blvd.
Tallahassee, FL 32399-2100
ATTN: Executive Director

Recipient: Town of Jupiter Island
P.O. Box 7
Hobe Sound, FL 33475
ATTN: James Spurgeon, Town Manager

7. If any provision of the Agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

II. PROJECT SITE REQUIREMENTS IMPOSED BY CHAPTER 259, CHAPTER 375, AND CHAPTER 380, PART III, FLORIDA STATUTES.

1. If any essential term or condition of this grant agreement is violated by the Recipient or by some third party with the knowledge of the Recipient and the Recipient does not correct the violation within 30 days of notice of the violation, fee simple title to all interest in the Project Site shall be conveyed to the Board of Trustees of the Internal Improvement Trust Fund. The FCT shall treat such property in accordance with Section 380.508(4)(e), Florida Statutes.

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2. Any transfer of the Project Site shall be subject to the approval of FCT and FCT shall enter into a new agreement with the transferee, containing such covenants, clauses, or other restrictions as are sufficient to protect the interest of the people of Florida.

3. The interest, if any, acquired by the Recipient in the Project Site will not serve as security for any debt of the Recipient unless FCT approves the transaction.

4. If the existence of the Recipient terminates for any reason, title to all interest in real property it has acquired with the FCT award shall be conveyed to the Board of Trustees of the Internal Improvement Trust Fund, unless FCT negotiates an agreement with another local government or nonprofit organization which agrees to accept title to all interest in and to manage the Project Site.

5. In the event that the Project Site is damaged or destroyed or title to the Project Site, or any part thereof, is taken by any governmental body through the exercise or the threat of the exercise of the power of eminent domain, the Recipient shall deposit with the FCT any insurance proceeds or any condemnation award, and shall promptly commence to rebuild, replace, repair or restore the Project Site in such manner as is consistent with the Agreement. The FCT shall make any such insurance proceeds or condemnation award moneys available to provide funds for such restoration work. In the event that the Recipient fails to commence or to complete the rebuilding, repair, replacement or restoration of the Project Site after notice from the FCT, the FCT shall have the right, in addition to any other remedies at law or in equity, to repair, restore, rebuild or replace the Project Site so as to prevent the occurrence of a default hereunder.

Notwithstanding any of the foregoing, FCT will have the right to seek specific performance of any of the covenants and restrictions of this Agreement concerning the construction and operation of the Project Site.

III. PROJECT SITE OBLIGATIONS IMPOSED BY FCT ON THE Recipient.

1. The Project Site shall be managed only for the conservation, protection and enhancement of natural and historical resources and for passive, natural resource-based public outdoor recreation which is compatible with the conservation, protection and enhancement of the Project Site, along with other related uses necessary for the accomplishment of this purpose. The proposed uses for the Project Site are specifically designated in the Project Plan as approved by FCT.

2. The Recipient shall prepare and submit to FCT an annual stewardship report as required by Rule 9K-7.013, F.A.C.

3. The Recipient shall ensure that the future land use designation assigned to the Project Site is for a category dedicated to open space, conservation, or outdoor recreation uses as appropriate. If an amendment to the Recipient's comprehensive plan is required to comply with this paragraph, the amendment shall be proposed at the next comprehensive plan amendment cycle available to the Recipient.

4. Recipient shall ensure, and provide evidence thereof to FCT, that all activities under this Agreement comply with all applicable local, state, regional and federal laws and regulations, including zoning ordinances and the adopted and approved comprehensive plan for the jurisdiction as applicable. Evidence shall be provided to FCT that all required licenses and permits have been obtained prior to the commencement of any construction.

5. The Recipient shall, through its agents and employees, prevent the unauthorized use of the Project Site or any use thereof not in conformity with the FCT approved project plan.

6. FCT staff or its duly authorized representatives shall have the right at any time to inspect the Project Site and the operations of the Recipient at the Project Site.

7. All buildings, structures, improvements, and signs shall require the prior written approval of FCT as to purpose. Further, tree removal, other than non-native species, and/or major land alterations shall require the written approval of FCT. The approvals required from FCT shall not be unreasonably withheld by FCT upon sufficient demonstration that the proposed structures, buildings, improvements, signs, vegetation removal or land alterations will not adversely impact the natural resources of the Project Site. The approval by FCT of the Recipient's management plan addressing the items mentioned herein shall be considered written approval from FCT.

8. If archaeological and historic sites are located on the Project Site, the Recipient shall comply with Chapter 267, Florida Statutes. The collection of artifacts from the Project Site or the disturbance of archaeological and historic sites on the Project Site will be prohibited unless prior written authorization has been obtained from the Department of State, Division of Historical Resources.

9. The Recipient shall ensure that the Project Site is identified as being publicly owned and operated as a passive, natural resource-based public outdoor recreational site in all signs, literature and advertising regarding the Project Site. The Recipient shall erect a sign(s) identifying the Project Site as being open to the public and as having been purchased with funds from FCT and Recipient.

IV. OBLIGATIONS INCURRED BY Recipient AS A RESULT OF BOND PROCEEDS BEING UTILIZED TO PURCHASE THE PROJECT SITE.

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1. If the Project Site is to remain subject, after its acquisition by the State and the Recipient, to any of the below listed activities or interests, the Recipient shall provide at least 60 days written notice of any such activity or interest to FCT prior to the activity taking place, and shall provide to FCT such information with respect thereto as FCT reasonably requests in order to evaluate the legal and tax consequences of such activity or interest:

- a. any lease of any interest in the Project Site to a non-governmental person or organization;
- b. the operation of any concession on the Project Site to a non-governmental person or organization;
- c. any sales contract or option to buy things attached to the Project Site to be severed from the Project Site, with a non-governmental person or organization;
- d. any use of the Project Site by non-governmental persons other than in such person's capacity as a member of the general public;
- e. a management contract of the Project Site with a non-governmental person or organization; and
- f. such other activity or interest as may be specified from time to time in writing by FCT to the Recipient.

2. Recipient agrees and acknowledges that the following transaction, events, and circumstances may not be permitted on the Project Site as they may have negative legal and tax consequences under Florida law and federal income tax law:

- a. a sale of the Project Site or a lease of the Project Site to a non-governmental person or organization;
- b. the operation of a concession on the Project Site by a non-governmental person or organization;
- c. a sale of things attached to the Project Site to be severed from the Project Site to a non-governmental person or organization;
- d. any change in the character or use of the Project Site from that use expected at the date of the issuance of any series of bonds from which the disbursement is to be made;
- e. any use of the Project Site by non-governmental persons other than in such person's capacity as a member of the general public;

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f. a management contract of the Project Site with a non-governmental person or organization; and

g. such other activity or interest as may be specified from time to time in writing by FCT to the Recipient.

DELEGATIONS AND CONTRACTUAL ARRANGEMENTS BETWEEN THE Recipient AND OTHER GOVERNMENTAL BODIES, NOT FOR PROFIT ENTITIES, OR NON GOVERNMENTAL PERSONS FOR USE OR MANAGEMENT OF THE PROJECT SITE WILL IN NO WAY RELIEVE THE Recipient OF THE RESPONSIBILITY TO ENSURE THAT THE CONDITIONS IMPOSED HEREIN ON THE PROJECT SITE AS A RESULT OF UTILIZING BOND PROCEEDS TO ACQUIRE THE PROJECT SITE ARE FULLY COMPLIED WITH BY THE CONTRACTING PARTY.

V. CONDITIONS THAT ARE PARTICULAR TO THE PROJECT SITE AS A RESULT OF THE FCT APPROVED MANAGEMENT PLAN.

1. Two or more resource-based outdoor recreational facilities including a nature trail and marked canoe trail shall be provided. The facilities shall be designed and located with minimal impact to natural resources on the Project Site.

2. A permanent recognition sign shall be maintained in the entrance area of the Project Site. The sign shall acknowledge that the Project Site is open to the public and was purchased with funds from the Florida Communities Trust Program, U.S. Fish and Wildlife Service, and the Town of Jupiter Island.

3. Interpretive signage shall be provided to educate visitors about the natural environment of the Project Site.

4. At least 24 environmental education classes or programs shall be conducted annually at the Project Site by trained educators or resource professionals.

5. A biological inventory of the natural communities found on the Project Site, including the dominant and listed plant and animal species, shall be conducted prior to any site development. The inventory shall be used to ensure the protection of biological resources and be updated periodically.

6. The tidal swamp, maritime hammock, and freshwater wetland communities that occur on the Project Site shall be preserved and appropriately managed to ensure the long-term viability of these communities.

7. The Project Site shall be managed in a manner that protects and enhances habitat for native wildlife species that utilize or could potentially utilize the Project Site. The development of the Management Plan shall be coordinated with the Florida Fish and Wildlife Conservation Commission's Office of Environmental Services to ensure the preservation of native wildlife species and further the purposes of the Strategic Habitat Conservation Area designation. Periodic surveys shall be conducted to ensure that site management is compatible with the listed species using the Project Site.

8. A dirt road which starts on the east side of the property at Gomez Road and runs west south west along the north end of the property for approximately 1200 feet shall be removed.

9. The feasibility of improving the water quality and ecological function of impounded wetlands on the Project Site through improvements in water circulation and tidal replication shall be studied and implemented if feasible. The feasibility study and management of the impoundment shall be coordinated with the Mosquito Control District and U.S. Fish and Wildlife Service.

10. An ongoing water quality and biological monitoring program shall be developed in conjunction with the Department of Environmental Protection and implemented on the Project Site to determine the results of adaptive management strategies used and to document changes in water quality and biological indicators over time.

11. Management of the Project Site shall also be coordinated with the Florida Department of Environmental Protection to assist in the furtherance of the Jensen Beach to Jupiter Inlet Aquatic Preserve.

12. Approximately 10 acres of degraded upland communities shall be restored in terms of biological composition and ecological function.

13. An ongoing monitoring and control program for invasive vegetation including exotic (non-native) and nuisance native plant species shall be implemented at the Project Site. The objective of the control program shall be the elimination of invasive exotic plant species and the maintenance of a diverse association of native vegetation. The Management Plan shall reference the Exotic Pest Plant Council's List of Florida's Most Invasive Species to assist in identifying invasive exotics on the Project Site.

14. Prior to the commencement of any proposed development activities, measures shall be taken to determine the presence of any archaeological sites. All planned activities involving known archaeological sites or potential site areas shall be closely coordinated with the Department of State, Division of Historic Resources in order to prevent the disturbance of significant sites.

GAA\01-081-FF1
11/18/02

15. No motorized boating facilities shall be provided at the Project Site. The Management Plan shall include provisions to protect seagrass, manatees, and wading bird habitat adjacent to the Project Site.

16. The development and management of the Project Site shall be coordinated with the U.S. Fish and Wildlife Service to ensure the Project Site is managed as part of a linked trail system.

17. The development and management of the Project Site shall be coordinated with the agencies managing conservation lands in the Indian River Lagoon Blueway corridor to ensure the Project Site is protected and managed as part of a linked conservation and recreation lands.

18. Proposed site improvements shall be designed and located to minimize or eliminate the long term risk of storm damage or flooding in conjunction with appropriate hazard mitigation agencies or experts.

19. The requirements imposed by other grant program funds that may be sought for activities associated with the Project Site shall not conflict with the terms and conditions of this Agreement.

This Agreement including Exhibit "A" embodies the entire agreement between the parties.

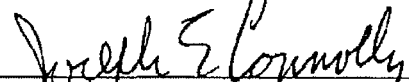
IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement.

Witness:


Print Name: JAMES R. SPURGEON

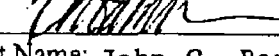

Print Name: Michael C. Coffredo

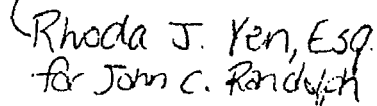
TOWN OF JUPITER ISLAND

By: 
Print Name: Joseph E. Connolly
Title: Mayor

Date: November 27, 2002

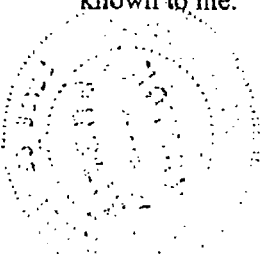
Approved as to Form and Legality:

By: 
Print Name: John C. Randolph
Town Counsel


Rhoda J. Yen, Esq.
for John C. Randolph

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 27th day of November, 2002, by Joseph P. Connolly, as Mayor and who is personally known to me.



