

**AGENDA
TOWN OF JUPITER ISLAND
TOWN COMMISSION MEETING
TUESDAY, SEPTEMBER 16, 2025, 9:00 AM
ISLAND ROOM – TOWN HALL – 2 BRIDGE ROAD**

PLEDGE OF ALLEGIANCE

CALL TO ORDER AND ROLL CALL

AGENDA APPROVAL AND COMMENTS*

A. Mayor/Commissioner Comments

- a. Commissioner Comments
- b. Agenda Approval
- c. Other Comments

The Town Commission meeting will recess at approximately 12:00pm (noon) 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 required business. The Town Commission will reconvene once the Attorney Client Session has adjourned.

B. 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.)

The Town Commission will recess at approximately (or as reasonably close to the time as possible) 10:30am, 12:00pm, and shortly before the conclusion of the meeting - timing dependent on the meeting's length - in order to review any public comments submitted during the meeting. All comments received will be read into the record following each scheduled recess.

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 July 22, 2025, Town Commission Meeting
- b. Fixed Asset Disposals

Category B- Other Informational Materials (No Action Required)

- a. Minutes of May 5, 2025, Impact Review Committee Meeting
- b. Minutes of May 8, 2025, Pension Board Meeting
- c. Minutes of May 8, 2025, Town/SMRU Defined Contribution Meeting

PRIORITY MATTERS & PRESENTATIONS

2. Kimley Horn Presentation
 - a. Final Density Study
 - b. Comprehensive Plan Schedule Review

COMMISSION ACTION ITEMS

3. Winter Waiver Request - 251 South beach Rd. (Hamm)
4. Resolution No. 940 - Administrative Official to Approve Plats and Replats
5. Resolution No. 941 - Abandon Devonshire Lane
6. Resolution No. 942 - Authorizing Participation in Lawsuit to Oppose SB 180
7. Ordinance No. 409 - Appeal Process - 2nd Reading
8. Ordinance No. 410 - Amending Code regarding Permits - 2nd Reading
9. Ordinance No. 411 - Combining BOA and IRC - 2nd Reading
 - a. Ordinance No. 411 2nd Reading
 - b. Development Review Board Members
 - c. Development Review Board Criteria
10. Ordinance No. 412- Dock Lighting - 2nd Reading
11. Road Resurfacing Piggyback Contract (Sunshine Land Design)
 - a. Contract Approval Request
 - b. Work Authorization Request - Isle Ridge
12. Town Manager Evaluation
 - a. Town Manager Evaluation Discussion
 - b. Director Accomplishments and Objectives - Review and Discussion
13. Finance Matters
 - a. Approval of the 2025-2026 Property, Casualty, and Ancillary Insurance Policies
 - b. Approval of 2025-2026 Employee Insurance Benefits

- c. Financial Report Year-to-Date
- d. FY 2025-2026 Tentative Annual Budget

ADDITIONAL COMMISSION MATTERS

- 14. Ordinance No. 408 Section Discussion - Non-Conformities
- 15. Ficus Allée Update*

STANDING REPORTS

- 16. Town Manager's Report
 - a. Elected Official Legal Expenses
 - b. Other Items*
- 17. Town Attorney Report*
- 18. Building Department Report
 - a. Private Road Construction Discussion
 - b. Building Department and Code Compliance Reports
- 19. Public Safety
 - a. Electric Bicycles (E-Bikes)*
 - b. Activity Report

OTHER ITEMS

- 20. Meeting Dates

September 16, 2025 – Town Commission Meeting – 9am
September 16, 2025 – 1st Budget Hearing – 5:01 pm
September 19, 2025 – Town Coffee with Mayor Townsend – 9am
September 19, 2025 – SMRU and Beach District Meeting – 10am
September 19, 2025 – 2nd Budget Hearing – 5:01 pm
October 28, 2025 – Town Coffee with Commissioner Warner – 9am
October 28, 2025 – Beach Protection – 10am
October 29, 2025 – Town Commission Meeting – 9am
November 19, 2025 – Town Coffee with Mayor Townsend – 9am
November 19, 2025 – SMRU and Beach District Meetings – 10am
November 20, 2025 – Town Commission Meeting – 9am

- 21. Other Items*

** No advanced materials provided*

TOWN COMMISSION

Penny Townsend, Mayor

Anne Scott, Vice Mayor

Marshall Field VI, 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.