

**AGENDA
TOWN OF JUPITER ISLAND
TOWN COMMISSION MEETING
MONDAY, SEPTEMBER 14, 2026, 9:00 AM
ISLAND ROOM – TOWN HALL – 2 BRIDGE ROAD, HOBE SOUND, FL**

PLEDGE OF ALLEGIANCE

CALL TO ORDER

AGENDA APPROVAL AND COMMENTS*

Commissioner Comments*

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

Public Comment (Non-Agenda Related)

Public Comment is an opportunity for the 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. Anyone interested in providing Public Comment may do so in person at the podium when the Mayor calls for Public Comment, or may be sent in advance by email at THMail@tji.martin.fl.us.

NOTE: The Town Commission will meet 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 July 22, 2026, Town Commission Meeting
- b. Fixed Asset Disposals

Category B- Other Informational Materials (No Action Required)

- a. Minutes of the July 9, 2026, Development Review Board Meeting
- b. Minutes of the May 1, 2026, Pension Board Meeting
- c. Minutes of the May 1, 2026, Joint Defined Contribution Plan Committee Meeting

PRIORITY MATTERS & PRESENTATIONS

2. Ms. Sarah Heard, Martin County Commissioner/Chair* - 15 minutes

3. Mr. Ken Pruitt, The P5 Group - Legislative Update (remote)* - 20 minutes
4. Dr. David Kriebel, Coastal Analytics - Barrier Island Construction Considerations* - 30 minutes

COMMISSION ACTION ITEMS

5. Interlocal Agreement for Fire Rescue Services - 10 minutes
6. Finance Reports - 25 minutes
 - a. Approval of the 2026-2027 Property, Casualty, and Ancillary Insurance Policies
 - b. Approval of 2026-2027 Employee Insurance Benefits
 - c. General Fund Monthly Financial Review
 - d. Resolution No . 954 - General Fund FY 2026 Budget Amendment
 - e. FY 2026-2027 Tentative Annual Budget
7. Ordinance No. 422 - Code Text Amendment pertaining to Solicitors - 2nd Reading - 10 minutes
8. Ordinance No. 423 - Powers and Authority of the Town Commission - 2nd Reading - 10 minutes
9. Town Manager Evaluation - 15 minutes
10. Development Review Board Vacancy - 5 minutes

ADDITIONAL COMISSION MATTERS

11. Comprehensive Plan Review - 40 minutes
12. Changes to Approved Development Orders - 20 minutes
13. Appeal Process Discussion - 20 minutes
14. Applicant Identification Discussion* - 20 minutes

STAFF REPORTS

15. Town Manager's Report*
16. Town Attorney Report*
17. Building Department Report
18. Public Works Report
19. Public Safety Report
 - a. License Plate Recognition System*
 - b. PSD Activity Report

OTHER ITEMS

20. Meeting Dates

- **September 14, 2026 – Town Commission Meeting – 9am**
- **September 14, 2026 – SMRU Board Meeting – 1pm or Directly Following Town Commission Mtg**
- **September 14, 2026 – First Budget Hearing (Town Commission and Beach) – 5:01pm**
- **September 17, 2026 – Beach Protection District Meeting – 4pm**
- **September 17, 2026 – Second Budget Hearing and Adoption (Town Commission and Beach) – 5:01pm**
- **October 20, 2026 – Town Commission Meeting – 9am**
- **October 20, 2026 – Beach Protection District Meeting – 1pm or Directly Following Town Commission Mtg**
- **November 10, 2026 – SMRU Board Meeting – 9am**
- **November 12, 2026 – Town Commission Meeting – 9am**
- **November 12, 2026 – Beach Protection Meeting – 1pm or Directly Following Town Commission Mtg**

21. Other Items*

** No advanced materials provided*

(QJ) Denotes a quasi-judicial matter or public hearing

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

Anne Scott, Mayor

Joseph Taddeo, Vice Mayor

Marshall Field VI, Commissioner

Patricia Warner, 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, SEPTEMBER 14, 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: 09/08/2026

**MINUTES
TOWN OF JUPITER ISLAND
TOWN COMMISSION MEETING
WEDNESDAY, JULY 22, 2026**

TIME: Wednesday, July 22, 2026 – 9:00 AM
PLACE: Town Hall Island Room – 2 Bridge Rd., Hobe Sound, FL
PRESENT: Present were Mayor Anne Scott, Vice Mayor Joe Taddeo, and Commissioners Marshall Field VI, Patricia Warner and Maria Bayazid. 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 Scott called the meeting to order at 9:00 AM and a quorum was established.

AGENDA APPROVAL AND COMMENTS*

A. Commissioner Comments

a. Commissioner/Town Manager/Town Attorney Comments

Commissioner Warner asked about Ordinance 423, Agenda Item 6, and suggested discussion prior to first reading.

Vice Mayor Taddeo expressed concern about the cost of mangrove trimming. This comment bridged into the mangrove trimming presentation.

b. Agenda Approval

MOTION: *Commissioner Field/Vice Mayor Tadeo moved to approve the agenda.*

ACTION: *Motion Passed 5-0.*

B. Public Comment - Non-agenda related or for those who may not be able to remain in chamber for the meeting duration.

There was no public comment.

CONSENT ITEMS

1. Consent Agenda

The consent agenda was approved as presented.

MOTION: *Vice Mayor Taddeo/Commissioner Field moved to approve as presented.*

ACTION: Motion Passed 5-0.

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

- a. Minutes of the June 22, 2026, Town Commission meeting
- b. Fixed Asset Disposals

Category B- Other Informational Materials (No Action Required)

- a. Minutes of the June 4, 2026, Development Review Board Meeting

PRIORITY MATTERS & PRESENTATIONS

2. Mangrove Trimming Discussion* - Kathleen Baxter, Coastal Planting Service, Inc. - 15 minutes

Director Duchock provided background on the topic of mangrove trimming on the Island and introduced Kathleen Baxter of Coastal Planting Service, Inc.

Ms. Baxter greeted the Town Commission and clarified that the Town's work covers roughly 1,000 feet of mangroves and includes removal of exotics and vines, not simply a few trees. She explained that the 1996 Mangrove Trimming and Preservation Act allows the Town its delegated authority but requires it to follow the same State laws, and offered a copy of the Act to any commissioner who wished to review it.

Mayor Scott asked about the importance of the mangroves. Ms. Baxter explained that mangroves are the first link in the marine food chain, providing habitat and nursery grounds for fish and filtering impurities from the water. She noted that they also support the local economy by sustaining the fishing industry and provide a secondary benefit against erosion.

Town Manager Garlo referenced a matter at River Road and the Ramble mangrove trimming. Ms. Baxter explained that. Under a general permit, 65 percent of the mangroves may be trimmed, and the Ramble is trimmed twice a year to maintain that level. The remaining 35 percent is a designated no-cut zone.

Mayor Scott asked whether the Ramble is trimmed to the fullest extent allowed, and Ms. Baxter confirmed that it is. Mayor Scott asked staff whether other plant material could be trimmed to open the space further. Director Duchock explained that some low-growing material such as snake plant and sea grape hedges could be addressed but does not rise into the views. He noted that a navigation trim completed within the past year between Harbor Island and the mainland had widened the channel and opened views from the bridge.

Commissioner Bayazid asked about the minimum height to which a mangrove may be trimmed. Ms. Baxter confirmed that six feet from the substrate is the State minimum but cautioned that a red mangrove of 20 feet or taller generally cannot be reduced to that height and survive, so a responsible trimmer will not attempt it.

Mayor Scott confirmed that only a permitted company may trim mangroves and that unauthorized trimming is a punishable violation.

COMMISSION ACTION ITEMS

3. Memorandum of Understanding re. Disaster Debris Management Site - 10 minutes

Director Duchock provided background information and the purpose of the Memorandum of

Understanding (MOU) with Martin County regarding the Disaster Debris Management Site. He explained the Town does not currently own a site so is in need of an approved site. He explained that Town Attorney Teal reviewed, provided modest edits and presented to the County for approval. If adopted, the Town Commission will be informed.

Commissioner Warner asked whether the Town would pay a fee under the MOU. Director Duchock explained there is no fee, but the Town would reimburse its own contractor costs for handling and transporting the debris, drawn from the annual emergency contingency of approximately one million dollars.

4. Finance Reports - 20 minutes

a. General Fund Monthly Financial Review

Finance Director Matt Pazanski provided an overview and summary of the monthly financial report. He noted that against a 75 percent target, revenues were running at approximately 99 percent, reflecting early ad valorem collection, and expenditures at approximately 70 percent, with a current-year budget amendment to be brought in September.

b. FY 2026-2027 Setting the Proposed Ad Valorem Millage Rates and First Budget Public Hearing Date

Director Pazanski presented the preliminary budget and explained that the proposed millage rate is a maximum that may be lowered but not exceeded later in the process. He reported a preliminary 2027 taxable value of \$4.449 billion, an 11.59 percent increase of about \$462 million, with roughly \$67.8 million in new construction. Based on this information, staff recommended a proposed millage rate of 2.8259 mills which represents a 9.89 percent revenue increase over the rolled-back rate of 2.5716 and is the same millage rate as the current year's rate.

He reported 686 parcels, consisting of 592 residential, 82 government (preserved, conservation, and town-owned lands), and 12 miscellaneous or church, with 47.1 percent of the Town homesteaded. Of those, 317 single-family homes are homesteaded, and 275 parcels are non-homesteaded, including 86 vacant. The proposed revenue budget is \$14,837,548, a 9.2 percent increase, mostly from ad valorem taxes.

On expenses, Director Pazanski noted a proposed 5 percent total wage adjustment, comprising a 3.4 percent cost of living adjustment and 1.6 percent discretionary merit. Town Manager Garlo reported that the Florida Blue healthcare renewal had been negotiated from an initial 13 percent increase down to 5 percent without significant impact to benefits, and consensus was gained in support of that figure. He also noted operating increases in IT, software, and maintenance, stable insurance costs, and capital expenses to be refined in the coming weeks.

Commissioner Field expressed concern about increasing expenditures in the face of potential tax reform and requested a paper identifying areas the Town might reduce should reform pass. Town Manager Garlo noted the Town would be required to complete a 10 percent budget reduction exercise in the coming year and invited Commissioners to identify priorities for potential cuts.

Discussion ensued regarding whether increased enforcement and fines could serve as a revenue source. Mayor Scott noted that traffic fines are set by the State and generate minimal revenue, with \$2,500 budgeted, and staff agreed to bring back collection figures alongside the tax reform memorandum.

Regarding the half-cent conservation surtax, Director Pazanski reported approximately \$146,000 collected to date, with about \$90,000 to \$95,000 annually over the ten-year program. Director Duchock explained he would meet with the County in August regarding potential uses of those funds, which may be spent outside the Town, and would bring any recommendation back. He clarified that the separate \$50,000 conservation fund transfer is for required maintenance of the Town's conservation land.

Director Pazanski reviewed the remaining funds, including the Electric Underground Debt Service at a proposed 0.1880 mills, down from 0.2100 and to be paid off December 1, 2028, along with the Conservation, Beautification, and Christmas Donation funds. He noted the proposed rates would produce a slight overall decrease year over year due to the declining electric debt.

Consensus was gained to bring the North Beach Road traffic calming placeholder back for discussion at the start of the season.

MOTION: *Commissioner Field/Commissioner Bayazid moved to set the proposed General Fund Budget ad valorem millage tax rate at 2.8259 mills and Electric Debt Svc rate at 0.1880 mills and schedule the 1st Budget Hearing for September 14, 2026 at 5:01 PM.*

ACTION: *Motion Passed 5-0.*

5. Ordinance No. 422 - Code Text Amendment pertaining to Solicitors - 1st Reading - 10 minutes

Town Attorney Teal explained the purpose for Ordinance No. 422 and read the Ordinance by title.

Commissioner Warner asked how the requirement would be enforced when solicitors may be unaware of it, and whether it applies to religious solicitation. Chief Ewing explained that officers respond to calls and ask solicitors to produce their permit. He noted that residents may register their property address on a new Town website platform to request not to be solicited.

The Town Commission recessed at 10:15 AM.

The Town Commission reconvened at 10:20 AM.

MOTION: *Commissioner Field/Vice Mayor Taddeo moved to approve Ordinance No. 422 as presented on first reading.*

ACTION: *Motion Passed 5-0.*

6. Ordinance No. 423 - Powers and Authority of the Town Commission - 1st Reading - 15 minutes

Town Attorney Teal introduced Ordinance No. 423 and explained the purpose pertaining to the Recreational Club District (RCD) and the authority of the Town Commission review of development. Town Attorney Teal read the Ordinance by title.

Commissioner Warner noted that the majority of the RCD zone is housing and wondered why the Development Review Board would not review development in this zone instead of the Town Commission. Town Attorney Teal explained the portion of the zone that is Club property rather than residential property. Commissioner Field explained that the Town Commission is the ultimate governing body who decides on development matters, whether initially or on appeal. He explained that residential development is simpler while the club property is more complex which requires Commission decision rather than delegating to others. Commissioner Bayazid agreed it is more economical and streamlined.

MOTION: *Commissioner Field/Vice Mayor Taddeo moved to approve Ordinance No 423 as*

presented on 1st reading.

ACTION: *Motion Passed 5-0.*

Mayor Scott noted that the club will be bringing an application forward so in anticipation of a quasi-judicial hearing, all Commissioners should keep track of conversations pertaining to such an application.

Discussion continued regarding conducting a workshop. Town Attorney Teal noted that the club will be permitted the same standards as any other applicant so a workshop should not hold up an application.

7. Commission and Board/Committee Vacancies* - 5 minutes

Mayor Scott explained the vacancy on the Development Review Board (DRB). She recommended current Alternate Member Christina Gidwitz to fill the vacant Regular Member position, and Michelle Andrews-Bush to fill the resulting Alternate Member vacancy.

MOTION: *Commissioner Field/Vice Mayor Taddeo moved to approve Christina Gidwitz as a Regular member of the Development Review Board.*

ACTION: *Motion Passed 5-0.*

MOTION: *Commissioner Field/Vice Mayor Taddeo moved to approve the appointment of Michelle Bush as Alternate member of the Development Review Board.*

ACTION: *Motion Passed 5-0.*

ADDITIONAL COMMISSION MATTERS

8. Comprehensive Plan Review - 45 minutes

a. Review of Last Four Elements

- Recreation & Open Space Element
- Intergovernmental Coordination Element
- Capital Improvements Element
- Property Rights Element

Town Manager Garlo provided background information and explained that staff was directed to complete the Comprehensive Plan review from this point on. Previous edits to the first six elements were provided and the last four elements will be reviewed at this time.

Vice Mayor Taddeo noted that he has reviewed the plan with Director Duchock and was very satisfied.

Director Duchock began, going through each element page by page, noting general housekeeping edits and statutory compliance edits. Mayor Scott and Town Commissioners agreed to reviewing substantive changes only. Director Duchock explained that the majority of the last four elements is very light and most changes are "tweaks" rather than major changes. The substantive changes include:

- Policy 7.1.3.5 (Recreation & Open Space Element): The draft policy to explore collecting beach access parking fees was stricken on staff recommendation, given restrictions on what the Town may collect, and the policy will be renumbered.
- Policy 7.1.3.6 (Recreation & Open Space Element): The policy to coordinate with Martin County to explore reductions in public beach hours, which arose from the community survey, was retained as presented.

- Policy 9.1.2.2 (Capital Improvements Element): The level of service policy was truncated to strike the water pressure standards, on the utility director's recommendation, to avoid committing to an unnecessary metric.

Director Duchock stated that Town Attorney Teal will review the draft, a clean version will be presented to the Town Commission in September, and then the plan will be provided to the LPA. He summarized the changes.

9. Changes to Approved Development Orders - 30 minutes

Town Attorney Teal provided an update on proposed changes to the Land Development Regulations (LDR) governing amendments to approved site plan applications. He recalled the Town Commission's June direction to tighten the provisions and make the definition of substantial compliance as objective as possible.

He explained that the revised subsection C of Section 1.03 would deem a modification to be in substantial compliance only where:

1. it does not increase floor area, lot coverage, or the height of any building or structure, and does not reduce any required yard or setback;
2. it does not materially change the location or footprint of any building or structure;
3. it does not change the use of any building, structure, or land;
4. it does not alter the exterior appearance of any building or structure as viewed from adjoining properties or public rights-of-way, except for the substitution of exterior materials or fixtures of like kind and equal or better quality;
5. it complies with all applicable provisions of the LDRs; and
6. it does not deviate in any way from any express condition of the Town's original approval.

Town Attorney Teal explained that where a modification meets that definition, the Building Department would have discretion to approve the change administratively rather than requiring a return to the Commission. In response to a concern that the definition focused on structures rather than site plan features, he agreed to add "hardscape" to subsection C so that changes such as driveways and landscape islands would be captured.

Mayor Scott expressed a preference for a zero-tolerance policy toward unpermitted work. She stated that anything deviating from what was permitted should be restored to its approved condition and that the Town should not create a process to accommodate unpermitted work. Discussion ensued.

Director Harding clarified that under Florida law the Town cannot withhold a certificate of occupancy for a completed structure based on a site plan deficiency such as a driveway or landscaping, and may only address the deficient element independently.

Discussion ensued regarding the practical limits of enforcement, including daily fines and liens, and the value of having applicants acknowledge the consequences of deviation at the time of permitting.

The Town Commission directed Town Attorney Teal to return with revised language reflecting a zero-tolerance approach while preserving due process. Direction included adding "hardscape" to subsection C, incorporating a "good cause" provision for curing unpermitted work, requiring written findings, and requiring that administrative officials transmit each written finding of substantial compliance to the Town Commission and affected parties within three business days. Affected parties would be defined as those who received notice of the original application or who raised an objection. Town Attorney Teal

agreed to collaborate with Director Harding on the changes.

10. Basement Discussion - 30 minutes

Town Manager Garlo requested that this topic be postponed to September. He outlined the issues to be addressed, including whether basements should be allowed at all and, if allowed, how to address floor area.

He suggested bringing in an individual from Tallahassee who runs the CCCL program and has oversight over basements, and obtaining independent feedback from Dr. Kreibel. He noted that there were three applications basement applications in 2024, three in 2025, and two in 2026. Vice Mayor Taddeo clarified that under Senate Bill 180 there can be no moratoriums and no additional restrictions.

Consensus was gained to postpone the matter to September.

11. Appeal Process Discussion - Town Attorney - 45 minutes

Town Attorney Teal presented a proposed text change to Article X, Division 8 of the LDRs, explaining that his revisions simplify an unclear section and, addressing prior timing concerns, require an appeal to be heard at least 45 days after submission. Mayor Scott suggested a bond requirement where suspended work proceeds.

Consensus was reached to recommend, rather than require, supplemental electronic notice in addition to the written notice required by state law, and Town Attorney Teal noted an electronic submittal portal could be accommodated.

Mayor Scott suggested the notice of appeal allow an appellant to attach the order being appealed rather than complete every field.

Discussion ensued regarding citing the applicable statute and LDR standard so residents are advised of the criteria for an appeal.

STANDING REPORTS

12. Town Manager's Report*

Town Manager Garlo asked Finance Director Pazanski to overview the potential impact to the Town if the tax reform passes, referencing his earlier memorandum.

Director Pazanski explained that the reform would raise the non-homestead exemption from \$50,000 to \$150,000 (and to \$250,000 in 2028) and reduce the non-homestead assessment cap from 10 percent to 5 percent. Based on property appraiser estimates, he projected decreased revenue of 2.61 percent (approximately \$294,000) in 2027 and 3.5 percent (approximately \$383,000) in 2028, with further annual inflation adjustments thereafter. He noted the amendment would restrict ad valorem revenue to certain core services and left many ambiguities to be clarified by rule if passed.

Discussion ensued regarding funding for exempted categories such as public safety and fire service. Director Pazanski explained that non-ad valorem special assessments, billed directly to residents through a noticed process, could serve as an alternative funding source.

Mayor Scott directed staff to review the exempted categories and identify potential funding sources, so the Town has a plan in place.

13. Town Attorney Report*

Town Attorney Teal reported on how HB 803 and HB 399 impact the Town's LDRs and Comprehensive Plan, and identified several items worth reviewing for compliance with state law.

Consensus gained for Town Attorney Teal to bring a list of topics that need to be changed.

14. Building Department Report

Town Manager Garlo summarized the report, which includes an analysis of permits issued and revenue, a summary of the four development applications heard by the Development Review Board in June, and a code compliance report with added narratives for each action.

Mayor Scott expressed a longstanding concern that applicants disclose the real party in interest behind LLCs, as is done at Martin County. Commissioner Field cautioned that an application must be decided on its face and warned of Fair Housing Act concerns. Discussion ensued regarding the pros and cons of applicant identification.

Town Attorney Teal agreed to review other jurisdictions' provisions and report back on whether the Town has the right to know the real party in interest and how "real" would be defined.

15. Public Works Department Report

a. River Road Review

Director Duchock clarified the distinction between River View Road, a private road on the club property, and River Road, which runs south to Greenville Road and becomes an extension of The Ramble. He reported that staff has engaged CapTech to improve access to 103 River Road, where a deteriorating shoulder limits emergency vehicle access, with the preliminary design falling under the \$35,000 threshold. He noted that addressing King Tide flooding would cost in excess of \$300,000, that some residents may help bear the cost. He mentioned that a State adaptation planning grant was vetoed by the Governor, so staff would revisit options in September.

