

AGENDA
TOWN OF JUPITER ISLAND
TOWN COMMISSION MEETING
WEDNESDAY, NOVEMBER 6, 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. Commissioner Comments
- c. Agenda Approval
- d. Other Comments

NOTE: The Town Commission meeting will recess at 10:00am to conduct a closed-door Attorney Client session in the Town Hall Conference Room, which is estimated to last approximately one hour, but may continue as long as necessary to conduct the required business. The Town Commission will reconvene once the session has adjourned.

Public Comment*

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.)

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 October 3, 2024, Town Commission
- b. Fixed Asset Disposals

PRIORITY MATTERS & PRESENTATIONS

2. Martin County Ocean Rescue Facility Presentation

3. Public Safety Promotions

COMMISSION ACTION ITEMS

4. Ordinance No. 401 - Alternative Development Standards and the Land Development Regulations - 1st Reading
 - a. Ordinance Discussion & Reading
 - b. Public Comment
5. Ordinance No. 402 - Vacation Rentals - 1st Reading
 - a. Ordinance Discussion & Reading
 - b. Public Comment
6. Waterfront Setback Line Study - Preliminary Mapping Criteria

ADDITIONAL COMMISSION MATTERS

7. Additional Commission Matters
 - a. Goals and Objectives FY 2025
 - b. Public Works Vehicle Purchases

STANDING REPORTS

8. Town Manager's Report
 - a. Litigation Update*
 - b. Other Items*
9. Town Attorney Report
10. Finance Department Report
 - a. Fund Balance Reserve Policy
 - b. Monthly Finance Report
 - c. Other Items*
11. Building Department Report
 - a. Building Department Reports
 - b. Code Enforcement Report
 - c. Other Items*
12. Public Safety Department Report
 - a. Activity Report - October
 - b. Other Items*

13. Public Works Department Report

- a. Septic to Sewer - Cost and Feasibility
- b. Other Items*

OTHER ITEMS

14. Meeting Dates

- December 4, 2024 – Town Coffee with Vice Mayor Field – 9AM
- December 4, 2024 – Beach Protection District – 10AM
- December 6, 2024- Town Commission Meeting – 9AM
- December 12, 2024 – Annual Board/Committee Member & Town Employee Appreciation Luncheon – 12PM
- January 8, 2025 - Town Coffee with Commissioner Scott – 9AM
- January 8, 2025 – SMRU/ Beach Meetings – 10AM
- January 9, 2025 – Town Commission Meeting – 9AM
- March 18, 2025 – Municipal Election (3 seats)
- March 20, 2025 – Town Coffee with Commissioner Scott – 9AM
- March 20, 2025 – SMRU/ Beach Meetings – 10AM
- March 21, 2025 – Town Commission Meeting and Swearing In of Newly Elected Officials
- a. Potentially Schedule February Meetings

15. 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.

**MINUTES
TOWN OF JUPITER ISLAND
TOWN COMMISSION MEETING
THURSDAY, OCTOBER 3, 2024**

TIME: Thursday, October 3, 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 Clerk Kimberly Kogos, 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*

A. Mayor/Commissioner Comments

Mayor Townsend read the Town Vision Statement.

a. Town Coffee Update

Mayor Townsend reviewed the Town Coffee meeting held yesterday, October 2. Discussion topics included the recently passed Ordinances, Comprehensive Plan review, Jonathan Dickson State Park (JDSP), WFSBL study, and the devastation affecting areas and people in the eastern United States due to Hurricane Helene.

b. Commissioner Comments

Commissioner Warner complimented Mayor Townsend on recent and informative communications.

c. Agenda Approval

Mayor Townsend announced several changes to the agenda. Item 3 regarding Ocean Rescue and Item 12b, Resolution 925 regarding the National Railway Safety Act were pulled.

MOTION: *Field/Taddeo moved to approve the agenda changes as discussed.*

ACTION: *Motion passed 5-0.*

d. Other Comments

There were no other comments.

B. Public Comment (Non-Agenda Related)

There was no public comment.

CONSENT ITEMS

1. Consent Agenda

MOTION: *Field/Taddeo moved to approve the consent agenda as presented.*

ACTION: *Motion passed 5-0.*

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

- a. Minutes of the September 9, 2024, Town Commission
- b. Minutes of the September 9, 2024, Tentative Millage and Budget Hearing
- c. Minutes of the September 12, 2024, Final Millage and Budget Hearing
- d. Fixed Asset Disposals

Category B- Other Informational Materials (No Action Required)

- a. Minutes of the August 15, 2024, Pension Board Meeting

PRIORITY MATTERS & PRESENTATIONS

2. South Florida Water Management District - Updates on Restoration Programs & Regional Activities - Drew Bartlett, Executive Director*

Ms. Kelly Layman, Legislative and External Relations Consultant, explained two proposed referendums for the upcoming Martin County ballot: a 1/2 cent sales tax for conservation land and another 1/2 cent sales tax for the school board. She discussed a mailer sent by the Conservation Fund, a national group partnering with Martin County Forever in support of the conservation efforts.

Commissioner Scott raised concerns about potential misuse of the 1/2 cent sales tax funds. Ms. Layman clarified that an independent oversight committee of 9 members would manage the funds.

Ms. Layman recognized regional officials (not in attendance), including Senators Ken Pruett, Jeff Atwater, and Joe Negron. She introduced meeting attendees, including LPA District 3 Representative Bob Thornton and John Male, who oversees all eco projects in Martin County, as well as Drew Bartlett, Executive Director of the South Florida Water Management District, and his team.

Mr. Bartlett greeted the commission and announced the return of flamingos to South Florida this year, describing it as a hopeful sign of improving environmental conditions, with optimism for their return next year. He provided a historical overview of the South Florida Water Management District (SFWMD) and shared an update on current infrastructure.

He detailed the flood control system, which included over 2,175 miles of canals, levees, water control structures, culverts, and pumping stations. Mr. Bartlett outlined the mission of Florida's five water management districts: to protect South Florida's water resources, restore ecosystems, prevent flooding, meet regional water needs, and engage with stakeholders. He described the historic flow of the Everglades, its current state, and the goals for future restoration, including the EAA Reservoir Project aimed at improving water flow.

He also highlighted a project to divert water west of Lake Okeechobee and ongoing efforts to enhance water storage north of the lake, featuring both underground facilities under construction and pending above-ground storage. Additional initiatives focused on restoring the health of Lake Okeechobee.

Mr. Bartlett discussed the Comprehensive Everglades Restoration Project (CERP) related to the Indian River Lagoon South, utilizing canals and reservoirs to restore the estuary system, and noted similar efforts for the Loxahatchee River. He concluded with a list of projects planned for 2025.

Commissioner Scott raised concerns about sea level rise and the sustainability of the restoration efforts, questioning if the investment was worthwhile given potential losses to the Everglades. She also inquired about how the SFWMD was addressing challenges posed by population growth.

Mr. Bartlett addressed concerns about sea level rise and shifting weather patterns, stressing the importance of current efforts to restore the Everglades. He outlined the district's comprehensive plan for managing population growth, noting that while water availability would remain, the affordability of water could become an issue. He emphasized the need to balance natural and human water needs.

Town Manager Garlo expressed the Town's interest in collaborating with the SFWMD on these restoration efforts.

3. Ocean Rescue Proposed Facility - Martin County Commissioner Harold Jenkins and Fire Rescue

This presentation has been postponed until the next meeting.

Mayor Townsend noted that there are numerous regular visitors to the public beach pavilion, including disabled veterans and expressed concern that the proposed structure closes in the area on two sides obstructing views and ocean breeze. She expressed hope that the county will speak with the public who regularly visit the pavilion, not the beach. Mayor Townsend also mentioned concern that currently there is visibility of every space under the pavilion, while the proposed structure does not, which may be a public safety concern.

Commissioner Scott expressed frustration with the proposed structure and noted that if a storage building is needed, then the county should build a storage building without taking away from the people who utilize the pavilion. Commissioner Taddeo agreed with Commissioner Scott's concern regarding what the impacts will be on the community and didn't understand why the construction is being rushed.

Commissioner Warner stated her support of the structure, with a few exceptions including the size and architectural design.

Town Manager Garlo asked Chief Ewing to bring data regarding medical calls to the public beach.

COMMISSION ACTION ITEMS

4. Ordinance No. 400 - Restoring Local Planning Agency (LPA) Authority - 2nd Reading

Town Attorney Baird read Ordinance No. 400 by title:

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING ARTICLE I, DIVISION III, SECTION 3.00 B 1 "LOCAL PLANNING AGENCY" TO AMEND THE AUTHORITY AND DUTY OF THE LOCAL PLANNING AGENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

Public Comment:

There was no public comment.

MOTION: *Field/Taddeo moved to approve and adopt Ordinance No. 400 on second reading.*

ACTION: *Motion passed 5-0.*

5. Comprehensive Plan / LDR Review Contract Agreement (Kimley-Horn)

Director Duchock provided an update on the Commission's directive to staff and council to work with Kimley-Horn on a contract for the Comprehensive Plan and LDR revisions. He noted that Town Attorney Baird, in coordination with Building Director Harding, reviewed the scope of work with Kimley-Horn, considering the ongoing in-house LDR work. Kimley-Horn provided an updated scope based on these discussions. The proposed fixed fee for the project is \$180,891. Director Duchock mentioned that Ms. Ali Palmer of Kimley Horn was not able to attend in person but was available online for any questions.

Mayor Townsend referred to the kick-off meeting and expressed interest in the Town Commission being involved in setting goals and expectations. She listed a number of concerns including population and number of dwellings; citizen workshops; and review of the proposed changes.

Vice Mayor Field expressed it was the responsibility of the outside consultant to bring forward their recommendations based on best practices, with the Commissioners making the final decisions. He expressed the need to be involved in the process along the way.

Commissioner Taddeo expressed the need for regular updates over and above monthly updates, so the consultants remain on track.

Ms. Palmer, participating remotely, addressed the comments. She assured the Commissioners that they would be provided with numerous deliverables and would have many opportunities to participate in the process. She added that the public would be kept abreast via the public commission meetings.

Commissioner Scott expressed concern regarding changing the Comprehensive Plan, observing what was being done at the County level.

Commissioner Taddeo expressed that the Town's vision statement should remain as is.

Vice Mayor Field stated that the vision statement is only as useful as what stands behind it. He noted that the Comprehensive Plan and LDR were the actual guard rails for the community.

Public Comment:

There was no public comment at this time.

MOTION: *Field/Scott moved to approve engaging with Kimley- Horn to review the Comprehensive Plan and LDRs with a fixed cost for the services of \$180,891.*

ACTION: *Motion passed 5-0.*

6. Commission and Board/Committee Vacancies
(Scholarship Committee - Missy Crisp; Impact Review Committee - Christina Whitney)

Mayor Townsend explained that board and committee appointments to the Impact Review Committee (IRC) and Board of Adjustment (BOA) had been delayed until the responsibilities of those roles were clearer.

Mayor Townsend also announced that Charlotte Johnson, the longest-serving member and chair of the scholarship committee had resigned, as had Sarah Colley. Barbara Carr, now the most senior member, was recommended for the role of chair. Mayor Townsend also recommended the appointments of Missy Crisp, known for her work at Banner Lake Academy, and Kirsten Devlin, who had submitted a statement expressing interest in serving.

Additionally, she proposed appointing Christina Whitney as an alternate for the Impact Review Committee, referring to her statement included in the commission's packet. Mayor Townsend recommended that the commission affirm these appointments.

MOTION: *Scott/Warner moved to approve the recommended appointments as presented.*

ACTION: *Motion passed 5-0.*

Mayor Townsend also noted the BOA vacancy was still outstanding.

Discussion ensued regarding BOA and IRC working with the County regarding the proposed ocean rescue structure. Confirmation is needed to identify who is the governing body for variances and approvals for nonresidential buildings in the Conservation/Preservation District (CPD). Town Attorney Baird stated that a section may be added to the code to clarify if needed.

The Town Commission recessed at 10:52 AM.

The Town Commission reconvened at 10:56 AM.

7. Capital Purchase Authorization

a. Public Safety Vehicle Authorization

Chief Ewing explained the request for public safety vehicle purchasing authorization. He noted the cost for each individual vehicle is \$46,269.62, and the cost of the upfit and equipment for both vehicles is \$36,189.14 for a total amount of \$128,728.38. He explained that the agency gets 5-7 years of life out of each vehicle and noted the increased demand for these vehicles.

MOTION: *Scott/Taddeo moved to approve the purchase of two (2) Ford Interceptor Utility Patrol vehicles in the total amount of \$128,728.38.*

ACTION: *Motion passed 5-0.*

b. Public Safety Marine Unit Authorization

Chief Ewing explained the request to replace an existing marine unit that had reached the end of its useful life and added that the proposed purchase was more in line with the current requirements. He noted the current vessel would be publicly auctioned.

Mayor Townsend inquired about moving from a hard hull to a hard bottom inflatable vessel. Chief Ewing explained that the inflatable collar protects the vessel from damage as it approaches another vessel.

Vice Mayor Field asked if the size of the boat would be sufficient, considering the possible need of a fire pump, etc. Chief Ewing explained that a pump may be added later if needed, and the agency still maintains a second boat that was equipped with a fire pump. Discussion ensued.

MOTION: *Scott/Taddeo moved to approve the purchase of a new Fluid 29 Patrol Boat in the amount of \$218,472.20.*

ACTION: *Motion passed 5-0.*

ADDITIONAL COMMISSION MATTERS

8. Waterfront Setback Line Study Update

Director Duchock provided a brief update to the Waterfront Setback Line (WFSBL) study. He referred to Task 3 deliverable of maps and timing of public presentations and final mapping. Preliminary maps would be available in November and could be posted on the website for review and public input meeting in January. He explained that first and second readings could be in March and April and referred to the existing Zoning in Progress that expires on March 1, 2025 unless extended.

The Commission stressed the need for clear communication with residents to prevent misunderstandings about changes like setback lines, noting past messages may have downplayed their importance. Coordination with the Florida DEP was seen as key for scientific credibility, while maintaining local control over policy decisions was emphasized. Appreciation was expressed for the consultants' review, but the Commission wants to retain final decision-making authority. Upcoming discussions will focus on understanding preliminary maps and ensuring decisions are based on accurate, scientific data.

Commissioner Taddeo expressed comfort working with the DEP to identify the WFSBL.

Mayor Townsend expressed the concern of a state agency dictating the location of a municipal WFSBL.

Commissioner Scott asked if Director Duchock could provide information on how the current study differs from the previous study.

Mayor Townsend noted that the new criteria was listed in the minutes of the last meeting (ref. page 10).

Discussion ensued regarding scheduling public presentation meetings in December and January.

Public Comment:

Resident Adena Testa thanked the commission for their serious consideration of this important matter. She stated she would encourage public participation in the public presentations.

9. Septic to Sewer Discussion*

Director Stuart Trent provided a brief update on the Septic to Sewer project. He noted that Holtz Consulting was engaged to conduct a study to review cost feasibility. He stated that he anticipates having an update from the consultant for the November SMRU meeting.

Commissioner Taddeo stated that he feels the study was premature and preferred a study of the pros and cons of a septic to sewer conversion.

Vice Mayor Field expressed disagreement and stated that the Town should be a leader in this matter instead of waiting for a state mandate. He noted the sewer conversion was factually an improvement.

Commissioner Taddeo stated that the Town should know more about a conversion first.

Vice Mayor Field explained that the technology was already in place and was already being done in Hobe Sound. Director Trent confirmed that the process was trenchless. He added that the project includes bringing the pipe to the front of the property, not connecting it to the home.

Discussion ensued.

Public Comment:

A question was raised about why North Beach Road was considered "low-hanging fruit." Director Trent explained that the area was very low-lying and identified three study areas, noting two 8-inch pipes, one under a bridge and another at the club.

Ms. Layman mentioned that other municipalities face similar issues and suggested a "septic to sewer backup service" planning approach, offering three options for residents. She emphasized the importance of communicating the Town's efforts to state legislators and noted increased competition for grants and funds following Hurricane Helene.

10. Town Manager Evaluation 2024 / Commission Objectives FY 2025

a. Town Manager Evaluation 2024

Commissioner Taddeo emphasized that the town charter clearly assigns management of the town to the Town Manager, while the Commission's role is to ensure effective and efficient management. To better evaluate this, the Commission implemented a structured, objective, written evaluation process. This included a two-part assessment: the first based on 15 criteria from the town charter, and the second on 51 specific objectives from the Town Manager's job description. The Commission's evaluation found Town Manager Garlo's performance to be exceptional. Commissioner Taddeo congratulated the Town Manager on this achievement.

Mayor Townsend thanked Town Manager Garlo for his efforts, emphasizing the importance of the Commission's role as the policy-making body and recognizing him as the primary contact for staff and policy execution. Town Manager Garlo found the evaluation process helpful and expressed anticipation for the Commission's input on objectives for the upcoming year, which would guide his planning.

MOTION: *Taddeo/Field moved to award the Town Manager a 10% bonus for his excellent performance this last year.*

ACTION: *Motion passed 5-0.*

Mayor Townsend stated that some of the questions on the evaluation seemed repetitive and challenging, and suggested tweaking them. She asked all commissioners to list their suggestions and submit to the Town Clerk for further revision.

*The Commission recessed at 11:54 AM to convene the Closed-Door Attorney Client Session.
The Commission reconvened at 2:02 PM.*

Mayor Townsend announced that the commission had concluded the Attorney Client Session and had provided the Town Attorney with the information required.

b. Commission Objectives FY 2025*

Commissioner Taddeo referred to long range planning for beach renourishment and asked Director Duchock to provide an update.

Director Duchock commented on long-range planning for the beach, highlighting a history of actions and a maintained list of necessary action items. He noted that sand supply was a key issue requiring further attention. He suggested developing a more formal plan with input from consultants while emphasizing that much of the work could also be done internally, with coordination from external experts.

Director Duchock confirmed that he does provide a 12-year financial plan and explained the state reporting requirements. He stated that he can provide more in-depth information. He added that FEMA would start to require additional forecasting reports so he could provide that information to the commission as well.

Commissioner Taddeo also mentioned septic to sewer which has already been discussed, as well as enhanced response times for emergencies, and house-to-hospital improvements if possible.

Chief Ewing noted that the report had not yet been run but explained that response times were linked to Fire Rescue's location and the ambulance's origin. He confirmed that tracking response times and hospital delivery times was possible.

Mayor Townsend suggested that the Commission should review the costs paid to Martin County for Fire Rescue services, noting its relevance to the discussion.

Commissioner Scott suggested they should look at total square footage of residences and basements. She distributed copies of the book *Sea Level Rise and Options* to all commissioners.

Vice Mayor Field expressed a desire for a uniform building code that considered basements while ensuring property rights were not compromised.

Commissioner Scott emphasized that no actions be taken without a majority quorum of the commission, clarifying that decisions should never be made by just two individuals.

Commissioner Scott emphasized the importance of requiring disclosure of property owners in building applications, expressing a preference for transparency rather than dealing with LLCs. She suggested it was both reasonable and legal to require disclosure of the real parties in interest. Town Attorney Baird agreed

that requiring owner disclosure was permissible but noted uncertainty regarding the requirement for disclosure of all real parties in interest, especially when the owner was an LLC or a real estate trust, as these structures were often designed to protect those parties.

Commissioner Scott raised concern about the current parking restriction regulations for residences, suggesting that they needed reanalysis. The issue centered on the allowance for up to 14 parking spaces, indicating that this might require further review and adjustment.

Commissioner Scott emphasized that the Town Commission should dedicate time to discussing their individual visions for the island. She noted that discussions were often not civil and stressed the importance of reaching a common set of goals. She believed that working toward consensus and exploring each other's ideas respectfully would help the Commission become more cohesive. Discussion ensued.

Commissioner Taddeo suggested enhancing security on the Intracoastal and beach areas, potentially using drones as a solution. Chief Ewing acknowledged that expanding resources (boats, more cameras, and drones) is possible but dependent on funding. He noted that with South Florida's growth, such steps are likely necessary. He highlighted that this year marks the first with a full-time Marine officer, serving as a proof of concept by tracking activities and reports to assess future needs, including potentially adding more personnel. He emphasized the importance of balancing resources with the growing demands.

Commissioner Scott proposed the acquisition of South Beach Road.

Commissioner Warner advocated for tighter restrictions or stricter enforcement of golf cart regulations, as well as addressing the use of electric bikes.

Mayor Townsend emphasized the importance of having a transparent process for the waterfront setback line study, ensuring that the results are clearly communicated and that there are opportunities for public input. She highlighted the need for the Commission to reach consensus with the community and to incorporate feedback into the Comprehensive Plan and Land Development Regulations (LDRs). Mayor Townsend also focused on ensuring that the town's vision aligns with community input, while maintaining a respectful and collaborative atmosphere within the Commission.

She expressed the hope for a smooth election process and a seamless transition to maintain effective governance. Additionally, Mayor Townsend discussed the importance of addressing key infrastructure projects, including PFAs, the water and wastewater treatment master plan, and the transition from septic to sewer systems. She stressed the need for ongoing engagement with county and state authorities to minimize impacts on Jupiter Island.

Mayor Townsend also emphasized the importance of managing external relations, including seeking greater representation on local boards and pursuing grant opportunities. She mentioned the need to finalize the Ficus plan and develop clear timelines and cost estimates. Finally, she highlighted the importance of managing litigation strategically to protect the town's volunteers and employees, ensuring the town is not seen as an easy target while managing legal costs effectively.

Commissioner Taddeo shared that he met with most of the candidates who ran for the County Commission and discussed the possibility of improving beach access at the end of Cove Road. He mentioned that this idea had been considered before, but not actively pursued for many years. His aim was to alleviate pressure on the town's beach by encouraging Martin County to offer more access points for its residents. He suggested that presenting this as a benefit for Martin County could make it more appealing and saw potential in moving forward with the idea. Commissioner Taddeo also recommended involving Ms. Layman in outreach efforts to Martin County to help advance this initiative.

Town Clerk Kogos was tasked with compiling the list and highlight items already in process.

Commissioner Taddeo stated that the Town Manager could take these ideas and include in his personal objectives.

Public Comment: There was no public comment.

11. Short Term Rentals Discussion

Town Manager Garlo noted that several island homes are rented out monthly, while others operate as transient lodging establishments.

Mayor Townsend referenced a Palm Beach Shores ordinance, highlighting their use of a sewer system compared to the island's lack of one, and requested a copy of their registration form.

Town Manager Garlo clarified that the current focus was on identifying transient lodging addresses, not on restricting or regulating them.

There was consensus for the Town Attorney and Town Manager to bring back as an ordinance for consideration.

STANDING REPORTS

12. Town Manager's Report

a. Vulnerability Assessment Update

Director Duchock stated that the first two tasks were complete and provided a timeline of tasks and deliverables.

Director Duchock provided an update on the progress, noting that an internal staff meeting was completed in August. The team planned a steering committee meeting for early November, including staff and external stakeholders like Blowing Rocks Preserve representatives and county experts. While Dr. Kriebel had participated as a technical expert, Bill Miller awaits approval to join.

Tasks four through nine were mapped for completion by March 2026, with ongoing data collection on town-owned and related critical assets, such as FPL lines. Two public outreach meetings were part of the grant, with the first tentatively set for December 2024 but possibly moved to January for better participation.

The data would inform the exposure analysis (task six) and sensitivity analysis (task seven), assessing asset vulnerability to sea level rise, with completion targeted for November 2025. A second public outreach meeting was planned for late 2025 or early 2026, with the final report due by March 2026. The schedule included some flexibility for early completion. Two additional tasks, a project story map and quarterly milestone reports, were set to begin in September 2025.

Public Comment: There was no public comment.

b. Bipartisan National Railway Safety Act (S.576) & Consideration of Town Resolution No. 925 Supporting the National League of Cities (Kelly Layman)

Item 12b was pulled.

13. Town Attorney Report*

Town Attorney Baird requested an attorney client session to be set at the next commission meeting for cases: Slan vs. Town of Jupiter Island, Testa vs. Town of Jupiter Island (“notice case”), and Feldsine vs. Townsend with Town of Jupiter Island (filed notice to dismiss the Town from the case)

Town Attorney Baird reported that the DEP administrative hearing cases, initially scheduled to begin in late September, were delayed due to disruptions caused by Hurricane Helene. The hearings were rescheduled for January 2025.

Town Attorney Baird noted the Finance Director brought to his attention a memo from the Inspector General regarding bonuses for town employees, which may impact the Town Manager's bonus, and stated he will review for clarification.

Town Attorney Baird provided updates on two mandamus cases: Dolphin Suites vs. Town of Jupiter Island and Feldsine vs. Town of Jupiter Island. Decisions on these cases were expected soon, but if not resolved or requiring further action, they would be noted in the upcoming notice.

14. Financial Report

Director Pazanski reviewed the monthly financial report for September with total revenues at \$12,932,921 and expenditures at \$12,179,10. He explained that payroll was not complete last week, so he was providing updated data. Director Pazanski reviewed expenditures by department and the overall balance sheet.

Commissioner Taddeo inquired about the policy for reserves. Director Pazanski explained that the current policy recommends maintaining 3-6 months of operating reserves, but the town is presently maintaining 9-12 months. He mentioned that he would present the policy for the Commission's reference. Mayor Townsend suggested revisiting the reserve policy and adding it to the list of objectives.

Director Pazanski noted that the previously requested attorney/legal fees would be presented next month, as they were waiting for the year-end data. He also agreed to differentiate between recurring expenses and other expenses.

15. Building Department Report

Director Harding provided a review of the Building Department and code enforcement reports. She explained that permit requests would pick up in the fall. She reviewed the hurricane preparations that were sent out to construction sites and managers. She reviewed the ordinances that were presented and adopted.

Mayor Townsend noted that some lots on North Beach Road are only 100' wide which presents an issue for service/construction parking.

16. Public Safety

Chief Ewing noted a typo in the PSD report clarifying that there were no robberies last month. He explained a burglary and vandalism in the home/construction site next to the public beach.

Chief Ewing stated that a post storm report was sent out via public notice and provided a brief summary.

OTHER ITEMS

17. Meeting Dates

- *October 2, 2024 – Town Coffee with Mayor Townsend – 9AM*
- *October 2, 2024 – Beach Protection District – 10AM*
- *October 3, 2024 – Town Commission Meeting – 9AM*
- *November 5, 2024 – General Election – 7AM – 7PM (Island Room)*
- *November 5, 2024 – Town Coffee with Commissioner Warner – 9AM (Conference Room)*
- *November 5, 2024 – SMRU Board – 10AM (Conference Room)*
- *November 6, 2024 – Town Commission Meeting / Beach Protection District – 9AM*
- *December 4, 2024 – Town Coffee with Vice Mayor Field – 9AM*
- *December 4, 2024 – Beach Protection District – 10AM*
- *December 6, 2024- Town Commission Meeting – 9AM*
- *December 12, 2024 – Board/Committee Member/ Town Employee Appreciation Luncheon - 12PM*
- *March 18, 2025 – Municipal Election (3 seats)*

The Commission confirmed that the annual luncheon would be held on December 12th and agreed to excuse the Town Manager on December 6th.

For the October 16th TCRLC meeting at 10:30 AM, Commissioner Warner volunteered to attend. Town Clerk Kogos would notify the external relations consultant and provide the agenda and materials to Commissioner Warner.

The Commission agreed on the following:

- January 8, 2025, Town Coffee with Commissioner Scott
- January 8, 2025, Beach/SMRU meeting
- January 9, 2025, Town Commission meeting
- March 20, 2025, Town Coffee with Commissioner Scott
- March 21, 2025, Town Commission/Beach/SMRU meeting and swearing in

18. Other Items*

There were no other items.

Mayor Townsend adjourned the meeting at 3:22 PM

Respectfully submitted,

Kimberly Kogos, Town Clerk

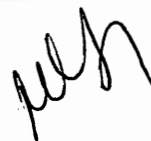
TOWN OF JUPITER ISLAND

TO : Mayor and Commissioners

FROM : Danielle Losquadro, Senior Accountant

RE : Fixed Asset Disposals

DATE : 10/28/24



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.

ASSET INFORMATION

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Memorandum



To: Mayor and Commission

From: Catherine Harding, Building, Planning and Zoning Director

Date: October 2024

Re: Summary of Ordinance No. 401

Summary of Ordinance No. 401

In Ordinance No. 401, the Alternate Development Standards are merged with the general standards of the LDR's. As a result, the need for approval from the Board of Adjustment is reduced. The sections which do require a variance will continue to be heard by the Board of Adjustment.

In the process, the Alternate Development Standards were inserted under the section to which they apply. If a variance is needed, the specific conditions under which a variance may be granted are listed under that section. Reverse Osmosis Plants and Accessory Uses not permitted in all zones are listed under Supplemental Regulations.

The sections which will require Board of Adjustment approval fall under two categories: non-conforming and public impact, as follows:

Non-conforming:

- Variance for the replacement of a nonconforming building, dock or dune crossover.
- Variance for the conversion of one nonconforming use to another nonconforming use.
- Variance for an accessory use not listed under "permitted uses" in a zoning district.

Public Impact:

- Variance for the initial measuring point of a building.
- Variance for the placement of more than three feet of fill.
- Variance for docks and dune crossovers.
- Variance for reduction of required off-street parking.
- Variance for communication towers and antennas.
- Variance for increase in sign area.
- Variance for illuminated signage.

Reference to seeking relief through the Board of Adjustment is stated throughout the LDR's. They allow a variance from a standard that has no specific criteria. However, variances that were created through the Alternate Development Standards are specific. They contain guidance for approval. Further, they are important variances that should have a consistent formulated criterion. We have continued to use the text of those variances in this merger.

Article X, Division 4. Increase in Floor Area was deleted in its entirety, this Division reached sunset June 1, 2016.

ORDINANCE NO. 401

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 I, DIVISION 3, SECTIONS 3.01 AND 3.03 REGARDING THE AUTHORITY OF THE BOARD OF ADJUSTMENT AND TOWN COMMISSION; PROVIDING FOR THE AMENDMENT OF ARTICLE III, DIVISION 2, SECTIONS 2.00 B. AND 2.01 C PERTAINING TO USES IN THE A-80 DISTRICT, SECTIONS 3.00 B AND 3.01 C; DIVISION 4, SECTIONS 4.00 B. AND 4.01 C; DIVISION 5, SECTION 5.01 C; DIVISION 6, SECTION 6.00 D AND 6.01 C; DIVISION 7, SECTION 7.00 B AND 7.01 C; DIVISION 8, SECTION 8.00 B AND 8.01 C; DIVISION 9, SECTION 9.01; DIVISION 10, SECTION 10.01; DIVISION 11, SECTION 11.01; PROVIDING FOR THE AMENDMENT OF ARTICLE IV, DIVISION 2, SECTION 2.00 TO ADD A SUBSECTION "D" PERTAINING TO VARIANCES FOR THE INITIAL MEASURING POINT OF A BUILDING, ARTICLE IV, DIVISION 3, SECTION 3.01 PERTAINING TO VARIANCES FOR THE PLACEMENT OF MORE THAN THREE FEET OF FILL ON A PROPERTY, SECTION 3.04 PERTAINING TO SETBACK FOR EASEMENTS AND DRIVEWAYS, SECTION 3.05 PERTAINING TO TENNIS COURT DESIGN AND LOCATION, SECTION 3.06 PERTAINING TO WALLS, FENCES, AND BULKHEADS/SEAWALLS, SECTION 3.07 PERTAINING TO DOCKS AND DUNE CROSSOVERS, SECTION 3.10 PERTAINING TO OFF-STREET PARKING AND SECTION 3.12 PERTAINING TO WIRELESS COMMUNICATIONS TOWERS AND ANTENNAS, AND CREATING A NEW DIVISION 5, ENTITLED ACCESSORY USES AND A NEW ARTICLE 6, ENTITLED REVERSE OSMOSIS PLANTS; PROVIDING FOR AMENDMENTS TO ARTICLE VI, DIVISION 2, PERTAINING TO SIGNS; PROVIDING FOR AMENDMENTS TO ARTICLE IX, DIVISION 2, SECTIONS 2.01 AND 2.02 PERTAINING TO NONCONFORMING STRUCTURES; PROVIDING FOR AMENDMENTS TO ARTICLE IX, DIVISION 4, SECTION 4.00 PERTAINING TO NONCONFORMING USES; PROVIDING FOR THE REPEAL OF ARTICLE X, DIVISIONS 3 AND 4 IN THEIR ENTIRETY; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR 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 created Land Development Regulations (LDR) codified in Appendix A of the Code of Ordinances of Jupiter Island, Florida (Code); and,

WHEREAS, as part of the review of the Town's LDR, the Town's Administrative Official has concluded that amendments to certain Articles of the LDR are necessary and appropriate; and,

WHEREAS, the Town Commission has reviewed the proposed revisions to the Town's LDR and has determined that it is appropriate to amend the LDR contained in Appendix A of the Code.

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. Article 1, Division 3, Establishment, Authority, Composition and Meetings of Development Review Boards, Sections 3.01 Board of Adjustment and 3.03, Town Commission are hereby amended to read as follows:

Sec. 3.01. Board of adjustment.

A. *Establishment.* A board of adjustment for the town is created and established.

B. *Authority; functions; powers and duties in general.*

1. The board of adjustment has the following powers and duties.

a. ~~Alternative development standards, increases in floor area, and variances.~~ The board of adjustment shall hear and decide application for the approval of certain variances based upon specific criteria for the uses as set forth herein. ~~approval using alternative development standards, increase in floor area, pursuant to article X, division 4, and variances~~

b. *Other powers and duties.* The board of adjustment has the authority to carry out any other powers and duties provided in these land development regulations, or delegated to it by the town commission.

2. ~~The chair, or in his or her absence the acting chair, may administer oaths and compel the attendance of witnesses.~~

2. No member shall abstain from voting unless he has a conflict of interest pursuant to the provisions of law. F.S. ch. 112.

Sec. 3.03. Town Commission.

8. The Town Commission shall have the authority to review any application or proposal for development or improvements in the PLD or CPD zoning districts. The Town Commission may apply standards set forth in Division 2, Section 2.02 for impact review and any goals, objectives, or policies of the Town's Comprehensive Plan it determines to be appropriate. The Town Commission shall have the authority to apply conditions to [mitigate the impact] of any application or proposal for development or improvements within the PLD or CPD Zoning Districts.

Section 3. Article III, Division 2. "A-80 District:: 1-Acre Residential District,

Sections 2.00 B and 2.01 C are hereby amended to read as follows:

Sec. 2.00. Permitted uses.

The following uses are prohibited in the A-80 District:

A. *Single-family dwelling.*

B. Accessory uses which are customarily and typically incidental to a single family detached dwelling and do not involve any business activity, including staff quarters, garages and surface parking, guest houses, beach houses, greenhouses, garden storage structures, tennis courts, swimming pools, docks and dune crossovers. No more than two accessory buildings for living quarters shall be permitted. Pickleball courts shall be prohibited. Accessory uses not listed herein are prohibited, unless approved as ~~an alternative accessory use~~ a variance by the Board of Adjustment in accordance with Art. IV, Division 5.

Sec. 2.01. Prohibited uses.

The following uses are prohibited in the A-80 District:

- A. The rental of any portion of a lot or building which does not include the use and occupancy of the single family dwelling which is the principal building on the lot.
- B. Storage of manure or odor- or dust-producing substances or uses within 50 feet of any lot line.
- C. Reverse osmosis plants, except if the reverse osmosis plant is approved by the Board of Adjustment as an accessory use in accordance with Art. IV, Division 6. ~~pursuant to the provisions of article X, section 3.13 of the Land Development Regulations.~~
- D. Executive/employee/group vacation/retreats are prohibited in this zoning district.
- E. Any other use not specifically permitted in these regulations.

Section 4. Article III, Division 3. "B-40 District": 1-acre Estate Residential District, Sections 3.00 and 3.01, are hereby amended to read as follows:

Sec. 3.00. Permitted uses.

The following uses are permitted in the B-40 District:

- A. Single-family dwelling.
- B. Accessory uses which are customarily and typically incidental to a single family detached dwelling and do not involve any business activity, including staff quarters, garages and surface parking, guest houses, beach houses, greenhouses, garden storage structures, tennis courts, swimming pools, docks and dune crossovers. No more than two accessory buildings for living quarters shall be permitted. Pickleball courts shall be prohibited. Accessory uses not listed herein are prohibited, unless approved as an alternative accessory use by the Board of Adjustment in accordance with Art. IV, Division 5.

Sec. 3.01. Prohibited uses.

The following uses are prohibited in the B-40 District:

- A. The rental of any portion of a lot or building which does not include the use and occupancy of the single family dwelling which is the principal building on the lot.
- B. Storage of manure or odor- or dust- producing substances or uses within 50 feet of any lot line.

- C. Reverse osmosis plants, except if the reverse osmosis plant is approved by the Board of Adjustment as an accessory use in accordance with Art. IV, Division 6. ~~pursuant to the provisions of article X, section 3.13 of the Land Development Regulations.~~
- D. Executive/employee/group vacation/retreats are prohibited in this zoning district.
- E. Any other use not specifically permitted in these regulations.

Section 5. Article III, Division 4. "C-35 District": Central Riverfront Residential District, Sections 4.00 and 4.01 are hereby amended to read as follows:

Sec. 4.00. Permitted uses.

The following uses are permitted in the C-35 District:

- A. Single-family dwelling.
- B. Accessory uses which are customarily and typically incidental to a single family detached dwelling and do not involve any business activity, including staff quarters, garages and surface parking, guest houses, beach houses, greenhouses, garden storage structures, tennis courts, swimming pools, docks and dune crossovers. No more than two accessory buildings for living quarters shall be permitted. Pickleball courts shall be prohibited. Accessory uses not listed herein are prohibited, unless approved as an alternative accessory use by the Board of Adjustment in accordance with Art. IV, Division 5.

Sec. 4.01. Prohibited uses.

The following uses are prohibited in the C-35 District:

- A. The rental of any portion of a lot or building which does not include the use and occupancy of the single family dwelling which is the principal building on the lot.
- B. Storage of manure or odor- or dust- producing substances or uses within 50 feet of any lot line.
- C. Reverse osmosis plants, except if the reverse osmosis plant is approved by the Board of Adjustment as an accessory use in accordance with Art. IV, Division 6. ~~pursuant to the provisions of article X, section 3.13 of the Land Development Regulations.~~
- D. Executive/employee/group vacation/retreats are prohibited in this zoning district.
- E. Any other use not specifically permitted in these regulations.