Carol Ann Haze
Notary Public
Print Name: CAROL ANN HAZE
Commission No. DD054002
My Commission Expires: October 15, 2005

Witness:

Barak Wajack
Print Name: BARAK WAJACK

Stacie L. Anderson
Print Name: Stacie L. Anderson

FLORIDA COMMUNITIES TRUST

By: Janice Browning
Janice Browning,
Executive Director

Date: 12/18/02

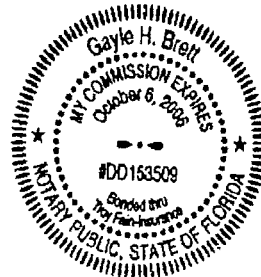
Approved as to Form and Legality:

By: Ann Miller
Print Name: Ann Miller

STATE OF FLORIDA
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 18th day of December, 2002, by JANICE BROWNING, as Executive Director. She is personally known to me.

Gayle H. Brett
Notary Public
Print Name: _____
Commission No. _____
My Commission Expires: _____



GAA\01-081-FF1
11/18/02

EXHIBIT "A"

Lots 55, 56, 57, and 58 GOMEZ GRANT AND JUPITER ISLAND, lying East of the Indian River, according to the plat thereof, as recorded in Plat Book 1, Page 80, Palm Beach (now Martin) County, Florida Public Records, less and except the lands contained in the plats of:

Bon Air Beach, recorded in Plat Book 9, Page 2, Palm Beach (now Martin) County, Florida Public Records;

Bon Air Beach Plat 2, recorded in Plat Book 10, Page 10, Palm Beach (now Martin) County, Florida Public Records;

Amended Plat of Bon Air Beach Plat 2, recorded in Plat Book 10, Page 33, Palm Beach (now Martin) County, Florida Public Records; and

Bon Air Beach Plat 4, recorded in Plat Book 12, Page 4, Palm Beach (now Martin) County, Florida Public Records.

GAA\01-081-FF1
11/18/02



Inst. # 2943699
Bk: 3294 Pg: 560 Pages: 1 of 3
Recorded on: 2/18/2022 2:17 PM Doc: AGR
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: \$27.00

This instrument was prepared by:
Lois E. La Seur, Esquire
Florida Communities Trust
Department of Environmental Protection
3900 Commonwealth Boulevard, MS #115
Tallahassee, Florida 32399

FLORIDA COMMUNITIES TRUST
DEP CONTRACT NUMBER: 03-CT-4A-01-F1-J1-081
FCT PROJECT NUMBER: 01-081-FF1
PROJECT NAME: JUPITER ISLAND GREENWAY PRESERVE

GRANT AWARD AGREEMENT AMENDMENT NO. 1

THIS AMENDMENT No.1 to the Grant Award Agreement ("GAA") recorded in the public records of Martin County, Florida, at book 01717, page 0023, is entered into this eighth day of October, 2021, between the FLORIDA COMMUNITIES TRUST ("FCT"), a non-regulatory agency and instrumentality within the State of Florida, Department of Environmental Protection ("Department"), and TOWN OF JUPITER ISLAND, a Florida local government ("Recipient").

WHEREAS, Recipient submitted and FCT approved, a Management Plan pursuant to Rule 62-818.011(2), Florida Administrative Code ("F.A.C."); and

WHEREAS, FCT approved the Recipient's request to amend number of environmental education classes or programs in the Management Plan; and

WHEREAS, approval of the amended Management Plan necessitates an amendment to the GAA recorded in O.R. Book 01717, Page 0023 of the Official Public Records of Martin County.

NOW THEREFORE, in consideration of the foregoing recitals, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties mutually agree to amend the GAA as follows:

1. Recitals: The Recitals set forth hereinabove are true and correct and are incorporated herein by reference.
2. The GAA is hereby amended as follows:
 - A. Section V.4. of the GAA is amended to reduce the environmental education classes or programs from 24 to 6.

In all other respects, the GAA and all related attachments, shall remain in full force and effect and are hereby reconfirmed by FCT and the Recipient, as of the date of this Amendment.

In the event of a conflict between this Amendment and the GAA, incorporating by

reference any and all previous Amendments (as applicable), this Amendment shall control.

It is understood and agreed by FCT and the Recipient that this Amendment is binding upon FCT and Recipient and their successors and assigns.

This Amendment may be executed in counterparts, each of which is deemed to be an original but all of which taken together shall constitute one and the same amendment.

IN WITNESS WHEREOF, the Parties hereto have duly executed this Amendment.

Witnesses:

[Signature]
Print Name: JILL HART
[Signature]
Print Name: April Scardigno

TOWN OF JUPITER ISLAND
a Florida Local Government

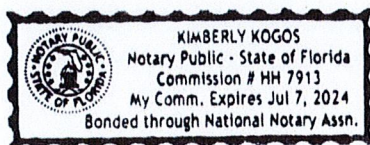
By: [Signature]
Print Name: MICHAEL VENTURA
Title: Town Manager
Date: 2/8/22

Approved as to Form and Legality:

By: [Signature]
Print Name: John C. Randolph

STATE OF FLORIDA
COUNTY OF Martin

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 8th day of February, 2022 by Michael Ventura, personally known to me.
(SEAL)



[Signature]
Signature of Notary Public

Kimberly Kogos
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced: _____

Witnesses:

Kira Carmichael
Print Name: Kira Carmichael

Kathy C. Griffin
Print Name: Kathy C. Griffin

FLORIDA COMMUNITIES TRUST

By: Callie DeHaven
Secretary or Designee
Print Name: Callie DeHaven
Title: Director
Date: 10/8/2021

Approved as to Form and Legality:

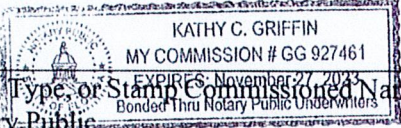
Lois La Seur
By: Lois La Seur
Trust Counsel
Print Name: _____
Digitally signed by Lois La Seur
Date: 2021.09.28
15:32:04 -04'00'

STATE OF FLORIDA
COUNTY OF Leon

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 8th day of October, 2021, by Callie DeHaven.

(SEAL)

Kathy C. Griffin
Signature of Notary Public

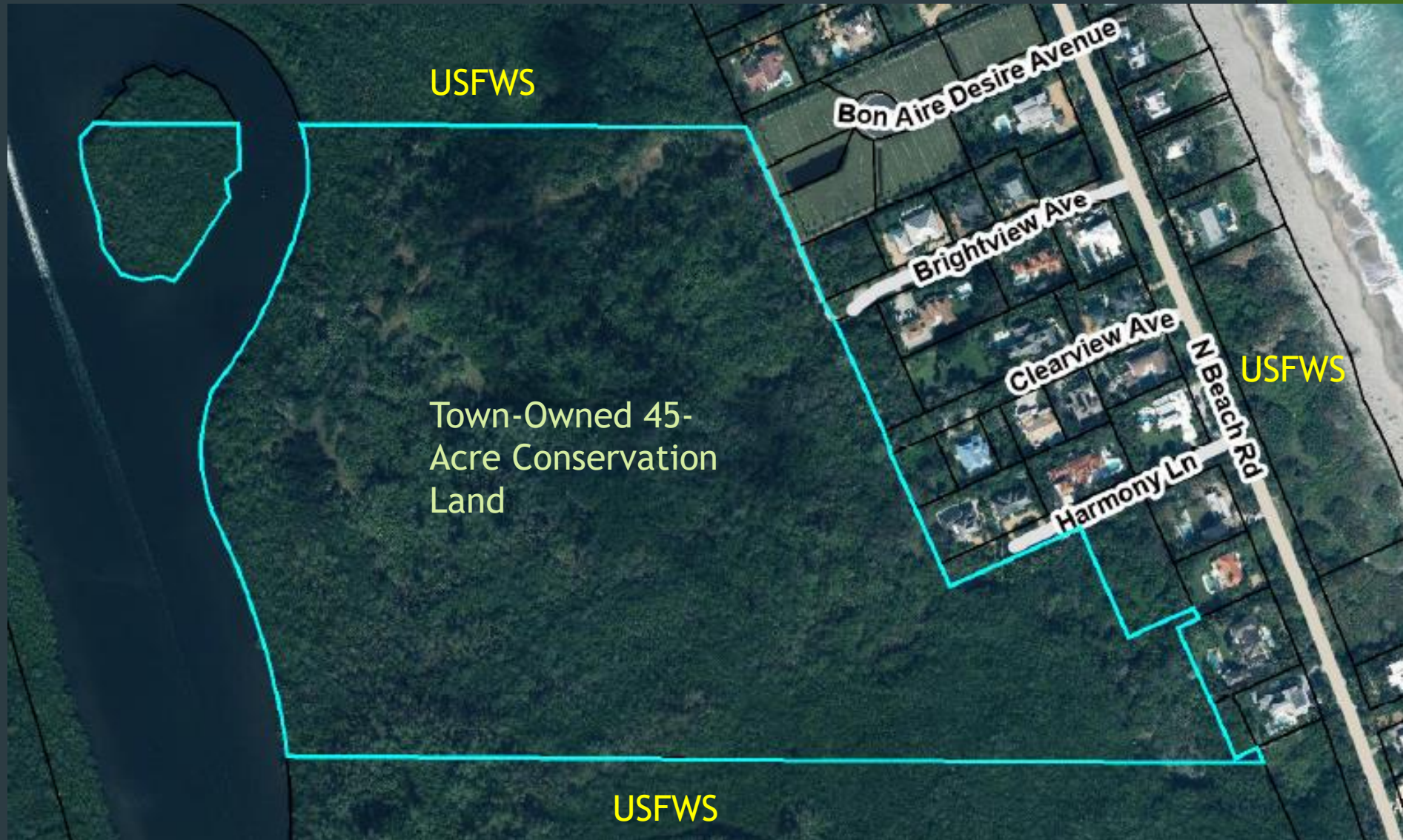

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced: _____

Conservation Property

Bon Air Beach Greenway Preserve
Florida Communities Trust Project (01-081-FF1)

Property Boundary (45.66 ac)



Property Boundary (45.66 ac)



