

**AGENDA
TOWN OF JUPITER ISLAND
TOWN COMMISSION MEETING
MONDAY, JUNE 22, 2026, 9:00 AM
ISLAND ROOM – TOWN HALL – 2 BRIDGE ROAD, HOBE SOUND, FL**

PLEDGE OF ALLEGIANCE

CALL TO ORDER AND ROLL CALL

AGENDA APPROVAL AND COMMENTS*

A. Vice Mayor/Commissioner Comments*

- a. Commissioner/Town Manager/Town Attorney Comments
- b. Agenda Approval

B. Mayor Vacancy*

- a. Commission Vote for Mayor (and Vice Mayor if vacant) - 15 minutes

C. Public Comment* (Non-Agenda Related)

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.

NOTE: The Town Commission meeting will recess at approximately 12:00pm 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.

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 May 19, 2026, Town Commission Meeting
- b. Minutes of May 20, 2026, Special Town Commission Meeting
- c. Fixed Asset Disposals

Category B- Other Informational Materials (No Action Required)

- a. Minutes of May 7, 2026, Development Review Board Meeting

PRIORITY MATTERS & PRESENTATIONS

2. Legislative Update* - Ken Pruitt of The P5 Group - Time Certain 9:30am
3. Martin County Forever Program (1/2 cent sales tax) - John Maehl, Martin County Environmental Resource Administrator - Time Certain 10:00am

COMMISSION ACTION ITEMS

4. Ordinance No. 421 - Repealing Ordinance No. 403 and Permitting Gas Powered Leaf Blowers - 2nd Reading - 5 minutes
5. Memorandum of Understanding re. Disaster Debris Management Site - 10 minutes
6. Resolution No. 953 - Amending Building Fee Schedule - 10-15 minutes

ADDITIONAL COMMISSION MATTERS

7. Changes to Approved Development Orders - 30 minutes
8. Basements Policy Discussion - 30 minutes
9. Appeal Process Discussion - Town Attorney - 45 minutes

STANDING REPORTS

10. Town Manager's Report
 - a. Comprehensive Plan - Staff Status Report - 30 minutes
11. Town Attorney Report*
12. Financial Report
 - a. Monthly Financial Report
 - b. FY 2027 Draft Budget Presentation
13. Building Department Report
14. Public Works Report
15. Public Safety
 - a. Emergency Management / Hurricane Season Preparation*
 - b. Revising Ordinance No. 297 regarding Solicitors*
 - c. Public Safety Activity Report

OTHER ITEMS

16. Meeting Dates

17. Other Items*

** No advanced materials provided*

Note that time allotments, where indicated, represent anticipated discussion timeframes intended to support the efficient flow of the meeting, and are not intended to establish a time-certain for any specific agenda item.

TOWN COMMISSION

Vacant, Mayor

Anne Scott, Vice Mayor

Marshall Field VI, Commissioner

Patricia Warner, Commissioner

Joseph Taddeo, Commissioner

Maria Bayazid, 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.

PUBLIC NOTICE OF PRIVATE ATTORNEY-CLIENT MEETING

TOWN OF JUPITER ISLAND, FLORIDA

TO THE CITIZENS OF THE TOWN OF JUPITER ISLAND, FLORIDA

Please be advised that the members of the Town of Jupiter Island Town Commission will hold a **private Attorney-Client session on MONDAY, JUNE 22, 2026 beginning at 12:00 P.M.** in the Town Manager's Conference Room, located in Town Hall, 2 Bridge Road, Hobe Sound, FL 33455. During the regularly scheduled Town Commission Meeting on this same day, the Commission will recess to a private Attorney-Client session at approximately **12:00 pm** in the Town Manager's Conference Room as authorized by §286.011(8), *Florida Statutes* to discuss pending litigation in the case styled:

(1) *DAVID S. SLAN, JOANNA C SLAN, ARTHUR HANSEN AND ANTHONY HANSEN V. TOWN OF JUPITER ISLAND, 19th Circuit Court Case No.: 23-00-1607-CAAA.*

The members of the Town Commission expected to attend the private Attorney-Client session include: Commissioners Anne Scott, Marshall Field VI, Patricia "Patsy" Warner Joseph "Joe" Taddeo and Maria Bayazid, Town Attorney Kyle B. Teal, Special Counsel, Raquel "Rocky" Rodriguez, and Town Manager Robert Garlo and/or Assistant Town Manager John Duchock.

The Attorney-Client session is expected to begin at approximately 12:00 P.M., and is anticipated to last for approximately 1 hour, however, it may continue so long as the members of the Town Commission determine necessary. At the conclusion of the private Attorney-Client Session, the members of the Town Commission will re-convene their regular meeting in the Town Commission Chambers and take up any other items on the agenda.

For information, please contact Kimberly Kogos, Town Clerk at 772-545-0100.

Posted: 06/05/2026

**MINUTES
TOWN OF JUPITER ISLAND
TOWN COMMISSION MEETING
TUESDAY, MAY 19, 2026**

TIME: Tuesday, May 19, 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 9:00 AM and read the Town Vision Statement.

Commissioner Taddeo was not able to attend due to a schedule conflict but will join the meeting as soon as he is able.

AGENDA APPROVAL AND COMMENTS*

Mayor/Commissioner Comments*

- a. Commissioner/Town Manager/Town Attorney Comments

Following the approval of agenda, Administrator Don Donaldson introduced his staff and team.

- b. Agenda Approval

Mayor Townsend pulled Agenda Item 4 and moved Agenda Item 19 to tomorrow’s Special Meeting.

MOTION: *Commissioner Field/Vice Mayor Scott moved to approve the agenda as amended*

ACTION: *Motion Passed 4-0.*

Mayor Townsend announced a closed-door session at noon.

Public Comment (Non-Agenda Related)

No public comment at this time.

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 April 22, 2026, Town Commission Meeting
- b. Fixed Asset Disposals

Category B- Other Informational Materials (No Action Required)

- a. Minutes of April 2, 2026, Development Review Board Meeting
- b. Minutes of February 19, 2026, Pension Committee Meeting
- c. Minutes of February 19, 2026, Defined Contribution Plan Committee Meeting
- d. Minutes of January 7, 2026, Local Planning Agency Meeting

MOTION: *Commissioner Warner/Commissioner Field moved to approve.*

ACTION: *Motion Passed 4-0.*

PRIORITIES AND PRESENTATIONS

Paul Nicoletti - Special Magistrate - Code/Public Safety Enforcement Discussion *

Town Manager Garlo introduced Special Magistrate Paul Nicoletti and explained that he would speak to the topic of Code Enforcement.

Mr. Nicoletti greeted the Commission and acknowledged Mayor Townsend's last meeting as an elected official. He explained the difference between code compliance and public safety, and noted that it is written into the Town's Vision Statement. He added that code inspectors may bring cases at the direction of the building official. Mr. Nicoletti offered a nine-page code compliance primer to the Town Clerk for distribution to the Commission and staff.

Vice Mayor Scott asked whether speculative development had contributed to the erosion of code compliance, what the appropriate next step should be when a developer substantially failed to comply with an approved permit, and for Mr. Nicoletti's thoughts on private providers.

Mr. Nicoletti stated that speculators may not necessarily have the community interests at heart, but they still have to obey the law and adhere to the Town Code. He explained the importance of clear explanation of the consequences to noncompliance, although matters are often considered on a case-by-case basis.

Town Manager Garlo asked whether, when an alteration from an approved permit was discovered prior to issuing a certificate of occupancy, the matter should be referred to the Special Magistrate or returned to the original approving board.

Mr. Nicoletti suggested that alterations requiring board approval should first be returned to the original approving board, and if the board declined to amend its ruling, the matter would then come to the Special Magistrate for compliance. He also noted that the building official may pursue a contractor's license if work was not completed in accordance with the Florida Building Code.

Commissioner Warner stated that one code enforcement officer may not be enough for so much activity. Mr. Nicoletti explained that others can report to the code inspector as well. Commissioner Warner recommended expanding the code enforcement staff or public safety providing assistance.

COMMISSION ACTION ITEMS

- 2. Martin County Ocean Rescue Application

Ex-Parte Communication:

- *Commissioner Warner stated that she had prior individual meetings.*

- *Mayor Townsend stated that she met with Mr. Donaldson, met with Town staff, visited the property, and read all materials.*
- *Commissioner Field stated that he met with Mr. Donaldson.*
- *Vice Mayor Scott stated that she met with Mr. Donaldson.*

County Administrator Don Donaldson introduced his staff and team.

Town Clerk Kogos swore in all who may speak including Martin County Administrator Don Donaldson, Christian Metoyer, Division Chief of Fire Rescue, Ian Mojolaw, Ocean Rescue Chief of Fire Rescue, Rocco Napoli, Division Chief of Martin County Fire Rescue, Gustavus Santos of CPZ Architects, Don Donahue, General Services Director, and Aaron Stanton of MBV Engineering.

Building Department Director Catherine Harding introduced the application. She stated there has been one change to the application, adding a larger septic system requiring DEP approval, and read the department memorandum explaining the application.

Town Attorney Teal explained that unlike a private applicant, a governmental applicant must be evaluated under a balancing of the public interest test, requiring the Commission to consider the legislative grant of authority, the public need for the project, the existing land use scheme, alternative locations in less restrictive zoning areas, and any detriment to adjoining landowners.

Vice Mayor Scott stated that she did not believe the application was ready to be heard. She explained that a hardship variance was not appropriate under the Land Development Regulations (LDR) and that the applicant bore the burden of presenting competent substantial evidence that the public good of the project outweighed the Town's interest in protecting its Waterfront Setback Line (WFSBL), Comprehensive Plan, and dune. She stated the application had not met that standards and recommended sending the applicant back before the matter was entertained further.

Commissioner Field stated that new information had come to light that he believed should be considered, noting that relocating the structure behind the WFSBL could compromise parking and negatively impact funding for the Beach District. He emphasized that unintended consequences must be weighed when considering the balance of public interests.

Town Attorney Teal clarified that the Commission was sitting in a quasi-judicial capacity and that decisions must be based on the record before them. He also noted that environmental impact had been omitted from his earlier list of balancing factors and confirmed the full list: public benefits, alternative locations, environmental impacts, effects on neighboring properties, and impacts to the Town's zoning plan and community interests.

Administrator Donaldson provided an example pertaining to public safety in times of inclement weather (i.e. lighting strike).

He displayed a potential parking impact site plan that would 1) reduce the parking spaces to 90, thus reducing the Town's cost share from the state for the Beach District, 2) affects the level of service to the public, and 3) provides an identifiable structure for the public to go to when seeking assistance. He spoke about working together with the Town for beach renourishment funding which serves the public interest as well as the interest of Town residents.

County Attorney Sebastian Fox stated that competent substantial evidence had been presented, noted that unique deference was due to the County as a governmental applicant, and strongly encouraged the Commission to approve the variance.

Mr. Donaldson committed to funding the force main extension necessary to service the park, contributing at least 50% toward a larger shared system, placing no parking or improvements on South Beach Road, and bringing nighttime beach closures back to the Board of County Commissioners for consideration.

Commissioner Field asked that the no-parking commitment be extended to North Beach Road, and Mr. Donaldson agreed.

Commissioner Field reviewed each balancing factor and stated that the County's commitments represented meaningful benefits to Jupiter Island residents, that relocating structures behind the WFSBL would result in an unacceptable loss of state beach funding, and that environmental and neighborhood impacts were neutral. He stated the argument was compelling and expressed support for the project.

Commissioner Warner stated she is supportive of the project and agreed with Commissioner Field. She expressed approval of upgrading the facilities.

Mayor Townsend stated decreased parking would be a huge disservice to the public and to the Town regarding revenues for beach funding.

Town Manager Garlo highlighted the closure of the parking lot during construction and asked for Martin County Sheriff's Office deputy assistance.

Vice Mayor Scott stated the proposed structures did not represent the minimum necessary to meet public safety objectives, the County had not presented competent substantial evidence outweighing the Town's interest in protecting its WFSBL, and the cited benefits were hypothetical. She noted the proposal would add 717 square feet beyond existing nonconforming structures, 1,761 square feet of impervious area, and 2,595 square feet of additional hardening with unaddressed impacts to the floodplain, dune, and hydrology. She requested additional time to prepare written findings if her colleagues intended to approve the application.

Vice Mayor Scott asked whether nighttime beach closure could be added as a condition of approval. Town Attorney Teal stated that if the condition fell outside the LDRs, both parties would need to agree to it.

Mayor Townsend reviewed standards for variances. Each standard was approved by Commissioners Warner, Field and Mayor Townsend. Vice Mayor Scott disagreed that each standard had been met.

MOTION: *Commissioner Field/Commissioner Warner moved to approve the variance as presented.*

ACTION: *Motion Passed 3-1, with Vice Mayor Scott dissenting.*

Discussion then moved to request for demolition.

Discussion ensued regarding Martin County Sheriff's Office assistance for parking during any open hours as a condition.

Vice Mayor Scott asked about the LDR requirements for demolition and whether all hardscapes must be removed as well. Director Harding clarified that a demolition permit applies only to the specific structures identified in the application and does not require removal of surrounding hardscape. Vice

Mayor Scott referred to LDR Section 2.03 that states all impermeable surfaces will also be removed. Discussion ensued.

Commissioner Field asked whether the Town should require indemnification from the County during construction. Attorney Fox stated that sovereign immunity prevented the County from providing indemnification, but committed to Sheriff's deputies on site and proper public notice throughout construction.

Town Attorney Teal suggested the Town be named as an additional insured by the general contractor, which was agreed to as a condition of approval.

Mr. Donahue reviewed the site and staging plan for demolition. It was also established as a condition of approval that the site plan would be subject to approval by the Town's building official.

Mayor Townsend reviewed the standards for demolition. Vice Mayor Scott agreed to the 2nd standard only while the other Commissioners agreed that each standard had been met.

Commissioner Field asked Mr. Donaldson for his personal commitment to comply with all conditions of approval as well as commitments made during the hearing that were not formally conditioned. Mr. Donaldson gave his word to comply with both.

MOTION: *Commissioner Field/Commissioner Warner moved to approve the demolition with conditions.*

ACTION: *Motion Passed 3-1, with Vice Mayor Scott dissenting.*

Discussion ensued about proposed structures and landscape.

Mr. Stanton presented the proposed improvements to the landscape plan, adding to the buffers without impending visibility for law enforcement officers. Mr. Donaldson stated the turtle display and fresco will be removed and improved or removed permanently. He also presented a visual of the proposed structures. Mr. Donaldson explained the windows along the beachside are for view of the ocean while inside.

Mayor Townsend reviewed each standard for approval. Each Commissioner agreed the standards had been met, except Vice Mayor Scott who disagreed.

Mayor Townsend reviewed the following conditions: Sheriff's deputy presence and public notice throughout construction, Town named as additional insured by the general contractor, commitment to connect to sewer when available, construction traffic restricted from South Beach Road and south of Bridge Road, portable toilets kept out of plain sight, all tools secured, chain link fencing around the entire site with visibility maintained for public safety, coordination with the Town's engineer and Public Safety Department, no disturbance to existing sea grapes, irrigation measures to prevent softening of the road shoulder, all staff report conditions incorporated by reference, Department of Environmental Protection (DEP) and Department of Health approval, and construction plan subject to Building Director approval.

MOTION: *Commissioner Field/Commissioner Warner moved to approve the application as presented with conditions.*

ACTION: *Motion Passed 3-1, with Vice Mayor Scott dissenting.*

Mr. Donaldson agreed to provide a copy of the deed to Vice Mayor Scott. He also confirmed the project would not commence that summer but rather the following season. Mr. Donaldson expressed gratitude to the Commission.

The Town Commission recessed at 10:58 AM.

The Town Commission reconvened at 11:06 AM.

3. Town Code Text Amendment Application

Attorney Jeremy Bowerman greeted the Commission and introduced himself and Michael Feil along with Club Board Members.

Past Jupiter Island Club President Scott McGraw provided comments in support of preserving the character of Jupiter Island that has existed for generations. He explained the Club existed before the Town was incorporated and before the Land Development Regulations (LDR) were created. He spoke of the founding residents, the Reed family, and their intentions of environmental preservation. He explained the Jupiter Island Club has operated within the environmental preservation intentions and continues to do so. He explained the Club is not asking for unlimited development rights rather club maintenance, not expansion. He provided comments of appreciation for the Commission's dedication and consideration.

Attorney Bowerman introduced the petition and stated the Club is requesting a text amendment to the Recreation Club District (RCD), LDR Article I, Division 1, Section 1.03.A. He provided the survey of the RCD property within the Town including two parcels, one owned by the Jupiter Island Club and the other by the Yacht Club. He also provided aerial drone views of the Jupiter Island Club property highlighting that the expansive golf course is a primary reason for the lower density of the Town's population. He reviewed the history of the Jupiter Island Club.

Vice Mayor Scott stated she is not ready to consider the request and noted the matter is appropriate for an Island-wide workshop where all residents may have an opportunity to hear about it and participate. Attorney Bowerman expressed appreciation of Vice Mayor's concerns and explained the intension today is to hear the proposals, gain feedback and hear concerns, and possibly come back with legislative action.

Commissioner Field stated that the Club no longer has the majority of island residents and that a set of standards applying to everyone is best for the community as a whole. He stated that non-club member constituents have no interest in club expansion and that he could not endorse any exemption from the LDRs.

Mayor Townsend stated she wished to provide feedback before any workshop was held. She noted the A-80 zoning district's 50-foot setback was inconsistent with the character of surrounding districts, requested clarification on the definition of Cottage Row and pond stormwater compliance, and stated her goal was to preserve the established character of Jupiter Island without a blanket exemption.

Commissioner Warner explained that the golf course should be considered separately from the structural portions (cottages) of the application. Mayor Townsend noted the importance of clarifying versus remaining too broad.

Commissioner Field agreed to break the request into separate asks that may be more palatable. He explained that the Town needs to move in an orderly fashion that appeals to all residents, especially abutters.

Attorney Bowerman expressed appreciation for the feedback and requested the opportunity to bring forth in the future.

Public Comment:

Resident Judy Holden standing as an individual resident, stated confusion of the definition of “legacy”. She also provided comments regarding changing the setback requirements along Links Road. She stated the LDRs pertaining to ponds has existed for a reason, and does not understand how the club property does not benefit the non-club members.

Attorney Bowerman provided rebuttal.

Mayor Townsend mentioned that two letters in opposition to the application were received from residents.

Vice Mayor Scott suggested to defer the application and schedule a workshop in the fall.

Commissioner Field suggested to gain input from Judy Holden, Development Review Board (DRB) Chair.

Commissioner Warner suggested to break the requests down into individual requests.

Mayor Townsend referred to the noise waiver but there was not agreement among the Commissioners.

There was consensus to schedule a workshop in the fall, with Commissioners and residents directed to funnel suggestions through the Town Manager or directly to Mr. Feil.

The Town Commission recessed at 12:03 PM for Attorney Client meeting.

The Town Commission reconvened at 1:20 PM.

Commissioner Taddeo joined the meeting.

4. Ordinance No. 420 — Board and Administrative Approval - 1st Reading

This agenda item was pulled from the agenda.

5. Ordinance No. 421 - Repealing Ordinance No. 403 and Permitting Gas Powered Leaf Blowers -1 Reading

Mayor Townsend introduced Ordinance No. 421, repealing Ordinance No. 403 and permitting gas-powered leaf blowers while still governed by the Town's noise regulations. Town Attorney Teal read Ordinance No. 421 by title only.

Town Attorney Teal agreed to bring back the appropriate decibel level.

Public Comment:

Resident Ken McBrayer provided comment regarding uniform decibel level pertaining all landscape equipment, including hedge trimmers, etc.

MOTION: *Vice Mayor Scott/Commissioner Warner moved to approve Ordinance No. 421 as presented on 1st reading.*

ACTION: *Motion Passed 5-0.*

6. Invitation to Bid (ITB) 2026-04 - Landscape and Irrigation Services Bid Award

Director Duchock provided background information regarding ITB 2026-04 Landscape and Irrigation Services. He explained the lowest apparent bidder was Brightview Landscape Services.

MOTION: *Commissioner Field/Commissioner Warner moved to approve entering into a contract agreement with Brightview and authorize the Town Manager to approve payment to cover services through the end of the fiscal year.*

ACTION: *Motion Passed 5-0.*

7. Public Safety Remodel Spending Authorization

Chief Ewing requested spending authorization in the amount of \$52,844.22 for a remodel of the Public Safety facility, budgeted in FY 2026 as part of the Capital Improvement Plan. He explained the project would improve operational efficiency, address space limitations, provide a secured office for the video technician, and improve bathroom facilities for communications staff. Four competitive quotes were solicited, and GMA Home Services was selected as the lowest responsive and responsible bidder.

Commissioner Taddeo expressed support but noted the project was a short-term solution and asked that the long-range goal of a new facility not be lost. Town Manager Garlo confirmed the remodel was a stopgap measure and that the long-range plan for a new facility remained in place.

MOTION: *Commissioner Field/Commissioner Taddeo moved to approve the Public Safety remodel spending authorization in the amount of \$52,844.22*

ACTION: *Motion Passed 5-0.*

8. Boards and Committees Vacancies and Appointments

Mayor Townsend introduced the board and committee appointments. She stated that Ken McBrayer had agreed to serve as Chair of the Grievance Resolution Board and Bill Fisher as a new member.

MOTION: *Vice Mayor Scott/Commissioner Taddeo moved to approve appointment of Ken McBrayer and Bill Fisher to the Grievance Resolution Board.*

ACTION: *Motion Passed 5-0.*

Mayor Townsend announced the resignation of Local Planning Agency (LPA) Chairperson Trent Steele and expressed appreciation for his service. She recommended the following appointments: Kate Nelson as Chairperson, Scott McGraw as Vice Chair, Erin Charlton as Regular Member, and Maldwin Drummond as Alternate Member.

MOTION: *Commissioner Field/Commissioner Taddeo moved to approve the LPA appointments as presented.*

ACTION: *Motion Passed 5-0.*

Vice Mayor Scott raised concern that LPA member Scott Hughes had a conflict of interest and was treated as an expert without having been formally qualified as such, and stated that all board members should be required to disclose financial conflicts of interest and recuse themselves when appropriate.

Commissioners Field and Warner noted the value of professional members on advisory boards.

It was suggested a disclosure form be required at the time of appointment.

Mayor Townsend agreed with Vice Mayor Scott, noting that the member had appeared to advocate for positions benefiting his profession and clients rather than the Town.

Discussion ensued regarding conflict-of-interest disclosures and the qualification of expert witnesses in quasi-judicial hearings.

Mayor Townsend asked for a representative to the Treasure Coast Regional League of Cities since it was her last meeting. Commissioner Field volunteered and agreed to contact Patricia Christenson.

It was also noted that policy committee representatives and a Citizen Advisory Board MPO member would need to be appointed following Mr. Steele's departure from the island.

ADDITIONAL COMMISSION MATTERS

9. Comprehensive Plan Review - Kimley Horn

Director Duchock introduced the Comprehensive Plan Review, noting the session would first address Elements 1 through 3 (Infrastructure, Coastal Management, and Conservation) including feedback from the Local Planning Agency (LPA).

Ms. Ali Palmer presented updated population data from the Florida Bureau of Economic and Business Research, reflecting a 2025 estimate of 780 residents, a reduction of 24 from the 2020 census of 804. Commissioner Field questioned the credibility of a declining population figure given that the density study had projected up to 40% additional density at full buildout, stating the two figures were mathematically irreconcilable. Discussion ensued regarding the contradictory population data.

Mayor Townsend led the review of Elements 1 through 3 with LPA feedback. The following edits were directed:

- Policy 4.1.1.4: Commissioner Taddeo objected to separating the Town of Jupiter Island from other areas served by SMRU, and directed that language be revised to read "current and future residents of the Town and areas served by SMRU."
- Policy 4.1.7.2: The reference to 100% use of reclaimed water at golf courses was struck, with revised language to read "the Town shall make 100% use of reclaimed water to meet the demand of its consumers."
- Policy 4.1.8.2: A level of service standard for dunes was added, reflecting a dune height of plus 14 feet.
- Policy 5.3.3.1: Language regarding existing nonconformities was retained to address the Town's 33 known nonconformities.
- Policy 5.3.4.2: Struck. The Town Commission found a volunteer post-disaster beach cleanup program impractical.
- Policy 6.1.6.4: Struck. Commissioner Field found the preservation of existing trees on all parcels impractical given ongoing invasive removal efforts.

- Policy 6.1.1: Mayor Townsend noted a missing word and directed that "to ensure" be added to the goal language.
- Policy 6.1.3.3: Mayor Townsend noted the original purpose of the eight-inch pipe under the Intracoastal was to bring potable water to the island.
- Policy 6.1.8.2: Language revised from "the Town should establish" to "the Town should investigate, and if feasible, establish" a process for accepting land donations for conservation purposes.

Commissioner Field requested that updated drafts reflecting all directed edits be provided at least ten days before the next meeting rather than after all elements were reviewed. Ms. Palmer confirmed a revised draft incorporating all edits would be provided following the June meeting.

Mayor Townsend noted that the issue of town character versus compatibility under HB 399 was sprinkled throughout the Comprehensive Plan and asked Town Attorney Teal to clarify the constraints on the use of each term. The remaining elements would be heard at the June 22nd meeting.

- a. Infrastructure Element*
- b. Coastal Management Element*
- c. Conservation Element*

10. Vulnerability Assessment Update* - Cummins Cederberg

Ms. Jennifer Bistyga of Cummins Cederberg presented the Comprehensive Vulnerability Assessment Story Map and potential next steps. She reported that the vulnerability assessment had been submitted to DEP and deemed complete, with final grant paperwork underway for full reimbursement. The interactive story map, to be linked on the Town's website, identified 137 critical assets, with 28% rated high risk, 47% medium risk, and 22% low risk.