Section 6. Article III, Division 5. "D-25 District", Island Core Residential District,

Sections 5.00 and 5.01 are hereby amended to read as follows:

Sec. 5.00. Permitted uses

The following uses are permitted in the D-25 District:

A. Single-family dwelling.

B. Accessory uses which are customarily and typically incidental to a single family detached dwelling and do not involve any business activity, included staff quarters, garages and surface parking, guest houses, beach houses, greenhouses, garden storage structures, tennis courts, swimming pools, docks and dune crossovers. No more than two accessory buildings for living quarters shall be permitted. Pickleball courts shall be prohibited. Accessory uses not listed herein are prohibited, unless approved as an alternative accessory use by the Board of Adjustment in accordance with Art. IV, Division 5.

Sec. 5.01. Prohibited uses.

The following uses are prohibited in the D-25 District:

- A. The rental of any portion of a lot or building which does not include the use and occupancy of the single family dwelling which is the principal building on the lot.
- B. Storage of manure or odor- or dust- producing substances or uses within 50 feet of any lot line.
- C. Reverse osmosis plants, except if the reverse osmosis plant is approved by the Board of Adjustment as an accessory use in accordance with Art. IV, Division 6, pursuant to the provisions of article X, section 3.13 of the Land Development Regulations.
- D. Executive/employee/group vacation/retreats are prohibited in this zoning district.
- E. Any other use not specifically permitted in these regulations.

Section 7. Article III, Division 6. "E-12 District": Island Core Residential District,

Sections 6.00 and 6.01 are hereby amended to read as follows:

Sec. 6.00. Permitted uses

The following uses are permitted in the E-12 District:

C. Single-family dwelling.

- D. Accessory uses which are customarily and typically incidental to a single family detached dwelling and do not involve any business activity, included staff quarters, garages and surface parking, guest houses, beach houses, greenhouses, garden storage structures, tennis courts, swimming pools, docks and dune crossovers. No more than two accessory buildings for living quarters shall be permitted. Pickleball courts shall be prohibited. Accessory uses not listed herein are prohibited, unless approved as an alternative accessory use by the Board of Adjustment under Art. IV., Division 5.

Sec. 6.01. Prohibited uses.

The following uses are prohibited in the E-12 District:

- A. The rental of any portion of a lot or building which does not include the use and occupancy of the single family dwelling which is the principal building on the lot.
- B. Storage of manure or odor- or dust- producing substances or uses within 50 feet of any lot line.
- C. Reverse osmosis plants, except if the reverse osmosis plant is approved by the Board of Adjustment as an accessory use Art. IV, Division 6. ~~pursuant to the provisions of article X, section 3.13 of the Land Development Regulations.~~
- D. Executive/employee/group vacation/retreats are prohibited in this zoning district.
- E. Any other use not specifically permitted in these regulations.

Section 8. Article III, Division 7. "F-15 District": Island Core Residential District,

Sections 7.00 and 7.01 are hereby amended to read as follows:

Sec. 7.00. Permitted uses

The following uses are permitted in the F-15 District:

- A. Single-family dwelling.
- B. Accessory uses which are customarily and typically incidental to a single family detached dwelling and do not involve any business activity, included staff quarters, garages and surface parking, guest houses, beach houses, greenhouses, garden storage structures, tennis courts, swimming pools, docks and dune crossovers. No more than two accessory buildings for living quarters shall be permitted. Pickleball courts shall be prohibited. Accessory uses not listed herein are prohibited, unless approved as an alternative accessory use by the Board of Adjustment in accordance with - Art. IV, Division 5.

Sec. 7.01. Prohibited uses.

The following uses are prohibited in the F-15 District:

- A. The rental of any portion of a lot or building which does not include the use and occupancy of the single family dwelling which is the principal building on the lot.
- B. Storage of manure or odor- or dust- producing substances or uses within 50 feet of any lot line.
- C. Reverse osmosis plants, except if the reverse osmosis plant is approved by the Board of Adjustment as an accessory use in accordance with Art. IV, Division 5. ~~pursuant to the provisions of article X, section 3.13 of the Land Development Regulations.~~
- D. Executive/employee/group vacation/retreats are prohibited in this zoning district.
- E. Any other use not specifically permitted in these regulations.

Section 9. Article III, Division 8. "G-35 District": South Island Residential District,

Sections 8.00 and 8.01 are hereby amended to read as follows:

Sec. 8.00. Permitted Uses.

The following uses are permitted in the G-35 District:

- A. Single-family dwelling.
- B. Accessory uses which are customarily and typically incidental to a single family detached dwelling and do not involve any business activity, included staff quarters, garages and surface parking, guest houses, beach houses, greenhouses, garden storage structures, tennis courts, swimming pools, docks and dune crossovers. No more than two accessory buildings for living quarters shall be permitted. Pickleball courts shall be prohibited. Accessory uses not listed herein are prohibited, unless approved as an alternative accessory use by the Board of Adjustment in accordance with Art. IV, Division 5.

Sec. 8.01. Prohibited uses.

The following uses are prohibited in the G-35 District:

- A. The rental of any portion of a lot or building which does not include the use and occupancy of the single family dwelling which is the principal building on the lot.
- B. Storage of manure or odor- or dust-producing substances or uses within 50 feet of any lot line.
- C. Reverse Osmosis plants, except if the Reverse Osmosis plant is approved by the Board of Adjustment as an accessory use in accordance with Art. IV, Division

~~6. pursuant to the provisions of article X, section 3.13 of the Land Development Regulations.~~

- D. Executive/employee/group vacation/retreats are prohibited in this zoning district.
- E. Any other use not specifically permitted in these regulations.

Section 10. Article III, Division 9. "RCD District". Recreation Club District, Section 9.01 Prohibited uses is hereby amended to read as follows:

Sec. 9.01. Prohibited uses.

Any use not specifically permitted in these regulations is prohibited in the RCD District.

Reverse osmosis plants, except if the reverse osmosis plant is approved by the Board of Adjustment as an accessory use in accordance with Art. IV, Division 5. ~~pursuant to the provisions of article X, section 3.13 of the Land Development Regulations.~~

Section 11. Article III, Division 10. "PLD District": Public Lands District, Section 10.01, is hereby amended to read as follows:

Sec. 10.01. Prohibited uses.

Any use not specifically permitted in these regulations is prohibited in the PLD District.

Reverse osmosis plants, except if the reverse osmosis plant is approved by the Board of Adjustment as an accessory use in accordance with Art. IV, Division 6. ~~pursuant to the provisions of article X, section 3.13 of the Land Development Regulations.~~

Section 12. Article III, Division 11. "CPD District"; Conservation/Preservation District, Sections 11.01 and 11.03, 11.04 A.1, 11.05, 11.06 and 11.07 are hereby amended to read as follows:

Sec. 11.01. Prohibited uses.

Any use not specifically permitted in these regulations is prohibited in the CPD District.

Reverse osmosis plants, except if the reverse osmosis plant is approved by the Board of Adjustment as an accessory use. ~~pursuant to the provisions of article X, section 3.13 of the Land Development Regulations.~~

Section 13. Article IV. Supplemental Regulations, Division 2. Measurements, Sections 2.00 is hereby amended to read as follows:

Sec. 2.00. Building height.

Building height is measured as follows:

- A. The initial measuring point is the highest elevation of the following:
 1. The lower of:
 - a. The average elevation of the finished grade across the front building line prior to the placement of fill, or
 - b. The finished floor elevation; or
 2. ~~8~~ 6.5 feet ~~NGVD~~; NAVD or
 3. ~~A point established by the Board of Adjustment using alternative development standards.~~
- B. The height of exterior walls is measured from the initial measuring point to the point at which the outside wall meets the horizontal eave of the roof or the bottom of a parapet wall.
- C. The height of the building is measured from the initial measuring point to the highest point on the building, excluding chimneys, ventilators, skylights, spires, belfries, cupolas, and similar architectural features that are usually carried above the roof level and not used for human occupancy, provided that each such feature shall be erected only to such height and size as is necessary to accomplish the purpose it is to serve.
- D. The Board of Adjustment may approve a variance to Article IV, section 2.00, regarding the initial measuring point for building height, if the applicant demonstrates:
 1. The new initial measuring point will not result in a building which is taller in elevation (NAVD) than the tallest building which could be constructed on a contiguous lot;
 2. Will not result in a building which is more visible from adjacent properties or the public right-of-way than the existing surrounding structures.

Section 14. Article IV, Division 3, Development Standards, Sections 3.01, 3.04, 3.05, 3.06, 3.06A, 3.07, 3.07A, 3.10, 3.10A, 3.12, 3.12A. are hereby amended to read as follows:

Sec. 3.01. Fill.

If authorized as part of an approved site plan, up to three feet of fill may be placed on a lot. The Board of Adjustment may approve a greater amount of fill ~~using alternative development standards~~ if the applicant demonstrates that:

- A. The additional fill will not result in a building which is taller than the maximum height permitted on an adjacent lot; and
- B. Fill shall be placed in a manner that will not create additional stormwater runoff onto an adjacent property or public right-of-way; and
- C. Fill shall be placed in a manner that will not create in significant soil erosion; and
- D. The portion of the lot for where the fill is proposed to be added has not been previously filled pursuant to the approval of a 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.
 - 1. The fill shall not result in a building which is more visible from adjacent property or a public right-of-way; and
 - 2. The fill is necessary to build the finished floor of the building at an elevation of 6.5—NAVD.

Sec. 3.04. Setbacks for easements and driveways.

- A. *Setback from access easement or private right-of-way.* No building shall be constructed within 20 feet of any access easement or right-of-way in favor of another party. ~~unless the board of adjustment approves such construction using alternative development standards~~
- B. *Driveway setback.* Driveways shall be set back from side lot lines as follows:
 - 1. In the A-80, B-40 and G-35 Districts, the improved surface of any driveway shall be set back at least eight feet from side and rear lot lines.
 - 2. In all other zoning districts, the improved surface of any driveway shall be set back at least three feet from side and rear lot lines.

Sec. 3.05. Tennis court design and location.

- A. *Required setbacks.*
 - 1. A tennis court shall be set back as if it were a building.
 - 2. No part of a tennis court shall be located within 50 feet of the mean high water mark.
 - 3. The required setback shall be measured from the outer edge of an apron, fence, or appurtenance to a tennis court.

- B. *Lights.* A tennis court shall not be lit for night play, except ~~that the board of adjustment may approve lights using alternative development standards~~ for tennis courts in the RCD District unless the applicant demonstrates:

1. The lighting does not spill over onto any adjacent lot in a residential zoning district; and
2. The lighting standards and fixtures shall not be visible from any of the neighboring lots in the applicable zoning district; and
3. The lighting shall be turned off between the hours of 9:30 p.m. and 6:00 a.m.

Sec. 3.03. Same—Court lighting or illuminated signage.

The board of adjustment may approve a variance to the use of alternative development standards to article IV, section 3.05(B), regarding court lighting, or article VI, section 2.02(E), regarding illuminated signage, if the applicant demonstrates that:

1. Lighting shall not spillover onto any adjacent lot in a residential zoning district; and
2. Lighting standards and fixtures shall not be visible from any neighboring lot in the applicable zoning district; and
3. Lighting shall be turned off between the hours of 9:30 pm and 6:00 am.

- C. *Backboards.* Tennis backboards are prohibited.

Sec. 3.06. Walls, fences, and bulkheads/seawalls.

- A. *Location and design of walls and fences.*

1. *Front yards.* Walls and fences may be constructed in required front yards provided that:
 - a. The walls or fences are set back at least 30 feet from the front lot line; and
 - b. The area between the walls or fences and the front lot line is comprehensively landscaped; and
 - c. Sight triangles with no leg smaller than 15 feet are preserved in both directions for each driveway that connects to the contiguous street.
2. *Side and rear yards.* Walls and fences may be constructed in required side yards, or rear yards of lots which are not waterfront, provided that:
 - a. The walls or fences are set back at least three feet from side lot lines unless an agreement to locate the wall or fence closer to the property line is executed by the applicant and the owner of the property which shares the property line and is provided to the town in recordable form; and;
 - b. The walls or fences are not constructed in or over any utility or other public easement; and

- c. The area between the wall or fence and the side lot line is landscaped with hardy, low maintenance landscape material.
3. *Rear yards of waterfront lots.* No wall or fence may be constructed in a required rear yard of a water front lot unless the wall or fence meets all of the following standards: unless, it is approved by the board of adjustment, using alternative development standards.

The construction of a fence or wall within the rear yard of a waterfront lot may be permitted provided 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 or fence will not interfere with the visual access to the water from the building envelopes of adjacent lots; 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.
4. *Within the building envelope.* Walls and fences may be constructed within the building envelope provided that that the manner in which walls or fences are attached to buildings does not create apparent mass in excess of the floor area and building volume permitted in the zoning district in which the lot is located.

B. *Height.*

1. Within the front and side yards, no wall, gate or fence shall be constructed which exceeds six feet in height, measured as follows:
 - a. In front yards, the vertical distance from the crown of the public road on which the front yard abuts to the highest point on the wall or fence; and
 - b. In other areas, the vertical distance from the finished grade adjacent to the wall or fence to the highest point on the wall or fence.
2. Within the building envelope, no wall, gate or fence which is not attached to a building shall be constructed which exceeds six feet in height, except that mesh fences enclosing tennis courts may be constructed up to ten feet in height. For the purpose of this paragraph, height is measured as the vertical distance from the finished grade adjacent to the wall or fence to the highest point on the wall or fence.

- C. *Materials.* Walls and fences shall be made of durable materials that are consistent and compatible with the design and materials of the principal building on a lot.
- D. *Bulkheads/seawalls.* Bulkheads/seawalls may be constructed, provided that:
 - 1. The height of the bulkhead/seawall is no greater than necessary to accomplish its purpose; and
 - 2. The environmental impacts of the construction of the bulkhead/seawall are mitigated according to all applicable requirements; and
 - 3. All approvals from other governmental agencies with jurisdiction over seawall construction have been submitted to the administrative official.

Sec. 3.07. Docks and dune crossovers.

- A. *Location.* Docks may be constructed only in the waters of the Indian River and waters tributary thereto. Dune crossovers may be constructed over the primary dune to provide access to the beach. Each dock or dune crossover and its associated pilings shall be located in the middle one-third of the lot on which the dock is an accessory use and oriented such that a docked boat would also be in a location that corresponds to the middle one-third of the lot on which the dock is an accessory use (See Illustration 20: Location of Dock, Exhibit A), unless the Board of Adjustment approves another location in accordance with: ~~using alternative development standards.~~

The Board of Adjustment may approve a variance for the use of alternative development standards to article IV, docks and dune crossovers, if the applicant demonstrates:

- a. The proposed dock or dune crossover will not result in an obvious departure from the aesthetic character of the neighborhood, considering the existing structures and open space; and
- b. The proposed dock or dune crossover will not result in the destruction or removal of a significant tree within a required setback, or the significant tree is relocated in a manner that preserves the aesthetic and shade qualities on the same side of the lot; and
- c. The proposed dock or dune crossover is designed in a manner that does not materially obstruct the waterfront views from neighboring properties; and
- d. The proposed dock or dune crossover:
 - 1. Provides materially better protection for seagrass beds, environmentally sensitive littoral zones, dune vegetation, or sea turtle nesting areas. than a dock or dune crossover that could be constructed pursuant to the underlying regulations of the applicable zoning district; or
 - 2. Is located such that it is significantly smaller than any functional dock or dune crossover that could be constructed pursuant to the applicable zoning district regulations; or

~~3. Is feasible only using alternative development standards because~~ Due to the conditions of the lot (which, for docks, includes the relationship between the lot and the location of the channel), no dock or dune crossover could feasibly be constructed pursuant to the applicable zoning district regulations.

B. *Size.* No dock shall exceed 500 square feet, and no dune crossover shall have a sitting or reviewing deck exceeding 100 square feet in addition to the area of the walkway, unless the Board of Adjustment approves a variance for additional area in accordance with 3.07 H. ~~using alternative development standards.~~

C. *Height.*

1. *Docks.*

a. The deck of a dock shall not be higher than four feet above mean high water, or five feet above mean high water if the Department of Environmental Protection so requires after performing an official survey and providing a statement of seagrass that is acceptable to the administrative official. (See Illustration 21: Dock Dimensions, Exhibit A)

b. Pilings supporting such dock or used in conjunction therewith shall not be higher than eight feet above mean high water. (See Illustration 21: Dock Dimensions, Exhibit A)

2. *Dune crossovers.*

a. The deck of a dune crossover shall not be higher than one foot above the existing grade, unless a variance for a greater height is approved by the board of adjustment in accordance with Sec. 3.07 H. ~~using alternative development standards.~~

b. Dune crossover posts and railings shall not be higher than three feet above the deck of the dune crossover.

D. *Design.*

1. Railings shall be of post and rail construction that does not create a material visual obstruction to the waters of the Indian River or tributaries, or to the Atlantic Ocean from contiguous lots or rights-of-way.

2. Fencing, screening, walls or louvered windbreaks on docks or dune crossovers are prohibited unless approved by the Board of Adjustment. ~~using alternative development standards.~~

3. Covered structures or buildings of any type are prohibited on docks and dune crossovers.

4. Dock boxes not exceeding 30 inches in height are permitted on docks; provided that such boxes are limited to one dock box per boat regularly moored at the dock. (See Illustration 21: Dock Dimensions, Exhibit A)
 5. Overhead hoists, davits or machinery connected therewith shall not exceed eight feet above mean high water.
 6. Dock construction shall meet the standards for dock construction as prescribed by the United States Army Corps of Engineers.
- E. *Utilities.* All electrical and water service supplied to any dock or dune crossover in the town shall meet the standards for service as provided in the Florida Building Code.
- F. *Hoisting and daviting of boats.*
- (a) No boat shall be hoisted or davited if:
 - (1) Any part of the boat is position outside of the middle one-third of the lot, extended waterward; or
 - (2) The dock to which the hoist or davit is attached does not conform to this section.
 - (b) No boat shall be hoisted or davited to such a height that the top of the main superstructure, but not including masts, antennas, outriggers or other attachments to said boat, shall be more than eight feet above mean high water, and no boat exceeding 31 feet in overall length shall be hoisted or davited from the water and supported by a dock, unless approved by the impact review committee using the standards set forth in article X, division II, section 2.04.
- G. *Dock lighting.* These standards govern new and replacement dock lighting, and shall not apply to existing dock lighting, except for items (2)(c) and (2)(i).
1. Definitions:
 - *Dock lighting:* (1) Lighting that is used to provide a level of illumination to safely ingress and egress docks on and from a property, which includes, dock/piling-mounted light fixtures; (2) Security lighting; and (3) fishing lighting, which includes down-lighting fixtures into water (a.k.a. Snook Light, Goose neck, Bracket bar, Cobra head, etc.) and underwater/submergible lighting fixtures.
 - *Security lighting:* Lighting that is used to provide a level of illumination of a dock during security or emergency events, identify persons or objects (detection) or create a psychological deterrent to unwanted or criminal activity on the dock (deterrent). Security lighting is stand-by lighting, such as motion-

actuated lights or lighting operated by switch or alarm. Security lighting shall be activated only by motion activation or during security or emergency events and will remain off during other times.

- *Lumen*: The unit of measurement used to quantify the amount of light produced by a bulb or emitted from a fixture. The lumen rating associated with a given lamp is generally indicated on its packaging or may be obtained from the manufacturer.
 - *Special RCD lighting*: Lighting provided in connection with properties located within the Recreation Club District (RCD).
2. In all cases, dock lighting associated with a specific property is to have minimal, if any, effect upon the adjoining properties as well as on any adjacent public rights-of-way. The following standards should be applied to all dock lighting projects, other than security lighting, which shall only be subject to subsection b. below:
- a. All lighting shall be designed to prevent misdirected or excessive artificial light.
 - b. All lighting fixtures shall have a glare shield and the point source of light shall not be directly visible from adjacent properties. This includes, without limitations dock/piling-mounted light fixtures, down-lighting fixture into water (a.k.a. Snook Light, Goose neck, Bracket bar, Cobra head, etc.), underwater/submersible lighting fixture, flag poles, and security lighting.
 - c. Metal halide bulbs, high-intensity bulbs such as high pressure sodium, and mercury vapor bulbs are prohibited.
 - d. Special RCD lighting, and marine navigation lights are exempt from this section.
 - e. Plans, specifications, records and reports of a "security system plan" are exempt under F.S. § 119.07(1) and § 24(a), Article I of the State Constitution.
 - f. Maximum lumens per single dock/piling-mounted lighting fixture shall not exceed 300 lumens; maximum lumens per single down-lighting fixture (a.k.a. Snook Light, Goose neck, Bracket bar, Cobra head, etc.) shall not exceed 500 lumens; and maximum lumens per single underwater/submersible light shall not exceed 10,000 lumens.
 - g. Dock/piling-mounted lighting fixtures shall not exceed one per dock piling; down-lighting fixtures (a.k.a. Snook Light, Goose neck, Bracket bar, Cobra head, etc.) shall not exceed two per dock; and underwater/submersible light fixtures must be white in color and shall not exceed two per dock.

- h. Dock/piling-mounted lighting and down-lighting fixture(s) shall be mounted no higher than eight feet above mean high water. When used to illuminate the beginning and/or end of a dock, only one pole light at each section may be permitted, and shall be installed no higher than eight feet above top of dock deck.
- i. Multicolor and/or flashing light fixtures shall be prohibited.
- j. All lighting project applicants must submit the Town of Jupiter Island Dock Lighting Self-Certification Form to the Building Department.

H. The Board of Adjustent may approve a variance for docks and dune crossovers provided the applicant demonstrates:

- A. The proposed dock or dune crossover will not result in an obvious departure from the aesthetic character of the neighborhood, considering the existing structures and open space; and
- B. The proposed dock or dune crossover will not result in the destruction or removal of a significant tree within a required setback, or the significant tree is relocated in a manner that preserves the aesthetic and shade qualities on the same side of the lot; and
- C. The proposed dock or dock crossover is designed in a manner that does not materially obstruct the waterfront views from neighboring properties; and
- D. The proposed dock or dune crossover:
 - 1. Provides materially better protection for seagrass beds, environmentally sensitive littoral zones, dune vegetation, or sea turtle nesting areas that a dock or dune crossover that could be constructed pursuant to the applicable zoning district-regulations; or
 - 2. Is located such that it is significantly smaller than any functional dock or dune crossover that could be constructed pursuant to the applicable zoning district-regulations; or
 - 3. Due to the conditions of the lot (which, for docks, includes the relationship between the lot and the location of the channel), no dock or dune crossover could feasibly be constructed pursuant to the underlying district regulations.

Sec. 3.10. Off-street parking.

- A. The maximum number of parking spaces provided shall be one and one-half parking spaces for each bedroom located on a lot.

- B. *Minimum dimensions.* A parking area of at least 20 feet by ten feet exclusive of driveway or aisle, must be provided for each bedroom located on a lot. The Board of Adjustment may approve a ~~smaller parking area~~ variance provided using alternative development standards, the applicant demonstrates that it is not needed to achieve compliance with the landscaped open space requirement of the applicable zoning district and at least one of the following is met:
1. The reduced parking area will reasonably accommodate one car per bedroom; or
 2. The required parking is provided on an adjacent lot under common ownership, and the applicant provides an executed unity of title that ensures that a parking easement will be provided if the common ownership ceases to be effective until the required parking is provided on the lot which it serves; or
 3. Required parking is provided on an adjacent lot that is subject to a parking easement agreement with the adjacent lot owner until or unless the applicant provides the required parking for the lot which it serves; or
 4. Clear and convincing evidence is provided to the Town supports a finding that the most likely use of the lot will require less parking area than is otherwise required by these land development regulations.
- C. *Parking in public rights-of-way prohibited.* The construction, maintenance or use of the public road rights-of-way for off-street parking within the town is prohibited.
- D. *Head in parking prohibited.* The construction of a driveway or a head-in parking area which requires or allows a vehicle to back into a public street is prohibited.

Sec. 3.12. Wireless communications towers and antennas

A. *Findings and purpose.* The Town finds that it is in the public interest to regulate the placement, construction or modification of wireless communications towers and antennas within the municipal boundaries of the Town ~~in order~~ to protect the Town's unique aesthetic environment and community character. The Town Commission may approve a variance regarding communications towers and/or antennas, if the applicant demonstrates that:

- A. The tower/antenna is in a PLD or RCD District; and
- B. The tower/antenna will not interfere with the use and enjoyment of adjacent and nearby properties; and
- C. The visual impact of the tower/antenna and associated structures is substantially mitigated by either or both of the following:
 1. A combination of topography and existing or provided landscaping in the surrounding area; or
 2. A "stealth" design; and
- D. The proposed ingress and egress to the tower and/or antenna will not interfere with the safe flow of traffic on adjacent rights-of-way; and

- E. Off-street parking for at least one maintenance vehicle is provided; and
- F. There are no suitable existing towers, antennas, or other structures, or alternative technologies, that the applicant can utilize to provide the same service; and
- G. The tower is set back at least 110 percent of the height of the tower from any neighboring properties in an RD zoning district; and
- H. The tower is set back at least 130 percent of the height of the tower from any neighboring property in a residential zoning district; and
- I. Guy wires and accessory buildings satisfy the minimum zoning district setback requirements; and
- J. The structure is designed to accommodate co-locations of equipment and attachments with a minimum wind load rated at 130 mph or more; and
- K. A performance bond is posted in favor of the Town to cover the cost of the Town's removal of the structure if it is abandoned or otherwise violates these land development regulations.

B. *Tower permitted in PLD District as accessory use.*

1. *License or lease authorizing use.* Towers which are permitted as accessory uses in the PLD District are subject to joint use to provide public safety communications, and further subject to town commission approval of a license or lease authorizing the use of said tower. In considering approval of a license or lease, the Town Commission shall assess:
 - a. The inventory of the applicant's existing towers, antennas, or sites approved for towers or antennas that provide service or coverage within the Town, including specific information about the location, height, and design of each tower, antenna or site; and
 - b. The availability of space on the tower, which shall be allocated on a first-come, first-served basis.

All costs relating to the installation of the antenna or any ancillary equipment relating thereto shall be borne by the applicant.

2. *Location and design standards.* Wireless communications antennas are permitted on towers as provided for in this subsection B, or on light pole structures which are ~~located~~ in rights-of-way or easements within the Town, subject to the following location and design standards:
 - a. The height of the antenna shall not exceed two feet above the existing light pole structure.
 - b. All light pole-mounted antennas shall be of a "stealth design" (to the maximum extent possible, the design shall use materials, colors, textures, screening, and landscaping that will blend the tower/antenna site and structures into the

natural setting and surrounding buildings), except that antennas located in A-80, B-40, C-35, D-25, E-12, F-15 and G-35 Districts must be screened from the view of residents and pedestrians.

- c. Equipment cabinets associated with light pole-mounted antennas shall be of a scale that makes them no more visually obtrusive than other types of utility equipment boxes normally located within the rights-of-way within the town; and architecturally designed or camouflaged to be compatible with surrounding land uses, except that such equipment cabinets located in A-80, B-40, C-35, D-25, E-12, F-15 and G-35 Districts must be screened from the view of residents and pedestrians.
- d. The Town must approve the noise level and location of any generators or other equipment.
- e. Equipment cabinets associated with light pole-mounted antennas which are located outside the public right-of-way shall meet the requirements for accessory structures for the zoning districts in which the equipment cabinets are located.

C. Other towers and antennas.

1. No other tower or antenna shall be permitted in the Town, except pursuant to subsection B, above, unless the applicant demonstrates to the Town Commission that no reasonable alternative exists that can accommodate the applicant's proposed telecommunications service because:
 - a. No existing towers or structures located within the relevant geographic area accommodate antennas adequate to provide the applicant's service within the Town; and
 - b. The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable; and
 - c. There are other limiting factors that render existing towers and structures unsuitable; and
 - d. The applicant demonstrates that an alternative technology, such as a cable microcell network using multiple low-powered transmitters/receivers attached to a wire line system, is unsuitable.
2. If the applicant demonstrates that no reasonable alternative exists that can accommodate the applicant's proposed telecommunications service, the Town ~~Board of Adjustment~~ Commission shall refer the application to the board of adjustment to be heard using alternative development standards may consider the variance application and whether it meets the criteria in this Sec. 3.12 A-K above.

D. Operation and maintenance. All tower and wireless communications antenna owners shall comply with the following operation and maintenance requirements:

1. All towers and antennas must meet or exceed current standards and regulations of the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), and any other agency of the state or federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this ordinance shall bring such towers and antennas into compliance with such revised standards and regulations within six months of the effective date of such standards and regulations.
 2. The owner of a tower shall ensure the structural integrity of the tower and related structures. The tower and structures must be maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the administrative official determines that the tower or a related structure fails to comply with such codes and standards and constitutes a danger to persons or property, then the owner shall bring such tower or structure into compliance with such codes or standards within 30 days of receiving written notice from the Town.
 3. No signs, other than those required by law and approved by the Town, shall be allowed on a tower, antenna or related structure or enclosure, including fences.
- E. *Abandonment of towers or antennas.* Any tower or antenna that is not operated for a continuous period of two years shall be considered abandoned, and the owner of such tower or antenna shall remove same, along with any related structures, with 90 days of receipt of written notice from the town notifying the owner of such abandonment.

Section 15. Article VI – Signs, Division 2, Standards, 2.02 is hereby amended to read as follows:

Sec. 2.02. Sign design standards.

All signs within the town shall be designed and constructed according to the following standards:

- A. *Materials.* Permanent signs shall be constructed of first-class quality materials, such as marine plywood, plexiglass or aluminum, and all lettering and other identification markings shall be permanently affixed. Residential building identification affixed to mailboxes and signs relating to security are exempt from this requirement.
- B. *Prohibited elements.* The following are prohibited design elements:
 1. Flashing, moving, rotating, revolving, oscillating, or animated elements; and
 2. Changeable copy; and
 3. Extruding figures; and

4. Illumination ~~in excess of~~ more than 600 lumens. unless approved by the Board of Adjustment. ~~using alternative development standards;~~ and
 5. Neon tubes, strip lighting of any nature, and flashing or intermittent illumination.
- C. *Size and proportions.* The size and proportions of signs shall be as follows:
1. In the A-80, B-40, C-35, D-25, E-12, F-15 and G-35 Districts, the ratio of the horizontal dimension to the vertical dimension of the sign area shall be 3:2, and no sign shall be larger than 18 inches horizontally by 12 inches vertically.
 2. In the PLD, CPD, and RCD Districts, no sign area shall exceed six square feet unless the Board of Adjustment finds that all of the standards of Sec. 2.02 F below are met. ~~approves the larger sign area using alternative development standards.~~
- D. *Maximum number of permanent signs.*
1. In the A-80, B-40, C-35, D-25, E-12, F-15 and G-35 Districts, no more than two permanent signs shall be permitted on any lot, unless the additional signs are not visible from any public contiguous lot, public right-of-way, private access easement, or waterway.
 2. In the PLD, CPD, and RCD Districts, no more than one sign shall be permitted per street frontage, except that additional signs designating ingress and egress shall be permitted in such numbers as required for safety, provided that each additional sign:
 - a. Has a sign area of no greater than four square feet; and
 - b. Is no higher than six feet above the adjacent paving; and
 - c. None of the additional signs are within two feet of a lot line.
- E. *Illumination.* Permanent signs in any zoning district may be illuminated with low-level reflective lighting not exceeding 600 lumens, provided that neon tubes, strip lighting, and flashing or intermittent lights are not used. The Board of Adjustment may approve a variance under Sec. 2.02 (F). below.
- F. Variance for signs.
1. The Board of Adjustment may approve a sign variance in the PD, RD, and CPD zoning districts, provided an applicant demonstrates:
 - A. The proposed sign:
 1. Is demonstrably more attractive than a sign that could otherwise be constructed in the underlying zoning district; and
 2. Is no more than six feet in height; and
 3. Is less than 12 square feet in area: or

- B. The sign area of the proposed sign is necessary to convey critical information that will protect the public health and safety.
- 2. The Board of Adjustment may approve a variance to section 2.02(E), regarding illumination if the applicant demonstrates that:
 - A. The lighting will not spill over onto any adjacent lot in a residential zoning district; and
 - B. The lighting standards and fixtures are not visible from any neighboring lot in a residential zoning district; and
 - C. The lighting will be turned off between the hours of 9:30 p.m. and 6:00 a.m.

Section 16. Article IX. - Nonconformities. Division 2. Nonconforming Structures,

Sections 2.01 and 2.02 are hereby amended to read as follows.

Sec. 2.01. Nonconforming docks or dune crossovers.

A nonconforming dock or dune crossover shall be considered a "building," subject to the provisions of section 2.02, below. However, if the nonconforming dock or dune crossover is nonconforming due to location, the property owner may apply for ~~approval a~~ variance from the Board of Adjustment using alternative development standards to make the dock or dune crossover "conforming" in accordance with Sec. 2.02 D below.

Sec. 2.02. Nonconforming buildings.

- A. *Continuation.* Any building which was lawfully in existence on the effective date of these land development regulations, or any amendment thereto, which is made nonconforming by the adoption of these land development regulations or any such amendment thereto, may be continued and maintained or repaired notwithstanding such nonconformity.
- B. *Extension or expansion.* No nonconforming building shall be enlarged, increased, expanded or altered in any way unless such enlargement, increase, expansion or alteration complies with each and every requirement of these land development regulations.
- C. *Replacement.* In the event part or all of a nonconforming building is destroyed or made structurally unsound by fire, casualty, or other Act of God (which shall include, but not be limited to, wood eating organisms, degraded concrete, or similar factor not within the control of the property owner) to the point where repair is impracticable, the building may be reconstructed or replaced if approved by the board of adjustment using Sec. 2.02(C).A. below. ~~using alternative development standards.~~
- D. The Board of Adjustment may approve a variance for the replacement of a destroyed nonconforming building, dock, or dune crossover, provided the applicant demonstrates that all of the standards below are met:

- A. All or a material part of the nonconforming building has been destroyed by fire, casualty, or an Act of God; and
- B. The building will be replaced with a building that:
 - 1. Is located in either:
 - a. The same location as the destroyed building, and is designed and configured such that the extent of the prior nonconformity is not increased;
or
 - b. A different location than the building to be replaced, and is designed and configured such that the replacement building does not have a greater apparent mass when viewed from public right-of-ways or neighboring properties; and:
 - (1) The extent of the totality of nonconformities of the building to be replaced reduced by the replacement building, and if an individual nonconformity is increased, the increase is not material; or
 - (2) The totality of nonconformities of the replacement building is unchanged and the Building Official determines that there will be a material safety benefit realized by the relocation of the building; and
 - 2. Is of the character and architectural style of the building that previously existed, unless such character or architectural styles is impracticable due to state or federal regulations; and
- C. The Building Official determines that the replacement building complies with these land development regulations to the maximum extent possible; and
- D. The replacement building contains no more floor area than the building to be replaced.
- E. The application for approval has been submitted to the Town within three years of the date on which the destruction occurred.

Section 17. Article IX, Division 4. - Nonconforming Uses, Sections 4.00 is hereby amended to read as follows:

Sec. 4.00. Nonconforming uses.

- A. *Continuation.* Any use which was lawfully in existence on the effective date of these land development regulations, or any amendment thereto, which is made nonconforming by the adoption of these land development regulations or any such amendment thereto, may be continued and maintained notwithstanding such nonconformity.
- B. *Extension or expansion.* A nonconforming use shall not be enlarged, increased, intensified, or expanded to occupy a greater floor or land area than it occupied on the effective date of these land development regulations or an amendment thereto, which adoption or amendment rendered the use nonconforming.

- C. *Conversion.* The Board of Adjustment may approve the conversion of a nonconforming use to another nonconforming use with fewer external impacts ~~alternative development standards.~~ if an applicant demonstrates:
- A. The existing nonconforming use has not been terminated by discontinuance or destruction; and
 - B. The proposed use is more compatible with the predominant character of the uses in the zoning district than the existing nonconforming use; and
 - C. The proposed use will have no greater adverse effect on the surrounding lots than the existing nonconforming use, in that:
 - 1. It will generate the same or lower level of traffic; and
 - 2. It will have no impact or a positive impact on surrounding property values; and
 - 3. It involves the same or lower level of dust, noise, or odors; and
 - 4. If the existing nonconforming use also includes a nonconforming sign, the nonconforming sign shall be removed.
- D. *Termination.*
- 1. *By discontinuance.* If a nonconforming use is discontinued for a period of six consecutive months, the nonconforming use shall not be resumed or re-established, and any subsequent use of the land or structure shall conform to each and every requirement of these land development regulations.
 - 2. *By destruction or partial destruction.* In the event that 50 percent or more of the existing floor area of a building occupied by a nonconforming use is destroyed by fire or other casualty, Act of God, or by the acts of the owner or any lessee, agent or representative of the owner thereof, the nonconforming use shall be deemed terminated and shall not be resumed or re-established, and any subsequent use of the land or structure shall conform to each and every requirement of these land development regulations.

Section 19. Article X, Division 2, Impact Review, Sections 2.01 and 2.05 are hereby amended to read as follows:

Sec. 2.01. Applicability.

Impact review by the Impact Review Committee is required if:

- 1. The total floor area on the lot proposed for development, including existing and proposed floor area, will be greater than 70 percent of the maximum floor area permitted in the underlying zoning district; and
- 2. The application:

- a. Is for a required approval that is not subject to administrative review pursuant to any paragraph of article X, section 1.00 or board of adjustment review pursuant to any provision of article X, division 3, 4, or 5; or
- b. Has been referred to the Impact Review Committee pursuant to article X, section 1.02; or
- c. Requests approval of the demolition of a principal building or guest house and is not part of, or concurrently filed with, an application for development approval of a new principal building or guest house.

Sec. 2.05. Duration of approval.

Approvals granted either administratively or as a result of referral to the Impact Review Committee, shall be valid for one year from the time granted. Commencement of work under said approval shall be considered as the date upon which a building permit is granted and work actually having begun on the project. ~~In the event that if work is not commenced within one year of the approval, then an extension of up to one year may be approved on good cause shown by application to the Board of Adjustment. Projects approved under article X, divisions 1 and 2, which have not been commenced prior to the adoption of this section shall have 12 months from the adoption of this section to commence work.~~

Section 18. Article X, Division 3., Sections 3.00 – 3.16 Alternative Development Standards and Division 4, Sections 4.00 – 4.04, Increase in Floor Area are hereby repealed in their entirety.

Section 19. Article X, Division 10, Development Permits, Sections 10.06 and 10.08 are hereby amended to read as follows:

Sec. 10.06. Validity and Duration of Permit.

