

**MINUTES
TOWN OF JUPITER ISLAND
TOWN COMMISSION MEETING
WEDNESDAY, FEBRUARY 25, 2026**

TIME: Wednesday, February 25, 2026 – 9:00 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, Patricia Warner and Joseph Taddeo. Also present were Town Manager Robert Garlo, Town Clerk Kimberly Kogos, Town Attorney Kyle B. Teal and IT Director Bill Sutton.

PLEDGE OF ALLEGIANCE

CALL TO ORDER AND ROLL CALL

Mayor Townsend called the meeting to order at 9:03am. She read the Town Vision Statement.

AGENDA APPROVAL AND COMMENTS*

A. Mayor/Commissioner Comments*

a. Commissioner/Town Manager/Town Attorney Comments

Mayor Townsend reported on the Treasure Coast Regional League of Cities (TCRLC) meeting she recently attended and noted a few of their benefits including ethics training and assistance with grant writing.

Commissioner Field welcomed back Town Manager Garlo. All Commissioners cheerfully agreed. Town Manager Garlo explained he had experienced health issues and has recovered. He noted that he has suspended the executive search for a Town Manager.

Vice Mayor Scott stated that participation in regional organizations such as the Council of Local Governments and the Treasure Coast Regional Planning Council, while time-consuming, remained valuable in understanding regional priorities and evaluating the positions of other participants.

Mayor Townsend announced the Town Commission meeting would recess at 12:00 PM to conduct a closed-door Attorney-Client Session. Additionally, Agenda Item #4, Appeal of 7 South Beach Road Development Review Board Decision, would be heard at approximately 1:30 PM.

b. Agenda Approval

MOTION: *Commissioner Field/Commissioner Taddeo moved to Approve the agenda as presented.*

ACTION: *Motion Passed 5-0.*

NOTE:

The Town Commission meeting will **recess at 12:00pm to conduct a closed-door Attorney-Client Session** in the Town Manager's Conference Room to discuss pending litigation. The session is expected to last for approximately 1 hour. However, it may continue so long as the members of the Town Commission determine necessary. The Town Commission meeting will reconvene at the conclusion of the private Attorney-Client session.

Additionally, **Agenda Item #4, Appeal of 7 South Beach** Road Development Review Board Decision, will be heard at approximately **1:30pm**.

B. Public Comment (Non-Agenda Related)

There was no public comment at this time.

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.

PRIORITY MATTERS AND PRESENTATIONS

1. Legislative Update - Ken Pruitt, The P5 Group

Ken Pruitt of The P5 Group, attending remotely, greeted the Town Commission and provided an update on the current Florida Legislative Session. He noted the House and Senate have approved their respective budgets and the Legislature is now entering week eight of the session.

Mr. Pruitt reviewed several bills and their potential impacts on the Town. He discussed HB 691/SB 686, titled *Agricultural Enclaves*, which passed with an amendment by Senator Harrell creating an exception for parcels exceeding 1,280 acres within counties covered by the water protection plan. He stated this amendment was favorable to Jupiter Island.

He then reviewed HB 203 regarding the elimination of property taxes, noting the bill had passed the House and had been referred to committee in the Senate.

Mr. Pruitt discussed SB 636/HB 1297 relating to Beach Management, explaining the bill had passed all committees except one and could still be used as an amendment to another bill.

He referenced SB 48/HB 313 and noted the measure was gaining significant movement as an amendment to an affordable housing bill.

Mr. Pruitt reviewed HB 399/SB 208 pertaining to Land Use and Development Regulations, stating the bill was heard in the Senate the previous day. He explained it addresses urban service boundaries and was likely to pass.

He then discussed SB 840/HB 1465, commonly referred to as the "fix-it bill" to SB 180, noting SB 840 continues to receive positive interest from both chambers and may still advance.

Finally, he addressed SB 1366/HB 0145 regarding Sovereign Immunity, stating the House bill had passed in the House but is not currently gaining traction in the Senate.

Mr. Pruitt summarized that the next two weeks of session were expected to involve significant amendment activity, with amendments often requiring only one hour's notice.

Mayor Townsend asked whether there was anything the Town Commission could do to assist. Mr. Pruitt explained that the Florida League of Cities, The P5 Group, and the Association of Counties are actively engaged, and emphasized that the League's support was particularly important. He stated he would notify the Town immediately if any issue rises to a level requiring Town Commission input.