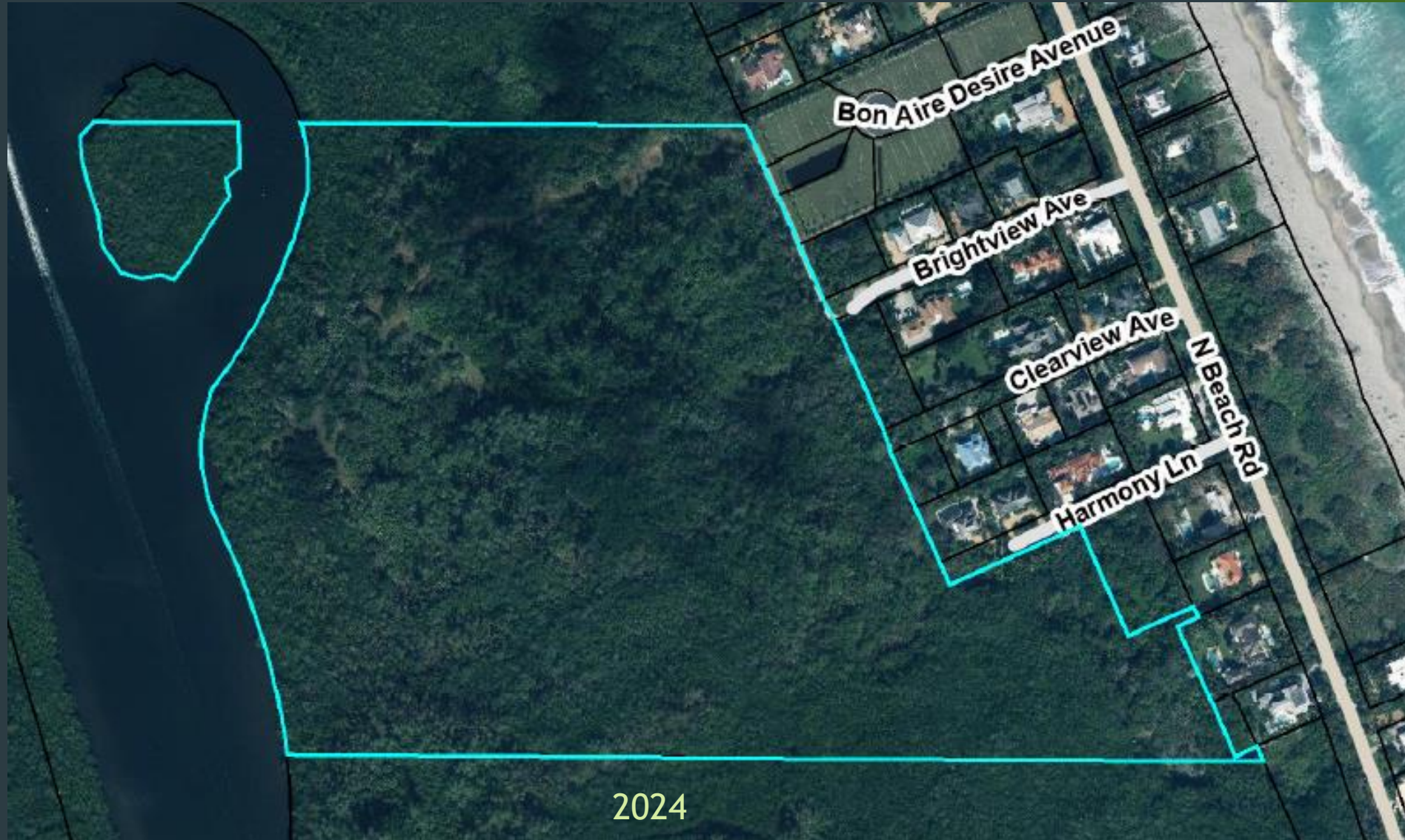
1966

Property Boundary (45.66 ac)



2009

Property Boundary (45.66 ac)

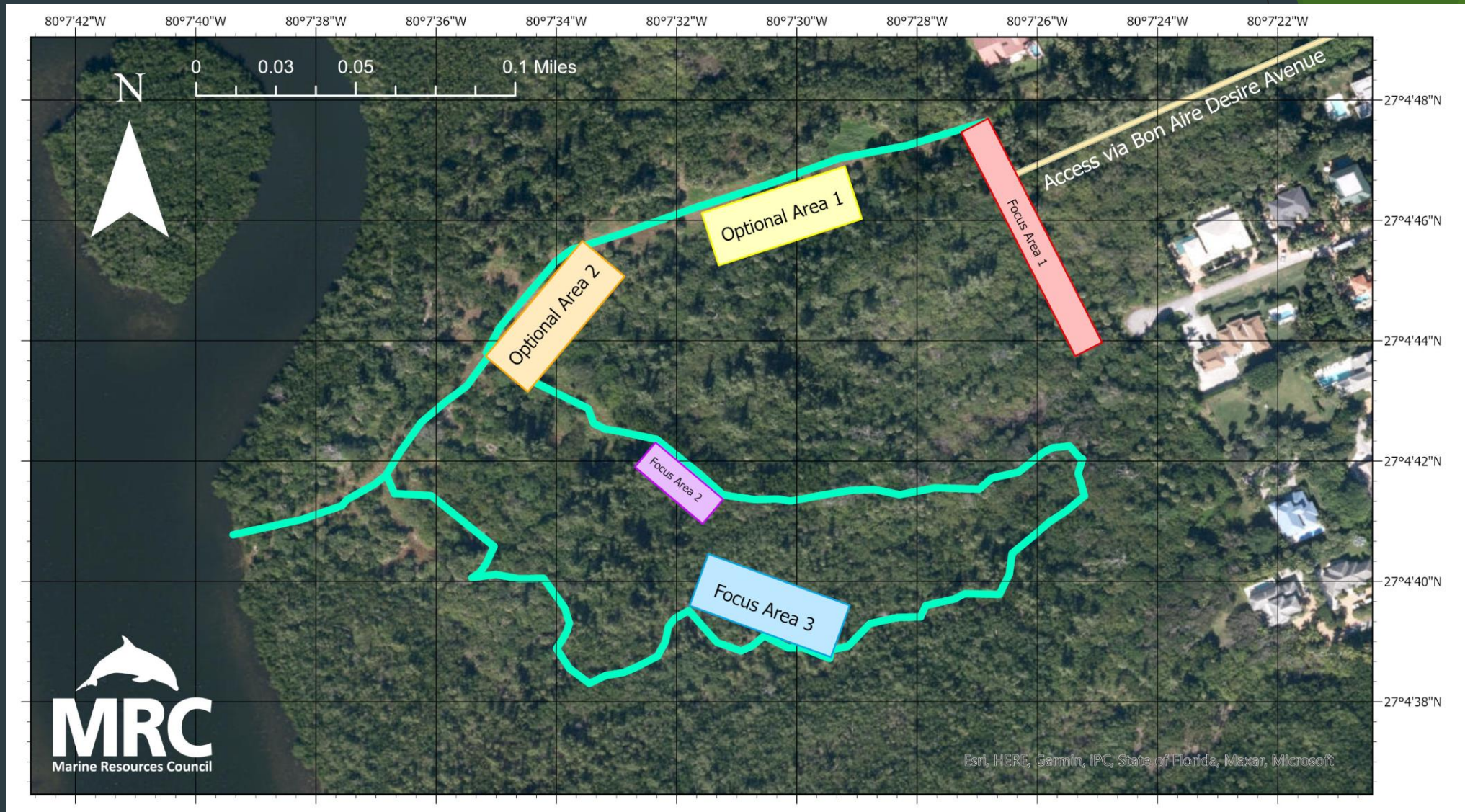


2024

Management Plan

- ▶ Goal of management is to preserve native vegetative communities for conservation and recreation.
- ▶ Passive recreation components include hiking trail, educational signage, and a kayak/canoe launch.
- ▶ Restoration of approximately 10 acres of degraded upland communities.
- ▶ Ongoing monitoring and control program for invasive vegetation.
- ▶ Engagement with Marine Resources Council to guide management approach and conduct onsite maintenance and improvements as well as offsite educational outreach.
- ▶ Town administration of contracts with MRC and additional vendors for invasive plant removal.

Invasive Removal Plan (10 acres +/-)



Goals

- ▶ Achieve 10 acres of restoration by 2025.
- ▶ Gain approval from FCT to shift from annual reporting to reporting on a 5-year interval.
- ▶ Maintain passive recreation components as required.
- ▶ Re-align hiking trail to avoid lower elevations within mangrove wetlands.
- ▶ Continue invasive plant management and develop a phased plan for future restoration areas.
- ▶ Develop a long-range plan for the property in coordination with USFWS proposed management activities on adjacent properties.

Memo To: Town of Jupiter Island Commission

From: Catherine Harding, Building, Planning and Zoning Director

Subject: Establishment of a comprehensive board to hear variances and development approvals.

In reviewing the past six months, the Building, Planning and Zoning Department has received, reviewed and prepared 9 applications for the BOA and 16 applications for the IRC. As a result, we have concluded that a singular board to hear all applications would function best for the Town.

The establishment of one board, a "Planning and Zoning Board", to hear all variances including Alternative Development Standards, and review development applications would replace the Board of Adjustment and the Impact Review Committee. One board would be more efficient and eliminate the need for an applicant who requires both a variance and a development approval to attend two meetings. This would save time and money on the part of the resident, who must pay the fee of an attorney and supporting professionals for each application and save time and cost for the Building Department that must review, advertise, prepare submittals and attend meetings to present these applications. With each application we also require other departments to review for conditions of approval.

The Town of Jupiter Island is a unique town, with a unique "Building Season" that creates a rush to secure approvals and get ready to start work on May 1st. A singular board would promote accuracy on the part of the Building Department in the review of the development applications. At this time, the Building Department must review, advertise and prepare for a meeting for the BOA and one week later must do the same preparations and be ready for an IRC meeting.

The formation of a Planning and Zoning Board would consist of 7 voting members who would meet once a month on a fixed date and time. This change would also help in the summer months where attendance at meetings is a problem. A quorum of 5 members would be required.

The Board would be selected by the Chairwoman of the BOA, selecting 3 members with 1 alternate and the Chairwoman of the IRC selecting 4 members, with 1 alternate, all with a two-year term. The Planning and Zoning Board would select the Chair from its members. Thereafter, the Board would select a chairperson from the members for each new 2-year term. Members of the Planning and Zoning board could serve for 3 consecutive terms.

Based upon the number of current applications to both boards, the total number of applicants would not overwhelm the new Board. Recent text changes to the LDR's will help clarify decisions.

Appeals from a decision of the Planning and Zoning Board would be heard by the Town Commission. The Commission could hear the appeal or send it back to the Planning and Zoning Board for further consideration.

CAH/6-3-24



Memorandum

To: Mayor & Town Commission

From: R. Garlo, Town Manager

Date: June 27, 2024

Re: Local Planning Agency (LPA) Discussion

At our previous Commission meeting, Vice Mayor Field requested that we bring up a discussion of the LPA, specifically their authority; functions; powers and duties.

Ordinance No. 364 was adopted in April 2017 by unanimous vote of the Commission. I've included a copy of that ordinance for your consideration and discussion.

Please note that under Sec. 3.00, paragraphs b and c identify the changes adopted through this ordinance.

This item is for discussion purposes.

ORDINANCE NO. 364

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF JUPITER ISLAND, AS SET FORTH IN ORDINANCE NO. 288, AS AMENDED, BY AMENDING ARTICLE I, GENERAL PROVISIONS, DIVISION III, ESTABLISHMENT, AUTHORITY, COMPOSITION, AND MEETINGS OF DEVELOPMENT REVIEW BOARDS, SECTION 3.00.B.1, TO AMEND THE AUTHORITY AND DUTY OF THE LOCAL PLANNING AGENCY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

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

Section 1. The Land Development Regulations of the Town of Jupiter Island are hereby amended at Article I, General Provisions; Division III, Establishment, Authority, Composition, and Meetings of Development Review Boards, Section 3.00.B.1 to read as follows:

Sec. 3.00 Local Planning Agency

B. Authority; Functions; Powers and Duties in General.

- 1. The Local Planning Agency has the authority and duty, to the extent required by law, to:***
 - a. Propose, or review applications for, amendments to the Comprehensive Plan, including the annual monitoring and evaluation of the plan in accordance with State statute and rule;***
 - b. To consider, upon request of the Town Commission, applications or proposals for ~~propose, or review applications for,~~ district boundary changes (rezoning); and***
 - c. To consider, upon request of the Town Commission, applications or proposals for ~~propose, or review applications for,~~ amendment to these regulations.***

Section 2. Repeal of Ordinances in Conflict.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. Severability.

If any court of competent jurisdiction holds any word, part, section, paragraph or provision hereof to be unlawful or unconstitutional, such ruling or finding shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect.

Section 4. Codification.

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

Section 5. Effective Date.

This Ordinance shall become effective immediately upon passage.

PASSED UPON FIRST READING THE 23rd DAY OF MARCH, 2017.

**PASSED AND ADOPTED UPON SECOND READING THE FOLLOWING
PUBLIC HEARING THE 19th DAY OF APRIL, 2017.**

(SEAL)

TOWN OF JUPITER ISLAND, FLORIDA

Wm. F. Allen
Mayor

Elizabeth F. Allen
Vice Mayor

Maura M. Callers
Commissioner

Peter H. Conroy
Commissioner

C. B. H. H.
Commissioner

ATTEST:

Gwen Carlisle
Clerk



Ord. No. 364



MEMORANDUM

TO: TOWN OF JUPITER ISLAND, COMMISSION
THRU: ROBERT GARLO, TOWN MANAGER
FROM: MATTHEW PAZANSKI, FINANCE/HR DIRECTOR
DATE: JULY 5, 2024
SUBJECT: FY 2024-2025 BUDGET UPDATE

Background

At the June 12, 2024, Town Commission meeting, the Commission approved setting the proposed (maximum) ad valorem millage tax rates for FY 2024-2025 at; 2.8086 mills for the General Fund, .9593 mills for the Beach Protection District, and .2273 mills for the Electric Underground Debt Service.