Commissioner Field noted that the road serves only one home at the northernmost end and that the issue affects landscaping rather than access or life safety, so resident funding could raise the project's urgency.

Town Manager Garlo agreed to look into the matter.

b. Lethal Yellowing Update

Director Duchock noted that the lethal yellowing program was paused last year, and a study is in process to see if the vector is a problem. Only one sample has been collected with the actual vector to date. He will bring more information in September.

c. Ficus Allée Update

Director Duchock reported that only one of the two contracted trees, a strangler fig moved from Bridge Road onto the Island, could be relocated, as the second was found to have storm damage and decay. A

replacement is being sought, and two additional diseased trees have since been contracted for removal.

Commissioner Warner asked whether residents had been notified in case they had suitable trees to donate. Director Duchock agreed to the idea and noted the Beautification Committee would take up resident donations and a 501(c)(3) next season. He added that the ficus trees east of the bridge are ficus benjamina rather than the strangler variety, so relocating them is not being considered

16. Public Safety Report

Chief Ewing summarized the Public Safety Department activity report for June and highlighted no major crime on the Island, which he attributed to the constant presence and efforts of the men and women of Public Safety. He noted that the drone, which had suffered a catastrophic failure, had been replaced and returned to service, covered by the manufacturer as a defect.

Commissioner Field requested a report on how the Department's visibility and efforts deter crime, noting the Island's security camera coverage and patrol presence at both bridges. Vice Mayor Taddeo requested the number of responses to alarm calls. Chief Ewing agreed to provide both.

OTHER ITEMS

17. Meeting Dates

- July 21, 2026 – Executive Session re. Collective Bargaining – 9:30 AM
- July 21, 2026 – SMRU Board Meeting – 10:00 AM
- July 22, 2026 – Town Commission Meeting – 9:00 AM
- July 22, 2026 – Beach Protection District Meeting – 1:00 PM or Directly Following Town Commission Meeting
- September 14, 2026 – Town Commission Meeting – 9:00 AM
- September 14, 2026 – SMRU Board Meeting – 1:00 PM or Directly Following Town Commission Mtg
- September 14, 2026 – First Budget Hearing – 5:01 PM
- September 17, 2026 – Beach Protection District Meeting – 4:00 PM
- September 17, 2026 – Second Budget Hearing and Adoption – 5:01 PM

The town Commission agreed that no August meeting would be needed and set the following dates:

- October 20, 2026 – Town Commission and Beach Protection District Meetings
- October 20, 2026 – Shade Meeting regarding the Slan case
- November 10, 2026 – SMRU Board Meeting
- November 12, 2026 – Town Commission and Beach Protection District Meetings

The Town Commission also agreed not to resume the Town Coffees at this time.

The Town Commission recessed for a closed-door Attorney Client Session at 12:16 PM.

The Town Commission reconvened at 12:51 PM.

18. Other Items*

Mayor Scott adjourned the meeting at 12:52 PM.

Respectfully submitted,

Kimberly Kogos, Town Clerk

TOWN OF JUPITER ISLAND

TO : Mayor and Commissioners
FROM : Danielle Losquadro, Senior Accountant 
RE : Disposal of Property
DATE : 8/28/26

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.

September 14, 2026

ASSET INFORMATION

[illegible]

**MINUTES
TOWN OF JUPITER ISLAND
DEVELOPMENT REVIEW BOARD MEETING
THURSDAY, JULY 9, 2026**

TIME: Thursday, July 9, 2026 – 9:00 AM
PLACE: Town Hall Island Room – 2 Bridge Rd., Hobe Sound, FL
PRESENT: Present were Chair Judy Holden, Members Nancy Auth, Deane Blazie, and Jennifer Madden, and Alternate Member Walter McCormack. Also present were Building Director Catherine Harding, Town Attorney Kyle B. Teal, Town Clerk Kimberly Kogos, and IT Specialist Fabricio Zevallos.

1. Call to Order and Comments*

Chair Holden called the meeting to order at 9:01am. She read the purpose of the Development Review Board, announced a quorum and introduced the attending board members and staff.

2. Minutes of the June 4, 2026, Development Review Board Meeting.

MOTION: *Member Auth/Member Madden moved to approve the minutes of the June 4, 2026 Development Review Board as presented.*

ACTION: *Motion Passed 5-0.*

Town Clerk Kogos swore in those intending to speak, including Attorney Jared Gaylord of Marc R. Gaylord, P.A., Richard Rutledge of Innocenti and Webel, and Building Department Director Catherine Harding.

3. 354 South Beach Road - A-80 2-Acre Estate Residential District

This is the application of 354 South Beach LLC, represented by Jared Gaylord, Esq., of Marc R. Gaylord, P.A., requesting the following:

A site plan approval to: *Install a 900 square foot prefabricated utility shed for storage in the south side of the lot located westerly of South Beach Road.*

Ex Parte Communication:

- Member Blazie stated he spoke with Director Harding about the project, visited the site and had no ex parte communication.
- Member Auth stated she reviewed the materials, visited the sites, spoke with Director Harding and had no other ex parte communication.
- Chair Holden stated she visited the site, spoke with Director Harding, and had no further ex parte communication.
- Member Madden stated she reviewed the materials, visited the stile, spoke with Director Harding, and had no other ex parte communication.
- Member McCormack stated he reviewed the materials, visited the site, spoke with Director Harding, and had no other ex parte communication.

Director Harding introduced the application and read the building and staff review report and itemized

the recommended conditions of approval.

Attorney and owner representative Jared Gaylord greeted the Board members and introduced the project team. He provided a presentation beginning by displaying aerial photography and a survey of the property. He described the space where the proposed 900 square foot storage building would reside and provided site data, followed by the floor plans and elevations. He also showed ground photographs of the property and space where the shed will be built, including dense landscaping and buffers.

It was clarified that the prefabricated structure is metal and lightweight with a simple construction process.

Mr. Rutledge reviewed the landscaping and construction staging plans.

Public Comment:

There was none at this time.

Chair Holden read the Standards for Development Review. Board members collectively agreed that all standards had been met. There were no conditions of approval other than those provided with the building staff report.

MOTION: *Member Madden/Member Auth moved to approve the application of 354 South Beach Road with recommended conditions as presented.*

ACTION: *Motion Passed 5-0.*

4. Other Items*

Next meeting - August 6, 2026

Chair Holden announced that there will be an August meeting and there are currently 3-4 applications to be considered. She noted there will not be a September meeting.

The meeting was adjourned at 9:21am.

Respectfully Submitted,

Kimberly Kogos, Town Clerk

**MINUTES
TOWN OF JUPITER ISLAND
PENSION PLAN COMMITTEE MEETING
FRIDAY MAY 1, 2026**

TIME: Friday, May 1, 2026 – 9:00 AM

PLACE: Town Hall Conference Room – 2 Bridge Rd., Hobe Sound, FL

PRESENT: Chair Geddes (Ged) Parsons and Members Craig Donaldson, Town Manager Robert Garlo, Finance Director Matthew Pazanski and Assistant Town Manager/Beach Protection Director John Duchock and Deb Sperco, Administrative Assistant. Also present were Mr. P. J. Gardner, Jimmy Robbins, and Isaiah Scott of AGW Capital Advisors.

Chair Geddes Parson called the meeting to order at 9:02am.

1. Approval of Minutes
 - a. Minutes of February 19, 2026, Pension Board Meeting

MOTION: Member Garlo/Member Pazanski moved to approve the minutes of February 19, 2026 Pension Board Meeting

ACTION: Motion Passed 5-0.

2. AGW Capital Advisors, Inc. – Performance Review and Capital Markets Update

Mr. P.J. Gardner of AGW Capital Advisors began the discussion by reviewing the Capital Market Updates for the second quarter of 2026. He summarized the growth and trends noting that “the market appears to have some concern about the US dollar as a stored value, so it was foresight to bolster the Town’s reserves.” Mr. Gardner also noted that having resiliency fostered into the portfolio, and diversity beyond stocks and bonds, the Plan’s alternative investments have continued to benefit the Town throughout a volatile environment and remains positive.

Mr. Gardner stated that he would work with Mr. Pazanski to identify potential suitors to divest the pension fund. Mr. Parsons asked if that would include an insurance company. Mr. Gardner replied that suitors could include an insurance company or a fixed income manager to build a bond portfolio to match liability.

Mr. Parsons stated investments will remain defensive. Mr. Gardner and Mr. Robbins agreed and confirmed that the fund has high cash reserves to cover immediate and intermediate cash disbursement needs, in the event of a market correction.

3. Next Meeting

The Committee discussed the next meeting date and agreed to set it for August 25, 2026, at 9 am.

Chair Parsons adjourned the meeting at 10:16 am.

Respectfully submitted,
Deborah Sperco, Administrative Assistant

**MINUTES
TOWN OF JUPITER ISLAND
JOINT TOWN/SMRU/PSD DEFINED CONTRIBUTION PLAN COMMITTEE MEETING
FRIDAY, MAY 1, 2026**

TIME: Friday, May 1, 2026 – 10:20 AM

PLACE: Town Hall Island Room – 2 Bridge Rd., Hobe Sound, FL

PRESENT: Assistant Town Manager/Beach Protection District Director John Duchock, Member/Finance Director Matthew Pazanski, Member/IT Director Bill Sutton, Member/Public Safety Chief Joseph Scolly, and Member/SMRU Director Matthew Hammond. Also present were Mr. P. J. Gardner, Mr. Jimmy Robbins, and Isaiah Scott of AGW Capital Advisors.

ABSENT: Town Manager Robert Garlo, and Control Systems Specialist Dustin Lindholm.

Assistant Town Manager John Duchock called the meeting to order at 10:20 am and established a quorum.

1. Approval of Minutes – February 19, 2026, Jt. Meeting of the Town 401a DCP and SMRU 401a DCP Committee. Finance Director Pazanski had noted some changes to be incorporated into the minutes and requested approval of February’s revised minutes.

MOTION: Member Sutton/Member Scolly motioned to approve the minutes of February 19, 2026, meeting as modified.

ACTION: Motion Passed 4-0.

2. AGW Capital Advisors, Inc. – Performance Review and Capital Markets Update

Mr. Robbins briefly introduced Isaiah Scott, a second-year analyst of AGW Capital Advisors and the group welcomed him to the meeting.

Mr. Gardner stated that the plan structure has a very healthy structure with good mix of US and international stock. Long-term allocations are doing well, although even quality funds are currently under-performing. He emphasized that changes in the market have begun to rebound from the last quarter and believes the plan to be solid, is performing as designed and will adjust in time.

3. Other Items

Finance Director Pazanski remarked that withdraws are being processed as a self-certification now through the secure 2.0 app. Ascensus did respond on what the Town’s participation needed to be as it is now employee self-certified loan withdraw requests, and Director Pazanski checks for accuracy but the Town is not required to verify specific documentation, as it is the Employee’s responsibility to self-certify hardship documentation.

Assistant Town Manager Duchock reiterated that new employees are advised of the opportunity for one-on-ones with AGW after each quarterly meeting. He also requested a summary of employees who have either left or recently entered the Town's Pension Plan each quarter.

4. Next Meeting

The Committee reviewed their calendars and set the next meeting for August 25, 2026.

MOTION: Member Pazanski/Member Scolly motioned to adjourn the meeting at 10:56.

Respectfully submitted,

Deborah Sperco, Administrative Assistant



Memorandum

To: Mayor & Town Commission

From: R. Garlo, Town Manager *RUG*

Date: September 1, 2026

Re: Interlocal Agreement for Fire Rescue Services

An Interlocal Agreement between Martin County and the Town of Jupiter Island for Fire Rescue Services has existed for many years.

The current agreement is for a five-year term and is in effect through September 30, 2027.

The existing agreement provides for renewal of an additional five (5) year term, provided both parties agree through written consent twelve (12) months prior to the expiration of the current agreement.

In discussions with both the Martin County Administrator, and Martin County Fire/Rescue Chief, as requested, they intend to bring the agreement forward to the Martin County Board of County Commissioners for renewal.

The agreement, entered into in June 2022, was at a cost to the Town of \$1,000,000.00 annually including a 3% increase each subsequent year.

On October 1, 2027, given the agreed upon 3% annual increase, the cost to the Town will be \$1,159,274.07.

The only change to the existing agreement for the five-year renewal extension is the following:

“On October 1 of each subsequent year, payment will be increased annually by the unadjusted percent change column in the Consumer Price Index for all Urban Consumers (CPI-U): U.S. city average, by the expenditure category Hospital Services as published in the August annual report for the previous year’s timeframe July-July.”

This amendment will continue the agreement in full effect through September 30, 2032.

As a point of information, the relevant CPI information for the last five years is as follows:

1. 2026 – 5.2%
2. 2025 – 5.6%

3. 2024 – 6.1%
4. 2023 – 3.1%
5. 2022 – 3.9%

The monetary value of this agreement, as well as the operational aspects and critical services provided, cannot be overstated.

Public Safety Director Michael Ewing is available to discuss further the services provided in this agreement if requested.

Staff is seeking Commission approval authorizing the Mayor to execute said amendment on behalf of the Town of Jupiter Island.

**FIRST AMENDMENT OF INTERLOCAL AGREEMENT
FOR FIRE RESCUE SERVICES**

THIS FIRST AMENDMENT TO INTERLOCAL AGREEMENT (“First Amendment”) is made and entered this____ day of _____2026, by and between Martin County (“the County”), a political subdivision of the State of Florida, 2401 SE Monterey Road, Stuart, FL 34996 and The Town of Jupiter Island, Florida (“the Town”), 2 SE Bridge Road, Hobe Sound, FL 33455.

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, et seq., Florida Statutes provides a method for governmental entities to join in order to provide fire protection, emergency medical services and related services; and

WHEREAS, In June of 2022, the County and the Town entered into an Interlocal Agreement for Fire Rescue Services (“Interlocal Agreement”); and

WHEREAS, the County and Town desire to renew the Interlocal Agreement for another five (5) year term.

NOW THEREFORE, in consideration of the covenants, conditions and premises set forth herein, the Interlocal Agreement is amended as follows:

1. Paragraph 3 is deleted in its entirety and replaced with the following:

Beginning on October 1, 2027, in consideration for the County providing twenty-four (24) hour Emergency Medical Services and Fire Protection support as described in Paragraph 1, the Town agrees to pay the County \$1,159,274.07. On October 1st each subsequent year, payment will be increased annually by the unadjusted percent change column in the Consumer Price Index for All Urban Consumers (CPI-U): U.S. city average, by the expenditure category Hospital Services as published in the August annual report for the previous year’s timeframe July-July; however, in no event shall the increase be less than 3%.

2. Paragraph 7 is deleted in its entirety and replaced with the following:

This Agreement shall be in full effect upon the effective date of October 1, 2027 for a period of five (5) years through September 30, 2032. This Agreement may be renewed for an additional five-year term upon the written consent of both parties. Such consent will be provided twelve (12) months prior to the expiration of this Agreement and will identify any proposed amendments of the Agreement. Renewal is contingent upon the mutual agreement of any proposed amendments by the Town and the County.

3. Except as specifically set forth herein, all other terms and provisions of the Interlocal Agreement shall remain unaffected by this First Amendment and continue in full force and effect.

IN WITNESS WHEREOF, the Town has approved this First Amendment at a duly noticed meeting held on _____, 2026 and the County has approved this First Amendment at a duly noticed meeting held on _____, 2026.

ATTEST:

TOWN OF JUPITER ISLAND

TOWN CLERK

, MAYOR

APPROVED AS TO FORM AND
CORRECTNESS

, TOWN ATTORNEY

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

SARAH HEARD, CHAIRMAN

APPROVED AS TO FORM & LEGAL
SUFFICIENCY:

ELYSSE A. ELDER, COUNTY ATTORNEY



MEMORANDUM

TO: The Mayor and Town Commissioners
THRU: Robert Garlo, Town Manager *RG*
FROM: Matthew Pazanski, Finance/HR Director *MP*
DATE: August 31, 2026
SUBJECT: Approval of 2026-2027 Property, Liability, Workers' Compensation, Automobile and Ancillary Insurance Coverage

Background

Each year the Town solicits renewal proposals for the Town's and SMRU's property, liability, workers' compensation, automobile (P&C/WC) and ancillary insurances and with the Florida Municipal Insurance Trust (FMIT) and other carriers. The Gehring Group annually assists with various ancillary insurance coverages.

Our current provider of P&C/WC, FMIT, is administered by the Florida League of Cities (FLC). The FLC exists solely to serve cities, they insure over 60% of Florida cities. The FMIT has consistently provided the Town with excellent value for insurance coverage over the many years of continued service. During 2024 we completed a comprehensive asset survey of all property to ensure proper coverage and valuation limits. This year the commercial insurance carriers are again facing the challenges of high inflation and the rising risk of catastrophic events. Auto rates are challenging across the state, workers comp experience mod is excellent at 0.70, and property coverage has continued to ease a bit this year.

Insurance renewal quotes (attached) from FMIT reflect an approximate 1.26% increase from last year, the lines of coverage are summarized below and FMIT is attached for your review.

	<u>Proposed Renewal</u>	<u>Prior Year Premium</u>	<u>Difference</u>	<u>% Change</u>
Property	\$276,341	\$306,637	(\$14,775)	-9.88%
General Liability	207,803	190,408	17,395	9.13%
Workers Compensation	123,663	117,551	6,112	5.20%
Auto Liab./Physical Damage	81,670	66,431	15,239	22.94%
<u>Ancillary Lines of Coverage</u>	<u>30,500</u>	<u>30,500</u>	<u>0</u>	<u>0.0%</u>
Total projected all Lines	<u>\$719,977</u>	<u>\$711,527</u>	<u>\$8,450</u>	<u>1.19%</u>

Staff continues to recommend a 10% wind deductible on property-wind coverage for named storms.

<u>Deductible/Limit options are as follows:</u>	<u>Deductible</u>	<u>Annual Premium</u>	<u>Savings</u>
Option 1	10%	\$276,341	\$0
Option 2	5%	\$294,363	\$18,022

Recommendation

Staff recommends the Town Commission consider a motion to approve the property, liability, workers' compensation and auto insurance coverage with the Florida Municipal Insurance Trust and, authorize a 10% deductible/limit on property-wind coverage for named storms, and, approve the ancillary insurance policies with Chubb, Crum & Forester, and Travelers for statutory accidental death and dismemberment, pollution liability, storage tank, and fiduciary liability.



RENEWAL QUOTE FOR 2026-2027

Town of Jupiter Island
FMIT 0296

<u>Coverage</u>	<u>Deductible</u>	<u>Limit</u>	<u>Premium</u>
General/Professional Liability	\$25,000	\$5,000,000	\$207,803
Cyber Liability	\$25,000	\$1,000,000	\$2,837
Automobile Liability	\$2,500	\$5,000,000	\$58,077
Automobile Physical Damage	Per Schedule		\$23,593
Property Named Storm Deductible	\$25,000 10%	\$31,849,464	\$276,341
Workers' Compensation Experience Modification	\$0 0.70 10/1/26	Total Payroll \$8,228,793	\$123,663
TOTAL NET PREMIUM			\$692,315

*Includes: Drug Free Credit: Yes
Safety Credit: Yes

Please Note: All descriptions of coverage provided herein are intended for illustration and general discussion purposes. Do not rely upon this communication for coverage. Refer to the FMIT Coverage Agreement(s) for applicable coverage terms, conditions, limits and obligations.

The premiums quoted above are priced according to the coverage lines presented. Any change or deletion of coverages may result in re-pricing of remaining coverage lines.

*Please see next page for options if applicable.



RENEWAL QUOTE FOR 2026-2027

Town of Jupiter Island
FMIT 0296

DEDUCTIBLE / LIMIT OPTIONS

	<i>Named Storm Deductible</i>	<i>Annual Premium</i>	<i>Check Option Accepted Rejected</i>
Property - Wind Coverage			
Option 1	10%	\$276,341	☐ ☐
Option 2	5%	\$294,363	☐ ☐

Please note: All descriptions of coverage provided herein are intended for illustration and general discussion purposes. Do not rely upon this communication for coverage. Refer to the FMIT Property Coverage Agreement for applicable coverage terms, conditions, limits, and obligations.



MEMORANDUM

TO: TOWN OF JUPITER ISLAND, COMMISSION
THRU: ROBERT GARLO, TOWN MANAGER
FROM: MATTHEW PAZANSKI, FINANCE/HR DIRECTOR 
DATE: AUGUST 20, 2026
SUBJECT: APPROVAL OF FY 2026-2027 EMPLOYEE HEALTH BENEFIT PACKAGE

Background

Each year, the Town works with our agent of record, Gehring Group, to obtain bids for the Employee's Health and Wellness benefit package for the Town/SMRU employees. The Gehring Group negotiates the annual rates with the providers on the Town's behalf. Over the past several weeks, Town staff has worked with Gehring Group representatives on these benefit renewals.

Florida Blue provided an original renewal quote of 18.5% for our current medical insurance plan. The renewal quote is based on claims history, demographics, inflation and other relevant factors. Based on the renewal increase, Town staff worked with Gehring to structure two (2) medical insurance plan options for our employees that will be effective 10/1/2026. Under these scenarios, the Town's overall increase is capped at 5%, or approximately \$98,634/year.