Ms. Bistyga explained that the completed vulnerability assessment represented Phase 1 of a three-phase process. Phase 2 would consist of an adaptation plan utilizing risk scores to prioritize projects and develop short, medium, and long-term strategies across four adaptation categories: protection, accommodation, avoidance, and retreat. Phase 3 would be implementation. She noted the DEP adaptation planning funding window opens June 1 and closes September 1, and that the Town was well positioned to rank highly for those funds given the quality of the completed vulnerability assessment.

Commissioner Taddeo asked what the greatest vulnerabilities were. Ms. Bistyga identified low-lying roads and stormwater infrastructure as the highest priorities.

Discussion ensued regarding critical infrastructure, evacuation routes, and the Town's two bridges, with Commissioner Field noting the importance of working with Martin County to ensure bridges and evacuation routes are prioritized under the county's adaptation plan as well.

Director Duchock stated he would bring a proposal from Cummins Cederberg for the adaptation planning phase to the Commission in June, coinciding with the opening of the grant cycle.

The Town Commission recessed at 3:01 PM.

The Town Commission reconvened at 3:08 PM.

11. Appeal Process Review Discussion

Mayor Townsend introduced the agenda topic of the appeal process. Attorney Teal explained his memo.

Vice Mayor Scott stated that currently the appeal process is more about appealing approvals where it applied to mostly denials in the past. The process should apply to both.

Discussion ensued regarding when an appeal timeline begins when an administrative approval has been made.

Consensus was gained to bring back as a draft ordinance in June.

12. Basement - Floor Area Discussion

Mayor Townsend introduced the basement floor area topic.

Town Manager Garlo suggested an approach that would exclude parking from floor area calculations, allocate 10% of the footprint for mechanical equipment, and allocate an additional 10% for other uses such as storage, with everything beyond that counting toward floor area.

Discussion ensued regarding the challenges of distinguishing storage from living space and whether a percentage-based or fixed square footage approach was more appropriate. It was noted that SB 180 would need to be considered in drafting any ordinance.

Town Manager Garlo and Town Attorney Teal were directed to bring back a draft ordinance in June.

STAFF REPORTS

13. Town Manager's Report*

Town Manager Garlo provided a legislative update on recently signed bills affecting the building department.

- HB 927 requires certain counties and municipalities to create a registry of qualified contractors to conduct application reviews. The bill does not affect the Town due to its population being below 10,000.
- HB 803 extends building permit expiration from six months to one year for single family dwellings, effective July 1. The Town will need to update its building department procedures accordingly.
- HB 399 requires comprehensive plans and land development regulations to include factors for assessing compatibility of residential uses, and requires that before denying an application on compatibility grounds, the government must specify how concerns could be mitigated. Town Manager Garlo noted this would need to be addressed in the Comprehensive Plan.

Discussion ensued regarding the distinction between compatibility and town character, with Town Attorney Teal advising that if the word "character" was to be replaced it should be changed consistently throughout all relevant documents. HB 399 also prohibits local governments from restricting offsite constructed residential dwellings beyond requirements applicable to any other dwelling.

- HB 691 regarding agricultural enclaves was amended to preclude certain proposed developments through January 1, 2028, at which point the provision would expire and the matter would return.

Mayor Townsend asked for an update on winter construction hour discussions. Town Manager Garlo stated an initial meeting had not yet been scheduled but would be held soon, with a report back to the Town Commission this summer.

14. Town Attorney Report*

Town Attorney Teal reported that the judge had entered an order staying the Slan case for the time being.

He also noted that Ordinance No. 420, which had been pulled from the agenda, required revision to correct references to the Town Manager in place of the Building Official and other items that needed further attention. He stated he would collaborate with Town Manager Garlo and Building Director Harding to bring a revised draft.

Town Attorney Teal also requested a shade meeting in June.

15. Finance Department Report

Director Pazanski reviewed the financial report for April 2026, noting revenues were tracking at 58% as expected, with permit fees and charges for services anticipated to increase during May and June. Expenditures were tracking at 54% overall, with a minor administrative capital overage attributable to a server purchase and air conditioning units. He noted preliminary taxable values would be available within the week and an initial budget overview would be presented in June.

Director Pazanski noted that with Mayor Townsend's departure, a new check signature arrangement for amounts exceeding \$25,000 would be established following the Special Meeting the following day.

16. Building Department Report

Town Manager Garlo presented the revised building department report, which included year-over-year permit comparisons broken down by minor interior alterations, square footage additions, demolitions, and new primary dwelling structures, along with permit fees collected and a code enforcement summary. The report was well received.

Commissioner Warner again suggested expanding code enforcement staff given the volume of activity observed in the field. Town Manager Garlo noted the matter could be considered during the upcoming budget process.

Vice Mayor Scott asked whether it was legally permissible to limit the number of applications heard by the DRB each month. Town Attorney Teal advised that such a limitation could be considered more burdensome under SB 180 and would likely not be advisable.

17. Public Works Report*

There was no Public Works report this month.

18. Public Safety Department Report

Chief Ewing reviewed the April activity report, noting 149 calls for service, one arrest, 66 traffic stops, and 22 marine patrol stops with no major crimes. He reported that since 2022 the Town had experienced only four major crimes total, consisting of one robbery, three car burglaries, ten thefts, two auto thefts, and one assault, mostly at public access areas. He also reported 60 town ordinance violations and 1,082 directed patrols for April and noted that quality of life enforcement would be a priority heading into the summer construction season.

OTHER ITEMS

19. Meeting Dates

Meeting dates will be reviewed during tomorrow's meeting with a new Commission.

20. Other Items*

Town Manager read Mayor Townsend's resignation letter, resigning her position effective May 19 at midnight. He also provided comments expressing appreciation and wished her the best in her next chapter. He provided a gift on behalf of the Commission, Town Manager, and Town Staff.

Each Commissioner provided expressions of gratitude, personal respect, and high esteem to Mayor Townsend.

Mayor Townsend expressed comments of thanks and noted the leadership is a team effort.

Public Comment:

Resident Adena Testa provided comments of gratitude of Mayor Townsend's service.

Mayor Townsend adjourned the meeting at 4:14 PM.

Respectfully submitted,

Kimberly Kogos, Town Clerk

**MINUTES
TOWN OF JUPITER ISLAND
TOWN COMMISSION SPECIAL MEETING
WEDNESDAY, MAY 20, 2026**

TIME: Wednesday, May 20, 2026 – 9:00 AM
PLACE: Town Hall Island Room – 2 Bridge Rd., Hobe Sound, FL
PRESENT: Present were 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

The meeting was called to order and discussion ensued regarding procedure in the absence of a Mayor. The Commission collectively agreed that Vice Mayor Scott would Chair today's meeting until the Mayoral vote, at which time the Town Attorney would Chair the meeting.

AGENDA

1. Commissioner/Town Manager/Town Attorney Comments

Vice Mayor Scott announced that Mayor Townsend stepped down from her position yesterday, May 19, 2026, at the end of the Town Commission meeting. She suggested voting for the Mayor position before appointing a new Commissioner to the vacant seat.

Attorney Teal agreed the Charter is not clear regarding the sequence of procedure and suggested the Commission appoint the new Commissioner before voting for a Mayor to have a full membership.

Commissioner Field suggested an appointment would be preferred to avoid a stalemate in voting. Consensus was gained to select a 5th Commissioner before voting for the position of Mayor.

2. Public Comment*

There was no public comment at this time.

3. Town Commission Vacancy

a. Nominations, Discussion and Public Comment

The Commission discussed nominations and appropriate procedure in the case of a stalemate. Four residents had indicated interest including (listed alphabetically by surname) Maria Bayazid, Truman Hobbs, Walter McCormack, and Richard O'Connell.

Public Comment:

Resident and candidate Richard O'Connell introduced himself and provided qualifications and background for consideration.

b. Commission Vote*

The Commissioners voted by ballot. Attorney Teal announced the vote which ended in a 2-2 result in Maria Bayazid and Truman Hobbs. The Commissioners provided comments in support of both candidates.

Public Comment:

There was no public comment at this time.

The Commissioners voted by ballot for a second time. Attorney Teal announced a vote with the same result as the first.

The Commissioners discussed the process of breaking a stalemate in case it should occur a third time. Vice Mayor Scott stated that it is not mandated to fill the vacancy.

The Commission took a third vote by ballot. Attorney Teal announced a third deadlock.

Truman Hobbs, who was present in person at the meeting, honorably withdrew his nomination to help facilitate a smooth outcome. He expressed gratitude for the opportunity.

Maria Bayazid was voted into the vacant Commission seat. She expressed her gratitude to the Commission and Mr. Hobbs.

c. Oath of Office*

The Oath of Office will be conducted at a later date.

4. Selection of Mayor*

a. Nominations, Discussion and Public Comment

The Commission discussed voting without the 5th Commissioner present.

Public Comment:

Resident Adena Testa suggested having a rotating Mayor.

b. Commission Vote

The Commissioners voted for the Mayor position. Attorney Teal announced the results as 2-2, Anne Scott and Marshall Field.

Vice Mayor Scott provided an overview of the role of Mayor, outlining the responsibilities and expectations associated with the position. She shared her history in government, noting her prior experience in public service and leadership roles.

Commissioner Field expressed his commitment to doing his best for the entire Town, as he has demonstrated over the past three years.

Commissioner Taddeo provided comments regarding the history of the positive working relationship among the current Commissioners. He emphasized the value of continued collaboration and mutual respect, noting that the Commission's ability to work cohesively has been an important factor in effectively serving the Town.

Commissioner Warner also provided comments, stating that there were two highly qualified candidates for the position under consideration. She acknowledged the strengths of each candidate.

Public Comment:

There was no public comment at this time.

The Commissioners voted a second time. Attorney Teal announced the results of the vote as the same as the first.

The Commissioners voted a third time. Attorney Teal announced the results of the vote as the same as the first and second.

The Commissioners discussed rotating the Mayor position each meeting. Discussion also ensued regarding agenda formulation and management.

Attorney Teal explained that the Town Charter provides that the Mayor and Vice Mayor serve two-year terms. He further clarified the statutory duties of the Mayor, outlining the responsibilities established under state law and the Charter.

Commissioners agreed to defer the vote until June 22, 2026, when all Commissioners will be present.

MOTION: Commissioner Field/Commissioner Taddeo moved to table the vote of Mayor and possibly Vice Mayor until the June 22, 2026, Commission meeting.

ACTION: Motion passed 4-0.

5. Other Items*


The topic of meeting dates was deferred to the June 22, 2026, meeting.

The meeting adjourned at 9:46am.

Respectfully submitted,

Kimberly Kogos, Town Clerk

TOWN OF JUPITER ISLAND

TO : Mayor and Commissioners
FROM : Danielle Losquadro, Senior Accountant 
RE : Disposal of Property
DATE : 6/10/26

In accordance with the Town of Jupiter Island’s Accounting Policy and Procedure Manual and Florida Statute 274.07, authority for the disposal of property shall be recorded in the minutes of the governmental unit. Property is defined as fixtures and other tangible personal property of a non-consumable nature.

Attached is a listing of items that have been identified as obsolete or the continued use of which is uneconomical or inefficient, or which serves no useful function or lost/stolen or unidentifiable. Upon receiving authority for disposal, these assets will be disposed of in accordance with established Town policies and procedures. Disposals will be recorded as required for auditing purposes.

Approved methods of disposal include public auction, donation, or scrapping, as appropriate.

**MINUTES
 TOWN OF JUPITER ISLAND
 DEVELOPMENT REVIEW BOARD MEETING
 THURSDAY, MAY 7, 2026**

TIME: Thursday, May 7, 2026 – 9:00 AM
PLACE: Town Hall Island Room – 2 Bridge Rd., Hobe Sound, FL
PRESENT: Present were Chair Judy Holden, Members Nancy Auth, Maria Bayazid, Deane Blazie, Truman Hobbs, Jennifer Madden, Christina Whitney, and Alternate Members Christina Gidwitz, Walter McCormack and Eleanor Seaman. Also present were Town Manager Robert Garlo, Building Director Catherine Harding, Town Attorney Kyle B. Teal, Town Clerk Kimberly Kogos, and IT Director Bill Sutton.

CALL TO ORDER AND COMMENTS*

Chair Holden called the meeting to order at 9:02 AM. She read the purpose of the Development Review Board, introduced the attending Board members, and announced a quorum had been met. Chair Holden also introduced the Town Staff.

1. Approval of the Minutes of the April 2, 2026 Development Review Board Meeting

MOTION: *Member Auth/Alternate Member Gidwitz moved to approve the minutes of the April 2, 2026 Development Review Board meeting as presented.*

ACTION: *Motion Passed 7-0.*

Town Clerk Kimberly Kogos swore in Building Director Catherine Harding, Attorney Jared Gaylord of Marc R. Gaylord P.A., Richard Rutledge of Innocenti and Webel, Mitch Miller of Village Architects, Kevin Asbacher of Asbacher Architecture, and resident Richard O’Connell.

2. 4 Isle Ridge - B-40 One Acre Estate Residential District

This is the application of Douglas Hammond, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval for: Construct a new 4,228.5 sq ft, one- and two-story home on currently vacant land and will include a three-car garage, summer kitchen, pergola, equipment enclosure, and landscape and hardscape.

Ex-Parte Communication:

- *Member Blazie stated that he visited the property and had no ex-parte communication.*
- *Alternate Member Seaman stated that she visited the property, spoke with Director Harding and Site Manager, read the materials, and had no ex-parte communication.*
- *Member Auth stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Chair Holden stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Member Madden stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*

- *Member Gidwitz stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Member Bayazid stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*

Director Harding introduced the application and provided a summary of the request.

Attorney Jared Gaylord greeted the Board members and introduced the project team and property owner, Mrs. Hammond. He provided a presentation of the application by providing aerial photographs and survey of the property followed by the architectural plans. He provided the site data and analysis for the proposed development as well as site and streetscape photographs.

Member Blazie asked what legal vehicle would ensure the buffer between the properties would be restored if the lots were separated. Director Harding confirmed it would be a condition of the certificate of occupancy, and Attorney Gaylord added a restrictive covenant running with the land could also serve that purpose.

Alternate Member Seaman asked about the walkways and easements between the two properties. Attorney Gaylord confirmed shared easements of this type have been used on the Island before and noted that 4 Isle Ridge is a separately platted, saleable lot.

Member Auth asked about the prefab wall system and its compatibility with Isle Ridge Road. Attorney Gaylord explained the walls would be sized to fit trucks navigating the road and set in place by crane, noting the method could save months of construction time compared to traditional block wall construction.

Mr. Richard Rutledge explained the landscape and staging plans.

Public Comment:

Mrs. Nutting asked about the entrance shape of the proposed property and requested road maintenance during construction. Mr. Rutledge confirmed a cleaning blanket will be used during construction.

Chair Holden read the standards for approval pertaining to impact. Board members agreed that the standards had been met.

Chair Holden restated conditions of approval:

- A covenant shall be recorded requiring the buffer between 2 and 4 Isle Ridge to be restored if either lot is sold to a third party.
- Isle Ridge Road shall be repaired prior to the issuance of the certificate of occupancy if damaged during construction.
- A cleaning blanket shall be used during construction.
- The three conditions outlined in the Building Department report.

MOTION: *Member Madden/Member Blazie moved to approve as presented with conditions.*

ACTION: *Motion Passed 7-0.*

3. 35 North Beach - D-25 1 - Island Core Residential District

This is the application of Stephen M. Lessing, Jr., represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval for: Renovation and redevelopment to add 1,870 sf for a new master suite, the project will also include a new pool and associated patio, as well as enhancements to hardscape, landscape, and drainage plans.

A variance approval to Article IV, Division II, Section 2.00(D), Measurements, Building Height.

Ex-Parte Communication:

- *Member Blazie stated that he visited the property, spoke with Director Harding, and had no ex-parte communication.*
- *Alternate Member Seaman stated that she visited the property, spoke with Director Harding, read the materials, and had no ex-parte communication.*
- *Member Auth stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Chair Holden stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Member Madden stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Member Gidwitz stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Member Bayazid stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*

Building Department Director Harding introduced the application and provided a summary of the request.

Attorney Gaylord introduced the project team and introduced the property owners, Mr. and Mrs. Lessing. He provided a presentation beginning with aerial photographs and a survey of the property. He explained the Initial Measuring Point (IMP) on the proposed property as well as the neighboring property and the related maximum building height. He reviewed the architectural plans and provided site and streetscape photographs. He briefly reviewed the landscape and construction staging plans.

Member Bayazid expressed concern about the exposure of the second floor of the house.

Town Clerk Kogos swore in Landscape Architect, Mr. Bryan Donohue of Insite Studio. He explained the buffering plan to address Member Bayazid's concern. He also explained the construction fencing.

Public Comment:

None.

Chair Holden referenced the LDR provision regarding maximum height.

MOTION: Member Madden/Member Blazie moved to approve the variance regarding height as presented with conditions discussed.

ACTION: Motion Passed 7-0.

Chair Holden read the standards for hardship variance. Member Blazie disagreed with the economic hardship standard.

Attorney Gaylord noted that the variance standards had changed since his clients took title to the property, referencing new standards adopted in March 2025 and arguing they were in contravention of Senate Bill 180. He stated a height variance had previously been approved by the Board of Adjustment and Impact Review Committee in 2021-2022.

Attorney Teal disagreed the Town's variance standards were in contravention of Senate Bill 180, but acknowledged Attorney Gaylord's evidence of prior approvals and a vested rights argument.

Member Bayazid expressed concern regarding the relocation of the second story addition to the north corner of the building, noting it would be more imposing on the neighboring property to the north.

Architect Scott Hughes was sworn in by Town Clerk Kogos. He explained that the addition was moved from the south side to the north side due to structural constraints, resulting in an overall lower and smaller addition than previously approved. The south side elevation was raised slightly to allow consistent ceiling heights between the new master bedroom and the two-story living space.

Attorney Teal advised the Board to vote on the full variance portion of the application separately from the initial measuring point height.

MOTION: ***Member Madden/Member Auth moved to approve the variance application.***

ACTION: ***Motion Passed 7-0.***

Chair Holden read the standards for impact. The Board members agreed the standards had been met.

MOTION: ***Member Madden/Alternate Member Gidwitz moved to approve the impact review application with conditions.***

ACTION: ***Motion Passed 7-0.***

The Board recessed at 10:35 AM.

The Board reconvened at 10:42 AM.

4. 126 Gomez - B-40 One Acre Estate Residential District

This is the application of John S. Gates, Jr., represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval for: Partial demo of existing guest house and a covered golf cart parking area. Construction of an office, bedroom, living space, and golf cart garage.

Ex-Parte Communication:

- *Member Blazie stated that he visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Alternate Member Seaman stated that she visited the property, spoke with Director Harding, received a text from Ms. Gates, read the materials, and had no ex-parte communication.*
- *Member Auth stated that she visited the property, read the materials, spoke with Director Harding, spoke with the property owners, and had no ex-parte communication.*
- *Chair Holden stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*

- *Member Madden stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Member Gidwitz stated that she visited the property, spoke with Director Harding, and had no ex-parte communication.*
- *Member Bayazid stated that she visited the property twice, read the materials, spoke with Director Harding, spoke with the property owners, and had no ex-parte communication.*

Chair Holden read a letter received from a resident and neighbor, Mr. Charlie Moore. She referred to a second letter received but noted she does not have a copy of and noted that the letter is similar to the one she read.

Director Harding introduced the application and provided a summary of the request. She expressed administrative disapproval, recommending the applicant either submit a new application reducing the size of the additions to the existing guest house, or apply for a variance to increase the allowable floor area, on the basis that the principal building and renovated guest house together constitute one building for floor area calculation purposes.

Attorney Gaylord introduced the project team and property owners Mr. and Mrs. Gates. He provided a presentation beginning with aerial photographs and a survey of the property. He reviewed the proposed architectural and demolition plans along with the site data and analysis. He also provided the landscape and construction staging plans noting that the property is already heavily buffered.

Member Blazie asked about the single building definition. Attorney Gaylord responded by opining on the statutory interpretation of "and" versus "or" as used in the LDRs, arguing the proposed structure meets both criteria to qualify as a separate building. Architect Mr. Asbacher explained that the design was driven by the need for additional bedroom space, noting there was no viable option to expand the main house and that the chosen approach meets the letter of the LDRs.

Member Madden asked whether the structure constitutes a separate or accessory building. Attorney Gaylord explained that under the new "1/3rd rule" this application is too big to be an accessory building but is not too big to be a separate building. He opined that the location of the building was driven by the current LDR/Town Code.

Member Auth referred to recent discussion regarding "bulk" and opined that this application gives the appearance of less bulk and is not visible from any exterior property.

Alternate Member Seaman expressed disapproval of a lack of an acceptable alternative. Attorney Gaylord mentioned a trellis that may connect both structures.

Member Bayazid agreed with Member Seaman's opinion to work together within compliance with the intension of the LDRs.

Alternate Member McCormack stated that side setback lines are a requirement, not a suggestion. He stated the LDRs state the structure is a single building and does not meet setbacks. Attorney Teal noted the issue is not black and white and raised the question of whether a porch is part of a building for purposes of measuring the 25-foot distance between structures. Attorney Gaylord confirmed the porch is part of the structure for measuring purposes.

Public Comment:

None

Building Director Harding clarified that the definition of "single building" defines what a single building is, but does not in reverse define what one building is. She noted the Town has no definition of "one building," that the proposed additions do not exceed the allowable principal building floor area, and that a parking area exists between the two structures.

Member Auth read the standards for impact.

MOTION: *Member Madden/Member Auth moved to approve the impact application with conditions.*

After discussion about the vote, the motion was deferred until after lunch.

At 1:27 PM, the discussion regarding the application continued.

Attorney Teal and Attorney Gaylord reported that following discussion, a compromise was reached. Mr. Rutledge explained that a curved stucco wall would extend from the equipment enclosure corner, mirroring the central feature's radius, returning to the existing stone wall, with a matching curved wall and gate on the main house side to reinforce the courtyard character. Building Director Harding confirmed the compromise is acceptable subject to review of the finished drawings.

Chair Holden read the Standards for Review for Demolition.

Chair Holden noted the following condition:

- Construction trucks shall travel on South Beach Road and across Estrada Road, not on Gomez Road.

Chair Holden read the Standards for Impact Review.

MOTION: *Member Madden/Alternate Member Gidwitz moved to approve the application as presented with conditions for demolition and impact review.*

ACTION: *Motion Passed 7-0.*

5. 286 South Beach - A-80 Two Acre Estate Residential District

This is the application of Richard A. O'Connell, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval for: Addition of a 1,526 square foot detached guest house, and garage. Also, additional landscaping, a second pool, and a relocated putting green.

Ex-Parte Communication:

- *Member Blazie stated that he visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Alternate Member Seaman stated that she drove past the property, spoke with Director Harding, read the materials, and had no ex-parte communication.*
- *Member Auth stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Chair Holden stated that she visited the property, read the materials, spoke with Director Harding, and disclosed she met with the neighbor to the north regarding dock concerns.*

- *Member Madden stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Member Gidwitz stated that she was familiar with the property, spoke with Director Harding, and had no ex-parte communication.*
- *Member Bayazid stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*

Director Harding introduced the application and provided a summary of the request along with suggested administrative conditions.

Attorney Gaylord introduced the project team and the property owner, Mr. O'Connell. He provided a presentation beginning with aerial photographs and a survey. He displayed the previously approved architectural plans and site data and analysis. He also showed site photographs of the property along with the landscape plans.

Mr. Rutledge reviewed the landscape and construction staging plans. He explained the change from one to three putting greens.

Member Seaman asked about the number of pool areas and putting greens, and expressed concern there may be too many elements proposed for a narrow piece of property.

Member Auth characterized the putting green expansion as excessive. Member Madden and Alternate Member Gidwitz agreed.

Chair Holden stated that the buffer between the property and the neighbor from the parking area must be enhanced. She expressed disapproval that the back area is not sodded. She also stated that an agreement pertaining to the height of the hedge should be agreed on in advance.

Mr. Rutledge confirmed the buffer will be thickened with additional sabal palms if needed, and that the clusia hedge maintained on each side of the property line is the best solution, allowing both parties to agree on a height that preserves cross-water views. He explained the sod was held off pending installation of the putting greens.

Chair Holden agreed that the putting green is too expansive for a narrow property.

Member Bayazid asked about lighting of the putting green. Property owner Mr. O'Connell stated that there are no plans to light the putting greens. He added that his son and daughter-in-law live in the guest house, and his partner and brother will reside in the main house.

Chair Holden referred to the surround on the A/C and pool equipment on the main house and guest house as a condition. Mr. Rutledge confirmed the surround on the plans. Director Harding suggested no lighting permitted on the putting green.

Public Comment:

Mr. Gidwitz, neighbor across the street, referred to the buffer, or lack of, at the entrance of the property. He also noted parking of vehicles at the entry. He referred to the deeded access to the beach and suggested the parked cars may be guests accessing the beach access. He requested a solution to these nuisances.

Mr. O'Connell stated he was not aware of the concerns and confirmed that he will better enforce the parking concerns.

Alternate Member McCormack expressed concern about the extent of the putting green area, noting nine bunkers on a narrow lot and that the greens extend to the 50-foot waterfront setback line.

Public Comment:

Resident Mrs. Brooks expressed strong displeasure regarding the construction to date. She wrote a letter opposing the proposed construction project.

Town Clerk Kogos swore in Mrs. Brooks as her comments constitute testimony.

Mrs. Brooks described what was once a peaceful, natural property as now resembling an amusement park, referencing mermaids, dirt instead of sod, a chipping course with bunkers, and malfunctioning metal light structures. She expressed serious concern about the process, lack of enforcement, and loss of the property's natural character.

