

**AGENDA
TOWN OF JUPITER ISLAND
TOWN COMMISSION MEETING
TUESDAY, JANUARY 6, 2026, 12:00 PM
ISLAND ROOM – TOWN HALL – 2 BRIDGE ROAD**

PLEDGE OF ALLEGIANCE

CALL TO ORDER AND ROLL CALL

1. Mayor/Commissioner Comments*
2. Public Comment*
3. Amended Agreement with Kimley Horn
4. Comprehensive Plan Survey Questions
 - a. Review and Discussion of Survey Questions
 - b. Confirm Final Survey Questions
5. Town Manager Transition Plan*
6. 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

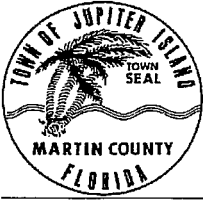
Town Manager, Robert Garlo
Town Attorney, Kyle B. Teal
Town Clerk, Kimberly Kogos

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.



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

RE: Agenda Item No. 3 – Comprehensive Plan Agreement Amendment

Date: 1/2/2026

Background:

Kimley-Horn has provided an updated timeline for the completion of the Comprehensive Plan update process. As currently planned, the scope of services must be expanded to include a community survey, as well as additional meetings and presentations to the Commission. The original agreement provided for three drafts of the comp plan document. The expanded input from the LPA workshop, the survey, and interim Town Commission meetings will require one additional interim draft document (*Draft # 3 below*) to capture the extra input and feedback, prior to presenting in final format and transmitting to the State.

The current schedule of meetings and milestones is as follows:

| Task | Date | Notes |
|--------------------------------------|-------------------|---|
| LPA Workshop <i>Draft#2</i> | January 7, 2026 | Presentation of the draft plan to LPA. |
| Community Survey (start) | January 8, 2026 | Online survey is opened with invitations/notices sent to residents. |
| Commission Meeting <i>Draft#2</i> | January 16, 2026 | Presentation of LPA workshop takeaways and ongoing survey discussion. |
| Community Survey (end) | February 8, 2026 | Online survey is closed. |
| Commission Meeting | February 25, 2026 | Presentation of LPA workshop and survey. Commission direction on preparation of <i>Draft#3</i> for LPA transmittal hearing. |
| Commission Meeting | March 25, 2026 | Review and approval of <i>Draft#3</i> with direction to conduct LPA transmittal hearing. |

| | | |
|-----------------------------------|----------------------------|---|
| LPA Transmittal Hearing | March/April 2026 | Present <i>Draft#3</i> to LPA for recommendation to the Commission. |
| Commission Meeting | April 22, 2026 | Presentation of LPA recommendation to Commission. Commission direction to develop ordinance to transmit Comp Plan to the State. |
| Commission Transmittal | May 2026 | First Public Hearing to transmit the Comp Plan to the State (first reading of an ordinance). |
| Final State mandated plan changes | July 2026 (60-day typical) | State acceptance or comments on required changes. <i>Draft#4</i> prepared in response to State required changes. |
| Final Adoption <i>Draft#4</i> | TBD | Second Public Hearing to transmit final Comp Plan to the State (second reading of an ordinance). |

Based on acceptance of the expanded scope of work and proposed schedule above, Kimley-Horn has prepared the attached amendment to the scope of services agreement. The costs for additional services covered under the amended agreement are as follows:

| Task Number & Name | | Fee | Type |
|--|---|---|----------|
| 14 | 2025 Town Commission Meeting Attendance (3 meetings) | \$11,000 | Lump Sum |
| 15 | 2026 One (1) Community Survey | \$8,000 | Lump Sum |
| 16 | 2026 One (1) Additional Draft of the Comprehensive Plan | \$13,500 | Lump Sum |
| Total Lump Sum | | \$32,500 | Lump Sum |
| Additional Services if Required | | Estimate of fees | |
| 17 | 2026 Town Commission Meetings | \$4,000/ In-person mtg \$1,000/Virtual mtg \$2,000/Memo \$1,500/PowerPoint | Hourly |
| 18 | 2026 Client meetings and project management | \$6,000 | Hourly |

Recommendation:

Town staff recommends approval of the proposed schedule, and authorization to amend the existing agreement to include the additional services as proposed by Kimley-Horn.