In accordance with Section 105.4.1 of the Florida Building Code, a permit shall expire unless the work is commenced within a 6-month period after issuance, or where the work authorized under such permit has been abandoned for a period of 6 months after the work has commenced.

A development permit shall lapse where there is no longer an active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process, in accordance with Section 105.4.1.3 of the Florida Building Code.

Sec. 10.08. Permit extensions.

- ~~A. The Administrative Official may issue, for good cause shown, a permit extension of up to 180 days.~~
- ~~B. In the event all work is not completed and a certificate of occupancy issued within the 180 days extension granted by the Administrative Official, all work shall cease on the property, until a further extension is approved by the Board of Adjustment for good cause shown.~~

Section 20. Article IV, Supplemental Regulations is hereby amended to create Division 5, entitled "Accessory Uses and Article 6, Reverse Osmosis Plants, as follows:

ARTICLE IV. SUPPLEMENTAL REGULATIONS

DIVISION 5. ACCESSORY USES

Section 1.00. Applicability.

The Board of Adjustment may approve as accessory uses that are not otherwise listed as "Permitted Uses" in Article III, Division II, Section 2.00.B, Division III, Section 3.00.B, Division IV, Section 4.00.B, Division V, Section 5.00.B, Division VI, Section 6.00.B, and Division VII, Section 7.00.B, provided the it finds that all of the following standards have been met:

Sec. 2.00. Standards.

- A. The proposed accessory use will not adversely affect the public interest; and
- B. The proposed accessory use is consistent with the surrounding neighborhood character; and
- C. The visibility of the proposed accessory use from public rights-of-way, adjacent properties, the beach, the ocean and the intracoastal waterway is minimized in a manner that is consistent with the surrounding neighborhood character; and there are screens and buffers that are sufficient to ensure compatibility of the proposed accessory use with adjacent properties; and
- E. The location, design and character of the proposed accessory use will not adversely affect adjacent properties; and
- F. The proposed accessory use is designed and located so that all buildings and structures associated with the accessory use are screened from view from adjacent properties and public right-of-ways; and
- G. The proposed accessory use will generate the same or lower level of traffic than another permitted accessory uses; and
- H. The proposed accessory use is customarily and typically incidental to and subordinate to the principal use; and

- I. The proposed accessory use will not result in substantial noise, dust, glare, or odor impacts on any other property in the neighborhood where it is to be located, nor shall said use result in such noise, dust, glare or odor impacts greater than those which accompany listed permitted accessory uses.

DIVISION 6. REVERSE OSMOSIS PLANTS

Sec. 1.00. Applicability.

The Board of Adjustment may consider an application for the installation of a reverse osmosis plant as an accessory use to a primary use on properties of two acres or greater. Applications must be prepared by appropriately licensed professionals.

Sec. 2.00. Requirements for submission of applications.

- A. All plans, reports, letters of assurances, and other documents related for an RO plant shall be prepared by a licensed, professional hydrogeologist (P.G.), or a licensed professional engineer with experience and practice in the design and implementation of reverse osmosis facilities. The certification of documents indicates that they were prepared under a licensed engineer or hydrogeologist's who shall be responsible supervision, direction or control. Any plans or documents prepared by an individual who is not properly licensed may result in the town referring the individual to the appropriate agencies, i.e. the South Florida Water Management District and Florida Department of Environmental Protection and/or the Department of Professional Regulation.
- B. Applications for a reverse osmosis plant accessory use shall provide the following information, which shall be subject to the review and approval of the town engineer for completeness and technical compliance:
 1. Reverse osmosis plant systems shall include the certification and seal, if applicable by a professional licensed engineer with sufficient experience with reverse osmosis plant systems that the reverse osmosis plant meets all design conditions. The following submissions shall be submitted to the town and shall be subject to the town engineer's review. The town engineer shall prepare a report of his findings, which shall be presented to the board of adjustment at its hearing on the application.
 2. Drawings shall include the location of the system on the property, topography of the lot, location of on-site wastewater disposal drain field on the property, and proximity to buildings and on-site wastewater disposal drain fields on adjoining properties.
 3. Plans shall include the size of the system, anticipated water supply, product and wastewater flow rates, maximum capacities, anticipated locations of water

supply withdrawals, depths, appurtenant facilities, and wastewater or system concentrate discharge disposal locations.

4. Chemical handling plan and storage. Copies of Material Data Status Sheets (MSDS) sheets for all known chemicals shall be submitted.

5. Plans and calculations showing anticipated product water storage location and size of storage system.

6. Plans for the structure housing the proposed system.

7. A landscape plan for screening of said structures.

8. Plans for emergency generator facilities and fuel.

9. Electric plans.

10. Monitoring systems and data collection.

11. As-built plans.

C. *Hydrogeology and geotechnical.* Shall evaluate the of impacts to existing surficial freshwater resources from saline or hypersaline wastewater or concentrate discharge from the reverse osmosis plant by professional geologist with experience in shallow barrier island aquifer systems and shall submit the following.

1. Plans identifying the location and use of surface water bodies and existing surficial aquifer wells within a 1,000-foot radius of the project site.

2. A subsurface study including:

a. Geologic formations within zones of surficial aquifer water supply and area of wastewater or concentrate discharge.

b. Water quality profile of the surficial aquifer that identifies fresh and saline water layers.

c. Permeability tests of proposed wastewater or concentrate discharge zone including a bench scale load test performed in the presence of the town's representative.

d. Modeling of expected migration of wastewater or concentrate discharge plume with evaluation of impact to adjacent properties irrigation water

withdrawal wells, on-site wastewater disposal drain-fields, and surface water bodies.

3. Design report that includes proposed facilities, testing results, modeling results certification by a State of Florida licensed geologist or engineer.

D. *Permits.* All applicable federal, state and local permits shall be identified and obtained and provided to the Town.

1. Permitting wastewater or concentrate discharge and proper disposal of same.

2. If wastewater or concentrate discharge is exempt from permitting, provide written proof that agency reviewed data submitted by reverse osmosis applicant and issued a written exemption.

3. Certificate from a licensed engineer that no overflows of wastewater or concentrate discharge to surface water will occur.

E. *Chemicals.* A certificate of a licensed engineer as to the chemical hazards from chlorine, acid storage for reverse osmosis plant and identification of the plan for chemical delivery, storage, use and disposal, including:

1. Anticipated chemicals used for system, quantities used per month, along with the MSDS sheets for each chemical, and quantities to be stored on the lot.

2. A storage system that safely houses and contains chemicals from escaping onto the ground or into the air.

3. The method for and frequency of delivery of chemicals to the lot and removal of spent chemical containers for disposal off-site.

F. *Noise.* A certificate of a licensed engineer that the maximum sound level from the reverse osmosis plant operation shall not exceed 72 decibels measured at the exterior of the reverse osmosis plant and shall not exceed 65 decibels measured at the property lines with a plan for addressing noise abatement from high pressure pumps.

G. *Odor.* A certificate of a licensed engineer addressing odor control if source water for reverse osmosis plant contains hydrogen sulfide demonstrating that no odors will leave the lot.

H. *Setbacks.* A certificate of a licensed engineer that all reverse osmosis plant facilities and appurtenances shall be located within the building envelope as defined by the yard setback requirements for the subject zoning districts.

I. *Minimum lot size.* A certificate of a licensed engineer that the lot size is a minimum of two acres.

- J. Adverse impacts. A certificate of a licensed engineer providing assurances that there will not be any adverse impacts on adjoining property owner's irrigation water withdrawal wells, on-site wastewater disposal drain- fields, and surface water bodies.

Sec. 3. Standards for approval of applications.

- A. The Board of Adjustment may approve a reverse osmosis plant provided it finds that all of the following provisions have been:
1. All requirements relating to lot size, setbacks, noise and odor.
 2. There would not be any adverse environmental impacts created by the installation of the reverse osmosis plant upon the property.
 3. All chemicals and machinery relating to the operation of the reverse osmosis plant is contained within a safe, noise-proof structure.
 4. The reverse osmosis plant shall be totally screened from view from adjoining properties, rights-of-way and waterways.
 5. The town engineer has determined, based upon a review of the engineering and any other applicable plans that would not be any adverse impacts on an adjoining property owner's irrigation water withdrawal wells, on-site wastewater disposal drain-fields, and surface water bodies.

Sec. 4. Conditions subsequent to approval of a reverse osmosis plant.

- A. Prior to the final issuance of a certificate of occupancy for reverse osmosis plants a completion report shall be filed which includes test results of the installed as-built facilities including:
1. Load test installed wastewater or concentrate disposal system that includes monitoring of water levels within the disposal trench and at least one monitor well outside the disposal trench and in the path of the discharge plume.
 2. Evaluate load test results and certification that the disposal system performs as designed without impact to existing town water resources, natural resources or adjoining property owner's irrigation water withdrawal wells, on-site wastewater disposal drain-fields, and surface water bodies.

Sec. 5. Requirements relating to monitoring of disposal system for reverse osmosis plants.

Property owners who have installed a reverse osmosis plant on their property shall annually provide on, or before the anniversary date of the permit issued authorizing the installation of the system the following information:

1. Assurance that surface flooding has not occurred.
2. Assurance that wastewater is not being discharged to surface water.
3. Assurance that the surficial aquifer (if present) is not being adversely impacted by wastewater.
4. Assurance that an adjoining property owner's irrigation water withdrawal wells, on-site wastewater disposal drain-fields, and surface water bodies are not being impacted.
5. Assurance that the reverse osmosis plant is in compliance with all federal, state, county and town regulations.
6. The property owner shall submit to an inspection of the reverse osmosis plant by town staff and/or town consultants.

In the event a property owner fails to provide any of the above assurances pursuant to the annual inspection report, the Town may suspend the operation of the reverse osmosis plant until the property owner demonstrates that it is in compliance with this criteria.

Sec. 6. Application fees, permits, annual operations and maintenance fees for reverse osmosis plants.

The application fee for the proposed installation of a reverse osmosis plant is \$7,500.00. In the event the Board of Adjustment approves the installation of a reverse osmosis plant, the property owner shall pay to the town such additional fees as are required by ordinance. Once the reverse osmosis plant has been permitted and installed, the property owner shall obtain from the town an annual operation and maintenance permit and pay the annual fee of \$2,000.00.

Section 20. 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 21. 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 22. Codification.

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

Section 23.

This Ordinance shall become effective immediately upon execution.

(continued on next page)

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

**PASSED AND ADOPTED UPON THE SECOND READING FOLLOWING
PUBLIC HEARING THE ____ DAY OF _____, 2024.**

(SEAL)

TOWN OF JUPITER ISLAND, FLORIDA

Mayor

Vice Mayor

Commissioner

Commissioner

ATTEST:

TOWN CLERK

#5854059 v1 18270-00002

ORDINANCE NO. 402

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING CHAPTER 6 OF THE JUPITER ISLAND CODE OF ORDINANCES, ENTITLED "LICENSES AND BUSINESS REGULATIONS" TO CREATE A NEW ARTICLE V ENTITLED "SHORT TERM AND VACATION RENTALS"; PROVIDING FOR REGULATIONS PERTAINING TO SHORT TERM OR VACATION RENTALS OPERATING WITHIN THE TOWN; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, prior to 2011, municipalities in Florida were free to regulate local land use issues pertaining to vacation or short term rental properties under the Home Rule authority granted by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, in 2011, the Florida Legislature enacted Chapter 2011-119, Laws of Florida, preempting the local regulation of a specific land use known as short term or vacation rentals, preventing municipalities from enacting new regulations necessary to address any consequential or negative impacts caused by vacation rentals; and

WHEREAS, in 2014, the Florida Legislature enacted Chapter 2014-71, Laws of Florida, rescinding the complete preemption of the regulation of short term or vacation rentals, and specifically mandating that local laws, ordinances or regulations could not prohibit vacation rentals or regulate the duration or frequency of vacation rentals; and

WHEREAS, Chapter 2014-71, Laws of Florida, returned some local control back to municipalities to mitigate the effects of short term or vacation rentals in an attempt to make them safer and more compatible with existing neighborhood regulations and to hold operators of such properties accountable for their proper operation; and

WHEREAS, the occupants of vacation rentals, due to the transient nature of such occupancy, may be unfamiliar with local hurricane evacuation plans, the location of fire extinguishers, exit routes, pool and home safety features, and other similar safety measures that would ordinarily be provided to guests in traditional lodging establishments (i.e., hotels and motels); and

WHEREAS, when unregulated, there is the potential that occupants of short term or vacation rentals located within established neighborhoods may disturb the quiet enjoyment of the neighborhood and create secondary impacts, including noise, traffic, parking and a greater demand on public services; and

WHEREAS, traditional short term lodging establishments are typically restricted to commercial and other non-residentially zoned areas of a community where the intensity of these uses can be separated from single family and other residential uses; and

WHEREAS, the Town Commission desires to adopt standards both to provide for the safety and welfare of occupants of short term or vacation rentals and to minimize, to the extent possible, the negative impacts caused by short-term or vacation rentals in the Town's single family residential neighborhoods throughout the Town; and

WHEREAS, by the enactment of these regulations, the Town Commission seeks to ensure, to the extent possible, that any property owner in the Town that chooses to operate a short term or vacation rental is safely operating the property and that its operation conforms to the low intensity residential neighborhood character that exists within the Town;

WHEREAS, by enacting these regulations, the Town Commission seeks to ensure, to the extent possible, that any property being operated as a short term or vacation rental property does not detract from the property values of other properties in proximity to the short term or vacation rental, or throughout the Town; and

WHEREAS, by enacting these regulations, the Town Commission seeks to maintain, to the extent possible, the compatibility of short term or vacation rentals with neighboring residential properties and properties throughout the Town; and

WHEREAS, the Town Commission finds that the enactment of regulations applicable to short term or vacation rentals is necessary to preserve the integrity of the Town's residential areas and neighborhoods and corresponding property values; and

WHEREAS, the Town Commission finds that the enactment of these regulations will further and protect the health, safety and general welfare of the Town's residents, property owners, and transient occupants of any short term or vacation rental properties in the Town; and

WHEREAS, the Town Commission finds that these regulations are necessary to address potential life safety issues associated with the short term or vacation rental of properties within the Town; and

WHEREAS, the Town Commission finds that these regulations are necessary to address the compatibility and secondary effects derived from the operation of short term or vacation rentals in conformance with current state law; and

WHEREAS, the Town Commission finds that consistent with current state law, these regulations neither prohibit vacation rentals nor restrict the duration or frequency of short term or vacation rentals and are otherwise consistent with state law.

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

Section 1: Chapter 6. Licenses and Business Regulations of the Code of Ordinances of the Town of Jupiter Island is hereby amended to create Article V to be entitled "Short Term and Vacation Rentals" to read as follows:

ARTICLE V. VACATION RENTALS

Sec. 6.72. Vacation or Short Term Rental defined: permit required.

A short term or vacation rental is hereby defined as residence or dwelling unit that is used, whether part-time or full time for transient public lodging establishment but that is not a timeshare project. A transient public lodging, which is rented out to guests more than three (3) times in a calendar year for periods of less than thirty (30) days or one (1) calendar month, whichever is less, or which is advertised or held out to the public as a place that can be rented to guests or tenants of the property owner for periods of less than 30 days or one calendar month whichever is less. It shall be unlawful for any person or entity to operate a short term or vacation rental or offer such property for rent as a short term or vacation rental within the Town, unless the owner of the property has registered such property with the town and obtained a permit in accordance with the requirements of this Article. Separate permits are required for each individual rental unit. All rental permits shall be renewed annually and shall be considered delinquent if not renewed by September 30 of each year. Vacation or Short Term Rental Permits are separate and distinct requirements that must be obtained in addition to any other applicable business tax receipts and certificates of use.

Sec. 6.73. Vacation rental permit application.

The owner or operator of a property available for rent as a short term or vacation rental property shall register with the Town by submitting to the building department a completed application in a form promulgated by the Town, together with the payment of registration and inspection fees in amounts established by the Town, which amounts may be amended from time to time at the Town's discretion.

Permit application. A complete permit application form shall include the following:

- a. Property card printout from the Martin County property appraiser database;
- b. Current transient public lodging establishment license issued by the Florida Department of Business and Professional Regulation;
- c. Current certificate of registration with the Florida Department of Revenue for remittance of applicable state taxes or proof that payment is arranged through a third party such as an on-line platform;
- d. Current Martin County business tax receipt;

- e. Evidence of the rental's current and active account with the Martin County Tax Collector for the purpose of collecting and remitting tourist development taxes and any other taxes required by law to be remitted to the tax collector;
 - f. Total number of sleeping rooms at the rental unit: maximum number of guests that can stay overnight at the rental unit at any one time (maximum occupancy is eight in four or more sleeping rooms);
 - g. Maximum number of individuals that may gather at or occupy the property at any one time (maximum number of individuals permissible in no case more than 12 individuals);
 - h. Floorplan of the structures on the property to be rented which includes stairways hallways bedrooms exists and which identifies all fire extinguisher locations;
 - i. Site survey which includes all residential units, any swimming pools hot tubs, spas and fencing;
 - j. A copy of the lease agreement used;
 - k. A completed responsible party designation, in the format prescribed by the Town;
 - l. Proof that the vacation rental has satisfied the inspection requirements contained in this Code; and
 - m. A commercial certificate of insurance evidencing coverage to cover bodily injury and property damage liability for injury or harm to occupants and other invitees. With respect to the use of the property as a short term or vacation rental with minimum limits of liability as follows:
 - i) Each Occurrence· \$1.000.000.00; and
 - ii) Policy Aggregate· \$2.000.000.00.
1. Modification of permit. An application for modification of a permit shall be required in the event that any of the following changes to the residential structures being rented are proposed:
 - a. An increase in the gross square footage;
 - b. An increase in the number of bedrooms;
 - c. An increase in the maximum occupancy;
 - d. An increase in the number of parking spaces or a change in the location of parking spaces;
 - e. An increase in the number of bathrooms;
 - f. Any other material modifications that would increase the intensity of use on the rental property; or
 - g. A change in the designation of the responsible party.
 2. Duration of permit. A permit issued under this Article shall expire each September 30 and may be annually renewed thereafter provided the property is in compliance with this Article.
 3. Renewal of permit. The renewal of a permit shall be completed by September 30 of each year, through the execution of a renewal affidavit, in the format prescribed

by the town, and the payment of the renewal fee as established by the Town. A property owner may apply for renewal of a permit after July 1 prior to the expiration of the annual license.

4. *Incomplete permit application/renewal.* If the permit application or renewal form submitted pursuant to this Article is incomplete the applicant shall be informed of such deficiency and shall have 10 calendar days to correct the deficiency. If any deficiency is not corrected, the permit application shall be deemed withdrawn.
5. *Outstanding code violations.* The Town shall not process any vacation rental registration or renewal if the property has any current code violations.
6. *Non-transferability and non-assignability of permit.* Permits issued under this Article are non-transferrable and non-assignable. If the ownership of any property is sold or otherwise transferred, the new owner, must obtain a new permit.
7. *Permit application or renewal fees.* The Town charges reasonable administrative fees to process a permit application or renewal. Fees are non-refundable.
8. *False or misleading information.* It shall be unlawful for any person to give false or misleading information in connection with any application for modification, or renewal of a permit as required by this article. Permit applications shall be notarized. Any false statements made in an application shall be a basis for the revocation of the permit issued pursuant to such application.

Sec. 6.74. Responsible party.

Any permitted rental property under this Article must designate a responsible party to respond to routine inspections as well as non-routine complaints and any other problems related to the operation of the rental. The property owner may serve in this capacity or shall otherwise designate another person 18 years or older to perform the following duties:

1. Be available by telephone at the listed phone number 24 hours per day, seven days per week and be capable of handling any issues relating to the operation of the rental;
2. If required, be able to return to the vacation rental within 60 minutes following notification from occupant of the rental property, law enforcement officer, emergency personnel, or the town to address any issues relating to the operation of the property;
3. Maintain for three years a record of all lease/rental agreements for the short-term or vacation rental property, and a record of all guests of the rental property. Both of these records shall be available for inspection upon request;
4. Receive service of any legal notice on behalf of the rental owners or operators for violation of the requirements set forth in this article; and

5. Conduct an on-site inspection of the rental property at the end of each rental period to ensure continued compliance with the requirements of this Article.

Sec. 6.75. Vacation rental standards.

No person or entity shall own or operate a vacation rental within the Town unless such vacation rental complies with the following standards:

1. Minimum life/safety requirements.

- a. Swimming pool, spa and hot tub safety. A swimming pool, spa or hot tub shall with the current standards of the Residential Swimming Pool Safety Act as set forth in F.S. ch. 515.

- b. Smoke and carbon monoxide (CO) detection and notification system. Each rental property must be outfitted with an operational smoke and carbon monoxide (CO) detection notification system. Every smoke and carbon monoxide (CO) detection notification system must be hard-wired or have a sealed ten-year battery. A smoke alarm shall be installed in each sleeping room. A carbon monoxide alarm shall be installed outside each sleeping room and adjacent to the garage door. All smoke and carbon monoxide alarms shall be interconnected.

- c. Fire extinguisher. A portable, multi-purpose dry chemical 2A: 10B:C fire extinguisher shall be installed inspected and maintained in accordance with NEPA 1 on each floor/level of the residential unit and/or any accessory residential unit. The fire extinguishers shall be installed on the wall in an open common area or in an enclosed space with appropriate markings visibly showing the location.

- d. Local telephone service. At least one land line telephone with the ability to call 911 shall be available in the main level common area of the property.

- e. Secondary means of escape. Every sleeping room and living area shall have a secondary means of escape. It shall be a minimum of one (1) doorway or one window directly to the exterior. The window shall have a clear opening compliance with the following:

1. Clear width shall be no less than 20 inches;
 2. Clear height shall be no less than 24 inches;
 3. Opening shall be no less than 5.7 square feet; and
 4. Opening shall be no more than 44 inches above the floor.

2. Solid waste handling and containment. Solid waste and recycling collection services shall be provided. For purposes of this section a solid waste or recycling container shall not be placed at curbside before the day prior to solid waste pickup

and each solid waste or recycling container shall be removed from curbside before midnight of the day of pickup.

3. Short Term or Vacation Rental lease agreement requirements.

a. There shall be a written or online lease, or other recorded written agreement memorializing each rental tenancy between the owner/operator or its responsible party and the tenants. The agreement shall, at a minimum, contain the following information:

1. The maximum number of occupants for the unit;
2. The number of parking spaces associated with the property, and a sketch or photograph showing the location of each parking spaces;
3. The names and ages of all tenants who will be occupying the property;
4. The dates of such occupancy; and
5. A statement that all tenant must evacuate from the property following any evacuation order issued by local, state, or federal authorities.

b. Submit a copy of any short-term or vacation rental lease or agreement from the owner/operator or responsible party at any time.

4. Posting requirements.

a. The property which is the subject of a short term or vacation rental shall be posted with the following information next to the main entrance door:

1. The name, address and telephone number of the responsible party;
2. The maximum occupancy permitted;
3. The days and times of solid waste and recycling pick up and a notification that all garbage or trash must be placed in a garbage or trash can or other approved solid waste receptacle and that all recyclables must be placed in approved recyclable containers;
4. The location of the nearest hospital; and
5. The location of all designated parking spaces/areas.

b. There shall also be posted next to the interior door of each bedroom. a building evacuation map (at least 8 ½ inches by 11 inches)

Sec. 6.76. Initial and subsequent compliance inspections of vacation rentals.

(a) Initial inspection. An initial inspection of the Short Term or Vacation rental by the Town public safety and/or building department personnel for compliance with this Article is required prior to the issuance of a permit. If a violation is determined to exist on the property, any and all violations must be corrected within the time specified by the Town, and the property or dwelling unit must be re-inspected prior to issuance of the vacation rental permit as provided herein.

(b) Subsequent inspections. Once a permit is issued the properly shall be maintained in accordance with the standards herein and reinspected thereafter annually. For an inspection, all violations must be corrected and re-inspected within 30 calendar days.

Failure to correct such inspection deficiencies in the timeframes provided shall result in the suspension of the permit until such time as the violations are corrected and re-inspected.

(c) *Inspection appointments.* The responsible party shall schedule all inspections with the Town's inspector. If the Town inspector has made an appointment with the responsible party to complete an inspection, and the responsible party fails to admit the Town's inspector at the scheduled time, the owner shall be charged a "no show" fee in an amount established by the Town to cover the Town's inspection expense.

(d). *Notice of failure of inspections.* If the Town's inspector is denied admittance by the responsible party or if the inspector fails in at least three attempts to complete an initial or subsequent inspection to the property, the inspector shall provide notice of failure of inspection to the owner to the address shown on the issued permit.

(1). For an initial inspection the notice of failure of inspection results in the permit not being issued, the property shall not be operated as a Short Term or Vacation rental property until a valid permit has been obtained from the Town.

(2). For a subsequent inspection, the notice of failure of inspection is considered a violation and is subject to enforcement remedies as provided herein.

Sec. 6.77. Prohibitions; evidence of unlawful vacation rental operation.

a. It shall be unlawful for any person or entity to rent, lease, advertise or hold out for rent any property for short term or vacation rental use without a permit.

b. Prima facie evidence of the operation of a Short Term or Vacation rental use of a property shall include but are not limited to:

1. Registration or licensing for Short Term rental or Vacation rental use by the state under F.S. chapters 212 (Florida Tax and Revenue Act) and 509 (Public Lodging and Food Service Establishments);
2. Advertising, listing, posting, or otherwise holding out any structures on a property for short term or vacation rental use on internet platforms, print, or any other mass communication medium;
3. Reservations, booking arrangements or more than one signed lease, sublease, assignment or any other agreement for compensation trade or other legal consideration addressing or overlapping any period of 30 days or less; or
4. The use of a real estate agent or other third person or agent to make reservations or booking arrangements.

c. Nothing set forth herein precludes the Town from presenting other forms of evidence of unlawful vacation rental use or operation.

Sec. 6.78. Administration of Short Term or Vacation Rental Permits; criteria for denial, suspension, cancellation. or revocation of permits: appeals: enforcement.

- a. Issuance or denial by the Town upon application. The Town may approve or deny a permit application/renewal in conjunction with the issuance of a notice of denial upon a finding that one or more of the criteria at subsections b (1)-(5) of this section are not met. In addition, the Town may impose reasonable conditions on the operation of the property as a short term or vacation rental property as it deems necessary to protect the public health safety and welfare.
- b. Specific criteria which may result in the denial, suspension, or revocation of a permit by the town or special magistrate. A permit may be denied, suspended, or revoked by the Town, or suspended or revoked by the special magistrate as further provided herein, when it is determined that:
1. A property owner through its application has misrepresented or failed to disclose material facts or information which is required to be included in the permit;
 2. The same or substantially similar activities on the property during a 12-month period has been conducted in such a manner as to have violated any Town Code provisions or the provisions of this Article and/or any of the following determinations has been made by the Town:
 - a. The activity has become a public nuisance by code;
 - b. The activity constitutes a public nuisance at common law;
 - c. The activity violates the Town's regulations as set forth in Chapter 6 alcoholic beverages;
 - d. The activity is injurious to the public morals, safety, or general welfare or;
 - e. The property has been operated in such a manner as to injure the health, safety, or general welfare so as to disturb the quiet enjoyment of neighboring residents or the residents of the town.
 3. The issuance or renewal of the permit was contingent upon the owner's/applicant's compliance with specific conditions;
 4. An owner has violated any provision of this Article and has failed or refused to cease or correct the violation after having been notified to do so by the Town or by an order of the Special Magistrate; or
- c. Enforcement procedures.
1. First-time violations. Upon determination by the Town that a property is being operated in a manner not consistent with the requirements of this Article, the Town shall notify the property owner of the of a violation and schedule a hearing before the Special Magistrate. The Special Magistrate's findings and order shall constitute the final administrative action of the town for purposes of judicial review under state law.
 2. Subsequent violations, suspension. Upon determination by the Special Magistrate that a property owner has committed a repeat violation of the provisions of this Article, then addition to any applicable fines, the Town may immediately suspend or revoke the permit that was issued.

4. Fees. No permit fees shall be refunded if a permit has been suspended, revoked or cancelled.
5. Additional remedies. Nothing contained herein shall prevent the Town from seeking all other available remedies which may include but not be limited to injunctive relief, the foreclosure of liens, and /or any other civil or criminal penalties as provided by law.

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.

(continued on next page)

ORDINANCE NO. 402 PASSED UPON FIRST READING THE ____ DAY OF _____, 2024.

PASSED AND ADOPTED UPON THE SECOND READING FOLLOWING PUBLIC HEARING THE ____ DAY OF _____, 2024.

(SEAL)

TOWN OF JUPITER ISLAND, FLORIDA

Mayor

Vice Mayor

Commissioner

Commissioner

ATTEST:

TOWN CLERK

#5840110 v4 18270-00002

TOWN OF JUPITER ISLAND

MEMORANDUM

TO: Mayor & Town Commission

THROUGH: Robert Garlo, Town Manager 

CC: Kimberly Kogos, Town Clerk

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

RE: Agenda Item 6.: Waterfront Setback Line Study – Preliminary Mapping Criteria

DATE: 10/25/2024

Background:

Cummins Cederberg will be presenting a series of maps depicting various island shoreline locations/conditions and overlaying the proposed setback criteria. Explanations as to the definition and application of each criteria will be provided to the Commission, as well as potential locations of the waterfront setback line at each map area location. A continuous and complete setback line will not be presented, rather Cummins Cederberg will be seeking input and direction from the Commission as to which criteria to adopt moving forward. For previous setback line studies and mapping efforts, the most landward location of all criteria was applied to locate the setback line.

Cummins Cederberg will also be seeking direction from the Commission as to the preferred approach to mapping the line – whether the approach continues to adopt the most landward criteria or assigns priority to different criteria under different conditions. Following direction from the Commission on which criteria are to be applied and how the line will be mapped based on those criteria, Cummins Cederberg will then produce a preliminary map set reflecting a continuous waterfront setback line. The preliminary map set will be presented for comment during the Public Workshop and then to the LPA (if directed by the Commission) prior to returning to the Commission for additional consideration and potential adoption.

The following represents the anticipated schedule moving forward:

November 7, 2024 The preliminary maps and criteria will be posted on the Town's website with a solicitation inviting public comments. Those comments will be reviewed, considered and collated by Cummins Cederberg and presented to the Town Commission for consideration.

November 21, 2024 The Town Commission will lead the second Public Workshop with Cummins Cederberg, once again, presenting to the public. At this time, staff will be seeking for the Town Commission to refer the matter to the LPA.

November 25, 2024 If directed by the Town Commission, the LPA will meet to review the preliminary waterfront setback line maps and provide a recommendation to the Town Commission on whether or not to adopt the maps as presented.

December 6, 2024 The Town Commission will discuss the results of the Workshop and the LPA recommendations.

January 9, 2025 The Town Commission will review the final maps including the location of the Waterfront Setback Line and a proposed draft ordinance for adoption on first reading and Public Hearing.

February 2025 At a date to be determined, the Town Commission will review the proposed ordinance for adoption on second reading during a noticed Public Hearing.

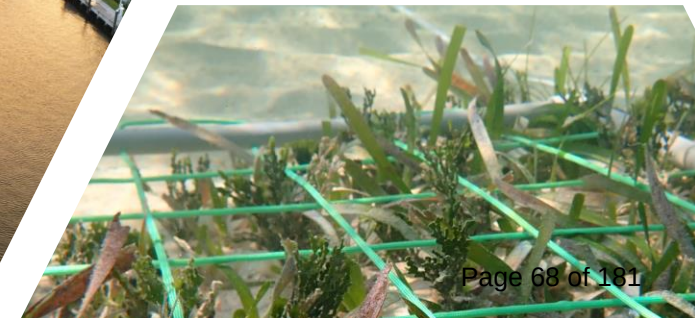
Note that the current Zoning in Progress is set to expire the last day of February 2025.

Recommendation:

Town staff is seeking direction from the Commission on: 1) the final list of criteria to be used to develop the preliminary setback line maps; and, 2) confirmation that the setback line is to be mapped following the most landward of the final list of criteria. Discussion on review by the LPA is also recommended.

Town of Jupiter Island Waterfront Setback Line Project Status Update

Town Commission Meeting
Wednesday , November 6, 2024



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.
 - Review and assessment of existing waterfront setback criteria.
 - Submit Technical Report to the Town - September 2024
- Task 3 - Preliminary Maps & Field Verifications
 - Develop preliminary maps based on the data and analysis
 - Conduct field survey verifications
- Task 4 - Final Mapping and Summary Report

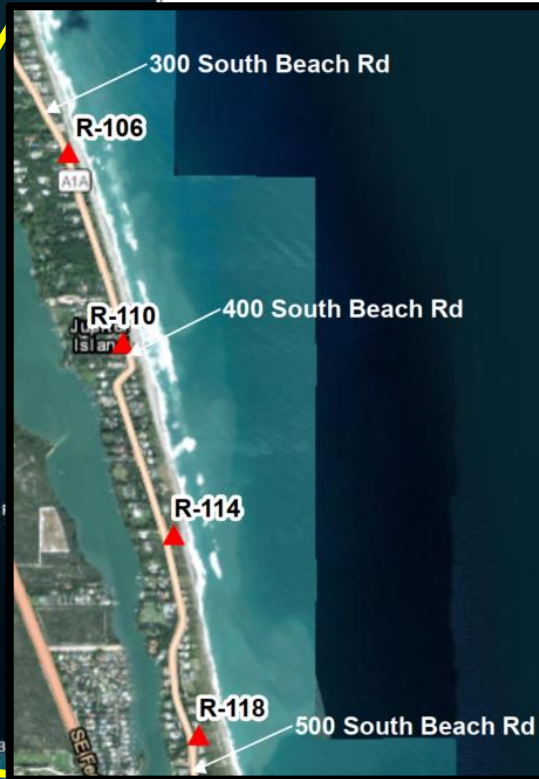
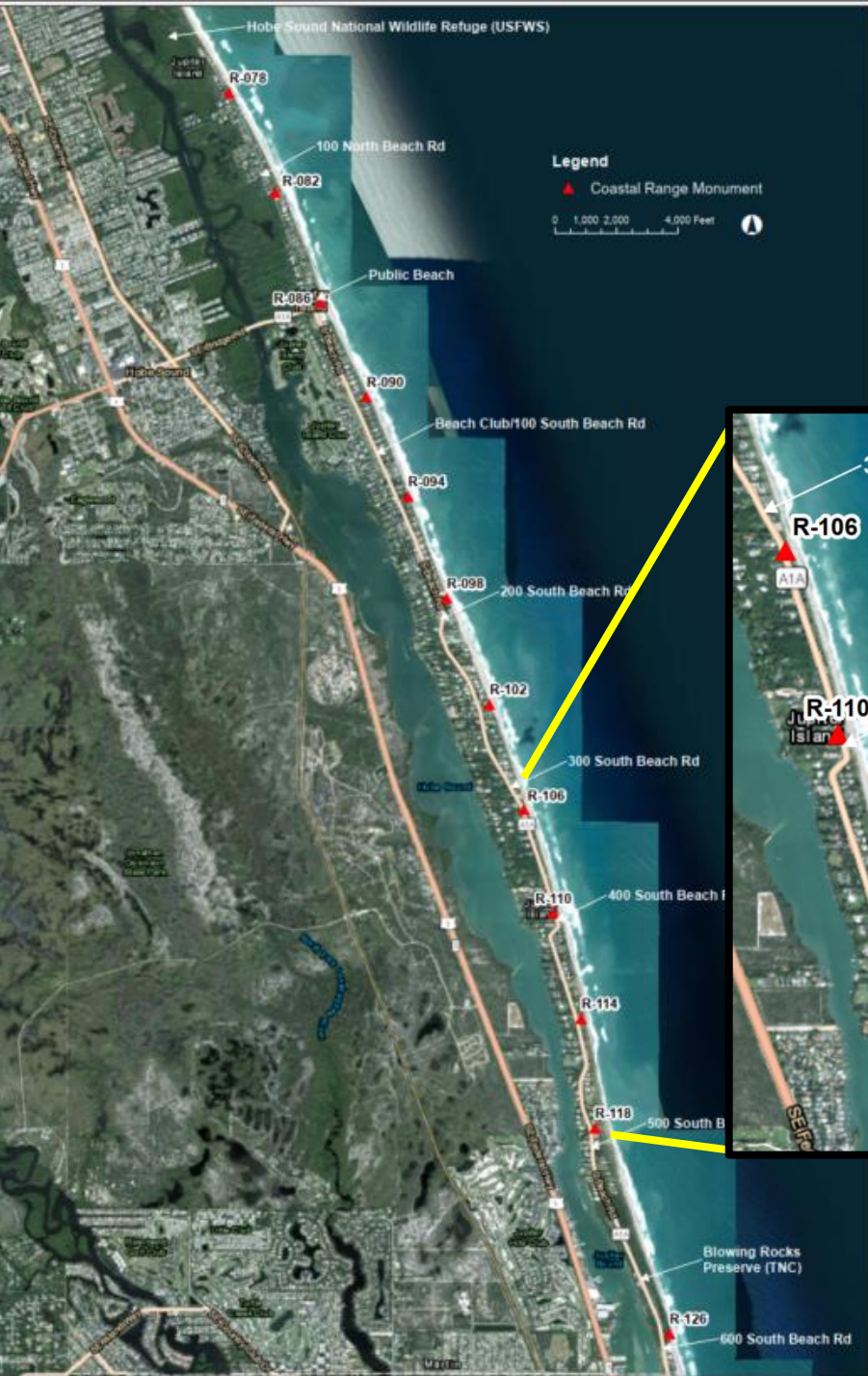
Current Waterfront Setback Line (WFSBL)

1. 50 ft landward of the mean high water (MHW)
2. 50 ft landward of the dune (+14')
3. 50 ft landward of existing seawall/coastal structure
4. Line of sight between closest habitable conforming buildings within 1,000 ft
5. Average setback from MHW of closest conforming buildings within 1,000 ft



*Source: Town of Jupiter Island

R-Monument Locations



R-Monument	Location, Nearby Address, or Landmark
R-78	North end of Town at Hobe Sound National Wildlife Refuge
R-82	100 North Beach Road
R-86	Public Beach and intersection with SE Beach Road (A1A)
R-90	North of Beach Club/100 South Beach Road
R-94	South of Beach Club/100 South Beach Road
R-98	200 South Beach Road
R-102	Midway between 200 and 300 South Beach Road
R-106	300 South Beach Road
R-110	400 South Beach Road
R-114	Midway between 400 and 500 South Beach Road
R-118	500 South Beach Road
R-126	600 South Beach Road near South <u>end</u> of Town