Town Manager Garlo added that the Agricultural Enclave bill, with Senator Harrell's amendment, would prohibit large-scale western development, which was of significant importance to the Town.

There were no further questions.

2. Fiscal Year 2025 Financial Audit Review - Daniel Anderson, CPA, Mauldin & Jenkins

Town Manager Garlo introduced Mr. Daniel Anderson of Mauldin & Jenkins.

Mr. Anderson greeted the Town Commission, commended the Town's Finance Department staff, and presented a summary of the audit review for fiscal year 2025.

Commissioner Taddeo asked a question regarding property tax reform. Mr. Anderson stated that property tax reform could represent a potential constraint requiring disclosure in the financial statements; however, as of the issuance date of the financial statements, the legislation had not advanced far enough to meet the "more likely than not" threshold for disclosure. He noted it remained a potential risk to monitor.

Town Manager Garlo asked about the state and federal dollars that the Town was awarded. Mr. Anderson noted Page 78 of the audit provided details. Town Manager Garlo and Vice Mayor Scott applauded Director John Duchock for obtaining the state and federal dollars.

No additional questions were posed.

3. Comprehensive Plan, LPA Workshop and Resident Survey Update - Ali Palmer, Kimley Horn

Director Duchock greeted the Town Commission and noted that Consultant Ali Palmer of Kimley-Horn would participate remotely.

Mayor Townsend referred to the Kimley-Horn memo of the January 7, 2026, Local Planning Agency meeting and reviewed specific policy recommendations. Regarding Policy 1.1.4.3, there was consensus to retain the Rights-of-Way language. Concerning Policy 6.1.6.6, Commissioner Field stated the provision was excessive; Mayor Townsend agreed, and Commissioner Taddeo stated it was unnecessary.

Vice Mayor Scott recommended requesting an extension due to pending legislation in Tallahassee. Town Attorney Teal advised that requesting an extension would be appropriate given the outstanding state legislation.

Ms. Palmer explained that many municipalities were currently seeking extensions and indicated the State had been supportive of such requests. She further advised that Kimley-Horn would submit the extension request to the State on behalf of the Town.

MOTION: *Commissioner Taddeo/Commissioner Field moved to request the state to grant an extension of time until the end of the year to complete the Comprehensive Plan*

Review.

ACTION: Motion Passed 5-0

Mayor Townsend transitioned to discussion of the survey results and asked whether any policy changes were suggested. It was reported that 199 responses were received, of which 194 were from residents. The majority of responses were favorable to each of the questions presented.

It was noted that most written comments related to traffic concerns. Town Manager Garlo stated there were limited options available to restrict traffic volume, gate South Beach Road, or prohibit bicycles. Town Attorney Teal explained that even if the Town owned South Beach Road, regulatory authority over the roadway would remain limited. A suggestion was made to conduct a more detailed traffic engineering study of South Beach Road.

Discussion clarified that two separate analyses would be required. The first would involve legal analysis regarding ownership and regulatory authority over South Beach Road. The second would involve a traffic engineering evaluation regarding congestion mitigation measures. Town Attorney Teal explained that a traffic engineering study differed from concurrency review and that the immediate question involved understanding the legal distinctions between Town ownership and County ownership of South Beach Road.

Mayor Townsend continued reviewing the survey questions and comments. Additional survey related topics were discussed, including enforcement of traffic ordinances, roadway safety for vehicles, bicycles, golf carts, and pedestrians, building massing and scale, buffering and setbacks to preserve privacy and tranquility, and beach parking and hours of operation. It was noted that federal refuge and Nature Conservancy access points were closed at sunset, while County beach access hours differed.

Mayor Townsend read into the record a survey comment stating that “progress is not always defined by having more and progress can also be ‘making great things last’”, noting alignment with the Town’s Vision Statement.

Vice Mayor Scott summarized key themes emerging from responses, including septic to sewer evaluation, ownership and control of South Beach Road, density stabilization, prioritizing stability overgrowth accommodation, traffic management, beach access concerns, and financial considerations.

Commissioners agreed that further study was required before adopting specific policy changes, particularly regarding density, which may be affected by pending state legislation.

Discussion occurred regarding preparation of draft language by Kimley-Horn reflecting survey feedback and Town Commission comments. Commissioner Field requested that the Mayor’s written notes and ideas be shared with the Town Manager for distribution to Commissioners in advance of future meetings to allow thoughtful review. Mayor Townsend agreed to share her materials.