Alternatives to Recommended Action:

Should the Commission not approve the amended agreement with Kimley-Horn, the following alternatives may be considered:

1. The Commission may direct Kimley-Horn to complete the original contract work preparing a final draft of the Comprehensive Plan reflecting only the Evaluation and Appraisal Report (EAR) based amendments required by statutes. The EAR-based plan may be reviewed by the Local Planning Agency (LPA) and then transmitted to the State.
2. The Commission may direct staff to submit a request to the State for an extension to transmit the Comprehensive Plan and also request that staff prepare a new solicitation to engage a third-party consultant to conduct additional services related to further revisions to the Comprehensive Plan.
3. The Commission may direct staff to submit a request to the State for an extension to transmit the Comprehensive Plan and also request that staff coordinate further revisions to the Comprehensive Plan through the LPA and/or through the formation of a Town resident focus group.

AMENDMENT NUMBER 01 TO THE AGREEMENT BETWEEN CLIENT AND KIMLEY-HORN AND ASSOCIATES, INC.

This is Amendment number 01 dated November 21, 2025 to the agreement between the Town of Jupiter Island ("Client") and Kimley-Horn and Associates, Inc. ("Consultant") dated October 3, 2024 ("the Agreement") concerning the Jupiter Island Comprehensive Plan (the "Project").

The Consultant has entered into the Agreement with Client for the furnishing of professional services, and the parties now desire to amend the Agreement.

The Agreement is amended to include services to be performed by Consultant for compensation as set forth below in accordance with the terms of the Agreement, which are incorporated by reference.

Project Understanding:

On September 16, 2025, at the Town Commission meeting Kimley-Horn was asked to provide additional services for the comprehensive plan update project to supplement overall public engagement, including a new online survey, additional Town Council and Local Planning Agency meetings, and additional revisions to the comprehensive plan document to address comments raised during these engagement events. The original schedule, which was presented at the project kickoff meeting and to the Town Commission, outlined a 12-month timeline with plan adoption anticipated for November 2025. However, the revised schedule now projects adoption of the comprehensive plan in the fall of 2026.

The tables below present the tasks specified in the original contract, their corresponding fees, the percentage of completion for each task, and, for any tasks not completed, an explanation of the intended use of those funds.

| Task Number | Description | Fee | Percent Complete | Earned | Notes |
|--------------------------------|--|------------------|-------------------------|------------------|--|
| 1 | Project Kickoff and Project Management (12 months) | \$7,392 | 100% | \$7,392 | Completed during first 12 months |
| 2 | Monthly Project Status Calls (12 months) | \$5,420 | 100% | \$5,420 | Completed during first 12 months |
| 3 | Leadership Interviews | \$6,466 | 100% | \$6,466 | Completed 12/2024 |
| 4 | Statutory Compliance | \$6,683 | 100% | \$6,683 | Completed 12/2024 |
| 5 | Data Inventory and Analysis | \$22,666 | 100% | \$22,666 | Completed 2/2025 |
| 6 | Map Series | \$4,281 | 100% | \$4,281 | Completed 2/2025 |
| 7 | EAR Spreadsheet | \$11,648 | 100% | \$11,648 | Completed 12/2024 |
| 8 | Citizens Workshop | \$16,539 | 100% | \$16,539 | Completed 1/2025 |
| 9 | Policy Drafting (2 Plan Drafts) | \$20,582 | 100% | \$20,582 | Original draft (10/2025) removed Draft 1 Completed 11/2025 Draft 2 Completed 12/2025 |
| 10 | Focus Group | \$5,243 | 0% | 0% | Task will not be utilized. Task will be closed. |
| 11 | Joint Public Workshop | \$18,057 | 0% | 0% | To be utilized for LPA workshop on 1/7/2026 |
| 12 | Transmittal, Final Comp Plan & Adoption (Draft5) | \$28,315 | 0% | 0% | Future tasks to be completed in 2026 |
| 13 | Consistency Review | \$17,647 | 0% | 0% | Future task to be completed in 2026 |
| Original Contract Total | | \$170,891 | 60% | \$101,677 | |

Consultant will perform the following services:

Task 14: 2025 Additional Town Commission Meeting Attendance

Kimley-Horn attended three (3) additional Town Commission meetings that were not included in the original contract. The meetings were attended prior to the date of this amendment on September 16, 2025, October 29, 2025, and November 20, 2025. Each of these meetings included the preparation and presentation of a PowerPoint.

Task 15: Community Survey

Kimley-Horn will prepare one (1) online survey with up to 10 questions regarding the comprehensive plan. The Client will deliver the survey questions to Kimley-Horn to include in the online survey.