Task 2 - Assessment of Setback Criteria

Town's Existing Setback Criteria

1. 50ft landward of the mean high water (MHW)
2. 50ft landward of the dune (+14')
3. 50ft landward of existing seawall/coastal structure
4. Line of sight between closet habitable conforming buildings w/in 1,000ft
5. Average setback from MHW of closet conforming buildings w/in 1,000ft

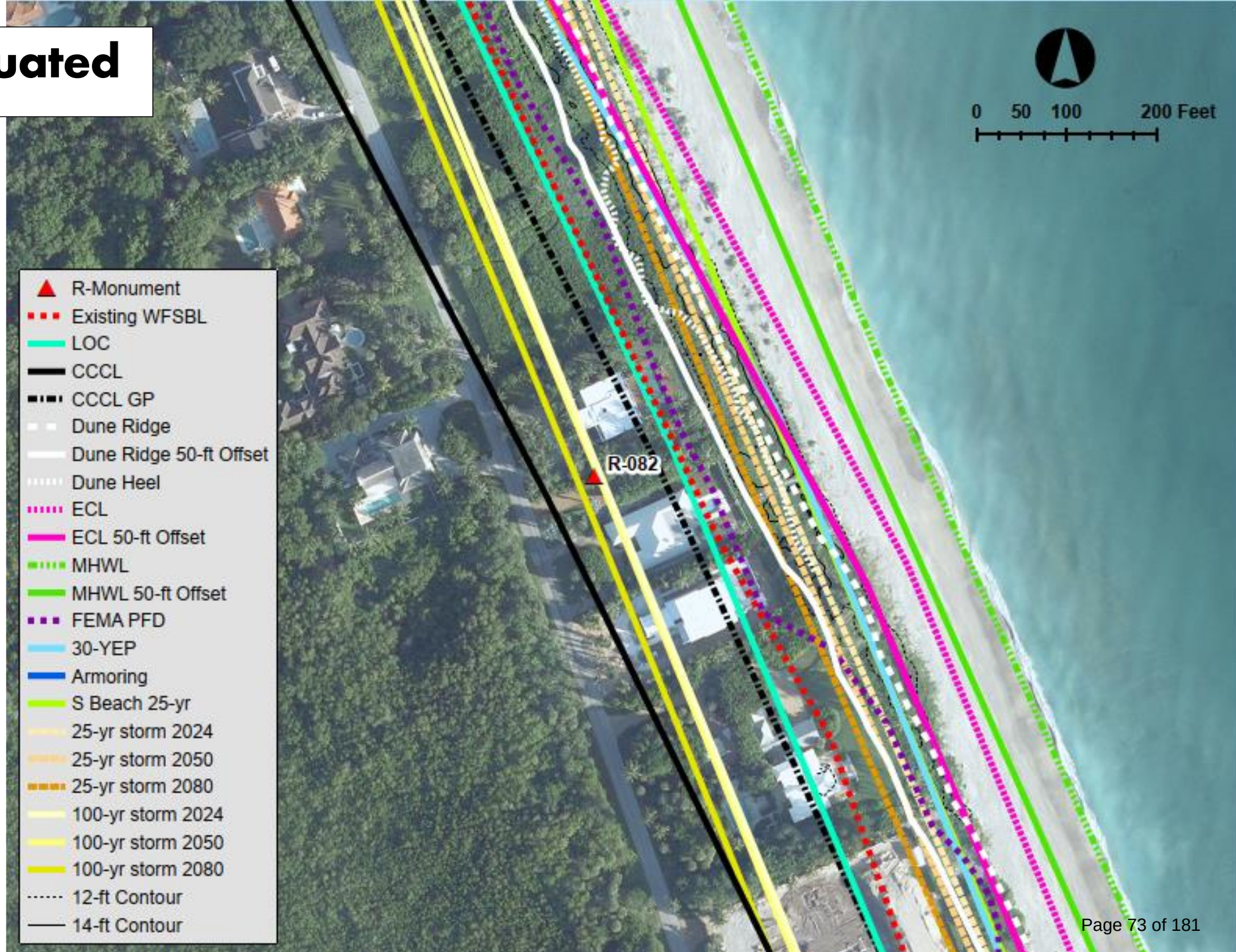
Preservation of Views Criteria

Potential Alternatives to Setback Criteria

1. 50ft landward of the Erosion Control Line (ECL)
2. 50ft landward of frontal dune ridge
 - Aerial interpretation
 - Topography - LiDAR and FDEP beach profiles
3. *Remove coastal structure criterion*
4. Line of Construction for major habitable buildings (alternative to preservation of views criteria)*
5. Town-wide 30-YEP*
6. 25-year storm erosion
7. CCCL General Permit Line (western limit of WFSBL)*

* Closely aligns with FDEP CCCL program

R-82: All Lines Evaluated

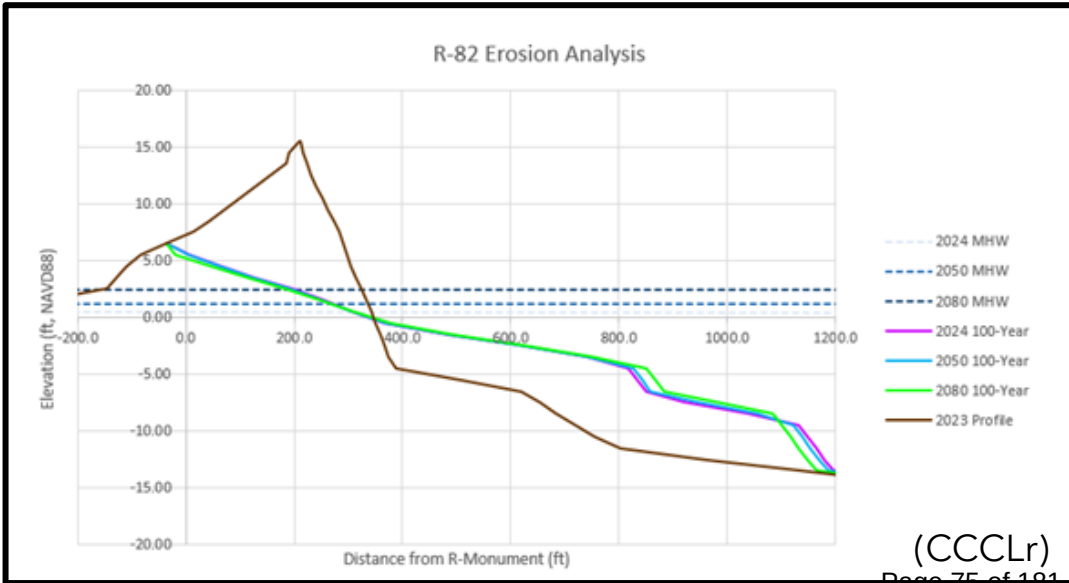
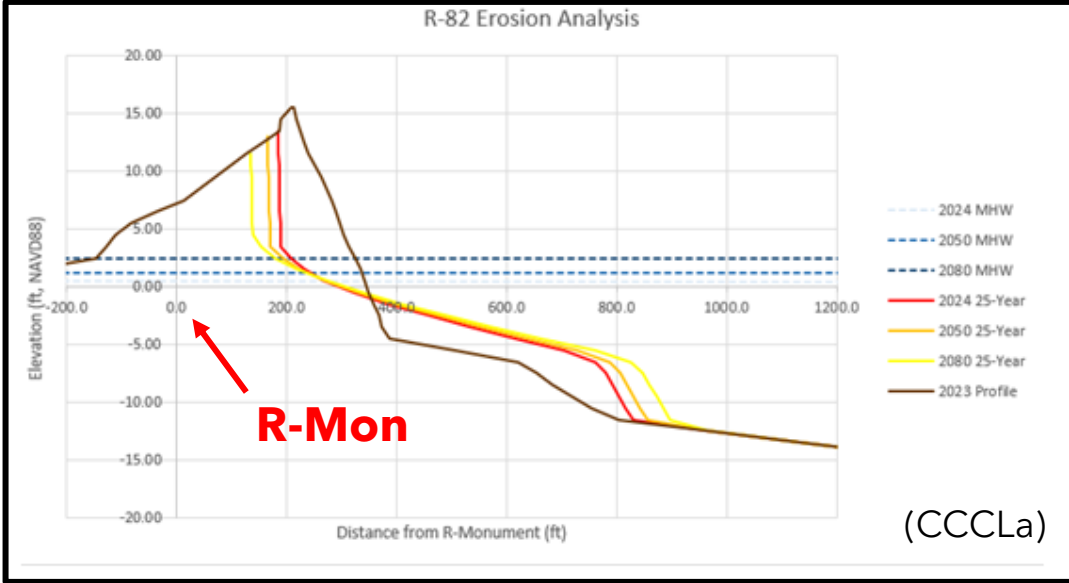


CCCL - General Permit Line, Western Limit to WFSBL

- CCCL General Permit (GP) Line under Rule 62B-34, F.A.C
- GP are available for single family houses and other construction project located well upland from the beach and sensitive dunes
- Projects located landward of a GP line are eligible for streamlined permitting (i.e. easy button option)

WFSBL is not proposed west of the GP line

R-82: Storm Erosion Model Analysis



Development of Conceptual Townwide 30-YEP

Florida Administrative Code (F.A.C.) 62B-33.02

Components Analyzed

- Nourished vs. Non-Restored Beach
- Shoreline Change Rate (SCR)
- Seasonal High Water Line (SHWL) to Mean High Water Line (MHWL) Distance
- Credit Years (i.e., remaining life of nourishment project)
- Once calculated, 30-YEP distance is added landward of either the ECL (nourished beach) or the SHWL (non-restored beach)



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

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

Conceptual Townwide 30-YEP :

Nourishment Project Credit Years:

- Credit years for remaining nourishment project life calculated using varying methods in CCCL rule / permit applications
- Permit Credit Years:

$$\begin{aligned} \text{Year of Permit Expiration} - \text{Current Year} &= \text{Credit Years} \\ 2033 - 2024 &= 9 \text{ Credit Years} \end{aligned}$$

- Duration of funding availability - Ad valorem taxes
- Duration of **sand availability**:

$$\frac{9,000,000 \text{ CY Available Sand After March 2021 Placement}}{430,000 \frac{\text{CY}}{\text{yr}} \text{ Average Annual Placement}} = 20.9 \text{ yrs} \approx 21 \text{ remaining years}$$

$$\begin{aligned} \text{Year of Last Sand Placement} + \text{Remaining Years of Sand Availability} &= \text{Year of Confirmed Sand Availability} \\ 2021 + 21 &= 2042 \end{aligned}$$

$$\text{Year of Confirmed Sand Availability} - \text{Current Year} = \text{Credit Years}$$

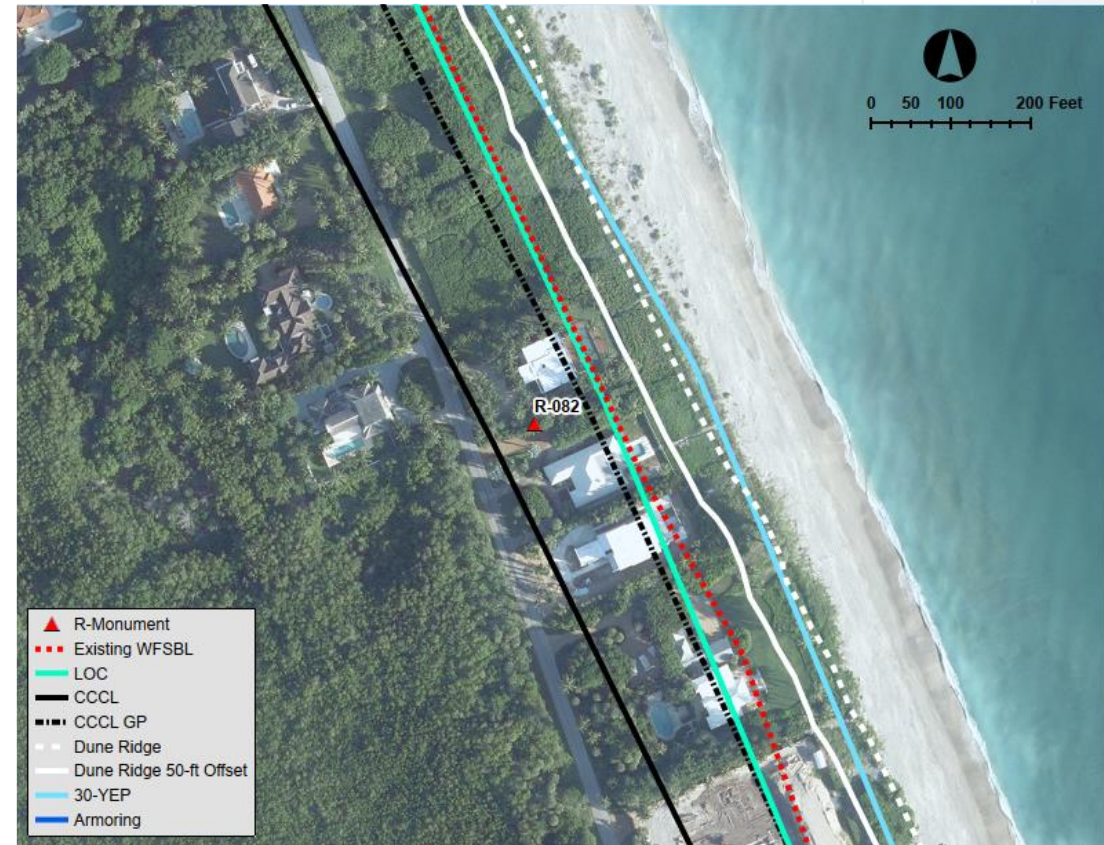
$$2042 - 2024 = 18 \text{ Credit Years}$$

Development of Conceptual Townwide 30-YEP

30-YEP Related Variables and Calculated Results

R-Monument	SCR	SHWL to MHWL	Credit Years	30-YEP
78	-6.5	30.4	18	108
82	-1.8	25.4	18	47
86	-3.3	55.0	18	94
90	-3.1	26.1	18	63
94	-2.3	31.4	18	59
98	-2.8	19.6	18	53
102	-3.4	18.9	18	60
106	-3.3	28.7	18	68
110	-2.8	48.5	18	82
114	-2.8	37.4	18	71
118	-1.0			30
122	-1.0			30
125	-1.0			30
126	-1.0			30
127	-1.0			30

- 30-YEP values are conservative estimate, may vary from site-specific 30-YEP calculated in a CCCL permit application
- Data provided by FDEP:
 - SHWL to MHWL distance at 31 R-mons in restored beach, CC extrapolated the rest
 - SHWL elevation at each R-mon in non-restored beach



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 R-82

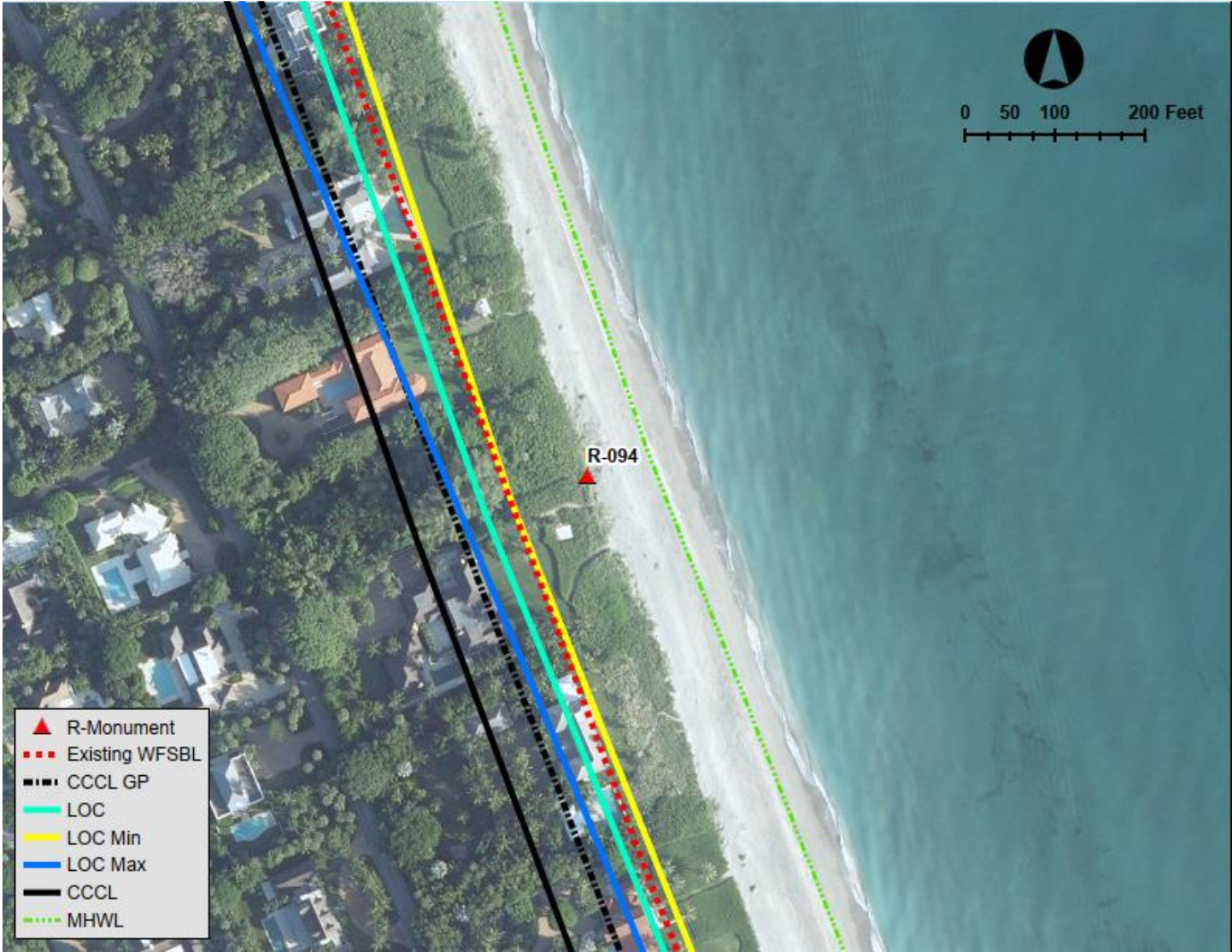
$$30\text{-YEP} = -(-1.8) \times (30 \text{ years} - 18 \text{ years}) + (25.4) = 47 \text{ ft landward of the ECL}$$

Line of Construction (LOC) – R-94

- Distance from MHW to Seaward edge of “Major Habitable Structure”
 - Houses within 1,000 LF of R-mon
- 3 Positions for LOC
 - Minimum – Seaward-most house
 - Maximum – Landward-most house
 - Average

R-94

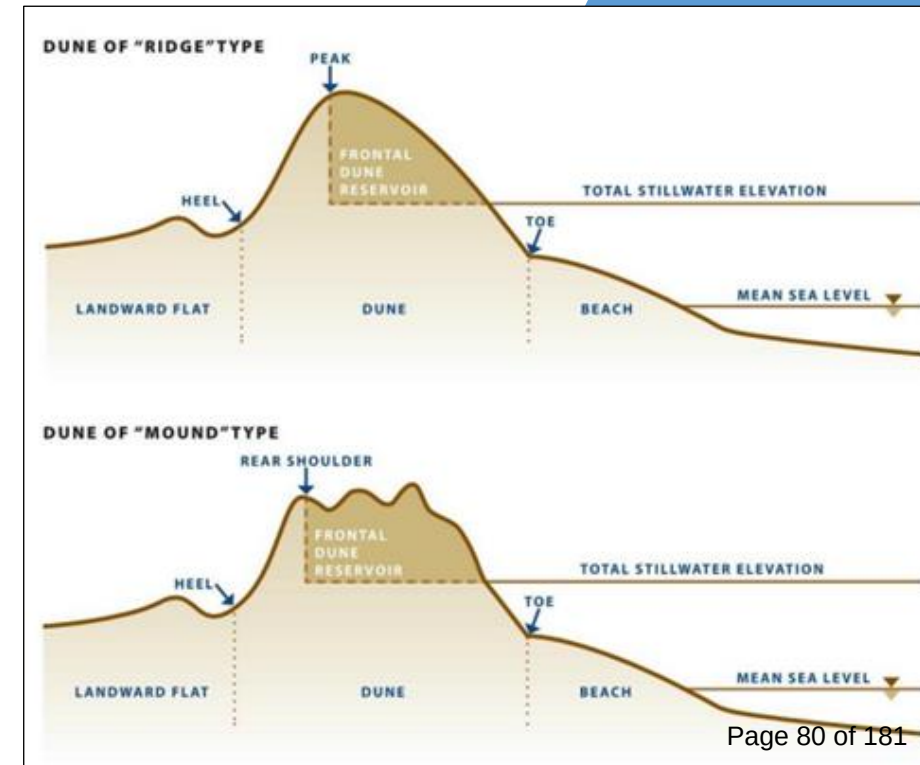
Address	Distance	Max	Min	Avg
115 S Beach Rd	203.1	219	162	194
119 S Beach Rd	209.5			
123 S Beach Rd	218.8			
127 S Beach Rd	162.1			
133 S Beach Rd	178.0			



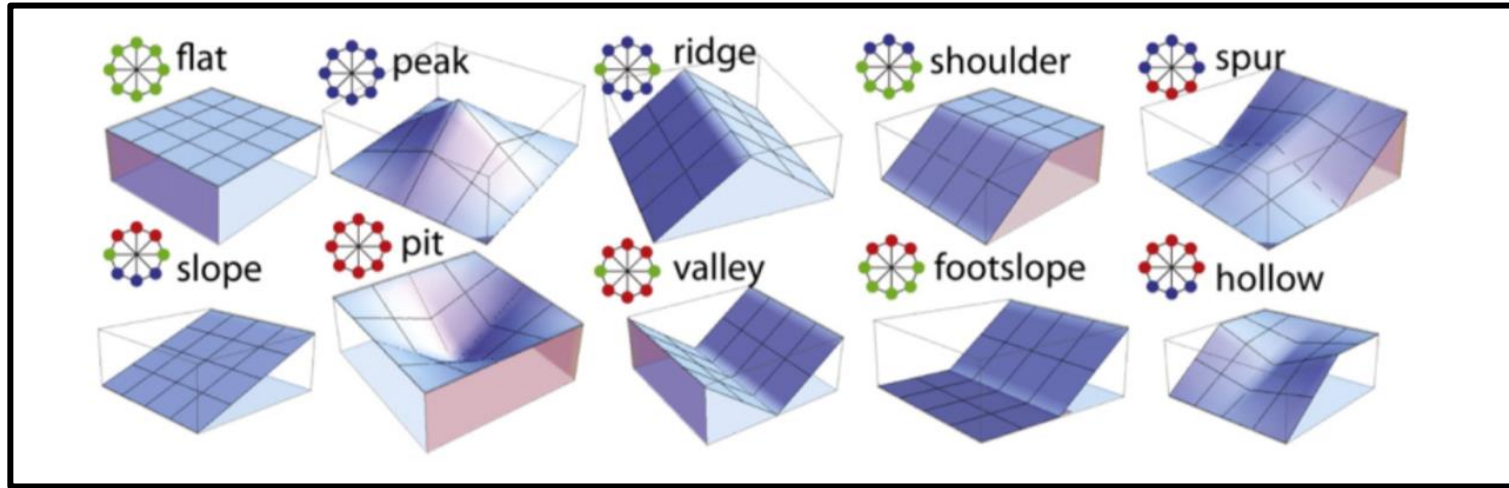
Reconsideration of Dune Setback Criteria

Proposed Approach

- Focus on Frontal Dune
 - "...sufficient vegetation, height, continuity, and configuration to offer protective value..." 161.053(5)(a)1, F.S.
 - Alternate methods - 14-ft contour, vegetation ecotone
- Establishment of dune ridge line, Geomorphon Landforms Tool (GIS)
 - LiDAR imagery 2018
 - Aerial from 2024 (Martin County, 11/1/24), FDEP survey data from 2023
 - Apply a 50-ft setback to ridge for WFSBL criterion
 - Heel (landward) line of dune falls within 50-ft dune setback
- Dune site visit
 - Spot check dune ridge & heel (10/30/24)
 - Ground-truthed geomorphon tool output
 - Observed dune changes between 2018 LiDAR, 2022 aerial, and current conditions



Dune Delineation – Geomorphon Landforms



- Dune Ridge Focused On:

- Peak
- Ridge
- Shoulder
- spur

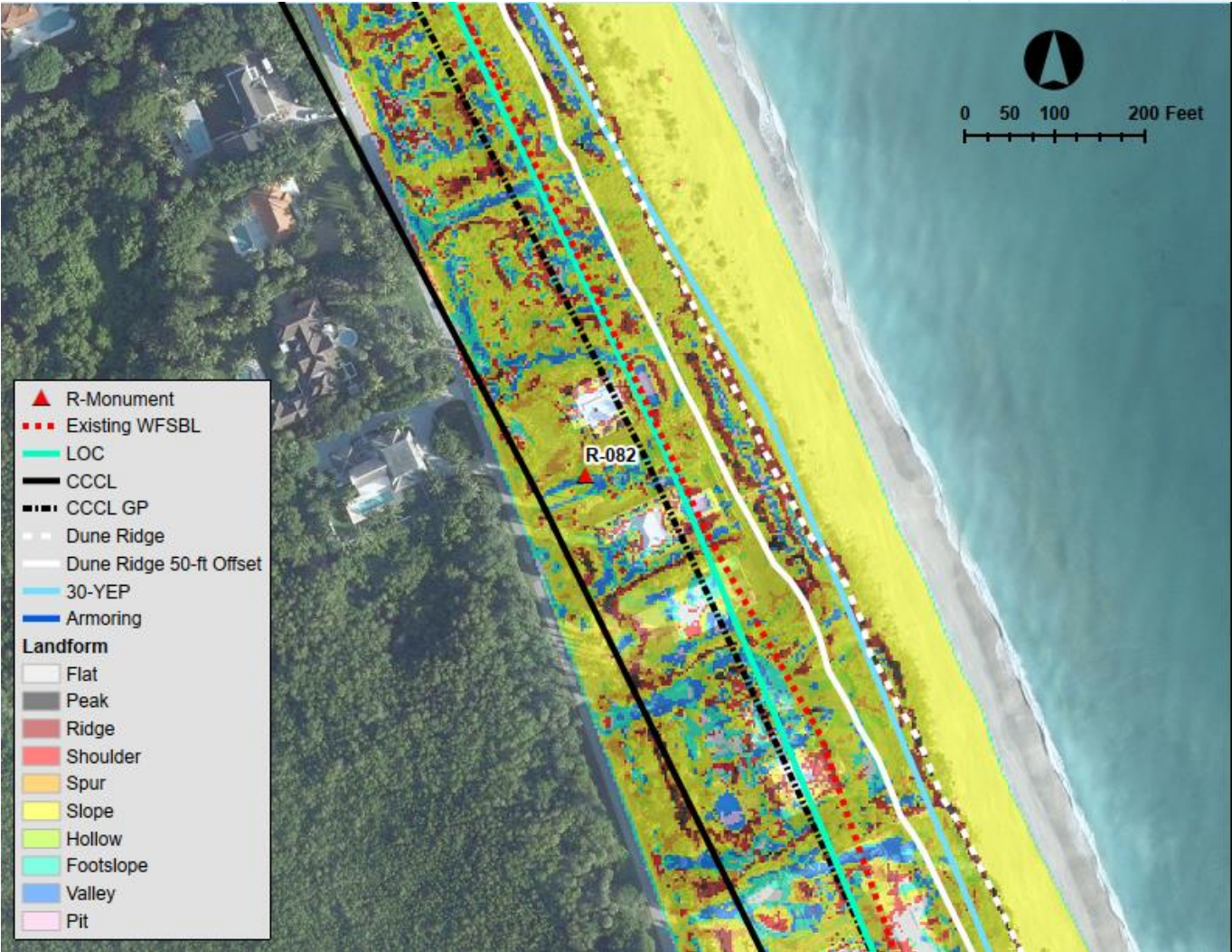
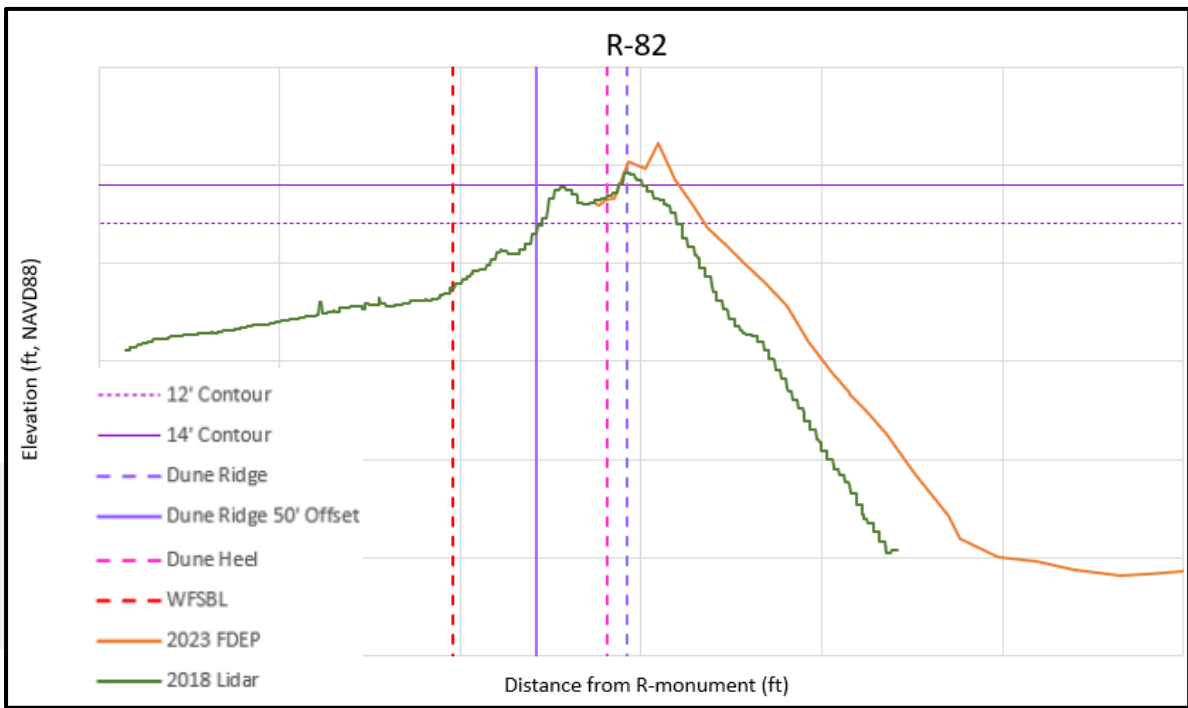
Landform

- Flat
- Peak
- Ridge
- Shoulder
- Spur
- Slope
- Hollow
- Footslope
- Valley
- Pit

- Dune Heel Focused On:

- Footslope
- Valley

Dune Delineation – Geomorphon Landforms

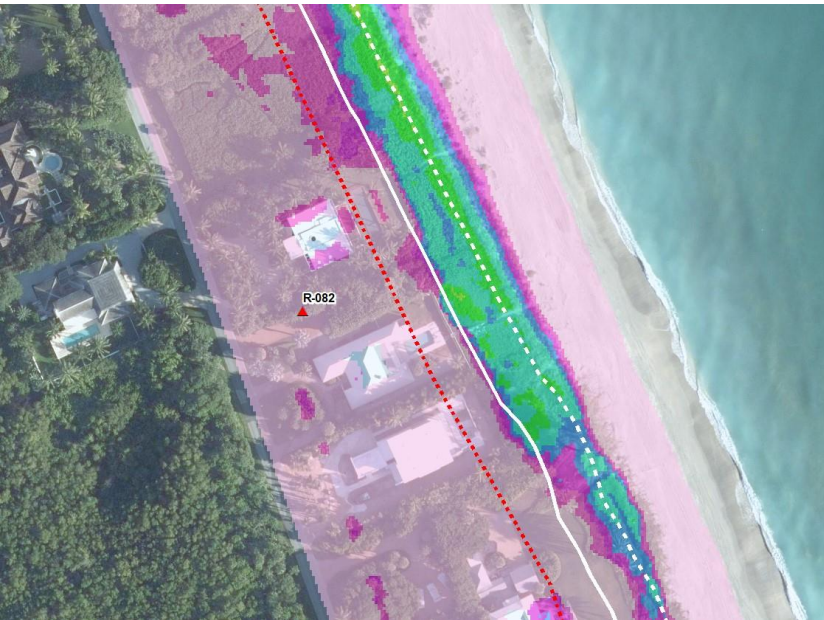


Frontal Dune & 50-ft Offset – R-82

Geomorphon Landforms Tool

Elevations (ft, NAVD) – 2018 Data

2024 Aerial (Source: Martin County)



Landform

- Flat
- Peak
- Ridge
- Shoulder
- Spur
- Slope
- Hollow
- Footslope
- Valley
- Pit

Elevation (ft)

- <10
- 10 - 11
- 11 - 12
- 12 - 13
- 13 - 14
- 14 - 15
- 15 - 16
- 16 - 17
- 17 - 18
- 18 - 19
- 19 - 20
- >20

- Dune Ridge
- Dune Ridge 50-ft Offset

R-82 Looking South



R-82 Looking West



R-82 Looking North-East

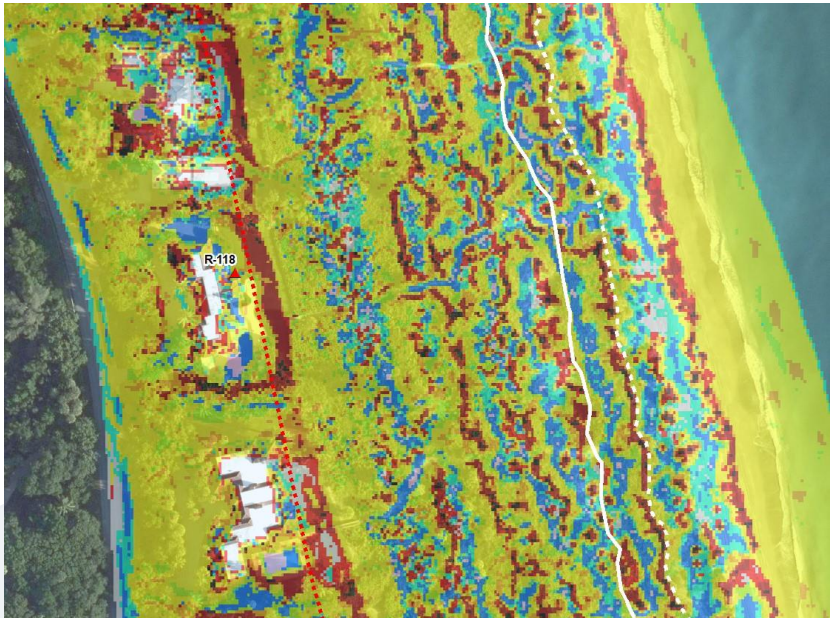


R-82 Looking North

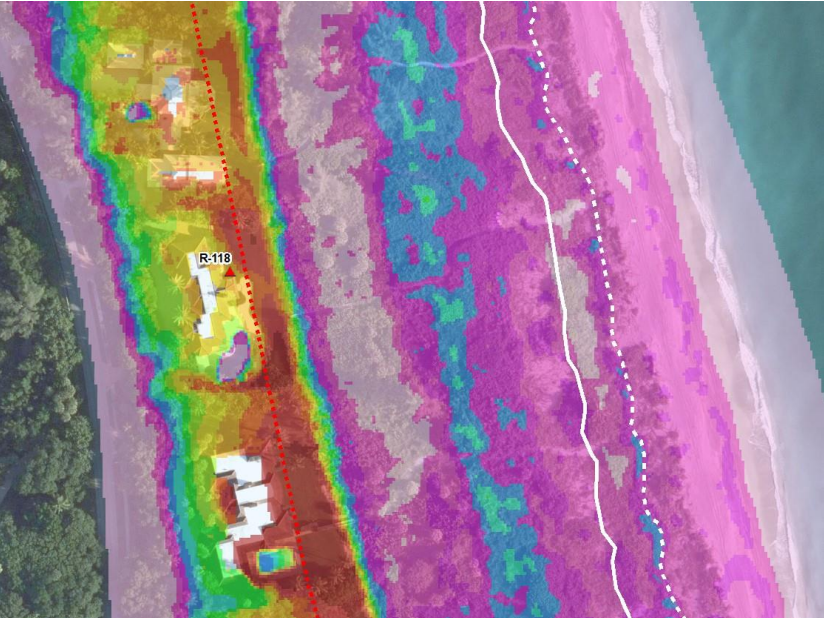


Multiple dune ridges – R-118

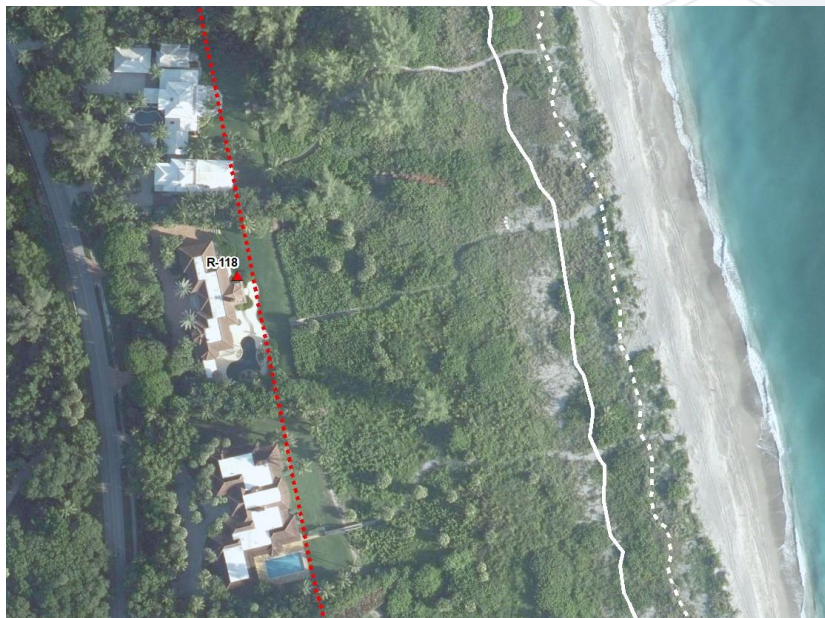
Geomorphon Landforms Tool



Elevations (ft, NAVD) - 2018 Data



2024 Aerial (Source: Martin County)



Landform

- Flat
- Peak
- Ridge
- Shoulder
- Spur
- Slope
- Hollow
- Footslope
- Valley
- Pit