The Commission also set the date for the first budget public hearing for Monday, September 9, 2024, at 5:01pm. The proposed millage rates and public hearing date will be advertised on the Preliminary Tax Notice that is mailed to all Jupiter Island property owners in late August.

Discussion

The Town received the Preliminary Taxable Values from the property appraiser on June 21, the value changes from the estimates presented at the June 12 meeting were 0.1% for the General Fund and Electric Debt and 0.11% for the Beach Protection District. Since these changes were immaterial as expected, staff continues to recommend setting the proposed (maximum) ad valorem millage tax rates as follows:

- 2.8086 mills for the General Fund, this millage rate represents a 9.31% increase over the rolled back rate of 2.5693.
- .9593 mills for the Beach Protection District, this millage rate represents a 8.57% increase over the rolled back rate of .8836 and is the same millage rate as the current year's rate.
- .2273 mills for the Electric Underground Debt Service, this millage rate is 8.05% less than the current year's rate of .2472.
- The aggregate of the millage rates is 3.9952, which is the same as last year's.

In addition, the State of Florida has not released revenue estimates for the coming year on the following shared revenues; Local Option Gas Tax, Communication Services Tax, State Revenue Sharing, and ½ Cent Sales Tax, these revenue estimates are expected in late July or August.

Staff continues to work on expenditure projections and estimates and is working with consultants and vendors on various contracts and projects and will provide updates and obtain approvals as required to secure these services for the coming year.

Some of the outstanding or pending items are as follows:

- Employee Health and Wellness Insurance Renewals
- Property, Liability, Automobile, Work Comp Insurance Renewals
- Professional Services Contracts (mainly encumbrances at year end.)
- Capital Equipment and Projects

Remaining Budget Meeting Schedule

1. Staff will continue to work through outstanding revenue and expenditure items and provide updates to the Commission at the Monday, September 9, 2024, Town Commission meeting. Staff will anticipate obtaining consensus or approval from the Town Commission concerning outstanding items.
2. The first public hearing is scheduled for Monday, September 9, 2024, at 5:01pm. At this meeting staff will present the FY 2024-2025 Tentative Ad Valorem Millage Tax Rates and Annual Budgets and incorporate the Town Commission recommendations from the previous meetings as well as any additional outstanding revenue and expenditure items.
3. The final public hearing meeting is scheduled for Thursday, September 12, 2024, at 5:01pm. Staff will be prepared to review and discuss the Final Millage Rates and Annual Budgets at that meeting.

Recommendation

Review the FY 2024-2025 proposed budget updates.

No further action is required if the millage rates and date of the first public hearing approved by the Town Commission on June 12, 2024 remain the same.



RON DESANTIS
GOVERNOR

FILED

2024 JUN 27 PM 6:30

DEPARTMENT OF STATE
TALLAHASSEE, FL

June 27, 2024

Secretary Cord Byrd
Secretary of State
R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399

Dear Secretary Byrd:

By the authority vested in me as Governor of the State of Florida, under the provisions of Article III, Section 8 of the Constitution of Florida, I do hereby veto and transmit my objection to Committee Substitute for Senate Bill 280 (CS/SB 280), enacted during the 126th Session of the Legislature of Florida during the Regular Session 2024 and entitled:

An act relating to Vacation Rentals

Beyond creating new bureaucratic red tape that locals must comply with, CS/SB 280 prevents local governments from enforcing existing ordinances or passing any new local measure which would exclusively apply to vacation rentals. Under the bill, any such measure must apply to all residential properties. The effect of this provision will prevent virtually all local regulation of vacation rentals even though the vacation rental markets are far from uniform across the various regions of the state.

Going forward, I encourage the Florida Legislature and all key stakeholders to work together, with the understanding that vacation rentals should not be approached as a one-size-fits-all issue.

For these reasons, I withhold my approval of CS/SB 280 and do hereby veto the same.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ron DeSantis".

Ron DeSantis
Governor

TOWN OF JUPITER ISLAND

2 BRIDGE ROAD
HOBE SOUND, FLORIDA 33455

TELEPHONE
(772) 545-0100

FAX
(772) 545-0188

June 17, 2024

Mr. Drew Bartlett
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406

Dear Mr. Bartlett:

Thank you for your considerable efforts as Executive Director on a host of issues related to our region's water issues and flood protection. Since your Florida Senate confirmation in 2020, the forward momentum on a wide range of issues has been remarkable.

This letter addresses the Lake Okeechobee System Operating Manual (LOSOM) now in effect, as well as a request related to the State's water quality monitoring stations in the region.

First and foremost, the Town of Jupiter Island would like to invite you to present a high-level update at our September or October regular Commission meeting, to include: SFWMD's near-term goals; the uniqueness and importance of LOSOM as a new protocol for water discharges east, into the St. Lucie River; progress on Everglades restoration and the new reservoir cells; and, finally, SFWMD strategic goals that impact Martin County. We extend an invitation to your Board Chair, as well, if he would like attend and make remarks.

Meanwhile, the Town is requesting your advocacy and/or assistance to ascertain the possibility of placing a water quality monitoring station further south of the St. Lucie River of stations currently located around Stuart, Martin County. The Town of Jupiter Island and all of the unincorporated area south of Stuart – including but not limited to Manatee Pocket, as well as southern portions of the Indian River Lagoon – are, as you know, uniquely susceptible to any pollution, changes in salinity, and certainly any toxic algae releases from Lake Okeechobee, should tidal influences bring any releases further south that contain cyanobacteria or harmful, toxic algal blooms. We will also make this request to the Florida Dept. of Environmental Protection.

The Town would like to have baseline water quality assessments, however practical. In addition, the Commissioners are concerned about abnormal rainfall and hurricane forecasting this year. As you know better than anyone, this would add to Lake Okeechobee water levels within the dike, and therefore the propensity for the U.S. Army Corps of Engineers to conduct releases and discharges during high summer temperatures. The Town is aware that Cell 1 is open south of Lake Okeechobee, representing an unprecedented start to "sending water south" through Storm Treatment Areas to the Everglades.

Indeed, the Town applauds all of the hard work at multiple levels of government, most notably from Governor Ron DeSantis and your long-tenured SFWMD Board Member Mr. Bergeron, and many others, to achieve these necessary infrastructure projects. As you know, our Town residents – from the late Nathaniel Reed, and Marshall Field V, to many other emerging champions – have a long history of advocating for the best approaches to challenging water policy issues which translate into a net benefit toward conservation. The SFWMD is the lynchpin to any such success across the 16 counties in your purview, from Orlando to the Florida Keys.

On behalf of the Mayor and Town Commissioners, we look forward to discussing opportunities, and ways in which we can support your endeavors, in both Tallahassee and Washington, D.C.

Sincerely,



Robert Garlo
Town Manager

cc: Executive Office of Governor Ron DeSantis
Mr. Ron Bergeron, Sr., Board Chair, SFWMD
Mayor & Commissioners



All photos: Crystal Vanderweit/TCPALM.COM

TREASURE COAST NEWSPAPERS
Stuart News • St. Lucie News • Indian River Press-Journal

Tornado cleanup, efforts to save 'landmark' Ficus trees underway

By Corey Arwood – June 13, 2024

MARTIN COUNTY – Roadway cleanup and efforts to save landmark Ficus trees that line Bridge Road continued Thursday, after an EF1 tornado tore through a 500-yard stretch of south county the previous morning.

With wind speeds of 85-95 mph, the tornado traveled east just under 2 miles beginning west of U.S. 1. In roughly 7 minutes, it passed offshore into the Atlantic Ocean where it fizzled into a waterspout, according to the National Weather Service.

There were no injuries and only minor structure damage to some homes and businesses along with toppled trees, according to a team of meteorologists sent to survey the area from the National Weather Service Forecast Office in Melbourne.

Upwards of 20 trees fell leading to ongoing road closures, as cleanup efforts continued Thursday in areas off U.S. 1, Southeast Bridge Road and Gomez Avenue, according to weather and fire officials.

Cranes were used Thursday in what Martin County Fire Rescue spokesperson Cory Pippin said was a “tricky operation” to lift the trees.

“The plan is to save the trees by essentially putting them back up where they stood,” he said. “All of the trees, the ones that came down are all part of the historic 'tunnel' (of trees).”

The route along Bridge Road in Hobe Sound will take drivers under a “most magical



tunnel of trees,” according to onlyinyourstate.com.

“This truly is a majestic pocket of nature in Hobe Sound, especially when you’re walking the length of it, the wind blowing gently through the thick, twisted branches ... leading straight to the beach at Hobe Sound,” a description of the “tunnel” reads.



The trees are part of what is called a “designated tree canopy protection zone” overseen by the Town of Jupiter Island, said Martha Ann Kneiss, spokesperson for the Martin County Board of County Commissioners.

While the town was working to lift the trees with cranes

Thursday, she said, “We (the county) are cleaning up the debris.”

Altogether, 22 of the trees fell on or alongside Bridge Road, Town Manager Robert Garlo said in emailed statements.



A town commission meeting was underway shortly after 10:30 a.m. Wednesday when the tornado passed and Garlo said it was experienced "in real time." Aside from "a number of uprooted trees," he said the tornado caused no damage

to the town hall facilities. Around four of the trees had been resettled by roughly 11:30 a.m. Thursday.

"One thing we want to stress is that we have more storms moving into the area," Pippin said. "Be safe if traveling in the area. Work is under way to try to get those trees back up."

The tornado also ripped off four crossing arms from the drawbridge on Bridge Road Bridge. The bridge itself was operational, but was being kept closed to pedestrians and vehicles until work was finished on nearby roads which provide access to communities off Southeast Gomez Avenue and Southeast Laurel Lane, Kneiss said.

She said work would likely continue in the area through early next week.

What brought on the tornado?

The same low-pressure system causing the flooding conditions in South Florida churned up the tornado in Martin County, said NWS meteorologist Derrick Weitlich.

The tropical weather system moved from the Caribbean over the peninsula Monday and was forecast to dump several inches of rain throughout the week.

A state of emergency was declared by Gov. Ron DeSantis Wednesday in Broward, Miami-Dade, Collier, Lee, and Sarasota counties because of major flooding that continued Thursday.

“It kind of acted a little more like a tropical system,” said Weitlich. “While this wasn’t a tropical storm or depression ... it was able to help spin up that storm and produce (a) tornado.”

What more is expected on the Treasure Coast?

Due to the weather system’s increasing wind shear and rotation, Weitlich said it was being monitored by the National Hurricane Center.

The weather system led to multiple tornado warnings in the Miami area, however there were no reports of funnel clouds touching land in South Florida.

“Ours actually did touch down,” he said.

On Wednesday some areas in southern St. Lucie and Martin counties received isolated rainfall anywhere from 5 to 7 inches, while other areas got 2 to 5 inches.

Indian River County received 1 to 2 inches of rain in the Vero Beach area and just at a half-inch north of Vero Beach.

“The primary threat from this activity remains the locally heavy rainfall,” Weitlich said, adding the storms could produce gusty winds and frequent lightning strikes.

An anticipated 4 inches of isolated rain and anywhere from 1 to 3 inches from repeated rounds of rain were expected Thursday, he said.

“Rain chances remain high through late week pretty much through the weekend,” said Weitlich.

Most of the heavy precipitation, he said would be restricted to the southern Treasure Coast regions.

TOWN OF JUPITER ISLAND

2 BRIDGE ROAD
HOBE SOUND, FLORIDA 33455

TELEPHONE (772) 545-0100

FAX (772) 325-0531

June 18, 2024

Mr. Don Donaldson
Martin County Administrator
2401 SE Monterey Road
Stuart, FL 34996

Delivered via Email: ddonaldson@martin.fl.us / klevee@martin.fl.us

Dear Don,

As Bridge Road fully re-opens today, I would like to extend sincere appreciation from the Town of Jupiter Island for your team's hard work at Martin County, and for the considerable coordination. In fact, having Bridge Road fully re-open in less than one week's time after a direct EF-1 tornado is extraordinary, considering.