It will be the Town's responsibility to share the survey information via their social media platforms and through normally distributed publications to Town residents (i.e. email or flyers). The survey will be hosted on an external website and be open for up to four (4) weeks.

Once the survey is closed, Kimley-Horn will analyze the results and provide one (1) written summary memo to the Client. The raw data will be provided as an appendix to the memo.

Task 16: 2026 Additional Comprehensive Plan Drafts

Kimley-Horn will provide one (1) additional draft of the goals, policies, and objectives for the Town Comprehensive Plan to the Client. This interim draft will be used to address revisions to the policy text, ensuring alignment with the intentions of the Town Commission. The draft will incorporate one (1) set of conformed and consolidated comments submitted by the Client to Kimley-Horn. The Client must deliver these comments at least two weeks prior to finalization of the draft. Kimley-Horn will provide the draft to the Client at least 10 days before the Land Planning Agency transmittal hearing.

Additional services

Any services not specifically provided for in the above scope will be billed as additional services and performed at Kimley-Horn's then-current hourly rates. Additional services Kimley-Horn can provide include, but are not limited to, the following

Task 17: 2026 Additional Town Commission Meeting Attendance

A Kimley-Horn Senior Professional will attend the Town Commission meetings to provide updates on the Comprehensive Plan Update. These meetings may be attended in person or virtually, at the discretion of the Client, with at least one week's notice if the meeting attendance is to be in person.

Kimley-Horn will also prepare a PowerPoint presentation under this task for each meeting, if requested. The presentation will be provided to the Client for review prior to the scheduled meeting for comment. Consolidated and conformed comments will be addressed on each of the PowerPoints and the updated presentation will be sent to the Client at least one (1) day prior to each meeting. The Client shall provide the required public notice for all meetings.

Kimley-Horn will prepare a summary memo for each Town Commission meeting under this task, upon request. The memo will provide a concise summary of activities and tasks completed prior to the meeting date. It will be delivered to the Client for review before the scheduled meeting, and any consolidated comments from the Client will be incorporated. The final memo will be returned to the Client at least five (5) days before the meeting.

Additionally, post-meeting memos that document input and discussion from the meeting may be provided upon request. These memos will be delivered to the Client within ten (10) days after the meeting.

Task 18: Project Management and Project Status Calls

Kimley-Horn will participate additional virtual meetings with the Client to review the project's progress and status and to revisit each of the project tasks. The Kimley-Horn project director or deputy project director shall attend the conference calls. The purpose of the project status calls is to review deliverables and Client comments associated with the deliverables. Kimley-Horn will also continue to provide email updates to the Client on a bi-weekly basis and manage the project as required.

Consultant and Client agree to the following general schedule in connection with the services set forth above:

We will provide our services as expeditiously as practicable for delivery of the scope of work referenced herein and under the assumption of reasonable requests and timely responses by the Client. We are ready to commence work upon notice to proceed and return this agreement herein as ratified.

For the services set forth above, Client shall pay Consultant the following compensation:

Kimley-Horn will perform the services in Tasks 14-16 for the total lump sum fee below. Kimley-Horn will perform the Services in Tasks 17 - 18 on a labor fee plus expense basis. Labor fee will be billed on an hourly basis according to Kimley-Horn's then-current rates if requested. Fee estimates in this Agreement are for general budgeting purposes only. Actual fees may be less or more than the estimates.

| Task Number & Name | | Fee | Type |
|--|---|---|----------|
| 14 | 2025 Town Commission Meeting Attendance (3 meetings) | \$11,000 | Lump Sum |
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| 18 | 2026 Client meetings and project management | \$6,000 | Hourly |

CLIENT:

TOWN OF JUPITER ISLAND

By: _____

Title: _____

Date: _____

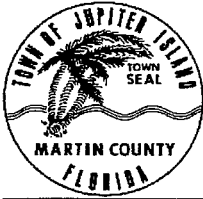
CONSULTANT:

KIMLEY-HORN AND ASSOCIATES, INC.

By: _____

Title: _____

Date: _____



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

RE: Agenda Item No. 4 – Comprehensive Plan Survey Questions

Date: 12/31/2025

Background:

In support of collecting resident input on the Town's Comprehensive Plan, the Commission has requested that a survey be prepared for and provided to Town residents. Further, the Commission suggested that interested residents may provide a list of potential survey questions focused on important issues contained within the Comprehensive Plan.

Attached to this memo are the questions submitted to Town staff by the Commission and residents.

Recommendation:

Town staff is seeking Commission discussion on the questions provided with the goal of identifying ten questions to be utilized for the survey.