Elevation (ft)

- <10
- 10 - 11
- 11 - 12
- 12 - 13
- 13 - 14
- 14 - 15
- 15 - 16
- 16 - 17
- 17 - 18
- 18 - 19
- 19 - 20
- >20

- - Dune Ridge
- - Dune Ridge 50-ft Offset

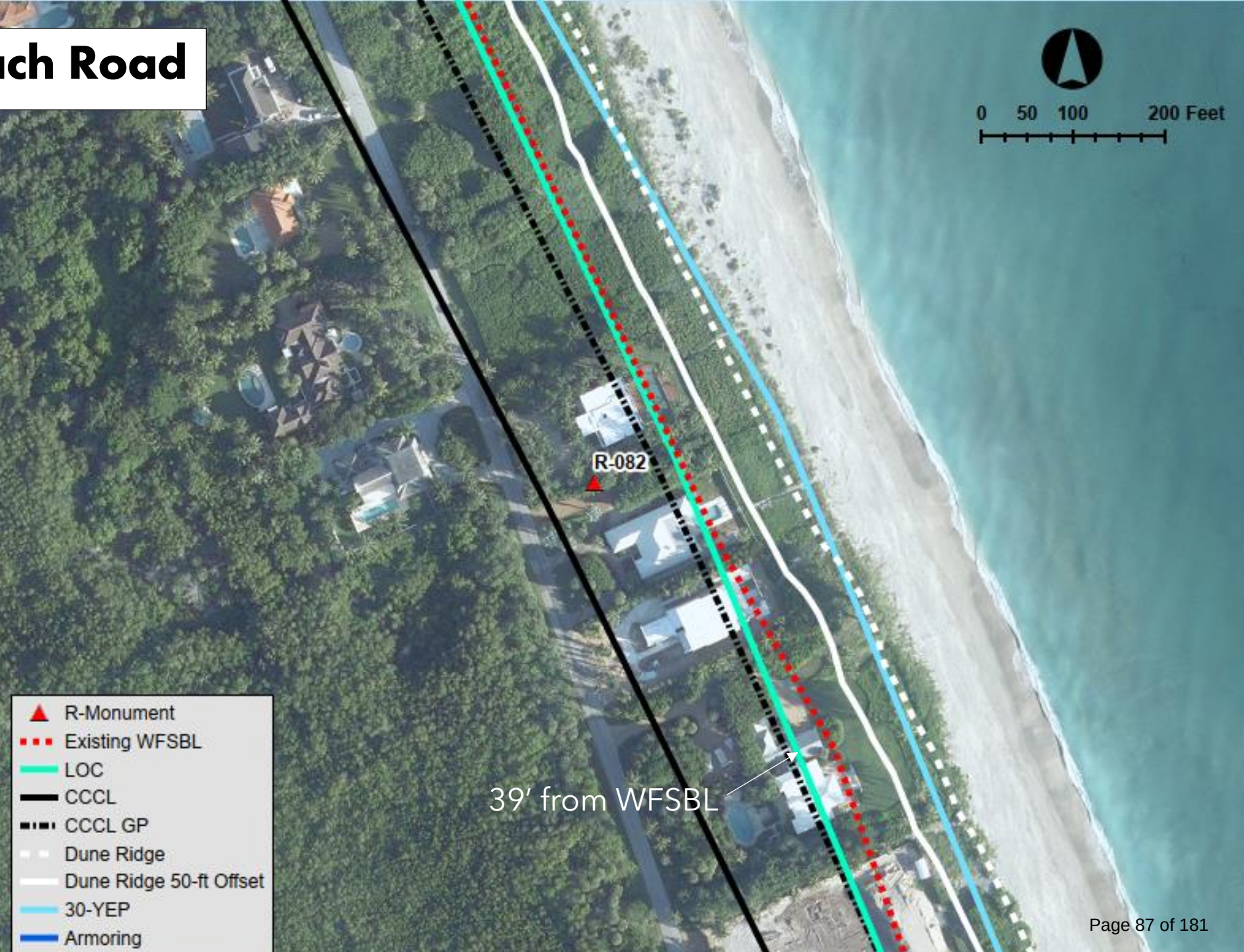
R-78: Near Hobe Sound National Wildlife Refuge

Possible
adjustments based
on Dune offset &
30-YEP



R-82: 100 North Beach Road

Possible
adjustments based
on LOC



R-86: Public Beach & intersection with SE Beach Rd

No proposed change



- R-Monument
- Existing WFSBL
- LOC
- CCCL
- CCCL GP
- Dune Ridge
- Dune Ridge 50-ft Offset
- 30-YEP
- Armoring

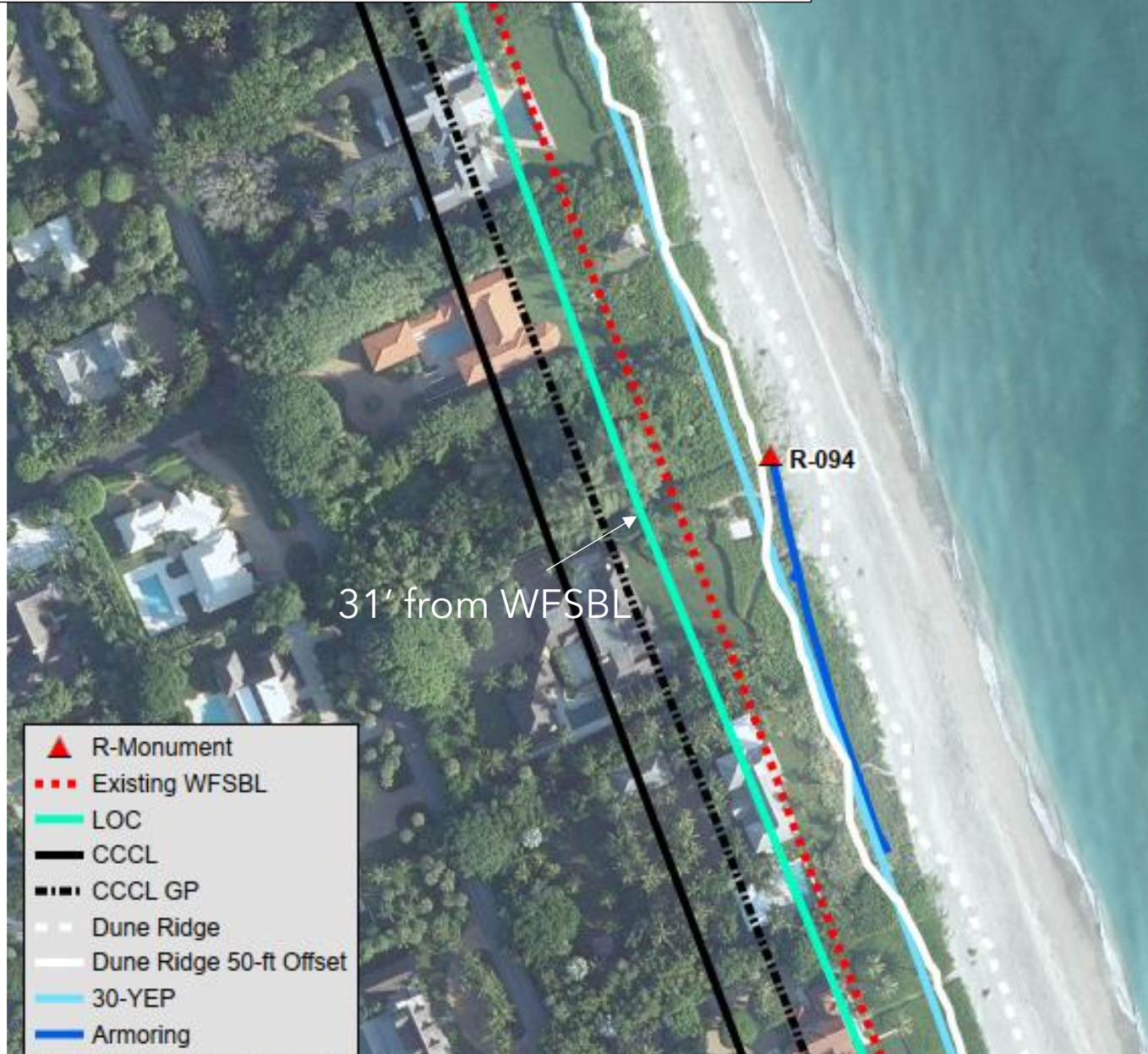
R-90: North of beach Club/100 South Beach Rd

No Proposed Change



R-94: South of Beach Club/ 100 South beach Rd

Possible adjustments based on LOC



31' from WFSBL

- R-Monument
- Existing WFSBL
- LOC
- CCCL
- CCCL GP
- Dune Ridge
- Dune Ridge 50-ft Offset
- 30-YEP
- Armoring

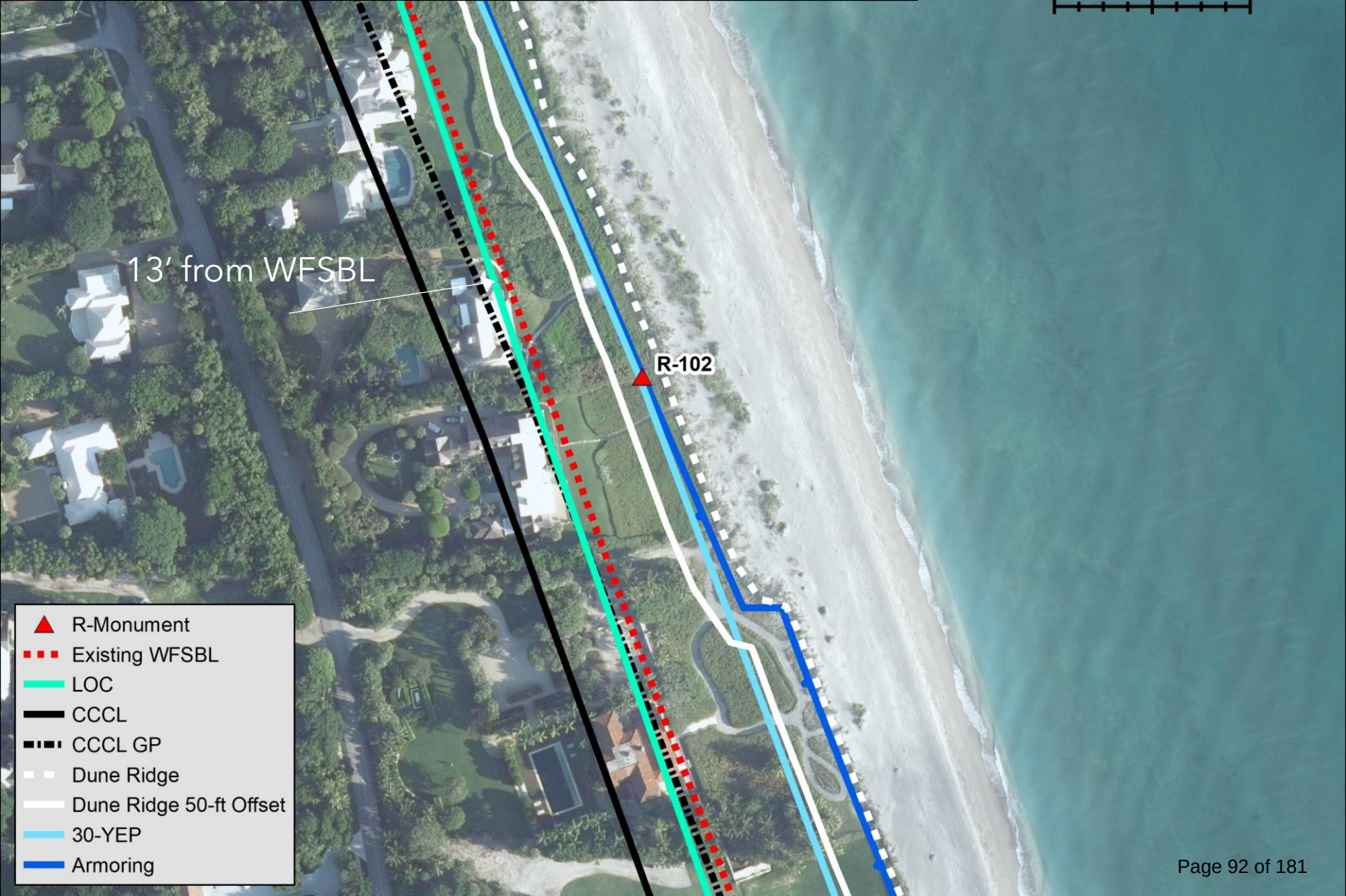
R-98: 200 South Beach Road

Possible
adjustments
based on LOC



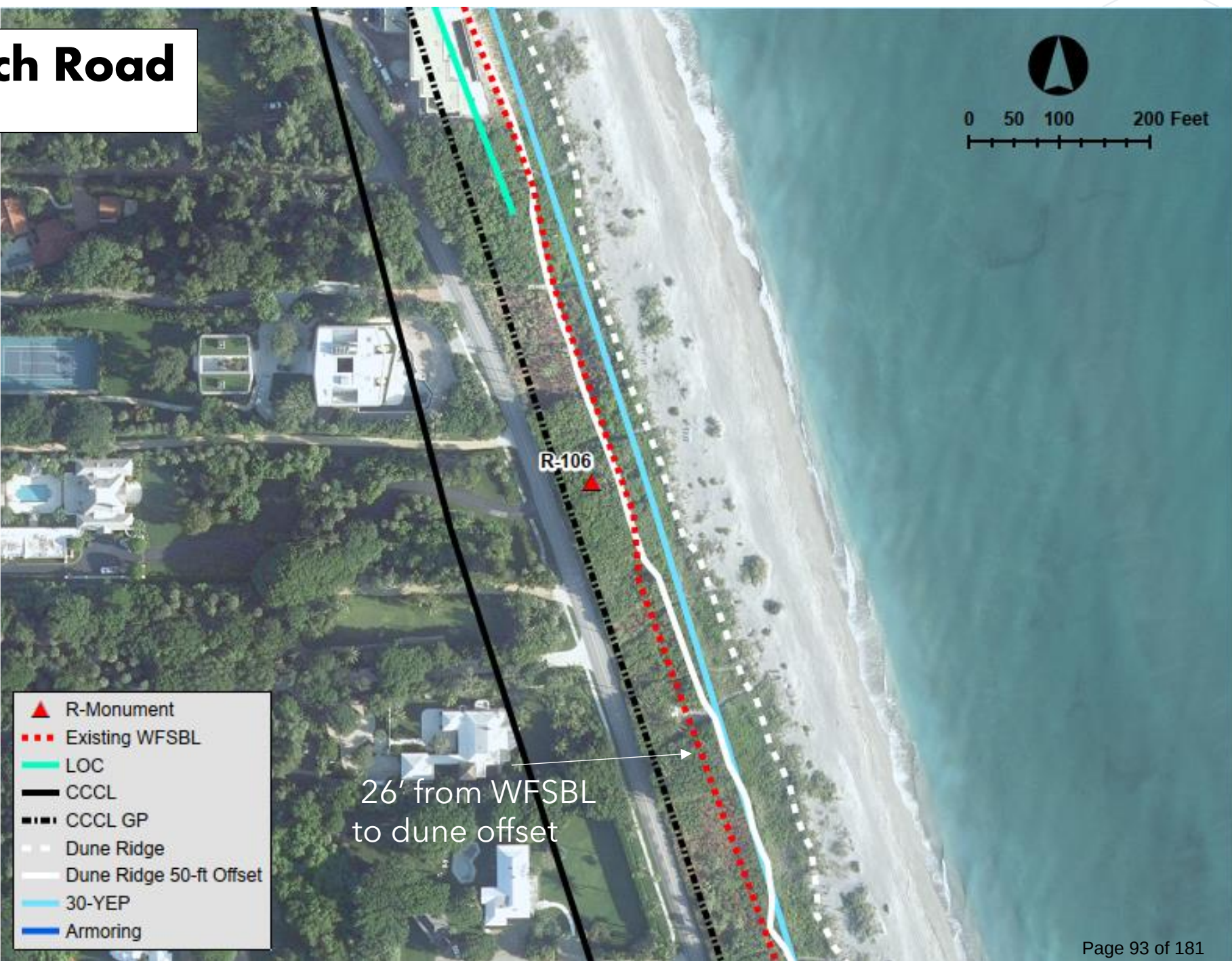
R-102: Midway between 200 and 300 South Beach Road

Possible
adjustments based
on LOC



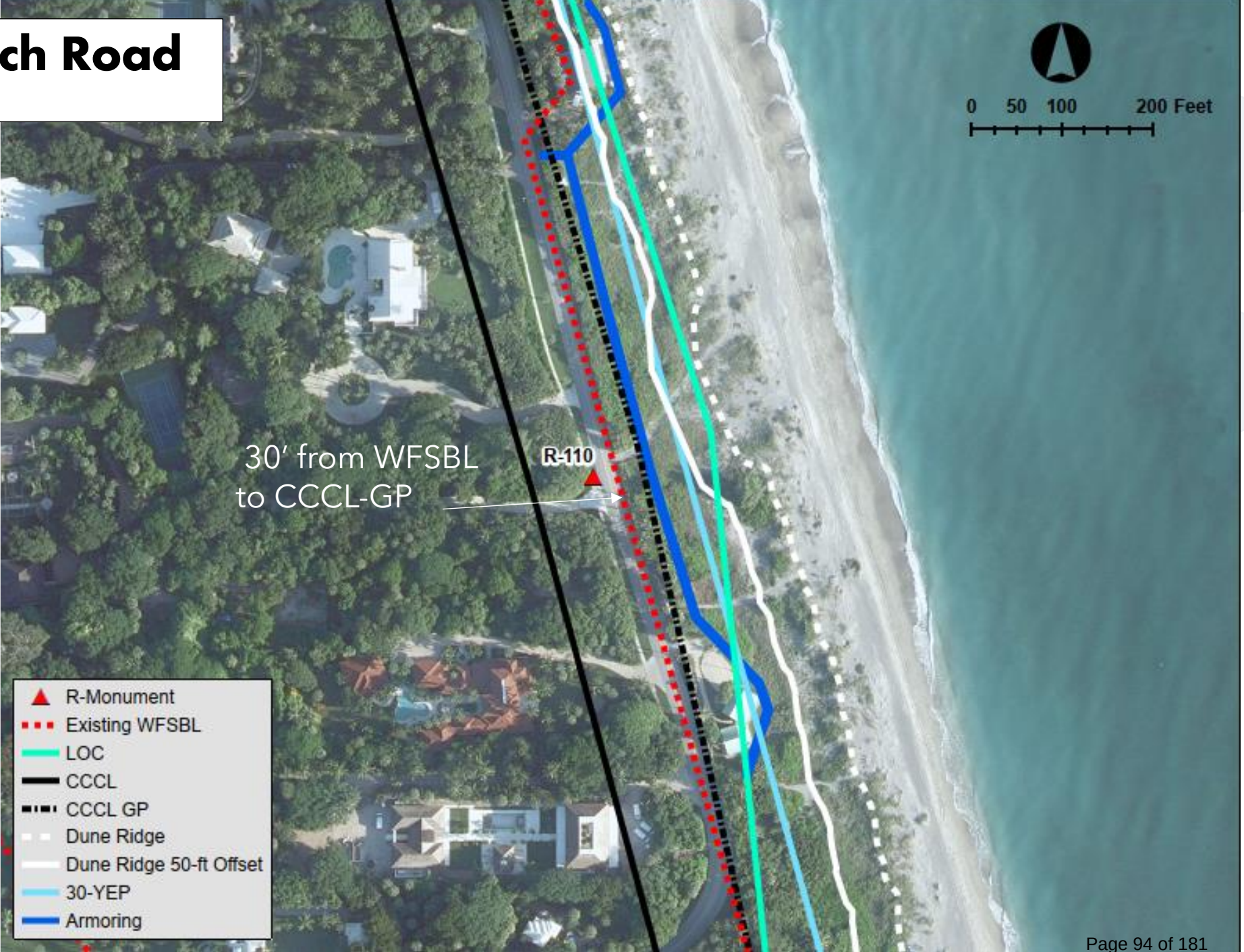
R-106: 300 South Beach Road

Possible Seaward adjustments based on Dune Ridge offset



R-110: 400 South Beach Road

Possible Seaward
adjustments based
on CCCL - GP



R-114: Midway between 400 and 500 South Beach Road

Possible Seaward adjustments based on LOC



- ▲ R-Monument
- Existing WFSBL
- LOC
- CCCL
- CCCL GP
- - - Dune Ridge
- Dune Ridge 50-ft Offset
- 30-YEP
- Armoring

R-118: 500 South Beach Road

No proposed change



R-126: 600 South Beach Road

Possible
adjustments based
on Dune Ridge
offset



Next Steps

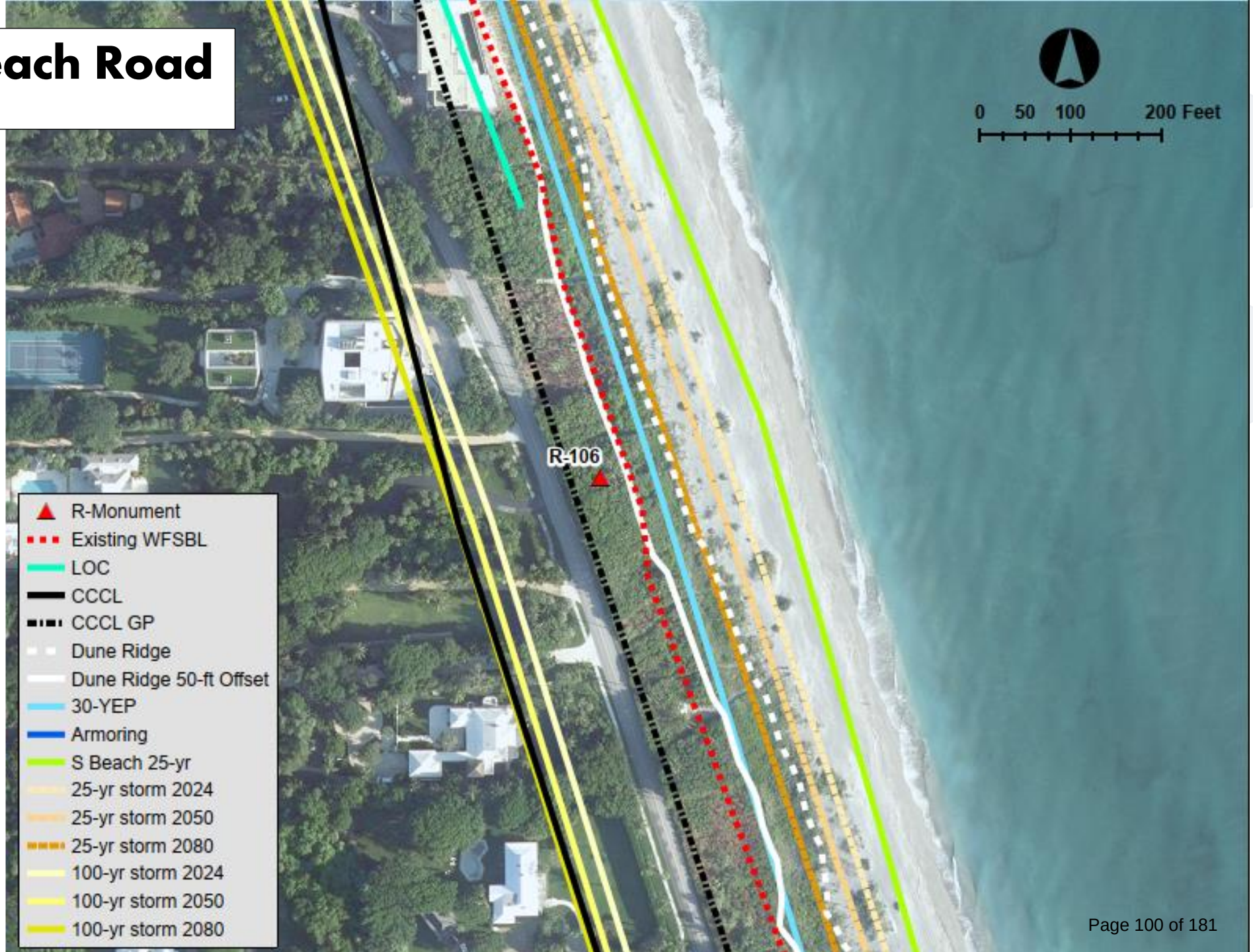
Task 4 - Final Mapping and Summary Report

- **Prior to completing the Final Maps, the following is needed:**
- Selection of Criteria
 - Dune Ridge 50-ft Offset
 - 30- YEP
 - MHW 50-ft Offset
 - ECL 50-ft Offset
 - Existing line of sight/construction line
 - CCCL-GP (western limit of WFSBL)
 - Line of Construction (LOC) per FDEP CCCL Regs*
 - FEMA PFD
 - Armoring
 - S Beach 25-yr storm
 - 25-yr storm (2024, 2050, 2080)
 - 100-yr storm (2024, 2050, 2080)
- Confirm use of the most landward criteria as WFSBL

Thank You

Questions

R-106: 300 South Beach Road



Town Commission Objectives 2024-2025

1. Long Range Planning for Beach Renourishment
 - a. Funding Sources
 - b. Sand Availability
 - c. New Borrow Site

Beach District Director John Duchock to present on these matters.

2. Septic to Sewer

Public Services Director Stuart Trent, along with Holtz Engineering, to present on this matter.

3. PSD response time / house-to-hospital (esp stroke victims)

Chief Ewing, along with EMS Chief Frank Lasaga, to discuss this matter with the Martin County Emergency Medical Services Advisory Council and Jupiter Island Public Safety Department's Medical Director.

4. Basements
 - a. Basements on barrier Islands
 - b. Sea level rise
 - c. Effect on square footage

All of these matters will be incorporated into our comp plan/LDR review with Kimley Horn.

5. Uniform building code – including sea level rise concerns

Also to be incorporated into the Town's comp plan/LDR review.

6. Rules of Procedure re majority vote (not less than 3 members could take action)

Section 3.4 of the Town Charter - Vacancy, states:

“such vacancy may be filled by the appointment of a new Commissioner by a majority of the remaining members of the Town Commission.”

This matter may require a revision to the Town Charter.

7. Full disclosure of real parties and interests / owner
8. VRBO registration

This matter being addressed through the adoption of a proposed vacation/transient establishment rental ordinance.

9. Parking regulations – reanalyze (balance – adequate but not excessive)

Will be incorporated into the Town’s comp plan/LDR review.

10. Allow adequate time for the TC to discuss ideas and common vision – work toward consensus politely

11. Ficus Allée – long range sustainability

To be addressed by Stuart Trent working closely with the Beautification Committee.

12. Enhance security on intracoastal and beach (possible drone usage)

Under review by Public Safety Chief Ewing.

13. Acquisition of South Beach Road

14. Tighter golf cart and electric bike ordinance/enforcement

Under review by Public Safety Chief Ewing in the context of governing State Statute.

15. Zoning districts and lot sizes

Incorporated in the Town’s comp plan/LDR review.

16. Beach access at Cove Road

Will be discussed in a series of ongoing meetings with County Commissioners and county staff.

17. E-Verify

On May 10, 2023, Governor DeSantis Signed into law SB1718 requiring private employers with 25 or more employees to verify employment eligibility.

State Statute 448.095 authorizes the Florida Department of Law Enforcement to request verification of this eligibility.

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MEMORANDUM

TO: Mayor and Town Commission

FROM: Stuart Trent, PE, Public Services Director

THROUGH: Robert Garlo, Jupiter Island Town Manager *RG*

DATE: October 28, 2024

SUBJECT: Purchase of (2) ½ Ton Chevrolet Pickup Trucks

Background:

Staff has received pricing for two replacement, half-ton pickup trucks to serve as satellite garbage collection vehicles for the Public Works Sanitation Group. Funding for the requested purchase has been adopted in the 2024/25 fiscal year budget and reflected in the 5-year capital improvement plan (CIP).

The new vehicles quoted are ½ Ton 2025 Chevrolet Silverado WT pickup trucks. These vehicles are intended to serve the Sanitation crew and are a replacement for two vehicles that were purchased in 2016. The dump bed mechanism will be transferred from vehicles removed from service.

Staff is requesting purchase of two vehicles from Garber Chevrolet, using the Florida Sheriff's Contract. Each vehicle is priced at \$37,059.50, for a total of \$74,119.00.

Vendor	Price
Alan Jay Fleet Sales– Tallahassee Contract	\$37,401.00
Alan Jay Fleet Sales– Sourcewell Contract	\$37,547.00
Garber Chevrolet – FSA Contract	\$37,059.50

Staff Recommendations:

Staff requests that the Town Commission provide spending authorization for the requested purchase of the two vehicles described, at a total price of \$74,119.00.



TOWN OF JUPITER

Specification #	106
Unit Description	SILVERADO 1500 REG CC10903

Prepared for:

Prepared by:

1/29/2024

TOWN OF JUPITER

ATTN: JASON COPPOCK

JCOPPOCK@TJ.MARTIN.FL.US

772.545.0174

ORDER

Garber Chevrolet Buick GMC

Todd Brandt

(904) 264-2442 ext.2348 FAX: (904) 284-0054

3340 Hwy 17 Green Cove Springs, FL 32043

tbrandt@garberautomall.com



Florida Sheriff's Association

Prices are published by the Florida Sheriffs Association (www.flsheriffs.org)
Purchasing contract number is FSA24-VEL32.0 Pursuit Administrative & Other Vehicles, expiring September 30th, 2025. If you have any questions regarding this quote please call!

SOUTHERN ZONE

CC10903

2025 Chevrolet Silverado 1500 Regular Cab 1WT, CC10903

\$36,496.00

Codes	Optional Equipment	Unit Price	OEM Discount	Net Price
1WT	Work Truck Preferred Equipment Group	Included	2.00%	\$0.00
L3B	Engine, TURBO MAX	Included		\$0.00
MFC	Transmission, 8-speed automatic	Included		\$0.00
GAZ	Summit White (Or Standard Paint Color)	Included		\$0.00
H2G	Jet Black, Cloth seat trim	Included		\$0.00
AMF	Remote Keyless Entry Package includes 4 additional transmitters	Included		\$0.00
Z82	Trailer Package	425.00	(8.50)	\$416.50
VK3	License plate front mounting package		0.00	\$0.00
9L7	UPFITTER SWITCHES KIT	150.00	(3.00)	\$147.00
	DEALER INSTALLED OPTIONS:			\$0.00
DEL	Delivery	Included		\$0.00

TOTAL PURCHASE AMOUNT PER VEHICLE

\$ 37,059.50



Awarded Contract

Call Us first, for all of your Fleet Automotive, & Light Truck needs.

Quote

PHONE (800) ALANJAY (252-6529)		DIRECT 863-402-4234	WWW.ALANJAY.COM	58647-1
Corporate Office	2003 U.S. 27 South Sebring, FL 33870	MOBILE 863-273-1105	Mailing Address	P.O. BOX 9200 Sebring, FL 33871-9200
		FAX 863-402-4221		

ORIGINAL QUOTE DATE
10/21/2024

QUICK QUOTE SHEET

REVISED QUOTE DATE
10/21/2024

REQUESTING AGENCY	TOWN OF JUPITER ISLAND			
CONTACT PERSON	STUART TRENT	EMAIL	strent@tji.martin.fl.us	
PHONE	772-545-0171	MOBILE	772-260-8936	FAX 772-546-6378

SOURCEWELL CONTRACT # 2025 091521-NAF & 032824-NAF

www.NationalAutoFleetGroup.com

MODEL	CC10903 1WT	MSRP	\$39,195.00
2025 CHEVY SILVERADO 1500 REGULAR CAB PICKUP 2WD WT 8' BED			

CUSTOMER ID	NJPA PRICE	\$37,402.00
BED LENGTH	8' Bed	

** All vehicles will be ordered white w/ darkest interior unless clearly stated otherwise on purchase order.

FACTORY OPTIONS	DESCRIPTION	
GAZ	Summit White	\$0.00
H2G	Jet Black, Vinyl seat trim	\$0.00
L3B	Engine, TurboMax	\$0.00
MFC	Transmission, 8-speed automatic, electronically controlled	\$0.00
1WT	OPTIONS Work Truck Preferred Equipment Group	\$0.00
9L7	Upfitter switch kit, (5)	\$145.00
AZ3	Seats, front 40/20/40 split-bench	\$0.00
E63	Durabed, pickup bed	\$0.00
FE9	Emissions, Federal requirements	\$0.00
GU6	Rear axle, 3.42 ratio	\$0.00
IOR	Audio system, Chevrolet Infotainment 3 system	\$0.00
QBN	Tires, 255/70R17 all-season, blackwall	\$0.00
QBR	Tire, spare 255/70R17 all-season, blackwall	\$0.00
RD6	Wheels, 17" x 8" (43.2 cm x 20.3 cm) Ultra Silver painted steel	\$0.00
	Option/package discount	\$0.00

CONTRACT OPTIONS	DESCRIPTION	FACTORY OPTIONS	\$145.00
EWD	EXTENDED WARRANTY DECLINED		\$0.00
NO-TEMP	TEMP TAG NOT REQUESTED, CUSTOMER WILL HANDLE THEIR OWN TAG WORK.		\$0.00
		CONTRACT OPTIONS	\$0.00

TRADE IN	TOTAL COST	\$37,547.00
YES WE TAKE TRADE INS ~~~~ ASK ABOUT MUNICIPAL FINANCING ~~~~		
	TOTAL COST LESS TRADE IN(S) QTY 1	\$37,547.00

Estimated Annual payments for 60 months paid in advance: \$8,632.83

Municipal finance for any essential use vehicle, requires lender approval, WAC.

Comments QUOTE SUBJECT TO FACTORY ORDER ACCEPTANCE or 30 DAYS

VEHICLE QUOTED BY ASHLEE WILSON GOVERNMENT ACCOUNT MANAGER Ashlee.Wilson@AlanJay.com

"I Want to be Your Fleet Provider"

I appreciate the opportunity to submit this quotation. Please review it carefully. If there are any errors or changes, please feel free to contact me at any time.
I am always happy to be of assistance.



Alan Jay Fleet

Ashlee Wilson | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2025 Chevrolet Silverado 1500 (CC10903) 2WD Reg Cab 140" Work Truck (✔ Complete)



Note:Photo may not represent exact vehicle or selected equipment.

Window Sticker

SUMMARY

[Fleet] 2025 Chevrolet Silverado 1500 (CC10903) 2WD Reg Cab 140" Work Truck MSRP:\$37,200.00

Interior:Jet Black, Vinyl seat trim

Exterior 1:Summit White

Exterior 2:No color has been selected.

Engine, TurboMax

Transmission, 8-speed automatic, electronically controlled

OPTIONS

CODE	MODEL	MSRP
CC10903	[Fleet] 2025 Chevrolet Silverado 1500 (CC10903) 2WD Reg Cab 140" Work Truck	\$37,200.00
OPTIONS		
1WT	Work Truck Preferred Equipment Group	\$0.00
9L7	Upfitter switch kit, (5)	\$150.00
AZ3	Seats, front 40/20/40 split-bench	\$0.00
E63	Durabed, pickup bed	\$0.00
FE9	Emissions, Federal requirements	\$0.00

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Data Version: 23740. Data Updated: Oct 20, 2024 6:42:00 PM PDT.



Alan Jay Fleet

Ashlee Wilson | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2025 Chevrolet Silverado 1500 (CC10903) 2WD Reg Cab 140" Work Truck (Complete)

GAZ	Summit White	\$0.00
GU6	Rear axle, 3.42 ratio	\$0.00
H2G	Jet Black, Vinyl seat trim	\$0.00
IOR	Audio system, Chevrolet Infotainment 3 system	\$0.00
L3B	Engine, TurboMax	\$0.00
MFC	Transmission, 8-speed automatic, electronically controlled	\$0.00
QBN	Tires, 255/70R17 all-season, blackwall	\$0.00
QBR	Tire, spare 255/70R17 all-season, blackwall	\$0.00
RD6	Wheels, 17" x 8" (43.2 cm x 20.3 cm) Ultra Silver painted steel	\$0.00
—	Option/package discount	(\$1,350.00)
SUBTOTAL		\$36,000.00
Adjustments Total		\$0.00
Destination Charge		\$1,995.00
TOTAL PRICE		\$37,995.00

FUEL ECONOMY

Est City:18 MPG
Est Highway:21 MPG
Est Highway Cruising Range:588.00 mi

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Data Version: 23740. Data Updated: Oct 20, 2024 6:42:00 PM PDT.