Mr. O'Connell stated he is a licensed civil engineer and contractor, has never received a citation for noise or work hour violations, and has made his cell phone number available to Mrs. Brooks. He offered to eliminate the bunkers due to safety concerns and explained the putting greens and tee boxes are oriented, so balls are chipped toward the center of the property rather than toward neighbors.

The conditions of approval were restated:

- Property to be cleaned up of construction materials, debris, miscellaneous furniture, and unused sports equipment within three weeks.
- Sodding of appropriate areas to be completed.
- Buffering at the entrance to be improved, with parking prevention measures; Mr. Rutledge to provide a plan to the Building Director.
- Additional buffering to the north and south of the property.
- No lighting permitted on the putting green.
- Surrounds for pool and HVAC equipment to be installed.
- Putting greens to be reduced to the size previously approved in August 2025, without bunkers or tee boxes.
- Dock lights to be warm white only with downward shielding per Section 412.
- Property to comply with noise, traffic, and heavy machinery regulations.

Member Auth read the standards of impact review of approval.

Member Auth suggested the application is not consistent with neighboring character. Chair Holden stated the lighting of the dock is impactful on neighboring character.

Mrs. Brooks provided additional comments pertaining to alleged code violations.
Discussion continued.

Town Clerk Kogos swore in resident Annie Geddes. Mrs. Geddes provided comments.

Member Bayazid stated that there is actually construction permitted during the winter season, which may be a misunderstanding within the community.

Building Director Harding agreed that there is a misconception that construction during the winter season is not permitted, and explained that the ordinance pertains to noise and specific equipment. She stated that parking is not allowed on the front lawn.

Member Madden restated the conditions.

MOTION: *Member Madden/Member Auth moved to approve the application based on conditions as discussed.*

ACTION: *Motion Passed 5-2.*

The Board recessed for lunch at 12:45 PM.

The Board reconvened at 1:27 PM.

Following the break, discussion commenced regarding 126 Gomez Road application.

6. 376 South Beach - A-80 Two Acre Estate Residential District

This is the application of John J. and Eduarda M. Taylor, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval for: Demo existing structure and build a 1-story 1,833.5 square feet main residence with tennis court and associated hardscape and landscape improvements.

Ex-Parte Communication:

- *Member Blazie stated that he visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Alternate Member Seaman stated that she visited the property, spoke with Director Harding, read the materials, and had no ex-parte communication.*
- *Member Auth stated that she visited the property, walked part of the property with the House Manager, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Chair Holden stated that she visited the property, read the materials, spoke with Director Harding, interacted with the House Manager and Mr. Krebs, and had no ex-parte communication.*
- *Member Madden stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Member Gidwitz stated that she visited the property, spoke with Director Harding, read the materials, and had no ex-parte communication.*
- *Member Bayazid stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*

Director Harding introduced the application and provided a summary of the request and administrative recommendations.

Attorney Gaylord introduced the project team and provided background information regarding the property prior to unity of title. He provided aerial photographs of the property and site data along with a summary of the architectural plans. He displayed site photographs and streetscapes.

Mr. Rutledge reviewed the landscape plans including the relocation and removal plan as well as the construction staging plan.

Member Auth read the Standards for Demolition followed by the Standards for Impact Review. Board members agreed all standards had been met.

MOTION: *Member Madden/Alternate Member Gidwitz moved to approve the application as presented with conditions*

ACTION: *Motion Passed 7-0.*

7. 500 South Beach - B-40 One Acre Estate Residential District

This is the application of Five Main LLC, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval for: Demo existing residence and pool. Construct a new 2-story home with garage, pool, hardscape, and landscape.

Ex-Parte Communication:

- *Member Blazie stated that he visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Alternate Member Seaman stated that she visited the property, spoke with Director Harding, read the materials, and had no ex-parte communication.*
- *Member Auth stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Chair Holden stated that she visited the property, read the materials, spoke with Director Harding, spoke with someone from Universal Engineering about soil compactness and drainage, and had no ex-parte communication.*
- *Member Madden stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Member Gidwitz stated that she visited the property, spoke with Director Harding, read the materials, and had no ex-parte communication.*
- *Member Bayazid stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*

Director Harding introduced the application and provided a summary of background information and administrative recommendations.

Attorney Gaylord introduced the project team and property owner John Riley. He provided a presentation beginning with aerial views and a survey of the property. He provided site data and analysis along with the architectural plans and site photographs.

Town Clerk Kogos swore in Matt Tollison of Environment Design Group. Mr. Tollison reviewed the landscape plans explaining the buffer planting plan.

Chair Holden read a letter from a neighbor, Mrs. O'Neil, who submitted concerns regarding their existing buffer and landscaping as well as water runoff and grading. Mr. Tollison confirmed they are working with the neighbor regarding their concerns.

Member Auth noted that there is substantial flooding along the driveway that currently occurs on the property. She also stated she prefers only one curb cut to decrease visibility of the mass. Mr. Jenson stated

the two curb cuts reduce the impervious material. Member Bayazid agreed that she prefers one curb cut to one side of the property versus center.

Mr. Rutledge explained that the single curb cut will be difficult for landscape vehicles to turn around. Member Auth requested more landscaping and buffering of the structure from the road if both curb cuts remain.

Public Comment:

None.

Member Auth read Standards for Impact Review of Demolition and Chair Holden read Standards for Impact Review. Board members agreed that standards have been met.

Chair Holden confirmed the following condition:

- The landscape architect shall continue to meet with the neighbor.

MOTION: *Member Madden/Alternate Member Gidwitz moved to approve as presented with conditions discussed.*

ACTION: *Motion Passed 7-0.*

8. 310 South Beach - A-80 two Acre Estate Residential District

This is the application of Edward and Ashley Brown, represented by Jared Gaylord, Esp., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval for: Remove an existing tennis court and tennis pavilion and replace it with a new pool, pool patio, pool cabana, and associated hardscape and landscape. The new pool cabana will total a maximum of 94 square feet.

Ex-Parte Communication:

- *Member Blazie stated that he visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Alternate Member Seaman stated that she visited the property, spoke with Director Harding, read the materials, and had no ex-parte communication.*
- *Member Auth stated that she visited the property, interacted with the property Housekeeper, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Chair Holden stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*
- *Member Madden stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*

- *Member Gidwitz stated that she visited the property, spoke with Director Harding, read the materials, and had no ex-parte communication.*
- *Member Bayazid stated that she visited the property, read the materials, spoke with Director Harding, and had no ex-parte communication.*

Director Harding introduced the application and provided a summary of the request and administrative recommendations.

Attorney Gaylord introduced the project team and property owners, Mr. and Mrs. Brown. He provided aerial photographs and a survey of the property. He displayed the site plan and architectural plans.

Discussion ensued regarding the removable screen above the pool cabana area.

Mr. Rutledge reviewed the landscape plans including the relocation and removal plans.

Public Comment:

Resident Adena Testa and Resident Anne Geddes both provided comments of appreciation.

It was confirmed a tree list shall be provided.

Town Clerk Kogos swore in the property manager Celene Adrian.

Ms. Adrian asked if the awning canvas could be removed when specified. Mr. Jenson stated he believes the canvas meets the intention of the LDR. Discussion ensued regarding the awnings.

MOTION: Member Blazie/Member Auth moved to approve application as presented with conditions discussed.

ACTION: Motion Passed 7-0.

9. Other Items*

Next Meeting – June 4, 2026 – (Regular meetings to be held on the first Thursday of each month)

Thus far there are two applications for June and there will be a quorum.

Chair Holden adjourned the meeting at 3:20 PM.

Respectfully submitted,

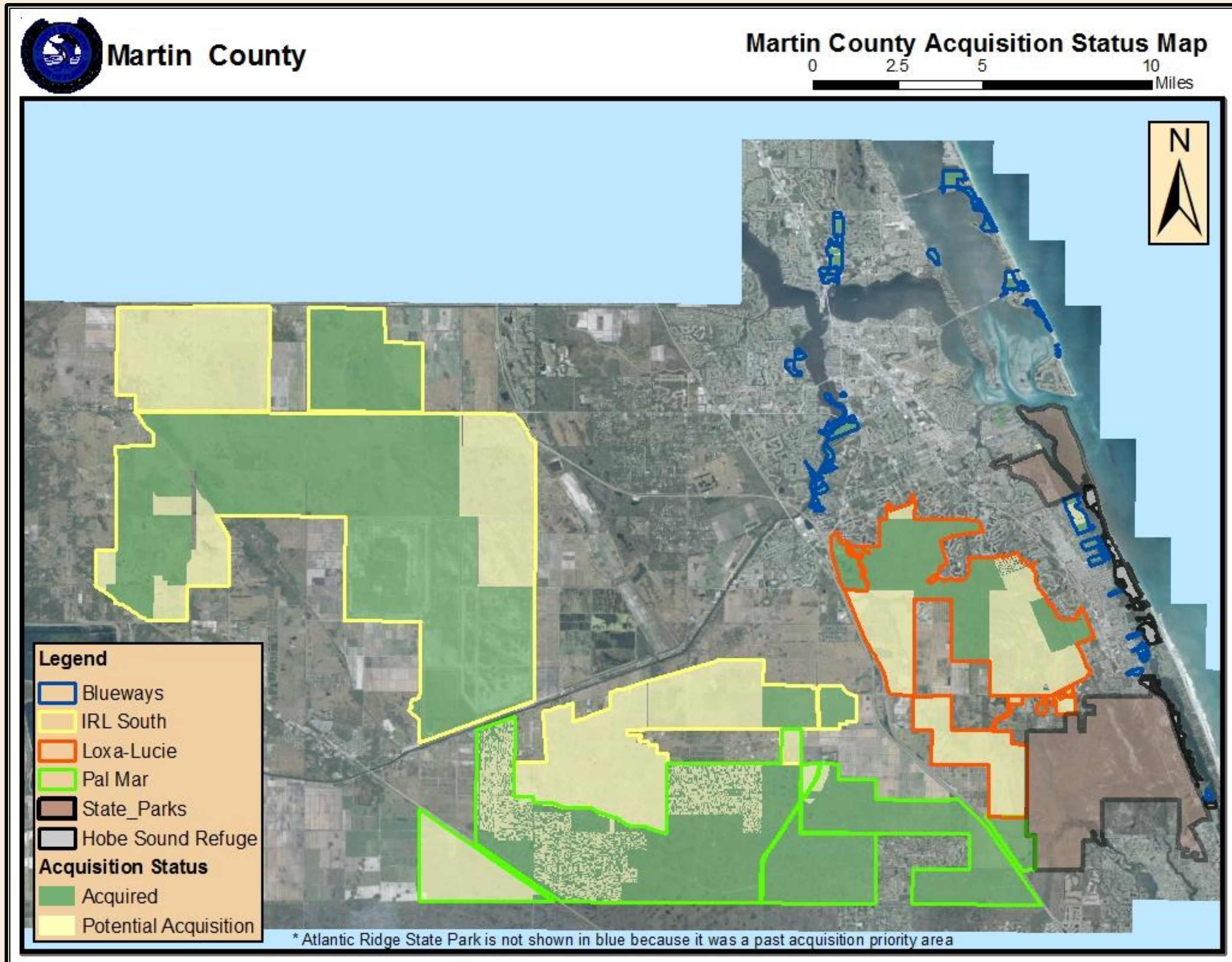
Kimberly Kogos, Town Clerk

Martin County Land Acquisition Program Update



John Maehl
Environmental Resource Administrator
Martin County Environmental Resources Division

LAND ACQUISITION PROGRAM



- ▶ **County residents passed .5 cent sales tax in 2024 that's expected to generate \$200m in 10 years**
 - ▶ **Areas of highest conservation value due to a series of metrics**
 - ▶ **Acquired 71,000-acres with 45,000-acres of potential future acquisitions**
 - ▶ **Cost would be close to \$650-\$750 million to acquire all remaining properties**

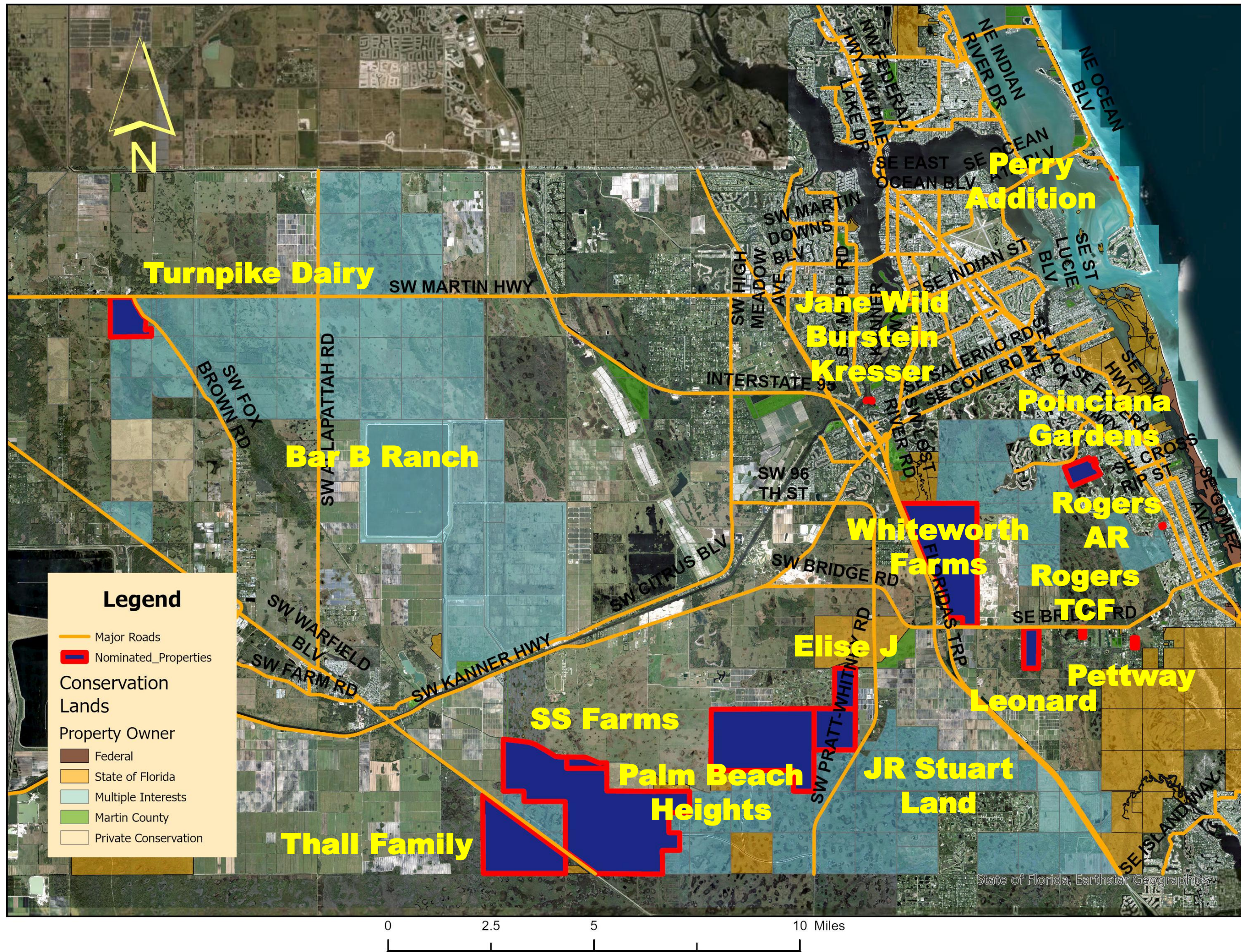
MARTIN COUNTY FOREVER

PROGRESS TO DATE

- **\$20,231,511 in funds raised (through February 2026)**
 - **996 acres acquired in fee simple**
- **1,699 acres protected through conservation easements via the Florida Forever Program**
- **394.7-acres under contract and awaiting B.O.C.C. approval or in the process of closing**
- **799 acres proposed for conservation easements through partnership with the Rural and Family Land Protection Program (RFLPP)**

PROGRAM UPDATE

Properties Nominated For ELOC Consideration



- **11,000-acres previously approved as potential acquisitions**
- **Properties represented from all 4 Acquisition Zones**
- **Acreage varies from 3,500-acres (Palm Beach Heights) to 1-acre (Perry Beach Add.)**

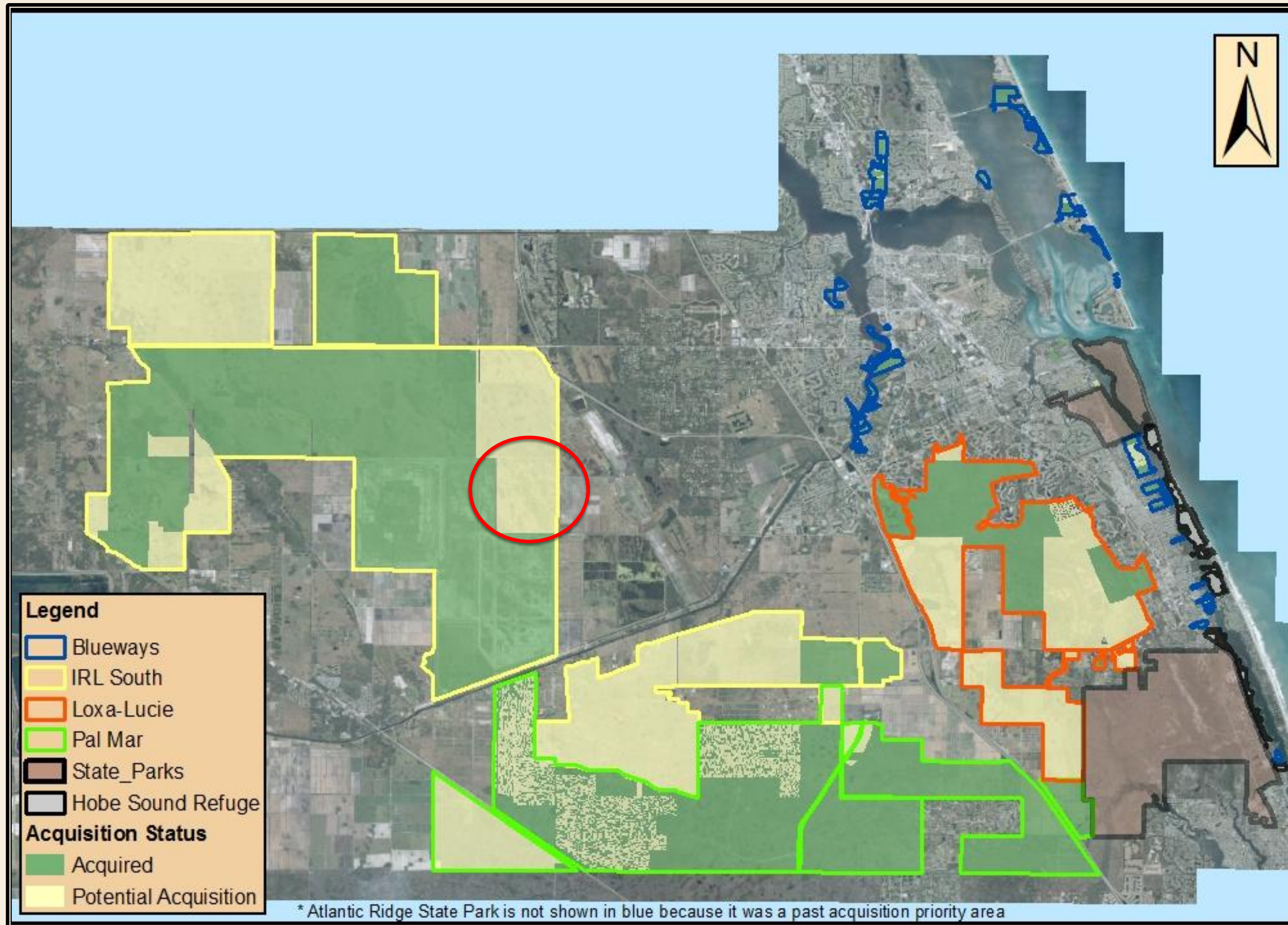
RURAL AND FAMILY LANDS

Florida program established in 2001 (s. 570.71, F.S.)

- **Uses perpetual agricultural conservation easements**
- **Statutorily defined as a type of 'conservation easement' under s. 704.06, F.S.**
- **Purpose: Protect working agricultural lands while also conserving natural resources**
- **Land remains in private ownership and in production**
- **Easements are purchased by the state; approved by Governor & Cabinet**
 - **No public access requirement**

COMPLETED ACQUISITIONS

BAR B RANCH EASEMENT



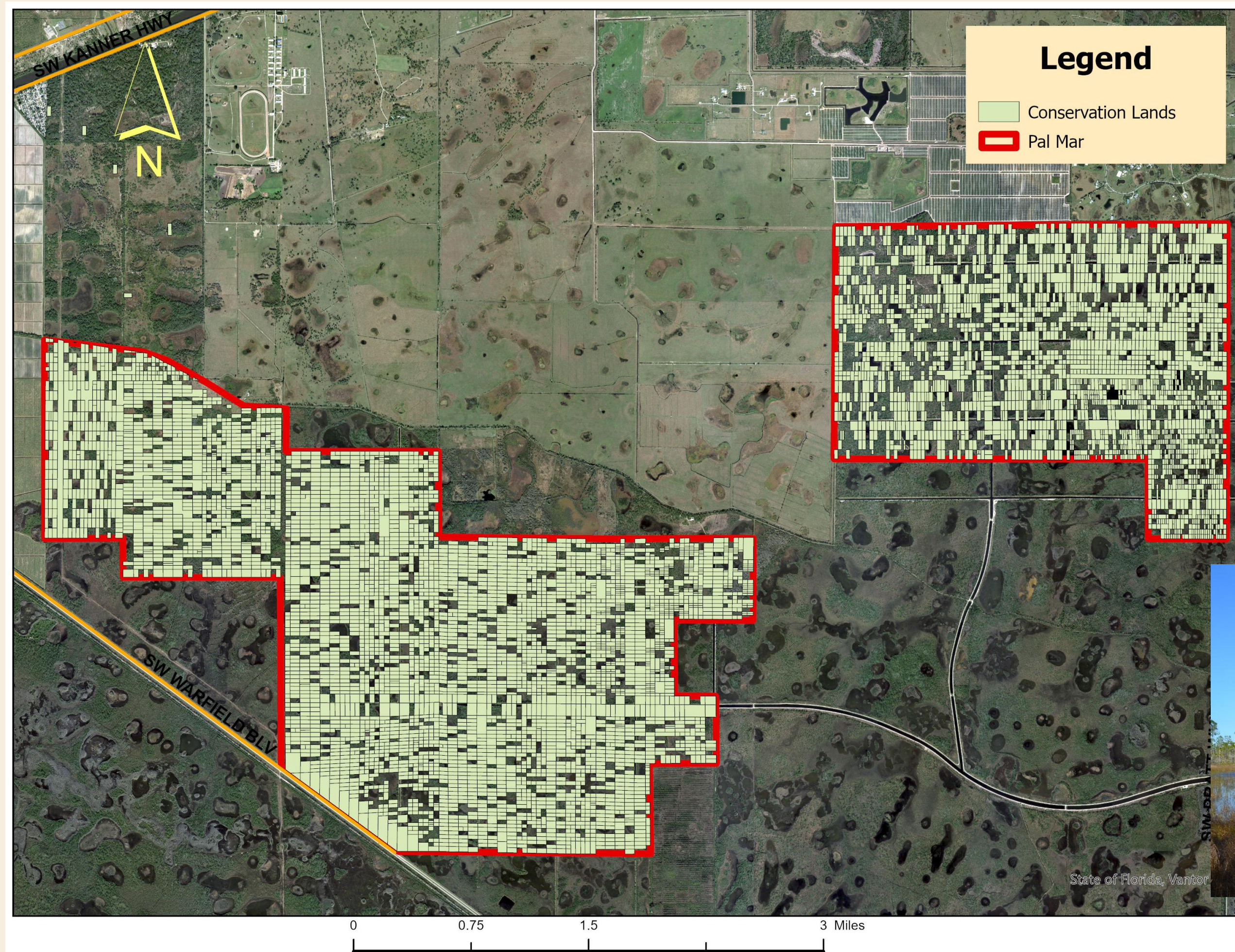
➤ **1,699-acres conservation easement in partnership with Florida Forever Program**

➤ **Supports the IRL South Natural Lands Program**

➤ **Located within the Florida Wildlife Corridor**

➤ **\$12 million total cost with County contributing \$5 million**

PALM BEACH HEIGHTS (PAL MAR)