Possible Comprehensive Plan Survey Questions

1. Are you a homeowner? Yes. No. A resident? Yes. No
2. How long have you lived in Town?
3. Vision Statement. “ 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.” Does the statement describe the type of community you want to live in and preserve? Yes. No. Comment
Suggested changes
4. What is special about Jupiter Island that is a priority to you to preserve?
5. The density study requested by the Town Commission found that 213 additional residences can be built on the island with our existing zoning, a 42% increase across all residential zoning districts. Previously, the Town Commission has tightened zoning to preserve the character of the Town providing a grace period prior to it becoming effective with a positive result. Would you support zoning changes to limit future in-fill development that would reduce the possible number of new residential lots? Yes. No. Comment
6. The Vision Statement places a high value on the beauty of nature. The Island residents have historically placed a high value on conversation. Is the Town doing enough to protect the natural environment on Jupiter Island? Yes. No Comment
7. Would you support creation of an organization or foundation like a land trust that would allow residents to put property into conservation? Yes. No. Comment

8. Do you support initiatives that would provide sewer service on Jupiter Island as option to individual septic fields? Yes. No. Comment
9. Since 1973 the Town has renourished the island beaches for public safety and the protection of upland property. The projects have been effective in improving beaches that are classified as critically eroded. The Town's Beach Protection District is funded through taxes on real estate. However, in the past, the majority of the funds for beach projects have come from federal, state and county dollars. Current Policy, 05.01.05.01 says, "The Town should continue to implement its on-going beach renourishment or renourishment projects aimed at restoring or maintaining beaches and protecting upland structures for so long as the cost is acceptable to the Town's residents." Do you support this policy? Yes No. Comment
10. Other comments?

Town of Jupiter Island

Resident Growth Management Survey – Printable Packet

Prepared January 2026

Section 1 – About You

1. Length of ownership: <5 yrs / 5–10 / 10–20 / 20+
2. Property use: Full-time / Seasonal / Rental-investment
3. Wastewater system: Septic / Sewer / Not sure
4. Club membership: Recreational / Dining-only / Both / Neither / Prefer not
5. Voter/relationship status: Registered voter / Owner registered elsewhere / Seasonal / Other / Prefer not

Section 2 – Growth Values

6. View of growth: Very limited / Managed / Up to limits / Not sure

7. Important factors: Density / Environment / Quiet / Traffic / Property value

8. Concern if growth: Environment / Infrastructure / Character / Values / Traffic / None / Other

Section 3 – Septic to Sewer

9. Familiarity: Very / Somewhat / Slight / None

10. Benefits: Water quality / Environmental protection / Property value / Replace systems / Unsure / None

11. Concerns: Cost / Disruption / Growth / Local control / Maintenance / None / Other

12. Position: Protection only / With controls / Even if growth / Do not pursue / Unsure

Section 4 – Density & Development

13. Aware of remaining development potential? Yes / No

14. Preferred response: Reduce / Maintain w standards / Allow / Case-by-case / Unsure

15. Priority: Environment first / Balanced / Property rights

Section 5 – Institutions

16. Confidence in Town managing growth
17. Importance of recreational/shoreline club
18. Importance of dining-only club

Section 6 – Open Responses

19. Concern about future growth: _____

20. Preservation priority: _____

21. Additional comments: _____

Survey Explanation & Use

This survey is advisory and voluntary.

Responses are non-identifying and analyzed only in aggregate.

Results inform the Comprehensive Growth Management Plan update.

This packet may be printed or used as reference for online entry.

TJI**REMINDER - Submit Survey Questions No Later than Monday Jan. 5**

From: Kimberly Kogos (kkogos@tji.martin.fl.us)

To: kkogos@tji.martin.fl.us

Date: Wednesday, December 31, 2025, 12:07 PM EST

Good afternoon, Commissioner. This is a gentle reminder to submit your draft comprehensive plan survey questions to me no later than Monday morning, January 5th. I will need to consolidate all survey questions and public comments for discussion during the Special Meeting on Tuesday, January 6.

Many thanks and Happy New Year!

Kimberly Kogos, CMC

Town Clerk / Executive Assistant
Town of Jupiter Island
2 Bridge Road
Hobe Sound, FL 33455
772-545-0105
kkogos@tji.martin.fl.us
www.townofjupiterisland.com

Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.