Alan Jay Fleet

Ashlee Wilson | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2025 Chevrolet Silverado 1500 (CC10903) 2WD Reg Cab 140" Work Truck (✔ Complete)

Standard Equipment

Package	Chevy Safety Assist includes (UHY) Automatic Emergency Braking, (UKJ) Front Pedestrian Braking, (UHX) Lane Keep Assist with Lane Departure Warning, (UE4) Following Distance Indicator, (UEU) Forward Collision Alert and (TQ5) IntelliBeam
Mechanical	Engine, TurboMax (310 hp [231 kW] @ 5600 rpm, 430 lb-ft of torque [583 Nm] @ 3000 rpm) (STD) (Not available with (Z71) Z71 Off-Road Package, (VYU) Snow Plow Prep Package or (ZW9) pickup bed delete.)
	Transmission, 8-speed automatic, electronically controlled with overdrive and tow/haul mode. Includes Cruise Grade Braking and Powertrain Grade Braking (STD) (Included and only available with (L3B) TurboMax engine. Requires (AZ3) front 40/20/40 split-bench seats.)
	Durabed, pickup bed (STD)
	GVWR, 6800 lbs. (3084 kg) (Requires 2WD Crew Cab, Double Cab or Regular Cab Long Bed model with (L3B) TurboMax engine. Requires 2WD Double Cab or Regular Cab Long Bed model and (L84) 5.3L EcoTec3 V8 engine.)
	Rear axle, 3.42 ratio
	Push Button Start
	Automatic Stop/Start (Not available with (5W4) Special Services Package, (9C1) Police Pursuit Package or (FHS) E85 FlexFuel capability.)
	Rear wheel drive
	Battery, heavy-duty 730 cold-cranking amps/80 Amp-hr, maintenance-free with rundown protection and retained accessory power
	Alternator, 220 amps (Included with (L3B) TurboMax engine, (VYU) Snow Plow Prep Package, (5W4) Special Service Package or (9C1) Police Pursuit Package.)
	Recovery hooks, front, frame-mounted, Black
	Frame, fully-boxed, hydroformed front section
	Suspension Package, Standard
	Steering, Electric Power Steering (EPS) assist, rack-and-pinion
	Brakes, 4-wheel antilock, 4-wheel disc with DURALIFE rotors
	Brake lining wear indicator
	Capless Fuel Fill
	Exhaust, single outlet
Exterior	Wheels, 17" x 8" (43.2 cm x 20.3 cm) Ultra Silver painted steel (STD)
	Tires, 255/70R17 all-season, blackwall (STD)

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Vehicle: [Fleet] 2025 Chevrolet Silverado 1500 (CC10903) 2WD Reg Cab 140" Work Truck (Complete)

Exterior

Tire, spare 255/70R17 all-season, blackwall (STD) (Included with (QBN) 255/70R17 all-season, blackwall tires.)
Wheel, 17" x 8" (43.2 cm x 20.3 cm) full-size, steel spare
Tire carrier lock, keyed cylinder lock that utilizes same key as ignition and door (Deleted with (ZW9) pickup bed delete.)
Bumpers, front, Black (semi-gloss)
Bumpers, rear, Black (semi-gloss)
CornerStep, rear bumper
Cargo tie downs (12), fixed rated at 500 lbs per corner (Deleted with (ZW9) pickup bed delete.)
Headlamps, halogen reflector with halogen Daytime Running Lamps
IntelliBeam, automatic high beam on/off
Lamps, cargo area, cab mounted integrated with center high mount stop lamp, with switch in bank on left side of steering wheel (incandescent on Regular Cab models, LED on Crew Cab and Double Cab models)
Taillamps with incandescent tail, stop and reverse lights
Mirrors, outside heated power-adjustable (Standard on Regular Cab models. Included and only available with (PCV) WT Convenience Package on Crew Cab and Double Cab models. When (PQA) WT Safety Package is ordered, includes (DP6) high gloss Black mirror caps.)
Glass, solar absorbing, tinted
Door handles, Black
Tailgate and bed rail protection cap, top
Tailgate, standard (Deleted with (ZW9) pickup bed delete.)
Tailgate, locking utilizes same key as ignition and door (Removed when (QT5) EZ Lift power lock and release tailgate is ordered.)
Tailgate, gate function manual, no EZ Lift (Deleted with (ZW9) pickup bed delete.)

Entertainment

Audio system, Chevrolet Infotainment 3 system 7" diagonal HD color touchscreen, AM/FM stereo, Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Wireless Apple CarPlay and Wireless Android Auto compatibility (STD)
Sirius XM, delete (Can be upgraded to (U2K) SiriusXM.)
Audio system feature, 2-speaker system (Requires Regular Cab model.)
Wireless phone projection for Apple CarPlay and Android Auto
Bluetooth for phone, connectivity to vehicle infotainment system
Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.)

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Vehicle: [Fleet] 2025 Chevrolet Silverado 1500 (CC10903) 2WD Reg Cab 140" Work Truck (Complete)

Interior

- Seats, front 40/20/40 split-bench with covered armrest storage and under-seat storage (lockable) (STD)
- Seat trim, Vinyl
- Seat adjuster, driver 4-way manual
- Seat adjuster, passenger 4-way manual
- Floor covering, rubberized-vinyl (Not available with LPO floor liners.)
- Steering wheel, urethane
- Steering column, Tilt-Wheel, manual with wheel locking security feature
- Steering column lock, electrical
- Instrument cluster, 6-gauge cluster featuring speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure
- Driver Information Center, 3.5" diagonal monochromatic display
- Exterior Temperature Display located in radio display
- Compass located in instrument cluster
- Window, power front, drivers express up/down
- Window, power front, passenger express down
- Door locks, power
- Remote Keyless Entry, with 2 transmitters
- Cruise control, electronic with set and resume speed, steering wheel-mounted
- Power outlet, front auxiliary, 12-volt
- USB Ports, 2, Charge/Data ports located on instrument panel
- Air conditioning, single-zone manual
- Mirror, inside rearview, manual tilt
- Assist handles front A-pillar mounted for driver and passenger, rear B-pillar mounted

Safety-Mechanical

- Automatic Emergency Braking
- Front Pedestrian Braking
- StabiliTrak, stability control system with Proactive Roll Avoidance and traction control, includes electronic trailer sway control and hill start assist

Safety-Exterior

- Daytime Running Lamps with automatic exterior lamp control

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Vehicle: [Fleet] 2025 Chevrolet Silverado 1500 (CC10903) 2WD Reg Cab 140" Work Truck (✔ Complete)

Safety-Interior
Airbags, Dual-stage frontal airbags for driver and front outboard passenger; Seat-mounted side-impact airbags for driver and front outboard passenger; Head-curtain airbags for front and rear outboard seating positions; Includes front outboard Passenger Sensing System for frontal outboard passenger airbag (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)
OnStar Services capable (See onstar.com for details and limitations. Services vary by model. Service plan required.)
OnStar Basics (OnStar Fleet Basics for Fleet) Drive confidently with core OnStar services including remote commands, built-in voice assistance, real-time traffic and navigation, and Automatic Crash Response to help if you're in need. (OnStar Basics includes remote commands, Navigation, Voice Assistance, and Automatic Crash Response, for eligible vehicles with compatible software. For MY25 vehicles, OnStar Basics is standard for 8 years; OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See onstar.com for details and limitations.)
HD Rear Vision Camera (Deleted with (ZW9) pickup bed delete.)
Lane Keep Assist with Lane Departure Warning
Following Distance Indicator
Forward Collision Alert
Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver
Buckle to Drive prevents vehicle from being shifted out of Park until driver seat belt is fastened; times out after 20 seconds and encourages seat belt use, can be turned on and off in Settings menu
Tire Pressure Monitoring System, auto learn includes Tire Fill Alert (does not apply to spare tire)

WARRANTY
Warranty Note: <<< Preliminary 2025 Warranty >>>
Basic Years: 3
Basic Miles/km: 36,000
Drivetrain Years: 5
Drivetrain Miles/km: 60,000
Drivetrain Note: Silverado TurboMaxTM engines, 3.0L & 6.0L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles
Corrosion Years (Rust-Through): 6
Corrosion Years: 3
Corrosion Miles/km (Rust-Through): 100,000
Corrosion Miles/km: 36,000
Roadside Assistance Years: 5
Roadside Assistance Miles/km: 60,000
Roadside Assistance Note: Silverado TurboMaxTM engines, 3.0L & 6.0L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles
Maintenance Note: First Visit: 12 Months/12,000 Miles

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Vehicle: [Fleet] 2025 Chevrolet Silverado 1500 (CC10903) 2WD Reg Cab 140" Work Truck (Complete)

Technical Specifications

Chassis

Weight Information

Standard Weight - Front	0.00 lbs	Standard Weight - Rear	0.00 lbs
Base Curb Weight	N/A	Gross Axle Wt Rating - Front	3700 lbs
Gross Axle Wt Rating - Rear	3800 lbs	Curb Weight - Front	2594 lbs
Curb Weight - Rear	1763 lbs	Option Weight - Front	0.00 lbs
Option Weight - Rear	0.00 lbs	Reserve Axle Capacity - Front	1106.00 lbs
Reserve Axle Capacity - Rear	2037.00 lbs	As Spec'd Curb Weight	4357.00 lbs
As Spec'd Payload	2443.00 lbs	Maximum Payload Capacity	2443.00 lbs
Gross Combined Wt Rating	14500 lbs	Gross Axle Weight Rating	7500.00 lbs
Curb Weight	4357.00 lbs	Reserve Axle Capacity	3143.00 lbs
Total Option Weight	0.00 lbs	Payload Weight Front	0 lbs
Payload Weight Rear	0 lbs	Gross Vehicle Weight Rating	6800.00 lbs

Trailer

Dead Weight Hitch - Max Trailer Wt.	5000 lbs	Dead Weight Hitch - Max Tongue Wt.	500 lbs
Wt Distributing Hitch - Max Trailer Wt.	9500 lbs	Wt Distributing Hitch - Max Tongue Wt.	950 lbs
Fifth Wheel Hitch - Max Trailer Wt.	9500 lbs	Fifth Wheel Hitch - Max Tongue Wt.	2375 lbs
Maximum Trailering Capacity	9900 lbs		

Frame

Frame Type	Box Ladder	Sect Modulus Rails Only	N/A
Frame RBM	N/A	Frame Strength	N/A
Frame Thickness	N/A		

Suspension

Suspension Type - Front	Independent coil-over-shock	Suspension Type - Rear	Solid Axle
Spring Capacity - Front	N/A	Spring Capacity - Rear	N/A
Axle Type - Front	N/A	Axle Type - Rear	N/A
Axle Capacity - Front	N/A	Axle Capacity - Rear	N/A

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Vehicle: [Fleet] 2025 Chevrolet Silverado 1500 (CC10903) 2WD Reg Cab 140" Work Truck (Complete)

Chassis

Suspension

Axle Ratio (:1) - Front	N/A	Axle Ratio (:1) - Rear	3.42
Shock Absorber Diameter - Front	N/A	Shock Absorber Diameter - Rear	N/A
Stabilizer Bar Diameter - Front	1.30 in	Stabilizer Bar Diameter - Rear	N/A

Tires

Front Tire Order Code	QBN	Rear Tire Order Code	QBN
Spare Tire Order Code	QBR	Front Tire Size	255/70R17
Rear Tire Size	255/70R17	Spare Tire Size	255/70R17
Front Tire Capacity	N/A	Rear Tire Capacity	N/A
Spare Tire Capacity	N/A	Revolutions/Mile @ 45 mph - Front	N/A
Revolutions/Mile @ 45 mph - Rear	N/A	Revolutions/Mile @ 45 mph - Spare	N/A

Wheels

Front Wheel Size	17 x 8 in	Rear Wheel Size	17 x 8 in
Spare Wheel Size	17 x 8 in	Front Wheel Material	Steel
Rear Wheel Material	Steel	Spare Wheel Material	Steel

Steering

Steering Type	Electric Rack & Pinion	Steering Ratio (:1), Overall	N/A
Steering Ratio (:1), On Center	N/A	Steering Ratio (:1), At Lock	N/A
Turning Diameter - Curb to Curb	44.6 ft	Turning Diameter - Wall to Wall	N/A

Brakes

Brake Type	Pwr	Brake ABS System	4-Wheel
Brake ABS System (Second Line)	N/A	Disc - Front (Yes or)	Yes
Disc - Rear (Yes or)	Yes	Front Brake Rotor Diam x Thickness	13 x 1.18 in
Rear Brake Rotor Diam x Thickness	13.6 x 0.79 in	Drum - Rear (Yes or)	N/A
Rear Drum Diam x Width	N/A		

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Agenda Item 7b

Vehicle: [Fleet] 2025 Chevrolet Silverado 1500 (CC10903) 2WD Reg Cab 140" Work Truck (Complete)

Chassis

Fuel Tank

Fuel Tank Capacity, Approx	28 gal	Aux Fuel Tank Capacity, Approx	N/A
Fuel Tank Location	N/A	Aux Fuel Tank Location	N/A

Dimensions

Interior Dimensions

Passenger Capacity	3	Front Head Room	43.11 in
Front Leg Room	44.53 in	Front Shoulder Room	66.02 in
Front Hip Room	60.9 in	Second Head Room	N/A
Second Leg Room	N/A	Second Shoulder Room	N/A
Second Hip Room	N/A		

Exterior Dimensions

Wheelbase	139.5 in	Length, Overall w/o rear bumper	N/A
Length, Overall w/rear bumper	N/A	Length, Overall	229.68 in
Width, Max w/o mirrors	81.14 in	Height, Overall	75.59 in
Overhang, Front	N/A	Overhang, Rear w/o bumper	N/A
Front Bumper to Back of Cab	N/A	Cab to Axle	N/A
Cab to End of Frame	N/A	Ground to Top of Load Floor	N/A
Ground to Top of Frame	N/A	Frame Width, Rear	N/A
Ground Clearance, Front	7.91 in	Ground Clearance, Rear	7.91 in
Body Length	0.00 ft	Cab to Body	N/A

Cargo Area Dimensions

Cargo Box Length @ Floor	98.18 in	Cargo Box Width @ Top, Rear	N/A
Cargo Box Width @ Floor	71.4 in	Cargo Box Width @ Wheelhousings	50.63 in
Cargo Box (Area) Height	22.4 in	Tailgate Width	N/A
Cargo Volume	89.1 ft ³	Ext'd Cab Cargo Volume	N/A

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Call Us first, for all of your Fleet Automotive, & Light Truck needs.

Quote

PHONE (800) ALANJAY (252-6529)		DIRECT 863-402-4234	WWW.ALANJAY.COM	58646-1
Corporate Office	2003 U.S. 27 South Sebring, FL 33870	MOBILE 863-273-1105	Mailing Address	P.O. BOX 9200 Sebring, FL 33871-9200
		FAX 863-402-4221		

ORIGINAL QUOTE DATE
10/21/2024

QUICK QUOTE SHEET

REVISED QUOTE DATE
10/21/2024

REQUESTING AGENCY	TOWN OF JUPITER ISLAND			
CONTACT PERSON	STUART TRENT	EMAIL	strent@tji.martin.fl.us	
PHONE	772-545-0171	MOBILE	772-260-8936	FAX 772-546-6378

CONTRACT NUMBER 5179 - 2025 CITY OF TALLAHASSEE

MODEL	CC10903 1WT	MSRP	\$37,995.00
2025 CHEVY SILVERADO 1500 REGULAR CAB PICKUP 2WD WT 8' BED			
CUSTOMER ID	GOVERNMENT PRICE		\$37,256.00

BED LENGTH 8' Bed

** All vehicles will be ordered white w/ darkest interior unless clearly stated otherwise on purchase order.

FACTORY OPTIONS

DESCRIPTION

GAZ	Summit White	\$0.00
H2G	Jet Black, Vinyl seat trim	\$0.00
L3B	Engine, TurboMax	\$0.00
MFC	Transmission, 8-speed automatic, electronically controlled	\$0.00
1WT	OPTIONS Work Truck Preferred Equipment Group	\$0.00
9L7	Upfitter switch kit, (5)	\$145.00
AZ3	Seats, front 40/20/40 split-bench	\$0.00
E63	Durabed, pickup bed	\$0.00
FE9	Emissions, Federal requirements	\$0.00
GU6	Rear axle, 3.42 ratio	\$0.00
IOR	Audio system, Chevrolet Infotainment 3 system	\$0.00
QBN	Tires, 255/70R17 all-season, blackwall	\$0.00
QBR	Tire, spare 255/70R17 all-season, blackwall	\$0.00
RD6	Wheels, 17" x 8" (43.2 cm x 20.3 cm) Ultra Silver painted steel	\$0.00
	Option/package discount	\$0.00

FACTORY OPTIONS \$145.00

AFTERMARKET OPTIONS

DESCRIPTION

EWD	EXTENDED WARRANTY DECLINED	\$0.00
NO-TEMP	TEMP TAG NOT REQUESTED, CUSTOMER WILL HANDLE THEIR OWN TAG WORK.	\$0.00

AFTERMARKET OPTIONS \$0.00

TRADE IN

TOTAL COST \$37,401.00

YES WE TAKE TRADE INS ~~~ ASK ABOUT MUNICIPAL FINANCING ~~~

TOTAL COST LESS TRADE IN(S) QTY 1 \$37,401.00

Estimated Annual payments for 60 months paid in advance: \$8,599.26

Municipal finance for any essential use vehicle, requires lender approval, WAC.

Comments

QUOTE SUBJECT TO FACTORY ORDER ACCEPTANCE or 30 DAYS

VEHICLE QUOTED BY ASHLEE WILSON GOVERNMENT ACCOUNT MANAGER Ashlee.Wilson@AlanJay.com

"I Want to be Your Fleet Provider"

I appreciate the opportunity to submit this quotation. Please review it carefully. If there are any errors or changes, please feel free to contact me at any time.
I am always happy to be of assistance.



Alan Jay Fleet

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Vehicle: [Fleet] 2025 Chevrolet Silverado 1500 (CC10903) 2WD Reg Cab 140" Work Truck (✔ Complete)



Note:Photo may not represent exact vehicle or selected equipment.

Window Sticker

SUMMARY

[Fleet] 2025 Chevrolet Silverado 1500 (CC10903) 2WD Reg Cab 140" Work Truck MSRP:\$37,200.00

Interior:Jet Black, Vinyl seat trim

Exterior 1:Summit White

Exterior 2:No color has been selected.

Engine, TurboMax

Transmission, 8-speed automatic, electronically controlled

OPTIONS

CODE	MODEL	MSRP
CC10903	[Fleet] 2025 Chevrolet Silverado 1500 (CC10903) 2WD Reg Cab 140" Work Truck	\$37,200.00
OPTIONS		
1WT	Work Truck Preferred Equipment Group	\$0.00
9L7	Upfitter switch kit, (5)	\$150.00
AZ3	Seats, front 40/20/40 split-bench	\$0.00
E63	Durabed, pickup bed	\$0.00
FE9	Emissions, Federal requirements	\$0.00

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Vehicle: [Fleet] 2025 Chevrolet Silverado 1500 (CC10903) 2WD Reg Cab 140" Work Truck (Complete)

GAZ	Summit White	\$0.00
GU6	Rear axle, 3.42 ratio	\$0.00
H2G	Jet Black, Vinyl seat trim	\$0.00
IOR	Audio system, Chevrolet Infotainment 3 system	\$0.00
L3B	Engine, TurboMax	\$0.00
MFC	Transmission, 8-speed automatic, electronically controlled	\$0.00
QBN	Tires, 255/70R17 all-season, blackwall	\$0.00
QBR	Tire, spare 255/70R17 all-season, blackwall	\$0.00
RD6	Wheels, 17" x 8" (43.2 cm x 20.3 cm) Ultra Silver painted steel	\$0.00
—	Option/package discount	(\$1,350.00)
SUBTOTAL		\$36,000.00
Adjustments Total		\$0.00
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TOTAL PRICE		\$37,995.00

FUEL ECONOMY

Est City:18 MPG
Est Highway:21 MPG
Est Highway Cruising Range:588.00 mi

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Vehicle: [Fleet] 2025 Chevrolet Silverado 1500 (CC10903) 2WD Reg Cab 140" Work Truck (✔ Complete)

Standard Equipment

Package

Chevy Safety Assist includes (UHY) Automatic Emergency Braking, (UKJ) Front Pedestrian Braking, (UHX) Lane Keep Assist with Lane Departure Warning, (UE4) Following Distance Indicator, (UEU) Forward Collision Alert and (TQ5) IntelliBeam

Mechanical

- Engine, TurboMax (310 hp [231 kW] @ 5600 rpm, 430 lb-ft of torque [583 Nm] @ 3000 rpm) (STD) (Not available with (Z71) Z71 Off-Road Package, (VYU) Snow Plow Prep Package or (ZW9) pickup bed delete.)
- Transmission, 8-speed automatic, electronically controlled with overdrive and tow/haul mode. Includes Cruise Grade Braking and Powertrain Grade Braking (STD) (Included and only available with (L3B) TurboMax engine. Requires (AZ3) front 40/20/40 split-bench seats.)
- Durabed, pickup bed (STD)
- GVWR, 6800 lbs. (3084 kg) (Requires 2WD Crew Cab, Double Cab or Regular Cab Long Bed model with (L3B) TurboMax engine. Requires 2WD Double Cab or Regular Cab Long Bed model and (L84) 5.3L EcoTec3 V8 engine.)
- Rear axle, 3.42 ratio
- Push Button Start
- Automatic Stop/Start (Not available with (5W4) Special Services Package, (9C1) Police Pursuit Package or (FHS) E85 FlexFuel capability.)
- Rear wheel drive
- Battery, heavy-duty 730 cold-cranking amps/80 Amp-hr, maintenance-free with rundown protection and retained accessory power
- Alternator, 220 amps (Included with (L3B) TurboMax engine, (VYU) Snow Plow Prep Package, (5W4) Special Service Package or (9C1) Police Pursuit Package.)
- Recovery hooks, front, frame-mounted, Black
- Frame, fully-boxed, hydroformed front section
- Suspension Package, Standard
- Steering, Electric Power Steering (EPS) assist, rack-and-pinion
- Brakes, 4-wheel antilock, 4-wheel disc with DURALIFE rotors
- Brake lining wear indicator
- Capless Fuel Fill
- Exhaust, single outlet

Exterior

- Wheels, 17" x 8" (43.2 cm x 20.3 cm) Ultra Silver painted steel (STD)
- Tires, 255/70R17 all-season, blackwall (STD)

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- Wheel, 17" x 8" (43.2 cm x 20.3 cm) full-size, steel spare
- Tire carrier lock, keyed cylinder lock that utilizes same key as ignition and door (Deleted with (ZW9) pickup bed delete.)
- Bumpers, front, Black (semi-gloss)
- Bumpers, rear, Black (semi-gloss)
- CornerStep, rear bumper
- Cargo tie downs (12), fixed rated at 500 lbs per corner (Deleted with (ZW9) pickup bed delete.)
- Headlamps, halogen reflector with halogen Daytime Running Lamps
- IntelliBeam, automatic high beam on/off
- Lamps, cargo area, cab mounted integrated with center high mount stop lamp, with switch in bank on left side of steering wheel (incandescent on Regular Cab models, LED on Crew Cab and Double Cab models)
- Taillamps with incandescent tail, stop and reverse lights
- Mirrors, outside heated power-adjustable (Standard on Regular Cab models. Included and only available with (PCV) WT Convenience Package on Crew Cab and Double Cab models. When (PQA) WT Safety Package is ordered, includes (DP6) high gloss Black mirror caps.)
- Glass, solar absorbing, tinted
- Door handles, Black
- Tailgate and bed rail protection cap, top
- Tailgate, standard (Deleted with (ZW9) pickup bed delete.)
- Tailgate, locking utilizes same key as ignition and door (Removed when (QT5) EZ Lift power lock and release tailgate is ordered.)
- Tailgate, gate function manual, no EZ Lift (Deleted with (ZW9) pickup bed delete.)

Entertainment

- Audio system, Chevrolet Infotainment 3 system 7" diagonal HD color touchscreen, AM/FM stereo, Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Wireless Apple CarPlay and Wireless Android Auto compatibility (STD)
- Sirius XM, delete (Can be upgraded to (U2K) SiriusXM.)
- Audio system feature, 2-speaker system (Requires Regular Cab model.)
- Wireless phone projection for Apple CarPlay and Android Auto
- Bluetooth for phone, connectivity to vehicle infotainment system
- Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.)

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Data Version: 23740. Data Updated: Oct 20, 2024 6:42:00 PM PDT.



Vehicle: [Fleet] 2025 Chevrolet Silverado 1500 (CC10903) 2WD Reg Cab 140" Work Truck (Complete)

Interior

- Seats, front 40/20/40 split-bench with covered armrest storage and under-seat storage (lockable) (STD)
- Seat trim, Vinyl
- Seat adjuster, driver 4-way manual
- Seat adjuster, passenger 4-way manual
- Floor covering, rubberized-vinyl (Not available with LPO floor liners.)
- Steering wheel, urethane
- Steering column, Tilt-Wheel, manual with wheel locking security feature
- Steering column lock, electrical
- Instrument cluster, 6-gauge cluster featuring speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure
- Driver Information Center, 3.5" diagonal monochromatic display
- Exterior Temperature Display located in radio display
- Compass located in instrument cluster
- Window, power front, drivers express up/down
- Window, power front, passenger express down
- Door locks, power
- Remote Keyless Entry, with 2 transmitters
- Cruise control, electronic with set and resume speed, steering wheel-mounted
- Power outlet, front auxiliary, 12-volt
- USB Ports, 2, Charge/Data ports located on instrument panel
- Air conditioning, single-zone manual
- Mirror, inside rearview, manual tilt
- Assist handles front A-pillar mounted for driver and passenger, rear B-pillar mounted

Safety-Mechanical

- Automatic Emergency Braking
- Front Pedestrian Braking
- StabiliTrak, stability control system with Proactive Roll Avoidance and traction control, includes electronic trailer sway control and hill start assist

Safety-Exterior

- Daytime Running Lamps with automatic exterior lamp control

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Alan Jay Fleet

Ashlee Wilson | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2025 Chevrolet Silverado 1500 (CC10903) 2WD Reg Cab 140" Work Truck (🟢 Complete)

Safety-Interior

Airbags, Dual-stage frontal airbags for driver and front outboard passenger; Seat-mounted side-impact airbags for driver and front outboard passenger; Head-curtain airbags for front and rear outboard seating positions; Includes front outboard Passenger Sensing System for frontal outboard passenger airbag (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

OnStar Services capable (See onstar.com for details and limitations. Services vary by model. Service plan required.)

OnStar Basics (OnStar Fleet Basics for Fleet) Drive confidently with core OnStar services including remote commands, built-in voice assistance, real-time traffic and navigation, and Automatic Crash Response to help if you're in need. (OnStar Basics includes remote commands, Navigation, Voice Assistance, and Automatic Crash Response, for eligible vehicles with compatible software. For MY25 vehicles, OnStar Basics is standard for 8 years; OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See onstar.com for details and limitations.)

HD Rear Vision Camera (Deleted with (ZW9) pickup bed delete.)

Lane Keep Assist with Lane Departure Warning

Following Distance Indicator

Forward Collision Alert

Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver

Buckle to Drive prevents vehicle from being shifted out of Park until driver seat belt is fastened; times out after 20 seconds and encourages seat belt use, can be turned on and off in Settings menu

Tire Pressure Monitoring System, auto learn includes Tire Fill Alert (does not apply to spare tire)

WARRANTY

Warranty Note: <<< Preliminary 2025 Warranty >>>

Basic Years: 3

Basic Miles/km: 36,000

Drivetrain Years: 5

Drivetrain Miles/km: 60,000

Drivetrain Note: Silverado TurboMaxTM engines, 3.0L & 6.0L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles

Corrosion Years (Rust-Through): 6

Corrosion Years: 3

Corrosion Miles/km (Rust-Through): 100,000

Corrosion Miles/km: 36,000

Roadside Assistance Years: 5

Roadside Assistance Miles/km: 60,000

Roadside Assistance Note: Silverado TurboMaxTM engines, 3.0L & 6.0L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles

Maintenance Note: First Visit: 12 Months/12,000 Miles

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Alan Jay Fleet

Ashlee Wilson | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2025 Chevrolet Silverado 1500 (CC10903) 2WD Reg Cab 140" Work Truck (Complete)

Technical Specifications

Chassis

Weight Information

Standard Weight - Front	0.00 lbs	Standard Weight - Rear	0.00 lbs
Base Curb Weight	N/A	Gross Axle Wt Rating - Front	3700 lbs
Gross Axle Wt Rating - Rear	3800 lbs	Curb Weight - Front	2594 lbs
Curb Weight - Rear	1763 lbs	Option Weight - Front	0.00 lbs
Option Weight - Rear	0.00 lbs	Reserve Axle Capacity - Front	1106.00 lbs
Reserve Axle Capacity - Rear	2037.00 lbs	As Spec'd Curb Weight	4357.00 lbs
As Spec'd Payload	2443.00 lbs	Maximum Payload Capacity	2443.00 lbs
Gross Combined Wt Rating	14500 lbs	Gross Axle Weight Rating	7500.00 lbs
Curb Weight	4357.00 lbs	Reserve Axle Capacity	3143.00 lbs
Total Option Weight	0.00 lbs	Payload Weight Front	0 lbs
Payload Weight Rear	0 lbs	Gross Vehicle Weight Rating	6800.00 lbs

Trailer

Dead Weight Hitch - Max Trailer Wt.	5000 lbs	Dead Weight Hitch - Max Tongue Wt.	500 lbs
Wt Distributing Hitch - Max Trailer Wt.	9500 lbs	Wt Distributing Hitch - Max Tongue Wt.	950 lbs
Fifth Wheel Hitch - Max Trailer Wt.	9500 lbs	Fifth Wheel Hitch - Max Tongue Wt.	2375 lbs
Maximum Trailering Capacity	9900 lbs		

Frame

Frame Type	Box Ladder	Sect Modulus Rails Only	N/A
Frame RBM	N/A	Frame Strength	N/A
Frame Thickness	N/A		

Suspension

Suspension Type - Front	Independent coil-over-shock	Suspension Type - Rear	Solid Axle
Spring Capacity - Front	N/A	Spring Capacity - Rear	N/A
Axle Type - Front	N/A	Axle Type - Rear	N/A
Axle Capacity - Front	N/A	Axle Capacity - Rear	N/A

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Alan Jay Fleet

Ashlee Wilson | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2025 Chevrolet Silverado 1500 (CC10903) 2WD Reg Cab 140" Work Truck (Complete)

Chassis

Suspension

Axle Ratio (:1) - Front	N/A	Axle Ratio (:1) - Rear	3.42
Shock Absorber Diameter - Front	N/A	Shock Absorber Diameter - Rear	N/A
Stabilizer Bar Diameter - Front	1.30 in	Stabilizer Bar Diameter - Rear	N/A

Tires

Front Tire Order Code	QBN	Rear Tire Order Code	QBN
Spare Tire Order Code	QBR	Front Tire Size	255/70R17
Rear Tire Size	255/70R17	Spare Tire Size	255/70R17
Front Tire Capacity	N/A	Rear Tire Capacity	N/A
Spare Tire Capacity	N/A	Revolutions/Mile @ 45 mph - Front	N/A
Revolutions/Mile @ 45 mph - Rear	N/A	Revolutions/Mile @ 45 mph - Spare	N/A

Wheels

Front Wheel Size	17 x 8 in	Rear Wheel Size	17 x 8 in
Spare Wheel Size	17 x 8 in	Front Wheel Material	Steel
Rear Wheel Material	Steel	Spare Wheel Material	Steel

Steering

Steering Type	Electric Rack & Pinion	Steering Ratio (:1), Overall	N/A
Steering Ratio (:1), On Center	N/A	Steering Ratio (:1), At Lock	N/A
Turning Diameter - Curb to Curb	44.6 ft	Turning Diameter - Wall to Wall	N/A

Brakes

Brake Type	Pwr	Brake ABS System	4-Wheel
Brake ABS System (Second Line)	N/A	Disc - Front (Yes or)	Yes
Disc - Rear (Yes or)	Yes	Front Brake Rotor Diam x Thickness	13 x 1.18 in
Rear Brake Rotor Diam x Thickness	13.6 x 0.79 in	Drum - Rear (Yes or)	N/A
Rear Drum Diam x Width	N/A		

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Alan Jay Fleet

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Agenda Item 7b

Vehicle: [Fleet] 2025 Chevrolet Silverado 1500 (CC10903) 2WD Reg Cab 140" Work Truck (Complete)

Chassis

Fuel Tank

Fuel Tank Capacity, Approx	28 gal	Aux Fuel Tank Capacity, Approx	N/A
Fuel Tank Location	N/A	Aux Fuel Tank Location	N/A

Dimensions

Interior Dimensions

Passenger Capacity	3	Front Head Room	43.11 in
Front Leg Room	44.53 in	Front Shoulder Room	66.02 in
Front Hip Room	60.9 in	Second Head Room	N/A
Second Leg Room	N/A	Second Shoulder Room	N/A
Second Hip Room	N/A		

Exterior Dimensions

Wheelbase	139.5 in	Length, Overall w/o rear bumper	N/A
Length, Overall w/rear bumper	N/A	Length, Overall	229.68 in
Width, Max w/o mirrors	81.14 in	Height, Overall	75.59 in
Overhang, Front	N/A	Overhang, Rear w/o bumper	N/A
Front Bumper to Back of Cab	N/A	Cab to Axle	N/A
Cab to End of Frame	N/A	Ground to Top of Load Floor	N/A
Ground to Top of Frame	N/A	Frame Width, Rear	N/A
Ground Clearance, Front	7.91 in	Ground Clearance, Rear	7.91 in
Body Length	0.00 ft	Cab to Body	N/A

Cargo Area Dimensions

Cargo Box Length @ Floor	98.18 in	Cargo Box Width @ Top, Rear	N/A
Cargo Box Width @ Floor	71.4 in	Cargo Box Width @ Wheelhousings	50.63 in
Cargo Box (Area) Height	22.4 in	Tailgate Width	N/A
Cargo Volume	89.1 ft ³	Ext'd Cab Cargo Volume	N/A

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Memo

To: Honorable Mayor and Town Commissioners

From: Thomas J. Baird, Town Attorney

Date: October 28, 2024

Subject: Final Judgment: Feldsine v. Town of Jupiter Island, et al. – Case No.: 2023-CA-001227 and Dolphin Suites, LLC V. Town of Jupiter Island, et al. – Case No.: 2023-CA-001310

Cc: Brett T. Lashley, Esq.

On October 14, 2024, Judge Michael McNicholas entered Final Judgments in favor of the Town regarding the Petitions seeking Writs of Mandamus in the above styled cases. By the filing of these petitions, Petitioners sought to compel the Town to issue building permits to construct beach houses pursuant to approvals the owners of the properties had received from the Impact Review Committee. The approvals were affirmed by the Town Commission and, on appeal were again affirmed by the Circuit Court.

The Town's Building Department refused to issue the building permits because Town Code provides that a building permit cannot be issued until all other governmental permits have been obtained. In these cases, the Plaintiffs were required to obtain a CCCL permit from the DEP because of the proposed locations of the beach houses. Prior to filing the petitions, the Petitioners had not obtained permits from the DEP. At the trial, the Town offered evidence through the testimony and documents presented by Ruben Cruz that the DEP permits has not yet been obtained. The court agreed with the Town's arguments regarding the evidence and ruled in favor of the Town in both cases.

#5853704 v118270-00034



Thomas J. Baird
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MEMORANDUM

TO: The Mayor and Town Commissioners
THRU: Robert Garlo, Town Manager *RG*
FROM: Matthew Pazanski, Finance/HR Director *MP*
DATE: October 15, 2024
SUBJECT: Fund Balance Reserve Policy

Background

At the October 3, 2024 Town Commission meeting, the Commission asked to review the Town's fund balance reserve policy.

In February 2015, the then Town Commission approved the Town's Fund Balance Policy, see attached. The policy includes a goal of maintaining an Unassigned Fund Balance reserve in an amount equal to 90 to 180 days of the Town's current year operating budget.

Recommendations

Staff recommends the Town Commission and staff review the Fund Balance Policy.

Attachments: Fund Balance Policy
Town Commission Meeting Minutes February 10, 2015

Town of Jupiter Island

Fund Balance Policy

Purpose

- To establish policies and maintain reservations of Fund Balance, as defined herein, in accordance with Governmental Accounting and Financial Standards Board Statement No. 54 *Fund Balance Reporting and Governmental Fund Type Definitions*.
- This policy shall only apply to the Town's General Fund.
- Fund Balance shall be classified as nonspendable, restricted, committed, assigned and unassigned amounts.
- Fund Balance reserves provide the Town with options for responding to both anticipated and unanticipated issues such as weather related events and economic downturns.

Introduction

Generally, governmental fund balances represent the difference between the current assets and deferred outflows of resources, and current liabilities and deferred inflows of resources. Governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the Town is bound to honor constraints on the specific purposes for which amounts in those resources can be spent.

Definitions

Nonspendable – Nonspendable fund balances are amounts that cannot be spent because they are either (a) not in spendable form – such as inventory or prepaid insurance or (b) legally or contractually required to be maintained intact – such as a trust that must be retained in perpetuity.

Restricted Fund Balance – Restricted fund balances are restricted when constraints placed on the use of the resources are (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or (b) imposed by law through constitutional provisions or enabling legislation.

Restrictions are placed on fund balances when legally enforceable legislation establishes the Town's right to assess, levy, or charge fees to be used for a specific purpose. Legal enforceability means that the Town can be compelled by an external party (e.g., citizens, public interest groups, the judiciary) to use resources created by enabling legislation only for the purposes specified by the legislation.

Committed Fund Balance – Committed fund balances are amounts that can be used for specific purposes as a result of constraints imposed by the Commission of the Town.

Committed amounts cannot be used for any other purpose unless the Commission removes those constraints by taking the same type of action (e.g., legislation, resolution, and ordinance). Amounts in the committed fund balance classification may be used for other purposes with appropriate due process by the Commission.

Committed fund balances differ from restricted balances because the constraints on their use do not come from outside parties, constitutional provisions, or enabling legislation.

Assigned Fund Balance – Assigned fund balances are amounts that are constrained by the Town's intent to be used for specific purposes, but are neither restricted nor committed.

Assigned fund balance includes (a) all remaining amounts that are reported in governmental funds (other than the General Fund) that are not classified as nonspendable, restricted, or committed, and (b) amounts in the General Fund that are intended to be used for a specific purpose. Specific amounts that are not restricted or committed in a special revenue, capital projects, debt service, or permanent fund, are assigned for purposes in accordance with the nature of their fund type. Assignment within the general fund conveys that the intended use of those amounts is for a specific purpose that is narrower than the general purposes of the Town itself.

Unassigned Fund Balance – Unassigned fund balance is the residual classification of the general fund. This classification represents general fund balance that has not been assigned to other funds, and that has not been restricted, committed, or assigned to specific purposes within the general fund.

Designation Authority

The responsibility for designating funds to specific classifications shall be as follows:

Committed Fund Balance – The Town Commission is the highest level of decision making authority, and the formal action that is used to establish a restriction will be the same type of formal action required to modify or remove that commitment.

Assigned Fund Balance – The Town Commission has authorized the Town Manager as the official authorized to assign Fund Balance to a specific purpose as approved by this Fund Balance Policy. Amounts for storm/unanticipated emergencies shall fall in this category.

Hierarchy of Expenditure of Funds

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the Town considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the Town considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the Town Commission has provided otherwise.

Unassigned Fund Balance

It is the goal of the Town to maintain an Unassigned Fund Balance reserve in an amount equal to 90 to 180 days of the Town's current year operating budget.

If the Unassigned Fund Balance at fiscal yearend falls below the targeted goal, the Town shall develop a restoration plan to achieve and maintain the minimum fund balance.

If the Unassigned Fund Balance at fiscal yearend creates a surplus above the targeted goal, the Town may utilize the additional funds with Commission approval for the offset of operating expenses in the subsequent budget year.

Minutes – Town Commission Meeting
February 10, 2015
Page 5

Town Manager Rauth indicated that they will bring forth a draft ordinance after review and input by the various Boards and Committees.

e. Other Items

Town Municipal Election Candidates Forum

Town Manager Rauth announced that the Jupiter Island Resident's Association candidate forum will be held March 9 at 5:00 p.m. Also, the open filing qualifying period is from February 17, 2015 and through March 2, 2015.