From Martin County's willingness to protect our vendors and contractors by closing western sections briefly, to the mutual coordination last week with our respective emergency declarations, to the county having the bridge infrastructure inspected and restored to functionality so promptly. I realize the county has more work to do with the railroad crossings and other jurisdictional issues, as do we here within Town limits. In the meantime, the Town was pleased to continue its decades-long tradition of caring for and financially maintaining the full length of tree canopy corridor, including the portion west of the bridge that sits in the county.

Thank you again. I look forward to seeing you soon.



Robert Garlo
Town Manager

cc: Jupiter Island Town Commission

Feasibility study for integrating Article X. Alternate Development Standards into Article IV. Supplemental Regulations of the Land Development Regulations

The sections in the LDR's, Article IV, Division 3, 2. Measurements and 3. Development Standards that refer to "The Board of Adjustment may approve", are directly related to the sections in Article X, Alternate Development Standards, which cross reference the sections in Article IV, above.

The standards reflected in Article X, Division 3, Alternate Development Standards can for the most part be incorporated into Article IV of the Land Development Regulations.

Example:

Article IV, Section 3.06, 3. Rear yards of waterfront lots. No wall or fence may be constructed in the required rear yard of a waterfront lot unless it is approved by the Board of Adjustment using Alternative Development Standards.

Article X. Section 3.04. Fences and walls. The Board of Adjustment may approve the use of Alternative Development Standards to article IV, section 3.06, regarding the construction of a fence or wall within a required rear yard of a waterfront lot, if the applicant demonstrates that the wall will be used to enclose a pool, and:

- A. The wall or fence does not exceed four feet in height; and
- B. The wall or fence is designed and constructed in a manner which will be visually compatible with the character of the buildings on the lot where the wall or fence is proposed; and
- C. The wall of fence will not interfere with the visual access to the water from the building envelopes of adjacent parcels of land; and
- D. The wall or fence is constructed to comply with F.S. Ch. 515 or section 424 of the Florida Building Code; and
- E. In the area waterward of the waterfront setback line, the wall or fence does not extend more than ten feet from the edge of the pool which it encloses.

However, the following sections in Article X, Alternate Development Standards should require a variance and be heard by the Board of Adjustment:

3.02 Placement of more than 3 feet of fill.

3.07 Communication Towers/antennas.

3.09 Replacement of non-conforming buildings.

3.10 Conversion of one non-conforming use to another.

3.13 Reverse Osmosis Plants.

Currently, when using the Alternative Development Standards, we are in effect making the applicant's approval conforming to the LDR's. If a variance were to be required, the applicant's application if approved, would create a non-conformity.

When we changed "shall" to "may" for the Board of Adjustment's review of the Alternate Development Standards, we left the decision to the Board of Adjustment to use more creative judgement, but nonetheless, were not creating a nonconformity.

By splitting off true variance requirements from additional stipulations for approval, we are recognizing the need for a variance in the public interest as opposed to more specific control of an application that is of private interest.

Evaluating the Alternate Development Standards should be included in the upcoming Comprehensive Plan review to ensure that all possibilities are considered. This review was made at the request of the Commission for consideration of those possibilities.

Prepared by: Catherine Harding 6-27-24

Building, Planning and Zoning Director

Building Department Activity Report
2024



Monthly Report

Month		Calendar Year Totals	January		February		March		April		May		June		Year to Date	
Category	Item	Jan 2023- Dec 2023	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount
Year	Previous / Current		2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024
Permits & Fees	Building Permits Issued	238	15	13	14	13	12	14	13	22	38	47	26	25	105	112
	Value of Construction	\$83,737,334.31	\$428,775.60	\$989,367.10	\$918,312.10	\$232,182.00	\$2,277,301.07	\$1,146,487.16	\$615,374.75	\$3,666,900.00	\$59,733,747.60	\$51,349,223.46	\$3,943,182.07	\$3,720,585.45	\$67,916,693.20	\$61,104,745.20
	Cost Certification Fees	\$324,306.91	\$41,258.00	\$0.00	\$1,581.72	\$8,598.30	\$29,445.68	\$711.30	\$0.00	\$11,787.10	\$0.00	\$0.00	\$70,865.02	\$0.00	\$143,150.42	\$21,096.70
	Permit Extension Fee (1%)	\$10,742.74	\$0.00	\$0.00	\$750.00	\$0.00	\$9,892.74	\$518.34	\$0.00	\$34,189.69	\$50.00	\$35,050.00	\$50.00	\$0.00	\$10,742.74	\$70,058.03
	Permit Expansion Fees	\$22,407.42	\$247.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$8,254.00	\$0.00	\$1,040.00	\$0.00	\$19,541.50	\$0.00
	Work Without a Permit Fee	\$1,430.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38.00	\$0.00
	Permit Fees (2%)	\$1,678,378.73	\$8,595.52	\$23,068.37	\$18,366.24	\$5,076.33	\$45,546.02	\$22,929.74	\$12,367.50	\$82,649.26	\$1,194,974.95	\$1,075,946.07	\$80,526.38	\$76,286.06	\$1,360,376.61	\$1,285,955.83
	Total Permit Fees	\$2,037,266.56	\$50,101.02	\$23,068.37	\$20,697.96	\$13,674.63	\$84,884.44	\$24,159.38	\$22,405.50	\$128,926.05	\$1,203,278.95	\$1,110,996.07	\$152,481.40	\$76,286.06	\$1,533,849.27	\$1,377,110.56
Applications Received																
	DRC	14		0		1		0		4		0		0	14	5
	IRC	20		3		4		2		1		5		2	20	17
	BOA	7		0		3		1		0		4		0	7	8
Inspections																
	Inspections	1100	79	66	53	78	73	51	40	37	51	163	115	204	411	548
	Final Inspections	321	19	20	13	27	22	19	19	25	20	21	24	11	107	123
	Certificate of Occupancy	4	0	2	0	0	0	3	0	2	0	0	0	2	0	7
	Permits Finaled/Closed	196	17	15	11	16	16	16	12	12	11	13	14	14	81	86
Other																
	Demolition Permits	8	0	0	0	0	0	0	0	0	2	0	0	0	2	0
	Locate Tickets	963	68	50	65	44	71	89	108	86	119	140	98	89	421	498

Building Department Monthly Report

June 2024

The year-to-date value of construction is down from 2023, an estimated seven million dollars. With that, permit fees are down by an estimate of \$156,000. This is not significant as we are seeing no real slowdown in anticipated construction. Year to date we issued 7 Certificates of Occupancy over 0 in 2023 and the number of building inspections has increased from 411 in 2023 to 548 in 2024.

Small permits are being issued with a same day response. The on-line permitting is working, and we have had no problems with it. We are still exploring e-mail public notices.

The Building Code allows Building Departments to close expired permits after 6 years. Code compliance began making site inspections for 68 expired building permits, which need verification for closure and a safety check. We will follow up with closing these permits in our BS&A Building Permit System.

Frank is monitoring construction traffic and in doing so he found an interior demolition without a permit. The contractor was notified, and a stop work order was issued. We charge double the fee for building without a permit. The contractor submitted his building permit application, and the violation was closed.

We processed 8 applications for the Board of Adjustment and 17 for the Impact Review Committee. All applications were approved.

Catherine Harding

Building, Planning and Zoning Director

Enforcement List - Inspection Summary

07/05/24

Agenda Item 16c

Enforcement Number	Address	Filed	Status	Closed
E2024-0073	41 N BEACH RD	06/03/24	CLOSED - COMPL	06/03/24
TRACTOR TRAILER PARK ON THE RIGHT OF WAY				

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	05/31/24	06/03/24	FRANK LOGALBO

Enforcement Number	Address	Filed	Status	Closed
E2024-0074	67 N BEACH RD	06/11/24	CLOSED - COMPL	06/13/24
CONSTRUCTION SIGN ON FENCE				

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Follow-Up	Scheduled	00	06/11/24		FRANK LOGALBO

Enforcement Number	Address	Filed	Status	Closed
E2024-0075	7 SOUTH BEACH RD	06/13/24	CLOSED - COMPL	06/19/24
FENCE SCREENING WAS RIPPED AND THE FENCE BENT BY THE STORM/TORNADO CONSTRUCTION SITE IS A MESS. CHECK SURVEY STAKES ON PROPERTY LINE				

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Follow-Up	Completed	02	06/19/24	06/19/24	FRANK LOGALBO

Enforcement Number	Address	Filed	Status	Closed
E2024-0076	308 S BEACH RD	06/14/24	CLOSED - COMPL	06/19/24
COMCAST PARKED ON SIDEWALK IN FRONT OF 308 AND POSSIBLY DAMAGE THE SIDEWALK				

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Follow-Up	Scheduled	00	07/12/24		FRANK LOGALBO

Enforcement Number	Address	Filed	Status	Closed
E2024-0077	146 S BEACH RD	06/14/24	CLOSED - COMPL	06/14/24

Enforcement List - Inspection Summary

07/05/24

TRUCKS BLOCKING THE RD WITH NO FLAGMEN

AFTER WARNING THEY HAD TWO FLAGMEN
DIRECTING TRAFFIC

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	06/14/24	06/14/24	FRANK LOGALBO

Enforcement Number Address Filed Status Closed

E2024-0078 386 S BEACH RD 06/14/24 CLOSED - IRRELE

ATT WIRE BOX WAS KNOCKED OVER I CALLED ATT REPAIR DEPT

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	05	06/14/24	06/14/24	FRANK LOGALBO

Enforcement Number Address Filed Status Closed

E2024-0079 300 S BEACH RD 06/14/24

ATT WIRE BOX WAS KNOCKED DOWN LYIONG ON THEGROUND

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	05	06/14/24	06/14/24	FRANK LOGALBO

Enforcement Number Address Filed Status Closed

E2024-0080 330 S BEACH RD 06/14/24 CLOSED - IRRELE

ATT BOX WAS KNOCKED OVER

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	05	06/19/24	06/18/24	FRANK LOGALBO

Enforcement Number Address Filed Status Closed

E2024-0081 488 S BEACH RD 06/17/24 CLOSED - NO VIC 06/17/24

SHE CALLED REGARDING THE CONSTRUCTION WORKERS ARE PUMPING WATER INTO THE
INNER COASTAL COMPLAINT CAME FROM NANCY AULT 1 (206)-618-2492

Inspection Type	Status	Result	Scheduled	Completed	Inspector
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Enforcement List - Inspection Summary

07/05/24

Initial	Completed	06	06/17/24	06/18/24	FRANK LOGALBO
Enforcement Number	Address	Filed	Status	Closed	
E2024-0082	142 GOMEZ RD	06/14/24	OPEN - VERBAL \	06/14/24	
SEVERAL TRUCKS BLOCKING THE STREETS PUTTING UNDER GROUND PIPES					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	06/14/24	06/18/24	FRANK LOGALBO
Enforcement Number	Address	Filed	Status	Closed	
E2024-0083	390 S BEACH RD	06/14/24	CLOSED - COMPL	06/14/24	
TRACTOR TRAILER BLOCKING THE ROAD WARNING NO FLAG MEN					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	06/14/24	06/18/24	FRANK LOGALBO
Enforcement Number	Address	Filed	Status	Closed	
E2024-0084	77 LINKS RD	06/18/24	OPEN - VERBAL \	06/17/24	
TRACTOR TRAILER PARKED ON THE STREET					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	06/17/24	06/18/24	FRANK LOGALBO
Enforcement Number	Address	Filed	Status	Closed	
E2024-0085	306 S BEACH RD	06/21/24	CLOSED - COMPL	06/21/24	
CONSTRUCTION TRAILER PARKED IN					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	06/20/24	06/21/24	FRANK LOGALBO
Enforcement Number	Address	Filed	Status	Closed	
E2024-0086	160 N BEACH RD	06/21/24	CLOSED - COMPL	06/21/24	
CONSTRUCTION TRAILER IN THE ROADWAY					
Inspection Type	Status	Result	Scheduled	Completed	Inspector