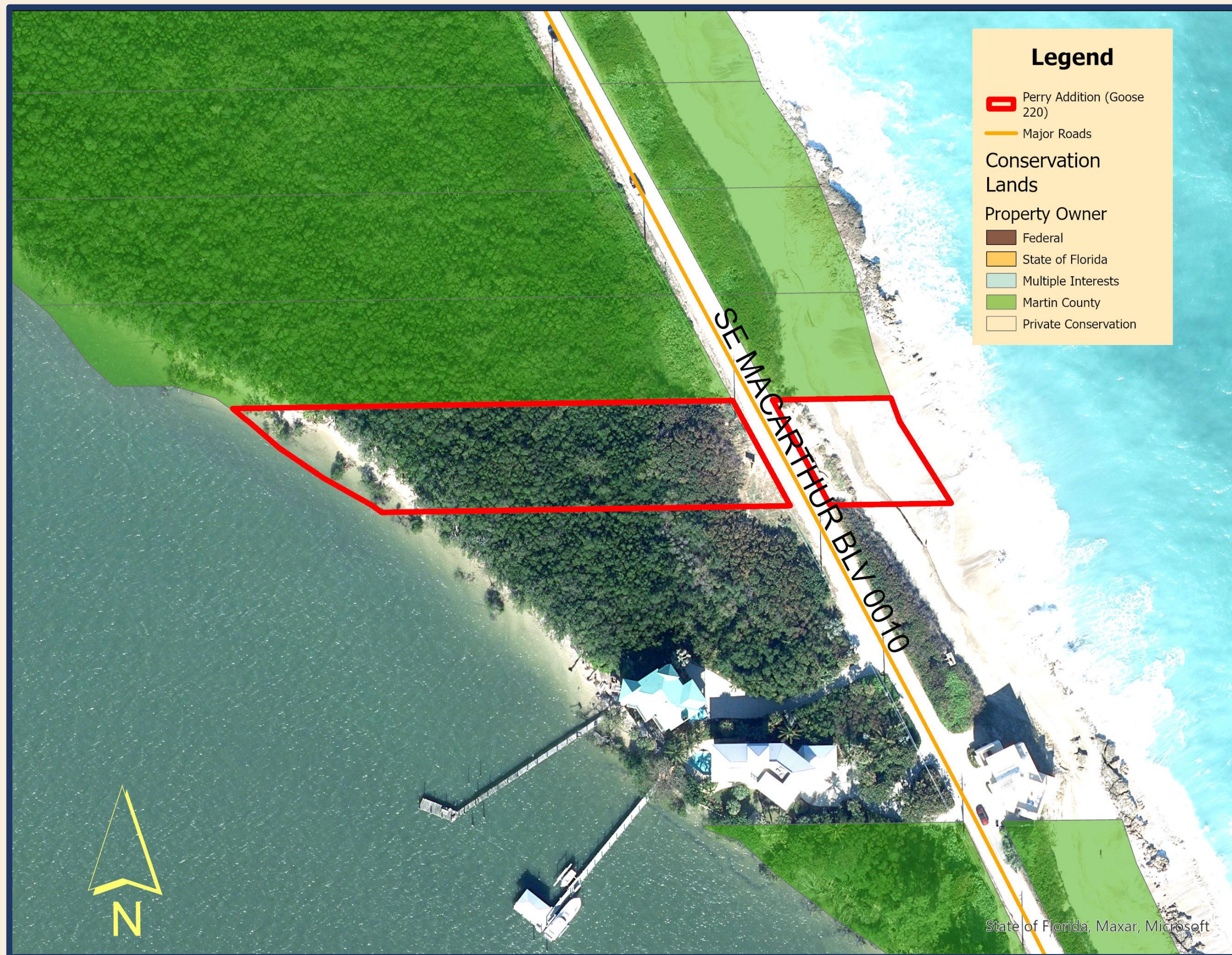
~8,000-acre project area (1,700-acres private/ 6,300-acres public)

Recently acquired ~1,000-acres

Located within Florida Wildlife Corridor and Florida Forever Project

Protects high quality wetlands and headwaters to the Loxahatchee River

PERRY BEACH ADDITION



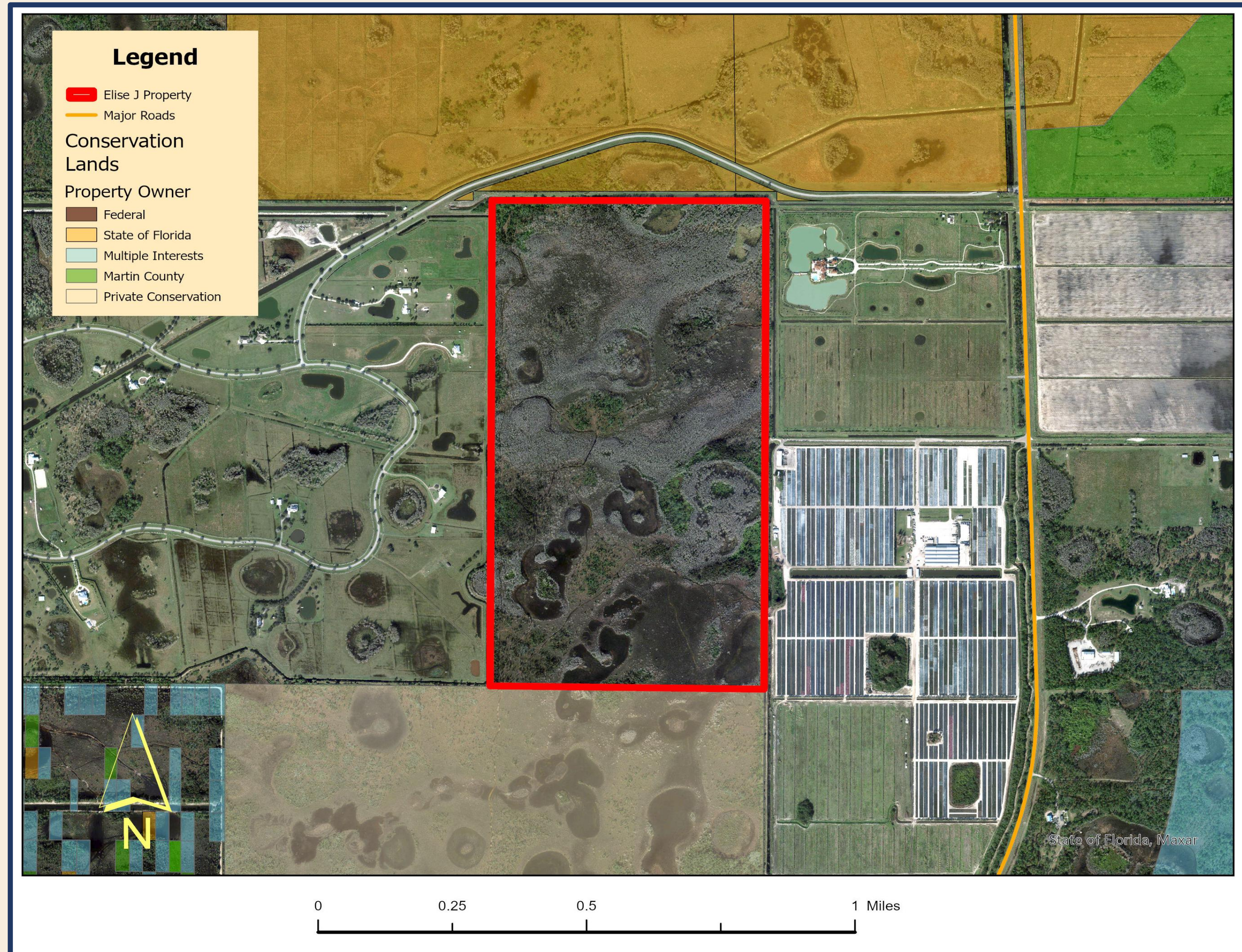
- **1-acre coastal Blueway property with beach and mangrove habitats**
 - **Property extends across Hutchinson Island**
 - **Directly adjacent to the Clifton S. Perry Beach preserve**
 - **Property acquired for \$1.98 million**

POINCIANA GARDENS



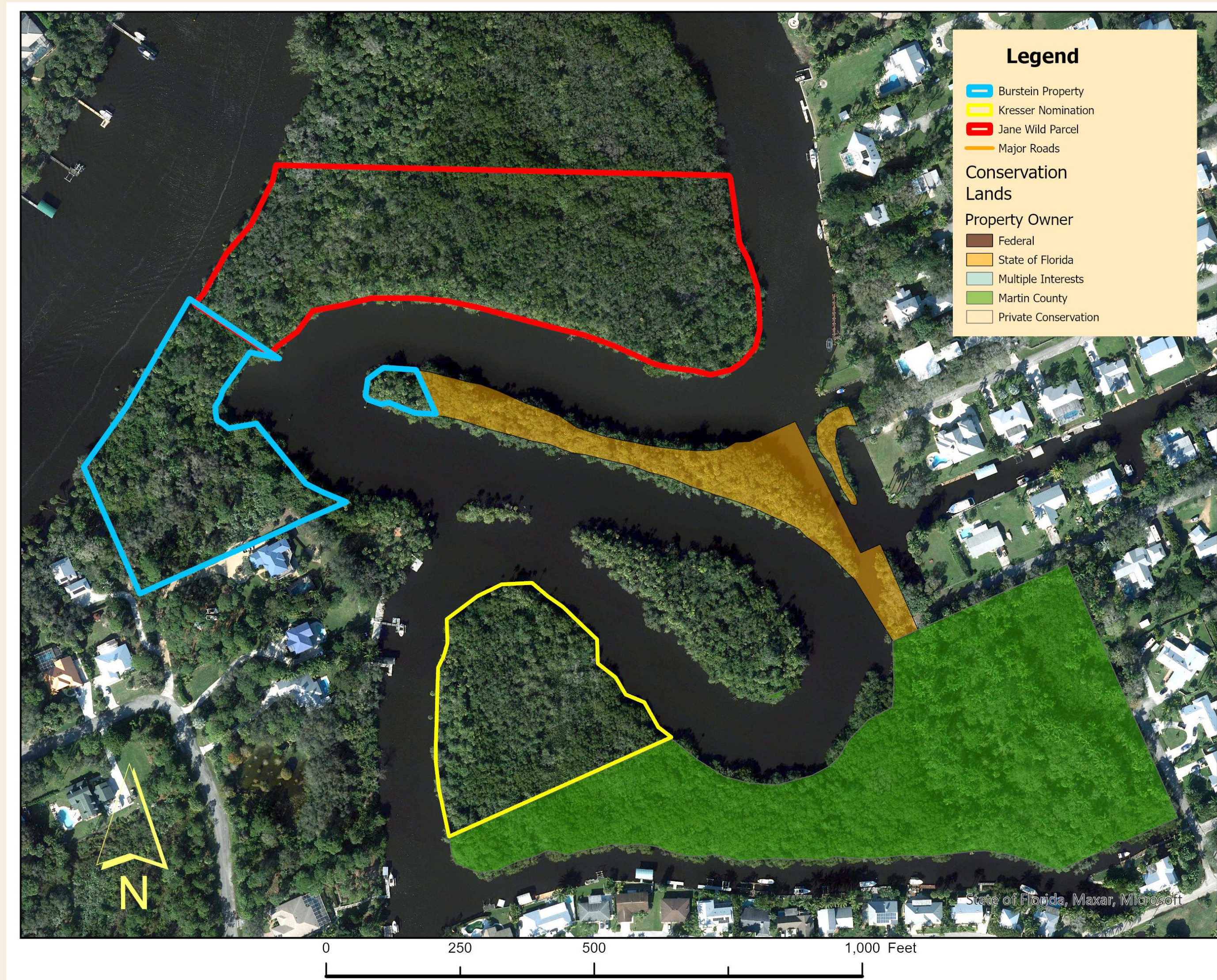
- **225-acre project area with mix of public and private ownership**
 - **32-acres under contract (~\$3m)**
- **Includes large wetland systems and pine flatwoods**
 - **Important buffer to Atlantic Ridge State Park**

ELISE J



- **315-acre property under contract for \$3.4m**
- **Serves as key connector between Hungryland WEA and Harmony Ranch**
 - **Potential to be managed as a part of Hungryland WEA**

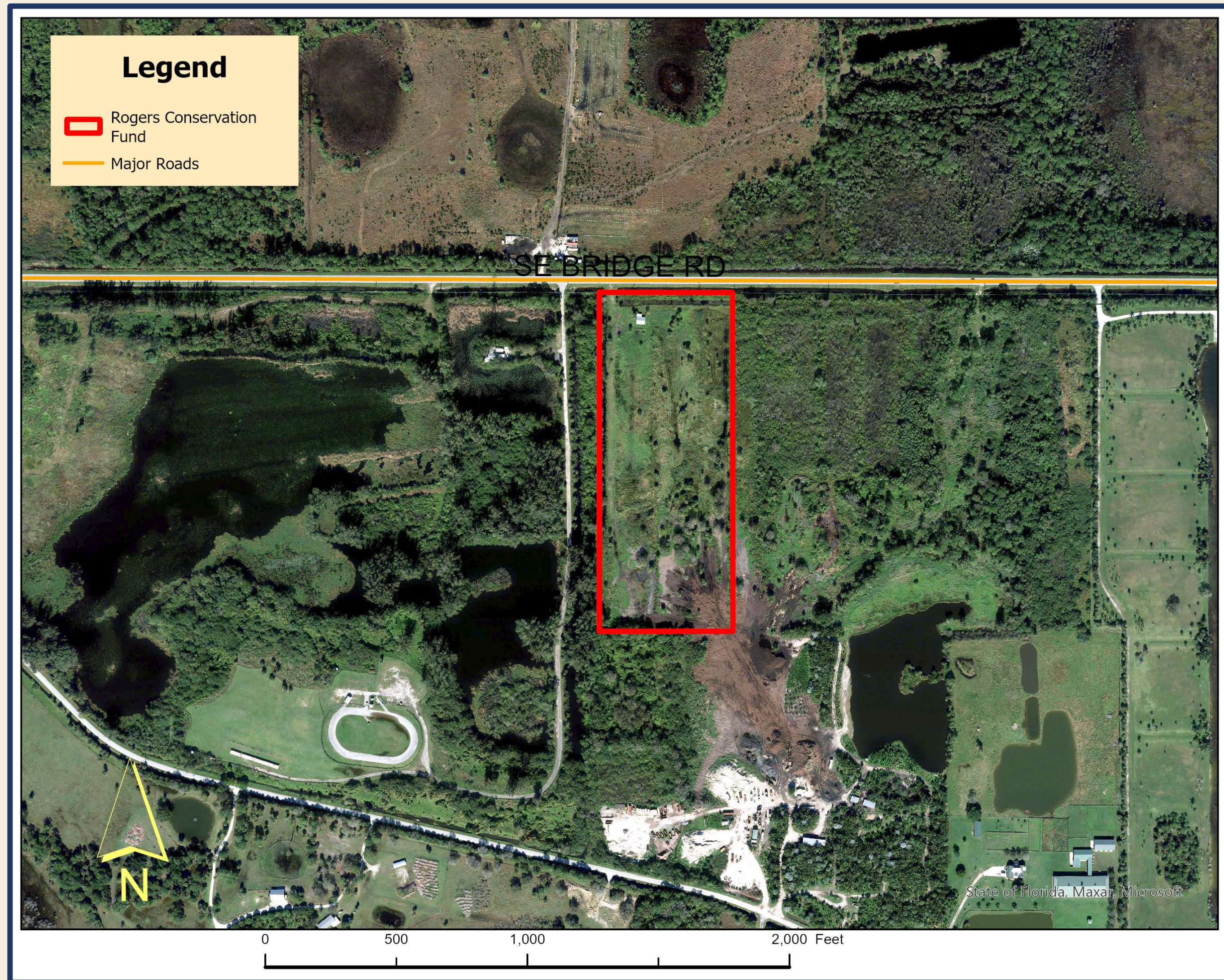
BURSTEIN HIXON



- **3-acre Blueway property along the South Fork of the St. Lucie River under contract for \$648,000**
- **Part of a larger network of County-owned conservation lands in the area**

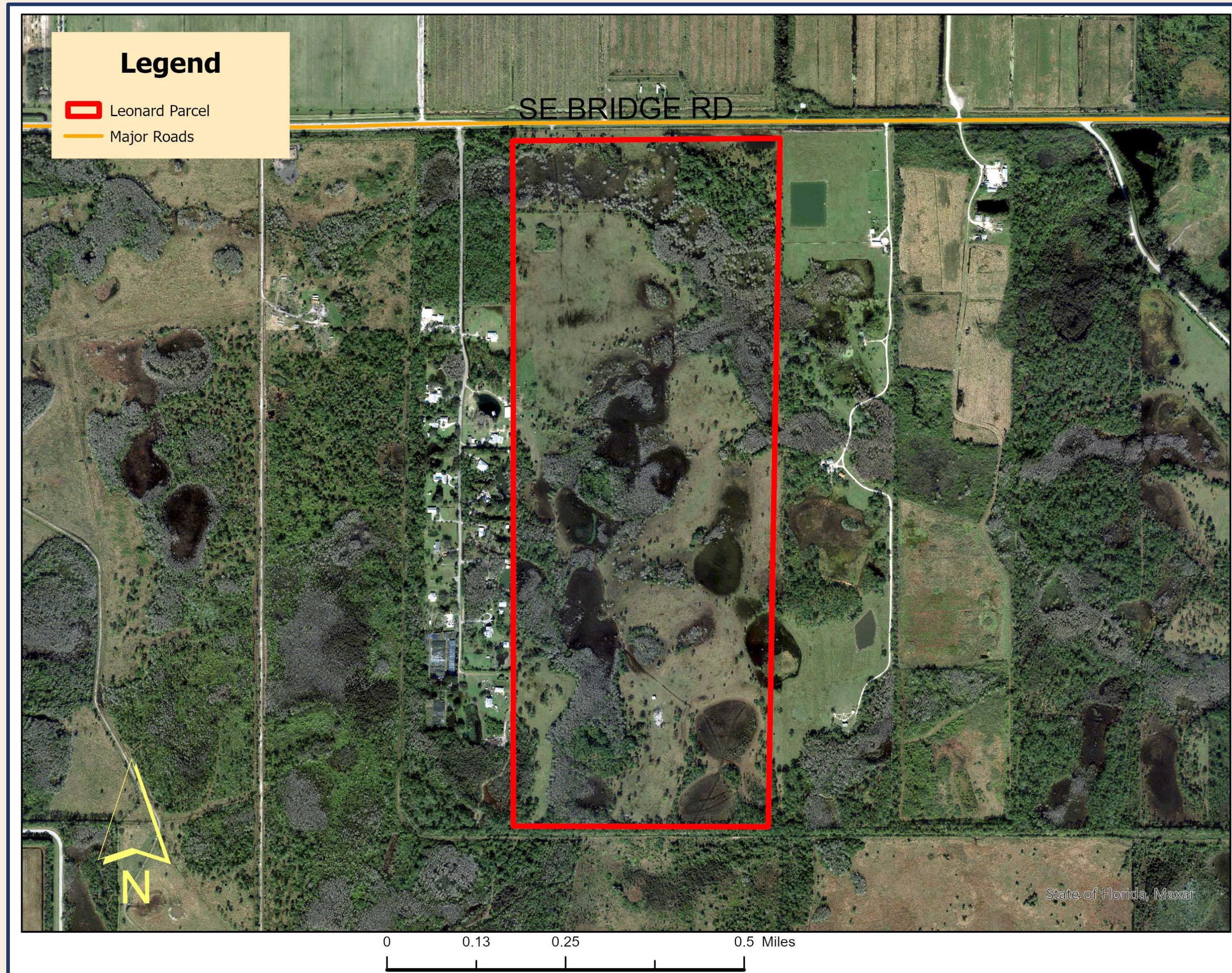
PROPERTIES UNDER ACTIVE NEGOTIATION

ROGERS CONSERVATION FUND



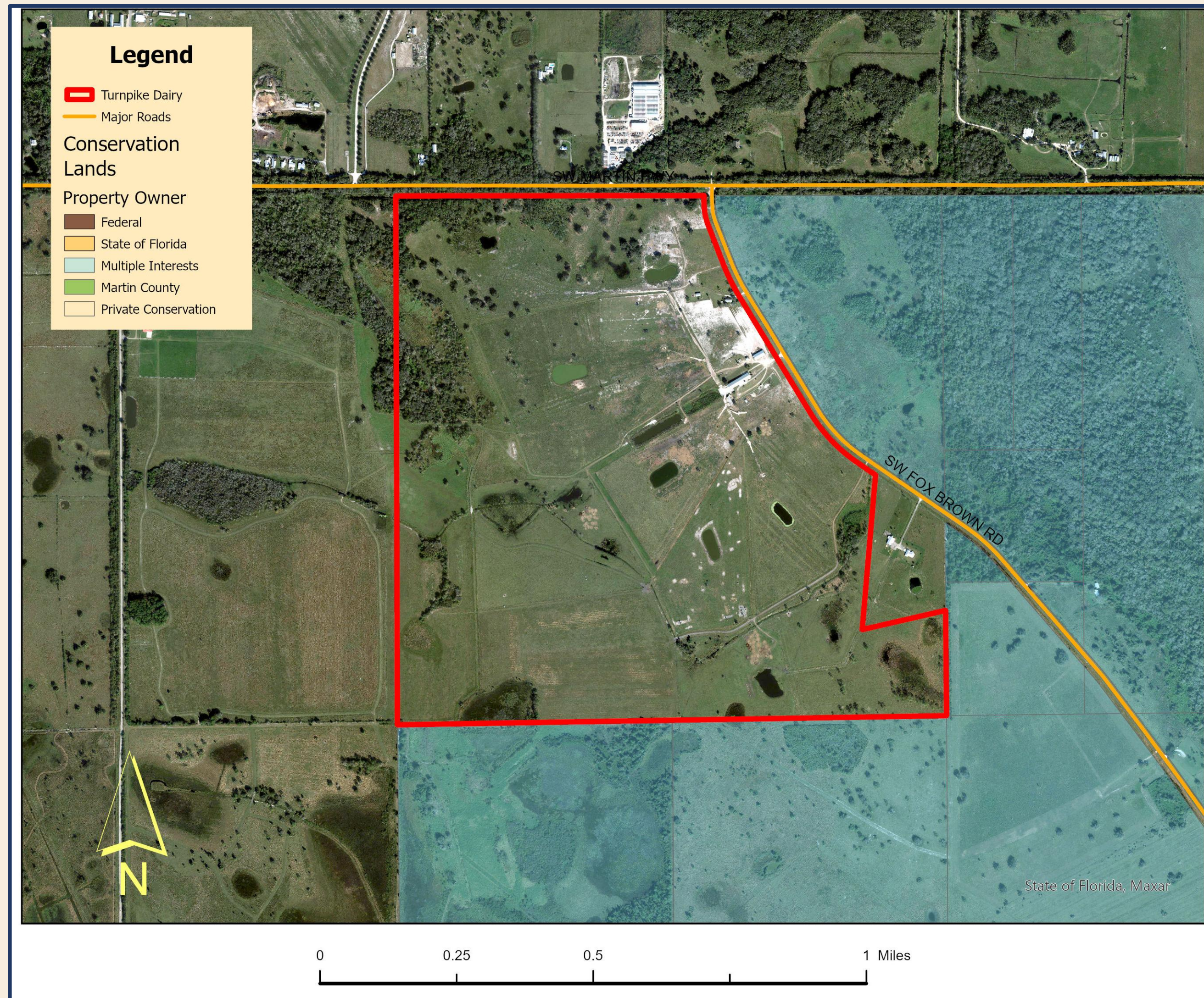
- **20-acre property under contract for \$1,000,000**
- **Flow way concept to capture water and support restoration of Kitching Creek**
- **Conservation Fund selling at a fraction of the appraised value (\$2,500,000)**

LEONARD PARCEL



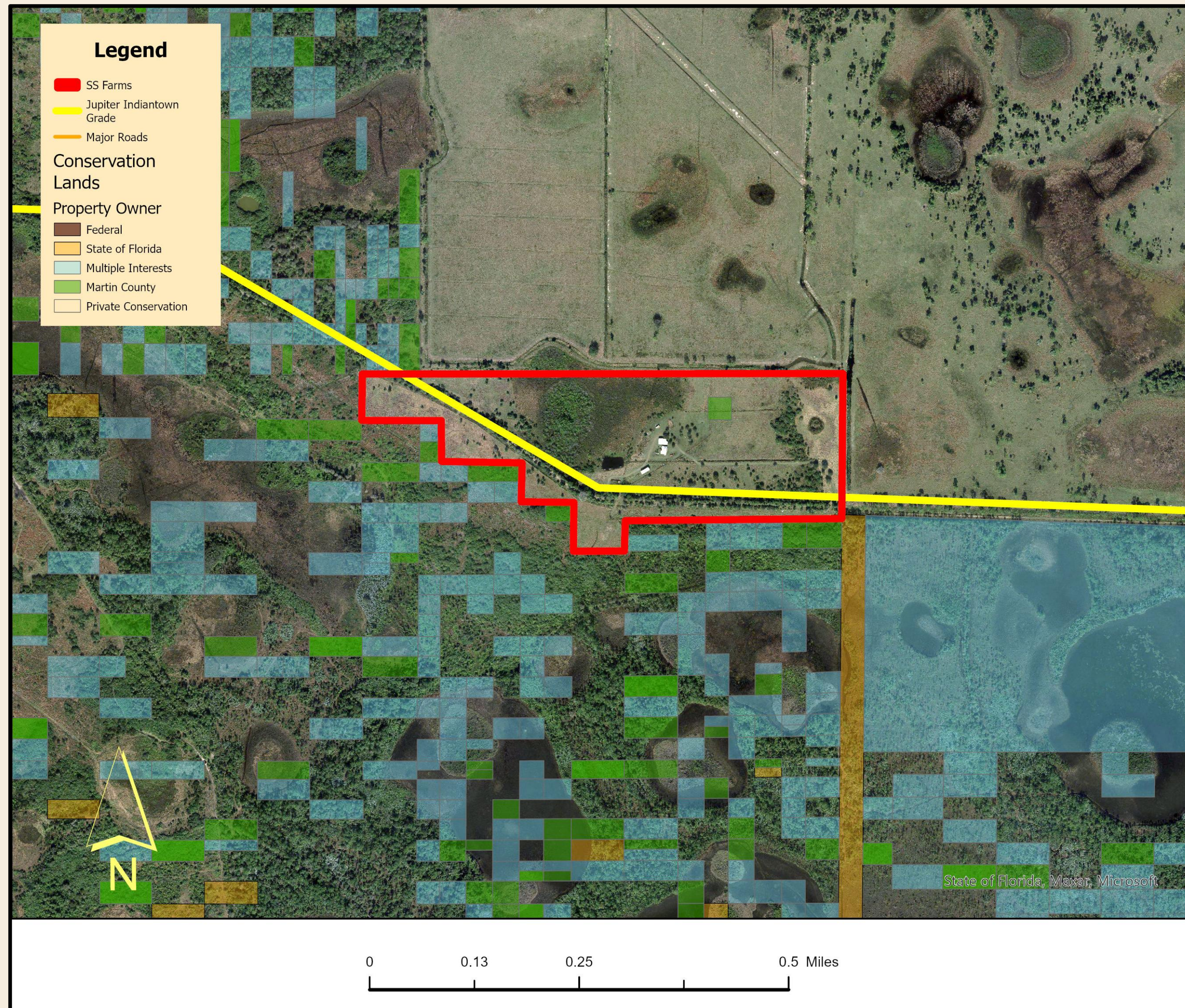
- 229-acre property that is a mix of pasture and large cypress sloughs
- This is an agricultural easement with active cattle ranching on the property
 - Not contiguous to any public lands