- ① Are you a home owner? - florida resident? ② Homesteaded.
- ② Would you support a fund that supports ^{all} the town employees, which includes police
- ③ Should the town own a utility.
- ④ Could the town improve communications between residents and Town Commission meetings.
- ⑤ Would you support septic to sewer which would improve environmental quality + public health.
- ⑥ Has the Development Review Board streamlined applications for development.
- ⑦ Are you aware of our responsibilities of the beaches + our efforts to protect them.

- 8) Are you aware of ^{do we adequately communicate} evacuation Plan in the event of impending hurricane
- 9) Do we have enough public recreation spaces open to the public.

Kimberly Kogos

From: John Duchock
Sent: Wednesday, December 31, 2025 10:25 AM
To: Andrew Ciraldo; Kimberly Kogos; Robert Garlo
Cc: Dayna Woods
Subject: RE: Agenda Item 10a Online Survey Suggestions

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Ciraldo,

Thank you for your suggestions. They will be included in the materials provided to the Commission for the survey.

Regards,
John

From: Andrew Ciraldo <andrew.ciraldo@yahoo.com>
Sent: Wednesday, December 31, 2025 9:21 AM
To: John Duchock <jduchock@tji.martin.fl.us>
Cc: Dayna Woods <daynawoods50@gmail.com>
Subject: Agenda Item 10a Online Survey Suggestions

External Email - Use Caution

Hello John, As a long standing (Six Years) Board Member of The Jupiter Island Residents Association, I have a few suggestions on the survey being prepared for the 2050 Comprehensive Plan. On the Infrastructure Sections 12 & 13 I think it is important to mention some of the projected costs for the Town to switch from septic to sewer for both the Town and individual homeowners. How will it be funded? Are their state or county grant funds available? What are the property owners costs to hook up, maintain and sewer charges? Why are we planning a pilot program on the North End and not the South End? With only 800 full time residents on over 1,600 acres is it worth it? On Transportation, is it possible to have a "Ramble" on the North End to give some safety to pedestrians walking on North Beach Road? A question worth asking the Town's Residents is the subject of the Town abandoning the Rights Of Ways that allow beach access to the majority of the Town's residents access to the ocean. We are all taxed for beach re-nourishment, patrolling and cleaning of the beach so all the Town's residents should have access as planned for many years ago and what we are enjoying today. Giving up this valuable land will make it more difficult for the town, emergency services and public safety to access the ocean if needed. Many residents are not aware that this is even being discussed/considered by the Town. I found the rest of the survey to be satisfactory and hope that the response is robust. Thank you for your efforts and considerations.
Drew Ciraldo - 4 Saddler Trail

Kimberly Kogos

From: John Duchock
Sent: Friday, January 2, 2026 12:51 PM
To: Robert Garlo; Kimberly Kogos
Subject: Fw:

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From: Susan Greenberg <drsusangreenberg@gmail.com>
Sent: Friday, January 2, 2026 12:46:36 PM
To: John Duchock <jduchock@tji.martin.fl.us>
Subject:

External Email - Use Caution

Mr Duchock

A number of us are not members of either club and do not receive "information " as regularly. Chit chat and ill-informed opinions are not helpful.

Is there a way to prevent this from happening? A bullet point deck with fact and not conjecture juxtaposed to rationale for the law or changes requested possibly?

Ty

Susan greenberg
486 s beach road
P.s. happy new year

Kimberly Kogos

From: John Duchock
Sent: Friday, January 2, 2026 12:51 PM
To: Robert Garlo; Kimberly Kogos
Subject: Fw: Comprehensive Plan Online Survey

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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From: jaymwilson@comcast.net <jaymwilson@comcast.net>
Sent: Friday, January 2, 2026 11:19:54 AM
To: John Duchock <jduchock@tji.martin.fl.us>
Subject: Comprehensive Plan Online Survey

External Email - Use Caution

Dear John:

I am writing as a Jupiter Island resident with comments on the current draft of the 2050 Comprehensive Plan Online Survey.

I have two general comments:

1. The survey assumes that residents have a working knowledge of the Comprehensive Plan, which, based upon many conversations with residents, I do not believe is the case. Judging from the poor attendance at workshops and Town meetings, few residents understand the Plan or its importance. I believe there should be an introduction summarizing the importance of the Comp Plan, its elements, its legal status in relation to the land development regulations, and its role in shaping the future of Jupiter Island. In fact a link to the Comp Plan draft should be sent out with the survey, with the strong recommendation that respondents read it before filling out the survey.
2. There should be opportunities for comments under every question, not just a few.