Discussion transitioned to the timeline for Comprehensive Plan amendments. Ms. Palmer clarified that after the Local Planning Agency issues its recommendation, the Town Commission would hold a first public hearing and transmit the amendment to the State within ten days of that hearing. It was further clarified that there could be time between the Local Planning Agency recommendation and the Town Commission’s first hearing.

Town Manager Garlo confirmed that a letter requesting an extension would be prepared for the Mayor’s signature seeking additional time through the end of the year. The purpose of the extension was to allow

evaluation of pending legislation.

Mayor Townsend noted that legislative uncertainty primarily affected density considerations and that other topics such as septic to sewer, traffic, massing and scale, and beach management could proceed independently.

COMMISSION ACTION ITEMS

4. Appeal of 7 South Beach Road Development Review Board Decision - Will be heard at approximately 1:30pm

Item 4 was heard at 1:30 PM.

As the Appellant in this matter, Vice Mayor Scott recused herself and left the dais.

Town Attorney Teal stated that both sides submitted witness list of two witnesses each. Mayor Townsend suggested 30 minutes for presentation and 10 minutes rebuttal for each, and confirmed with each attorney.

Town Clerk Kogos swore in anyone intending to present and/or testify including Attorney Collette Meyer of Meyer Law Firm, appellant Anne Scott, Building Department Director Catherine Harding, Attorney Jeremy Bowerman and Attorney Dave Markarian of Jeck Harris, Erin Bolin of Cotleur & Hearing, and Andrew Russo representing 7 South Beach LLC and property owners John and Joan Ngo.

Ex-Parte Communication:

Commissioner Warner stated that she had a conversation with Maria Bayazid after receiving correspondence and was initially unaware of the matter beyond prior comments made. She confirmed that she had since read all submitted materials and noted that she had also spoken briefly with Town Manager Garlo.

Commissioner Taddeo stated that he had not had conversations with anyone regarding the matter and had read all submitted materials. He also noted that he had participated in a conference call with Town Manager Garlo regarding unrelated matters during which Town Attorney Teal joined briefly, but the details of this case were not discussed.

Commissioner Field stated that he had spoken with Town Manager Garlo and reviewed the format of the proceeding.

Mayor Townsend stated that she had read all submitted materials, was familiar property, and had spoken only with staff in order to ensure the proceeding was properly organized.

Appeal Presentations and Discussion:

Attorney Collette Meyer, representing immediate neighbor Anne Scott, appealing the Development Review Board (DRB) decision introduced herself to the Commission. She provided photographs of the

project from Beach Road and from the south neighboring property that has insufficient buffering. She explained the definition of de novo, permitting this application to be heard as it is being heard for the first time. She noted the photographs were taken one week ago, thus still providing insufficient buffering to date. She explained that the landscaping and driveway were not completed as approved, and no new plans were submitted to the building department. She explained that a private inspector was used to conduct inspections. When the developer requested a Certificate of Occupancy (CO), the Building Director personally inspected the project and noticed the project was not completed per approved plans. The driveway violations included that the driveway was constructed rectangular rather than round as approved, the driveway was expanded beyond the approved plan, the interior island was reduced in size, and stone was installed instead of the approved paved surface. The matter was forwarded to the Development Review Board rather than Code Compliance. Attorney Meyer asserted that the Development Review Board had disregarded prior Impact Review Committee (IRC) and Development Review Board landscape buffer requirements, resulting in what she characterized as a “domino of errors.”

Resident Anne Scott provided comment, noting 62 years of residency. She remarked that she has been stripped of her privacy.

Attorney Dave Markarian representing the property owners and developer Mr. Russo greeted the Town Commission. He provided defending argument including lack of sunshine, drought conditions and unusual cold temperatures.

Andrew Russo stated that they are happy to comply with the plans as approved. Commissioner Field asked if the property owners were aware of the inconsistencies and stated that the development is obviously noncompliant. A question-and-answer session ensued between Commissioner Field and Mr. Russo.

Ms. Bolan provided comment regarding the landscape plan noting a species change from bamboo to clusia, but not a size/density change in the front and on the south buffer.

Commissioner Taddeo noted that there was a 2022 IRC approval and a separate, more recent Development Review Board approval associated with the property.

Commissioner Field suggested that the applicant withdraw the Development Review Board application and attempt to reach an agreement with Ms. Scott.