Enforcement List - Inspection Summary

07/05/24

Initial	Completed	02	06/20/24	06/21/24	FRANK LOGALBO
Enforcement Number	Address	Filed	Status	Closed	
E2024-0087	160 N BEACH RD	06/21/24	OPEN - VERBAL	06/21/24	
NO REMODEL PERMIT					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	06/21/24	06/21/24	FRANK LOGALBO
Enforcement Number	Address	Filed	Status	Closed	
E2024-0088	161 N BEACH RD	06/20/24	CLOSED - IRRELE	06/20/24	
OLD EXPIRED PERMIT					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Scheduled	00	06/20/24		FRANK LOGALBO
Enforcement Number	Address	Filed	Status	Closed	
E2024-0089	300 S BEACH RD	06/20/24	CLOSED - COMPL	06/20/24	
WARNED NO FLAGMEN PARKED ON RIGHT OF WAY					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	06/24/24	06/21/24	FRANK LOGALBO
Enforcement Number	Address	Filed	Status	Closed	
E2024-0090	105 HARBOR WAY	06/20/24			
EXPIRED PERMIT FOR MINI SPLIT A/C					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Enforcement Number	Address	Filed	Status	Closed	
E2024-0091	61 LINKS RD	06/20/24	CLOSED - COMPL	06/20/24	
EXPIRED PERMIT MODIFICATION TO EXISTING ROOF/ REROOF PERMIT P10442 HAS EXPIRED1/19/2021					

Enforcement List - Inspection Summary

07/05/24

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	06/21/24	06/24/24	FRANK LOGALBO
Enforcement Number	Address		Filed	Status	Closed
E2024-0092	141 N BEACH RD		06/20/24		
EXPIRED PERMIT P10991 PUMP OUT & ABANDON SEPTIC TANKS INSULATING NEW SEPTIC TANKS AND DRAINFIELD					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Follow-Up	Scheduled	00	06/25/24		FRANK LOGALBO
Enforcement Number	Address		Filed	Status	Closed
E2024-0093	100 N HARBOR WAY		06/21/24	CLOSED - IRRELE	
EXPIRED PERMIT P10785,P10816 , WORK HAS BEEN DONE					
TALKED TO THE OWNER GUARD RAIL HAS BEEN REMOVED					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Scheduled	00	06/20/24		FRANK LOGALBO
Enforcement Number	Address		Filed	Status	Closed
E2024-0094	392 S BEACH RD		06/20/24	CLOSED - COMPL	06/20/24
DELIVERY TRUCK PARK ON THE RIGHT OF WAY					
THEY MOVED AFTER THE DELIVERY					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	06/20/24	06/21/24	FRANK LOGALBO
Enforcement Number	Address		Filed	Status	Closed
E2024-0095	100 N BEACH RD		06/25/24	CLOSED - IRRELE	06/25/24
EXPIRED PERMIT P 10942LAND CLEARING TEMP POWER POLE					
Inspection Type	Status	Result	Scheduled	Completed	Inspector

Enforcement List - Inspection Summary

07/05/24

Initial	Completed	02	06/20/24	06/25/24	FRANK LOGALBO
Enforcement Number	Address	Filed	Status	Closed	
E2024-0096	140 N BEACH RD	06/25/24			
REPLACE METER CAN COULD NOT CHECK OWNER WAS NOT HOME					
Inspection Type	Status	Result	Scheduled	Completed	Inspector

Enforcement Number	Address	Filed	Status	Closed	
E2024-0097	39 S BEACH RD	06/25/24			
REROOF PERMIT P10704 FLAT ROOF COULD NOT TELL					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	05	06/20/24	06/25/24	FRANK LOGALBO

Enforcement Number	Address	Filed	Status	Closed	
E2024-0098	63 N BEACH RD	06/24/24	OPEN - VERBAL	06/24/24	
TRACTOR TRAILER PARKED ON RIGHT OF WAY					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	06/24/24	06/25/24	FRANK LOGALBO

Enforcement Number	Address	Filed	Status	Closed	
E2024-0099	473 S BEACH RD	06/25/24	CLOSED - ABATE	06/25/24	
EXPIRED PERMIT P10722 REMOVE INVASIVE SPECIES FROM PROPERTY					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Scheduled	00	06/26/24		FRANK LOGALBO

Enforcement Number	Address	Filed	Status	Closed	
E2024-0100	39 N BEACH RD	06/25/24			

Enforcement List - Inspection Summary

07/05/24

IMPACT WINDOWS EXPIRED PERMIT P10381 COULD NOT TELL HURRICANE SHUTTERS ARE COVERING THE WINDOWS

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	05	06/21/24	06/25/24	FRANK LOGALBO

Enforcement Number Address Filed Status Closed

E2024-0101 446 S BEACH RD 06/25/24
EXPIRED PERMIT P10521 REPLACE EXISTING ASPHALT WITH CONCRETE DRIVEWAY

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	05	06/25/24	06/26/24	FRANK LOGALBO

Enforcement Number Address Filed Status Closed

E2024-0102 300 S BEACH RD 06/26/24 OPEN - VERBAL V
SILK FENCE BLOWING IN THE WIND

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Follow-Up	Scheduled	00	06/28/24		FRANK LOGALBO

Enforcement Number Address Filed Status Closed

E2024-0103 215 S BEACH RD 06/26/24
DELIVERY TRUCK IN ROADWAY

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	01	06/25/24	06/26/24	FRANK LOGALBO

Enforcement Number Address Filed Status Closed

E2024-0104 300 S BEACH RD 06/26/24 CLOSED - COMPL
SILT FENCE IS BLOWING IN THE WIND

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	01	06/25/24	06/26/24	FRANK LOGALBO

Enforcement Number Address Filed Status Closed

Enforcement List - Inspection Summary

07/05/24

E2024-0105 2 ISLE RIDGE W RD 06/26/24 CLOSED - COMPL 07/02/24
SILT FENCE IS DOWN

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Follow-Up	Completed	02	07/03/24	07/02/24	FRANK LOGALBO

Enforcement Number Address Filed Status Closed
E2024-0106 126 S BEACH RD 06/26/24 OPEN - VERBAL V 06/26/24
ELITE GAS INSTALLER NEW TANKS AND TRACTOR TRAILER BLOCKING RD NO FLAGMEN

VERBAL WARNING

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	06/25/24	06/26/24	FRANK LOGALBO

Enforcement Number Address Filed Status Closed
E2024-0107 374 S BEACH RD 06/25/24 CLOSED - COMPL 06/28/24
SILT FENCE WAS KNOCKED OVER

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	01	06/25/24	06/28/24	FRANK LOGALBO

Enforcement Number Address Filed Status Closed
E2024-0108 382 S BEACH RD 06/28/24 CLOSED - COMPL 06/27/24
DELIVERY TRUCK BLOKING ROADWAY

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	06/25/24	06/28/24	FRANK LOGALBO

Population: All Records

Enforcement.DateFiled Between 6/1/2024 12:00:00 AM AND 6/30/2024 11:59:59 PM



Jupiter Island Public Safety Department
June 2024
Activity Report

Agenda Item 17a



Monthly Activity

	June 2023	June 2024	YTD - 2023	YTD - 2024
<i>Calls for Service</i>	236	158	1,114	876
<i>Arrests</i>	1	2	2	8

Traffic & Marine Activity

	June 2023	June 2024	YTD - 2023	YTD - 2024
<i>Traffic Stops</i>	54	62	369	411
<i>Vehicle Citations</i>	10	13	54	65
<i>Parking Citations</i>	4	2	43	59
<i>Vehicle Crashes</i>	1	1	8	7
<i>Marine Unit Activity</i>	-	84	-	84

Major Crimes

<i>Crime Type</i>	June 2023	June 2024	YTD - 2023	YTD - 2024
<i>Robbery</i>	0	0	0	1
<i>Burglary</i>	1	0	1	0
<i>Theft</i>	0	0	0	4
<i>Auto Theft</i>	0	0	1	0
<i>Assault</i>	0	0	0	0
Total	1	0	2	5

Other Crimes

<i>Type</i>	June 2023	June 2024	YTD - 2023	YTD - 2024
<i>Fraud</i>	0	0	1	0
<i>Drug Violations</i>	0	1	0	1
<i>Trespassing</i>	0	0	1	0
<i>Vandalism</i>	0	0	0	0
<i>Disorderly Conduct</i>	0	1	0	1
<i>Lewd & Lascivious</i>	1	0	1	0
Total	1	2	3	2



Jupiter Island Public Safety Department
June 2024
Activity Report

Agenda Item 17a



Code Compliance

Violation Type	June 2023	June 2024	YTD - 2023	YTD - 2024
<i>Parking in Right of Way</i>	-	21	-	89
<i>No Flag Persons Present</i>	-	7	-	21
<i>Working Outside Hours</i>	-	0	-	3
<i>Work with No Permit</i>	-	0	-	0
<i>All Other Violations</i>	-	2	-	17
Total Violations	-	30	-	130

ALS Fire Rescue Responses

Medical calls this month	3	Avg. response time	2.0 minutes
Fire calls this month	6	Avg. response time	3.3 minutes

Criminal Activity

Misdemeanor Arrest/ Notice to Appear/ Case #2024-00007218; June 8, 2024, during a lawful traffic stop the passenger of the vehicle was found to be in possession of medical marijuana without the proper documentation or labeling. The subject was issued a Notice to Appear in court for the violation.

Traffic Arrest DUI/ Case # 2024-00007584; June 16, 2024, while responding to a citizen complaint of an intoxicated person at the Hobe Sound public beach officers encountered an intoxicated female matching the description given, creating a disturbance. While questioning the intoxicated female she entered her vehicle and attempted to drive from the area. The subject was removed from the vehicle and while attempting to place her under arrest for DUI she resisted officers by trying to pull away. While in custody and enroute to the county jail the subject made numerous threats to have the officer killed and kill his family. She also made threats to place a device in the police station to firebomb the station. The female subject was subsequently arrested and charged with the following additional charges; Threat with Death, Serious Bodily Harm of a LEO/ Threaten to Discharge an Explosive Device/ Resisting Arrest Without Violence. She was subsequently turned over to the MC Jail. She was later issued a No Trespass Warning for the Public Beach by MCSO.

FWC Violation/ Undersized Fish/ Case #2024-00007567; June 16, 2024, while conducting marine patrols of the intra-coastal waterway, Marine Officer White observed subjects fishing from a boat in the area of the JI Club Marina. During a resource inspection of the vessel Officer White



***Jupiter Island Public Safety Department
June 2024
Activity Report***

Agenda Item 17a



observed several undersized fish in the subject's cooler. The operator of the vessel was issued a criminal boating citation with a mandatory court date.

Traffic Arrest/ Undocumented Citizen/ June 24, 2024, during a lawful traffic stop the driver was issued a criminal traffic citation with a mandatory court appearance for Driving with No Driver's License/Never Issued. The driver was not a legally documented US citizen and was taken into custody and turned over to Border Patrol Agents for further investigation. The vehicle was towed from the scene.

Traffic Arrest/ Undocumented Citizen/ June 25, 2024, during a lawful traffic stop the driver was issued a criminal traffic citation with a mandatory court appearance for Driving with No Driver's License/Never Issued. The driver and two passengers were not legally documented US citizens and were taken into custody and turned over to Border Patrol Agents for further investigation. The vehicle was towed from the scene.

Hobe Sound Beach Statistics

<i>Calls for Service- Day</i>	6
<i>Calls for Service- Night</i>	3
<i>Patrols</i>	65
<i>Traffic Stops</i>	9

Hobe Sound Beach Activity

DAYTIME 7am-7pm

Vehicle Lock Out/ June 7, 8:10 am, officers responded to the public beach parking lot for keys locked inside of the vehicle. The vehicle was unlocked, and the keys recovered.

Disturbance/ June 7, 2024, at 6:28 pm, officers responded to a report of loud music at the public beach. The subjects were in their vehicles in the parking lot. They were advised to turn the music down and a verbal warning was issued for Town Ord. Violation.

Vehicle Lock Out/ June 8, 9:46 am, officers responded to the public beach parking lot for keys locked inside of the vehicle. The vehicle was unlocked, and the keys recovered.