Comments on the Questions:

Intro questions:

[new questions] Have you read the present Comprehensive Plan? The proposed Comprehensive Plan?

Land Use

8. Specify “single-family homes”

Housing

9. Include a summary of the recent density study so that residents have a context to answer this question.

Transportation

[new questions] Do you think that traffic on the Island is excessive? Do you believe that drivers follow the rules, e.g., speed limits? Do you think that the Town needs to introduce traffic or parking controls?

Infrastructure

To answer these questions, residents need information on the septic to sewer conversion, including the projected cost impact to residents.

Coastal Management

To answer these questions, residents need information on the projected costs of renourishment, including the cost sharing percentages among Town, Martin County, and FEMA.

Recreation and Open Space

18. Identify the current spaces (e.g., Public Beach, Wildlife Refuge, Blowing Rocks) so that residents are aware of the current resources.

Intergovernmental

19. Cite examples of current coordination programs (e.g., Martin County Public Safety, interlocal agreements) to educate residents on this issue as they answer this question.

Capital Improvements

20. If you are asking residents to prioritize these projects, you need to provide spaces so they can rank them 1 to 4.

Kimberly Kogos

From: John Duchock
Sent: Friday, January 2, 2026 1:34 PM
To: Robert Garlo; Kimberly Kogos
Subject: Fw: Kimley-Horn draft of the Town's Comprehensive Plan

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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From: jaymwilson@comcast.net <jaymwilson@comcast.net>
Sent: Friday, January 2, 2026 1:33:27 PM
To: John Duchock <jduchock@tji.martin.fl.us>
Subject: Kimley-Horn draft of the Town's Comprehensive Plan

External Email - Use Caution

Dear John:

I am writing as a Jupiter Island resident with comments on the latest Kimley-Horn draft of the Town's Comprehensive Plan.

TOWN VISION

I disagree with the substitution of the term “serenity” for “seclusion.” First, “serenity” is synonymous with “tranquility.” More importantly, seclusion is an important aspect of life on Jupiter Island. Residents have chosen to live on the Island because of its relative isolation compared to other communities, and because the properties are secluded with ample setbacks and screening. The term seclusion supports the development standards outlined in the FUTURE LAND USE ELEMENT such as light, air and open space, sightlines, visibility, and screening covered in Policy 1.1.4.4. In fact the TOWN PROFILE uses the word “secluded” to describe primary land uses.

TOWN PROFILE

Note typo: “millage” not “mileage.” In fact there are many typos and grammatical inconsistencies throughout the draft—it should be proofread by a good editor.

FUTURE LAND USE ELEMENT

Policy 1.1.2.8 Maintain the Town's character as a single-family residential community. There should be a policy referring specifically to short-term rentals as inconsistent with the Town's character to support the ordinance regulating short-term rentals.

HOUSING ELEMENT

Purpose: Expanding Jupiter Island Club employee housing is inconsistent with the single-family residence standards of the Comprehensive Plan. Doesn't this policy open the Town to accusations of preferential treatment by non-Club residents?

Policy 3.1.1.2 Dormitory-style housing and guest accommodations are inconsistent with the development standards of the Comprehensive Plan. Wouldn't sanctioning their expansion as a matter of policy open the Town to accusations of preferential treatment?

COASTAL MANAGEMENT ELEMENT

The goals and policies beginning at section 5.2 with respect to maintaining public beach access would appear to conflict with road abandonment alternatives under review by the Town, and internally inconsistent with Policy 5.2.2.2 limiting public beach access to Blowing Rocks, the Public Beach, and the Wildlife sites.

Policy 5.4.1.5 This section implies tacit approval of dock expansions at the Jupiter Island Club and the Hobe Sound Yacht Club. Wouldn't allowing the clubs to bypass the normal approval process risk accusations of preferential treatment?

CONSERVATION ELEMENT

Policy 6.1.1.5 Like the Ramble, the iconic Ficus Allee, with its pedestrian walking path, should be identified as a priority for conservation and maintenance.

INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL 8.1 The Town's public participation program should provide for active involvement by citizens in all phases of Town government, not just the comprehensive planning process.

PROPERTY RIGHTS ELEMENT

OBJECTIVE 10.1.2 Since most residents are seasonal, and regular mail and bulletin boards are no longer the most effective ways to send notices, the Town should amend its LDRs to identify email and the internet to communicate with residents to ensure that they receive information about proposed development actions in a timely manner.