Mayor Townsend stated that conditions were imposed requiring the project to match the approved street and southern buffer plans, which showed that the house and neighboring property would not be visible. She noted those requirements were already included in the Development Review Board approval.

The Town Commission recessed for parties to discuss at 2:36 PM.

The Town Commission reconvened at 3:21 PM.

Town Attorney Teal outlined that an agreement had been reached containing high level terms. The agreement required reinstallation of landscape buffers using ten six-foot Clusia trees, trenched and planted five feet on center to create an opaque buffer. A rendering would be prepared by the appellees, reviewed by the appellant, and approved within thirty days, followed by an additional thirty-day period and a thirty-day installation period, for a total of ninety days. The island would be restored to its original 2022 size and rectangular shape. The driveway would otherwise remain as constructed, except for the modifications to the island as discussed.

It was stated that the Building Department would inspect compliance. The rendering would be reviewed and approved within thirty days by Anne Scott's landscape architect.

Attorney Bowerman stated that an additional appeal had been filed the previous day and that there had not yet been an opportunity to fully review it. He noted that, pending satisfaction of all agreed upon plans by both parties, the proposed agreement was intended to serve as a global resolution.

MOTION: *Commissioner Field/Commissioner Warner moved to hold proceeding in abeyance pending completion of agreement as discussed, with the understanding that an extension could be granted, if necessary.*

ACTION: *Motion Passed 4-0*

The 2nd appeal would also be held in abeyance.

Vice Mayor Scott returned to the dais at this time, following the appeal hearing.

5. Ordinance No. 415 - Authority of Town Commission re. Development Review Board - 2nd Reading

Town Manager Garlo provided background information regarding Ordinance No 415. Town Attorney Teal read Ordinance No. 415 by title only.

MOTION: *Commissioner Taddeo/Commissioner Field moved to Approve and adopt Ordinance No 415 on second reading as presented.*

ACTION: *Motion Passed 5-0*

6. Ordinance No. 416 - Amending Town Code regarding Criteria for Variances - Fill - 2nd Reading

Town Attorney Teal read Ordinance No. 416 by title only.

MOTION: *Commissioner Field/Commissioner Taddeo moved to Approve and adopt on second reading as presented.*

ACTION: *Motion Passed 3-2, with Vice Mayor Scott and Commissioner Warner dissenting.*

7. Ordinance No. 417 - Amending Town Code regarding Criteria for Variances - IMP - 2nd Reading

Town Attorney Teal read Ordinance No. 417 by title only.

Discussion ensued regarding clarification of any impacts of the ordinance.

MOTION: *Commissioner Field/Vice Mayor Scott moved to approve and adopt Ordinance No. 417 on second reading as presented.*

ACTION: *Motion Passed 5-0*

Commissioner Field suggested further discussion regarding IMP and basements in relation to sea level rise. He recommended reviewing what other municipalities were doing and identifying consultants who could assist with evaluating potential impacts and best practices.

8. Ordinance No. 418 - Amending Land Development Regulations re. Variances - 1st Reading

Town Attorney Teal read the Ordinance by title only.

At the previous Town Commission meeting, the Commission directed Town Attorney Teal to prepare a draft ordinance regarding development variances.

Town Attorney Teal presented the draft and explained several revisions made based on suggestions from the Development Review Board. Discussion included the definition of “non-use,” which had been requested by Vice Mayor Scott. Vice Mayor Scott asked whether there had ever been a request involving a non-use variance. It was clarified that an example such as a pickleball court would not constitute a non-use, but rather an accessory use matter. Concern was expressed regarding potential limitations on property rights.

Vice Mayor Scott inquired whether the ordinance could be approved through Section 5.01 while excluding the “non-use” section. Town Attorney Teal confirmed the ordinance could be amended accordingly. Discussion ensued, and it was summarized that a variance cannot be granted for a non-use.

Discussion also occurred regarding reverting the ordinance title to “Standards for Approval of Variance.” Town Attorney Teal clarified that the title would remain consistent with the original language.

MOTION: *Commissioner Field/Vice Mayor Scott moved to amend and approve ordinance No 418 as discussed on first reading.*

ACTION: *Motion Passed 5-0*

9. Resolution No. 951 - Adopting Local Mitigation Strategy Plan

Mayor Townsend questioned the Local Mitigation Strategy Plan (LMS) and noted that she had read the 200 plus page document.