TURNPIKE DAIRY



- **488-acre property that is primarily improved pasture (84% of the property)**
 - **This is for an agricultural easement with Rural and Family Lands**
 - **Property is adjacent to Allapattah Flats**

SS FARMS PROPERTY



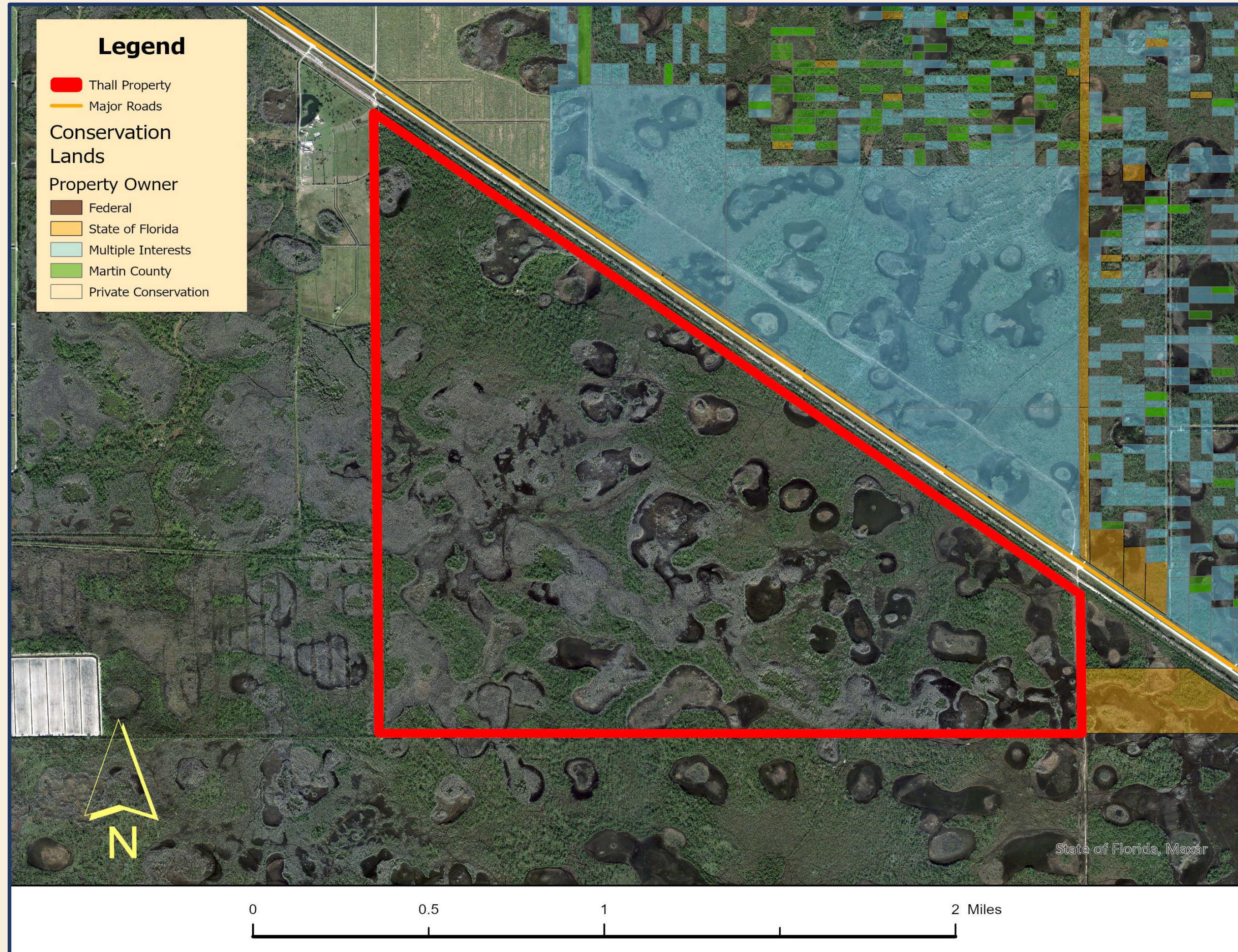
- **53-acre property that is primarily improved pasture and is actively ranched**
 - **This is for an agricultural easement with Rural and Family Lands**
- **The historic Jupiter Indiantown Grade bisects the property from east to west**

JR STUART LAND



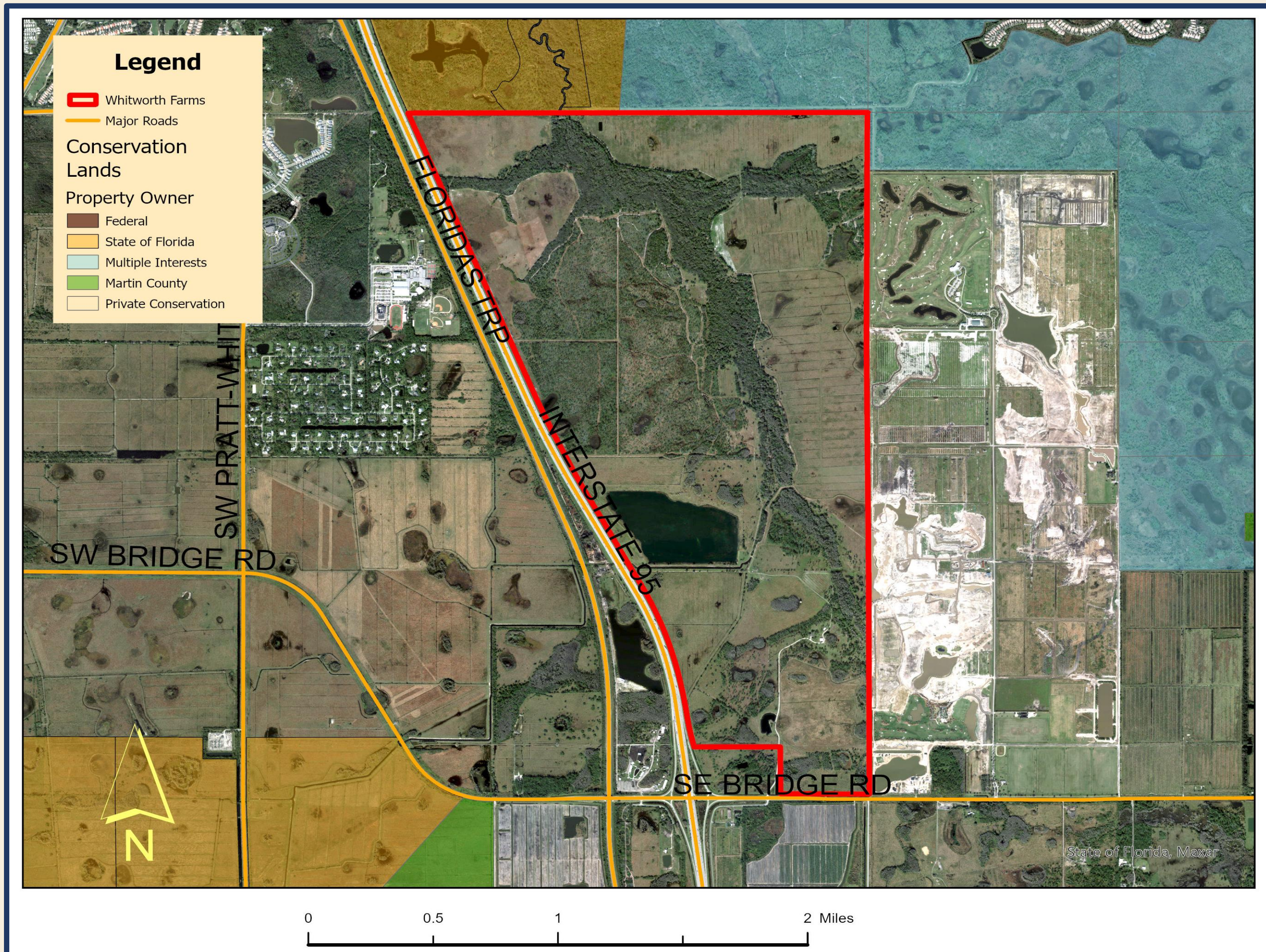
- **642-acre property important for regional connectivity**
- **Property is under conservation easement as a private mitigation bank**

THALL FAMILY PARTNERSHIP



- 1,499-acre property with large cypress and slough wetland systems
- Part of a large (60,000-acre) interconnected system of conservation lands extending from the Indian River Lagoon to Lake Okeechobee
- The Conservation Fund is taking the lead on negotiations w/ landowner

WHITWORTH FARMS



- **2,262-acre property offering a critical protected land corridor along I-95**
 - **Bisected by the South Fork of the St. Lucie River**
- **Protects important ecological corridor and Optimum Boundary for State Parks**
 - **Currently in negotiation with landowner; no agreement is imminent**

MARTIN COUNTY FOREVER



ABOUT

LANDS

OVERSIGHT

FAQS

GET INVOLVED

NEWSROOM

CONTACT


Preserving Martin County's Natural Legacy

Together, we're protecting our land and water for generations to come.

[Learn More About Our Program](#)



Webpage dedicated to the County Land Acquisition program
<https://www.martincountyforever.com/>



QUESTIONS AND DISCUSSION



TOWN OF JUPITER ISLAND

MEMORANDUM

To: Mayor & Town Commission

Through: Robert Garlo, Town Manager

From: Kimberly Kogos, Town Clerk

RE: Ordinance No. 421 Repealing Ordinance No. 403

Date: 6/22/2026

Background:

During the March 21, 2025, Town Commission meeting, Ordinance No. 403 was approved and adopted prohibiting the use of gasoline-powered leaf blowers within the Town. However, during the 2026 legislative session, Senate Bill 290 was introduced, prohibiting counties and local governments from enacting or enforcing any law that restricts or prohibits the use of gasoline-powered farm equipment or gasoline-powered landscape equipment. Governor Ron DeSantis signed the bill into law on March 23, 2026. As a result, to remain compliant with State law, it is both appropriate and necessary to repeal Ordinance No. 403, thereby allowing for the use of gasoline-powered leaf blowers on all residential properties and public lands of the Town, although still governed by the Town's noise ordinance.

Ordinance No. 421 repeals Ordinance No. 403, restoring the allowance for gasoline-powered leaf blowers within the Town of Jupiter Island. The Ordinance was heard and approved on first reading on May 19, 2026, and has been advertised in accordance with Florida Statute 166.041(3)(a).

Recommendation

Ordinance No. 421 is presented for second reading. A motion is required to pass and adopt the ordinance on second reading.

ORDINANCE NO. 421

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING ARTICLE III OF CHAPTER 9 OF THE JUPITER ISLAND CODE OF ORDINANCES ENTITLED "NOISE"; PROVIDING FOR REGULATIONS PERTAINING TO LEAF BLOWERS OPERATING WITHIN THE TOWN; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission heard the first reading and approved Ordinance No. 403 pertaining to gasoline-powered leaf blowers on March 21, 2025; and,

WHEREAS, the Town Commission heard the second reading and adopted Ordinance No. 403 pertaining to gasoline-powered leaf blowers on April 16, 2025; and,

WHEREAS, on March 23, 2026, Florida Governor Ron DeSantis signed into law Senate Bill 290 that prohibits local governments from restricting the use of gasoline-powered farm or landscape equipment; and,

WHEREAS, the Town Commission, in compliance with State law, finds it appropriate and necessary to repeal Ordinance No. 403, allowing for the use of gasoline-powered leaf blowers on all residential properties and public lands of the Town.

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

Section 1: Chapter 9. Nuisances, Article III. Noise, Section 9-62 of the Code of Ordinances of the Town of Jupiter Island is hereby amended to read as follows:

ARTICLE III. - NOISE

Sec. 9-62. - Construction related activities; lawn maintenance activities.

(a) Definitions.

(1)"*Winter season*" means the period between November 1 and April 30.

(2)"*Summer season*" means the period between May 1 and October 31.

(3)"*Legal holidays*" means the following holidays: New Year's Day (January 1), Memorial Day (Last Monday in May), Independence Day (July 4), Labor Day (1st Monday in September), Thanksgiving Day (4th Thursday in November) and the

Friday immediately following Thanksgiving Day, Christmas Day (December 25) and the day immediately following Christmas Day and when Christmas Day falls on a Saturday or Sunday, the Friday immediately preceding Christmas weekend and the Monday following Christmas weekend.

(4) "*Lawn maintenance equipment*" means motorized or powered equipment which is used to maintain lawns, trees, and landscaping, including but not limited to lawn mowers/yard tractors, chainsaws, lawn aerators, sod cutters, edgers, stump grinders, hedge trimmers, leaf blowers, lawn vacuum machines and monofilament line grass trimmers.

~~(5) "*Leaf blowers*" means any air blowing machine powered by gas or electricity to create a concentrated stream of air to push, or blow dirt, dust, leaves, grass clippings, trimmings, or debris.~~

(b) Use of restricted equipment.

(1) Applicability. Use of the following "restricted equipment" or engagement in the following activities during construction is restricted as provided in this section:

- a. Compressors, gas- or diesel-engine driven for operating jack hammers, riveting or drilling devices.
- b. Cranes of all weights and types and other related construction equipment such as, but not limited to, concrete pumps, pile driving, excavation and demolition.
- c. Dredges, of all types.
- d. Dry sandblasting machines and jackhammers.
- e. Gasoline, diesel and/or steam engines that are operated in such a manner as to: 1. Emit offensive odors which are materially perceptible from any property line; or, 2. Produce noise in excess of 60 decibels (dbs), measured at any property line.
- f. Hammer-driven piledrivers, of all types.
- g. Hammers, of all types, when used for metal-to-metal work that is not hammer-to-nail.
- h. Power saws, band, cut-off and table, unless housed in a "dried-in" structure.
- i. Radio, audio equipment or loudspeakers used in a manner that produces noise which is unreasonably loud.

j. Tractors, over two tons, which are rigged for earth moving or land clearing operations.

k. Any construction equipment, device or activity, which though otherwise permitted, produces noise in excess of 72 decibels (dbs), measured:

1. Fifty feet from the construction activity, or,

2. From the property line nearest to where the construction activity is taking place, whichever is greater.

(2) Restrictions. The use of "restricted equipment" is restricted as follows:

a. Use of restricted equipment is prohibited during the winter season.

b. Use of restricted equipment during the summer season is permitted only during the hours of 7:30 a.m. to 6:00 p.m., Monday through Friday.

c. Use of restricted equipment is prohibited on legal holidays.

(3) Exceptions. The following are exempt from the restrictions of this section:

a. Operation of restricted equipment relating to essential services of the Town;

b. Operation of restricted equipment to protect the public health, safety, and welfare during emergency conditions; and

c. Operation of restricted equipment for repairs, improvements or landscape work on permitted projects for a period of less than one week upon prior written approval of the Town's building official. A written request defining the specific nature of the work, its duration and the equipment involved shall be submitted to the Town's building official at least five working days prior to commencement of the work.

The building official may approve such work only upon being assured that the proposed use of equipment will not exceed established noise level restrictions nor excessively impact the inhabitants of adjoining properties and public roadways. The building official may establish terms and conditions relating to the work, if approved.

(c) Working hours for construction.

(1) During the winter season, construction work is restricted to the following hours: a.8:30 a.m. to 5:30 p.m., Monday through Friday; and, b.8:30 a.m. to 1:00 p.m. on Saturday.

(2) During the summer season, construction work is restricted to the following hours:

a. 7:30 a.m. to 6:00 p.m., Monday through Friday; and,

b. 8:30 a.m. to 5:00 p.m. on Saturday, upon prior written approval of the administrative official, which shall be granted if the applicant demonstrates that the construction work will not excessively impact inhabitants of adjoining properties.

(3) Construction work is prohibited on legal holidays.

(d) Working hours for lawn maintenance.

(1) During the winter season. operation of lawn maintenance equipment is restricted to the hours of 8:30 a.m. to 5:30 p.m., Monday through Friday, and from 8:30 a.m. to 1:00 p.m. on Saturday.

(2) During the summer season, operation of lawn maintenance equipment is restricted to the hours of 7:30 a.m. to 6:00 p.m., Monday through Friday, and from 8:30 a.m. to 5:00 p.m. on Saturday.

(3) Operation of lawn maintenance equipment is prohibited on legal holidays.

~~(e) Use of leaf blowers on residential properties and Town-owned public lands.~~

~~(1) Effective November 1, 2025, the use of gas-powered leaf blowers is prohibited on properties zoned for residential and public lands uses according to the Town's Zoning Map.~~

~~(2) Continued use of gas-powered leaf blowers may be permitted on properties zoned for recreation and conservation uses according to the Town's current Zoning Map and only in accordance with the noise and sound requirements of this section.~~

~~(3) Continued use of gas-powered leaf blowers is also permitted for use by the Town to clear roads, parking lots, and other paved surfaces within the Town.~~

~~(e)-(f)~~ [Decibel levels.] The sound produced by lawn maintenance equipment shall not exceed 69 decibels (dbs), measured:

(1) Fifty feet from the point of operation of the equipment, or

(2) From the nearest property line to where the equipment is operated, whichever is greater.

(3) Leaf blowers, backpack sprayers and hand-held blowers shall be limited to a maximum decibel level that shall not exceed 65 (dbs) at a distance of 30 feet from the point of operation of the equipment or from the nearest property line to where the equipment is operated, whichever is greater. ~~This section relating to leaf blowers shall become effective October 1, 2007.~~

~~(e)~~(f) Maintenance of construction sites. It is the responsibility of the person, firm or corporation indicated on the development permit to maintain the site in a neat and orderly manner, including broom-cleaning the site each day, and preventing unsightly piles of trash and debris from gathering during the course of construction.

~~(f)~~(g) Avoidance of nuisance. When land has been cleared pursuant to a land clearing permit, the permittee shall either resod or replant the cleared area or periodically sprinkle the area ground to prevent windblown dust or dirt from creating a nuisance to other properties.

~~(g)~~(h) [Violations.] Each separate violation and each day of a continuing violation shall be considered a separate offense.

~~(h)~~(i) [Shutdown order.] In case of three or more violations of section 9-62(b) or (c) (Use of restricted equipment, Working hours for construction) the administrative official shall order the project to be shut down for the remainder of the winter season. If a shutdown order is issued, the site must be rendered safe and secure to the satisfaction of the administrative official within five working days.

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 may 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 execution.

ORDINANCE NO. 421 PASSED UPON FIRST READING THE 19th DAY OF MAY, 2026.

PASSED AND ADOPTED UPON THE SECOND READING FOLLOWING PUBLIC HEARING THE 22nd DAY OF JUNE, 2026.

(SEAL)

TOWN OF JUPITER ISLAND, FLORIDA

Mayor

Vice Mayor

Commissioner

Commissioner

Commissioner

ATTEST:

Town Clerk, Kimberly Kogos

#6080720 v1 18270-00002

ORDINANCE NO. 403

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING ARTICLE III OF CHAPTER 9 OF THE JUPITER ISLAND CODE OF ORDINANCES ENTITLED "NOISE"; PROVIDING FOR REGULATIONS PERTAINING TO LEAF BLOWERS OPERATING WITHIN THE TOWN; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission desires to reduce noise pollution resulting from gas-powered leaf blowers; and,

WHEREAS, excessive sound is among the nuisances identified in Article III of the Town's Code of Ordinances (Code); and,

WHEREAS, the sound emitted from the operation of lawn maintenance equipment can constitute a nuisance; and,

WHEREAS, the sound created by gas-powered leaf blowers exceeds the permitted sound level limitations of the Code; and,

WHEREAS, the sound created by the operation of electric leaf blowers is substantially less than the sound created by the operation of gas-powered leaf blowers; and,

WHEREAS, the Town Commission finds that banning the use of gas-powered leaf blowers and the adoption of a requirement to use electric leaf blowers will minimize sound and the nuisance created by sound which exceed the sound standards of the Code; and,

WHEREAS, the Town commission finds that it is appropriate to establish a grace period wherein the Town will not enforce the provisions of the Code which bans the use of gas-powered leaf blowers and requires the use of electric leaf blowers on all residential properties and public lands of the Town.

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

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(5) "Leaf blowers" means any air blowing machine powered by gas or electricity to create a concentrated stream of air to push, or blow dirt, dust, leaves, grass clippings, trimmings, or debris.

(b) Use of restricted equipment.

(1) Applicability. Use of the following "restricted equipment" or engagement in the following activities during construction is restricted as provided in this section:

- a. Compressors, gas- or diesel-engine driven for operating jack hammers, riveting or drilling devices.
- b. Cranes of all weights and types and other related construction equipment such as, but not limited to, concrete pumps, pile driving, excavation and demolition.
- c. Dredges, of all types.
- d. Dry sandblasting machines and jackhammers.

e. Gasoline, diesel and/or steam engines that are operated in such a manner as to: 1. Emit offensive odors which are materially perceptible from any property line; or, 2. Produce noise in excess of 60 decibels (dbs), measured at any property line.

f. Hammer-driven piledrivers, of all types.

g. Hammers, of all types, when used for metal-to-metal work that is not hammer-to-nail.

h. Power saws, band, cut-off and table, unless housed in a "dried-in" structure.

i. Radio, audio equipment or loudspeakers used in a manner that produces noise which is unreasonably loud.

j. Tractors, over two tons, which are rigged for earth moving or land clearing operations.

k. Any construction equipment, device or activity, which though otherwise permitted, produces noise in excess of 72 decibels (dbs), measured:

1. Fifty feet from the construction activity, or,

2. From the property line nearest to where the construction activity is taking place, whichever is greater.

(2) Restrictions. The use of "restricted equipment" is restricted as follows:

a. Use of restricted equipment is prohibited during the winter season.

b. Use of restricted equipment during the summer season is permitted only during the hours of 7:30 a.m. to 6:00 p.m., Monday through Friday.

c. Use of restricted equipment is prohibited on legal holidays.

(3) Exceptions. The following are exempt from the restrictions of this section:

a. Operation of restricted equipment relating to essential services of the Town;

b. Operation of restricted equipment to protect the public health, safety, and welfare during emergency conditions; and

c. Operation of restricted equipment for repairs, improvements or landscape work on permitted projects for a period of less than one week upon prior

written approval of the Town 's building official. A written request defining the specific nature of the work, its duration and the equipment involved shall be submitted to the Town's building official at least five working days prior to commencement of the work.

The building official may approve such work only upon being assured that the proposed use of equipment will not exceed established noise level restrictions nor excessively impact the inhabitants of adjoining properties and public roadways. The building official may establish terms and conditions relating to the work, if approved.

(c) Working hours for construction.

(1) During the winter season, construction work is restricted to the following hours: a.8:30 a.m. to 5:30 p.m., Monday through Friday; and, b.8:30 a.m. to 1:00 p.m. on Saturday.

(2) During the summer season, construction work is restricted to the following hours:

- a. 7:30 a.m. to 6:00 p.m., Monday through Friday; and,
- b. 8:30 a.m. to 5:00 p.m. on Saturday, upon prior written approval of the administrative official, which shall be granted if the applicant demonstrates that the construction work will not excessively impact inhabitants of adjoining properties.

(3) Construction work is prohibited on legal holidays.

(d) Working hours for lawn maintenance.

(1) During the winter season. operation of lawn maintenance equipment is restricted to the hours of 8:30 a.m. to 5:30 p.m., Monday through Friday, and from 8:30 a.m. to 1:00 p.m. on Saturday.

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(1) Effective November 1, 2025, the use of gas-powered leaf blowers is prohibited on properties zoned for residential and public lands uses according to the Town's Zoning Map.

(2) Continued use of gas-powered leaf blowers may be permitted on properties zoned for recreation and conservation uses according to the Town's current Zoning Map and only in accordance with the noise and sound requirements of this section.

(3) Continued use of gas-powered leaf blowers is also permitted for use by the Town to clear roads, parking lots, and other paved surfaces within the Town.

~~(f)-(e)~~ [Decibel levels.] The sound produced by lawn maintenance equipment shall not exceed 69 decibels (dbs), measured:

(1) Fifty feet from the point of operation of the equipment, or

(2) From the nearest property line to where the equipment is operated, whichever is greater.

(3) Leaf blowers, backpack sprayers and hand-held blowers shall be limited to a maximum decibel level that shall not exceed 65 (dbs) at a distance of 30 feet from the point of operation of the equipment or from the nearest property line to where the equipment is operated, whichever is greater. ~~This section relating to leaf blowers shall become effective October 1, 2007.~~

~~(g)(f)~~ Maintenance of construction sites. It is the responsibility of the person, firm or corporation indicated on the development permit to maintain the site in a neat and orderly manner, including broom-cleaning the site each day, and preventing unsightly piles of trash and debris from gathering during the course of construction.

~~(h)(g)~~ Avoidance of nuisance. When land has been cleared pursuant to a land clearing permit, the permittee shall either resod or replant the cleared area or periodically sprinkle the area ground to prevent windblown dust or dirt from creating a nuisance to other properties.

~~(i)(h)~~ [Violations.] Each separate violation and each day of a continuing violation shall be considered a separate offense.

~~(j)(i)~~ [Shutdown order.] In case of three or more violations of section 9-62(b) or (c) (Use of restricted equipment, Working hours for construction) the administrative official shall order the project to be shut down for the remainder of the winter season. If a shutdown order is issued, the site must be rendered safe and secure to the satisfaction of the administrative official within five working days.