The options include a base plan (BlueOptions 05781) that offers higher deductibles, copays and co-insurance than our current plan. The second option is our current plan (BlueOptions 05770) with minimal coverage changes. Employees will cover the additional cost of the buy-up plan or continue paying their historical 12.5% premium share for the base plan.

The dental plan is projected to increase \$7.56 per participant/per month for a total increase of approximately \$7,802/year. No increase in premium will be incurred for the short-term (ST) and long-term (LT) disability insurance, basic life, AD&D, and New Directions (Employee assistance program). Vision was switched to Florida Blue and did incur an increase, but these premiums are covered by the employees that chose the coverage.

Staff also recommends that employees continue to receive the Town funded Benefit in-kind dollars for each eligible employee. Staff is proposing an increase from \$152.08 to \$170.00 per participant/per month. These in-kind dollars help off-set premium costs and the amount has not changed in 15 years. The total cost of this change is projected to be \$17,633/year.

With these proposed changes, the total estimated annual increase to the Town for all lines of coverage including medical, dental, vision, in-kind, EAP, life, STD and LTD amounts to 5.5% or \$124,069. The Town covers approximately 60% of employee premiums, the SMRU covers the remaining 40%.

Recommendation

Staff recommends the Town Commission consider a motion to approve the employee benefit providers and associated plans for fiscal year 2026-2027: Florida Blue – Medical, Dental, Vision; The Standard: Short- and Long-Term Disability, Basic Life AD&D, Voluntary Supplemental Life and New Directions – EAP and, the Benefit in-kind contribution increase.

Attachments: Employee/Employer Contribution Scenarios
 Coverage Evaluation – Current and Renewal

Town of Jupiter Island
Employee/Employer Contribution Scenarios
Effective Date: October 1, 2026



CURRENT					RENEWAL			
Employees Pay 12.5% of Plan 05770 Cost					Employees Pay 12.5% of Plan 05781 Cost; True Buy-Up			
		ER/Month	EE/Month	Total/ Month	ER/Month	EE/Month	EE \$ Inc/Month	Total/ Month
Medical Insurance		Florida Blue Plan 05770			Florida Blue Base Plan 05781			
Employee	22	\$955.07	\$136.44	\$1,091.51	\$989.62	\$141.38	\$4.94	\$1,131.00
Employee + Spouse	9	\$2,177.57	\$311.08	\$2,488.65	\$2,256.34	\$322.34	\$11.26	\$2,578.68
Employee + Children	6	\$1,910.14	\$272.88	\$2,183.02	\$1,979.25	\$282.75	\$9.87	\$2,262.00
Employee + Family	26	\$3,056.23	\$436.61	\$3,492.84	\$3,245.97	\$463.71	\$27.10	\$3,709.68
Annual Total	63	\$1,578,390	\$225,486	\$1,803,876	\$1,660,193	\$237,173		\$1,897,366
\$ Increase/(Decrease)		N/A	N/A	N/A	\$81,803	\$11,686		\$93,489
% Increase/(Decrease)		N/A	N/A	N/A	5.2%	5.2%		5.2%
Medical Insurance		Florida Blue Plan 05770			Florida Blue Buy-Up Plan 05770*			
Employee	9	\$955.07	\$136.44	\$1,091.51	\$989.62	\$194.57	\$58.13	\$1,184.19
Employee + Spouse	4	\$2,177.57	\$311.08	\$2,488.65	\$2,256.34	\$443.60	\$132.52	\$2,699.94
Employee + Children	3	\$1,910.14	\$272.88	\$2,183.02	\$1,979.25	\$389.12	\$116.24	\$2,368.37
Employee + Family	3	\$3,056.23	\$436.61	\$3,492.84	\$3,245.97	\$638.15	\$201.54	\$3,884.12
Annual Total	19	\$386,460	\$55,209	\$441,669	\$403,291	\$79,288		\$482,579
\$ Increase/(Decrease)		N/A	N/A	N/A	\$16,831	\$24,079		\$40,910
% Increase/(Decrease)		N/A	N/A	N/A	4.4%	43.6%		9.3%
Annual Total Medical	82	\$1,964,850	\$280,695	\$2,245,546	\$2,063,484	\$316,461		\$2,379,945
\$ Increase/(Decrease)		N/A	N/A	N/A	\$98,634	\$35,765		\$134,399
% Increase/(Decrease)		N/A	N/A	N/A	5.0%	12.7%		6.0%
Dental Insurance		Florida Blue			Florida Blue			
Employee	36	\$32.88	\$0.00	\$32.88	\$40.44	\$0.00	\$0.00	\$40.44
Employee + 1	24	\$32.88	\$34.87	\$67.75	\$40.44	\$42.89	\$8.02	\$83.33
Employee + Family	26	\$32.88	\$87.63	\$120.51	\$40.44	\$107.79	\$20.16	\$148.23
Annual Total	86	\$33,932	\$37,383	\$71,315	\$41,734	\$45,983		\$87,717
\$ Increase/(Decrease)		N/A	N/A	N/A	\$7,802	\$8,600		\$16,402
% Increase/(Decrease)		N/A	N/A	N/A	23.0%	23.0%		23.0%
Vision Insurance		The Standard			Florida Blue			
Employee	29	\$0.00	\$5.68	\$5.68	\$0.00	\$5.56	-\$0.12	\$5.56
Employee + Spouse	19	\$0.00	\$11.30	\$11.30	\$0.00	\$12.07	\$0.77	\$12.07
Employee + Children	6	\$0.00	\$10.39	\$10.39	\$0.00	\$16.68	\$6.29	\$16.68
Employee + Family	17	\$0.00	\$16.01	\$16.01	\$0.00	\$24.41	\$8.40	\$24.41
Annual Total	71	\$0	\$8,567	\$8,567	\$0	\$10,867		\$10,867
\$ Increase/(Decrease)		N/A	N/A	N/A	\$0	\$2,300		\$2,300
% Increase/(Decrease)		N/A	N/A	N/A	0.0%	26.8%		26.8%
Basic Life & AD&D		The Standard			The Standard			
Estimated Volume:		\$16,922,000	\$0	\$16,922,000	\$16,922,000	\$0	N/A	\$16,922,000
Rate/\$1,000		\$0.165	\$0.000	\$0.165	\$0.165	\$0.000	N/A	\$0.165
Annual Total		\$33,506	\$0	\$33,506	\$33,506	\$0		\$33,506
\$ Increase/(Decrease)		N/A	N/A	N/A	\$0	\$0		\$0
% Increase/(Decrease)		N/A	N/A	N/A	0.0%	0.0%		0.0%
Short Term Disability		The Standard			The Standard			
Estimated Volume:		\$92,430	\$0	\$92,430	\$92,430	\$0	N/A	\$92,430
Rate/\$10		\$0.235	\$0.000	\$0.235	\$0.235	\$0.000	N/A	\$0.235
Annual Total		\$26,065	\$0	\$26,065	\$26,065	\$0		\$26,065
\$ Increase/(Decrease)		N/A	N/A	N/A	\$0	\$0		\$0
% Increase/(Decrease)		N/A	N/A	N/A	0.0%	0.0%		0.0%
Long Term Disability		The Standard			The Standard			
Estimated Volume:		\$567,136	\$0	\$567,136	\$567,136	\$0	N/A	\$567,136
Rate/\$100		\$0.410	\$0.000	\$0.410	\$0.410	\$0.000	N/A	\$0.410
Annual Total		\$27,903	\$0	\$27,903	\$27,903	\$0		\$27,903
\$ Increase/(Decrease)		N/A	N/A	N/A	\$0	\$0		\$0
% Increase/(Decrease)		N/A	N/A	N/A	0.0%	0%		0.0%
EAP		Lucet			Lucet			
EAP Rate	97	\$3.09	\$0.00	\$3.09	\$3.09	\$0.00	N/A	\$3.09
Annual Total		\$3,597	\$0	\$3,597	\$3,597	\$0		\$3,597
\$ Increase/(Decrease)		N/A	N/A	N/A	\$0	\$0		\$0
% Increase/(Decrease)		N/A	N/A	N/A	0.0%	0%		0.0%
Combined ANNUAL TOTAL		\$2,089,853	\$326,646	\$2,416,499	\$2,196,289	\$373,311		\$2,569,600
\$ Increase/(Decrease)		N/A	N/A	N/A	\$106,436	\$46,665		\$153,101
% Increase/(Decrease)		N/A	N/A	N/A	5.1%	14.3%		6.3%

*Assuming a 30.0% shift to the Buy-Up Plan.

FINAL SOLD

Schedule of Benefits	CURRENT		BAFO RENEWAL - W/ VISION AS-IS*		ALTERNATIVE #1B - W/ VISION	
	Florida Blue - BlueOptions 05770		Florida Blue - BlueOptions 05770		Florida Blue - BlueOptions 05781	
	In Network	Out of Network	In Network	Out of Network	In Network	Out of Network
Plan Year Deductible (PYD)						
Individual	\$1,000	\$3,000	\$1,000	\$3,000	\$1,500	\$4,500
Family	\$1,000/\$3,000	\$3,000/\$6,000	\$1,000/\$3,000	\$3,000/\$6,000	\$1,500/\$4,500	\$4,500/\$13,500
Embedded/Non-Embedded	Embedded		Embedded		Embedded	
Out of Pocket Maximum						
Individual	\$3,500	\$7,000	\$3,500	\$7,000	\$5,500	\$11,000
Family	\$3,500/\$7,000	\$7,000/\$14,000	\$3,500/\$7,000	\$7,000/\$14,000	\$5,500/\$11,000	\$11,000/\$22,000
Member Coinsurance	20%	50%	20%	50%	30%	50%
Non-Hospital Services						
Physician Office Visit Copay	\$25 Copay	50% after PYD	\$25 Copay	50% after PYD	\$30 Copay	50% after PYD
Specialist Office Visit Copay	\$45 Copay	50% after PYD	\$45 Copay	50% after PYD	\$55 Copay	50% after PYD
Virtual Visit Copay (PCP/Specialist)	No Charge/\$45	Not Covered	No Charge/\$45	Not Covered	No Charge/\$55	Not Covered
Preventive Services	No Charge	50%	No Charge	50%	No Charge	50%
Laboratory Services	No Charge	50% after PYD	No Charge	50% after PYD	No Charge	50% after PYD
X-Rays	\$50 Copay	50% after PYD	\$50 Copay	50% after PYD	\$50 Copay	50% after PYD
Advanced Imaging (MRI, PET, CT)	\$200 Copay	50% after PYD	\$200 Copay	50% after PYD	\$250 Copay	50% after PYD
Urgent Care Center	\$50 Copay	\$50 Copay + PYD	\$50 Copay	\$50 Copay + PYD	\$60 Copay	\$60 Copay + PYD
Hospital Services						
Inpatient Hospital Services	20% after PYD	\$3,500 Copay	20% after PYD	\$3,500 Copay	30% after PYD	PAD + 50% after PYD
Outpatient Hospital Services	20% after PYD	50% after PYD	20% after PYD	50% after PYD	30% after PYD	50% after PYD
Physician Services at Hospital	\$100 Copay	\$100 Copay	\$100 Copay	\$100 Copay	30% after PYD	30% after INN PYD
Emergency Room (Per Visit; Facility)	\$200 Copay	\$200 Copay	\$200 Copay	\$200 Copay	\$250 Copay	\$250 Copay
Mental Health/Substance Abuse						
Inpatient Hospital	No Charge	\$500 Copay	20% after PYD	\$3,500 Copay	30% after PYD	PAD + 50% after PYD
Outpatient Services (OV/Other)	No Charge	50%	\$25/\$20% after PYD	50% after PYD	\$30/\$30% after PYD	50% after PYD
Prescription Drugs						
Generic Drugs	\$10		\$10		\$10	
Formulary Drugs	\$50		\$50		\$50	
Non-Formulary Drugs	\$80	50%	\$80	50%	\$80	50%
Specialty Drugs	20%		20%		20%	
Mail Order - 90 Day Supply	2.5x Retail		2.5x Retail		2.5x Retail	
Rates						
Employee Only	\$1,091.51		\$1,184.19		\$1,131.00	
Employee + Spouse	\$2,488.65		\$2,699.94		\$2,578.68	
Employee + Child(ren)	\$2,183.02		\$2,368.37		\$2,262.00	
Employee + Family	\$3,492.84		\$3,884.12		\$3,709.68	
Monthly Premium	\$187,129		\$40,215		\$158,114	
Annual Premium	\$2,245,546		\$482,579		\$1,897,366	
Total Monthly Premium	\$187,129					
Total Annual Premium	\$2,245,546					
\$ Increase / (Decrease)	N/A					
% Increase / (Decrease)	N/A					
		\$198,329	\$2,379,945			
		\$134,399				
		6.0%				

*Assuming a 30.0% shift to the Buy-Up Plan.

Town of Jupiter Island
Dental Evaluation
Effective Date: October 1, 2026



FINAL SOLD

Schedule of Benefits		CURRENT		RENEWAL	
		Florida Blue BlueDental Choice Plus		Florida Blue BlueDental Choice Plus	
<u>Plan Basics</u>		<i>In Network</i>	<i>Non Network</i>	<i>In Network</i>	<i>Non Network</i>
Annual Benefit Maximum		\$1,500		\$1,500	
Orthodontic Lifetime Max (Child Only)		\$1,000		\$1,000	
<u>Calendar Year Deductible</u>					
Single		\$50	\$50	\$50	\$50
Family Aggregate		\$150	\$150	\$150	\$150
Deductible Waived for Class 1		Yes	Yes	Yes	Yes
<u>Plan Benefits</u>					
Class 1 - Preventative/ Diagnostic		100%	100%	100%	100%
Class 2 - Basic Services		80% after CYD	80% after CYD	80% after CYD	80% after CYD
Class 3 - Major Services		50% after CYD	50% after CYD	50% after CYD	50% after CYD
Class 4 - Orthodontic Treatment		50%	50%	50%	50%
Class 9/3 - Implant Coverage		50% after CYD*	50% after CYD*	50% after CYD*	50% after CYD*
<u>Out of Network Benefits</u>					
Out of Network Benefits Payable Level		90th U&C		90th U&C	
<u>Rollover Benefits</u>					
Rollover Benefits		\$350/Year up to \$2,000		\$350/Year up to \$2,000	
Rate Guarantee	Enroll	Year 2 of 2: Expires 9/30/2026		Year 1 of 1: Expires 9/30/2026	
Employee Only	36	\$32.88		\$40.44	
Employee + One	24	\$67.75		\$83.33	
Employee + Family	26	\$120.51		\$148.23	
Monthly Premium	86	\$5,943		\$7,310	
Annual Premium		\$71,315		\$87,717	
\$ Increase / (Decrease)		N/A		\$16,402	
% Increase / (Decrease)		N/A		23.0%	

*Implant coverage falls under Class 3 Major Services. *Implant coverage falls under Class 3 Major Services.

Town of Jupiter Island
Vision Evaluation
Effective Date: October 1, 2026



FINAL SOLD

CURRENT

ALTERNATIVE #1C

SCHEDULE OF BENEFITS		The Standard		Florida Blue BlueVision Plan 3	
		<i>In Network</i>	<i>Non Network</i>	<i>In Network</i>	<i>Non Network</i>
Annual Eye Exam		\$10	Up to \$35	\$10	Up to \$40
<u>Frequency</u>					
Exam		12 Months		12 Months	
Lenses		12 Months		12 Months	
Frames		24 Months		24 Months	
<u>Benefits Payable</u>		<i>Copay</i>	<i>Reimbursement</i>	<i>Copay</i>	<i>Reimbursement</i>
Single Lenses		\$10	Up to \$25	\$20	Up to \$40
Bifocal Lenses		\$10	Up to \$40	\$20	Up to \$60
Trifocal Lenses		\$10	Up to \$55	\$20	Up to \$80
Lenticular		20% Discount	No Benefit	\$20	Up to \$100
<u>Lenses and Frames</u>		<i>Reimbursement</i>		<i>Reimbursement</i>	
Contact Lenses (Elective)		Up to \$150 + 15% off Retail	Up to \$120	Up to \$130 + 15% off Retail	Up to \$105
Contact Lenses (Medically Necessary)		No Charge	Up to \$200	No Charge	Up to \$225
Frames		Up to \$150 + 20% off Retail	Up to \$75	Up to \$130 + 20% off Retail	Up to \$50
<u>Rate Guarantee</u>		Year 1 of 1: Expires 9/30/2026		Year 1 of 1: Expires 9/30/2027	
Employee	29	\$5.68		\$5.56	
Employee & Spouse	19	\$11.30		\$12.07	
Employee + Child(ren)	6	\$10.39		\$16.68	
Employee + Family	17	\$16.01		\$24.41	
Monthly Premium	71	\$714		\$906	
Annual Premium		\$8,567		\$10,867	
\$ Increase / (Decrease)		N/A		\$2,300	
% Increase / (Decrease)		N/A		26.8%	

Town of Jupiter Island
Basic Life Evaluation
Effective Date: October 1, 2026



FINAL SOLD
RENEWAL

CURRENT

Basic Life / AD&D Insurance	The Standard	The Standard
Class Description		
Eligibility	All Active Full-time employees working 30 hours or more per week	All Active Full-time employees working 30 hours or more per week
Features		
Benefit	3X annual salary rounded to the next higher \$1,000 to a maximum of \$250,000	3X annual salary rounded to the next higher \$1,000 to a maximum of \$250,000
Guaranteed Issue	\$250,000	\$250,000
Accelerated Benefit	75% of combined Basic and Additional Life benefit to a maximum of \$500,000	75% of combined Basic and Additional Life benefit to a maximum of \$500,000
Waiver of Premium	Included	Included
Conversion / Portability	Yes / Yes	Yes / Yes
Age Reduction Schedule	Reduces to 65% at 65 Reduces to 45% at 70 Reduces to 30% at 75 Reduces to 20% at 80	Reduces to 65% at 65 Reduces to 45% at 70 Reduces to 30% at 75 Reduces to 20% at 80
Rate Guarantee	Year 2 of 2: Expires 9/30/2026	Year 1 of 2: Expires 9/30/2028
Basic Life Rate / \$1,000	\$0.140	\$0.140
AD&D Rate / \$1,000	\$0.025	\$0.025
Total Life and AD&D Rate	\$0.165	\$0.165
Volume	\$16,922,000	\$16,922,000
Monthly Premium	\$2,792	\$2,792
Annual Premium	\$33,506	\$33,506
\$ Increase / (Decrease)	N/A	\$0
% Increase / (Decrease)	N/A	0.0%

Town of Jupiter Island
Supplemental Life Evaluation
Effective Date: October 1, 2026



FINAL SOLD

CURRENT

RENEWAL

Supplemental Life Insurance	The Standard	The Standard
Employee Formula	Increments of \$10,000 up to \$500,000	Increments of \$10,000 up to \$500,000
Guarantee Issue	\$100,000	\$100,000
Spouse Formula	Increments of \$5,000 up to \$250,000 <i>Cannot exceed 50% of the Employee's Voluntary Life Amount</i>	Increments of \$5,000 up to \$250,000 <i>Cannot exceed 50% of the Employee's Voluntary Life Amount</i>
Guarantee Issue	\$30,000	\$30,000
Child Formula	Increments of \$2,000 up to \$10,000	Increments of \$2,000 up to \$10,000
Guarantee Issue	Full Benefit	Full Benefit
True OE	No	Yes <i>All Prior Declines Remain Declined</i>
Annual Open Enrollment	No, all increases require EOI	No, all increases require EOI
Rate Guarantee	Year 2 of 2: Expires 9/30/2026	Year 1 of 2: Expires 9/30/2028
Age Banded Rates	Rate/\$1,000	Rate/\$1,000
0-29	\$0.060	\$0.060
30-34	\$0.060	\$0.060
35-39	\$0.080	\$0.080
40-44	\$0.120	\$0.120
45-49	\$0.200	\$0.200
50-54	\$0.300	\$0.300
55-59	\$0.500	\$0.500
60-64	\$0.770	\$0.770
65-69	\$1.220	\$1.220
70-74	\$2.030	\$2.030
75+	\$3.360	\$3.360
Child Dependent Life	\$0.100	\$0.100

Town of Jupiter Island
Short-Term Disability Evaluation
Effective Date: October 1, 2026



FINAL SOLD
RENEWAL

CURRENT

Short-Term Disability Insurance	The Standard	The Standard
Eligibility		
Eligible Employees	All Active Employees working 30 or more hours per week	All Active Employees working 30 or more hours per week
Benefits		
Benefit Percent	66.67%	66.67%
Maximum per Week	\$2,100	\$2,100
Elimination Period		
Accident Waiting Period	14 Days	14 Days
Illness Waiting Period	14 Days	14 Days
Benefit Duration	90 Days	90 Days
Rate Guarantee	Year 2 of 2: Expires 9/30/2026	Year 1 of 2: Expires 9/30/2028
Rate per \$10	\$0.235	\$0.235
Volume	\$92,430	\$92,430
Monthly Premium	\$2,172	\$2,172
Annual Premium	\$26,065	\$26,065
\$ Increase / (Decrease)	N/A	\$0
% Increase / (Decrease)	N/A	0.0%