Director Duchock explained the strategy plan and the need for Resolution No. 951 by providing background information. He stated that the Martin County Local Mitigation Strategy was created to develop a unified approach and mitigation strategy plan among County and municipal governments for addressing identified hazards within Martin County. He noted that the LMS established funding priorities for proposed mitigation projects and eligibility for disaster assistance funds that may become available through disaster recovery legislation. He further stated that the Town had been engaged as a member of the LMS task force and had assisted Martin County in the preparation and adoption of the updated 2025 LMS plan as required by FEMA and FDEM.

MOTION: *Commissioner Taddeo/Commissioner Field moved to approve Resolution No. 951 as presented.*

ACTION: *Motion Passed 5-0*

10. Public Works Vehicle Spending Authorization

Director Duchock explained that the Public Works Department lost a sanitation truck through a no-fault, no-injury accident while in service, resulting in an insurance claim and reimbursement of \$12,127. He explained that staff had obtained quotes for a replacement truck and was now requesting a spending authorization for up to \$38,527.

MOTION: *Vice Mayor Scott/Commissioner Taddeo moved to approve spending authorization not to exceed \$38,527.*

ACTION: *Motion Passed 5-0.*

The Town Commission recessed at 11:27 AM.

The Town Commission reconvened at 11:36 AM.

ADDITIONAL COMMISSION MATTERS

11. Winter Construction Discussion

Town Attorney Teal provided background information regarding the agenda item and explained that the issue of machinery and noise was more appropriately addressed as a compliance matter rather than through adoption of a moratorium. He noted that other municipalities had adopted regulations with various exceptions that allowed flexibility on a case-by-case basis and cautioned that a moratorium could be deemed overly restrictive. He stated it would be beneficial to meet with staff to identify whether additional machinery should be added to the restricted equipment list.

Discussion ensued regarding decibel levels and construction activity during periods when residents believed construction was not permitted. Construction related traffic was also discussed.

Suggestions included requiring a noise monitoring device on site that enforcement officers could review at any time, with the cost borne by the contractor.

Commissioners discussed whether longstanding cultural norms regarding construction practices should be codified. Vice Mayor Scott expressed support for codifying reasonable standards.

The Town Commission discussed the goal of ensuring construction projects were completed efficiently and quietly, with minimal impact to the community and neighboring properties, including consideration of parking and transportation plans.

The Town Commission recessed for the Attorney-Client Session at 12:02 PM.

The Town Commission reconvened from the Attorney-Client Session at 1:00 PM.

Town Attorney Teal requested a closed-door Attorney-Client Session in March.

12. Contractor Parking Discussion

Town Attorney Teal introduced the agenda item and provided background information. He stated that the purpose of the discussion was to address the practice of tradespeople and laborers using residential lots for parking during active construction projects when the lots were not associated with the construction

site. He explained that he had been asked to provide viable options that would not create a nuisance related to noise, traffic, safety, or aesthetics.

Mayor Townsend stated that if construction activity could not be seen or heard, it would not present a concern.

MOTION: *Vice Mayor Scott/Commissioner Field moved to approve proposed language and bring back as an ordinance.*

ACTION: *Motion Passed 5-0*

STANDING REPORTS

13. Town Manager's Report*

Town Manager Garlo explained that a second appeal was received the previous day regarding 7 South Beach Road.

14. Town Attorney Report

Town Attorney Teal explained that he had prepared two memoranda in response to prior Commission requests, one addressing the Comprehensive Plan timeline and the other providing guidance regarding educational outreach to residents on state legislation. He summarized that if a Commissioner was asked by a resident about pending state legislation and its potential impact on the Town, the Commissioner was permitted to provide factual, informational responses.

15. Financial Report

Town Manager Garlo noted that the monthly financial report was enclosed for review. There were no questions regarding the report.

16. Building Department Report

Director Harding provided the monthly Building Department report noting 13 building permits and 90 inspections with 2 Certificates of Occupancy issued. She stated that Code Compliance responded to 20 formal complaints.

Vice Mayor Scott asked about the reports and suggested a different format.

17. Public Works Department Report

Director Duchock provided a summary report of the Blue Bag Recycling Pilot Program initiated on December 17, 2025, and limited to the north sanitation route for this initial trial period. He reported average usage of four bags per week per household and roughly 25% participation. Staff continued to monitor usage and analyze cost benefits.