River Road Beautification Project

Town Manager Rauth gave a quick update on the River Road ramble project. The Town is working diligently with the neighborhood to further restrict motor vehicle traffic, and has put temporary barriers in place to restrict that. The Town has also reached out to the landscaping community to get their input, and adjustments are still being made based upon the neighborhood preference. The Club is on board and has offered any resources that may be needed for landscape irrigation. Town Manager Rauth noted that the general consensus is that everyone likes the flower pots, yet they are moveable. He indicated they have come up with a wooden baluster painted Jupiter Island green to accompany the potted plants, which can be removed by the Police Department to gain access if necessary.

7. Financial Update

a. Financial Report – January 2015

Mr. Ventura reported that the Town is now four months into the 2014/2015 fiscal year and to date the ad valorem collection has been 87%, which is a low for this time of year. A large collection is expected next week to increase that number close to 100%. Building permits are reported higher than anticipated at 110% as budgeted. Overall, revenue is 74% of budget and expenditures are at 27% of budget. The Town is on target to stay within budget. Mr. Ventura presented the Balance sheet. He pointed out that the Reserve chart now reflects whether the funds are assigned or unassigned based on the proposed reserve policy.

b. Approval of Town's Reserve Policy

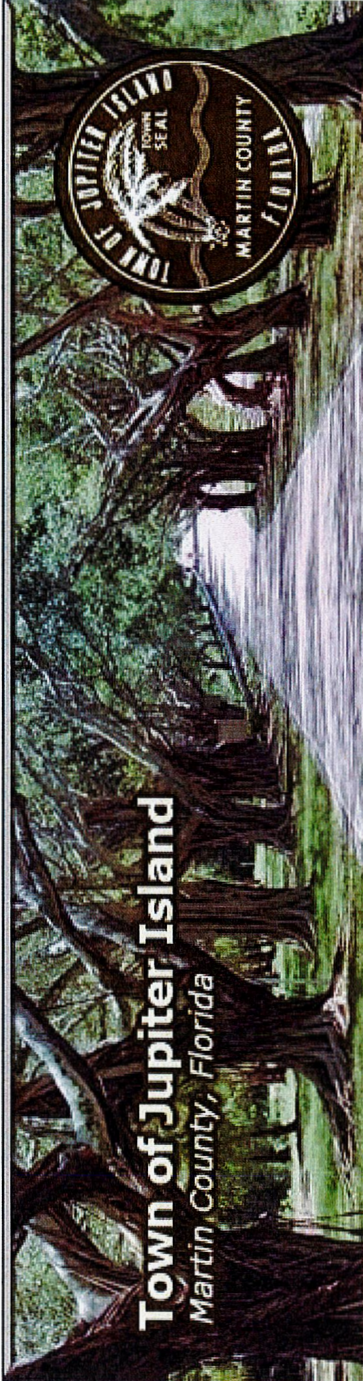
Mr. Ventura noted that the Reserve Policy was reviewed by the Finance Advisory Committee and no changes were suggested. He explained that GASB 54 has identified five categories of fund balance to let the governing body know what is obligated and know the hierarchy of restrictions. The "Unassigned" fund balance are those funds that have not been restricted, committed, or assigned to specific purposes; the policy as written is for 3-6 months of operating reserves. Mayor Charlston commented that he thinks this is a good policy. Mr. Ventura stated that any amount over the 6 month maximum may, at the Town Commission discretion, be used to offset the budget next year.

MOTION: *Commissioner Pidot moved to approve the Town Reserve Policy as proposed; seconded by Commissioner Collins; motion passed 4-0.*

8. Other Items

Town's Municipal Election – March 17, 2015

Mayor Charlston asked that staff send out another letter reminding the residents of the start of the election process. He asked if it could include information that he is not planning to run for Town Commission this year. He stated that he is hopeful that the two other incumbents whose term is to expire this March re-run for Town Commission.



Town of Jupiter Island
Martin County, Florida

September 2024 General Fund Financial Report

Town Commission Meeting
November 6, 2024

Topics To Be Covered

General Fund

- 2023-2024 Revenues
- 2023-2024 Expenses
- Balance Sheet

**Town of Jupiter Island
FY 2023/2024 Budget**

Account Description	Amended Budget 2023-2024	9/30/2024	Target 100%
Total General Fund Revenues	\$12,066,550	\$12,995,227	108%
Transfers from Reserves	\$1,725,400	\$0	0%
Total Revenues	\$13,791,950	\$12,995,227	94%
Total Administration	\$3,847,117	\$3,407,107	89%
Total Public Safety	\$5,812,169	\$5,638,945	97%
Total Building Department	\$1,707,425	\$1,930,941	113%
Total Public Works	\$2,425,239	\$1,977,459	82%
Total General Fund Expenditures	\$13,791,950	\$12,954,453	94%
Year to Date Net Income		\$40,775	

2023-2024 Revenue

Town of Jupiter Island

Account Description	Amended Budget 2023-2024	PYTD Actual 9/30/2023 2022-2023	YTD Actual 9/30/2024 2023-2024	Actual % of Budget (Target 100%) 2023-2024
Ad Valorem	\$9,056,872	\$8,225,030	\$9,056,011	100%
Total Other Taxes and Fees	\$318,500	\$331,976	\$315,860	99%
Total Licenses and Permits	\$850,500	\$2,073,392	\$1,725,312	203%
Total Intergovernmental Revenue	\$324,700	\$201,509	\$190,866	59%
Total Charges for Services	\$136,000	\$183,390	\$124,445	92%
Total Fines and Forfeits	\$2,000	\$2,415	\$2,867	143%
Total Miscellaneous Revenues	\$696,613	\$679,875	\$898,350	129%
Transfers from Interfunds	\$681,365	\$644,360	\$681,515	100%
Subtotal Revenues	\$12,066,550	\$12,341,947	\$12,995,227	108%
Transfer from Reserves	\$1,725,400	\$0	\$0	
Total General Fund Revenues	\$13,791,950	\$12,341,947	\$12,995,227	94%

2023-2024 Expenses by Department

Account Description	Amended Budget 2023-2024	PYTD Actual 9/30/2023	YTD Actual 9/30/2024	Actual % of Budget (Target 100%)
Total Administration - Payroll	\$1,167,345	\$1,043,252	\$1,136,950	97%
Total Administration - Benefits	\$814,719	\$780,426	\$815,077	100%
Total Administration - Operating	\$1,787,903	\$688,701	\$1,418,776	79%
Subtotal	\$3,769,967	\$2,512,379	\$3,370,803	89%
Total Administration - Capital	\$77,150	\$95,506	\$36,304	47%
Total Administration	\$3,847,117	\$2,607,886	\$3,407,107	89%
Total Public Safety - Payroll	\$2,882,824	\$2,393,963	\$2,854,211	99%
Total Public Safety - Benefits	\$1,027,797	\$770,184	\$870,916	85%
Total Public Safety - Operating	\$1,382,932	\$1,358,094	\$1,404,598	102%
Subtotal	\$5,293,553	\$4,522,241	\$5,129,725	97%
Total Public Safety - Capital	\$518,616	\$438,222	\$509,220	98%
Total Public Safety	\$5,812,169	\$4,960,463	\$5,638,945	97%
Total Building - Payroll	\$516,154	\$330,249	\$475,381	92%
Total Building - Benefits	\$193,282	\$129,651	\$164,375	85%
Total Building - Operating	\$957,989	\$433,493	\$1,263,361	132%
Subtotal	\$1,667,425	\$893,394	\$1,903,116	114%
Total Building - Capital	\$40,000	\$14,901	\$27,825	70%
Total Building Department	\$1,707,425	\$908,295	\$1,930,941	113%
Total Public Works - Payroll	\$718,564	\$562,636	\$622,706	87%
Total Public Works-Benefits	\$437,068	\$284,104	\$292,118	67%
Total Public Works - Operating	\$779,607	\$689,769	\$643,526	83%
Subtotal	\$1,935,239	\$1,536,508	\$1,558,350	81%
Total Public Works - Capital	\$490,000	\$50,276	\$419,109	86%
Total Public Works	\$2,425,239	\$1,586,784	\$1,977,459	82%
Total General Fund Expenditures	\$13,791,950	\$10,063,427	\$12,954,453	94%

Balance Sheet as of 9/30/2024

Assets

CASH GENERAL ACCOUNT - SEACOAST	\$	530,993
CASH PAYROLL - SEACOAST	\$	49,904
CASH FLEX SPENDING - SEACOAST	\$	20,437
INVESTMENT - FLCLASS	\$	7,815,394
INVESTMENT - SBA	\$	3,478,868
INVESTMENT (MM) - SEACOAST	\$	1,724,208
PETTY CASH	\$	550
ACCOUNTS RECEIVABLE	\$	14,250
ACCOUNTS REC. - RETIREE BENEFITS	\$	2,683
DUE FROM UTILITIES	\$	2,685
DUE FROM STATE OF FLORIDA	\$	49,110
PREPAID ITEMS	\$	48,001
Total Assets	\$	13,737,082

Liabilities

ACCOUNTS PAYABLE	\$	781,232
DUE TO OTHER GOV. UNITS	\$	5,029
ACCRUED PAYROLL LIABILITIES	\$	230,261
OVERPAYMENTS	\$	1,387
DONATIONS	\$	4
Total Liabilities	\$	1,017,913

Reserves/Fund Balances

NONSPENDABLE PREPAID	\$	127,833
RESTRICT- ENFORCE FL BLDG CODE	\$	3,865,046
ASSIGNED FOR EMERGENCIES	\$	1,000,000
ASSIGNED FOR COMPENSATED AB	\$	115,000
ASSIGNED FOR UNINSURED LOSS	\$	80,000
FUND BALANCE	\$	7,490,515
CHANGE IN FUND BALANCE - Current	\$	40,775
Total Reserves/Fund Balances	\$	12,719,169
Total Liabilities and Fund Balance	\$	13,737,082

General Fund Reserves

Account Description	Audited YE 2020	Audited YE 2021	Audited YE 2022	Audited YE 2023	Amended Budget FY 2024*
Beginning Fund Balance (Reserves)	9,095,126	8,095,873	9,033,098	6,237,564	9,298,494
Transfer from / to General Fund Reserves	509,951	1,610,431	2,247,916	3,060,930	-
Amount Budgeted From Reserves	(988,604)	(548,206)	(793,404)	-	(335,000)
Budget Amendment From Reserves	(520,600)	(125,000)	(385,000)	-	-
Total Available Fund Balance	8,095,873	9,033,098	10,102,610	9,298,494	8,963,494
Assigned to Uninsured Losses	80,000	80,000	80,000	80,000	80,000
Assigned to Compensated Absences	115,000	115,000	115,000	115,000	115,000
Assigned to Beautification, Scholarship, Public Safety				176,170	176,170
Assigned to Conservation Projects				431,989	431,989
Assigned to Emergencies	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Assigned to ARPA			312,393		
Restricted-Enforcement of FL Building Code				3,865,046	3,865,046
Unassigned Fund Balance (Reserves)	6,900,873	7,838,098	8,595,217	7,495,335	7,160,335
Total Fund Balance (Reserves)	8,095,873	9,033,098	10,102,610	13,163,540	12,828,540

*Estimated/Unaudited at time of this Report

Memorandum



To: Mayor and Commission

From: Catherine Harding, Building, Planning and Zoning Director

Date: October 2024

Re: Building Department September Report

The total number of building permits issued this month was 23, with a total value of construction at \$695,596.87. The fees collected were \$85,405.86. The number of building inspections went up to 258 and we closed 14 permits out.

Planning reviewed 1 application for development approval. There were no IRC or BOA applications.

The Town Commission passed Ordinance # 396, requiring commercial vehicles operated with the Town to have the name of the company on both sides of the vehicle. The Building Department has incorporated that requirement into the development permit applications.

Fees paid to the SMRU are now collected when a building permit is issued instead of prior to a C.O., providing for fees due up front and not at the end of a two-year building cycle.

We are continuing to close out building permits older than six years in our system after a review to determine any safety issues.

Frank has issued 11 construction site maintenance violations, 1 noise complaint, 5 property maintenance issues, 7 vehicles parked in the right-of-way and 2 working without a permit violations. Along with other violations he issued 28 violations. As our Winter Season of construction begins, we will continue to monitor construction sites and try to keep the roads clear for residents.

Respectfully submitted,

Catherine

Building Department Activity Report
2024

Monthly Report



Month		Calendar Year Totals	July		August		September		October		Year to Date	
Category	Item	Jan 2023- Dec	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount
Year	Previous / Current	2023	2023	2024	2023	2024 8/1 - 8/26	2023	2024 8/27 -9 /24	2023	2024 9/25 - 10/28	2023	2024
Permits & Fees	Building Permits Issued	238	24	20	27	25	21	20	21	23	177	180
	Value of Construction	\$83,737,334.31	\$5,038,631.28	\$4,229,910.95	\$2,683,187.42	\$2,469,438.14	\$3,591,688.20	\$4,153,065.00	\$1,047,646.00	\$695,596.87	\$76,686,157.90	\$72,652,756.20
	Cost Certification Fees	\$324,306.91	\$7,420.00	\$0.00	\$0.00	\$0.00	\$110,966.17	\$0.00	\$12,350.04	\$213.80	\$273,886.63	\$21,310.50
	Permit Extension Fee (1%)	\$10,742.74	\$0.00	\$0.00	\$0.00	\$3,000.00	\$0.00	\$80.00	\$0.00	\$70,657.50	\$10,742.74	\$143,795.53
	Permit Expansion Fees	\$22,407.42	\$95.00	\$0.00	\$150.00	\$0.00	\$570.00	\$0.00	\$2,050.92	\$0.00	\$22,407.42	\$0.00
	Work Without a Permit Fee	\$1,430.76	\$1,367.76	\$1,008.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,405.76	\$1,008.00
	Permit Fees (2%)	\$1,678,378.73	\$100,472.63	\$88,603.89	\$55,853.08	\$50,628.76	\$71,518.77	\$84,621.30	\$20,952.92	\$14,534.56	\$1,609,174.01	\$1,524,344.34
	Total Permit Fees	\$2,037,266.56	\$109,355.39	\$89,611.89	\$56,003.08	\$53,628.76	\$183,054.94	\$84,701.30	\$35,353.88	\$85,405.86	\$1,917,616.56	\$1,690,458.37
Applications Received												
	DRC	14		4		0		1		1	14	11
	IRC	20		1		1		0		0	20	19
	BOA	7		0		0		0		0	7	8
Inspections												
	Inspections	1100	137	230	137	118	118	157	192	258	877	1154
	Final Inspections	321	32	15	32	15	47	22	62	24	233	177
	Certificate of Occupancy	4	0	0	0	0	0	0	1	0	1	7
	Permits Finaled/Closed	196	29	21	29	14	15	11	32	14	171	135
Other												
	Demolition Permits	8	3	2	3	1	0	0	2	0	10	1
	Locate Tickets	963	91	66	91	66	69	78	94	78	697	708

Enforcement Totals By Category

10/28/24

Agenda Item 11b

CONSTRUCTION SITE MAINTENANCE	Total Entries:	11
EXTENTION FOR PERMIT	Total Entries:	1
NOISE COMPLAINT	Total Entries:	1
PROPERTY MAINTENANCE	Total Entries:	5
VEHICLE IN RIGHT OF WAY	Total Entries:	7
VIOLATION OF LDR'S	Total Entries:	1
WORK WITH OUT PERMIT	Total Entries:	2

Total Records: 28

Population: All Records

Enforcement.DateFiled Between 10/1/2024 12:00:00 AM AND 10/28/2024 11:

Enforcement List - Inspection Summary

10/28/24

Enforcement Number Address Filed Status Closed
 E2024-0192 2 CLEARVIEW AVE 10/01/24 OPEN - NEEDS PERMIT
 BUCK THE INSPECTOR NOTICE THEY DID NOT HAVE STAIR RAILINGS ON THIER STAIRS
 OUTSIDE (NO PERMIT)

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	01	10/02/24	10/02/24	FRANK LOGALBO

Enforcement Number Address Filed Status Closed
 E2024-0193 75 N BEACH RD 10/04/24 CLOSED - NO VIOLATION 10/04/24
 PERSON CALLED ABOUT A TELEPHONE FENCE

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	06	10/04/24	10/04/24	FRANK LOGALBO

Enforcement Number Address Filed Status Closed
 E2024-0194 36 N BEACH RD 10/04/24 CLOSED - COMPLIED 10/04/24
 DELIVERY TRUCK PARKED OUT FRONT NO FLAGMEN

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	10/07/24	10/04/24	FRANK LOGALBO

Enforcement Number Address Filed Status Closed
 E2024-0195 482 S BEACH RD 10/08/24 CLOSED - VERBAL WARNING ISSI
 NANCY AUTH CALLED ABOUT FULL DUMPSTER AND DEBRI NOT SECURED BEFORE THE
 STORM WRONG ADDRESS

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Follow-Up	Scheduled	00	10/09/24		FRANK LOGALBO

Enforcement Number Address Filed Status Closed
 E2024-0196 488 S BEACH RD 10/08/24 CLOSED - COMPLIED 10/08/24
 RECIEVED A CALL ABOUT THE DUMPSPER IS FULL BEFORE THE STORM

Enforcement List - Inspection Summary

10/28/24

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Follow-Up	Completed	02	10/09/24	10/08/24	FRANK LOGALBO
Enforcement Number	Address		Filed	Status	Closed
E2024-0197	29 S BEACH RD		10/09/24	CLOSED - COMPLIED	10/09/24
TREE SERVICE SIGN IN FRONT OF THEIR BUFFER TO BIG AND WRONG COLORS RED & WHITEE SIGN TAKEN AWAY					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	10/08/24	10/09/24	FRANK LOGALBO
Enforcement Number	Address		Filed	Status	Closed
E2024-0198	410 S BEACH RD		10/09/24	CLOSED - COMPLIED	10/09/24
VEHICLE ON RIGHT OF WAY					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	10/01/24	10/09/24	FRANK LOGALBO
Enforcement Number	Address		Filed	Status	Closed
E2024-0199	36 RIVERVIEW RD		10/10/24	CLOSED - COMPLIED	10/11/24
AFTER THE THUNDERBOLT THE CONSTRUCTION FENCE FELL DOWN INTO THE STREET. TALKED TO THE CONSTRUCTION CO AND ADVISED THEM THEY WILL COME IN A FIX IT					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Follow-Up	Scheduled	00	10/11/24		FRANK LOGALBO
Enforcement Number	Address		Filed	Status	Closed
E2024-0200	511 S BEACH RD		10/11/24	CLOSED - COMPLIED	10/21/24
HIGH GRASS AND WEEDS AND A STICK ON THE SIDEWALK					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Follow-Up	Scheduled	00	10/31/24		FRANK LOGALBO
Enforcement Number	Address		Filed	Status	Closed

Enforcement List - Inspection Summary

10/28/24

E2024-0201	509 S Beach RD	10/15/24	CLOSED - COMPLIED	10/21/24
GRASS NEEDS TO BE MOWED AND PALM TREES NEED TO BE TRIMMED GRASS IS MOWED BUSHES CLEANED UP TREES WILL HAVE TO WAIT TILL THE WIND CALMS DOWN				
Inspection Type	Status	Result	Scheduled	Completed
Follow-Up	Completed	02	10/15/24	10/15/24
FRANK LOGALBO				

Enforcement Number	Address	Filed	Status	Closed
E2024-0202	247 S BEACH RD	10/14/24	CLOSED - NO VIOLATION	10/14/24
JASON FROM PUBLICS WORK ADVISED THAT THEY COULD NOT GO UP THE THE DRIVEWAY TO PICKUP GARBAGE (FROM THE STORM)				
DRIVEWAY IS CLEAR				
Inspection Type	Status	Result	Scheduled	Completed
Inspector				

Enforcement Number	Address	Filed	Status	Closed
E2024-0203	278 S BEACH RD	10/15/24	CLOSED - NO VIOLATION	10/14/24
JASON FROM PUBLICS WORK ADVISED THAT THEY COULD NOT GO UP THE THE DRIVEWAY TO PICKUP GARBAGE (FROM THE STORM)				
DRIVEWAY IS CLEAR				
Inspection Type	Status	Result	Scheduled	Completed
Inspector				

Enforcement Number	Address	Filed	Status	Closed
E2024-0204	286 S BEACH RD	10/14/24	CLOSED - NO VIOLATION	10/14/24
JASON FROM PUBLIC WORK ADVISED THAT HIS CREW COULD NOT GET UP THE DRIVEWAY TO PICK UP THE GARBAGE THE DRIVEWAY IS CLEAR FROM DEBRI FROM THE STORM				
Inspection Type	Status	Result	Scheduled	Completed
Inspector				

Enforcement List - Inspection Summary

10/28/24

Enforcement Number	Address	Filed	Status	Closed	
E2024-0205	51 N BEACH RD	10/21/24	IN VIOLATION		
NEEDS A PERMIT BUILDING CONSTRUCTION COMPANY PULLED HIS LICENSCE OFF THE JOB NEEDS A PERMIT FOR A NEW HOUSE I NOTICED TO WORKERS ON SITE PUMPING OUT WATER FOR A SLAB NO PERMIT					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Follow-Up	Completed	01	10/22/24	10/21/24	FRANK LOGALBO
Enforcement Number	Address	Filed	Status	Closed	
E2024-0206	7 SOUTH BEACH RD	10/21/24	CLOSED - NO VIOLATION	10/21/24	
I CHECKED THE GROUNDS AN CODE VIOLATIONS EVERY THING IS IN ORDER					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Enforcement Number	Address	Filed	Status	Closed	
E2024-0207	488 S BEACH RD	10/21/24	CLOSED - COMPLIED	10/21/24	
PORTA POTI IN VIEW OF NANCY AUTH RUBIN WENT TO THIS PROPERTY WHEN I WAS ON VACATION. WHEN I GOT BACK I WENT OUT TO THIS PROPERTY THEY COVERED THIS PORTA POTI WITH FENCE SCREENING					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Enforcement Number	Address	Filed	Status	Closed	
E2024-0208	77 N BEACH RD	10/21/24	CLOSED - COMPLIED	10/21/24	
VEHICLES PARKED ON RIGHT OF WAY					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Enforcement Number	Address	Filed	Status	Closed	
E2024-0209	407 S BEACH RD	10/23/24	CLOSED - COMPLIED	10/23/24	

Enforcement List - Inspection Summary

10/28/24

CALLER STATED THAT CONSTRUCTION SITE IS DRAGGING MUD ONTO THE ROADWAY
I SPOKE WITH THE MGR ON SITE AND THEY IMMEDIATELY HAD PEOPLE GO OUT AND
CLEAN THE ROADWAY
ONSHORE IS THE CONTRACTOR

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	10/24/24	10/23/24	FRANK LOGALBO

Enforcement Number	Address	Filed	Status	Closed	
E2024-0210	36 N BEACH RD	10/23/24	CLOSED - VERBAL WARNING ISSU		
CONSTRUCTION SITE VEHICLES ARE DRAGGING MUD ON THE ROAD N.BEACH					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Follow-Up	Scheduled	00	10/24/24		FRANK LOGALBO

Enforcement Number	Address	Filed	Status	Closed
E2024-0211	75 N BEACH RD	10/21/24	OPEN - VERBAL WARNING ISSUEI	10/21/24
VEHICLES PARKED IN RIGHT OF WAY				

VEHICLE MOVED POLICE ARE NOTIFIED AND WILL WRIGHT TICKETS IF ANYONE PARKS ON
RIGHT OF WAY

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Follow-Up	Completed	03	10/24/24	10/23/24	FRANK LOGALBO

Enforcement Number	Address	Filed	Status	Closed
E2024-0212	17 N BEACH RD	10/23/24	CLOSED - COMPLIED	10/23/24
STARK EXTERMINATORS TRUCK PARK ON THE STREET DRIVER DID NOT KNOW BUT HE MOVED THE TRUCK				

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	10/24/24	10/24/24	FRANK LOGALBO

Enforcement Number	Address	Filed	Status	Closed

Enforcement List - Inspection Summary

10/28/24

10/23/24

10/23/24

E2024-0213 161 S BEACH RD
BP ELECTIC PARKED ON THE RIGHT OF WAY

VERBAL WARNING AND VEHICLE MOVED

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	10/23/24	10/24/24	FRANK LOGALBO

E2024-0214 252 S BEACH RD
NOISE COMPLAINT FROM A GENERATOR

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	10/25/24	10/24/24	FRANK LOGALBO

E2024-0215 310 S BEACH RD
IRRAGATION TRUCK PARKED ON RIGHT OF WAY

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	10/25/24	10/24/24	FRANK LOGALBO

E2024-0216 252 S BEACH RD
DELIVERY TRUCK PARKING ON RIGHT OF WAY NO FLAGMEN

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	10/25/24	10/24/24	FRANK LOGALBO

E2024-0217 483 S BEACH RD
BRINGING DIRT ONTO THE ROADWAY

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	10/25/24	10/24/24	FRANK LOGALBO

Enforcement List - Inspection Summary

10/28/24

Enforcement Number Address Filed Status Closed
E2024-0218 483 S BEACH RD 10/25/24 OPEN - VERBAL WARNING ISSUE1 10/25/24
STARTING CONSTRUCTION WORK BEFORE 7:30 AM

I WILL KEEP CHECKING UP ON THIS SITE

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	10/28/24	10/25/24	FRANK LOGALBO

Enforcement Number Address Filed Status Closed
E2024-0219 103 N BEACH RD 10/28/24 CLOSED - NO VIOLATION
TRASH ON THE CONSTRUCTION SITE

Inspection Type	Status	Result	Scheduled	Completed	Inspector
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Population: All Records

Enforcement.DateFiled Between 10/1/2024 12:00:00 AM AND 10/28/2024 11:59:59 PM

Enforcement List - Inspection Summary

10/28/24

Enforcement Number Address Filed Status Closed
 E2024-0192 2 CLEARVIEW AVE 10/01/24 OPEN - NEEDS PERMIT
 BUCK THE INSPECTOR NOTICE THEY DID NOT HAVE STAIR RAILINGS ON THIER STAIRS
 OUTSIDE (NO PERMIT)

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	01	10/02/24	10/02/24	FRANK LOGALBO

Enforcement Number Address Filed Status Closed
 E2024-0193 75 N BEACH RD 10/04/24 CLOSED - NO VIOLATION 10/04/24
 PERSON CALLED ABOUT A TELEPHONE FENCE

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	06	10/04/24	10/04/24	FRANK LOGALBO

Enforcement Number Address Filed Status Closed
 E2024-0194 36 N BEACH RD 10/04/24 CLOSED - COMPLIED 10/04/24
 DELIVERY TRUCK PARKED OUT FRONT NO FLAGMEN

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	10/07/24	10/04/24	FRANK LOGALBO

Enforcement Number Address Filed Status Closed
 E2024-0195 482 S BEACH RD 10/08/24 CLOSED - VERBAL WARNING ISS
 NANCY AUTH CALLED ABOUT FULL DUMPSTER AND DEBRI NOT SECURED BEFORE THE
 STORM WRONG ADDRESS

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Follow-Up	Scheduled	00	10/09/24		FRANK LOGALBO

Enforcement Number Address Filed Status Closed
 E2024-0196 488 S BEACH RD 10/08/24 CLOSED - COMPLIED 10/08/24
 RECIEVED A CALL ABOUT THE DUMPSPER IS FULL BEFORE THE STORM

Enforcement List - Inspection Summary

10/28/24

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Follow-Up	Completed	02	10/09/24	10/08/24	FRANK LOGALBO
Enforcement Number	Address		Filed	Status	Closed
E2024-0197	29 S BEACH RD		10/09/24	CLOSED - COMPLIED	10/09/24
TREE SERVICE SIGN IN FRONT OF THEIR BUFFER TO BIG AND WRONG COLORS RED & WHITEE SIGN TAKEN AWAY					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	10/08/24	10/09/24	FRANK LOGALBO
Enforcement Number	Address		Filed	Status	Closed
E2024-0198	410 S BEACH RD		10/09/24	CLOSED - COMPLIED	10/09/24
VEHICLE ON RIGHT OF WAY					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	10/01/24	10/09/24	FRANK LOGALBO
Enforcement Number	Address		Filed	Status	Closed
E2024-0199	36 RIVERVIEW RD		10/10/24	CLOSED - COMPLIED	10/11/24
AFTER THIS HUMANE THE CONSTRUCTION FENCE FELL DOWN INTO THE STREET. TALKED TO THE CONSTRUCTION CO AND ADVISED THEM THEY WILL COME IN A FIX IT					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Follow-Up	Scheduled	00	10/11/24		FRANK LOGALBO
Enforcement Number	Address		Filed	Status	Closed
E2024-0200	511 S BEACH RD		10/11/24	CLOSED - COMPLIED	10/21/24
HIGH GRASS AND WEEDS AND A STICK ON THE SIDEWALK					
Inspection Type	Status	Result	Scheduled	Completed	Inspector
Follow-Up	Scheduled	00	10/31/24		FRANK LOGALBO
Enforcement Number	Address		Filed	Status	Closed

Enforcement List - Inspection Summary

10/28/24

E2024-0201	509 S Beach RD	10/15/24	CLOSED - COMPLIED	10/21/24
GRASS NEEDS TO BE MOWED AND PALM TREES NEED TO BE TRIMMED GRASS IS MOWED BUSHES CLEANED UP TREES WILL HAVE TO WAIT TILL THE WIND CALMS DOWN				
Inspection Type	Status	Result	Scheduled	Completed Inspector
Follow-Up	Completed	02	10/15/24	10/15/24 FRANK LOGALBO

Enforcement Number	Address	Filed	Status	Closed
E2024-0202	247 S BEACH RD	10/14/24	CLOSED - NO VIOLATION	10/14/24
JASON FROM PUBLICS WORK ADVISED THAT THEY COULD NOT GO UP THE THE DRIVEWAY TO PICKUP GARBAGE (FROM THE STORM)				
DRIVEWAY IS CLEAR				
Inspection Type	Status	Result	Scheduled	Completed Inspector

Enforcement Number	Address	Filed	Status	Closed
E2024-0203	278 S BEACH RD	10/15/24	CLOSED - NO VIOLATION	10/14/24
JASON FROM PUBLICS WORK ADVISED THAT THEY COULD NOT GO UP THE THE DRIVEWAY TO PICKUP GARBAGE (FROM THE STORM)				
DRIVEWAY IS CLEAR				
Inspection Type	Status	Result	Scheduled	Completed Inspector

Enforcement Number	Address	Filed	Status	Closed
E2024-0204	286 S BEACH RD	10/14/24	CLOSED - NO VIOLATION	10/14/24
JASON FROM PUBLIC WORK ADVISED THAT HIS CREW COULD NOT GET UP THE DRIVEWAY TO PICK UP THE GARBAGE THE DRIVEWAY IS CLEAR FROM DEBRI FROM THE STORM				
Inspection Type	Status	Result	Scheduled	Completed Inspector

Enforcement List - Inspection Summary

10/28/24

Enforcement Number Address Filed Status Closed
 E2024-0205 51 N BEACH RD 10/21/24 IN VIOLATION
 NEEDS A PERMIT BUILDING CONSTRUCTION COMPANY PULLED HIS LICENSE OFF THE JOB
 NEEDS A PERMIT FOR A NEW HOUSE I NOTICED TO WORKERS ON SITE PUMPING OUT
 WATER FOR A SLAB NO PERMIT

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Follow-Up	Completed	01	10/22/24	10/21/24	FRANK LOGALBO

Enforcement Number Address Filed Status Closed
 E2024-0206 7 SOUTH BEACH RD 10/21/24 CLOSED - NO VIOLATION 10/21/24
 I CHECKED THE GROUNDS AN CODE VIOLATIONS EVERY THING IS IN ORDER

Inspection Type	Status	Result	Scheduled	Completed	Inspector
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Enforcement Number Address Filed Status Closed
 E2024-0207 488 S BEACH RD 10/21/24 CLOSED - COMPLIED 10/21/24
 PORTA POTI IN VIEW OF NANCY AUTH RUBIN WENT TO THIS PROPERTY WHEN I WAS ON
 VACATION. WHEN I GOT BACK I WENT OUT TO THIS PROPERTY THEY COVERED THIS PORTA
 POTI WITH FENCE SCREENING

Inspection Type	Status	Result	Scheduled	Completed	Inspector
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Enforcement Number Address Filed Status Closed
 E2024-0208 77 N BEACH RD 10/21/24 CLOSED - COMPLIED 10/21/24
 VEHICLES PARKED ON RIGHT OF WAY

Inspection Type	Status	Result	Scheduled	Completed	Inspector
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Enforcement Number Address Filed Status Closed
 E2024-0209 407 S BEACH RD 10/23/24 CLOSED - COMPLIED 10/23/24

Enforcement List - Inspection Summary

10/28/24

CALLER STATED THAT CONSTRUCTION SITE IS DRAGGING MUD ONTO THE ROADWAY
I SPOKE WITH THE MGR ON SITE AND THEY IMMEDIATELY HAD PEOPLE GO OUT AND
CLEAN THE ROADWAY
ONSHORE IS THE CONTRACTOR

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	10/24/24	10/23/24	FRANK LOGALBO

Enforcement Number Address
E2024-0210 36 N BEACH RD
10/23/24 CLOSED - VERBAL WARNING ISSU
Status Closed

CONSTRUCTION SITE VEHICLES ARE DRAGGING MUD ON THE ROAD N.BEACH

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Follow-Up	Scheduled	00	10/24/24		FRANK LOGALBO

Enforcement Number Address
E2024-0211 75 N BEACH RD
10/21/24 OPEN - VERBAL WARNING ISSUEI 10/21/24
Status Closed

VEHICLES PARKED IN MIDDLE OF WAY
VEHICLE MOVED POLICE ARE NOTIFIED AND WILL WRIGHT TICKETS IF ANYONE PARKS ON
RIGHT OF WAY

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Follow-Up	Completed	03	10/24/24	10/23/24	FRANK LOGALBO

Enforcement Number Address
E2024-0212 17 N BEACH RD
10/23/24 CLOSED - COMPLIED 10/23/24
Status Closed

STARK EXTERMINATORS TRUCK PARK ON THE STREET DRIVER DID NOT KNOW BUT HE
MOVED THE TRUCK

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	10/24/24	10/24/24	FRANK LOGALBO

Enforcement Number Address
Status Closed

Enforcement List - Inspection Summary

10/28/24

10/23/24

10/23/24

E2024-0213 161 S BEACH RD
BP ELECTIC PARKED ON THE RIGHT OF WAY

VERBAL WARNING AND VEHICLE MOVED

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	10/23/24	10/24/24	FRANK LOGALBO

E2024-0214 252 S BEACH RD
NOISE COMPLAINT FROM A GENERATOR

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	10/25/24	10/24/24	FRANK LOGALBO

E2024-0215 310 S BEACH RD
IRRAGATION TRUCK PARKED ON RIGHT OF WAY

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	10/25/24	10/24/24	FRANK LOGALBO

E2024-0216 252 S BEACH RD
DELIVERY TRUCK PARKING ON RIGHT OF WAY NO FLAGMEN

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	10/25/24	10/24/24	FRANK LOGALBO

E2024-0217 483 S BEACH RD
BRINGING DIRT ONTO THE ROADWAY

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	10/25/24	10/24/24	FRANK LOGALBO

Enforcement List - Inspection Summary

10/28/24

Enforcement Number Address Filed Status Closed
E2024-0218 483 S BEACH RD 10/25/24 OPEN - VERBAL WARNING ISSUEI 10/25/24
STARTING CONSTRUCTION WORK BEFORE 7:30 AM

I WILL KEEP CHECKING UP ON THIS SITE

Inspection Type	Status	Result	Scheduled	Completed	Inspector
Initial	Completed	02	10/28/24	10/25/24	FRANK LOGALBO

Enforcement Number Address Filed Status Closed
E2024-0219 103 N BEACH RD 10/28/24 CLOSED - NO VIOLATION
TRASH ON THE CONSTRUCTION SITE

Inspection Type	Status	Result	Scheduled	Completed	Inspector
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Population: All Records

Enforcement.DateFiled Between 10/1/2024 12:00:00 AM AND 10/28/2024 11:59:59 PM



Jupiter Island Public Safety Department
October 2024
Activity Report



Monthly Activity

	October 2023	October 2024	YTD - 2023	YTD - 2024
<i>Calls for Service</i>	122	167	1,809	1,395
<i>Arrests</i>	1	4	7	16

Traffic & Marine Activity

	October 2023	October 2024	YTD - 2023	YTD - 2024
<i>Traffic Stops</i>	58	62	585	640
<i>Vehicle Citations</i>	6	7	94	105
<i>Parking Citations</i>	2	1	68	67
<i>Vehicle Crashes</i>	0	3	10	16
<i>Marine Unit Activity</i>	-	69	-	378

Major Crimes

<i>Crime Type</i>	October 2023	October 2024	YTD - 2023	YTD - 2024
<i>Robbery</i>	0	0	0	1
<i>Burglary</i>	0	0	1	1
<i>Theft</i>	0	0	2	4
<i>Auto Theft</i>	1	0	2	0
<i>Assault</i>	0	0	0	0
Total	1	0	5	6

Other Crimes

<i>Type</i>	October 2023	October 2024	YTD - 2023	YTD - 2024
<i>Fraud</i>	0	0	1	1
<i>Drug Violations</i>	0	0	0	1
<i>Trespassing</i>	0	0	1	0
<i>Vandalism</i>	0	0	0	1
<i>Disorderly Conduct</i>	0	0	0	1
<i>Lewd & Lascivious</i>	0	0	1	0
Total	0	0	3	4



Jupiter Island Public Safety Department October 2024 Activity Report



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Code Compliance

<i>Violation Type</i>	October 2023	October 2024	YTD - 2023	YTD - 2024
<i>Parking in Right of Way</i>	-	13	-	124
<i>No Flag Persons Present</i>	-	8	-	36
<i>Working Outside Hours</i>	-	2	-	6
<i>Work with No Permit</i>	-	0	-	0
<i>All Other Violations</i>	-	8	-	27
Total Violations	-	31	-	193

ALS Fire Rescue Responses

Medical calls this month	11	Avg. response time	2.4 minutes
Fire calls this month	3	Avg. response time	2.3 minutes

Criminal Activity

Traffic Arrest/ October 9, 2024; while on patrol in the area of North Beach Rd. and Bridge Road, Officer White observed a bicyclist violating the right-of-way of vehicles at the intersection and run the stop sign turning west onto Bridge Road. When Officer White attempted to stop the bicyclist, the subject made several attempts to evade the officer by speeding up and weaving in and out of traffic that was stopped for the draw bridge. When the rider realized he could not go beyond the raised bridge he stopped. The rider became argumentative with the officer and was subsequently arrested for Fleeing and Eluding an Officer.