Kimberly Kogos

From: John Duchock
Sent: Sunday, January 4, 2026 4:05 PM
To: Robert Garlo; Kimberly Kogos
Subject: Fw: Survey questions
Attachments: Town of Jupiter Island survey.docx

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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From: boothe.christina@gmail.com <boothe.christina@gmail.com>
Sent: Sunday, January 4, 2026 3:40:06 PM
To: John Duchock <jduchock@tji.martin.fl.us>
Subject: Survey questions

External Email - Use Caution

Dear John

Thank you for asking for comments for the town resident survey. There are a few questions that seem very general and more applicable to larger towns such as the questions for roadways and public spaces.

More questions around Transportation issues and road traffic would be helpful to ascertain resident tolerance for road hazards resulting from deliveries of construction and landscaping materials as well as regular delivery vehicles (Amazon, Fed Ex). These vehicles often pull to the side of the road, and are not properly flagging drivers – but even if they are flagging, they can create traffic jams. Also has anyone considered the issue of restricting golf carts more fully?

Attached please find some comments to the survey for your consideration.

Warm regards,
Christina

Town of Jupiter Island - Comprehensive Plan Survey
January 2026

Dear Resident,

The Town of Jupiter Island is defined by a unique commitment: *the beauty of nature will always dominate the presence of man*. As we update our Comprehensive Plan to guide the Town through 2050, we request your insight to ensure our policies on conservation, resilience, and privacy reflect the priorities of those who call this island home. The Comprehensive Plan is the "constitution" for all land use and development on the Island. It is the foundation for the Land Development Regulations which are the guidelines for building and development on the island.

Please take a moment provide input.

Resident Profile

1. Residency Status To help us weigh responses regarding services and infrastructure, please indicate your residency status:

- Primary Residence (Homesteaded)
- Seasonal Resident / Non-Resident Property Owner
- Renter / Other

2. Tenure on the Island How long have you lived or owned property in the Town?

- Less than 1 year
- 1 to 5 years
- 6 to 10 years
- 11 years or more

Awareness

3. Familiarity with the Process Have you previously attended a workshop, commission meeting, or offered input regarding the current or proposed Plan?

- Yes
- No

Town Vision and Community Character

(The goal here is to move away from asking residents if they have *read* the document, many have not, and instead ask them to evaluate the *results* of the vision. This transforms "I don't know" responses into actionable sentiment data.)

4. Evaluating Our Success How successfully do you feel the Town is upholding its vision of low density and environmental preservation?

- Highly Successful:** The Town has maintained its character perfectly.
- Mostly Successful:** The character is largely intact, with minor exceptions.
- At Risk:** I see concerning trends that threaten this vision.
- Unsuccessful:** The Town is losing its unique character.

Comments:

5. Please rate the importance of the following characteristics to the future of Jupiter Island (scale 1=not important, 5=extremely important)

- Privacy and Seclusion
- Low-Density Residential zoning
- Preservation of the Natural Environment
- Historic preservation
- Public safety / security

Comments:

6. Think of the town in 2050. What do you think are the biggest issues the town will face over the next twenty years? Off island development, environmental issues (rising sea levels or storms), security, other?

Land Use & Residential Character

7. **Managing property density.** There are currently about 683(?) homes and the Town is approaching its "build-out" capacity. There are multiple zoning districts on the island, ranging from under .25 acre to 2 acres. Do any areas on the island feel too densely developed / concentrated, and if yes, which areas feel that way to you?

8. **Build-Out and Growth Management** Regarding the total number of residential units allowed on the Island.

- Number of current homes is right for the island:** Allow further subdivision to create more single family residences only if strict criteria are met, including traffic issues arising from construction and landscaping of new homes.
- Number of homes is too high:** The Town should not allow any increase in the total number of single family homes on the island.
- Number of homes is too low:** The Town should allow an increase in the number of single family homes.
- Unsure / No Opinion**

Transportation

9. **Congestion:** About 4,500 cars drive onto Jupiter Island daily. Do you feel the current volume of traffic, including delivery, contractor and service vehicle traffic, golf carts and bicycles, negatively impacts your quality of life or safety during the season November through mid May?

- Significant Impact
- Minor Impact
- Unsure / no Impact

Comments:

10. **Landscape Crews:** Should landscaping crews be more closely monitored to prevent road impediments whether from wide trailers or road obstruction while loading/unloading? Yes/No/Comments?