***Jupiter Island Public Safety Department
June 2024
Activity Report***

Agenda Item 17a



Suspicious Incident/Found Property/ June 14, 2024, at 7:09 am, officers responded to the public beach in reference to a report of a found Kilo of Cocaine washed up on the beach approximately a mile north of the public beach. The narcotics were secured and turned over to MCSO for destruction.

Disturbance/DUI Arrest/ June 16, 2024, at 3:00 pm, officers responded to the public beach in reference to a female causing a disturbance. See Traffic Arrest DUI under Criminal Activity for details.

Police Service Call/ June 29, 2024, 2:18 pm, officer responded to the public beach and met with a subject requesting directions to a better beach.

NIGHTTIME 7pm-7am

Suspicious Incident/ Possible Landing/ June 5, 2024, 12:16 am, officers responded to a report of a possible refugee landing ¼ mile north of the public beach. They discovered a Kayak fisherman that had come ashore. No other activity observed.

Suspicious Incident/ June 8, 2024, 11:07 pm. officers responded to the public beach in response to a report of a boat operating close to the beach with no running lights. The vessel is believed to be a commercial fisherman. The call was turned over to MCSO marine units for further investigation.

Ordinance Violation: Fire/ June 23, 2024, at 9:20 pm, officers responded to a call from FWC reference to a bonfire on the beach in the area of the public beach. Subjects were located on the beach behind 7 S. Beach with a small bonfire. They were advised to extinguish the fire and issued a verbal warning for TOV.



MEMORANDUM

TO: Mayor and Town Commission

FROM: Stuart Trent, Public Services Director

THROUGH: Robert Garlo, Town Manager

DATE: July 17, 2024

SUBJECT: South Beach Road ROW Status 071724

Background:

Width of SB Road Right of Way

South Beach Road aka SR704 is a Martin County owned and maintained roadway lying in an approximate north/south orientation along the Jupiter Island shoreline. The road was last resurfaced in 2022 and adjusted to a uniform width of 20', requiring a maintenance map in the 200 and 300 blocks of South Beach Road to accommodate access and maintenance where the existing road lay outside of the existing right of way.

The attached exhibit is an overview of the right of way (ROW) as it exists today. The roadway is comprised of three sections of uniform characteristics.

North Segment (Bridge Road to 200 Block)

The first, northernmost section from Bridge Road to the fork of Gomez and SB Road (208 SB Road) is a consistent 80 feet in width generally centered upon the centerline of the asphalt. This results in a 30-foot-wide shoulder in which the right of way extends beyond the edge of pavement along north and southbound lanes.

Mid-Island Segment (200-300 Blocks)

The second section which begins at approximately 208 South Beach Road continuing southward to 400 South Beach Road is an inconsistent line with widths ranging between 20 and 31 feet in width, where the roadway is approximately centered in the ROW, but can extend up to 30" outside of the ROW at the northmost extent. This legacy alignment is the alignment of the original roadway that was redrawn along the remaining roadway following hurricane damage many years ago. Due to the jagged nature of the right of way, and to provide future access for paving, a maintenance map was adopted ahead of the 2022 resurfacing project to address the areas outside of the right of way. The map also provides a delineated area over the roadway that is discoverable by surveyors in any future boundary surveys of the property.

South Segment (400-600 Blocks)

The third section south of the 300 block, generally starting at the “S” curve and continuing south to the County Line has a right of way of 100 feet, and the roadway is centered on the right of way, leaving a 40-foot shoulder adjacent to pavement.

Sidewalks

Other contributing features to the character of the roadway are the placement of sidewalks along the 200/300 blocks that are a legacy feature referred to by Jupiter Island residents as “The Ramble” which is maintained by Jupiter Island Public Works and lies outside of the right of way in most locations. This placement is protected by Town Ordinance (attached) in which the Town assumes no liability for its use and advises that users are to do so at their own risk.

Martin County Public Works maintains sidewalk within the right of way and the Town’s Public Works Department routinely reviews its condition and requests maintenance when appropriate.

Vegetation Protection

Residents have landscaped their property in a fashion that extends into the right of way in most locations along SB Road. As such, during the design phase of the latest resurfacing project, the FDOT questioned the presence of exotic, non-native landscaping and planned for its removal. This requirement and interest in protecting the character of Jupiter Island and its roadways led Martin County to assume design control and project delivery from FDOT. Subsequently, the Town elected to extend the protective canopy tree, Ordinance 372 (attached), for Ficus Allee to include South Beach Road. Additionally, the Town and County worked together to adopt an interlocal agreement for a clear zone reduction (attached) and limited the clear zone requirements for the roadway. This reduction in clear zone allowed the vegetation to remain within three feet of the edge of asphalt, which avoided removal of thousands of trees.

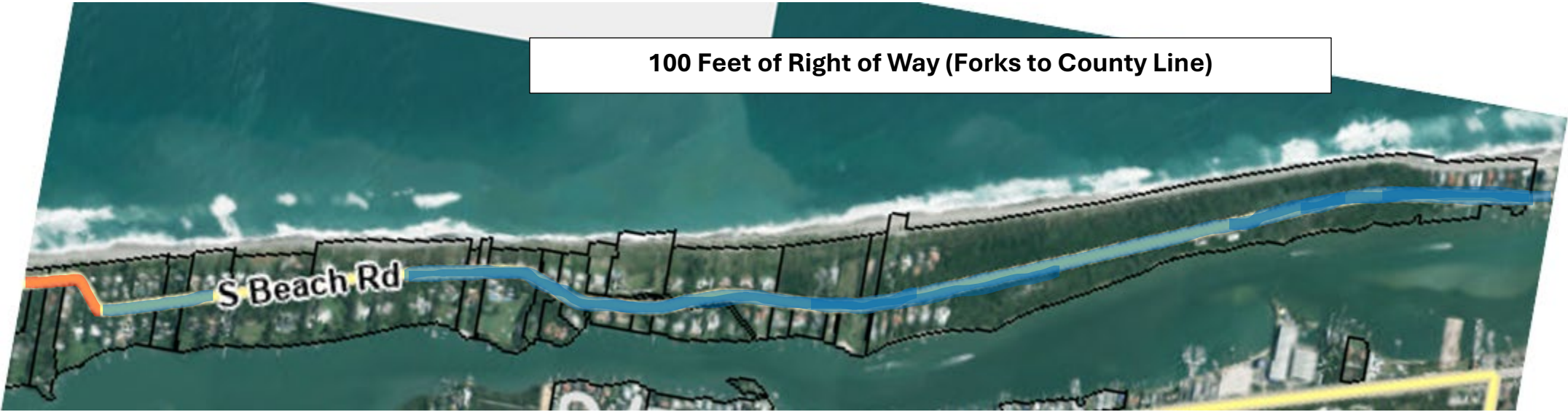
Attachments:

Right of Way Width Map

Town Ordinance

Clear Zone Interlocal

SB Road Canopy Tree Interlocal



Agenda Item 18b

ARTICLE I. - IN GENERAL

Sec. 10-1. - The Ramble—Use restricted.

The path commonly referred to as "the Ramble" may be used by pedestrians only. For the purposes of this section, the word pedestrian shall include any person requiring the use of a wheelchair, baby carriage, or similar apparatus for mobility. Operation of bicycles, tricycles, motorcycles, golf carts, automobiles, minibikes, roller skates, skateboards and similar vehicles, whether or not motorized, on the Ramble are prohibited. The Ramble is bounded on the north by Grenville Road and on the south by the Seven Oaks area.

(Ord. No. 174, § 1, 1-5-87)

Sec. 10-2. - Same—Signs.

The town shall cause appropriate signs to be posted notifying of the limitation on the use to pedestrian traffic on the Ramble.

(Ord. No. 174, § 2, 1-5-87)

Sec. 10-3. - Same—Liability.

In regulating the use of the Ramble, the town disclaims all liability for damage to persons or property occurring on that part of the Ramble located on the county road right-of-way (Beach Road) or private property and in no way assumes any liability for maintenance, patrol, or otherwise, for portions of the Ramble not on town property. All persons using the Ramble shall do so at their own risk.

(Ord. No. 174, § 3, 1-5-87)

ORDINANCE NO. 372

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING ORDINANCE NO. 355, DESIGNATING SOUTH BEACH ROAD/COUNTY ROAD 707 AS A CANOPY TREE ROAD FOR ITS SPECIAL SCENIC AND HISTORIC QUALITIES; FURTHER AMENDING SECTION 1.03 TO INCLUDE AN AMENDMENT TO SUBSECTION A., TO INCLUDE SOUTH BEACH ROAD/COUNTY ROAD 707 AS A DESIGNATED CANOPY TREE ROAD; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Ordinance No. 355 was adopted by the Town for the purposes of creating and designating canopy tree roads within the Town of Jupiter Island; and

WHEREAS, pursuant to Section 1.03, Ficus Allée was designated as a canopy tree road; and

WHEREAS, under Section 1.03 (B.), it is provided that the Town may consider requests to designate other roadways as canopy tree roads; and

WHEREAS, the Town Commission has met to consider the appropriateness of the designation of South Beach Road/County Road 707 as a canopy tree road based upon the road's historic association with the development of Jupiter Island and the exquisitely manicured landscaping, magnificent trees and canopies lining said road; and

WHEREAS, the purpose of this Ordinance is to add South Beach Road/County Road 707 as a designated canopy tree road.

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

Section 1. Ordinance No. 355 is hereby amended at Section 1.01, Definitions, as follows:

“Section 1.01 – Definitions.

Canopy tree road. A section of roadway where the trees form a continuous canopy over the roadway.

Canopy tree road protection zone. All lands within 100 feet of the centerline of designated roads where trees form a continuous canopy over the roadway are to be treated as canopy tree road protection zones.

Ficus Allée. Ficus Allée, within the Town of Jupiter Island municipal limits, refers to the section of SE Bridge Road from SE Beach Road to the center of the Intracoastal Waterway. Outside the municipal limits, Ficus Allée continues along Bridge Road until it reaches SE Gomez Avenue.

Ficus Allée canopy tree road protection zone. Ficus Allée within the Town of Jupiter Island municipal limits is hereby defined as a canopy tree road protection zone.

Ficus Allée Tree Inventory Map. The official inventory of Ficus Allée trees is maintained by the Town of Jupiter Island Public Works Department. A copy is on file with the Town Clerk.

Ficus nitida. The species of Ficus tree which forms the canopy of trees of Ficus Allée.

Ficus Tree Allée Future Care Plan. A document describing the best management practices in the care of the Ficus nitida trees. The Future Care Plan is maintained by the Town of Jupiter Island Public Works Department. A copy is on file with the Town Clerk.

Town. The Town of Jupiter Island, a Florida municipal corporation.”

Section 2. Section 1.03 – Designation of protected canopy tree roads is hereby amended to read as follows:

“Section 1.03 – Designation of protected canopy tree roads.

- A. Ficus Allée and South Beach Road/County Road 707.
 1. Ficus Allée and South Beach Road/County Road 707 are beautiful and historic reminders of the special quality of life of Jupiter Island and Martin County.
 2. The Ficus Allée and South Beach Road/County Road 707 are important natural landmarks, recognizable to residents and visitors alike.
 3. Ficus Allée and South Beach Road/County Road 707 have important connections to the founders of the Town.
 4. Ficus Allée and South Beach Road/County Road 707 are hereby designated as canopy tree roads.
 5. Best management practices are described in the document titled Ficus Tree Allée and South Beach Road/County Road 707 Future Care Plan, which may be amended from time to time.
 6. The Town shall maintain a nursery of Ficus nitada trees for use when replanting becomes necessary.

7. Each tree is documented on the Ficus Allée – South Beach Road/County Road 707 tree inventory map maintained by the Town Public Works Department.

B. Consideration of additional roadways.

1. The Town may consider requests to designate other roadways as canopy tree roads. The request may be initiated by either the Town or by an abutting property owner. The request should be in writing and should include:
 - a. a description of the proposed section of roadway; and
 - b. a description of the cultural, historic or environmental significance of the section of roadway.
2. The Town Commission shall hold an initial discussion at a regular meeting of the Commission to consider the appropriateness of the designation.
3. If approved initially, the Town Commission shall initiate an amendment to this ordinance adding the section of roadway.
4. The adoption of the ordinance shall follow all of the normal procedures for such, including but not limited to, notifying all affected property owners.”