Town of Jupiter Island
Long-Term Disability Evaluation
Effective Date: October 1, 2026

FINAL SOLD

CURRENT

RENEWAL

Long-Term Disability Insurance	The Standard	The Standard
Eligible Employees	All Active Employees working 30 or more hours per week	All Active Employees working 30 or more hours per week
Benefit Percent	66.67% of Monthly Earnings	66.67% of Monthly Earnings
Elimination Period	90 Days	90 Days
Own Occupation Period	24 Months	24 Months
Duration of Benefit	To age 65, ADEA	To age 65, ADEA
Maximum Monthly Benefit	\$6,500	\$6,500
Mental Illness, Alcoholism & Drug Abuse Limitation	24 Months	24 Months
Pre-Existing Condition Limitation	3/12	3/12
Rate Guarantee Period	Year 2 of 2: Expires 9/30/2026	Year 1 of 2: Expires 9/30/2028
LTD Rate / \$100	\$0.410	\$0.410
Volume	\$567,136	\$567,136
Monthly Premium	\$2,325	\$2,325
Annual Premium	\$27,903	\$27,903
\$ Increase / (Decrease)	N/A	\$0
% Increase / (Decrease)	N/A	0.0%

Town of Jupiter Island
Employee Assistance Plan Evaluation
Effective Date: October 1, 2026



	FINAL SOLD	
	CURRENT	RENEWAL
Employee Assistance Program	Lucet	Lucet
Core Benefits		
Number of Sessions per Year	4 Sessions/Member/Issue	4 Sessions/Member/Issue
Training and/or Critical Incident Response Hours (face-to-face or virtual)	0 Hours	0 Hours
On-Request Service Fees		
Training Hours	\$350.00/Rep/Hour	\$350.00/Rep/Hour
Critical Incident Response	\$350.00/Clinician/Hour	\$350.00/Clinician/Hour
Services Included		
24/7 Counseling Available	✓	✓
Management Referrals & Training	✓	✓
Brochures & Workplace Posters	✓	✓
Referrals to Community Services	✓	✓
Legal/Financial Referral Services	✓	✓
Child/Elder Care Resources	✓	✓
Utilization Reporting		
Reporting Frequency	Quarterly	Quarterly
Rate Guarantee	Year 1 of 2: Expires 9/30/2027	Year 2 of 2: Expires 9/30/2027
Per Employee Per Month Rate	\$3.09	\$3.09
Monthly Premium 97	\$300	\$300
Annual Premium	\$3,597	\$3,597
\$ Increase / (Decrease)	N/A	\$0
% Increase / (Decrease)	N/A	0.0%



MEMORANDUM

TO: Town of Jupiter Island, Commission
THRU: Robert Garlo, Town Manager *RG*
FROM: Matthew Pazanski, Finance/HR Director *MP*
DATE: September 1, 2026
SUBJECT: General Fund Interim Monthly Financial Report - August 31, 2026

Discussion

Attached are the month ending August 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 104%, as noted in the attached reports. The revenue reports provide the following details:

- Ad Valorem revenues at 101%, which is in line with collection expectations;
- Other taxes and fees and intergovernmental revenue at 82% and 108% respectively, these revenues lag a month or two and are received from the state of Florida;
- Licenses and permits at 151%, a majority is typically collected in May and June each year coinciding with summer building construction;
- Charges for services 67%, a good portion of this revenue is collected during the summer; and,
- Miscellaneous revenue 219%, 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 82% with a target near 92%, 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.

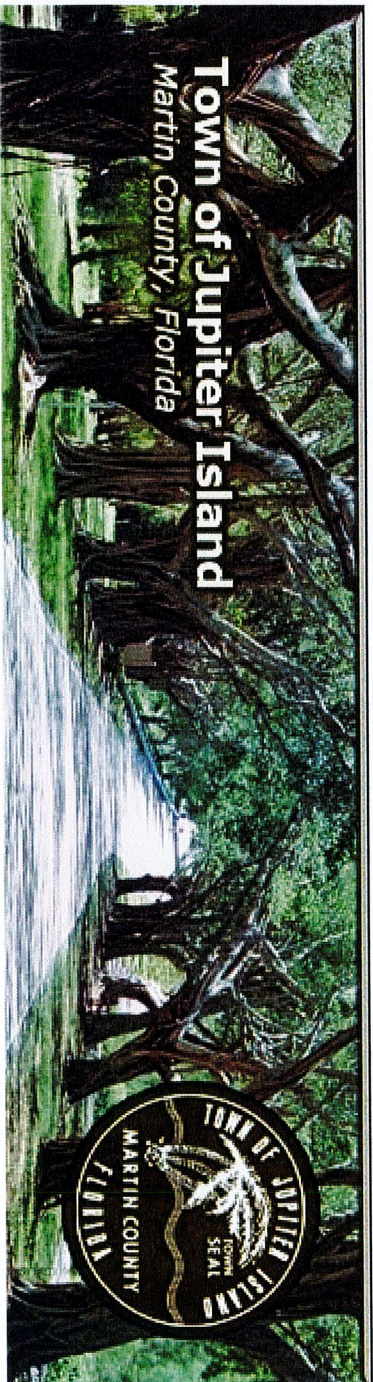
The balance sheet identifies cash and investments of approximately \$17.5 million, which is further detailed in the liability and reserves sections as follows:

Liabilities

- \$2,323,000-Unearned revenue is a County donation for Resiliency/Utility projects

Reserves

- \$3,732,426-Enforcement of the Florida building code
- \$10,252,634-Unrestricted Fund balance and Current year change in Fund balance
- Remaining funds are otherwise restricted or assigned as outlined in the report



August 2026 General Fund FY 2025-2026 Interim Financial Report

**Town Commission Meeting
September 14, 2026**

**Town of Jupiter Island
FY 2025/2026 Budget Summary**

Account Description	Adopted Budget 2025-2026	YTD Actual 8/31/2026	Target 92%
Total General Fund Revenues	\$13,487,227	\$14,181,120	105%
Transfers from Reserves	\$100,000	\$0	0%
Total Revenues	\$13,587,227	\$14,181,120	104%
Total Administration	\$3,827,878	\$3,161,325	83%
Total Public Safety	\$6,319,911	\$5,516,370	87%
Total Building Department	\$950,057	\$766,601	81%
Total Public Works	\$2,489,381	\$1,688,983	68%
Total General Fund Expenditures	\$13,587,227	\$11,133,279	82%
Year to Date Net Income		\$3,047,841	

FY 2025-2026 Revenues

Account Description	Adopted Budget 2025-2026	PYTD Actual 8/31/2025 2024-2025	YTD Actual 8/31/2026 2025-2026	Actual % of Budget (Target 92%) 2025-2026
Ad Valorem	\$10,800,744	\$9,921,902	\$10,875,222	101%
Total Other Taxes and Fees	\$333,000	\$295,550	\$274,141	82%
Total Licenses and Permits	\$850,500	\$1,167,510	\$1,288,365	151%
Total Intergovernmental Revenue	\$330,700	\$231,920	\$356,095	108%
Total Charges for Services	\$131,000	\$102,697	\$87,490	67%
Total Fines and Forfeits	\$2,500	\$3,623	\$2,077	83%
Total Miscellaneous Revenues	\$289,500	\$638,188	\$633,804	219%
Transfers from Interfunds	\$749,283	\$625,089	\$663,926	89%
Subtotal Revenues	\$13,487,227	\$12,986,479	\$14,181,120	105%
Transfer from Reserves	\$100,000	\$0	\$0	
Total General Fund Revenues	\$13,587,227	\$12,986,479	\$14,181,120	104%

FY 2025-2026 Expenses by Department

Account Description	Adopted Budget 2025-2026	PYTD Actual 8/31/2025	YTD Actual 8/31/2026	Actual % of Budget (Target 92%)
Total Administration - Payroll	\$1,468,382	\$1,200,880	\$1,215,412	83%
Total Administration - Benefits	\$937,556	\$606,563	\$766,570	82%
Total Administration - Operating	\$1,411,940	\$1,248,736	\$1,153,853	82%
Subtotal	\$3,817,878	\$3,056,178	\$3,135,835	82%
Total Administration - Capital	\$10,000	\$25,137	\$25,490	255%
Total Administration	\$3,827,878	\$3,081,315	\$3,161,325	83%
Total Public Safety - Payroll	\$3,234,696	\$2,749,731	\$2,838,240	88%
Total Public Safety - Benefits	\$1,109,035	\$694,216	\$1,103,349	99%
Total Public Safety - Operating	\$1,511,380	\$1,184,692	\$1,216,095	80%
Subtotal	\$5,855,111	\$4,628,640	\$5,157,684	88%
Total Public Safety - Capital	\$464,800	\$456,414	\$358,686	77%
Total Public Safety	\$6,319,911	\$5,085,054	\$5,516,370	87%
Total Building - Payroll	\$408,640	\$421,765	\$349,037	85%
Total Building - Benefits	\$150,540	\$95,831	\$85,991	57%
Total Building - Operating	\$380,877	\$1,356,855	\$331,573	87%
Subtotal	\$940,057	\$1,874,451	\$766,601	82%
Total Building - Capital	\$10,000	\$0	\$0	0%
Total Building Department	\$950,057	\$1,874,451	\$766,601	81%
Total Public Works - Payroll	\$771,251	\$575,949	\$630,061	82%
Total Public Works - Benefits	\$427,080	\$255,826	\$275,111	64%
Total Public Works - Operating	\$770,050	\$642,368	\$440,863	57%
Subtotal	\$1,968,381	\$1,474,143	\$1,346,036	68%
Total Public Works - Capital	\$521,000	\$129,729	\$342,948	66%
Total Public Works	\$2,489,381	\$1,603,872	\$1,688,983	68%
Total General Fund Expenditures	\$13,587,227	\$11,644,692	\$11,133,279	82%

Balance Sheet as of 8/31/2026

Assets

CASH GENERAL ACCOUNT - SEACOAST	\$	418,103
MONEY MARKET-SEACOAST	\$	525,318
CASH PAYROLL - SEACOAST	\$	50,000
CASH FLEX SPENDING - SEACOAST	\$	26,935
INVESTMENT POOL	\$	2,419,595
INVESTMENT- FL PALM	\$	10,369,223
INVESTMENT - SBA	\$	3,762,511
PETTY CASH	\$	550
ACCOUNTS RECEIVABLE	\$	4,090
ACCOUNTS REC. - RETIREE BENEFITS	\$	454
DUE FROM BEACH PROTECTION	\$	12,114
DUE FROM UTILITIES	\$	75,679
PREPAID ITEMS	\$	20,370
Total Assets	\$	17,684,941

Liabilities

ACCOUNTS PAYABLE	\$	49
DUE TO OTHER GOV. UNITS	\$	3,821
UNEARNED REVENUE	\$	2,323,000
ACCRUED PAYROLL/BENEFITS	\$	(8,068)
OVERPAYMENTS-RETIREEES	\$	209
DONATIONS	\$	24
Total Liabilities	\$	2,319,036

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	\$	3,047,841
Total Reserves/Fund Balances	\$	15,365,905

Total Liabilities and Fund Balance	\$	17,684,941
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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: The Mayor and Town Commissioners
THRU: Robert Garlo, Town Manager *Rus*
FROM: Matthew Pazanski, Finance/HR Director *[Signature]*
DATE: August 25, 2026
SUBJECT: Resolution No. 954 – General Fund FY 2025/26 Budget Amendment

Background

Staff has prepared the attached General Fund FY 2025/26 Budget Amendment for the Town Commission's consideration.

The amendment includes items that have come before the Town Commission at previous meetings or are on-going business or unanticipated expenditures that arise during the year that affect departmental budgets. These items necessitate a budget amendment to add additional appropriations to the budget.

The attached amendment includes appropriation/expense and revenue source items and outlines the departments and descriptions.

The increase to the appropriation/expense items will be offset by revenue sources that include Unassigned Fund Balance Reserves, and Interest Income.

Recommendation

Staff recommends the Town Commission consider a motion to approve Resolution No. 954 Amending the General Fund Budget for Fiscal Year 2025/26 and providing for an effective date.

RESOLUTION NO. 954

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING THE GENERAL FUND BUDGET FOR FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission of the Town of Jupiter Island, Martin County, Florida on September 19, 2025, held a public hearing as required by Florida Statute 200.065; and in adopting Resolution No. 937 set forth the appropriations and revenue estimate for the General Fund Budget of the Town of Jupiter Island for Fiscal Year 2025/2026; and

WHEREAS, the Town Commission of the Town of Jupiter Island, Martin County, Florida finds that it is in the best interest of the Town to amend the Budget for Fiscal Year 2025/2026, to reflect amended revenues and expenditures as reflected on Exhibit "A" attached hereto; and

WHEREAS, the Town Commission must take action to put in place a resolution to amend the budget.

NOW, THEREFORE, be it resolved by the Town Commission of the Town of Jupiter Island, Martin County, Florida, as follows:

Section 1. The foregoing recitals are hereby ratified and confirmed.

Section 2. The Town of Jupiter Island General Fund Budget for the fiscal year commencing October 1, 2025, is hereby amended and adopted pursuant to Exhibit "A" attached hereto and made a part of this resolution.

Section 3. This Resolution shall take effect immediately upon passage and approval by law.

DULY ADOPTED and PASSED on this 14th day of September, 2026.

TOWN OF JUPITER ISLAND

Mayor

Vice Mayor

Commissioner

Commissioner

Commissioner

ATTEST:

Town Clerk

**TOWN OF JUPITER ISLAND
FISCAL YEAR 2025/2026
GENERAL FUND BUDGET AMENDMENT DESCRIPTIONS
September 14, 2026**

<u>ADMINISTRATION:</u>	<u>Debit</u>	<u>Credit</u>
<u>Professional Services - Legal Fees</u>		
Legal Fees-Monthly General Service, Meetings	\$90,000	
Interest Income		\$75,000
Unassigned Fund Balance		\$15,000
 <u>Public Official Legal Fees Reimbursement</u>		
Professional Svcs-Official's Legal Fees	\$51,500	
Unassigned Fund Balance		\$51,500
 <u>Legal Fees – Lawsuits Defense</u>		
Professional Services-Legal/Lawsuits	\$383,000	
Unassigned Fund Balance		\$383,000
 <u>External Relations-Lobbying - P5 Group</u>		
External Relations/Legislative Lobby Consultant	\$32,200	
Unassigned Fund Balance		\$32,200
 <u>Building Maintenance/Repairs-Town Hall Generator, School House Septic Tank, Misc.</u>		
Building Repair and Maintenance	\$35,000	
Interest Income		\$35,000
 <u>Machinery & Equipment – Town Hall Three (3) Replacement A/C Units</u>		
Machinery and Equipment	\$21,200	
Unassigned Fund Balance		\$21,200
 <u>PUBLIC SAFETY:</u>		
<u>Contracted Services - Information Technology</u>		
Equipment – LPR Camera SAAS, Tyler CAD, Etc.	\$40,000	
Interest Income		\$40,000
 <u>Building Maintenance/Repairs-PSD Generator Repairs, Septic Tank, Roof/Cupola Repair</u>		
Building Repair and Maintenance	\$25,000	
Interest Income		\$25,000
 <u>BUILDING:</u>		
<u>Professional Services - Legal Fees</u>		
Legal Fees Monthly General Service, Meetings	\$152,000	
Unassigned Fund Balance		\$152,000
 <u>Professional Services - Business</u>		
Building Official and Permit Related Inspection Services	\$25,000	
Interest Income		\$25,000
 <u>TOTAL</u>	<u>\$854,900</u>	<u>\$854,900</u>

Town of Jupiter Island 2025-2026 Revenues

Account Description	Adopted Budget 2025-2026	Amended Budget 9/14/2026 2025-2026	Difference
Ad Valorem	\$10,800,744	\$10,800,744	\$0
Total Other Taxes and Fees	\$333,000	\$333,000	\$0
Total Licenses and Permits	\$850,500	\$850,500	\$0
Total Intergovernmental Revenue	\$330,700	\$330,700	\$0
Total Charges for Services	\$131,000	\$131,000	\$0
Total Fines and Forfeits	\$2,500	\$2,500	\$0
Interest Income	\$225,000	\$425,000	\$200,000
Total Miscellaneous Revenues	\$64,500	\$64,500	\$0
Transfers from Interfunds	\$749,283	\$749,283	\$0
Subtotal General Fund Revenues	\$13,487,227	\$13,687,227	\$200,000
Transfer from Prior Year (Rollover)	\$100,000	\$100,000	\$0
Transfer from Unassigned Reserves	\$0	\$654,900	\$654,900
Total General Fund Revenues	\$13,587,227	\$14,442,127	\$854,900

Exhibit "A"

Town of Jupiter Island 2025-2026 Expenditures

Account Description	Adopted Budget Fiscal Year 2025-2026	Amended Budget 9/14/2026 Fiscal Year 2025-2026	Difference
Total Administration - Payroll	\$1,468,382	\$1,468,382	\$0
Total Administration - Benefits	\$937,556	\$937,556	\$0
Total Administration - Operating	\$1,411,940	\$2,003,640	\$591,700
Subtotal	\$3,817,878	\$4,409,578	\$591,700
Total Administration - Capital	\$10,000	\$31,200	\$21,200
Total Administration	\$3,827,878	\$4,440,778	\$612,900
Total Public Safety - Payroll	\$3,234,696	\$3,234,696	\$0
Total Public Safety - Benefits	\$1,109,035	\$1,109,035	\$0
Total Public Safety - Operating	\$1,511,380	\$1,576,380	\$65,000
Subtotal	\$5,855,111	\$5,920,111	\$65,000
Total Public Safety - Capital	\$464,800	\$464,800	\$0
Total Public Safety	\$6,319,911	\$6,384,911	\$65,000
Total Building - Payroll	\$408,640	\$408,640	\$0
Total Building - Benefits	\$150,540	\$150,540	\$0
Total Building - Operating	\$380,877	\$557,877	\$177,000
Subtotal	\$940,057	\$1,117,057	\$177,000
Total Building - Capital	\$10,000	\$10,000	\$0
Total Building Department	\$950,057	\$1,127,057	\$177,000
Total Public Works - Payroll	\$771,251	\$771,251	\$0
Total Public Works - Benefits	\$427,080	\$427,080	\$0
Total Public Works - Operating	\$770,050	\$770,050	\$0
Subtotal	\$1,968,381	\$1,968,381	\$0
Total Public Works - Capital	\$521,000	\$521,000	\$0
Total Public Works	\$2,489,381	\$2,489,381	\$0
Total General Fund Expenditures	\$13,587,227	\$14,442,127	\$854,900



MEMORANDUM

TO: Town of Jupiter Island, Commission
THRU: Robert Garlo, Town Manager *RG*
FROM: Matthew Pazanski, Finance/HR Director *MP*
DATE: August 31, 2026
SUBJECT: FY 2026 - 2027 Budget Discussion – 9/14/2026

Background

Attached are the FY 2026-2027 Proposed Budgets for the General Fund, Beach Protection District, Electric Underground Debt Service Fund, Conservation Fund, Beautification Fund, and Christmas Fund. The budget document also includes a budget calendar to highlight upcoming budget milestones, meetings and requirements.

At the July 22, 2026, Town Commission Meetings, the Commission approved setting the proposed (maximum) ad valorem millage tax rates for FY 2026-2027 at:

- 2.8259 mills for the General Fund, this millage rate represents a 9.89% increase over the rolled back rate of 2.5716.
- 0.9593 mills for the Beach Protection District, this millage rate represents a 9.91% increase over the rolled back rate of 0.8728.
- 0.1880 mills for the Electric Underground Debt Service, this millage rate is 10.47% less than the current year's rate of 0.2100.
- The total aggregate of the proposed millage is 3.9732; current rate is 3.9952.

Discussion

The goal of the September 14 Town Commission meeting agenda item is to review the FY 2026-2027 Proposed Annual Budgets to provide updates on projected revenue and expenditure lines and to discuss outstanding and pending items. Some of the outstanding/discussion items are as follows:

- Insurance Renewals - Property, Liability, Auto, Work Comp, Ancillary
- Insurance Renewals - Employee Health and Wellness Benefit program
- Operating Costs – Professional services, I.T., Repair and Maintenance
- Capital Expenditures and Projects

General Fund Budget

Staff is proposing the FY 2026-2027 General Fund Budget at \$14,851,460, representing a 9.3% increase over the current year. Revenue increases are mainly driven by ad valorem taxes. Proposed expense adjustments include:

- Payroll (+5.04%): Projected with Cost-of-Living Adjustment (COLA) and department-approved merit increases.
- Benefits (+10.40%): Driven primarily by the Public Safety Department's approved collective bargaining agreement (increased pension contributions) and department-wide benefit changes.
- Operating Expenses (+4.58%): Includes increases for attorney fees, IT, building/vehicle maintenance, consulting engineers-roads, and the ALS contract; offset by reductions in comprehensive plan and resiliency consulting.

- Capital Expenses (+48.01%): Proposed major projects including the Ficus Allée, Public Safety radios, road improvements, building improvements and assessment, new vehicles, and department-wide equipment.