11. **Construction:** While home construction and landscape installation is permitted in season as long as sound levels are adhered to, there are currently few restrictions on trucks over a certain size, or trailers over a certain width, making deliveries in season. Should further in season construction restrictions be explored, such as restricting deliveries to certain times of day or during busy periods? Yes/Not an issue/Comments?

12. **Other issues** – large groups of bicyclists who do not adhere to safe practices (should these be restricted from Estrada Road for safety and redirected to S. Beach Road?), golf cart speed (should the speed for golf carts be reduced?), off island golf cart traffic? Future use of driverless cars?

Infrastructure: Sewer vs. Septic System

The Issue: This phrasing seems to miss one of the core factors: **Cost**. Many people might prefer sewer until they learn what the assessment might be for their individual property, including the individual homeowner costs to attach an existing home to a new sewer system. Certain property owners, including some homes on larger properties, may prefer septic fields. There may be specific locations on the island that have characteristics such as small lots or sites where septic is not optimal due to ground conditions. Most lot on Jupiter Island are fully built, and a new sewer system would be replacing existing septic fields. Can you please add a financial estimate to gauge true support.

13. Septic vs Sewer System: Should the Town evaluate areas of Jupiter Island that might benefit the most from having a sewer system constructed, such as the North end, including a cost/benefit analysis and present to residents for more thorough evaluation and discussion? Yes/No/Comments?

Coastal Management

The Issue: Question 14 asks if residents support "continuing beach nourishment... funded through Town taxes". "Continuing" is too passive given storm damage, rising sea levels and costs. Instead ask about the level of protection residents expect relative to the cost. Most homeowners are not aware how sand will in future be paid for and what amount is paid by all town home owners, regardless of whether their home is located on the ocean.

14. To maintain the beach against erosion, costs may increase. Which strategy do you prefer?"

Maintain the current 'wide beach' standard, even if it requires increasing the real estate taxes to fund beach renourishment and dune maintenance.

Strive to keep the current "wide beach" standard only if these projects are demonstrated to be beneficial for resiliency or road safety and are cost effective

Accept a naturally retreating shoreline to stabilize or reduce tax burdens as long hurricane evacuation routes are not threatened.

Unsure, need more information on costs.

Conservation

15. Is the Town doing enough to protect the coast and marine environment, including sea turtles?

Yes

No

Not sure

Comments:

16. Describe one major conservation matter the Town should address now or in the future?

Delete question 18 – irrelevant for Jupiter Island

Intergovernmental

Delete question 19 – it seems obvious that coordination is positive?

Capital Improvements

17. What types of capital improvement projects do you believe should be the highest priority for future Town investment? Please rank.

Dune Infrastructure: Protecting our coastline is critical. Investing in dune restoration and reinforcement will help safeguard the town from storms and flooding, ensuring the long-term resilience of our community.

Roadway upgrades, including determining whether transition control of S. Beach Road from Martin County to the Town would be cost effective and better protect residents long term safety and security, empowering the Town to restrict large bicycle groups, or driverless cars if desired

Public Safety: Upgrading emergency services, such as fire, police, and medical response and equipment, is essential to keep residents safe. [IS THERE ANYTHING SPECIFIC?]

Stormwater Management and Flood Mitigation: Investing in infrastructure to manage stormwater and prevent flooding will reduce property damage and environmental impacts from severe weather events. [HAVE RECOMMENDATIONS BEEN MADE TO THE TOWN OR IS THIS A GENERAL STATEMENT?]

Water safety: Evaluate options to further improve drinking water safety.

Evaluate methods to remove seasonal influx of sargassum seaweed.

If a project you feel is important is not listed here please let us know:

Kimberly Kogos

From: John Duchock
Sent: Sunday, January 4, 2026 4:06 PM
To: Robert Garlo; Kimberly Kogos
Subject: Fw: Comp Plan Comments

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From: ken mcbrayer <kmcbrayer50@gmail.com>
Sent: Sunday, January 4, 2026 10:38:15 AM
To: John Duchock <jduchock@tji.martin.fl.us>
Subject: Comp Plan Comments

External Email - Use Caution

John,
Happy New Year!
I have a few comments on the Comp Plan. Document.

- 1) Section 1.1.2.2 "Local" is too vague, way to open to interpretation.
- 2) Section 1.1.4.4 (D) If a subdivision is replatted, and the subsequent lots meet all building requirements, why would future construction be limited.
- 3) Section 1.1.6.1 Makes no sense as written
- 4) Section 1.1.6.2 Needs Clarification
- 5) Section 03.01.03.00 Strike "Contribute" and replace with encourage.

Ken McBrayer