Section 3. Repeal of Ordinances in Conflict.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. Severability.

If any court of competent jurisdiction holds any word, part, section, paragraph or provision hereof to be unlawful or unconstitutional, such ruling or finding shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect.

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 become effective immediately upon passage.

ORD No. 372
Page 4

PASSED UPON FIRST READING THE 17th DAY OF July, 2018.

PASSED AND ADOPTED UPON SECOND READING THE FOLLOWING
PUBLIC HEARING THE 12th DAY OF September, 2018.

(SEAL)

TOWN OF JUPITER ISLAND, FLORIDA

Whitby Peden
Mayor

Maura M Callens
Vice Mayor

Peter H. Conner
Commissioner

Denise D. Townsend
Commissioner

ABSENT
Commissioner

ATTEST:

Jaesta M. Q.
Clerk



Inst # 2879829
 Bk: 3213 Pg: 707 Pages: 1 of 4
 Recorded on: 4/7/2021 1:03 PM Doc: AGR
 Carolyn Timmann
 Clerk of the Circuit Court & Comptroller
 Martin County, FL
 Rec Fees: \$35.50

INTERLOCAL AGREEMENT REGARDING CLEAR ZONES ON SE BEACH ROAD

This **INTERLOCAL AGREEMENT** ("Agreement"), dated this 23 day of MARCH 2021, is made by and between the Town of Jupiter Island, a municipal corporation of the State of Florida, 2 SE Bridge Road, Hobe Sound, Florida, 33455 (TOWN) and Martin County, Florida, a political subdivision of the State of Florida, 2401 SE Monterey Road, Stuart, Florida 34996 (COUNTY).

WITNESSETH:

WHEREAS, Chapter 163 Fla. Stat. (2010), known as the Florida Interlocal Cooperation Act of 1969, provides a method for governmental entities to cooperate with each other on a basis of mutual advantage to provide services and facilities in a manner that will accord best with the factors influencing the needs and development of local communities; and

WHEREAS, the TOWN and COUNTY desire to cooperate regarding roadways within the TOWN; and

WHEREAS, SE Beach Road is a COUNTY owned and maintained roadway within the TOWN's jurisdictional limits; and

WHEREAS, SE Beach Road has a road classification that requires a minimum roadway width of twenty-two feet (22') as established by the Florida Department of Transportation's Manual of Uniform Standards for Design, Construction, and Maintenance of Streets and Highways (commonly known as the "Florida Greenbook"); and

WHEREAS, the Florida Greenbook provides the roadway width may be reduced to twenty feet (20') in "constrained areas where truck and bus volumes are low and speeds are less than 35 MPH"; and

WHEREAS, the TOWN and the COUNTY agree that SE Beach Road meets the conditions set forth in the Florida Greenbook to allow for a minimum roadway width of twenty feet (20'); and

WHEREAS, the Florida Department of Transportation Design Manual, Sec. 215.2.3, requires a clear zone width of six (6) feet on each side of the roadway for resurfacing, restoration and rehabilitation projects (the "clear zone"); and

WHEREAS, the COUNTY is undertaking such a project on SE Beach Road within the jurisdiction of the Town, and the TOWN desires to protect the integrity and character of the community by reducing the clear zones along SE Beach Road from six feet (6') to three feet (3').

NOW, THEREFORE, in consideration of the mutual benefits flowing from each to the other, the parties do hereby agree as follows:

1. For the purpose of this Agreement, the clear zones along SE Beach Road within the TOWN is reduced from six feet to three feet from the edges of pavement. The TOWN accepts full liability for such reduction in the clear zones with the understanding that the reduction is not in accordance with County standards or Florida Department of Transportation regulations. The

TOWN accepts full liability for damages suffered or caused by hazards that are not removed from the required clear zone of six feet as a result of such reduction in the clear zones.

2. The TOWN waives any right to claims, actions, or damages against the COUNTY for damages related to such reduction of the clear zones along SE Beach Road and agrees to indemnify and hold the COUNTY harmless from any and all claims, causes of action, damages, costs, including but not limited to attorney's fees and costs, which may arise from or be caused by such reduction of the clear zones, including hazards that would have been required to be removed if the clear zones had not been so reduced. However, this waiver and indemnity shall not apply to trees that are protected within the Canopy Road Tree Protection Zone along SE Beach Road, as authorized by Martin County Resolution 18-4.3 adopted by the COUNTY Commissioners April 10, 2018, pursuant to Section 4.849.A., Land Development Regulations Martin County Code and as such zone is similarly designated as a Canopy Tree Road Protection Zone in the TOWN's Ordinance 372.
3. Disputes under this Agreement may be resolved by the COUNTY's Authorized Representative and the TOWN's Authorized Representative. If such Authorized Representatives are unable to reach a resolution and the parties agree that the issue has sufficient merit, the parties may select a mediator mutually acceptable to both parties to conduct a mediation of the issues involved and make a recommendation to both parties. The parties agree to be responsible for their respective costs and fees incurred during the mediation and that the mediator's fees and costs shall be paid in equal amounts by each party.
4. This Agreement shall terminate automatically, without notice, in the event the COUNTY increases the speed limit on SE Beach Road to a speed greater than thirty (30) miles per hour.
5. The laws of the State of Florida shall govern all aspects of this Agreement. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall be in the Nineteenth Circuit for claims under state law and in the Southern District of Florida for any claims that are justifiable in federal court.
6. The parties expressly agree that each party will bear its own attorney's fees and court costs incurred in connection with this Agreement.
7. The parties expressly and specifically hereby waive the right to a jury trial as to any issue in any way connected with this Agreement.
8. This Agreement may be amended only by written agreement of the parties. A party requesting amendment of the Agreement must propose such amendment in writing to the other party at least ninety-days (90) prior to the proposed effective date of the amendment.
9. This Agreement shall become effective upon execution by both parties and filing with the Clerk of the Circuit Court for Martin County. The Agreement shall remain in effect for an initial period of ten (10) years and may be renewed for additional ten (10) year periods upon the mutual written agreement of the parties sixty (60) days prior to the expiration of the current term, unless waived in writing by the parties. The COUNTY authorizes the County Administrator and the TOWN authorizes the Town Manager to execute such additional renewals of this Agreement.

10. The TOWN assumes responsibility for claims for personal injury damages arising out of the TOWN's responsibility under this Agreement. This provision shall in no way be deemed a waiver of the sovereign immunity afforded to the COUNTY and the TOWN by the Florida Constitution, a waiver or expansion of Section 768.28, Fla. Stat., or consent to be sued by third parties. Nothing herein shall be construed to limit the TOWN's agreement to indemnify and hold COUNTY harmless for any and all claims, liabilities, actions, and damages arising out of or caused by such reduced clear zones along SE Beach Road. The COUNTY shall promptly notify the Town of any such claim asserted against it and will coordinate with the Town with respect to any defense or settlement proposal relating to such claim.
11. The COUNTY and the TOWN agree to maintain tort liability insurance or self-insurance coverage of their respective responsibilities under this Agreement for no less than the maximum amount for which the Legislature waives sovereign immunity for the State and its agencies, pursuant to Section 768.28 Fla. Stat., as amended from time to time.
12. This Agreement incorporates and includes all prior and contemporaneous negotiations, correspondence, conversation, agreements, and understanding applicable to the matters contained herein and the parties agree that there are no commitments, agreements, or understanding concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior or contemporaneous representations or agreements, whether oral or written.
13. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable for the remainder of this Agreement, then the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.
14. Any notice, request, demand, consent, approval or other communication required or permitted by this Agreement shall be given or made in writing and shall be served (as elected by the party giving such notice) by any of the following methods: (i) hand delivery to the other party; (ii) delivery by commercial overnight courier service; or (iii) mailed by registered or certified mail (postage prepaid), return receipt requested. For purposes of notice the addresses are:

TOWN:

Town Manager
Town of Jupiter Island
2 SE Bridge Road
Hobe Sound, Florida 33455

COUNTY:

County Administrator
Martin County Administrative Ctr.
2401 SE Monterey Road
Stuart, Florida 34996

Required Copy to:

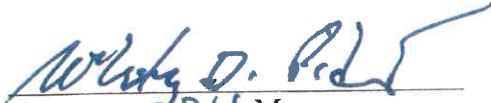
Town Attorney's Office
Town Hall
2 SE Bridge Road
Hobe Sound, Florida 33455

Required Copy to:

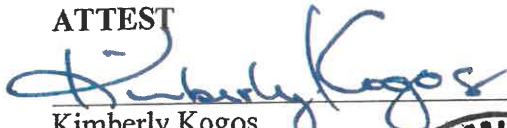
County Attorney's Office
Martin County Administrative Ctr.
2401 SE Monterey Road
Stuart, Florida 34996

IN WITNESS WHEREOF, the parties hereto have caused these present to be executed the day, month and year aforesaid.

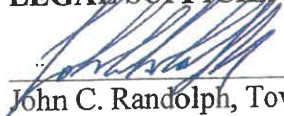
TOWN OF JUPITER ISLAND


Whitney D. Pickett, Mayor

ATTEST


Kimberly Kogos,
Acting Town Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

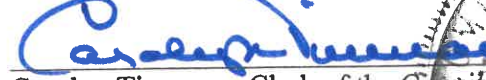

John C. Randolph, Town Attorney



**MARTIN COUNTY BOARD OF COUNTY
COMMISSIONERS**

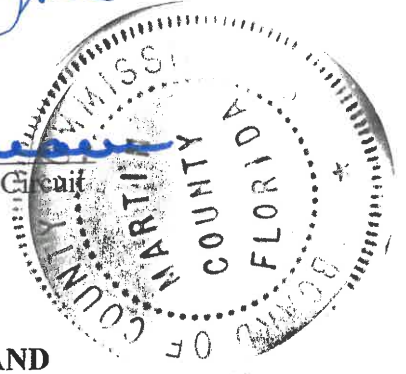

Stacey Hetherington, Chair

ATTEST


Carolyn Timmann, Clerk of the Circuit
Court and Comptroller

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**


Sarah W. Woods, County Attorney



Upcoming Town Meetings and Events
2024

Date	Day	Time	Event/Meeting	Location
July 16	Tuesday	9am	Town Coffee w/ Commissioner Scott	Island Room
July 17	Wednesday	9am	Town Commission/Beach Protection	Island Room
July 17	Wednesday	12:30pm	SMRU Board	Conference Room
July 25	Thursday	9am	Board of Adjustment	Island Room (if Required)
August 1	Thursday	9am	Impact Review Committee	Island Room (if Required)
August 19	Monday	9am	Town Commission/Beach Protection	Island Room (if Required)
August 20	Tuesday	7am - 7pm	Primary Election	Island Room
August 29	Thursday	9am	Board of Adjustment	Island Room (if Required)
September 2	Monday	All Day	Holiday - Labor Day - Town Hall Offices Closed	
September 5	Thursday	9am	Impact Review Committee	Island Room (if Required)
September 9	Monday	9am	Town Commission/Beach Protection	Island Room
September 9	Monday	12:30pm	SMRU Board	Conference Room
September 9	Monday	5:01pm	1st Budget Hearing	Island Room
September 12	Thursday	5:01pm	2nd Budget Hearing	Island Room
September 26	Thursday	9am	Board of Adjustment	Island Room (if Required)
October 2	Wednesday	9am	Town Coffee w/ Mayor	Island Room
October 2	Wednesday	10am	Beach Protection District	Island Room
October 3	Thursday	9am	Town Commission Meeting	Island Room
TBD	TBD	9am	Impact Review Committee	Island Room (If Required)
October 31	Thursday	9am	Board of Adjustment	Island Room (If Required)

July 1, 2024

Key
Changes from Previous Schedule
Board of Adjustment
Impact Review Committee
Town Hall Closed

Agendas posted on Town Website: www.townofjupiterisland.com prior to the meeting