Beach Protection District Budget

Staff is proposing the FY 2026-2027 Beach Protection District Budget at \$4,310,807, representing an 11.1% increase over the current year. Revenue increases are mainly driven by ad valorem taxes. Proposed expense adjustments include:

- Payroll and Benefits (+1.1%): Projected with Cost-of-Living Adjustment (COLA) and department-approved merit increase.
- Professional and Operating (-0.5%): Driven primarily by Engineering consulting and administrative fee to General Fund.
- Projects (+26.3%): Site surveying and Turtle and Shorebird monitoring account for the increases.
- Reserves (+3.1%): Projected increase to future project reserves.

Electric Underground Debt Service Budget

Based on the current information, staff is recommending a proposed (maximum) ad valorem millage tax rate for the Electric Underground Debt Service to be set at 0.1880 mills. This rate is 10.47% less than the current year's rate of 0.2100. Of particular note, the 2007 and 2008 Notes Payable are scheduled to be paid off 12/1/2027 and 12/1/2028, respectively.

Conservation Fund, Beautification Fund, and Christmas Fund

These fund accounts track related funding, projects, and expenditures.

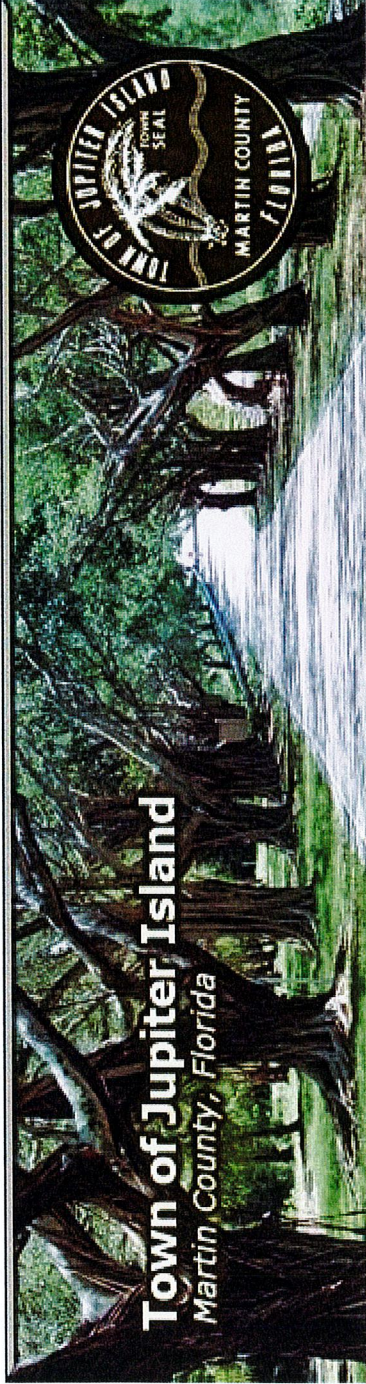
- The Conservation Fund was established in accordance with a Florida Communities Trust grant awarded to the Town for the acquisition and improvement of 45-acres of land for conservation purposes beginning in 2002. The budget is being proposed at \$50,000 for continued maintenance.
- The Beautification Fund was established in 1986 through Town Resolution No. 233 in response to damage to the Bridge Road ficus allée following an extreme winter freeze. The budget is proposed at \$100,000, primarily related to planned tree replacement. The Beautification Committee considers matters regarding the aesthetic environment of Jupiter Island, including recommendations of expenditures from the Beautification Fund.
- Since the incorporation of the Town, the Town Employees Christmas Fund has been a long-standing community tradition. The budget is proposed at \$212,000, consistent with previous years.

Remaining Budget Meeting Schedule

1. The first public hearing is scheduled for Monday, September 14, 2026, at 5:01pm. At this meeting staff will present the FY 2026-2027 Tentative Ad Valorem Millage Tax Rates and Annual Budgets.
2. The final public hearing is scheduled for Thursday, September 17, 2026, at 5:01pm. Staff will be prepared to review and discuss the Final Millage Rates and Annual Budgets at that meeting.

Recommendation

Review and discuss the FY 2026-2027 Annual Budgets and obtain input and consensus for outstanding items to prepare for the public hearings.



Fiscal Year 2027 Proposed Annual Budget

Town Commission Meeting
September 14, 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						9/14/2026 (9:00am)	
1st Public hearing for the tentative millage rates and budget (Must be between September 3-18.)						9/14/2026 (5:01pm)	
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						9/17/2026 (5:01pm)	10/1/2026
Indicates Completed							

FY 2027 Ad Valorem Revenue

- FY 2026 Final Taxable Value \$3.987 Billion
- FY 2027 Preliminary Taxable Value \$4.449 Billion, 11.59% Increase
- Taxable Values – Increased Projection \$462.1 Million
- New Construction – Approximately \$67.8 Million
- FY 2026 Taxable Value – 47.1% Homestead; 52.9% Non-Homestead
- Based on this Estimate: Rolled-Back Rate is 2.5716
- With the proposed 2.8259 millage rate, the increase over rollback is 9.89%
- FY 2027 Preliminary Ad Valorem Revenue from New Construction \$184,041
- FY 2027 Preliminary Ad Valorem Increase \$1,269,298—Including New Construction
- FY 2026 – 686 Parcels – 592 Residential, 82 Gov't, 12 Misc/Comm/Church
- 317 Homesteaded parcels - Single-Family Homes
- 275 Non-Homesteaded Parcels-189 Single-Family Homes, 86 Vacant Parcels
- Save our Homes Increase 3.0% (Approximate Increase \$84 per \$1 Million in Value)

Town of Jupiter Island FY 2026-2027 General Fund Revenue

Account Description	Adopted Budget FY 2025-2026	Budget FY 2026-2027	Difference	% Change
Ad Valorem Taxes	\$ 10,800,744	\$ 12,070,042	\$ 1,269,298	11.75%
Taxes and Fees (Gas Tax, Surtax, CST)	\$ 423,000	\$ 419,417	\$ (3,583)	-0.85%
Licenses and Permits	\$ 850,500	\$ 850,500	\$ -	0.00%
Intergovernmental (Share, 1/2, Grants)	\$ 240,700	\$ 191,695	\$ (49,005)	-20.36%
Charges for Services (PSD, Brush)	\$ 131,000	\$ 125,000	\$ (6,000)	-4.58%
Fines and Forfeits	\$ 2,500	\$ 2,500	\$ -	0.00%
Miscellaneous Revenues	\$ 289,500	\$ 320,823	\$ 31,323	10.82%
Transfers from Interfunds	\$ 749,283	\$ 771,483	\$ 22,200	2.96%
Total	\$ 13,487,227	\$ 14,751,460	\$ 1,264,233	9.37%
Transfers from Reserves (Donations)	\$ -	\$ -	\$ -	0.00%
Transfers from Prior Year (Rollover)	\$ 100,000	\$ 100,000	\$ -	0.00%
Total General Fund Revenues	\$ 13,587,227	\$ 14,851,460	\$ 1,264,233	9.30%

FY 2027 Proposed Expense Changes

- **Proposed Payroll Adjustments – 5.0% Total – including 3.4% COLA**
 - Discretionary merit with COLA estimated at a total of 5% average wage adjustment
 - Public Safety Payroll increase includes costs associated with 2025 Collective Bargaining Agreement
- **Pension, Payroll Taxes, & Benefits affected by 5.0% wage adjustment**
 - Public Safety Pension increase includes costs associated with 2025 Collective Bargaining Agreement
- **Health and Wellness Program – 5-6% Cost Increase**
- **Operating Cost**
 - **Professional Services** – Reduction/Completion of Resiliency Study and Comprehensive Plan - Increases to Attorney Fees, PW-Engineering (Roads)
 - **Increases in Information Technology and Software costs – PSD CAD**
 - **Increases in Repair and Maintenance costs for buildings and equipment - all buildings and departments**
 - **Property, Liability, Auto, Work Comp and Ancillary Insurances –**
Property coverage is stable this coming year
- **Capital Expenditures and Projects – Covered under CIP pages**

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%
June '26	3.40%	2026/2027	5.00%
	28.60%		33.00%

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	\$ 951,822	\$14,266	1.52%	
Total Administration - Operating	\$ 996,060	\$ 1,031,735	\$35,675	3.58%	
Total Administration - Contingency	\$ 415,880	\$ 460,659	\$44,779	10.77%	
Subtotal	\$ 3,817,878	\$ 3,885,956	\$68,077	1.78%	
Total Administration - Capital	\$ 10,000	\$ 135,000	\$125,000	1250.00%	
Total Administration	\$ 3,827,878	\$ 4,020,956	\$193,077	5.04%	
Total Public Safety - Payroll	\$ 3,234,696	\$ 3,476,831	\$242,135	7.49%	
Total Public Safety - Benefits	\$ 1,109,035	\$ 1,393,401	\$284,366	25.64%	
Total Public Safety - Operating	\$ 1,511,380	\$ 1,621,174	\$109,794	7.26%	
Subtotal	\$ 5,855,111	\$ 6,491,406	\$636,295	10.87%	
Total Public Safety - Capital	\$ 464,800	\$ 505,961	\$41,161	8.86%	
Total Public Safety	\$ 6,319,911	\$ 6,997,367	\$677,456	10.72%	
Total Building, P&Z - Payroll	\$ 408,640	\$ 414,828	\$6,188	1.51%	
Total Building, P&Z - Benefits	\$ 150,540	\$ 143,802	(\$6,738)	-4.48%	
Total Building, P&Z - Operating	\$ 380,877	\$ 489,327	\$108,450	28.47%	
Subtotal	\$ 940,057	\$ 1,047,957	\$107,901	11.48%	
Total Building, P&Z - Capital	\$ 10,000	\$ 10,000	\$0	0.00%	
Total Building, P&Z Department	\$ 950,057	\$ 1,057,957	\$107,901	11.36%	
Total Public Works - Payroll	\$ 771,251	\$ 845,830	\$74,579	9.67%	
Total Public Works-Benefits	\$ 427,080	\$ 408,022	(\$19,058)	-4.46%	
Total Public Works - Operating	\$ 770,050	\$ 683,625	(\$86,425)	-11.22%	
Subtotal	\$ 1,968,381	\$ 1,937,477	(\$30,904)	-1.57%	
Total Public Works - Capital	\$ 521,000	\$ 837,703	\$316,703	60.79%	
Total Public Works	\$ 2,489,381	\$ 2,775,180	\$285,799	11.48%	
Total General Fund Expenditures	\$ 13,587,227	\$ 14,851,460	\$1,264,233	9.30%	

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	\$ 3,476,831	\$ 242,135	7.49%
Total Building, P&Z - Payroll	\$ 408,640	\$ 414,828	\$ 6,188	1.51%
Total Public Works - Payroll	\$ 771,251	\$ 845,830	\$ 74,579	9.67%
Total	\$ 5,882,969	\$ 6,179,229	\$ 296,260	5.04%
Total Administration - Benefits	\$ 937,556	\$ 951,822	\$ 14,266	1.52%
Total Public Safety - Benefits	\$ 1,109,035	\$ 1,393,401	\$ 284,366	25.64%
Total Building, P&Z - Benefits	\$ 150,540	\$ 143,802	\$ (6,738)	-4.48%
Total Public Works - Benefits	\$ 427,080	\$ 408,022	\$ (19,058)	-4.46%
Total	\$ 2,624,211	\$ 2,897,047	\$ 272,836	10.40%
Total Administration - Operating	\$ 996,060	\$ 1,031,735	\$ 35,675	3.58%
Total Public Safety - Operating	\$ 1,511,380	\$ 1,621,174	\$ 109,794	7.26%
Total Building, P&Z - Operating	\$ 380,877	\$ 489,327	\$ 108,450	28.47%
Total Public Works - Operating	\$ 770,050	\$ 683,625	\$ (86,425)	-11.22%
Total	\$ 3,658,367	\$ 3,825,861	\$ 167,494	4.58%
Total Administration - Capital	\$ 10,000	\$ 135,000	\$ 125,000	1250.00%
Total Public Safety - Capital	\$ 464,800	\$ 505,961	\$ 41,161	8.86%
Total Building, P&Z - Capital	\$ 10,000	\$ 10,000	\$ -	0.00%
Total Public Works - Capital	\$ 521,000	\$ 837,703	\$ 316,703	60.79%
Total	\$ 1,005,800	\$ 1,488,664	\$ 482,864	48.01%
Total Administration - Contingency	\$ 415,880	\$ 460,659	\$ 44,779	10.77%
Includes \$90,000-Loc Gov Surtax Reserve				
Total General Fund Expenditures	\$ 13,587,227	\$ 14,851,460	\$ 1,264,233	9.30%

FY 2027 Capital by Department

<u>Administration</u>		<u>Amount</u>
Equipment	Generator Replacement	\$ 125,000.00
Computer Equipment	Various IT Needs	\$ 10,000.00
Department Total		\$ 135,000.00
<u>Building Department</u>		
Computer Equipment	Various IT Needs	\$ 10,000.00
Department Total		\$ 10,000.00
<u>Public Safety</u>		
(3) Vehicles	Patrol + Up-Fit	\$ 195,000.00
Equipment	Replacement Radios - MCSO	\$ 110,000.00
Building	New Building Needs Assessment	\$ 50,000.00
Equipment	Axon-In-Car Cameras	\$ 42,000.00
Drone Program	New Drone-Grant	\$ 30,000.00
Equipment	Axon-Body Cameras	\$ 22,000.00
Equipment	Pro Phoenix CAD Software - MCSO	\$ 21,961.00
Marine Equipment	Whaler Hull Collar	\$ 20,000.00
Equipment	Tasers	\$ 15,000.00
Department Total		\$ 505,961.00
<u>Public Works</u>		
Ficus Allee	Program - Maintenance/Replacement	\$ 345,000.00
Roads	Gomez Road, Street Lights	\$ 175,000.00
Heavy Equipment	Tractor	\$ 75,000.00
(1) Vehicles	Sanitation/Dump Bed	\$ 70,000.00
Building	Chemical Storage	\$ 50,000.00
Roads, Drainage, Sidewalks	Capital Maintenance	\$ 50,000.00
Irrigation	Bridge Road	\$ 50,000.00
Equipment	Mosquito Fogger	\$ 22,703.00
Department Total		\$ 837,703.00
<u>Grand Total</u>		\$ 1,488,664.00
Prior Year Rollover-Roads		\$ 100,000.00
Current Year CIP		\$ 1,388,664.00

Jupiter Island 5 Year Capital Improvement 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		\$ 100,000
General - Renovations/Repairs (Bathrooms, Carpet, Office)		\$ 25,000		\$ 25,000	
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					
Chemical Storage FY2027 / Butler Building FY2028	\$ 50,000	\$ 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 4-Year Cost+Maint. in O.E.	\$ 21,961	\$ 21,961	\$ 21,961	\$ 21,961	
Town Wide Camera Management			\$ 50,000		
Administration-Software/IT/Equipment	\$ 10,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Public Safety-Software/IT/Equipment	\$ 15,000	\$ 15,000		\$ 5,000	\$ 5,000
Building, P&Z Department-Software/IT/Equipment	\$ 10,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Public Works-Software/IT/Equipment			\$ 10,000		
Vehicle & Heavy Equipment Replacements					
Public Safety Department					
Marine Unit Boat					\$ 150,000
Patrol Vehicles + Upfit	\$ 195,000	\$ 135,000	\$ 200,000	\$ 140,000	\$ 205,000
ATV			\$ 10,000		
Public Works Department					\$ 70,000
Sanitation Truck(s) / Dump Beds	\$ 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		
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	\$ 1,488,664	\$ 1,963,611	\$ 1,791,961	\$ 996,961	\$ 885,000

Town of Jupiter Island FY 2026-2027 General Fund Budget

Description	Adopted Budget 2025-2026	Proposed Budget 2026-2027	Difference	% Change
General Fund Revenues	\$ 13,487,227	\$ 14,751,460	\$1,264,233	9.37%
Transfers from Reserves	\$ 100,000	\$ 100,000	\$ -	0.00%
Total Revenues	\$ 13,587,227	\$ 14,851,460	\$1,264,233	9.30%
Department Expenditures				
Administration	\$ 3,827,878	\$ 4,002,739	\$ 174,860	4.57%
Public Safety	\$ 6,319,911	\$ 6,997,367	\$ 677,456	10.72%
Building, Planning and Zoning	\$ 950,057	\$ 1,057,957	\$ 107,901	11.36%
Public Works	\$ 2,489,381	\$ 2,793,397	\$ 304,016	12.21%
Total General Fund Expenditures	\$ 13,587,227	\$ 14,851,460	\$1,264,233	9.30%

Electric Underground Debt Service

FY 2026-2027 Annual Budget

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

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

Electric Underground

Debt Service Payment Schedule

	FY 2026-27	FY 2027-28	FY 2028-29
Note Payable, Series 2007	\$353,450	\$353,608	-
Principal	\$329,575	\$341,466	-
Interest	\$23,875	\$12,142	-

Final payment on this Note is scheduled for December 1, 2027.

Note Payable, Series 2008	\$449,061	\$449,061	\$451,592
Principal	\$397,928	\$414,284	\$433,841
Interest	\$51,133	\$34,777	\$17,751

Final payment on this Note is scheduled for December 1, 2028.

Total	\$802,511	\$802,669	\$451,592
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Conservation Fund

FY 2026-2027 Annual Budget

Revenues	
Account Description	Proposed Budget FY 2026-2027
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

Beautification Fund

FY 2026-2027 Annual Budget

Revenues	
Account Description	Proposed Budget FY 2026-2027
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

Christmas Fund

FY 2026-2027 Annual Budget

Revenues	
Account Description	Proposed Budget 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

Beach Protection District

FY 2026-2027 Proposed Annual Budget

Beach Protection District Revenues				
Account Description	Adopted Budget FY 2025-2026	Budget FY 2026-2027	Difference	% Change
Ad Valorem Taxes (Proposed 0.9593 Mills)	\$ 3,655,318	\$ 4,085,807	\$ 430,489	11.8%
FEMA Reimbursement	\$ -	\$ -	\$ -	0.0%
State Grant-Beach Renourishment	\$ -	\$ -	\$ -	0.0%
State Disaster Relief	\$ -	\$ -	\$ -	0.0%
Interest Income	\$ 225,000	\$ 225,000	\$ -	0.0%
County Cost Share	\$ -	\$ -	\$ -	0.0%
Transfer-Design for Beach Renourishment	\$ -	\$ -	\$ -	0.0%
Debt Proceeds	\$ -	\$ -	\$ -	0.0%
Total Revenues	\$ 3,880,318	\$ 4,310,807	\$ 430,489	11.1%

Beach Protection District Operating Expenditures

Account Description	Adopted Budget FY 2025-2026	Budget FY 2026-2027	Difference	% Change
Total Personnel	\$ 284,870	\$ 287,936	\$ 3,066	1.1%
Total Professional	\$ 157,500	\$ 162,500	\$ 5,000	3.2%
Total General Operating	\$ 127,020	\$ 120,520	\$ (6,500)	-5.1%
Total Beach Operating Expenditures	\$ 569,390	\$ 570,956	\$ 1,566	0.3%

Project Expenditures

Account Description	Adopted Budget FY 2025-2026	Budget FY 2026-2027	Difference	% Change
Prof Svcs-Eng Consultants	\$ 250,000	\$ 500,000	\$ 250,000	100.0%
Turtle Monitoring/Shorebird Monitoring	\$ 250,000	\$ 370,000	\$ 120,000	48.0%
Reef Monitoring	\$ 120,000	\$ 120,000	\$ -	0.0%
Beach Surveys	\$ 150,000	\$ 150,000	\$ -	0.0%
Beach Maintenance	\$ 35,000	\$ 35,000	\$ -	0.0%
Dune Restoration	\$ 500,000	\$ 500,000	\$ -	0.0%
Beach Renourishment Project	\$ -	\$ -	\$ -	0.0%
Debt Service	\$ -	\$ -	\$ -	0.0%
Contingency	\$ 100,000	\$ 100,000	\$ -	0.0%
Total Beach Project Expenditures	\$ 1,405,000	\$ 1,775,000	\$ 370,000	26.3%
Total Beach District Expenditures	\$ 1,974,390	\$ 2,345,956	\$ 371,566	18.8%
Transfer to Reserves for Future Beach Projects	\$ 1,905,928	\$ 1,964,851	\$ 58,923	3.1%
Total Reserves and Expenditures	\$ 3,880,318	\$ 4,310,807	\$ 430,489	11.1%

Millage Rates

2026 General Fund Millage - 2.8259 mills	
2027 GF Proposed Millage - 2.8259	
<u>2027 GF Estimated Rolled Back Rate - 2.5716</u>	
2026 Electric Debt Service Fund - .2100 mills	
2027 Electric DS Proposed Millage - .1880	
<u>2027 Estimated Rolled Back Rate - .1880</u>	
2026 Beach Erosion District - .9593 mills	
2027 Beach Proposed Millage - .9593	
<u>2027 Beach Estimated Rolled Back Rate - .8728</u>	
Total 2026 Adopted Millage Rate = 3.9952	
Total 2027 Proposed Millage Rate = 3.9732	

TOWN OF JUPITER ISLAND, FLORIDA
ORDINANCE NO. 422

AN ORDINANCE OF THE TOWN OF JUPITER ISLAND, FLORIDA, AMENDING CHAPTER 6, ARTICLE IV (SOLICITORS) OF THE CODE OF ORDINANCES OF THE TOWN OF JUPITER ISLAND TO REQUIRE THAT APPLICANTS FOR A TOWN SOLICITOR PERMIT FIRST OBTAIN A VALID HOME SOLICITATION SALE PERMIT FROM THE CLERK OF THE CIRCUIT COURT FOR MARTIN COUNTY AS REQUIRED BY SECTION 501.022, FLORIDA STATUTES, WHERE APPLICABLE; PROVIDING FOR CONFORMING AMENDMENTS TO SECTIONS 6-62, 6-63, AND 6-67; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Jupiter Island (the “Town”) is a duly constituted municipality with the authority to enact ordinances for the protection of the health, safety, and welfare of its residents pursuant to Article VIII, Section 2(b) of the Florida Constitution and Chapter 166 of the Florida Statutes; and

WHEREAS, Section 501.022 of the Florida Statutes, makes it unlawful for any person to conduct a “home solicitation sale,” as defined in Section 501.021 of the Florida Statutes, in this state without first obtaining a valid home solicitation sale permit from the clerk of the circuit court for the county in which the person intends to conduct such sales; and

WHEREAS, the Town is located within Martin County, Florida, such that any home solicitation sale conducted within the corporate limits of the Town requires a valid home solicitation sale permit issued by the Clerk of the Circuit Court for Martin County; and

WHEREAS, Chapter 6, Article IV of the Code of Ordinances of the Town of Jupiter Island already requires that solicitors obtain a Town-issued permit prior to engaging in door-to-door solicitation within the Town; and

WHEREAS, the Town Commission finds that aligning the Town’s local permitting process with the requirements of Section 501.022 of the Florida Statutes – by requiring an applicant whose proposed activity constitutes a home solicitation sale to demonstrate that the applicant holds the required county permit as a condition of the Town permit – will further protect the residents of the Town from fraud and from unqualified or unscreened solicitors; and

WHEREAS, nothing in this Ordinance is intended to waive, diminish, supersede, or duplicate the requirements of Section 501.022 of the Florida Statutes, which applies within the Town of its own force; and

WHEREAS, the Town Commission finds that the adoption of this Ordinance serves a valid municipal purpose and is in the best interests of the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are incorporated herein by this reference.