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 may be codified and made a part of the official Code of Ordinances of the Town of Jupiter Island.

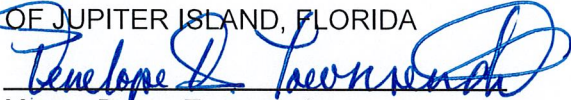
Section 5. Effective Date. This ordinance shall become effective immediately upon execution.

ORDINANCE NO. 403 PASSED UPON FIRST READING THE 21st DAY OF MARCH, 2025.

PASSED AND ADOPTED UPON THE SECOND READING FOLLOWING PUBLIC HEARING THE 16th DAY OF APRIL, 2025.

(SEAL)

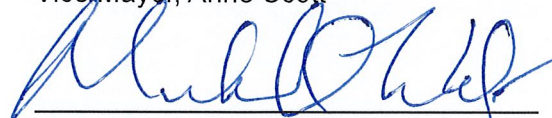
TOWN OF JUPITER ISLAND, FLORIDA



Mayor, Penny Townsend




Vice Mayor, Anne Scott



Commissioner, Marshall Field, VI

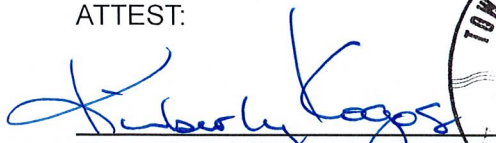


Commissioner, Patricia Warner

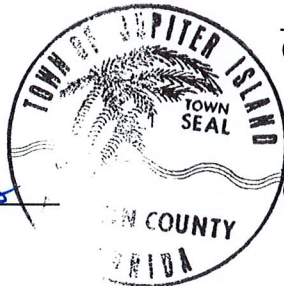


Commissioner, Joe Taddeo

ATTEST:



Town Clerk, Kimberly Kogos





TOWN OF JUPITER ISLAND

MEMORANDUM

To: Mayor & Town Commission

Through: Robert Garlo, Town Manager *RG*

CC: Kimberly Kogos, Town Clerk

From: John Duchock, Asst. Town Manager

RE: Agenda Item No. 5 – Memorandum of Understanding (MOU) re: Disaster Debris Management Site (DDMS) Use

Date: 6/10/2026

Background:

Disaster recovery from hurricane events requires a substantial response using Town resources and contractor support. High wind events like these generate a large volume of vegetative debris which is required to be handled and disposed of by the Town. In compliance with Federal (FEMA) and State (FDEM) procedures for debris management, the Town is required to plan for and retain sufficient logistical supports services to safely and effectively collect, manage, and dispose of debris. Debris management and disposal requires identifying and securing a Disaster Debris Management Site (DDMS), including annual pre-authorization of permitted sites by Counties and Municipalities in Florida, per statute.

The Town owns property both on island and off island, which has been historically sufficient for debris management. Town-owned property is not currently approved and registered with the state as a DDMS. In order to secure access to a registered, pre-authorized site for future storms, Town staff has requested permission from Martin County to utilize (if necessary) the County's existing DDMS located at 5400 SE Bridge Road. This site, referred to as "Hobe Sound LF-68798", is authorized by the state for vegetative debris management. Martin County has agreed to allow the Town access to and use of the site, if needed, and is in the process of finalizing a Memorandum of Understanding (MOU) to allow for Town-use.

Request:

Pending legal review by Town Counsel, staff recommends authorizing the Town Manager to approve and execute the MOU for Disaster Debris Management Site use.



TOWN OF JUPITER ISLAND Building Department

To: Mayor and Commission
From: Catherine Harding, Building, Planning and Zoning Director
RE: Revision of Building Department Fees
 House Bill No. 803
Date: June 8, 2026

On May 6, 2026, the Governor approved House Bill No. 803, to take effect July 1, 2026.

This bill dealt with provisions for regulating Building Permits and more specifically, regulating Building Permit Fees. Up until now our Building Permit Fee has been based on the cost of construction. Bill No. 803 requires that the fee be based on the square feet of new construction.

Our office has researched the issue and developed a new fee schedule which will approximate the fees collected in prior years. Our goal was to cover the cost of operating the Building Department without collecting excessive fees.

The dollar value for new construction and alterations was based on the International Code Council Building Valuation Data from February 2026, which contained a data table for R-3, one- and two-family residential homes. The multiplier was calculated from the Building Department fiscal year budget for the last two years.

Flat fees were calculated on the average fee of a permit type over a year. Additional non-building fees were increased after an assessment of related cost.

The Fee Schedule will be used for one calendar year, then re-examined to determine if further adjustments are required.

RESOLUTION NO. 953

A RESOLUTION OF THE COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, MODIFYING RESOLUTION NO. 929 RELATING TO THE BUILDING PERMIT FEES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, due to regulatory requirements, there is a need to revise the schedule of Building Department Permit Fees charged to applicants; and

WHEREAS, the Town Manager and Staff, after careful review, have recommended a revision of the Building Permit Fees, which the Town Commission finds to be in the best interest of the Town to adopt.

NOW, THEREFORE, BE RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA AS FOLLOWS:

Resolution No. 929 is hereby amended at Section 1 to read as follows:

Section 1. The Town shall charge the following fees for the applications indicated:

<u>Application</u>	<u>Fees</u>
Building Permit – New Construction	(Square Foot of Building) * (\$225) * (0.016)

Review Fees applied to permit fee*

Complete Package Submittal	10% of Permit Fee
Plan Review	40% of Permit Fee
SMRU Review	20% of Permit Fee
PE Review	20% of Permit Fee
Fire/ Public Safety Review	10% of Permit Fee
Zoning Review	10% of Permit Fee
Public Works Review	10% of Permit Fee

** Not all permits will have all review fees applied.*

Building Permit – Alteration (Square Foot of Building) * (\$176) * (0.016)

Review Fees applied to permit fee*

Complete Package Submittal	10% of Permit Fee
Plan Review	40% of Permit Fee
SMRU Review	20% of Permit Fee
PE Review	20% of Permit Fee
Fire/ Public Safety Review	10% of Permit Fee
Zoning Review	20% of Permit Fee
Public Works Review	10% of Permit Fee

** Not all permits will have all review fees applied.*

Private Provider Plan Review Less 25% of permit fee

Private Provider Inspection Less 25% of permit fee

Flat fees:

Single Source \$ 350.00

(Includes: AC Replacement, Antenna, Boat Lift, Brush Bin, Charging Station, Driveway, Electric Meter Change Out, Electrical Misc., Elevator, Gas Line/Tank, Gazebo, Mechanical Misc., Plumbing Misc., Temp Power, Septic/Drainfield, Water Heater Replacement, Shed, Solar Panels, Mangrove Trim)

Re-roof \$2,500.00 per roof top

Window, Door, and Shutter Replacement \$ 350.00 up to 4, then \$ 500.00

Demolition Permit (per structure) \$1,500.00

Fence/Wall/Gate \$ 700.00

Garage Door Replacement (including electric) \$ 500. 00

Generator (including electric, gas, structure) \$3,000.00

New Pool /Fountain \$3,000.00

Pool Renovation \$ 700.00

Construction Site/Buffer \$ 500.00

Land Clearing	\$1,200.00
Landscape (Major)	\$1,700.00
Landscape (Minor)	\$ 350.00
Dock/Bulkhead/Dune Crossover	\$2,500.00
<hr/>	
Temporary Tents	\$ 75.00
Short Term Rental/Vacation Rental	\$ 500.00
Development Review Board	\$2,000.00
Subdivision Application	\$4,000.00
Appeal to Town Commission	\$1,500.00
Appeal to Development Review Board	\$1,500.00
Letter of No Objection	\$ 200.00
Administrative Approval Letter (30-Day Mailing)	\$ 400.00
Winter Waiver Fee	\$ 500.00
Rezoning of Land	\$3,000.00
Zoning Code Text Amendment	\$3,000.00
Comprehensive Plan Text Amendment	\$4,000.00
Comprehensive Plan Amendment/ Land Use Change: Basic Fee Plus Additional fees may be determined to complete the process	\$5,000.00

The fees above do not include any additional fees required for all costs associated with consultants and legal fees for analysis, study, and report of any application determined by the Director of Building, Planning and Zoning to require such review, which fees will be the responsibility of the applicant.

Section 2. This Resolution shall take effect July 1st, 2026.

THIS RESOLUTION WAS PASSED AND ADOPTED in a regular session of the Commission this 22nd day of June 2026.

TOWN OF JUPITER ISLAND

MAYOR

VICE MAYOR

COMMISSIONER

COMMISSIONER

COMMISSIONER

ATTEST:

TOWN CLERK

MEMORANDUM

To: Town Manager & Town Commission

From: Town Attorney

**Re: Updated Memo – Referrals and Development Approval
Modifications (for discussion)**

Date: June 10, 2026

This is an update to my memo dated May 8, 2026, in response to the request that I refine proposed legislation regarding the Town’s land development regulations (“LDRs”) detailing the Town’s processes for addressing deviations from development entitlements requiring quasi-judicial hearings before the Development Review Board (“DRB”) or the Town Commission.

The proposed ordinance was removed from the agenda for the May 19, 2026, Commission meeting, and I have since discussed proposed revisions with staff. The proposal below retains the substantial compliance framework, incorporates clarifying revisions, and adapts several features of the Town of Palm Beach’s recently adopted regulations governing construction that deviates from approved plans (Palm Beach Ord. No. 005-2025), including a filing deadline and a doubled application fee for retroactive permit applications.

Discussion during the March 25th, April 22nd and May 19th commission meetings inspired the revised proposal below for consideration and discussion.

I. PROPOSED LDRS WITH TRACKED CHANGES FROM LAST PROPOSAL

Sec. 1.02. – Referral to Quasi-Judicial Hearing ~~to development review board~~

- A. If the ~~town manager~~administrative official determines that there is any reasonable likelihood that a particular proposal that is otherwise within the ~~town manager’s~~administrative official’s jurisdiction may have an ~~any adverse~~adverse impact on adjacent properties, the surrounding area or the town as a whole, the ~~town manager~~administrative official may require that the application be heard by the development review board or the town commission, in accordance with these LDRs.

- B. If a written request for a hearing is received from any owner of property within 1,000 feet of the parcel proposed for development within 21 days of the date that notice of the application is mailed, the ~~town manager~~administrative official shall refer the application to the development review board or the town commission, in accordance with these LDRs.

Sec. 1.03 – Applications to Modify Plans

- A. If the ~~town manager~~administrative official determines that any desired modifications to previously approved development applications are not in substantial compliance (as defined in subsection C below) with the town’s original approval granted through a quasi-judicial hearing, the applicant making the modifications must submit an application to amend its plans, which shall be heard, through another quasi-judicial hearing, by the same governing body that issued the original approval.
- B. ~~If the administrative official determines that any desired modifications to previously approved development applications are not in substantial compliance (as defined in subsection C below) with the town’s original approval, the town manager may require that the development review board or town commission hear the application to amend depending on the nature of the modification. An application to amend under subsection A shall be considered only if the application was properly submitted and considered before the work that is the subject of the application has commenced. If the applicant has done unpermitted work before submitting its application to amend, the town manager/administrative official shall require the applicant to submit an application for a retroactive permit to the commission, in accordance with Section 1.04 herein.~~
- C. For purposes of these LDRs, “substantial compliance” means that any deviation in construction from the details provided in an applicant’s approved plans is so inconsequential that, upon inspection by the administrative official and/or their designee, the alteration is deemed both negligible and plainly in compliance with all applicable LDRs. Under no circumstances shall a proposed modification be deemed substantially compliant if it deviates in any way from any expressed condition(s) of the town’s original approval. The ~~town manager~~administrative official shall notify the members of the commission in writing of any administrative finding of substantial compliance within three (3) business days of ~~an administrative official~~ making such a finding. If any member of the town commission disagrees with the administrative official’s determination, the commissioner may notify the ~~town manager~~administrative official in writing within seven (7) days of receiving the notice of ~~finding~~the finding of substantial compliance and the ~~town manager~~administrative official shall forthwith notify the applicant of the objection. The item shall be scheduled to be heard at the commission’s next regularly scheduled meeting, in accordance with notice

requirements, where a majority vote of the commission will decide to approve, deny or modify the application to amend. If no member of the commission submits a timely written objection to the ~~town manager~~administrative official, the permit allowing the requested modification shall be issued to the applicant assuming all other preconditions have been satisfied.

Sec. 1.04 – Unpermitted Work

- A. Upon finding that an applicant has done unpermitted work, including but not limited to, modifications to its approved plans ~~approved~~ (“Unpermitted Work”), the ~~town manager~~administrative official shall refer the applicant to code enforcement and/or the special magistrate for a violation of these LDRs. Said applicant shall be subject to code enforcement measures, pursuant to Chapter 2, Article VI, Division I, Section 2-133 of the town’s code. Additionally, the building official may withhold the issuance of an Applicant’s certificate of occupancy until the Unpermitted Work is resolved.
- B. Applicants who have done Unpermitted Work, including but not limited to, alterations that are inconsistent with an applicant’s originally approved plans, may submit an application for ~~an~~a retroactive permit, within thirty (30) days of receiving written notice of the violation,¹ which will require the town to assess whether the Unpermitted Work is otherwise consistent with the town’s land development regulations and/or are in substantial compliance with the applicant’s originally approved plans. The application must be submitted to the town commission regardless of which ~~government~~governing body or ~~town manager~~administrative official issued the original approval. The application shall be accompanied by twice the otherwise applicable application fee, as established by resolution of the town commission, to offset the additional costs of review occasioned by the Unpermitted Work.
- C. A showing that Unpermitted Work is nevertheless consistent with town regulations may not serve as a defense in code enforcement proceedings but such evidence may be presented as a mitigating factor that the special magistrate may consider when assessing code enforcement fines and rendering orders. The submittal of an application for ~~an~~a retroactive permit before the town commission may function to stay the code enforcement proceedings if such a stay is requested in writing by the applicant and such request demonstrates good cause for a stay of proceedings. The

¹ Filing deadline and doubled fee adapted from Palm Beach Ord. No. 005-2025 (codified at § 18-354, adopted May 14, 2025), which requires an application to retain unapproved construction within 30 days of the stop-work order and doubles the application fee to offset staff costs. The fee multiplier rides on the fee schedule set by resolution, consistent with the HB 399 cost-based redesign.

~~town manager~~ special magistrate shall determine whether to grant or deny the stay, along with the duration and parameters of same.

- D. In the event the town commission hearing a retroactive permit application finds that the Unpermitted Work did not comply with town regulations, it may, as a consequence, order compliance with the originally approved application by a date certain, order the building official to refrain from issuing a certificate of occupancy, revoke an issued certificate of occupancy, lift a stay of code enforcement proceedings if a stay is in place, and/or refer the matter to code enforcement for the prosecution of additional violations.

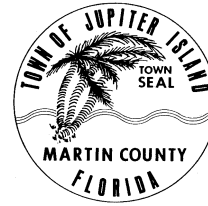
II. THE EXISTING LDR

For ease of reference:

Sec. 1.02 - Referral to development review board.

- A. If the administrative officials determines that there is any reasonable likelihood that a particular proposal that is otherwise within the administrative official's jurisdiction will have an any adverse impact on adjacent properties, the surrounding area or the town as a whole, the administrative official may require that the application be heard by the development review board.
- B If a written request for a hearing is received from any owner of property within 1,000 feet of the parcel proposed for development within 21 days of the date that notice of the application is mailed, the administrative officials shall refer the application to the development review board.

(Ord. No. 341, § 2, 11-20-12; [Ord. No. 411](#), § 6, 9-16-25)



Memorandum

To: Mayor & Town Commission

From: R. Garlo, Town Manager

Date: June 3, 2026

Re: Basement Policy Discussion

Executive Summary of “Basement Policy Discussion”

There have been several conversations amongst the Town Commissioners regarding the construction of basements on Jupiter Island.

The Town’s existing code under Ordinance No. 393, Article IV Section 2.01D, specifies:

“Basement areas designated as living space are included in allowable floor area calculations. Basement areas not designated as living space do not count as allowable floor area”.

It’s important to note that living space is defined as “A space within a dwelling unit utilized for living, sleeping, eating, cooking, bathing, washing and sanitation purposes” both in the Town’s code and the Florida Administrative Building Code.

The reality is that the Building Department continues to receive applications for the construction of basements, in some cases the entire size of the actual dwelling, that are referenced solely as non-living space or storage. Subsequently, any approval would not count toward allowable floor area under existing code.

In a memorandum dated May 8, 2026, the Town Attorney suggested that any such approval have an established restrictive covenant recorded declaring that the basement area remains non-living space in perpetuity.

Given the perplexities of constructing basements on Jupiter Island, perhaps the Commission may consider various options:

- Do not allow any new basements to be constructed on Jupiter Island.

Science Direct suggests the following: “Constructing basements on Florida's barrier islands is highly impractical and environmentally hazardous. High water tables, relentless storm surge, and shifting sands create severe ecological and structural risks. Excavation

destroys natural dune systems, disrupts delicate freshwater lenses, and exacerbates coastal erosion by altering sediment dynamics”

- Bring forward a code text amendment, to the Town’s existing ordinance, to consider a possible solution.

One suggestion is to consider applications for new basements as follows: all vehicle parking (garages), and up to 10% of the total square feet for mechanical equipment, and perhaps an additional 10% of the total square feet for storage shall not count toward allowable floor area. The remaining square feet shall count toward total allowable floor area.

- Status Quo with no change to existing code and consider utilizing the Town Attorney’s recommendation of applying a restrictive covenant to any future approved basement applications.

MEMORANDUM

To: Town Manager & Town Commission
From: Kyle B. Teal, Esq.
Re: Proposed Amendments to Appeals Process for Discussion (updated)
Date: June 10, 2026

This is an update to my memo dated May 8, 2026. For Commission discussion:

Appeals pertaining to “any requirement, decision or determination made by the administrative official, including interpretations, approval or denial of applications, conditions of development approval, and decisions made with regard to the enforcement of” the LDRs are governed by Article X, Division 8 of the LDRs. Section 8.02 provides that “[a]ll appeals shall be filed in writing within 30 days after rendition of the development order, or determination from which such appeal is taken, or the right to appeal shall be barred.” Section 8.04 provides:

Suspension of work until appeal resolved

When an appeal has been filed, all proceedings and work on the premises that is related to the subject of the appeal shall cease until the appeal is resolved pursuant to this division unless the building official certifies to the town commission that, because of facts stated in the certificate, a stay would cause imminent peril to life and property, in which case proceedings or work shall not be stayed except by a restraining order which may be granted by the town commission or by a court of competent jurisdiction based upon due cause shown of imminent peril to life and property.

This section does not require the filing of a simple “notice of appeal,” which other municipalities and appellate courts often permit. Adding this to the code would provide those with standing and/or commissioners who want to assert their rights to appeal a quasi-judicial or administrative determination an easier means of preserving their objections more efficiently at the municipal level. The use of a simple, straightforward Town-approved form would avoid ambiguity in the process.

Additionally, the “suspension of work” provision as drafted above is vague, as it is not clear what “all proceedings and work” encompasses. As it stands, any stay effectuated by this

language would only commence upon filing of the *appeal itself*, which is more onerous than filing a simple Notice of Appeal. This puts the Town in a position where it may be required to proceed in effectuating a development approval and later have to walk it back in the event an appeal is successful. It may also put property owners and applicants in a position where they cannot secure a stay of the Town's directive until they, or their counsel, have endured an onerous appeals process and effectively submitted the complete argument they intend to present.

The commission may consider amending this LDR if the Town is inclined to provide clarity and add safeguards to its appellate procedures. To properly require (1) a notice of appeal and (2) a more comprehensive stay upon receipt of the notice of appeal, we offer the following language for discussion (proposed deletions struck through; proposed additions underlined):

Sec. 8.02. - Appeal period.

All appeals must be initiated by submitting a written Notice of Appeal¹ with the Director of Building, Planning and Zoning accompanied by payment of the applicable fee established by resolution of the town commission and kept on file with the town clerk, within 30 days of rendition of the development order, or determination to be appealed, or the right to appeal shall be barred. The Notice of Appeal shall be submitted through the use of the Town's approved form and must specifically identify: (1) the development order or determination being appealed; (2) in what respect the appealing party is aggrieved by the decision; and (3) the relief the appealing party is seeking. A development order shall be considered rendered for purposes of an appeal from the administrative official on the date of the administrative official's written determination and, in the case of an appeal from the development review board, on the date of the written development order.

Sec. 8.04. - ~~Suspension of work until appeal resolved.~~ Stay pending appeal.

When a Notice of Appeal has been submitted, all proceedings and work on the premises that is related to the subject of the appeal shall cease any action by any party that would be in furtherance of the decision to be reviewed is stayed until the appeal is resolved pursuant to this division unless the building official certifies to the town commission that, because of facts stated in the certificate, a stay would cause imminent peril to life and property, in which case proceedings or work shall not be stayed except by a restraining order which may be granted by the town commission or by a court of competent jurisdiction based upon due cause shown of imminent peril to life and property. A stay under this section shall be effective only with respect to the specific portion or aspects of the decision that are subject

¹ See form template attached hereto.

to the appeal. No other pending or future actions unrelated to the challenged portion shall be automatically stayed unless expressly included in the appeal or separately ordered. Any dispute as to the scope of a stay shall be resolved by the town commission upon a petition brought by the party requesting the stay or the party opposing it. A stay under this section may be lifted by order of the town commission, or automatically upon withdrawal of the appeal by the appellant.

Sec. 8.05. - Hearing procedure.

All appeals under this division shall be heard at the next regularly scheduled commission meeting occurring at least twenty-one (21) days after submission of the Notice of Appeal, in accordance with all applicable notice requirements, unless otherwise ordered by the Town Commission. All parties shall submit all evidence and materials supporting their arguments no later than fourteen (14) days prior to the scheduled commission hearing. Evidence and material submissions shall include, but are not limited to, reports, documents, expert opinions, and other relevant documents. All parties shall exchange and provide to the town clerk, no later than seven (7) days prior to the hearing, the names and contact information of all witnesses they intend to call. All parties shall submit their demonstrative aids, such as PowerPoint presentations or other visual materials, no later than three (3) business days prior to the hearing. Such demonstrative aids shall be relevant and may include diagrams, maps, or other visual representations supporting a party's argument. Parties shall be given an opportunity to present their cases, examine witnesses, and respond to questions.



DATE OF PAYMENT:

TOWN CLERK

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN that the following party submits this appeal to the Town Commission:

Appellant Name: _____

Email: _____

Address: _____

Phone #: _____

Agent Name: _____

Email: _____

Address: _____

Phone #: _____

DEVELOPMENT ORDER OR DETERMINATION APPEALED (including date): _____

BRIEF EXPLANATION OF APPEAL (in what respect the appealing party is aggrieved):

RELIEF REQUESTED: _____

RELEVANT TOWN REGULATION(S): _____

Signature of Owner or Agent—REQUIRED

Printed Name

Date



Memorandum

To: Mayor & Town Commission

From: R. Garlo, Town Manager *RG*

Date: June 3, 2026

Re: Comprehensive Plan Status Report

Executive Summary of Comprehensive Plan Revisions and Applicable LDR's

As the Commission is well aware, the Town has been working for some time with Kimley-Horn on revisions/changes to the Town's Comprehensive Plan.

Following directions, staff is providing a status report on exactly where the Town is to date, what remains to complete the process, and compliance with the required state reporting.

The Town Commission has reviewed the first six elements of the Comprehensive Plan, and any suggested changes, additions or edits have been transmitted to the Consultant for inclusion in a draft plan.

There are four elements remaining to be reviewed and discussed, in addition to the final draft being reviewed by the Local Planning Agency.

There are three possible courses of action that the Commission may choose to take to complete the process:


- Continue working with Kimley-Horn to complete the four remaining elements and facilitate the required hearings.
- Engage with a different consultant to step in and complete the process.
- Direct staff, working with the Town Attorney, to complete the process internally.

Note: I believe that staff is capable of completing the process if so directed, and certainly capable of reviewing and addressing applicable land development regulations, bringing suggested changes to the Town Commission.

There is a more detailed analysis of the timeline accompanying this memorandum.



MEMORANDUM

TO: Town of Jupiter Island, Commission
THRU: Robert Garlo, Town Manager
FROM: Matthew Pazanski, Finance/HR Director 
DATE: June 11, 2026
SUBJECT: General Fund Interim Monthly Financial Report - May 31, 2026

Discussion

Attached are the month ending May 31, 2026, interim financial reports including the year-to-date revenue and expense reports, balance sheet and general fund reserves.