Director Duchock reported that the Beautification Committee met on February 9th, welcoming Mrs. Jody Bush and Mr. Hugh O'Kane to the Committee. The Committee held discussions regarding the ficus allée trimming and removal of one large ficus tree on the north side of Bridge Road. The Committee reviewed

a draft management plan for the allée, following recommendations of the Town's arborist, King Tree Service. The recommended approach is to replace dead/dying trees through natural attrition, rather than interplanting or replacement of all trees at once. He reported that the Committee also discussed forming a not-for-profit, 501(c)(3), organization for the purpose of raising funds to support tree replacement along Bridge Road.

Commissioner Taddeo suggested the Beautification Committee consider a project south of the "S curve." Vice Mayor Scott suggested maintenance and improvement of the ramble where the county does not maintain.

18. Public Safety Department Report

a. Comprehensive Emergency Management Plan*

Chief Ewing provided an overview and background information pertaining to the Public Safety Comprehensive Emergency Management Plan.

He explained that more information is forthcoming in the next month or two.

b. Activity Report

Chief Ewing provided an overview of the January activity report and noted an incident that occurred at the Jupiter Island Yacht Club as well as a golf cart incident involving a minor. He added that the minor was transported but has recovered with no major injuries. He provided an explanation of the delay in ambulance response to the Yacht Club incident, although there was no delay in first responder life safety response time.

Vice Mayor Scott mentioned requests for a full-time ambulance on the island. Chief Ewing outlined several options and associated costs, stating that adding an ambulance and staffing would require eight additional personnel, equipment, and contracts, with an estimated first year cost of approximately \$2.8 million. He also described an option that included purchase of an ambulance.

Chief Ewing stated that maintaining the current contract was the most practical option and more than adequate, particularly given budget concerns in Tallahassee. He noted that the other options would require capital improvements to the Public Safety building.

Discussion ensued regarding golf cart safety. The Commission requested staff to come back with additional suggestions for improved safety. Chief Ewing suggested a letter to residents and an educational tutorial during spring break.

CONSENT ITEMS

19. Consent Agenda

MOTION: Vice Mayor Scott/Commissioner Field moved to approve the Consent Agenda.

ACTION: Motion Passed 5-0

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

- a. Minutes of January 6, 2026, Special Town Commission Meeting
- b. Minutes of January 16, 2026 - Town Commission Meeting

Category B- Other Informational Materials (No Action Required)

NOTE: Minutes are reviewed/approved by their respective Board/Committee/Agency at the next scheduled meeting. The Minutes in this section have been reviewed/approved on the date indicated.

- a. Minutes of February 27, 2025, Finance Advisory Committee Meeting - Feb. 6, 2026
- b. Minutes of November 10, 2025, Beautification Committee Meeting - Feb. 9, 2026
- c. Minutes of November 25, 2024, Local Planning Agency Meeting - January 7, 2026
- d. Minutes of December 4, 2025, Pension Plan Committee - February 19, 2026
- e. Minutes of December 4, 2025, Defined Contribution Plan Committee - February 19, 2026
- f. Minutes of January 8, 2026, Development Review Board Meeting - February 5, 2026
- g. Fixed Asset Disposals

OTHER ITEMS

20. Meeting Dates

February 25, 2026 – Town Commission Meeting – 9am
February 25, 2026 – Beach Protection – 3pm or Directly Following Town Commission
March 24, 2026 – Town Coffee with Mayor Townsend – 9am
March 24, 2026 – SMRU Board Meeting – 10am
March 25, 2026 – Town Commission Meeting – 9am
March 25, 2026 – Beach Protection District Meeting – 1pm or Directly Following Town Commission
April 22, 2026 – Town Commission Meeting – 9am
April 22, 2026 – Beach Protection District Meeting – 1pm or Directly Following Town Commission
May 18, 2026 - SMRU Board Meeting – 9am
May 19, 2026 – Town Commission Meeting – 9am
May 19, 2026 – Beach Protection District Meeting – 11:30am or Directly Following Town Commission

Commissioner Warner stated that she would not be able to attend the March meeting.

It was agreed to hold the Town Commission and Beach Protection District meetings on June 23.

21. Other Items*

Future agenda items identified included discussion of DRB and basements, consideration of administrative approval for items that do not meet the site plan, review of the Town's appeal process, and continued Comprehensive Plan discussion.

No additional matters were discussed.

Mayor Townsend adjourned the meeting at 4:17 PM.

Respectfully submitted,

Kimberly Kogos, Town Clerk