

**MINUTES
TOWN OF JUPITER ISLAND
BEACH PROTECTION DISTRICT MEETING
TUESDAY, JUNE 10, 2025**

TIME: Tuesday, June 10, 2025 – 10:00 AM
PLACE: Town Hall Island Room – 2 Bridge Rd., Hobe Sound, FL
PRESENT: Present were Mayor Penny Townsend, Vice Mayor Anne Scott, and Commissioners Marshall Field VI and Patricia Warner. Also present were Town Manager Robert Garlo, Town Clerk Kimberly Kogos, Town Attorney Thomas Baird and IT Director Bill Sutton.

1. Consent Agenda

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

a. Minutes of the May 19, 2025, Beach Protection District Meeting

MOTION: *Vice Mayor Scott/Commissioner Warner moved to approve the minutes of the May 19, 2025 meeting as presented.*

ACTION: *Motion Passed 4-0.*

2. Beach Status*

Director Duchock provided a beach status report, noting that there are isolated and limited escarpments at the north end and near 251 South Beach Road. However, there are no active hot spots currently.

He stated that the beaches are transitioning from winter (steep) to summer (mild) conditions. The hurricane season has officially begun and forecasts are above-average with 17 named storms, 9 minor hurricanes, and 4 major hurricanes predicted.

Director Duchock provided an update on the turtle nest count by species:

- Loggerhead - 1764 total
- Green - 14
- Leatherback - 373

3. Offshore Borrow Sites (GBA)*

Director Duchock introduced Clay Bryant of Gahagan and Bryant Associates, who provided an Offshore Borrow Site update. Mr Bryant explained the borrow site locations that remain within state water boundaries. He noted that the previous borrow site (A) located to the north, has been exhausted. He reviewed the relic, current and potential borrow sites along the shoreline. He explained the current borrow site volume forecast, noting that the current site will be viable until 2050, which includes another 5 renourishment projects. He stated that GBA is researching a potential future site that abuts the current borrow site B, essentially expanding the current borrow site. He explained the various surveys and investigative work that goes into researching and clearing new borrow sites. He added the importance of "staking claim" to any potential new borrow sites which involves submitting an application to the state. This potential borrow site would provide an additional 55-year sand supply, lasting to the year 3000.

Mr. Bryant recommended submitting an application/letter to the state sooner than later. Discussion ensued regarding this action.

MOTION: *Commissioner Field/Commissioner Warner moved to authorize GBA to provide an outline of the process with estimated costs and submit the initial letter to the state as discussed.*

ACTION: *Motion Passed 4-0.*

4. Long-Range Planning*

Director Duchock provided an overview of the major beach program elements involved in long-range planning including design, performance, permitting, regulator monitoring (including Queen Conch), sand supply, inlet management (engagement with the County and State is important), and funding (ad valorem, grants, and disaster recovery).

5. Draft 12-Year Financial Plan

Director Duchock provided a summary of the 12-year financial plan that provides a long-range projection of revenues and expenditures, including major capital expenses for construction of beach nourishment projects. He noted a long-range financial plan is required by the state as part of the FDEP beach management funding assistance program. He explained projected revenues, noting that holding Ad Valorem rate at 0.9593 mils with assumed 3% annual proper value increases will generate revenue for reserves (\$3.65M - \$5.06M each year). He explained projected expenses including major beach projects every 6 year at \$33M-\$40M each, 600 block dune projects every 3 years at \$400k-\$600k, annual project-related and operating expenses. He also noted that reserves would decrease from \$23M to -\$3m in fiscal year 37.

Discussion ensued regarding potential increased taxes due to lack of federal or state funding. Suggested conducting workshops every couple of years in order to inform residents of a potential deficit and/or increased taxes. Mayor Townsend asked Director Pazanski to bring a forecast report to the July meeting. Vice Mayor Scott requested additional information regarding what other special districts are doing. Director Duchock stated that information is available, and he will bring it forward in July.

Mr Bryant noted that historically, the millage increased to 1.4mils but has been trimmed down due to the success of the renourishment projects.

Director Duchock summarized by explaining that the financial plan represents a static snapshot in time and is updated annually to reflect current conditions. He stated that by holding current assumptions on property values/millage rate and limited state grant funding, reserves are projected to decrease over time. He noted that based on all the assumptions in the plan, potentially increasing millage to 1.4mils over the next 12 years would maintain steady reserve levels. Director Duchock added that FEMA/FDEM funding for disaster recovery remains uncertain and will not be reflected as revenue until a signed agreement has been executed. Finally, the success of the Town's beach program is linked to the operation and maintenance of the St. Lucie Inlet, and future cost-share agreements with Martin County may be advanced through a new interlocal agreement, broadening the potential sources of revenue for the future.

6. Other Items*

No other items were discussed.

The meeting was adjourned at 11:11am.

Respectfully Submitted,

Kimberly Kogos, Town Clerk