Overall, the year-to-date revenues are as expected at 95%, as noted in the attached reports. The revenue reports provide the following details:

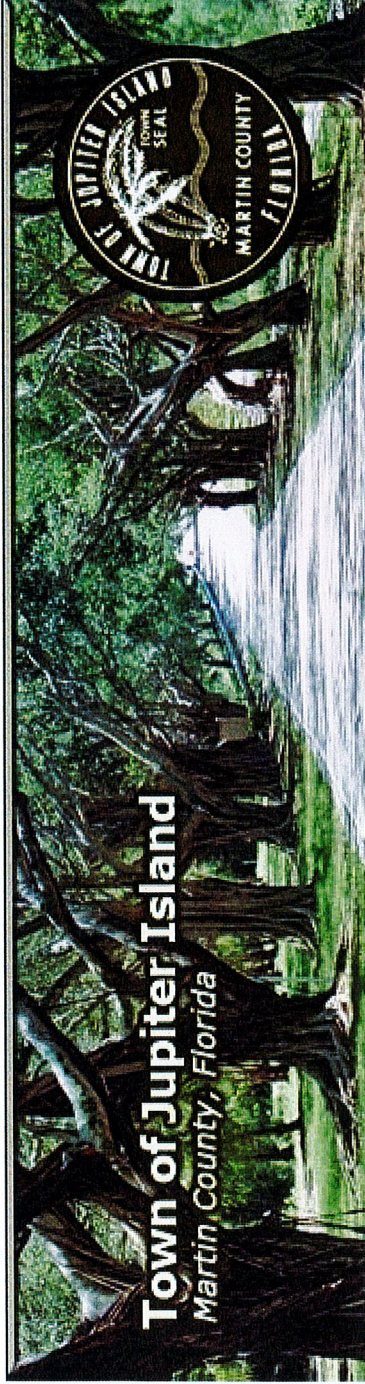
- Ad Valorem revenues at 99%, which is in line with collection expectations;
- Other taxes and fees and intergovernmental revenue at 53% and 69% respectively, these revenues lag a month or two and are received from the state of Florida;
- Licenses and permits at 100%, a majority is typically collected in May and June each year coinciding with summer building construction;
- Charges for services 48%, a good portion of this revenue is collected during the summer; and
- Miscellaneous revenue 149%, mainly consists of investment income that is above expectations as the interest rate environment has continued to be favorable.

Overall, the year-to-date expenses are as projected and running at 61% with a target near 66%, as noted on the Expenses by Department page. At the individual department level, we anticipate the following amendments by year end to ensure budget compliance:

- Administration - Legal and Lawsuit expenses will need to be increased to cover additional costs; as well as Information Technology, Building maintenance and Lobbyist expenses to cover costs incurred during the year.
- Public Safety – Payroll and Benefits expenses will need to be amended to include the collective bargaining agreement (CBA) changes that were approved just after the current year's budget was approved in September 2025. These funds were placed in the Administration department's Contingency line prior to CBA approval.
- Building - Legal expenses will need to be increased to cover additional costs.

The balance sheet identifies cash and investments of approximately \$19 million, which is further detailed in the liability and reserves sections as follows:

- \$2,323,000-Unearned revenue is a County donation for Resiliency/Utility projects
- \$3,732,426-Enforcement of the Florida building code
- \$11,845,887-Unrestricted Fund balance and Current year change in Fund balance
- Remaining funds are otherwise restricted or assigned as outlined in the report



May 2026

General Fund

FY 2025-2026

Interim Financial Report

Town Commission Meeting

June 22, 2026

Town of Jupiter Island FY 2025/2026 Budget Summary			
Account Description	Adopted Budget 2025-2026	YTD Actual 5/31/2026	Target 66%
Total General Fund Revenues	\$13,487,227	\$12,909,411	96%
Transfers from Reserves	\$100,000	\$0	0%
Total Revenues	\$13,587,227	\$12,909,411	95%
Total Administration	\$3,827,878	\$2,350,283	61%
Total Public Safety	\$6,319,911	\$4,063,790	64%
Total Building Department	\$950,057	\$526,855	55%
Total Public Works	\$2,489,381	\$1,327,390	53%
Total General Fund Expenditures	\$13,587,227	\$8,268,318	61%
Year to Date Net Income		\$4,641,093	

FY 2025-2026 Revenues

Account Description	Adopted Budget 2025-2026	PYTD Actual 5/31/2025 2024-2025	YTD Actual 5/31/2026 2025-2026	Actual % of Budget (Target 66%) 2025-2026
Ad Valorem	\$10,800,744	\$9,804,242	\$10,735,294	99%
Total Other Taxes and Fees	\$333,000	\$207,790	\$174,917	53%
Total Licenses and Permits	\$850,500	\$869,129	\$852,582	100%
Total Intergovernmental Revenue	\$330,700	\$133,910	\$228,997	69%
Total Charges for Services	\$131,000	\$77,197	\$62,790	48%
Total Fines and Forfeits	\$2,500	\$2,745	\$1,303	52%
Total Miscellaneous Revenues	\$289,500	\$518,035	\$431,030	149%
Transfers from Interfunds	\$749,283	\$455,319	\$422,498	56%
Subtotal Revenues	\$13,487,227	\$12,068,365	\$12,909,411	96%
Transfer from Reserves	\$100,000	\$0	\$0	
Total General Fund Revenues	\$13,587,227	\$12,068,365	\$12,909,411	95%

FY 2025-2026 Expenses by Department

Account Description	Adopted Budget 2025-2026	PYTD Actual 5/31/2025	YTD Actual 5/31/2026	Actual % of Budget (Target 66%)
Total Administration - Payroll	\$1,468,382	\$885,258	\$908,418	62%
Total Administration - Benefits	\$937,556	\$427,121	\$548,926	59%
Total Administration - Operating	\$1,411,940	\$775,848	\$875,250	62%
Subtotal	\$3,817,878	\$2,088,227	\$2,332,593	61%
Total Administration - Capital	\$10,000	\$25,137	\$17,690	177%
Total Administration	\$3,827,878	\$2,113,364	\$2,350,283	61%
Total Public Safety - Payroll	\$3,234,696	\$2,053,336	\$2,124,582	66%
Total Public Safety - Benefits	\$1,109,035	\$530,298	\$811,475	73%
Total Public Safety - Operating	\$1,511,380	\$830,476	\$818,846	54%
Subtotal	\$5,855,111	\$3,414,110	\$3,754,903	64%
Total Public Safety - Capital	\$464,800	\$440,648	\$308,887	66%
Total Public Safety	\$6,319,911	\$3,854,758	\$4,063,790	64%
Total Building - Payroll	\$408,640	\$342,191	\$256,888	63%
Total Building - Benefits	\$150,540	\$84,040	\$63,287	42%
Total Building - Operating	\$380,877	\$985,064	\$206,680	54%
Subtotal	\$940,057	\$1,411,295	\$526,855	56%
Total Building - Capital	\$10,000	\$0	\$0	0%
Total Building Department	\$950,057	\$1,411,295	\$526,855	55%
Total Public Works - Payroll	\$771,251	\$413,500	\$462,655	60%
Total Public Works - Benefits	\$427,080	\$206,499	\$207,444	49%
Total Public Works - Operating	\$770,050	\$478,593	\$310,323	40%
Subtotal	\$1,968,381	\$1,098,592	\$980,423	50%
Total Public Works - Capital	\$521,000	\$48,392	\$346,967	67%
Total Public Works	\$2,489,381	\$1,146,984	\$1,327,390	53%
Total General Fund Expenditures	\$13,587,227	\$8,526,401	\$8,268,318	61%

Balance Sheet as of 5/31/2026

Assets		
CASH GENERAL ACCOUNT - SEACOAST	\$	284,619
MONEY MARKET-SEACOAST	\$	1,295,053
CASH PAYROLL - SEACOAST	\$	50,000
CASH FLEX SPENDING - SEACOAST	\$	34,918
INVESTMENT POOL	\$	2,397,052
INVESTMENT- FL PALM	\$	11,263,165
INVESTMENT - SBA	\$	3,726,460
PETTY CASH	\$	550
ACCOUNTS RECEIVABLE	\$	4,840
ACCOUNTS REC. - RETIREE BENEFITS	\$	(140)
DUE FROM BEACH PROTECTION	\$	53,127
DUE FROM CONSERVATION FUND	\$	6,300
DUE FROM UTILITIES	\$	504,496
PREPAID ITEMS	\$	10,856
Total Assets	\$	19,631,296
Liabilities		
ACCOUNTS PAYABLE	\$	(3,889)
DUE TO BEACH PROTECTION	\$	332,051
DUE TO O&M	\$	1,766
DUE TO OTHER GOV. UNITS	\$	32,626
UNEARNED REVENUE	\$	2,323,000
ACCRUED PAYROLL/BENEFITS	\$	(13,986)
OVERPAYMENTS-RETIRES	\$	545
DONATIONS	\$	28
Total Liabilities	\$	2,672,139
Reserves/Fund Balances		
NONSPENDABLE PREPAID	\$	107,213
RESTRICT- ENFORCE FL BLDG CODE	\$	3,732,426
RESTRICTED- LGIS CONSERVATION SURTAX	\$	78,137
ASSIGNED FOR EMERGENCIES	\$	1,000,000
ASSIGNED FOR COMPENSATED AB	\$	115,000
ASSIGNED FOR UNINSURED LOSS	\$	80,000
DESIGNATED FOR PUBLIC SAFETY DEPARTMENT	\$	494
FUND BALANCE	\$	7,204,794
CHANGE IN FUND BALANCE - Current	\$	4,641,093
Total Reserves/Fund Balances	\$	16,959,157
Total Liabilities and Fund Balance	\$	19,631,296

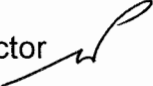
General Fund Reserves

Account Description	Audited YE 2022	Audited YE 2023	Audited YE 2024	Audited YE 2025	Adopted Budget FY 2026*
Beginning Fund Balance (Reserves)	9,033,098	6,237,564	9,585,872	9,247,173	9,090,281
Transfer from / to General Fund Reserves	2,247,916	3,060,930	-	-	-
Amount Budgeted/From Reserves GF, Conf, Beaf	(793,404)	-	(126,424)	(264,105)	(250,000)
Budget Amendment From Reserves	(385,000)	-	-	-	-
Total Available Fund Balance	10,102,610	9,298,494	9,459,448	8,983,068	8,840,281
Non Spendable-Pre Paid Expenses	71,269	127,833	32,933	107,213	107,213
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	163,791	176,170	171,145	235,413	235,413
Assigned to Conservation Projects	431,990	431,989	431,981	364,587	364,587
Assigned to Emergencies	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Assigned to ARPA-2022, Restr. LGIS Surtax-2025	312,393			78,137	78,137
Restricted-Enforcement of FL Building Code		3,865,046	3,672,568	3,732,426	3,732,426
Unassigned Fund Balance (Reserves)	8,836,382	7,495,335	7,661,322	7,188,068	6,967,144
Total Fund Balance (Reserves)	\$ 11,010,825	\$ 13,291,373	\$ 13,164,949	\$ 12,900,844	\$ 12,679,920

* Estimated/Unaudited at time of this Report



MEMORANDUM

TO: Town of Jupiter Island, Commission
THRU: Robert Garlo, Town Manager
FROM: Matthew Pazanski, Finance/HR Director 
DATE: June 11, 2026
SUBJECT: FY 2026 - 2027 Preliminary Budget Review

Background

The main purpose of Monday, June 22, 2026, Town Commission meeting budget agenda item is to review key financial data on a macro-level to assist with the upcoming budget and to review the budget calendar and process that is required by Florida Statute.

Discussion

Attached is the FY 2026-2027 Preliminary General Fund Annual Budget. The budget document also contains a budget calendar to highlight ongoing budget milestones, meetings and requirements.

During the discussion of the budget staff will review the estimated preliminary taxable values and new construction figures obtained from the Martin County Property Appraiser.

- \$4,448,900,828 - Estimated taxable value
- 11.55% - Increase in overall taxable value
- \$67,790,000 - Estimated new construction

- 2.8259 - Current ad valorem millage rate
- \$10,800,744 - Current year ad valorem revenue

Based on the current information, staff is projecting a proposed (maximum) ad valorem millage tax rate for the General Fund to be set at 2.8259 mills. This millage rate represents a 9.85% revenue increase over the rolled-back rate of 2.5725 and is the same millage rate as the current year's rate.

Based on the current information, staff is projecting a proposed (maximum) ad valorem millage tax rate for the Electric Underground Debt Service to be set at .1880. This millage rate is 10.47% less than the current year's rate of .2100.

The proposed millage rate, that will be approved at the July meeting, must reflect the maximum rate that can be levied during the next fiscal year. The proposed millage rates

and public hearing date will be advertised on the Preliminary Tax Notice that is mailed to all Jupiter Island property owners.

Budget Public Hearing Calendar:

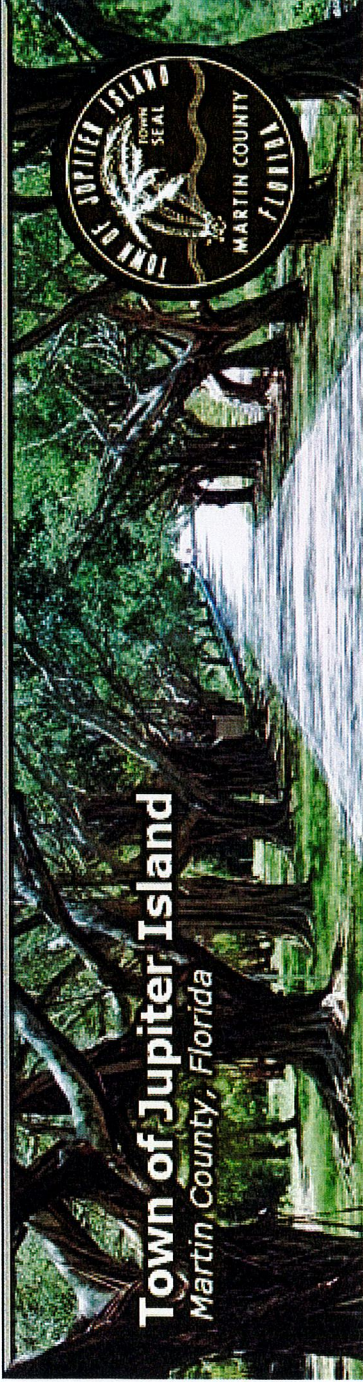
The Town's budget public hearings cannot occur on the same date and time as Martin County Board of County Commissioner (BOCC) or the Martin County School Board, their dates are as follows:

- School Board Final Public Hearing - September 8, 2026, at 5:05pm
- BOCC Public Hearings - September 15 & 29, 2026 at 5:05pm

Town of Jupiter Island dates:

- 1st Public hearing for the tentative millage rates and budget - (Must be between September 3-18.)
- 2nd Public hearing for the final millage rates and adopted budget - (Must be within 15 days of the 1st public hearing; can be as soon as 3 days, must be held 2-5 days after advertising.)

Staff will continue to work through outstanding revenue and expenditure items and provide updates to the Town Commission at future meetings. Staff will anticipate obtaining consensus from the Town Commission concerning all outstanding items to assist with the preparation of the Proposed, Tentative and Final Millage Rates and Budgets.



Fiscal Year 2027 Preliminary Annual Budget

Town Commission Meeting

June 22, 2026

GENERAL FUND

FY 2026-2027 Budget Calendar

Description	April	May	June	July	August	September	October
Kick off departmental budget meetings are scheduled and conducted.	5/1/2026						
Estimated Preliminary Taxable Values received from Property Appraiser's Office		5/29/2026					
Budget review meeting with departments		5/29/2026					
Draft departmental budget submitted to Town Manager			6/9/2026				
Preliminary Taxable Values due from Property Appraiser's Office				7/1/2026			
Budget review based upon taxable values received from Property Appraiser's Office				7/1/2026			
Proposed budget presentation to Town Commission (Revenues, Expenses, and Capital).							
Propose millage rate & 1st public hearing date MUST be approved.				7/22/2026			
Budget review meeting with departments based upon Commission comments				7/24/2026			
Town Commission Meeting in August, if necessary*					?		
Town Commission Meeting tentative budget review						?	
1st Public hearing for the tentative millage rates and budget (Must be between September 3-18.)						?	
2nd Public hearing for the final millage rates and adopted budget (Must be within 15 days of the 1st public hearing; can be as soon as 3 days, must be held 2-5 days after advertising.)						?	
Adopted budget scheduled to begin							10/1/2026

Indicates Completed

Town of Jupiter Island 2026-2027 General Fund Budget

Account Description	Adopted Budget 2025-2026	Proposed Budget 2026-2027	% Change
Total General Fund Revenues	\$ 13,487,227	\$ 14,736,769	9.26%
Transfers from Reserves	\$ 100,000	\$ 100,000	0.00%
Total Revenues	\$ 13,587,227	\$ 14,836,769	9.20%
Total Administration	\$ 3,827,878	\$ 3,903,285	1.97%
Total Public Safety	\$ 6,319,911	\$ 6,920,580	9.50%
Total Building Department	\$ 950,057	\$ 1,057,057	11.26%
Total Public Works	\$ 2,489,381	\$ 2,955,847	18.74%
Total General Fund Expenditures	\$ 13,587,227	\$ 14,836,769	9.20%
Year to Date Net Income	\$ 0	\$ 0	
Total Unassigned Reserves			

Town of Jupiter Island FY 2026-2027 General Fund Revenue

Account Description	Adopted Budget FY 2025-2026	Budget FY 2026-2027	Difference	%
Ad Valorem taxes	\$ 10,800,744	\$ 12,069,263	\$ 1,268,519	11.74%
Other Taxes and Fees	\$ 423,000	\$ 426,000	\$ 3,000	0.71%
Total Licenses and Permits	\$ 850,500	\$ 850,500	\$ -	0.00%
Total Intergovernmental Revenue	\$ 240,700	\$ 201,200	\$ (39,500)	-16.41%
Total Charges for Services	\$ 131,000	\$ 125,000	\$ (6,000)	-4.58%
Total Fines and Forfeits	\$ 2,500	\$ 2,500	\$ -	0.00%
Total Miscellaneous Revenues	\$ 289,500	\$ 290,823	\$ 1,323	0.46%
Transfers from Interfunds	\$ 749,283	\$ 771,483	\$ 22,200	2.96%
Total General Fund Revenues	\$ 13,487,227	\$ 14,736,769	\$ 1,249,542	9.26%
Transfers from Reserves (Donations)	\$ -	\$ -	\$ -	0.00%
Transfers from Prior Year (Rollover)	\$ 100,000	\$ 100,000	\$ -	0.00%
Total	\$ 13,587,227	\$ 14,836,769	\$ 1,249,542	9.20%

FY 2027 Ad Valorem Revenue

- FY 2026 Final Taxable Value \$3.988 Billion
- FY 2027 Estimated Taxable Value \$4.449 Billion, 11.55% Increase
- Taxable Values – Increased Projection \$460.7 Million
- New Construction – Approximately \$67.8 Million
- Based on this Estimate: Rolled-Back Rate is 2.5725
- With the proposed 2.8259 millage rate, the increase over rollback is 9.85%
- FY 2027 Estimated Ad Valorem Revenue from New Construction \$184,000
- FY 2027 Estimated Total Ad Valorem Increase \$1,268,519 – Including New Construction
- 317 Single Family Homes Homesteaded – Taxable Value - \$1.878 Billion
- Save our Homes Increase 3.0% (Approximate Increase \$84 per \$1 Million in Value)
- FY 2026 – 686 Parcels – 592 Residential, 82 Gov't, 12 Misc/Comm/Church
- 47.1% Homestead; 52.9% Non-Homestead/Government, Misc, Comm, Etc.

FY 2027 Projected Expense Changes

- Proposed Payroll Adjustments – 4.2% COLA, w/Discretionary Merit
 - With associated Benefits and Operating Costs
- Pension, Payroll taxes affected by 4.2% COLA, Merit, other proposals
- Health Care Cost/Benefits – Estimated 8% Increase – Overall 1.5%
- Operating Cost – Estimates are related to the completion of some services with offset increases to others as following:
 - Completion/Reduction of Professional Services (i.e.: Resiliency Study, Comprehensive Plan)
 - Increases in Information Technology and Software costs
 - Increases in Repair and Maintenance costs for buildings and equipment
 - Property, Liability, Auto, Work Comp and Ancillary Insurances – Property coverage looks to be stable this coming year
- Capital Expenditures and Projects

Town of Jupiter Island

Compensation Adjustments due to Market and Economic Conditions

The employee handbook refers to compensation adjustments due largely to performance but also considers economic conditions. Compensation adjustments due to economic conditions commonly referred to as Cost-of-Living Adjustments (COLA) shall be determined by a 12-Month Percent change of the Consumer Price Index-All Urban Consumers for the South Urban Area determined by all items as of July prior to new fiscal year. The table below illustrates the CPI history. If the index falls below 0.00 for the preceding year there shall be no adjustments to compensation until the succeeding indexes surpass the current year deficit. All Cost-of-Living Adjustments (COLA) are subject to Town Commission approval.

Month/Year	CPI 12 Month Percent Change	Budget Year	Cola/Merit Adjustment
July '21	5.80%	2021/2022	5.00%
July '22	9.40%	2022/2023	8.00%
July '23	3.40%	2023/2024	5.00%
June '24	3.50%	2024/2025	5.00%
June '25	3.10%	2025/2026	5.00%
May '26	4.20%	2026/2027	4.20%
	29.40%		32.20%

July 2021-2023 COLA - Southeast US (FL,AL,GA,MS,TN,KY,NC,SC)
June 2024-2026 COLA - South Florida Metropolitan Statistical Area (MSA) (SF-MSA - Miami, Ft. Lauderdale, Palm Beach)

**Town of Jupiter Island
FY 2026-2027 General Fund Expenditures**

Account Description	Adopted Budget FY 2025-2026	Budget FY 2026-2027	Difference	% Change
Total Administration - Payroll	\$ 1,468,382	\$ 1,441,740	(\$26,643)	-1.81%
Total Administration - Benefits	\$ 937,556	\$ 933,844	(\$3,712)	-0.40%
Total Administration - Operating	\$ 996,060	\$ 1,046,235	\$50,175	5.04%
Total Administration - Contingency	\$ 415,880	\$ 471,466	\$55,586	13.37%
Subtotal	\$ 3,817,878	\$ 3,893,285	\$75,406	1.98%
Total Administration - Capital	\$ 10,000	\$ 10,000	\$0	0.00%
Total Administration	\$ 3,827,878	\$ 3,903,285	\$75,406	1.97%
Total Public Safety - Payroll	\$ 3,234,696	\$ 3,467,507	\$232,811	7.20%
Total Public Safety - Benefits	\$ 1,109,035	\$ 1,386,536	\$277,501	25.02%
Total Public Safety - Operating	\$ 1,511,380	\$ 1,582,537	\$71,157	4.71%
Subtotal	\$ 5,855,111	\$ 6,436,580	\$581,469	9.93%
Total Public Safety - Capital	\$ 464,800	\$ 484,000	\$19,200	4.13%
Total Public Safety	\$ 6,319,911	\$ 6,920,580	\$600,669	9.50%
Total Building - Payroll	\$ 408,640	\$ 414,828	\$6,188	1.51%
Total Building - Benefits	\$ 150,540	\$ 142,902	(\$7,638)	-5.07%
Total Building - Operating	\$ 380,877	\$ 489,327	\$108,450	28.47%
Subtotal	\$ 940,057	\$ 1,047,057	\$107,001	11.38%
Total Building - Capital	\$ 10,000	\$ 10,000	\$0	0.00%
Total Building Department	\$ 950,057	\$ 1,057,057	\$107,001	11.26%
Total Public Works - Payroll	\$ 771,251	\$ 861,819	\$90,568	11.74%
Total Public Works-Benefits	\$ 427,080	\$ 409,700	(\$17,380)	-4.07%
Total Public Works - Operating	\$ 770,050	\$ 706,625	(\$63,425)	-8.24%
Subtotal	\$ 1,968,381	\$ 1,978,144	\$9,763	0.50%
Total Public Works - Capital	\$ 521,000	\$ 977,703	\$456,703	87.66%
Total Public Works	\$ 2,489,381	\$ 2,955,847	\$466,466	18.74%
Total General Fund Expenditures	\$ 13,587,227	\$ 14,836,769	\$1,249,542	9.20%

Town of Jupiter Island
FY 2026-2027 General Fund Expenses Grouped by Type

Account Description	Adopted Budget FY 2025-2026	Budget FY 2026-2027	Difference	% Change
Total Administration - Payroll	\$ 1,468,382	\$ 1,441,740	\$ (26,643)	-1.81%
Total Public Safety - Payroll	\$ 3,234,696	\$ 3,467,507	\$ 232,811	7.20%
Total Building - Payroll	\$ 408,640	\$ 414,828	\$ 6,188	1.51%
Total Public Works - Payroll	\$ 771,251	\$ 861,819	\$ 90,568	11.74%
Total	\$ 5,882,969	\$ 6,185,893	\$ 302,924	5.15%
Total Administration - Benefits	\$ 937,556	\$ 933,844	\$ (3,712)	-0.40%
Total Public Safety - Benefits	\$ 1,109,035	\$ 1,386,537	\$ 277,502	25.02%
Total Building - Benefits	\$ 150,540	\$ 142,902	\$ (7,638)	-5.07%
Total Public Works - Benefits	\$ 427,080	\$ 409,700	\$ (17,380)	-4.07%
Total	\$ 2,624,211	\$ 2,872,983	\$ 248,771	9.48%
Total Administration - Operating	\$ 996,060	\$ 1,046,235	\$ 50,175	5.04%
Total Public Safety - Operating	\$ 1,511,380	\$ 1,582,537	\$ 71,157	4.71%
Total Building - Operating	\$ 380,877	\$ 489,327	\$ 108,450	28.47%
Total Public Works - Operating	\$ 770,050	\$ 706,625	\$ (63,425)	-8.24%
Total	\$ 3,658,367	\$ 3,824,724	\$ 166,357	4.55%
Total Administration - Capital	\$ 10,000	\$ 10,000	\$ -	0.00%
Total Public Safety - Capital	\$ 464,800	\$ 484,000	\$ 19,200	4.13%
Total Building - Capital	\$ 10,000	\$ 10,000	\$ -	0.00%
Total Public Works - Capital	\$ 521,000	\$ 977,703	\$ 456,703	87.66%
Total	\$ 1,005,800	\$ 1,481,703	\$ 475,903	47.32%
Total Administration - Contingency	\$ 415,880	\$ 471,466	\$ 55,586	13.37%
Total General Fund Expenditures	\$ 13,587,227	\$ 14,836,769	\$ 1,249,542	9.20%