Section 2. Amendment to Section 6-62. Section 6-62 of the Code of Ordinances of the Town of Jupiter Island is hereby amended to read as follows (added text is underlined):

Sec. 6-62. Approved application required.

It shall be unlawful for any person to solicit funds for any cause whatsoever, to take orders for or to sell any item door-to-door within the corporate limits of the town without first submitting an application and receiving a permit from the town as provided herein below. Neither an application nor the receipt of a permit shall be required for the exercise of noncommercial religious, civic or political organizations. No permit shall be issued under this article to any applicant whose proposed activity constitutes a “home solicitation sale” within the meaning of section 501.021 of the Florida Statutes, unless the applicant first demonstrates compliance with section 6-63.1 of these LDRs by presenting a valid home solicitation sale permit issued by the Clerk of the Circuit Court for Martin County pursuant to section 501.022 of the Florida Statutes. Nothing in this article shall be construed to waive, diminish, or supersede the permit requirement imposed by section 501.022 of the Florida Statutes, which applies within the town of its own force.

Section 3. Amendment to Section 6-63. Section 6-63 of the Code of Ordinances is hereby amended by adding a new subsection (8) to read as follows (added text is underlined):

Sec. 6-63. Filing of application.

Applicants must file with the town licensing authority a sworn written application on forms to be furnished by the town which shall give the following information:

- (1) — (7) [Existing subsections (1) through (7) are unchanged and are omitted here for brevity.]
- (8) Where the applicant’s proposed activity constitutes a home solicitation sale subject to section 501.022 of the Florida Statutes, a legible copy of the applicant’s valid, current home solicitation sale permit issued by the Clerk of the Circuit Court for

Martin County; or, where the applicant contends that the proposed activity is excluded under section 501.022(1)(b) of the Florida Statutes, or does not constitute a home solicitation sale as defined in section 501.021 of the Florida Statutes, a sworn statement identifying the specific exclusion or ground relied upon and the factual basis therefor.

Section 4. Creation of Section 6-63.1. Chapter 6, Article IV of the Code of Ordinances is hereby amended by creating a new section 6-63.1 to read as follows (the entire section is new and is shown underlined):

Sec. 6-63.1. State home solicitation sale permit required.

- (a) State requirement. Pursuant to section 501.022 of the Florida Statutes, it is unlawful for any person to conduct a home solicitation sale, as defined in section 501.021 of the Florida Statutes, within the corporate limits of the town without first obtaining a valid home solicitation sale permit issued by the Clerk of the Circuit Court for Martin County. This state requirement applies independently of, and in addition to, the town permit required by this article.
- (b) Condition precedent to town permit. As a condition precedent to the issuance of a town permit under this article, an applicant whose proposed activity constitutes a home solicitation sale subject to section 501.022 of the Florida Statutes, shall present to the town licensing authority a valid, current home solicitation sale permit issued by the Clerk of the Circuit Court for Martin County and an application for town approval, as required by Section 6-63. The town licensing authority shall record the county permit number and expiration date and may retain a copy.
- (c) Excluded activities. An applicant whose proposed activity is excluded from section 501.022 of the Florida Statutes, by operation of section 501.022(1)(b) of the Florida Statutes, or that does not constitute a home solicitation sale as defined in section 501.021 of the Florida Statutes, including, without limitation, the solicitation of charitable donations that does not involve the sale, lease, or rental of consumer goods or services, is not required by this section to obtain the county permit, but remains subject to all other requirements of this article and shall provide the sworn statement described in section 6-63(8).
- (d) Maintenance; effect of expiration. A town permit issued in reliance upon a county home solicitation sale permit is valid only so long as the underlying county permit remains valid and current. The expiration, suspension, or revocation of the county permit shall constitute grounds for revocation of the town permit under section 6-67.
- (e) Limited verification. The town's verification under this section is limited to confirming the existence, currency, and facial validity of the county permit. Nothing in this section authorizes the town to issue, deny, suspend, or revoke a

county home solicitation sale permit, which remains within the exclusive authority of the Clerk of the Circuit Court for Martin County.

Section 5. Amendment to Section 6-67. Section 6-67 of the Code of Ordinances is hereby amended by adding a new subsection (6) to read as follows (added text is underlined):

Sec. 6-67. Revocation.

Approved permits issued under the provisions of this article may be revoked by the town commission for any of the following causes:

- (1) — (5) [Existing subsections (1) through (5) are unchanged and are omitted here for brevity.]
- (6) The expiration, suspension, or revocation of, or the failure to obtain or maintain, a valid home solicitation sale permit issued by the Clerk of the Circuit Court for Martin County, where such permit is required under section 6-63.1.

Section 6. Codification. It is the intention of the Town Commission that the provisions of Sections 2 through 5 of this Ordinance shall become and be made a part of the Code of Ordinances of the Town of Jupiter Island, and that the sections of this Ordinance may be renumbered, relettered, and the word “ordinance” may be changed to “section,” “article,” or such other appropriate word or phrase in order to accomplish such intention.

Section 7. Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 8. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 9. Effective Date. This Ordinance shall take effect immediately upon its adoption.

(Continued on next page)

ORDINANCE NO. 422 PASSED on first reading this 22nd day of July, 2026.

PASSED AND ADOPTED on second reading this 14th day of September, 2026.

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

TOWN OF JUPITER ISLAND, FLORIDA

Mayor

Town Attorney

Vice Mayor

ATTEST:

Commissioner

Town Clerk

Commissioner

Commissioner

ORDINANCE NO. 423

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, MODIFYING APPENDIX A OF THE TOWN'S CODE OF ORDINANCES, COMPRISING THE TOWN'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR THE TEXT AMENDMENT OF ARTICLE I, DIVISION 3, SECTION 3.03 OF THE LAND DEVELOPMENT REGULATIONS REGARDING THE POWERS AND DUTIES OF THE TOWN COMMISSION TO PROVIDE FOR TOWN COMMISSION REVIEW OF DEVELOPMENT IN THE RECREATION CLUB DISTRICT (RCD); PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission of the Town of Jupiter Island, Martin County, Florida ("Town") has such powers and authority as conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, this Ordinance is necessary and appropriate to modify the Land Development Regulations ("LDR") codified in Appendix A of the Code of Ordinances of the Town of Jupiter Island, Florida ("Code") regarding the authority of the Town Commission in reviewing proposed development; and

WHEREAS, the Town Commission finds that this Ordinance is consistent with and furthers the goals, policies, and objectives of the Town's Comprehensive Plan and the purposes of

the Land Development Regulations and other Town ordinances implementing the Comprehensive Plan, as required by Article I, Section 1.03.B of the Land Development Regulations; and

WHEREAS, the Town Commission has concluded that it is necessary and appropriate to modify these LDRs to provide for Commission oversight of development in the Recreation Club District (“RCD”).

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

Section 1. The “WHEREAS” clauses are incorporated herein as the legislative findings of the Town Commission.

Section 2. Appendix A, Article I, Division 3, Section 3.03 of the Code is hereby amended to read as follows (words underlined are additions to existing text):

Sec. 3.03. Town commission.

The town commission's powers and duties under these land development regulations shall be as follows:

A. Authority. The town commission has the authority to:

1. Review and decide:

- a. Applications for district boundary changes;
- b. Applications for certificates of appropriateness for alterations to historic buildings and landmarks;
- c. Applications for text amendments to these land development regulations;
- d. Applications for comprehensive plan amendments; and

- e. Development orders approved by the development review board in accordance with the procedure established in subsection 9., below.
2. Hear appeals from decisions of the development review board, and administrative official.
3. Amend the comprehensive plan.
4. Amend or repeal any or all of these land development regulations, including the official zoning map.
5. Determine whether a proposed use is of the same general character as a permitted use.
6. Exercise all other powers and carry out all other duties provided by Florida Law and these land development regulations.
7. The mayor, or in his or her absence the vice mayor, may administer oaths and compel the attendance of witnesses.
8. The town commission shall have the authority to review any application or proposal for development or improvements in the RCD, PLD or CPD zoning districts. The town commission may apply standards set forth in article X, division 2, section 2.02 for impact review and any goals, objectives, or policies of the town's comprehensive plan it determines to be appropriate. The town commission shall have the authority to apply conditions to mitigate the impact of any application or proposal for development or improvements within the RCD, PLD or CPD zoning districts.
9. The town commission shall have the authority to review a development order of the development review board upon a request made by a member of the town commission in accordance with the following:
 - a. The member of the town commission requesting review must submit a written request to the town manager within ten days of the date of the development order approved and rendered. Upon the town manager's receipt of the request, the time for the appeal of the development order rendered shall be tolled. The request shall be placed on the agenda of the next commission meeting.

- b. If three members of the town commission vote to consider the request, the town manager shall then schedule the request for consideration by the town commission at its next meeting. The hearing to review the request shall be conducted as a de novo, quasi-judicial public hearing of the town commission.
- c. Following the town commission's hearing, then by a vote of a supermajority of the town commission, the development order rendered by development review board may be denied, or affirmed with amendments to the development order. If the development order rendered by the development review board is denied, or affirmed with amendments, the town attorney shall prepare a final order reflecting the town commission's decision.
- d. The final order of the town commission may be appealed within 30 days of its rendition by a person or entity with standing to the circuit court in and for the 19th Judicial Circuit of Florida.

B. *Vote required.* No member shall abstain from voting unless he has a conflict of interest pursuant to the provisions of F.S. ch. 112.

Section 3. Repeal of ordinances in conflict.

All other ordinances of the Town of Jupiter Island, Florida, or parts thereof in conflict with this Ordinance or any part hereof are hereby repealed to the extent of such conflict.

Section 4. 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 5. Codification. This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Jupiter Island.

Section 6. Effective Date. This Ordinance shall become effective immediately upon adoption.

ORDINANCE NO. 423 PASSED UPON FIRST READING THE 22nd DAY OF JULY, 2026.

PASSED AND ADOPTED UPON THE SECOND READING FOLLOWING PUBLIC HEARING THE 14th DAY OF SEPTEMBER, 2026.

(SEAL)

TOWN OF JUPITER ISLAND, FLORIDA

Mayor

Vice Mayor

Commissioner

Commissioner

Commissioner

ATTEST:

TOWN CLERK



To: Mayor & Town Commission

From: R. Garlo, Town Manager

Date: September 1, 2026

Re: Town Manager Objectives and Accomplishments 2026/2027

As I continue my over three-year tenure as your Town Manager, this memorandum is to share with you what I perceive as some important objectives that I established throughout the year and what relative accomplishments have been realized.

Objective 1 – Intergovernmental Relations and Cooperation.

- Worked successfully with the Martin County Administrator to help resolve ongoing litigation relative to Seaspray Avenue.
- Have engaged with Martin County in consideration of renewing the Town’s existing Interlocal Agreement for Fire Rescue Services.
- Met with the Martin County Administrator to resolve an SMRU issue concerning the Pine School and a change to the existing Preserve Area Management Plan.

Score the accomplishments associated with each objective and provide comments related to each.	1 Poor	2 Below Avg	3 Avg	4 Above Avg	5 Excellent

Comments: _____

Objective 2 - Address the condition of South Martin Regional Utility (SMRU) and implement necessary changes.

- Resolved a near crisis situation at the Wastewater Treatment Plant by engaging with U.S. Water Corp. to mitigate and correct the situation which was successfully accomplished.
- Successfully recruited a highly qualified Utility Director which has changed the landscape with respect to the future of SMRU.
- Continue to work closely with SMRU on the need for Master Plans, Capital Improvement Plans, and the most effective way to address contaminant levels such as PFAS.

Score the accomplishments associated with each objective and provide comments related to each.	1 Poor	2 Below Avg	3 Avg	4 Above Avg	5 Excellent

Comments: _____

Objective 3 – Legislative Matters

- Engaged with former Senate President Ken Pruitt to assist the Town in navigating the recent legislative session and subsequent special sessions.
- Worked closely with the Finance Department to anticipate impacts to the Town given the proposed legislative tax amendment.
- Identifying the measures that may need to be taken if the proposed amendment were to pass and be signed into law.
- Currently planning the most effective ways to share with all Town residents the potential impacts and what it will mean.

Score the accomplishments associated with each objective and provide comments related to each.	1 Poor	2 Below Avg	3 Avg	4 Above Avg	5 Excellent

Comments: _____

Objective 4 – Town Commission Relationship

- Continue to remain available to each Commissioner as needed, and continue to make every effort to keep Commissioners apprised on all relevant matters.

Score the accomplishments associated with each objective and provide comments related to each.	1 Poor	2 Below Avg	3 Avg	4 Above Avg	5 Excellent

Comments: _____

Objective 5 – Development Matters and Processes

- Continue to attend all Development Review Board and Local Planning Agency meetings and provide testimony when relevant.
- Oversaw the consolidation of the Impact Review Committee and the Board of Adjustment into the Existing Development Review Board.

- Worked extensively with the Jupiter Island Club in pursuit of a positive outcome, while ensuring all Town Government rules and regulations are adhered to.
- Proposed the addition of the Recreation Club District (RCD) under the purview of the Town Commission. This is pursuant to the above stated goal.

Score the accomplishments associated with each objective and provide comments related to each.	1 Poor	2 Below Avg	3 Avg	4 Above Avg	5 Excellent

Comments: _____

Objective 6 – Traffic Concerns

- Initiated a discussion on possible ways to address perceived traffic concerns on North Beach Road. This matter will be brought back for discussion during this upcoming season.
- Engaged with a qualified traffic consultant/engineer to assess South Beach Road to include the feasibility of ownership and what measures may be available to address perceived traffic concerns along the road. This will also be discussed during the upcoming season.

Score the accomplishments associated with each objective and provide comments related to each.	1 Poor	2 Below Avg	3 Avg	4 Above Avg	5 Excellent

Comments: _____

Objective 7 – Other Matters

- Facilitated the process for completion of the Town’s Comprehensive Plan review.
- Continue to facilitate Commission basement discussion and a host of other agenda related items.

Score the accomplishments associated with each objective and provide comments related to each.	1 Poor	2 Below Avg	3 Avg	4 Above Avg	5 Excellent

Comments: _____

In addition to the objectives and accomplishments listed, I also have collected the accomplishments and goals of each Department Director which are on file at Town Hall and available upon request.



TOWN OF JUPITER ISLAND

MEMORANDUM

To: Mayor & Town Commission

Through: Robert Garlo, Town Manager

From: Kimberly Kogos, Town Clerk

RE: Boards and Committees Vacancy and Appointment

Date: 9/1/2026

Background:

The Development Review Board Vice Chair position has not yet been appointed. In the Chair's absence, the Vice Chair is responsible for leading the meeting.

Recommendation:

Development Review Board Member Jennifer Madden is recommended for the Vice Chair position.

A motion will be required to confirm this appointment.



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. 11 – Comprehensive Plan Review

Date: 9/1/2026

Background:

Following Commission-directed changes to the final four elements of the Comprehensive Plan during the July 22nd Town Commission meeting, staff has completed a review and update of the Comprehensive Plan document. Additionally, the Commission requested a review of the comp plan by Town's legal counsel. Mr. Teal (Buchanan) has completed a review to assess current comp plan language and to identify potential changes necessary to ensure general compliance with state statutes and to address recent legislative changes introduced by the State through SB180 in 2025, as well as HB399 and others in 2026.

Attached to this memorandum is the updated Comprehensive Plan document, highlighting both staff recommended changes (in yellow highlight) and counsel recommended changes (in blue highlight). Additionally, attached is a supporting memorandum prepared by counsel.

Staff-level review and edits are summarized as follows:

Town Profile

Staff recommends adopting the University of Florida's Bureau of Economic and Business Research medium projection of the 2045 population (868) for Jupiter Island. The FDOT Traffic Analysis Zone projection (987), currently reflected in the Town profile, is not a standard data source recommended for use by the State and the

methodology could be questioned leading to delays in adoption. In general, the seasonal population estimate of 3,000 is the primary driver for Level of Service (LOS).

The Town's permanent population was 804 according to the 2020 census, and in 2045 is estimated to be 868 based on the medium projection prepared by the University of Florida's Bureau of Economic and Business Research, with a seasonal population of approximately 3,000.

Future Land Use Element

Staff agrees with counsel's recommendation to restate the responsibilities of the Local Planning Agency (LPA) to be in conformance with F.S. Section 163.3174.

Policy 1.1.2.1: The Town shall maintain a Local Planning Agency (LPA) as required by Section 163.3174, Florida Statutes. The LPA shall review the Comprehensive Plan and amendments thereto and make recommendations to the Town Commission and shall perform such other duties as provided by Section 163.3174, Florida Statutes.

Staff agrees with counsel's recommendation to include policy language that frames compatibility as required by HB399 and also states that the LDRs will be modified to incorporate measures for mitigating and minimizing potential incompatibility.

Policy 1.1.5.5: The Land Development Regulations shall include development standards ensuring that the scale, massing, and intensity of development remain proportional to lot size and consistent with surrounding development patterns. Such standards shall prevent buildings from occupying a disproportionate share of individual lots and shall limit proximity of a structure to the property line that is inconsistent with the Town's low-density development pattern. These standards may include, but are not limited to, minimum lot size, maximum lot coverage, maximum floor area ratios or floor area limitations, building height limitations, building setbacks, articulation and massing requirements, and required landscaping and open space. These standards shall serve as the Town's factors for assessing the compatibility of allowable residential uses within a residential zoning district and future land use category, as required by Section 163.3194(7) of the Florida Statutes, and the Land Development Regulations shall incorporate measures for mitigating or minimizing potential incompatibility.

Infrastructure Element

Staff recommends retaining the current Level of Service (LOS) for potable water supply at 600 gallons/capita/day.

Policy 4.1.1.1

Potable Water Supply: Provide water quality at levels meeting or exceeding levels required by regulatory agencies and in quantities at 600 gallons/capita/day (inclusive of irrigation) for the Town and 175 gallons/capita/day (inclusive of irrigation) system-wide for SMRU.

Staff recommends a general policy statement with regard to the adoption of the 10-year water supply plan.

Policy 4.1.5.2: The Town shall adopt the Ten (10) Year Water Supply Facilities Work Plan prepared and updated by South Martin Regional Utility (SMRU), as a part of this comprehensive plan.

Coastal Management Element

Staff recommends revisions to better reflect evacuation procedures, referencing the Town's Emergency Management Plan.

Policy 5.3.5.1: Emergency evacuations off of Jupiter Island should be conducted in accordance with the Town's Emergency Management Plan, with residents south of 203 South Beach Road evacuating south along South Beach Road to U.S. 1/A1A and residents north of 203 South Beach Road evacuating via Bridge Road to U.S. 1.

Capital Improvements Element

Staff recommends retaining the current LOS for potable water supply at 600 gallons/capita/day.

Policy 9.1.2.2: Maintain a potable water LOS of at least 600 gallons per person per day (inclusive of irrigation).

The next step is for staff to prepare a final version of the draft plan for the Local Planning Agency (LPA) Transmittal Hearing which may be scheduled for the month of November. Following the LPA Transmittal Hearing, the Town is required to pass an ordinance to transmit the Comprehensive Plan along with the supporting documents (Data Inventory Analysis) to the Florida Department of Commerce for

review. All documents must be transmitted to the State within ten business days of passing the ordinance. Simultaneously, copies of the transmittal documents are to be provided to state and local agencies as required by statute.