Traffic Arrest/ October 17, 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 vehicle was towed from the scene.

Traffic Arrest/ October 17, 2024; during a lawful traffic stop the driver and both occupants of the vehicle were determined to be undocumented aliens, and the driver was placed under arrest and transported to the MC Jail for Driving with No Driver's License/ Never Issued. The other two occupants of the vehicle were turned over to Customs and Border Patrol for processing. The vehicle was turned over to the driver's employer and removed from the scene.

Felony Arrest/ October 18, 2024; Officers and Fire Medic staff responded to the area of the 100 block of North Beach Rd. in response to a report of an overdose. Upon arrival officers could hear someone inside screaming and obviously in distress. Officers had to make forced entry into the home where they discovered two females and a male subject in obvious medical distress possibly due to ingesting



Jupiter Island Public Safety Department October 2024 Activity Report



Agenda 12a

mushrooms. A search of the residence resulted in finding a fourth male subject, not under the influence, hiding in the downstairs area of the home. After further investigation it was determined that the three subjects had been engaged in ingesting mushrooms and other illegal substances while the fourth individual videotaped the group for a purported documentary film. It was also learned that one of the female victims had requested and made attempts to contact 911 for medical assistance for several hours but was prohibited from doing so by the videographer. The subject was placed under arrest for Tampering with a Victim in a Non-Criminal Proceeding, for obstructing 911. The incident is still under investigation and additional charges may be pending.

Traffic Arrest/ October 21, 2024; during a lawful traffic stop the driver was placed under arrest and transported to the MC Jail for Violation of Non-Resident Exemption Driver's License (No Valid DL). The vehicle was turned over to a licensed driver.

Hobe Sound Beach Statistics

<i>Calls for Service- Day</i>	3
<i>Calls for Service- Night</i>	1
<i>Patrols</i>	131
<i>Traffic Stops</i>	4

Hobe Sound Beach Activity

DAYTIME 7am-7pm

Traumatic Injury/ October 3, 2024, 12:13 pm, Public Safety responded to the Public Beach in response to a medical call. Officers and a Fire Rescue Medic responded and treated a juvenile female for a head injury. The subject was transported to Jupiter Medical for further treatment.

Juvenile Problem/ October 9, 2024, 1:01 pm, Public Safety responded to a call of kids riding dirt bikes through the parking lot of the Public Beach. The juveniles were located and issued a verbal warning.

Found Property; Narcotics/ October 10, 2024, 2:12 pm, Public Safety received a report of several suspicious packages washed up on the beach. Two items were collected and tested positive for cocaine. The total weight of the packages was two (2) kilos. Both items were turned over to the Martin County Sheriff's Office for destruction.



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



Agenda 12a

NIGHTTIME 7pm-7am

Town Ordinance Violation; ATV's on the Sidewalk/ October 18, 2024, 10:29 pm, Public Safety Officers observed two ATV's on the sidewalk coming from the bridge towards the Public Beach. A traffic stop was conducted, and the subjects were issued a warning and escorted off the island.



MEMORANDUM

TO: Mayor and Town Commission

FROM: Stuart Trent, PE, Director of Public Services

THROUGH: Robert Garlo, Jupiter Island Town Manager

DATE: October 28, 2024

SUBJECT: Septic System Alternative – Low Pressure Septic to Sewer Cost & Feasibility Study

The Town of Jupiter Island residents dispose of residential wastewater exclusively through the utilization of septic tanks and drainfields. Municipal sewer does not exist for any development beyond the limits of the Jupiter Island Club who paid for the extension of wastewater lines from the mainland in 2009.

Because of heightened awareness of the impacts septic systems have on Florida's surface waters, as well as resiliency and vulnerability planning, Jupiter Island is now exploring the public interest, cost, and feasibility of constructing phased sewer services to benefit its residents.

The first step in determining the right approach to informing the Island residents of options and alternatives to continued reliance upon on-site sewer treatment was to engage a consultant that could approximate the scope and cost of constructing a low-pressure septic system. Staff contacted Holtz Consulting Engineers, Inc. to perform a high-level analysis of the infrastructure and equipment needed to reach residents. Additionally, at the request of Staff, the Loxahatchee River District (LRD), who provides sewer service to the 600 block of South Beach Road, was asked if they had additional capacity in their system to accept customers beyond the practical reach of SMRU.

A phased construction approach was considered that breaks Jupiter Island into three regions: North, Central, and South and a subset of the South section transmitting flow to LRD. Infrastructure includes two regional lift stations for redundant service, along with utilization of two, existing crossings; one presently serving the Jupiter Island Club, and stranded recovery of an unused irrigation quality line located at the Hobe Sound Drawbridge which was constructed but never placed into service. This interconnected piping system would be available for all residents to connect at-will as an option to replace or repair failing septic systems.

To expedite construction and minimize disruption to the right of way, the study considers extensive utilization of trenchless boring installation. This method drills a new pipe into place rather than

requiring open excavation. Regional lift stations would be constructed near Town Hall and along Bunker Hill Road, and hidden within the heavy vegetation of Town Hall and the Jupiter Island Club. Residents would be required to construct small in-ground grinder stations at the time of connection to their home, only noticeable with the appearance of a garbage can type lid on the ground. Both the construction performance phase and completed installation will make all efforts to minimize visual impact to residents.

Connection to the system would initially be voluntary, but through attrition, all residents would eventually connect as new septic systems or reconstruction of old septic systems would no longer be allowed by the Martin County Health Department. Once fully adopted, the system would remove up to 300,000 gallons of sewage per day from Jupiter Island and its surrounding waters.

Cost of the backbone infrastructure would be funded through the Town of Jupiter Island and would be a strong candidate for matching grants due to the high impact the improvements would have upon the health of the environment. Utilizing this approach would guarantee basic availability of infrastructure to all residents. The cost of individual residential connection would be proportionate to the scale of their residence or layout of their property. Each resident would be responsible for this portion of the cost and each property would receive individualized evaluation through South Martin Regional Utility (SMRU). SMRU would operate and maintain the individual grinders as a service provider, but residents would be responsible for providing power to the station.

Holtz Consulting has evaluated the cost of the backbone infrastructure with input from SMRU as to the preferred layout and phasing. That cost breaks down as follows:

HCE Preliminary Opinion of Cost – Jupiter Island Septic to Sewer Conversion	
North Section	\$4,677,600
Central Section	\$8,479,200
South Section – SMRU	\$4,968,000
South Section - LRD	\$1,341,600
TOTAL	\$19,466,400

The Holtz Preliminary Technical Memorandum with exhibits and estimates for backup is attached for review.

Individual cost of connection will vary widely, but a moderately sized family home would be expected to encounter costs presently estimated to be \$25,000 for the installation of a grinder system and for the services associated with abandonment of the existing septic system. More elaborate estates could experience costs commensurate to the size of the property and number of buildings served.

This preliminary report should be considered a basic overview and approximation of costs. Fully engineered plans considering a much higher level of study and design will result in more refined estimates, however for purposes of discussion with residents via public forum(s) and for preliminary grant seeking and procurement, this study forms a sound basis for advancing to the next steps in this initiative.

DRAFT - Technical Memorandum

To: Stuart Trent, PE
South Martin Regional Utility

From: Curtis Robinson, PE
Christine Miranda, PE
Pete Van Sickle, PE
Kelley Conboy, PE
Holtz Consulting Engineers, Inc

Subject: Town of Jupiter Island Septic to Sewer Conversion Engineering Evaluation

Date: October 25, 2024

1.0 INTRODUCTION

Holtz Consulting Engineers (HCE) was tasked by South Martin Regional Utility (SMRU) with providing an engineering evaluation for the septic to sewer conversion of all residential properties and limited public facilities within the Town of Jupiter Island. For the purposes of this engineering evaluation, the Jupiter Island Service Area has been divided into three (3) regions: North, Central, and South. The wastewater flow from southernmost portion of the South Region shall be sent to Loxahatchee River District's (LRD) existing collection system on the south side of Blowing Rocks Preserve. All three regions will be served by a Low-Pressure Sewer System (LPSS) consisting of Low-Pressure Force Mains (LPFMs) and Grinder Pump Stations (Grinders). The LPSS will connect to existing SMRU infrastructure to be transported off the island and treated at the SMRU Wastewater Treatment Plant (WWTP). The wastewater flow sent south to LRD's system will be moved from the island via existing LRD infrastructure.

The purpose of this engineering evaluation is to:

1. Calculate sanitary flows utilizing the guidelines set forth in ***Florida Administrative Code Rule Chapter 64E-6 for the Standards For Onsite Sewage Treatment And Disposal Systems***.
2. Using calculated flow, estimate the Equivalent Residential Connection (ERC) per Jupiter Island parcel to determine the number of grinder stations needed in the LPSS system.
3. Based off the number of ERC's calculated, conduct a preliminary sizing and hydraulic analysis for the proposed LPSS layout.
4. Utilize the findings in items #2 and #3 above to prepare an engineer's opinion of probable cost for the installation of the LPSS system and its connection to the existing SMRU and LRD sewer collection systems.

2.0 COORDINATION WITH LOXAHATCHEE RIVER DISTRICT

SMRU and HCE met with LRD on September 18, 2024, to discuss the potential of diverting a portion of the South Region’s wastewater flow to LRD. Three (3) different potential scenarios were discussed with LRD at the meeting and the minutes can be found attached. While no formal agreement was established, LRD stated they would be open to taking a portion of the wastewater flow from the South Region. The areas of wastewater flow to be sent to LRD as detailed in **Section 3**.

3.0 FLOW ANALYSIS

For this analysis, the projected sewage flows were calculated using the *Florida Administrative Code Rule Chapter 64E-6 for the Standards For Onsite Sewage Treatment And Disposal Systems*. This method is used to calculate the projected gallons per day (GPD) flow based on the square footage of a residential property. The following are the guidelines outlined in the rule:

- 1 Bedroom with 750 sq. ft. or less of building area: 100 gpd
- 2 Bedrooms with 751-1200 sq. ft. of building area: 200 gpd
- 3 Bedrooms with 1201-2250 sq. ft. of building area: 300 gpd
- 4 Bedrooms with 2251-3300 sq. ft. of building area: 400 gpd
- For each additional bedroom or each additional 750 square feet of building area or fraction thereof in a dwelling unit, system sizing shall be increased by 60 gallons per dwelling unit.

Using the method described above, the projected GPD for Jupiter Island Residents ranged from 200-2500 gallons per day. **Table 1** summarizes the projected GPD flow from Jupiter Island for each of the three regions described in **Section 1**.

Table 1: Projected Flow by Region

Projected Flow by Region	
Region	Gallons Per Day (GPD)
North	47,800
Central	128,920
South - SMRU	119,075
South - LRD	12,500

4.0 CONCEPTUAL DESIGN & CONSIDERATIONS

The calculated flows were then converted to ERCs utilizing a flow rate of 250 gpd per ERC. ERCs were then assigned to different “zones” within the proposed LPSS. Each zone is served by a LPFM which connects to the greater LPSS system. By using the number of ERCs per zone, coupled with the number of corresponding parcels in each zone, HCE then estimated the number of grinder pump stations per zone to size the LPFMs.

HCE used the E/One Extreme Series as the basis of design. This system recommends an assumed number of grinder pumps operating at any given time per **Table 2**. Utilizing this table, HCE developed sizing for each of the LPFMs as shown in **Figure 1** for the North Region, **Figure 2** for the Central Region and **Figure 3** for the South Region. Additionally, the portion of flow that will be diverted from the South

Region to LRD was analyzed hydraulically and was found to be feasible. This would require a LPFM to be extended from the service area south along Beach Road, through the Blowing Rocks Preserve, and connected to the existing 6-inch LPSS owned and operated by LRD. Additional information is needed to complete further analysis and to confirm viability.

Table 2 - Maximum Number of Grinder Pump Cores Operating Daily*

Number of Grinder Pump Cores Connected	Maximum Daily Number of Grinder Pump Cores Operating Simultaneously
1	1
2–3	2
4–9	3
10–18	4
19–30	5
31–50	6
51–80	7
81–113	8
114–146	9
147–179	10
180–212	11
213–245	12
246–278	13
279–311	14
312–344	15
345–377	16
378–410	17
411–443	18

**Developed and produced as Table 3 by the E/One Extreme Series Low Pressure Sewer Systems Using Environment One Grinder Pumps Design and Operations Manual.*

The hydraulic analysis included preliminary material selection which included a mix of Schedule 80 PVC and DR-11 HDPE. All HDPE will be installed utilizing Horizontal Direction Drilling (HDD) as the installation method to minimize the construction disturbance for Jupiter Island Residents and lower the cost and impact of sod and landscaping restoration.

In addition to the LPSSs, infrastructure is required to connect these LPSSs to SMRU’s collection system which ultimately connect to the WWTP. These improvements are depicted in **Figure 1** and **Figure 2**. The North Region of LPSS will be connected to a new lift station (Lift Station #1) located near Town Hall that will utilize the existing, unused, reclaimed water main crossing under the Intracoastal Waterway. This will require new force main piping that connects the existing reclaimed water main to the rest of SMRU’s wastewater collection network on the mainland side. The existing reclaimed water system near SE Gomez Avenue and SE Bridge Road will also need to be reconfigured.

The Central Region of the LPSS will be split between Lift Station #1 and a second proposed lift station (Lift Station #2) located near the Jupiter Island Public Safety Department. Lift Station #2 will be

connected to the existing 4-inch force main that serves the golf course and clubhouse. See **Table 3** for a breakdown of design flows anticipated at each of the two new lift stations. Based on these design flows and for cost estimating purposes, it has been assumed that each of the new lift stations will be duplex stations.

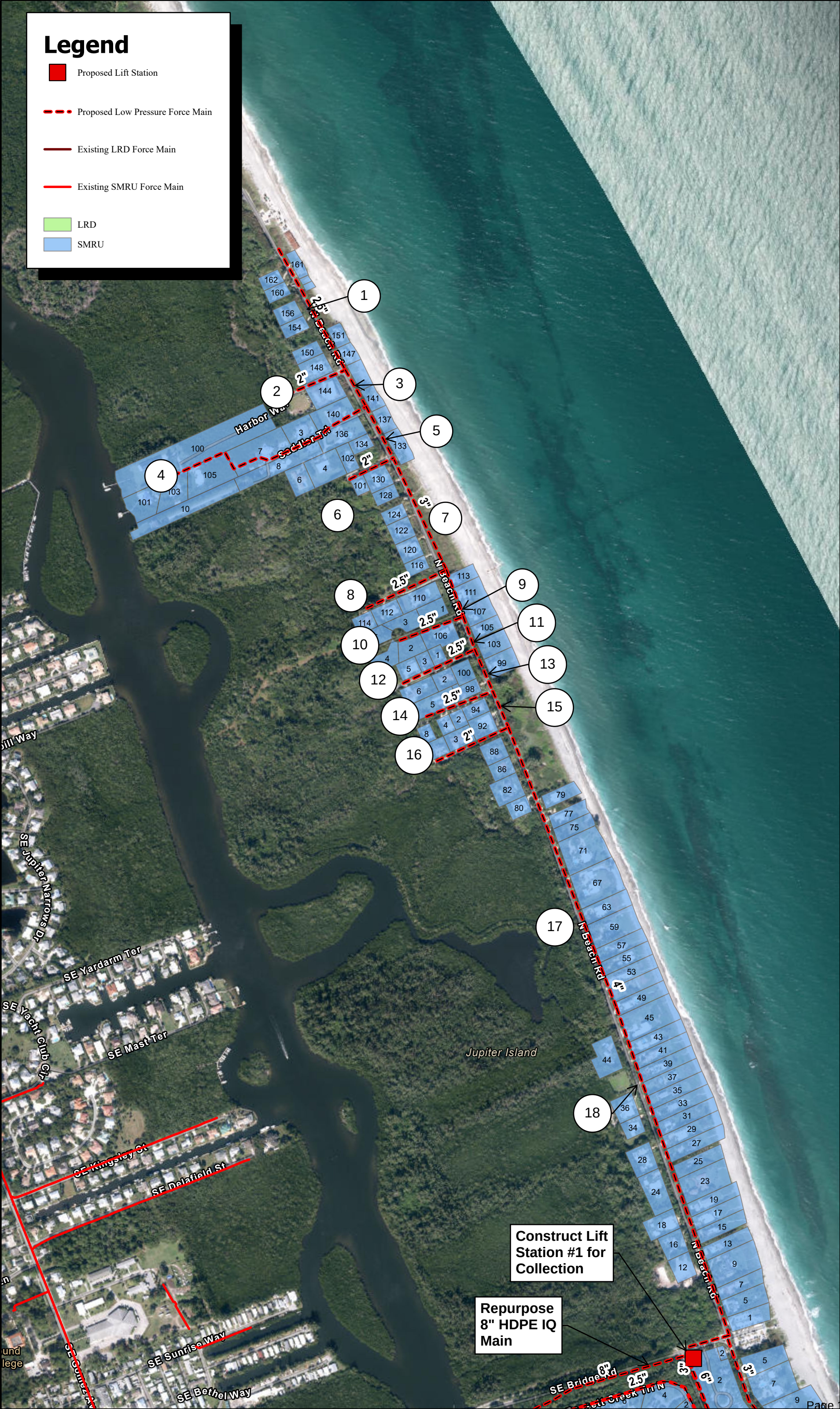
Table 3 – Lift Station Design Flows

Projected Flow by Lift Station	
<i>Lift Station No.</i>	<i>GPD</i>
Lift Station #1	75,570
Lift Station #2	220,225

For cost estimating purposes, HCE has assumed that this connection will require the replacement of the existing pumps within the four (4) existing private low pressure grinder pump stations due to hydraulic changes within the force main system; however, additional analysis will be required to determine if this is necessary. This 4" force main is already connected to the SMRU collection system on the mainland side of the Intracoastal Waterway.

The force mains leaving Lift Station #1 and Lift Station #2 will also be connected via a new force main for bypassing purposes. This interconnect piping is depicted in **Figure 2**. It has been assumed that this interconnecting pipe will be a 6-inch force main. This interconnection will allow for additional redundancy.

The South Region of the LPSS will be connected to the LPSS in the Central Section that, ultimately, feeds into Lift Station #2. The layout of the South Region LPSS can be seen in **Figure 3**. This information was used to develop a Preliminary Opinion of Probable Cost, which is provided in **Section 5**. The portion of wastewater leaving the South Region will be connected to existing LRD infrastructure as shown on **Figure 3**. Additional analysis will be required to ensure that no additional upgrades to the existing LRD system are needed.



Legend

Proposed Lift Station

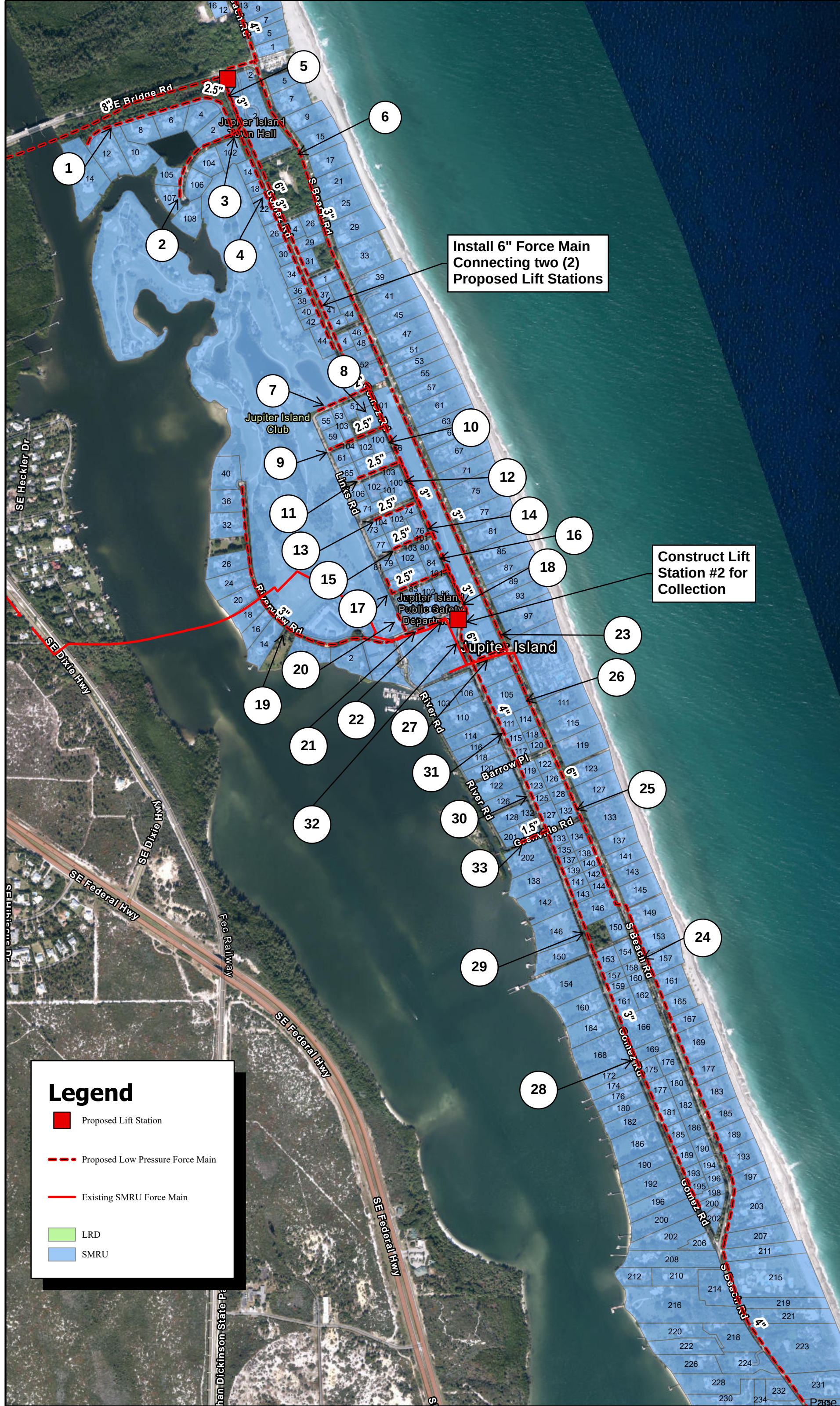
Proposed Low Pressure Force Main

Existing LRD Force Main

Existing SMRU Force Main

LRD

SMRU



Legend

Proposed Lift Station

Proposed Low Pressure Force Main

Existing SMRU Force Main

LRD

SMRU



Legend

Proposed Lift Station

Proposed Low Pressure Force Main

Proposed Low Pressure Force Main to LRD

Existing LRD Force Main

LRD

SMRU

Figure 3

HOLTZ CONSULTING ENGINEERS, INC.

270 SOUTH CENTRAL BLVD., SUITE 207

JUPITER, FLORIDA 33458

PH. (561) 575-2005

South Martin Regional Utility

Jupiter Island South Section

Jupiter Island Septic to Sewer

Conversion Analysis

012002400

012002400

Feet

012002400

012002400

Feet

012002400

012002400

Feet

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5.0 PROJECT COST ESTIMATE

A detailed cost breakdown for the summary table below can be found attached at the end of this memorandum. **Table 4** summarizes the estimated total project cost.

Table 4: Summary of Preliminary OPC

Preliminary OPC – Jupiter Island Septic to Sewer Conversion	
	Project Cost
North Section	\$4,677,600
Central Section	\$8,479,200
South Section	\$4,968,000
LRD Infrastructure	\$1,341,600
Total Project Cost	\$19,466,400

Notes:

1. The costs above do not include any estimate for land, easements, or right of way.
2. The costs above include a 30% design contingency.
3. No costs are included for potential upgrades to LRD's existing LPSS.
4. The costs above do not include any costs associated with the installation of the grinder pump stations or low pressure laterals installed on private property.

6.0 SUMMARY OF FINDINGS

Based on the flow analysis, it was found that the existing 4" force main along with the existing 8-inch reclaimed water main repurposed as an 8-inch force main, provide enough capacity to serve the entire Jupiter Island Service Area. Therefore, no new intracoastal crossings are necessary to serve Jupiter Island.

Each of the North, Central, and South Regions were analyzed using E/One Extreme Series as the basis of design. Through this engineering evaluation, it was found the entire SMRU service area on Jupiter Island is hydraulically feasible and can be entirely served by SMRU utilizing a LPSS.

HCE also evaluated sending a portion of the South Region's flow to LRD. This was found to be hydraulically feasible for the area shown on **Figure 3**. Additional information and study will be needed to confirm the viability of this plan.

Based on these findings and the sizing of the LPSS, it is currently estimated that the cost for this proposed infrastructure would be approximately \$19.5 million depending on different factors.

DETAILED COST ESTIMATE

South Martin Regional Utility - Town of Jupiter Island Septic to Sewer Conversion					
Northern Section - Jupiter Island Opinion of Probable Cost					
Item No.	Item Description	Quantity	Unit	Unit Price	Total
1	3" DR-11 HDPE	1690	LF	\$45	\$76,050
2	4" DR-11 HDPE	6680	LF	\$50	\$334,000
3	2" Schedule 80 PVC	1560	LF	\$35	\$54,600
4	2.5" Schedule 80 PVC	1990	LF	\$35	\$69,650
5	3" Schedule 80 PVC	1690	LF	\$40	\$67,600
6	2" HDPE / PVC Transition Adaptor	16	EA	\$230	\$3,680
7	2.5" HDPE / PVC Transition Adaptor	32	EA	\$315	\$10,080
8	3" HDPE / PVC Transition Adaptor	38	EA	\$375	\$14,250
9	4" HDPE / PVC Transition Adaptor	42	EA	\$500	\$21,000
10	1.25" Single Service	104	EA	\$2,600	\$270,400
11	Inline Cleanout Assembly	44	EA	\$4,600	\$202,400
12	Terminal Cleanout Assembly	9	EA	\$2,900	\$26,100
13	ARV Assembly	3	EA	\$6,500	\$19,500
14	2" Gate Valve	3	EA	\$3,100	\$9,300
15	2.5" Gate Valve	4	EA	\$3,200	\$12,800
16	3" Gate Valve	6	EA	\$3,250	\$19,500
17	4" Gate Valve	4	EA	\$3,335	\$13,340
18	6" Gate Valve	1	EA	\$3,500	\$3,500
19	Maintenance of Traffic	13610	LF	\$2.00	\$27,220
20	Landscaping/Sod Restoration	1	LS	\$40,250	\$40,250
21	Preconstruction Video	13610	LF	\$1.50	\$20,415
22	Record Drawings	13610	LF	\$2.00	\$27,220
23	Silt Fence	5240	LF	\$2.00	\$10,480
24	New Lift Station #1	1	LS	\$1,200,000	\$1,200,000
25	8" Force Main - Reclaim & Ex. FM	660	LF	\$70	\$46,200
26	FM Connection to Ex. 8" Reclaimed WM	1	EA	\$11,500	\$11,500
27	Force Main Cross Connect	1	EA	\$17,250	\$17,250
28	General Conditions	1	LS	\$79,000	\$79,000
29	Mobilization, Bonds, and Insurance	1	LS	\$79,000	\$79,000
30	Overhead	1	LS	\$211,000	\$211,000
Subtotal					\$2,998,000

Contingency (30%) \$900,000

Total Construction Cost \$3,898,000

Technical Services (20%) \$779,600

Total Project Cost \$4,677,600

South Martin Regional Utility - Town of Jupiter Island Septic to Sewer Conversion					
Central Section - Jupiter Island Opinion of Probable Cost					
Item No.	Item Description	Quantity	Unit	Unit Price	Total
1	2" DR-11 HDPE	330	LF	\$40	\$13,283
2	3" DR-11 HDPE	14430	LF	\$45	\$649,350
3	4" DR-11 HDPE	5770	LF	\$50	\$288,500
4	6" DR-11 HDPE	6470	LF	\$65	\$420,550
5	2" Schedule 80 PVC	990	LF	\$35	\$34,650
6	2.5" Schedule 80 PVC	2430	LF	\$35	\$85,050
7	3" Schedule 80 PVC	580	LF	\$40	\$23,200
8	2" HDPE / PVC Transition Adaptor	14	EA	\$230	\$3,220
9	2.5" HDPE / PVC Transition Adaptor	48	EA	\$315	\$15,120
10	3" HDPE / PVC Transition Adaptor	120	EA	\$375	\$45,000
11	4" HDPE / PVC Transition Adaptor	12	EA	\$500	\$6,000
12	6" HDPE / PVC Transition Adaptor	40	EA	\$750	\$30,000
13	1.25" Single Service	266	EA	\$2,600	\$691,600
14	Inline Cleanout Assembly	96	EA	\$4,600	\$441,600
15	Terminal Cleanout Assembly	15	EA	\$2,900	\$43,500
16	ARV Assembly	11	EA	\$6,500	\$71,500
17	2" Gate Valve	2	EA	\$3,100	\$6,200
18	2.5" Gate Valve	7	EA	\$3,200	\$22,400
19	3" Gate Valve	10	EA	\$3,250	\$32,500
20	4" Gate Valve	1	EA	\$3,335	\$3,335
21	6" Gate Valve	2	EA	\$3,500	\$7,000
22	Maintenance of Traffic	31000	LF	\$2.00	\$62,000
23	Landscaping Restoration	1	LS	\$74,750	\$74,750
24	Preconstruction Video	31000	LF	\$2	\$62,000
25	Record Drawings	31000	LF	\$2	\$62,000
26	Silt Fence	4000	LF	\$2	\$8,000
27	Force Main Connection to Existing 4"	1	EA	\$11,500	\$11,500
28	Force Main Cross Connect	1	EA	\$17,250	\$17,250
29	Existing Pump Replacement	4	EA	\$46,000	\$184,000
30	6" Force Main - Between LS #1 and LS #2	2520	LF	\$60	\$151,200
31	New Lift Station #2	1	EA	\$1,200,000	\$1,200,000
32	General Conditions	1	LS	\$143,000	\$143,000
33	Mobilization, Bonds, and Insurance	1	LS	\$143,000	\$143,000
34	Overhead	1	LS	\$382,000	\$382,000
Subtotal					\$5,435,000
<i>Contingency (30%)</i>					\$1,631,000
Total Construction Cost					\$7,066,000
<i>Technical Services (20%)</i>					\$1,413,200
Total Project Cost					\$8,479,200

South Martin Regional Utility - Town of Jupiter Island Septic to Sewer Conversion					
Southern Section - Jupiter Island Opinion of Probable Cost					
Item No.	Item Description	Quantity	Unit	Unit Price	Total
1	2" DR-11 HDPE	330	LF	\$40	\$13,283
2	3" DR-11 HDPE	14430	LF	\$45	\$649,350
3	4" DR-11 HDPE	5770	LF	\$50	\$288,500
4	6" SDR-11 HDPE	6470	LF	\$65	\$420,550
5	2" Schedule 80 PVC	990	LF	\$35	\$34,155
6	2.5" Schedule 80 PVC	2430	LF	\$35	\$83,835
7	3" Schedule 80 PVC	580	LF	\$40	\$23,200
8	2" HDPE / PVC Transition Adaptor	4	EA	\$230	\$920
9	2.5" HDPE / PVC Transition Adaptor	12	EA	\$315	\$3,780
10	3" HDPE / PVC Transition Adaptor	4	EA	\$375	\$1,500
11	1.25" Single Service	267	EA	\$2,600	\$694,200
12	Inline Cleanout Assembly	57	EA	\$4,600	\$262,200
13	Terminal Cleanout Assembly	6	EA	\$290	\$1,740
14	ARV Assembly	9	EA	\$6,500	\$58,500
15	2" Gate Valve	2	EA	\$3,100	\$6,200
16	2.5" Gate Valve	5	EA	\$3,200	\$16,000
17	3" Gate Valve	3	EA	\$3,250	\$9,750
18	4" Gate Valve	2	EA	\$3,335	\$6,670
19	6" Gate Valve	2	EA	\$3,500	\$7,000
20	Maintenance of Traffic	27990	LF	\$2	\$55,980
21	Landscaping Restoration	1	LS	\$34,500	\$34,500
22	Preconstruction Video	27990	LF	\$2	\$55,980
23	Record Drawings	27990	LF	\$2	\$55,980
24	Silt Fence	4000	LF	\$2	\$8,000
25	General Conditions	1	LS	\$84,000	\$84,000
26	Mobilization, Bonds, and Insurance	1	LS	\$84,000	\$84,000
27	Overhead	1	LS	\$224,000	\$224,000
Subtotal					\$3,184,000
<i>Contingency (30%)</i>					<i>\$956,000</i>
Total Construction Cost					\$4,140,000
<i>Technical Services (20%)</i>					<i>\$828,000</i>
Total Project Cost					\$4,968,000

South Martin Regional Utility - Town of Jupiter Island Septic to Sewer Conversion					
LRD Section - Jupiter Island Opinion of Probable Cost					
Item No.	Item Description	Quantity	Unit	Unit Price	Total
1	3" DR-11 HDPE	8450	LF	\$45	\$380,250
2	1.25" Single Service (short)	25	EA	\$2,600	\$65,000
3	Inline Cleanout Assembly	22	EA	\$4,600	\$101,200
4	Terminal Cleanout Assembly	1	EA	\$2,900	\$2,900
5	ARV Assembly	4	EA	\$17,000	\$68,000
6	2" Gate Valve	2	EA	\$3,100	\$6,200
7	2.5" Gate Valve	5	EA	\$3,200	\$16,000
8	3" Gate Valve	3	EA	\$3,250	\$9,750
9	4" Gate Valve	2	EA	\$3,335	\$6,670
10	6" Gate Valve	2	Each	\$3,500	\$7,000
11	Maintenance of Traffic	8450	LF	\$2	\$16,900
12	Landscaping Restoration	1	LS	\$34,500	\$34,500
13	Preconstruction Video	8450	LF	\$2	\$16,900
14	Record Drawings	8450	LF	\$2	\$19,435
15	Silt Fence	845	LF	\$2	\$1,690
16	General Conditions	1	LS	\$23,000	\$23,000
17	Mobilization, Bonds, and Insurance	1	LS	\$23,000	\$23,000
18	Overhead	1	LS	\$61,000	\$61,000
Subtotal					\$860,000
<i>Contingency (30%)</i>					\$258,000
Total Construction Cost					\$1,118,000
<i>Technical Services (20%)</i>					\$223,600
Total Project Cost					\$1,341,600

**SMRU AND LRD
COORDINATION MEETING MINUTES
SEPTEMBER 18, 2024**



Jupiter Island Sewer Conversion Coordination Meeting

Client: South Martin Regional Utility
Loxahatchee River District
Date: 9/18/2024
Time: 3 PM
Engineer: Holtz Consulting Engineers, Inc.

1. Introductions

Kris Dean, Courtney Jones, Albrey Arrington (LRD), Stuart Trent, Kim McLaughlin (SMRU), Curtis Robinson, Christine Miranda, Kelley Conboy (HCE)

2. Project Overview

Purpose of meeting: facilitate initial discussions related to LRD receiving flow from a portion of the southern end of SMRU's service area on Jupiter Island (the residences directly north of Blowing Rocks). These discussions will aid SMRU and HCE in order to develop potential options for wastewater collection for Jupiter Island.

Project Background: SMRU has currently tasked Holtz Consulting Engineers (HCE) with conducting a preliminary evaluation of a septic to sewer conversion for the Town of Jupiter Island. HCE is currently evaluating three regions of the Island, North, Central, and South.

- North of Bridge Road
- Bridge Road to South end of Gomez Ave
- South of Gomez Ave

SMRU stated they would like to serve as much of Jupiter Island as they can within the hydraulic and feasibility limits.

3. Discussion:

Based on preliminary calculations:

- Confirmed: existing SMRU Intracoastal crossing capable of handling all Jupiter Island flow. There is an existing 4" FM and an 8" Reclaim main that could be converted to a force main. Therefore, if LRD does not agree to take any flow from Jupiter Island, SMRU will be able to handle the flows without adding an additional Intracoastal crossing.
- Confirmed: preliminary calculations show that LRD's existing 6" FM could handle the additional flow from shown Option C on Figure 3-C.



Potential LRD-SMRU interlocal agreement to service the residential properties on the south end of Jupiter Island

LRD stated that they are open to the idea of accepting flow from the south end of Jupiter Island. LRD currently has similar agreements with Seacoast Utility Authority. LRD stated in those agreements they will serve the customers until the Authority has infrastructure in place to accept the flow. Once that is in place LRD would have the customer connect to the new infrastructure and any administrative fees the customer has paid to date would be transferred to the new utility provider.

LRD stated that if the project were to move forward, both entities would need to address the challenge that the Town of Jupiter Island is not in LRD's legislative boundary. LRD could serve the utility but may not be able to maintain the pipeline infrastructure within SMRU's boundary.

Upcoming Town Meetings and Events

2024

Date	Day	Time	Event/Meeting	Location
November 5	Tuesday	7am - 7pm	General Election Day	Island Room
November 5	Tuesday	9am	Town Coffee w/ Commissioner Warner	Conference Room
November 5	Tuesday	10am	SMRU Board	Conference Room
November 6	Wednesday	9am	Town Commission Meeting / Beach Protection District	Island Room
November 7	Thursday	9am	Impact Review Committee	Island Room (Required)
November 11	Monday	All Day	Veteran's Day - Town Hall Closed	
November 14	Thursday	9am	Pension Board	Conference Room
November 14	Thursday	10:15am	Jt. Town/SMRU DCP Meeting	Conference Room
November 28-29	Thursday-Friday	All Day	Thanksgiving Holiday - Town Hall Closed	
December 5	Thursday	9am	Impact Review Committee	Island Room (If Required)
December 4	Wednesday	9am	Town Coffee w/ Vice Mayor Field	Island Room
December 4	Wednesday	10am	Beach Protection District	Island Room
December 6	Friday	9am	Town Commission	Island Room
December 12	Thursday	12 noon	Town/Board Holiday Luncheon	Jl Club
TBD	TBD	9am	Board of Adjustment	Island Room (If Required)
December 25-26	Wednesday-Thursday	All Day	Christmas Holiday - Town Hall Closed	
January 1	Wednesday	All Day	New Year Holiday - Town Hall Closed	
January 2	Thursday	9am	Impact Review Committee	Island Room (If Required)
January 8	Wednesday	9am	Town Coffee with Commissioner Scott	Island Room
January 8	Wednesday	10am	SMRU Board / Beach Protection Meeting	Island Room
January 9	Thursday	9am	Town Commission Meeting	Island Room
January 20	Monday	All Day	MLK Day Holiday - Town Hall Closed	
January 30	Thursday	9am	Board of Adjustment Meeting	Island Room (If Required)

November 1, 2024

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

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