FY 2027 Capital by Department

<u>Administration</u>	<u>Amount</u>
Computer Equipment	\$ 10,000.00
Department Total	\$ 10,000.00
<u>Building Department</u>	
Computer Equipment	\$ 10,000.00
Department Total	\$ 10,000.00
<u>Public Safety</u>	
(3) Vehicles	\$ 195,000.00
Equipment	\$ 110,000.00
Building	\$ 50,000.00
Equipment	\$ 42,000.00
Drone Program	\$ 30,000.00
Equipment	\$ 22,000.00
Marine Equipment	\$ 20,000.00
Equipment	\$ 15,000.00
Department Total	\$ 484,000.00
<u>Public Works</u>	
Ficus Allee	\$ 345,000.00
Roads	\$ 240,000.00
Equipment	\$ 125,000.00
Heavy Equipment	\$ 75,000.00
(1) Vehicles	\$ 70,000.00
Equipment	\$ 22,703.00
Roads, Drainage, Sidewalks	\$ 50,000.00
Irrigation	\$ 50,000.00
Department Total	\$ 977,703.00
Grand Total	\$ 1,481,703.00
Prior Year Rollover	\$ 100,000.00
Current Year CIP	\$ 1,381,703.00

Jupiter Island 5 Year Capital Plan

	2027	2028	2029	2030	2031
Building Maintenance / Capital Repair Initiatives					
Town Hall Building Improvements					
HVAC-Grant Opportunity		\$ 200,000	\$ 15,000	\$ 15,000	\$ 15,000
Roof Replacement-Grant Opportunity			\$ 500,000		
Doors/Windows			\$ 100,000	\$ 25,000	\$ 100,000
General - Renovations/Repairs (Bathrooms, Carpet, Office)					
Emergency Generator Replacement-Grant Opportunity	\$ 125,000				
Irrigation/Grounds		\$ 50,000			
Public Safety Department/Bunker Hill					
Security			\$ 25,000		
Emergency Generator Replacement			\$ 125,000		
Building Improvements/Renovation	\$ 50,000			\$ 10,000	\$ 10,000
Public Works/Suzanne Drive					
Butler Building		\$ 500,000			
Pitou Trail Pole Barn				\$ 300,000	
Equipment / Software					
Public Safety Department					
Axon In-Car Cameras	\$ 42,000	\$ 43,550			
Axon Body Cameras	\$ 22,000	\$ 23,100			
Axon Tasers	\$ 15,000		\$ 15,000	\$ 15,000	\$ 15,000
Public Safety Equipment	\$ 30,000				
Public Safety Marine Equipment	\$ 20,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Portable Radio Replacement 3-Year Plan	\$ 110,000	\$ 110,000			
Firearms Weapon/Optics/Holster			\$ 30,000		
CAD/RMS/JMS Replacement 5-Year Cost/Maintenance		\$ 36,456	\$ 36,456	\$ 36,456	\$ 36,456
Town Wide Camera Management			\$ 50,000		
Administration-Software/IT/Equipment	\$ 10,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Building Department-Software/IT/Equipment	\$ 15,000	\$ 15,000	\$ 5,000	\$ 5,000	\$ 5,000
Public Works-Software/IT/Equipment	\$ 10,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Vehicle & Heavy Equipment Replacements					
Public Safety Department					
Marine Unit Boat					\$ 150,000
Patrol Vehicles + Uptit	\$ 195,000	\$ 135,000	\$ 200,000	\$ 140,000	\$ 205,000
ATV			\$ 10,000		
Public Works Department					
Sanitation Truck(s) / Dump Beds	\$ 70,000				\$ 70,000
Brush Truck		\$ 250,000			
Sanitation Compactor Truck				\$ 300,000	
Heavy Equipment/Tractor	\$ 97,703				
I.T. Vehicle				\$ 25,000	\$ 25,000
Public Works Drainage, Roads, Landscape					
Ficus Allee	\$ 345,000				
River Road Phase I/Emergency Access-Grant Opportunity		\$ 350,000	\$ 250,000		
North Beach Road Traffic Calming	\$ 65,000				
Drainage Improvements	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Isle Ridge Reclamation/Resurfacing					
Gomez Road Resurfacing (sinking fund)	\$ 150,000	\$ 150,000	\$ 300,000		
Side Street Resurfacing			\$ 75,000	\$ 100,000	\$ 175,000
Street Light Replacement	\$ 25,000	\$ 25,000			
Irrigation/Grounds	\$ 50,000				
Ramble/Sidewalk Repair & Replacement	\$ 25,000	\$ 25,000	\$ 25,000		
Road Paving and Drainage North Beach					\$ 75,000
Total	\$ 1,481,703	\$ 1,978,106	\$ 1,806,456	\$ 1,011,456	\$ 921,456

Electric Underground Debt Service FY 2026-2027 Annual Budget

Electric Underground Revenue		
Account Description	Adopted Budget FY 2025-2026	Proposed Budget FY 2026-2027
Ad Valorem Taxes	\$802,512	\$802,511
(Proposed at .1880 Mills)		
Total Revenue	\$802,512	\$802,511

Electric Underground Expenditures		
Debt-Principal	\$700,466	\$727,503
Interest	\$102,046	\$75,008
Total Debt Expenditures	\$802,512	\$802,511

Beautification Fund

FY 2026-2027 Annual Budget

Revenues		Proposed Budget FY 2026-2027
Account Description		
Donations	\$	-
Transfer from Designation for Beautification	\$	100,000.00
Total Beautification Reserve Fund Revenues	\$	100,000.00

Expenditures		
Account Description		
Grounds Projects	\$	100,000.00
Other Misc. Chgs & Obligations	\$	-
Total Expenditures	\$	100,000.00

Conservation Fund FY 2026-2027 Annual Budget

Revenues	Proposed Budget FY 2026-2027
Account Description	
Donations	\$ -
Transfer from Designation for Conservation	\$ 50,000.00
Total Conservation Reserve Fund Revenues	\$ 50,000.00

Expenditures	
Account Description	
Contracted Svcs-Land Improvements/Maintenance	\$ 50,000.00
Other Misc. Chgs & Obligations	\$ -
Total Expenditures	\$ 50,000.00

Christmas Fund

FY 2026-2027 Annual Budget

Revenues	Proposed Budget
Account Description	FY 2026-2027
Donations	\$ 212,000.00
Total Christmas Fund Revenues	\$ 212,000.00

Expenditures	
Account Description	
Administration Payroll	\$ 41,035.00
Fica Taxes	\$ 2,543.64
Medicare Taxes	\$ 595.01
Public Safety Payroll	\$ 104,000.00
Fica Taxes	\$ 6,448.00
Medicare Taxes	\$ 1,508.00
Building, Planning & Zoning Payroll	\$ 14,900.00
Fica Taxes	\$ 923.80
Medicare Taxes	\$ 216.05
Public Works Payroll	\$ 37,000.00
Fica Taxes	\$ 2,294.00
Medicare Taxes	\$ 536.50
Total Expenditures	\$ 212,000.00

Millage Rates

2026 General Fund Millage - 2.8259 mills

2027 GF Proposed Millage - 2.8259

2027 GF Estimated Rolled Back Rate - 2.5725

2026 Electric Debt Service Fund - .2100 mills

2027 Electric DS Proposed Millage - .1880

2027 Estimated Rolled Back Rate - .1880

2026 Beach Erosion District - .9593 mills

2027 Beach Proposed Millage - .9593

2027 Beach Estimated Rolled Back Rate - .8730

Total 2026 Adopted Millage Rate = 3.9952

Total 2027 Proposed Millage Rate = 3.9732



TOWN OF JUPITER ISLAND BUILDING DEPARTMENT REPORT May 2026

To: Mayor & Town Commission
Through: Robert Garlo, Town Manager
CC: Kimberly Kogos, Town Clerk
From: Catherine Harding, Building, Planning and Zoning Director
RE: May 1 – May 31, 2026
Date: April 4, 2026

Building Activity

Town of Jupiter Island							
Building Permits Issued							
<u>Month</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	2026 vs 2025 Difference	2025 vs 2024 Difference	2024 vs 2023 Difference
Jan	16	11	12	13	1	1	-5
Feb	13	12	12	12	0	0	-1
March	14	14	13	18	5	-1	0
April	12	22	31	17	-14	9	10
May	41	46	23	50	27	-23	5
June	27	25	37		-37	12	-2
July	26	20	38		-38	18	-6
Aug	25	27	17		-17	-10	2
Sept	21	22	20		-20	-2	1
Oct	20	24	15		-15	-9	4
Nov	12	15	7		-7	-8	3
Dec	16	18	8		-8	-10	2
Total	243	256	233	110			

Town of Jupiter Island								
Demolition								
Month	2023	2024	2025	2026	2026 vs 2025	2025 vs 2024	2024 vs 2023	
					Difference	Difference	Difference	
Jan	0	0	0	0	0	0	0	0
Feb	0	0	1	0	-1	1	0	0
March	0	0	0	0	0	0	0	0
April	0	0	1	1	0	1	0	0
May	2	1	3	2	-1	2	-1	-1
June	0	1	0		0	1	1	1
July	3	4	0		0	4	1	1
Aug	3	1	0		0	1	-2	-2
Sept	0	0	0		0	0	0	0
Oct	1	0	0		0	0	-1	-1
Nov	0	0	0		0	0	0	0
Dec	0	0	1		-1	1	0	0
Total	9	7	6	3				

Town of Jupiter Island								
Additions (Added Sq Ft)								
Month	2023	2024	2025	2026	2026 vs 2025	2025 vs 2024	2024 vs 2023	
					Difference	Difference	Difference	
Jan	0	0	0	0	0	0	0	0
Feb	1	0	0	0	0	0	-1	-1
March	1	0	0	1	1	0	-1	-1
April	0	1	1	1	0	0	1	1
May	2	3	0	1	1	-3	1	1
June	0	0	0		0	0	0	0
July	1	0	4		-4	4	-1	-1
Aug	0	2	0		0	-2	2	2
Sept	0	0	0		0	0	0	0
Oct	0	0	1		-1	1	0	0
Nov	0	0	0		0	0	0	0
Dec	0	0	0		0	0	0	0
Total	5	6	6	3				

Town of Jupiter Island

New Residents

Month	2023	2024	2025	2026	2026 vs 2025	2025 vs 2024	2024 vs 2023
					Difference	Difference	Difference
Jan	0	0	0	0	0	0	0
Feb	0	0	0	0	0	0	0
March	0	0	1	0	-1	1	0
April	0	0	3	0	-3	3	0
May	6	6	0	5	5	-6	0
June	1	0	0		0	0	-1
July	0	1	1		-1	0	1
Aug	0	0	0		0	0	0
Sept	0	1	0		0	-1	1
Oct	0	0	0		0	0	0
Nov	0	0	0		0	0	0
Dec	0	0	0		0	0	0
Total	7	8	5	5			

Town of Jupiter Island

Alterations (Interior only - No added Sq Ft)

Month	2023	2024	2025	2026	2026 vs 2025	2025 vs 2024	2024 vs 2023
					Difference	Difference	Difference
Jan	0	0	0	0	0	0	0
Feb	1	0	2	0	-2	2	-1
March	0	0	0	2	2	0	0
April	0	3	2	3	1	-1	3
May	6	5	5	4	-1	0	-1
June	3	5	5		-5	0	2
July	3	2	3		-3	1	-1
Aug	1	1	0		0	-1	0
Sept	2	1	2		-2	1	-1
Oct	1	3	0		0	-3	2
Nov	1	4	0		0	-4	3
Dec	2	3	0		0	-3	1
Total	20	27	19	9			

Construction Revenue 2026

	Permits Issued	Construction Value	Building Fees
Jan	13	\$304,011.00	\$4,693.00
Feb	12	\$2,296,414.00	\$34,898.84
March	18	\$5,605,336.77	\$86,201.83
April	17	\$4,138,118.58	\$56,170.36
May	50	\$35,649,235.00	\$564,240.29
June			
July			
Aug			
Sept			
Oct			
Nov			
Dec			
YTD	110	\$47,993,115.35	\$746,204.32



TOWN OF JUPITER ISLAND BUILDING DEPARTMENT REPORT May 2026

Development Review Board (DRB) Activity

DRB Meeting

The Building Department held a Development Review Board meeting on May 7, 2026. This month, there were seven properties on the agenda.

Address	Request	Vote
4 Isle Ridge	Construct a new 4,228.5 sq ft, one- and two-story home on currently vacant land and will include a three-car garage, summer kitchen, pergola, equipment enclosure, and landscape and hardscape	Approved (with conditions)
35 North Beach Rd	Renovation and redevelopment to add 1,870 sf for a new master suite, the project will also include a new pool and associated patio, as well as enhancements to hardscape, landscape, and drainage plans	Approved (with conditions)
126 Gomez Rd	Partial demo of existing guest house and a covered golf cart parking area. Construction of an office, bedroom, living space, and golf cart garage.	Approved (with conditions)
286 South Beach Rd	Addition of a 1,526 square foot detached guest house and garage. Also, additional landscaping, a second pool, and a relocated putting green.	Approved (with conditions)
376 South Beach Rd	Demo existing structure and build a 1-story 1,833.5 square feet main residence with tennis court and associated hardscape and landscape improvements.	Approved (with conditions)
500 South Beach Rd	Demo existing residence and pool. Construct a new 2-story home with a garage, pool, hardscape, and landscape.	Approved (with conditions)
310 South Beach Rd	Remove an existing tennis court and tennis pavilion and replace it with a new pool, pool patio, pool cabana, and associated hardscape and landscape. The new pool cabana will total a maximum of 94 square feet.	Approved (with conditions)

Conditions:

Conditions for approval were discussed during the meeting and incorporated into the final Development Orders for each property.

The Development Orders for all properties were sent to board members, the applicants, and posted on the Town's website promptly following the meeting.



**TOWN OF JUPITER ISLAND
BUILDING DEPARTMENT REPORT
May 2026**

Code Compliance Activity

Enforcement Number	Category	Status	Address Display String	Date Filed	Date Closed	Origin
E2026-0091	LANDSCAPE MAINTENANCE	OPEN - COMPLAINT RECEIVED	32 S BEACH RD	05/05/2026		PHONE
E2026-0092	WORK WITH OUT PERMIT	CLOSED - COMPLIED	15 N BEACH RD	05/07/2026	05/20/2026	SELF INITIATED
E2026-0093	NOISE COMPLAINT	CLOSED - NO VIOLATION	508 S BEACH RD	05/11/2026	05/11/2026	PUBLIC SAFETY
E2026-0094	VEHICLE IN RIGHT OF WAY	CLOSED - COMPLIED	15 S BEACH RD	05/11/2026	05/11/2026	SELF INITIATED
E2026-0095	ILLEGAL SIGN	CLOSED - VERBAL WARNING ISSUED	2 BRIDGE RD	05/20/2026	05/20/2026	SELF INITIATED
E2026-0096	ILLEGAL EQUIP	CLOSED - ABATED	2 BRIDGE RD	05/12/2026	05/12/2026	SELF INITIATED
E2026-0097	VIOLATION OF LDR'S	CLOSED - COMPLIED	500 S BEACH RD	05/20/2026	05/22/2026	E-MAIL
E2026-0098	LANDSCAPE MAINTENANCE	CLOSED - NO VIOLATION	430 S BEACH RD	05/21/2026	05/21/2026	WALK IN
E2026-0099	VEHICLE IN RIGHT OF WAY	CLOSED - COMPLIED	114 S BEACH RD	05/21/2026		SELF INITIATED
E2026-0100	LANDSCAPE MAINTENANCE	CLOSED - COMPLIED	103 N BEACH RD	05/26/2026	05/26/2026	SELF INITIATED
E2026-0101	VIOLATION OF LDR'S	CLOSED - COMPLIED	252 S BEACH RD	05/27/2026	05/27/2026	PUBLIC SAFETY
E2026-0102	CONSTRUCTION SITE MAINTENANCE	CLOSED - COMPLIED	185 S BEACH RD	05/28/2026	05/29/2026	SELF INITIATED



**TOWN OF JUPITER ISLAND
PUBLIC WORKS DEPARTMENT
REPORT**

To: Mayor & Town Commission

Through: Robert Garlo, Town Manager *RUG*

CC: Kimberly Kogos, Town Clerk

From: John Duchock, Public Works Director

Date: 6/8/2026

The following report is a brief summary of ongoing Public Works projects, as well as expected upcoming actions to be undertaken by the Department. Where appropriate, supporting budget and decision-making information is included for Commission consideration.

Ficus Allée – Tree Relocation

Under a contract agreement with South Coast Grower, Inc., the planting of two strangler fig trees within the Bridge Road ficus allée is scheduled to take place on June 22nd and 23rd. One tree will be relocated from an off-island private property, owned by Mr. Adrian Reed. The second tree will be relocated from Town-owned property between Pitou Trail and Allen Trail. The effort will require the use of large equipment, including loaders and cranes and will require temporary closure of Bridge Road during transport, as well as lane closures during the installation process. Public Works and Public Safety Departments will coordinate closely on traffic and safety issues, and the Town will issue Public Notices in advance to inform residents of the activities.

Tree Relocation Budget (Approved): \$47,875

Hurricane Season Preparation

June 1st marked the start of the 2026 hurricane season. While the projections from academia and the National Hurricane Center indicate a below average number of major storms making landfall along the Gulf and Atlantic coasts, Town staff has begun preparations for storm readiness and response. For the Public Works Department this means conducting inspections and maintenance of equipment (chainsaws, generators, vehicles, ATVs, fuel storage, pumps, hoses, etc.) and pre-positioning hurricane shutters to Town Hall and the School House for rapid installation if needed. Additionally, staff verifies that all contracts are current and reaches out to all contract vendors to ensure capacity and dedication to responding to the Town's needs. Lastly, Public Works staff will participate in an inter-departmental coordination meeting, led by the Public Safety

Department to review storm stage readiness procedures and First-In Team assignments for post-storm inspections.

River Road Flooding and Access Improvements

River Road is a Town-owned road, limited to pedestrian and golf cart access between Grenville Road and Estrada Road along the intracoastal waterway. During seasonal high tides (king tides), the lowest sections of River Road become inundated by lagoon water and, over time, sections of the shoreline along the road have eroded and are beginning to show signs of deterioration. The deterioration of the road shoulder near the Estrada Road intersection has become visually evident, and contact with the owner of 103 River Road (the only home accessible only through River Road), has highlighted a matching concern regarding the condition of the road and fire rescue/emergency response vehicle access to the home.

To address the ongoing king tide flood issue, Town staff engaged with local engineering consultant, Isiminger & Stubbs – a company intimately familiar with Jupiter Island and highly experiences in coastal flood protection within sensitive environmental areas such as this. Isiminger & Stubbs has provided a design concept for shoreline protection and road raising for the lowest section of River Road, below +3-ft in elevation. This concept would install roughly 342 feet of low sheetpile wall with riprap protection and reconstruct the road, adding new structural fill and drainage at an estimated construction cost of \$523,000. An additional \$70,000 is estimated for permitting, final engineering design, bidding, and construction inspection and oversight. Being an adaptation and resiliency approach, this project would be eligible for future grant funding through the Resilient Florida grant program, as well as other mitigation grants such as the federal Hazard Mitigation Grant Program (HMGP) or the Building Resilient Infrastructure and Communities grant (BRIC).

Road Flooding Improvement Budget (Potential): \$593,000

To address the road shoulder condition and emergency access to 103 River Road, Town staff has met with Captec Engineering, Inc. and solicited a proposal for preliminary engineering services to evaluate design, permitting, and construction alternatives for stabilizing the road shoulder and potentially altering road geometry to improve emergency vehicle access. This proposal is currently being evaluated by staff and may be brought to the Commission for consideration during the July 22nd meeting.

Road Shoulder/Access Improvement Budget (Potential): \$TBD



Jupiter Island Public Safety Department May 2026 Activity Report



Monthly Activity By Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD 2026
<i>Calls for Service</i>	187	156	167	149	148								807
<i>Arrests</i>	1	0	2	1	0								4

Traffic & Marine Activity By Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD 2026
<i>Traffic Stops</i>	121	70	52	66	63								372
<i>Vehicle Citations</i>	6	4	5	8	12								35
<i>Parking Citations</i>	3	3	19	31	10								66
<i>Vehicle Crashes</i>	3	1	1	3	0								8
<i>Marine Unit Activity</i>	21	21	18	22	34								116

Major Crimes By Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD 2026
<i>Robbery</i>	0	0	0	0	0								0
<i>Burglary</i>	0	0	0	0	0								0
<i>Theft</i>	1	0	0	0	0								1
<i>Auto Theft</i>	0	0	0	0	0								0
<i>Assault</i>	0	0	0	0	0								0
<i>Total</i>	1	0	0	0	0								1



Jupiter Island Public Safety Department May 2026 Activity Report



Other Crimes By Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD 2026
<i>Fraud</i>	1	0	0	0	0								1
<i>Drug Violations</i>	0	0	0	0	0								0
<i>Trespassing</i>	0	0	0	0	0								0
<i>Vandalism</i>	0	0	0	0	0								0
<i>Disorderly Conduct</i>	0	0	0	0	0								0
<i>Lewd & Lascivious</i>	0	0	0	1	0								1
Total	1	0	0	1	0								2

ALS Fire Rescue Responses By Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD 2026
<i>Medical Calls</i>	15	13	10	19	8								65
<i>Medical Average Response Time</i>	5.5 Mins	3.6 Mins	1.7 Mins	2.7 Mins	1.8 Mins								3.0 Mins
<i>Fire Calls</i>	15	11	12	9	12								59
<i>Fire Average Response Time</i>	4.8 Mins	3.2 Mins	2.8 Mins	4.2 Mins	3.1 Mins								3.6 Mins



Jupiter Island Public Safety Department May 2026 Activity Report



Criminal Activity

Traffic Arrest / May 7, 2026; While conducting a lawful traffic stop, the operator of the vehicle was issued a criminal traffic citation with a mandatory court date No Vehicle Registration/Not Issued. The vehicle was Towed from the scene by Kauff's Towing.

Civil Dispute/Domestic / May 9, 2026; Officers responded to N. Beach Rd in reference to a report of trespassing and stolen property. It was determined the incident was related to a domestic dispute between the tenant and his estranged wife.

Hobe Sound Beach Statistics

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD 2026
<i>Calls for Service-Day</i>	4	6	7	7	4								28
<i>Calls for Service-Night</i>	2	2	4	0	4								12
<i>Patrols</i>	81	77	97	98	102								455
<i>Traffic Stops</i>	6	9	5	6	11								37
<i>Medical Calls</i>	1	1	2	1	0								5

Hobe Sound Beach Activity

DAYTIME 7am-7pm

Missing/Runaway Juvenile/ May 10, 2026, 1:21 pm; Officers responded to a report of a missing runaway juvenile possibly at the public beach. The juvenile was located at the beach and turned over to MCSO to be reunited with his parents.

Vehicle Lockout / May 23, 2026, 5:23 pm; Officers responded to the public beach for a report of keys locked in a vehicle. Assistance was provided and the subject left the area.



Jupiter Island Public Safety Department May 2026 Activity Report



Suspicious Person / May 23, 2026, 6:53 pm; Officers responded to a report of a subject creating a disturbance at the public beach. Upon arrival, officers were unable to locate the individual. Officers contacted beach goers at the pavilion who indicated there had been no disturbance.

Suspicious Person / May 24, 2026, 10:23 am; Officers responded to a report of a female acting strange and confronting people on the beach. Contact was made with the individual who then left the area.

NIGHTTIME 7pm-7am

Suspicious Vehicle / May 11, 2026, 1:59 am; Officers responded to a vehicle parked in the beach parking lot overnight. The vehicle was unoccupied and a search of the area revealed no one on the beach. The vehicle was logged with Public Safety.

Suspicious Vehicle / May 23, 2026, 11:29 pm; Officers responded to a camper vehicle parked in the beach parking lot. The owner of the vehicle was contacted, and he was advised he could not park overnight. The subject left the island without incident.

Police Service Call / May 24, 2026, 9:07 pm; Officers responded to a report of juveniles in the water possibly in distress. Officer's located subjects fishing from the beach and using kayaks. All subjects were contacted and were not in distress.

Juvenile Disturbance / May 30, 2026, 8:06 pm; Officers responded to a report of several juveniles at the public beach on E-bikes. Officers made contact with five juveniles on e-bikes, they were all made aware of the town ordinance, and their parents were contacted and responded to the scene to pick up their kids and bikes.



Jupiter Island Public Safety Department May 2026 Activity Report



Code Compliance- TOV Activity By Month

<i>Violation Type</i>	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	YTD 2026
<i>Parking in Right of Way</i>	20	10	22	48	25								125
<i>No Flag Persons Present</i>	4	4	4	10	5								27
<i>Working Outside Hours</i>	0	1	1	1	0								3
<i>Work with No Permit</i>	0	0	0	0	0								0
<i>All Other Violations</i>	1	7	4	1	4								17
<i>Total Violations</i>	25	22	31	60	34								172
<i>Officer patrols</i>	1,000	901	1,070	1,082	1,252								5,305

Drone Activity By Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD 2026
<i>Flights & Deployments</i>	7	8	11	6	15								47

Drone Operators logged 407 minutes (6.78 hours) of flight time during the month of May. Flights were divided between training flights and aerial patrols of the ocean and waterway. Additionally, officers provided drone assistance related to a VIP, Secret Service visit during May.

Upcoming Town Meetings and Events
2026

Date	Day	Time	Event/Meeting	Location
June 22	Monday	1pm	Town Commission and Beach Protection Meeting	Island Room
July 3	Friday	All Day	Independence Day Holiday - Town Offices Closed	
July 9	Thursday	9am	Development Review Board	Island Room (If Required)
July 21	Tuesday	10am	SMRU Board Meeting	Island Room
July 22	Wednesday	9am	Town Commission and Beach Protection Meetings	Island Room

5-Jun-26

Key	
Changes from Previous Schedule	
Development Review Board	
Town Hall Closed	
Municipal Election	

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