The following presents a general timeline for transmittal, review, and final adoption of the amended Comprehensive Plan.

Comprehensive Plan Timeline		
Date	Task	Notes
November 2026	LPA – Transmittal Hearing	Recommendation of Transmittal to the State.
December 2026	Town Commission – Initial Public Hearing	Ordinance to Transmit the Comprehensive Plan.
December 2026	10-day Deadline to Transmit Documents	Transmittal to FDOC and other state/local agencies for review and comment.
January 2027	30-day state review	Could last for more than 30 days. Staff to coordinate with the State.
February 2027	Revised Final Draft	Staff will prepare a Revised Final Draft to reflect State-required edits (if any).
March 2027	Town Commission – Final Adoption Hearing	Ordinance to Adopt Final Comprehensive Plan

Recommendation:

Staff is seeking Commission approval to update the Comprehensive Plan based on staff and counsel recommendations and to request scheduling of the LPA Transmittal Hearing for a date to be determined in November. Further, staff is also seeking Commission approval to develop all supporting documents and prepare an ordinance to transmit the Comprehensive Plan package to the State and reviewing agencies.



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MEMORANDUM

To: Town Manager, Mayor & Commissioners

From: Town Attorney

Date: September 1, 2026

RE: 2026 Comprehensive Plan update: Town Attorney review

I've reviewed the most recent draft of the proposed amended comprehensive plan and made various comments and revisions. Below is a summary of the key changes I've proposed, which Mr. Duchock has incorporated in his draft now presented to the Commission.

I. Conformity with 2026 legislation

1. **Residential compatibility factors.** Chapter 2026-7, Laws of Florida, requires the Plan and the Land Development Regulations to contain factors for assessing the compatibility of allowable residential uses, with mitigation measures in the LDRs, effective January 1, 2027. I have added policy language in the Future Land Use Element designating the development standards in the LDRs as the Town's compatibility factors under Section 163.3194(7), Florida Statutes, and committing the LDRs to incorporate measures for mitigating or minimizing potential incompatibility. A companion LDR amendment is on this agenda.
2. **Public schools exemption.** Policy 8.1.8.1 is restated to track Section 163.31777(3), Florida Statutes: the Town documents its continued eligibility for the exemption from the public schools interlocal agreement requirements, including that it has no public schools within its boundaries. The prior draft rested on an obsolete citation.
3. **Environmental and coastal citations.** Marine turtle policies are conformed to Section 379.2431, Florida Statutes, and applicable federal law. Boating-restricted areas and speed zones are conditioned on Florida Fish and Wildlife Conservation Commission approval under Sections 327.46 and 379.2431(2). Shoreline stabilization now includes nature-based methods consistent with Section 380.0938. Coastal construction is keyed to Section 161.053 and Chapter 161. The hazardous-waste generator prohibition is keyed to the United States Environmental Protection Agency definitions under the Resource Conservation and Recovery Act, 40 C.F.R. Part 261. Agency references are updated (Natural Resources Conservation Service; FDEP air quality reporting), and

intergovernmental dispute resolution is keyed to Chapter 164 and Section 186.509, Florida Statutes.

II. Jurisdiction over rights-of-way

Several carried-forward policies referred to County rights-of-way in the Town, or committed the Town to joint arrangements, in terms broader than the record supports. Those policies are now confined to rights-of-way owned or maintained by Martin County within the Town, if any, and both the Transportation and Intergovernmental Coordination Elements state expressly that nothing in the Plan is an acknowledgment that the County owns, or holds any right of approval, consent, or objection over, any right-of-way within the Town. Policy 8.1.9.1 on the Joint Planning Agreement is restated accordingly. The speed limit policy is limited to Town-maintained streets, with speed limits on County-maintained roadways set in coordination with Martin County consistent with Chapter 316, Florida Statutes, and the roads level-of-service standard is confined to Town-maintained public roads.

III. Governance and internal consistency

The Local Planning Agency policy is restated to maintain, rather than establish, the LPA, with duties as provided in Section 163.3174, Florida Statutes. A stray reference to approval by the Board of Adjustment is deleted in favor of the Development Review Board, subject to review by the Town Commission. Concurrency administration is cross-referenced to Policy 1.1.6.1. Developer mitigation language is conformed to require mitigation of impacts or payment of a proportionate share of their cost. A duplicated policy in the Property Rights Element (former Policy 10.1.2.4, repeating Policy 10.1.2.3 verbatim) is deleted, and citation formats in that element are conformed.

IV. Coastal management

Two clarifications of substance. First, the dune-area objective replaces a general limitation on new construction and expansion east of the primary dune with a cross-reference committing redevelopment of lawfully existing structures in that area to Policy 5.3.3.1, so a single policy governs. Second, the wetlands protection exception is narrowed to activities necessary to protect public safety or to implement publicly sponsored beach, dune, inlet, or habitat restoration projects authorized by applicable permits. Population projections are restated to cover permanent and seasonal population for the ten-year and twenty-five-year planning periods based upon professionally accepted methodologies, consistent with Section 163.3177(1)(f), Florida Statutes.

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.

PURPOSE OF THIS PLAN

Under Chapter 163, Florida Statutes, a comprehensive plan serves as the foundational policy document guiding decision making in a community. Its purpose is to establish principles, guidelines, standards, and strategies that reflect local commitments and provide a consistent framework for governance. The plan sets meaningful and predictable standards, ensuring that quality of life and natural resources on the island are protected and preserved. It also identifies programs necessary for these protections and includes procedures for monitoring and evaluation.

TOWN PROFILE

The Town of Jupiter Island is situated on a barrier island at the south end of Martin County. The Town consists of approximately 1,643 acres of land bound on the east by nine miles of ocean frontage and on the west by the Intracoastal Waterway - Indian River Lagoon Aquatic Preserve. The Town's permanent population was 804 ~~847~~ according to the 2020~~10~~-census, and in 2045~~18~~ is estimated to be 826 ~~868~~ based on the medium projection prepared by the University of Florida's Bureau of Economic and Business Research, with a seasonal population of approximately 3,000.

The Town was established by the Florida Legislature in 1953. The climate and environmental resources of Jupiter Island have contributed to the development of a high-quality, low-density residential community that seeks to preserve natural resources to the maximum extent possible. The primary land uses in the Town are single-family residential development in secluded estates and homes and conservation/preservation. The few commercial land uses within the Town exist primarily to serve residents. The remaining vacant land is designated for single-family residential, recreational, and conservation uses.

The Town Charter establishes a Town Commission/Manager form of government. The Town is governed by a five-member Commission elected for four-year overlapping terms. The Commission elects its Mayor and appoints a Town Manager and Town Attorney. The Town Manager is responsible for retaining employees to provide for proper operation of the Town. A total of 90 employees carry out the functions of Public Safety, South Martin Regional Utility (SMRU), Public Works, Building and Zoning, Finance and Administration. The Town residents are very public service oriented. ~~Almost 64~~ More than 50 residents serve on the many boards and committees that make the Town run successfully. Residents are also active outside the Town to help with various programs of community interest.

The Town follows the procedures set forth in Chapters 166 and 200 of the Florida Statutes in establishing the ~~budgetary data~~ budget and millage rate. The ad valorem tax or "property tax" is a major revenue source for the financing of budgets to meet the Town's needs. Each year, the Martin County Property Appraiser determines the total value of each parcel of property based on its fair market value. There are 597 taxable parcels within the Town. The Town's ~~2017~~ 2025 taxable value established by the Martin County Property Appraiser is ~~\$2,432,462,327~~ \$3,981,306,781.

OBJECTIVES AND POLICIES NOT APPLICABLE

~~No objectives or policies pertaining to the discouragement of the proliferation of urban sprawl are necessary or applicable in the Town because it is virtually developed, and the only areas for potential development are located on "in-fill" parcels.~~

No policies are necessary or applicable to the protection of potable water wellfields since there are now no such facilities within ~~in the~~ Town boundaries, nor are any expected in the future.

FUTURE LAND USE ELEMENT

Purpose

As an element of the Town Comprehensive Plan required by Section 163.3177(6)(a), Florida Statutes, the purpose of the Future Land Use Element is to designate the proposed future general distribution, location, and extent of land uses within the Town of Jupiter Island. Each land use has approximate acreages and permitted uses, as well as standards for controlling population densities and building intensities consistent with the Town's vision.

~~For the most part,~~ The land use categories shown on the Future Land Use Map generally coincide with the existing land use and zoning pattern in the Town. Since its inception, the Town has been a planned residential ~~and resort~~ community. The existing platting arrangement and land use and zoning patterns largely reflect the original intentions of the Town's founders. Land use mapping locations as depicted ~~on~~ in the Future Land Use Map, therefore, represent land use locational strategies that have been well thought out over time, with due consideration given to the suitability of each land use module for the category assigned to it. Future land uses shall accommodate at least the minimum amount of land required to accommodate the medium projections of the University of Florida's Bureau of Economic and Business Research for at least a 10-year planning period, unless otherwise limited projected permanent and seasonal Town population for the 10-year and 25-year planning periods, based upon professionally accepted methodologies.

Goals, Objectives, and Policies

~~01.01.00.00~~ **GOAL 1.1:** To preserve and enhance the Town's community character as a high quality, single-family residential community.

OBJECTIVE 1.1.1: Manage and coordinate land use through the establishment of Future Land Use Designations with regulations that preserve and protect natural resources and the Town's vision.

The Town of Jupiter Island Future Land Use Plan is organized into the four different land use ~~classifications~~ designations listed below. ~~The regulatory significance of each of these land use categories is set forth in Sections 01.02.01.00 through 01.02.05.00:~~

- Residential
- Recreation
- Conservation/Preservation
- Public Facilities

Policy 1.1.1.1: Residential Future Land Use Designation

The Residential land use category is intended primarily to permit development of single-family structures. The Residential district is intended to permit one-family detached dwellings and other customary accessory uses and buildings, provided such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Any accessory building should be located on the same lot with the principal building. Such permitted accessory buildings and uses should include, but not necessarily be limited to, staff quarters, private garages, guest houses, beach houses, tennis courts and swimming pools. No more than two (2) accessory buildings for living quarters shall be permitted as defined in the Town's Zoning Ordinance, ~~should be permitted.~~

Policy 1.1.1.2: Recreation Future Land Use Designation

The Recreation land use category designates locations for publicly and privately owned or controlled recreational lands and other open space areas intended for active or passive use. Designation of an area in

this category signifies the expectation that the area will continue to be put to recreation and open space use for the foreseeable future. Sites designated in the Recreation category should not be used for other than the intended purposes without careful consideration of the most appropriate use and a properly enacted amendment to the Future Land Use Plan.

Policy 1.1.1.3: Conservation Future Land Use Designation

The Conservation/Preservation land use category is intended to designate land areas for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

Policy 1.1.1.4: Public Facilities Future Land Use Designation

The Public Facilities land use category designates locations for publicly-owned infrastructure systems, such as rights-of-way, sewer, solid waste, drainage, potable water, educational, and public health systems, public buildings, grounds and facilities. Designation of an area in the Public category signifies the expectation that the area will continue to be put to public use for at least the next five years. Sites designated in this category should not be used for other than public purposes without careful consideration of the most appropriate non-public use and a properly enacted amendment to the Future Land Use Plan.

OBJECTIVE 1.1.2: Ensure that the Comprehensive Plan and Future Land Use Element are consistently interpreted, administered, and implemented through an established Local Planning Agency and the Town Commission. Land Development Regulations (LDRs) and Zoning Map designations shall be maintained in conformance with the Comprehensive Plan and in compliance with state law.

Policy 1.1.2.1: The Town shall maintain a Local Planning Agency (LPA) as required by Section 163.3174, Florida Statutes. The LPA shall review the Comprehensive Plan and amendments thereto and make recommendations to the Town Commission and shall perform such other duties as provided by Section 163.3174, Florida Statutes.

01.01.01.01 Policy 1.1.2.2 The Future Land Use Plan should be interpreted as the exact intent of the Town's Local Planning Agency and Town Commission.

01.01.01.03 Policy 1.1.2.3: Zoning Map designations and zoning ordinance text shall be consistent with the Comprehensive Plan and this Future Land Use Element Plan. ~~Zoning map or text amendments inconsistent with this Future Land Use Plan should be reviewed as Comprehensive Plan amendments.~~

01.01.02.00 OBJECTIVE 1.1.3: ~~To achieve simple energy efficient and energy conserving land use pattern with a high degree of use compatibility within each land use category and which are based upon greenhouse gas reduction strategies.~~ Preserve the Town's established low-density, environmentally sensitive development pattern by achieving an orderly land use framework that ensures a high degree of compatibility within and between land use categories, and that integrates development in a manner consistent with the Town's barrier island context, infrastructure capacity, and adopted vision.

01.01.02.02 Policy The Future Land Use ~~Map~~ Plan will ~~shall~~ be based upon energy-efficient land use patterns that account for existing and future electric power generation and transmission and energy conservation.

Policy 1.1.3.1: Maintain the Town's character as a single-family residential community that prioritizes conservation and preservation, as well as the natural beauty and ecological significance of the barrier island.

Policy 1.1.3.2: Amendments to the Future Land Use Map or the Zoning Map that propose to increase the density of residential lands shall be discouraged unless it can be demonstrated that such amendments are consistent with the existing density of abutting properties and the Town.

Policy 1.1.3.3: The Town should discourage urban sprawl by reinforcing existing land use patterns characterized by low residential density, limited intensification, and strong environmental protection. Although urban sprawl is not a current development concern within the Town, this policy is intended to ensure that future land use decisions do not incrementally introduce incompatible development patterns. This should be accomplished through:

1. Maintaining large-lot, low-density residential land use designations;
2. Limiting land use amendments or development approvals that would increase development intensity beyond levels historically supported by the Town;
3. Ensuring that changes to land use or zoning do not generate expanded demands on public infrastructure or services inconsistent with the barrier island setting; and,
4. Coordinating land use decisions with conservation, coastal management, and infrastructure policies to promote predictable, compact, and environmentally responsible development outcomes.

01.01.01.00-OBJECTIVE 1.1.4: **To eliminate or reduce land uses inconsistent with the community character, as set forth in this Future Land Use Plan.**

01.01.01.02-Policy 1.1.4.1 Land use areas as shown on the Future Land Use Map should be delineated along logical demarcation lines.

01.01.01.04-Policy 1.1.4.2:-Elimination or reduction of existing non-conforming land uses should be accomplished with proper respect for the vested rights of property owners.

01.01.01.05-Policy 1.1.4.3: Expansion of non-conforming land uses should be prohibited.

01.01.01.06-Policy 1.1.4.4: Additional commercial development should not be permitted except to enhance the quality of services at the Jupiter Island Club and the Hobe Sound Yacht Club.

01.01.03.00 OBJECTIVE 1.1.5: **To maintain the ambiance and quality of life in the Town as provided for in this Comprehensive Plan through the implementation of appropriate Land Development Regulations.**

Policy 1.1.5.1: The Town shall strive to ensure that the Land Development Regulations are enforced through the permit review process and through the Code Compliance Section of the Building Department.

01.01.02.01-Policy 1.1.5.2: ~~Zoning~~ Land Development Regulations ~~should~~ shall protect single-family residential ~~uses~~ development from the encroachment of incompatible land uses.

01.01.03.01-Policy 1.1.5.3: Consistent Land Development Regulations shall be adopted for the purpose of plan implementation. At a minimum, such Land Development Regulations should regulate the following:

1. Zoning of properties in accordance with the land use designations as delineated on the Future Land Use Map, and zoning text in accordance with the Land Use Plan explanatory text, including establishment of densities and intensities of use for each land use category;
2. The number, size and placement of signs;

3. The development of land within areas subject to seasonal or periodic flooding;
4. Drainage and stormwater management;
5. Maintenance of safe and convenient on-site traffic flow;
6. Provision of adequate parking space on developed properties; and,
7. Coastal and wetland management

~~1.01.03.01.07~~ **Policy 1.1.5.4:** Subdivision or replatting of land ~~Replatting provisions must comply with the Land Development Regulations. and should require that~~ Any building permit for a structure that will use ~~which building relating thereto would utilize~~ more than one lot or portion thereof, must file a replat of all affected lots. In addition, no partition of dividing lots should be allowed to in a way that creates nonconformities as to other ~~with other Land Development code Regulations provisions is prohibited.~~

Policy 1.1.5.5: The Land Development Regulations shall include development standards ensuring that the scale, massing, and intensity of development remain proportional to lot size and consistent with surrounding development patterns. Such standards shall prevent buildings from occupying a disproportionate share of individual lots and shall limit proximity of a structure to the property line that is inconsistent with the Town's low-density development pattern. These standards may include, but are not limited to, minimum lot size, maximum lot coverage, maximum floor area ratios or floor area limitations, building height limitations, building setbacks, articulation and massing requirements, and required landscaping and open space. These standards shall serve as the Town's factors for assessing the compatibility of allowable residential uses within a residential zoning district and future land use category, as required by Section 163.3194(7) of the Florida Statutes, and the Land Development Regulations shall incorporate measures for mitigating or minimizing potential incompatibility.

~~1.01.03.01.08~~ **Policy 1.1.5.6:** The standards in the Land Development Regulations for minimum lot size and width should be strictly enforced if subdivision or replatting is proposed, provided , however, that in certain instances a reduction of the minimum lot width may be permitted as legal non-conformities or through the variance process and approved by the Board of Adjustment-Development Review Board (subject to review by the Town Commission) after holding a public hearing and finding that the following standards are met:

- a. That there would be no net loss of light, air and open space as a result of the reduction in standard;
- b. That the lot provides adequate space for driveways and access easements;
- c. That sight-lines to the Ocean or the Indian River from existing or future homes on adjacent lots are not unreasonably compromised;
- d. That the building footprint for the principal residence and all accessory buildings is shown on the plat in a manner to limit any future construction to the area within the footprint so designated;
- e. That the reduction in lot width does not exceed fifteen percent (15%) of the required width. The overall size and scale of development on a lot shall not result in increased visibility of structures from adjacent properties or public road rights-of-way, unless located in a district that historically allows visibility;
- f. All properties shall provide effective screening and buffering to obscure views of all building floors from neighboring properties and public road rights-of-way; and,
- g. The proposed reduction in the minimum lot width does not circumvent the intent of the Land Development Regulations and the Comprehensive Plan to maintain a compatible land use pattern and to protect the density of surrounding residential development patterns.

~~01.01.04.01~~ **Policy 1.1.5.7:** ~~The zoning ordinance should be reviewed to assure that its provisions do not preclude the renovations of existing residential structures. The Town shall promote the rehabilitation and restoration of all residential structures by regularly reviewing and, where~~

appropriate, updating the Land Development Regulations to ensure that its provisions do not unnecessarily preclude the renovation or improvement of existing residences.

~~01.01.04.00 OBJECTIVE 1.1.5: To promote the rehabilitation and restoration of older structures.~~

~~01.01.05.00 OBJECTIVE 1.1.6: The Town shall implement and periodically update Land Development Regulations to ensure that adopted level of service standards are achieved and maintained for public facilities and services. To coordinate future land uses with the capacity of facilities and services.~~

~~01.01.05.01 Policy 1.1.6.1: A concurrency analysis shall be conducted prior to the approval of any application for development, and no development order shall be issued unless:~~

~~1. Existing facilities and services meet the Town's The level of service standards adopted in Sections 02.01.01.01 and 04.01.01.01 of the Comprehensive Plan for Transportation, Capital Improvement, and Infrastructure Facilities Elements; should be applied to all applications for development approval.~~

~~2.01.01.05.03 All The final development orders should be is specifically conditioned on the availability of facilities and services necessary to serve the proposed development at the time the impact of development will occur, consistent with the infrastructure at adopted level of service standards; or~~

~~3. Proposed development qualifies as redevelopment or replacement of an existing conforming structure or use and the density or intensity of the development is equal to or less than the previous development or structure. Development consistent with these criteria shall be exempt from the concurrency analysis requirement.~~

~~01.01.05.02 Policy 1.1.6.2: Developments that would impact existing facilities by reducing the level of service below adopted levels and which are to be constructed prior to the availability of scheduled improvements, should will be required to pay for such impacts their proportionate share of the cost of such impacts, or shall provide their own facilities constructed to Town specifications. Payments shall be made, or construction of facilities shall be completed, before a certificate of occupancy is issued by the Town for said development.~~

~~01.01.06.1 Policy 1.1.6.3: Suitable land should be dedicated or reserved by the Town for utility facilities necessary to support proposed development. The Town shall ensure the availability of suitable land for utility facilities necessary to support proposed development by dedicating or reserving land, as appropriate, to accommodate current and future utility needs.~~

~~01.01.06.00 OBJECTIVE: To ensure the availability of suitable land for utility facilities necessary to support proposed development.~~

~~01.02.00.00 GOAL 1.2: To Plan for, and where appropriate, restrict or prevent development that would damage or destroy natural or historic resources.~~

~~01.02.01.00 OBJECTIVE 1.2.1: To protect, conserve, or enhance wetlands and natural vegetation, environmentally sensitive habitats and conservation designated lands, consistent with the Conservation and Coastal Management Elements.~~

~~01.02.01.01~~ Policy 1.2.1.1: Marine and estuarine wetlands shall be protected from dredge and fill activities associated with development through standards that meet or exceed existing Federal, State, County and/or Town regulation of these activities.

~~01.02.01.02~~ Policy 1.2.1.2: Future disruptions or degradations of wetlands shall be accompanied by mitigation measures to ensure no net loss in wetland acreage.

~~01.02.01.03~~ Policy 1.2.1.3: The Town should continue to conduct on-site inspection of building sites prior to any clearing in preparation for construction ~~in order~~ to assure that mangrove habitat and or any other upland littoral zone vegetation is protected and accommodated in the site design east of the oceanfront waterfront setback line or west of the riverfront waterfront setback line, consistent with the requirements of Chapter 403, Florida Statutes.

~~01.02.01.04~~ Policy 1.2.1.4: The Town's clearing and landscaping requirements shall require a permit before any clearing or grubbing may begin on all subdivision lots or development sites prior to the issuance of a building permit.

Policy 1.2.1.5: All existing native vegetation within the dune areas, east of the waterfront setback line, should be preserved on property within all future land use designations to maintain the existing dune crest and mitigate major erosion events.

~~01.01.01.07~~ Policy 1.2.1.6: The Town shall change the zoning designation of the residentially zoned properties that have been placed into conservation/preservation to conservation/preservation on the Zoning Map.

~~01.02.02.00~~ OBJECTIVE 1.2.2: To protect, conserve or enhance living marine resources and wildlife habitats.

~~01.02.02.01~~ Policy 1.2.2.1: New point-sources of pollution discharging directly into the Indian River lagoon, or into drainage structures leading to the lagoon, should be restricted.

~~01.02.02.02~~ Policy 1.2.2.2: Development should be designed to accommodate stormwater on-site in accordance with applicable performance standards and the Infrastructure Element.

~~01.02.03.00~~ OBJECTIVE 1.2.3: To coordinate with any appropriate resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes ~~and approved by the Governor and Cabinet.~~

~~01.02.03.01~~ Policy 1.2.3.1: The Town should continue to adopt specific policies and Land Development Regulations when necessary in order to coordinate with any approved state, regional and local resource planning and management plan affecting the Town's resources. The Town should keep ~~itself~~ informed about the preparation of such plans.

OBJECTIVE 1.2.4: Recognize the adopted Soils Map of Jupiter Island and ensure that all future land use decisions, including designations on the Future Land Use Map, are coordinated with the identified soil and topographic characteristics of the area.

Policy 1.2.4.1: The Soils Map is hereby adopted by reference.

~~01.02.04.00~~ OBJECTIVE Policy 1.2.4.2: The Town's Land Development Regulations ~~LDRs~~ should be modified to include the coordination of future land uses with appropriate topography and soil conditions.

~~01.02.04.01~~ Policy 1.2.4.3: Decisions regarding future land development should consider the natural topography of the development site and the soil types occurring on the site.

Policy 1.2.4.4: The Town will utilize available data sources for wetlands, uplands, and critical habitats when delineating future land uses and evaluating requests for changes in land use.

TRANSPORTATION ELEMENT

Purpose

As an element of the Town Comprehensive Plan, required by Section 163.3177(6)(b), Florida Statutes, the purpose of the Transportation Element is to establish the desired and projected transportation system and to plan for the future motorized and non-motorized Transportation system addressing issues in relationship to the size and development pattern of the Town, with an emphasis on transportation that is safe and coordinated. The future Transportation system is supported by the goals, objectives, and policies, set forth herein, and is depicted on the Future Transportation Land Use Map and Transportation Facilities Map.

The Transportation Element supporting data and analysis document describes and analyzes current and future conditions of the Town of Jupiter Island Transportation system. The system includes all roads, streets, ~~and~~ highways, and other public accessways dedicated and opened to public travel. These include primarily Martin County Road 707, which is the major north-south route through the Town and is classified as a minor arterial road. Gomez Road and North Beach Road are the primary Town roads and are classified as collector roads. The remaining roads within the Town are classified as local residential roads.

The future Transportation plan for the Town is embodied in the Transportation goals, objectives and policies and the Future Transportation Land Use Map. The components of the future system will remain essentially the same as at present. The adopted level of service to be maintained for all roads within the system is Level of Service A ~~or such other standard as may be required by the Florida Department of Transportation (FDOT).~~

Goals, Objectives, and Policies

~~02.01.00.00~~ GOAL 2.1: To establish the desired transportation system in the Town and particularly to plan for future motorized and non-motorized transportation systems.

~~02.01.01.00~~ OBJECTIVE 2.1.1: To provide safe, efficient, and cost-effective vehicular and pedestrian movement throughout the Town. ~~while providing for reduction of greenhouse gases.~~

~~02.01.01.01~~ Policy 2.1.1.1: The Town should maintain a Transportation Level of Service (LOS) A on all of the Town's roadways.

~~02.01.01.02~~ Policy 2.1.1.2: The Town will continue to maintain "The Ramble", a pedestrian ~~and bicycle~~ path used by residents and visitors, which provides for an alternative mode of transportation along Gomez Road and South Beach Road, extending south from the intersection of Grenville Road and Gomez Road to the southern corporate limits of the Town. ~~that reduces greenhouse gases and helps with energy conservation.~~

~~02.01.01.03~~ Policy 2.1.1.3: The Town's shall enforce a maximum 30 MPH miles per hour (MPH) speed limit on all Town-maintained streets. ~~encourages using~~ encouraging the use of golf carts as an alternative transportation method. Speed limits on County-maintained roadways should be established in coordination with Martin County. ~~The use of golf carts provides a reduction in greenhouse gas emissions.~~

~~02.01.01.04~~ Policy 2.1.1.4: The Town's Land Development Regulations (LDRs) should be revised to address the connections and access points of driveways and roads to roadways for the purpose of minimizing conflict points between automobiles and non-motorized users.

~~02.01.01.05~~ Policy 2.1.1.5: The Town's LDRs ~~to be adopted within one year of the required date of submittal to the State DEO for the Comprehensive Plan,~~ should provide for safe and convenient on-site traffic flow.

Policy 2.1.1.6 The Town should conduct a feasibility study to determine opportunities to improve safety, manage traffic and protect community character as it relates to South Beach Road. Specific consideration should be given to the potential benefits and likelihood of Town ownership and control of South Beach Road.

Policy 2.1.1.7: The Town should work with property owners to determine if improvements such as traffic calming or sidewalks are desired along portions of North Beach Road. If such facilities are determined to be desired by the community, an evaluation of the available public road rights-of-way and the feasibility of adding sidewalk facilities should be studied.

Policy 2.1.1.8: The Town should evaluate a range of regulatory, operational, and planning strategies to manage and, where appropriate, reduce both traditional and electric bicycle traffic on public roadways, consistent with Chapter 316, Florida Statutes, including bicycle rules, designated routes, and limited infrastructure measures, with the goal of maintaining safe and efficient vehicular circulation.

Policy 2.1.1.9: The Town should develop a maintenance schedule to ensure that vegetation within the public road right-of-way is trimmed so as to prevent visual obstructions for traffic while maintaining the visual barrier between the road and homes.

Policy 2.1.1.10: The Town should evaluate the regulation of construction-related vehicle activity within the municipal limits, including hours of operation, as necessary to maintain adopted roadway Level of Service standards, protect neighborhood compatibility, and minimize traffic, noise, and safety impacts. Such regulations may be implemented through ordinances, Land Development Regulations, or development approvals, with reasonable exceptions for emergency and essential public infrastructure work.

~~02.01.02.02~~ **Policy: OBJECTIVE 2.1.2:** The Town should work in partnership with the County, State and Federal agencies to protect the road rights-of-way through on-going beach protection efforts.

Policy 2.1.2.1: The Town should work with County, State, and Federal agencies to protect, enhance, and maintain its dune and beach systems to help safeguard public road rights-of-way and evacuation routes.

~~02.01.02.00~~ **OBJECTIVE Policy 2.1.2.2:** The Town has determined that relocating the road right-of way on both North Beach and South Beach Roads is unfeasible.

~~02.01.02.01~~ **Policy 2.1.2.3:** The Town has assumed ownership of the North Beach Road right-of-way and no modification of the road profile has been accomplished. The Town has determined that relocating the road right-of-way is unfeasible.

~~02.01.03.00~~ **OBJECTIVE 2.1.3:** To ~~coordinate the future~~ maintain a safe, effective transportation system and with future land uses of the on the Town's roadways.

~~02.01.03.01~~ **Policy 2.1.3.1:** Future traffic improvements or changes to the Town 's Transportation system shall be harmonious with the ~~proposed~~ future land uses as shown on the adopted Future Land Use Map. Conversely, future land use and development shall be harmonious with the ~~proposed future~~ transportation system as shown on the adopted Future Transportation Facilities Map.

~~02.01.04.00~~ **OBJECTIVE 2.1.4:** To ~~coordinate~~ cooperate with Martin County on transportation planning and traffic improvements with in the County's' the future transportation plans and traffic improvement programs of Martin County.

~~02.01.04.01~~ **Policy 2.1.4.1:** -The Town should ~~convey to~~ maintain open communication with Martin County its concerns regarding anticipated rapid county the projected County population growth, which could have a significant and its impact on the Town's roadway system within the Town, including potential adverse impacts on the maintained level of service.

02.01.04.02 Policy 2.1.4.2: The Town should ~~coordinate closely~~ cooperate with Martin County to ensure that ~~needed~~ drainage, safety and maintenance projects within County-owned and maintained roadways improvements to County Road 707 within the Town's limits are adopted in made part of the County's Capital Improvement Plan (CIP), the Martin Metropolitan Planning Organization (MPO) Long Range Transportation Plan and the Florida Department of Transportation's (FDOT) Five-Year Road Work Program. The Town should keep itself informed about all County planned road improvements that will impact the Town's Transportation system.

02.01.04.03 Policy 2.1.4.3: ~~For all County rights-of-way in the Town,~~ The Town shall endeavor to enter into negotiations with Martin County to amend the Joint Planning Agreement ~~with Martin County which will control~~ ensuring that any decisions regarding rights-of-way owned or maintained by Martin County within the Town, if any – such as the any sale of right-of-way, the width of pavement, use of roads for bicycles and golf carts, landscaping within road rights-of-way and any other issue which would change the character and ambiance of the Town are carefully monitored. Nothing in this policy is an acknowledgment that the County owns, or holds any right of approval, consent, or objection over, any right-of-way within the Town.

Policy 2.1.4.4: The Town should coordinate with Martin County to seek opportunities to introduce traffic calming mechanisms along South Beach Road in order to limit speeding and reduce non-local traffic.

HOUSING ELEMENT

Purpose

As an element of the Town Comprehensive Plan, required by Section 163.3177(6)(f), Florida Statutes, the purpose of the Housing Element is to provide appropriate goals, objectives and policies and to demonstrate the Town's commitment to meet identified or projected deficits in the supply of housing needs within the Town. These plans and policies address government activities as well as provide direction and assistance to the efforts of the private sector.

The Housing Element ~~support document~~ data and analysis presents an inventory and analysis of existing and future conditions of housing in the Town of Jupiter Island. The community is characterized by many ~~affluent winter~~ seasonal residents who occupy ~~large estate-style~~ single-family homes. These homes often provide accessory quarters for guests and employees. The only multiple-family units within the Town are the guest rooms at the Jupiter Island Club and special dormitory-type housing provided for employees of the Club.

The Town's plan for future housing is set forth in the goals, objectives and policies presented below. In accordance with the Future Land Use Plan Element, all new housing in the Town will be exclusively single-family residences. However, it will be the Town's policy to continue to permit accessory housing units on single-family lots to accommodate guests and employees of the residents. In addition, special housing for employees of the Jupiter Island Club ~~will~~ may continue to be permitted.

Goals, Objectives, and Policies

03.01.00.00 GOAL 3.1: ~~To provide for safe and adequate, decent, energy-efficient, and sanitary housing at a range of costs and types necessary to meet the needs of the present current and future population of the Town of Jupiter Island.~~

03.01.01.00 OBJECTIVE 3.1.1: ~~To ensure that new housing in the Town of Jupiter Island will be compatible with the community character.~~

03.01.01.01 Policy 3.1.1.1: ~~The Town's Land Development Regulations require the Town will to work with developers from the inception of a project to ensure the project meets the Town's needs of the Town and is consistent with the Town's high-quality, low-density residential character through the requirements of the development review process, as defined in the Town's Land Development Regulations.~~

03.01.01.02 Policy 3.1.1.2: ~~In accordance with the Future Land Use Element Goals, Objectives and Policies, all future housing development within the Town of Jupiter Island should be restricted to single-family residences. However, The Town should continue to allow provision of housing units accessory to single-family residences for the use of guests and employees and provision of, as well as dormitory-style housing for employees of the Jupiter Island Club and guest accommodations at the Jupiter Island Club in the same manner as they are now constructed complementary to the existing structures on the Club property.~~

03.01.01.03 Policy 3.1.1.3: ~~The Town LDRs should ensure the compatibility of new housing proposals with existing natural resources and with the environmentally sensitive habitats within the Coastal Zone.~~

03.01.01.04 Policy 3.1.1.4: ~~The Town should continue to review the historic significance of housing stock and should notify each owner of identified property of the results.~~

~~03.01.02.00~~ OBJECTIVE 3.1.2: To ensure adequate community infrastructure and essential services to meet the need of new housing units.

~~03.01.02.01~~ Policy 3.1.2.1: The Town should examine the capacity of existing infrastructure and essential services and plan, through the Capital Improvements Element of the Comprehensive Plan, for needed improvements to serve new housing.

Policy 3.1.2.2: No building permits for new homes shall be issued unless essential infrastructure—potable water, sewer or septic, roadway, stormwater drainage, and electricity —will be available for installation and operation no later than at the time of issuance of a certificate of occupancy.

~~03.01.03.00~~ OBJECTIVE 3.1.3: To contribute the Town's population to the regional efforts to establish need for affordable housing.

~~03.01.03.01~~ Policy 3.1.3.1: The Town should participate in any county or regional plan, ~~such as an urban county Community Development Block Grant Program~~, which permits municipalities that cannot provide ~~low-income~~ affordable housing to contribute their population to a regional plan for the purpose of meeting regional housing needs.

~~03.01.03.02~~ Policy 3.1.3.2: The Town should request Martin County to utilize ~~some~~ a portion of the ~~substantial~~ ad valorem tax dollars paid by the Town to address the regional issue of adequate low- and moderate-income housing.

~~03.01.04.00~~ OBJECTIVE 3.1.4: The Town shall provide strategies for increased energy-efficiency related to design and construction of new housing.

~~03.01.04.01~~ Policy 3.1.4.1: The Town shall develop and incorporate energy-efficiency standards, plans and principles within the LDRs ~~to be followed in energy efficiency~~ in the design and construction of new housing, including ~~and in the use of renewable energy resources shall be developed and incorporated within the LDR's.~~

INFRASTRUCTURE ELEMENT

Purpose

As an element of the Town Comprehensive Plan required by Section 163.3177(6)(c), Florida Statutes, the purpose of the Infrastructure Element is to provide for necessary public facilities and services, including sanitary sewer, solid waste, flood protection, stormwater drainage, potable water, and natural groundwater aquifer recharge, in correlation alignment with the Future Land Use projections Element.

The five main components of the Infrastructure Element are examined in the element's data and analysis support document. For each component, the existing conditions and future needs are analyzed. The Town's existing public infrastructure facilities and services in the Town are limited to consist of solid waste collection and disposal, and the management and maintenance of stormwater and flood protection, ownership of the water utility, and management conveyance of the sanitary sewer conveyance from for the Jupiter Island Club.

The Town provides garbage, yard waste, and recycling collection and disposal for all its residents and the Jupiter Island Club facilities.

Potable water supply service ~~is provided~~ within the Town is provided by the Town-owned South Martin Regional Utility(SMRU), with the exception of the 600 Block which receives water from the Village of Tequesta.

There are two sanitary sewer systems within the municipal boundaries of the Town. The public systems service the Jupiter Island Club and the 600 Block of S. Beach Road. Please refer to ~~figure 4.2.1 in the~~ Infrastructure Element, Data and Analysis. All other residential and developed properties are served by on-site septic tanks.

The SMRU also provides both potable water supply service and wastewater treatment service to ~~some certain areas~~ of southeastern Martin County ~~(see Map below)~~. The SMRU has been issued Water Use Permit number 43-00066-W by the South Florida Water Management District. As part of the permit process, for which SMRU submitted a map depicting defining the "Service Area", that which includes the Town and a larger portion of the unincorporated area of southeastern Martin County than SMRU currently serves (see Map below).

Irrigation quality water is not available at this time in Jupiter Island.

There are no utility scale potable water wells or wellfields within the Town, ~~and~~ It has been determined that the Town's land area ~~probably~~ does not contribute directly significantly to recharge of the surficial aquifer that supplies the SMRU potable water wells, ~~that which~~ are located on the mainland outside the municipal boundaries of the Town.

Gomez Road and North Beach Road are ~~is~~ served by an exfiltration stormwater system without discharge to any waterbody.

The plan ~~for meeting to meet~~ the Town's future needs for public infrastructure facilities or services is outlined in the goals, objectives, and policies below. The plan incorporates provides for a the SMRU Water Supply Facilities Work Plan by reference, which meets the needs of existing and new development within the Town for the next ten years. The work plan is required by Section 163.3177(6)(c) Florida Statutes. The Data and Analysis portion of the plan has been amended to provide the background for the work plan. Included here are revised goals, objectives and policies intended to define and guide the implementation of the work plan.

Goals, Objectives, and Policies

4.01.00.00 GOAL 4.1: To provide the needed public facilities for the Town in a manner which: protects investments in existing facilities; ~~promotes orderly, compact urban growth,~~ supports planned growth, while maintaining an acceptable level of service (LOS); protects the natural environment; and protects natural resources.

04.01.01.00 OBJECTIVE 4.1.1: To continue to ensure that at the time a development permit is issued by the Town, adequate infrastructure facility capacity is available or will be available when needed to serve the developments within the Town.

04.01.01.01 Policy 4.1.1.1: The Town should adopt the following level of service standards which should be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Municipal Roadways: LOS "A" at peak hour

Solid Waste Disposal: Collect and dispose of 9 pounds of solid waste/capita per day

Stormwater Drainage: Design storm frequency for a 5-year, 24-hour storm duration, as found in the SFWMD ERP Information Manual Volume IV. The stormwater management devices and structures should be designed with a safety factor of 20% beyond the level of service standard and should include for ongoing maintenance of the devices and structures.

Potable Water Supply: Provide water quality at levels meeting or exceeding levels required by regulatory agencies and in quantities at **600 gallons/capita/day** (inclusive of irrigation) for the Town and 175 gallons/capita/day (inclusive of irrigation) system-wide for SMRU.

Wastewater Supply: Provide wastewater collection service at levels required by regulatory agencies and in quantities not exceeding 100 gallons/capita/day for the Town, as well as system-wide.

Dunes Flood Infrastructure: Dune crest elevation should be maintained **at a minimum of +14 feet elevation based on the North American Vertical Datum of 1988 (NAVD88).**

04.01.01.02 Policy 4.1.1.2: All improvements for replacement, expansion or increase in capacity of facilities should be compatible with the adopted level of service standards for the facilities.

04.01.01.03 Policy 4.1.1.3: The Town should annually update facility demand and capacity information for SMRU based on development permits issued by the Town and according to information from the Martin County on development permits issued to other users of SMRU potable water supply and wastewater treatment services.

04.01.01.04 Policy 4.1.1.4: The Town should coordinate with all other nearby local governments to promote compatibility between their comprehensive plans and development permit procedures and the availability of SMRU potable water supply and wastewater treatment facilities.

04.01.01.05 Policy 4.1.1.5: The Town shall coordinate with Martin County to ensure that urban services such as potable water supply service and wastewater treatment service to be provided by SMRU to new or existing development outside the municipal boundaries of Town shall occur only when the Comprehensive Plan provisions, Land Development Regulations, and Urban Services Boundary of the County are fully met. The SMRU Service Area Boundary Map is hereby adopted by reference.

~~04.01.02.00~~ OBJECTIVE 4.1.2: To develop and maintain a five-year schedule of capital improvement needs for public infrastructure facilities, to be updated annually in conformance with the review process for the Capital Improvements Element of this plan.

~~04.01.02.01~~ Policy 4.1.2.1: Proposed capital improvement projects should be evaluated and annually ranked according to criteria established by the Town Commission. Some policy considerations are:

- a. The proposed project is required to protect the safety, health of the public or fulfill the Town's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
- b. The proposed project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes redevelopment.
- c. The proposed project represents a logical extension of facilities and services within a designated service area.
- d. The proposed facility is required to maintain the adopted level of service.

~~04.01.03.00~~ OBJECTIVE 4.1.3: To provide effective stormwater management through the use of natural sheet flow and percolation.

~~04.01.03.01~~ Policy 4.1.3.1: The Town should continue to regulate development to assure that adequate on-site containment of stormwater is achieved.

~~04.01.03.02~~ Policy 4.1.3.2: The Town should Identify and prioritize stormwater and drainage capital improvements in those areas where the sheet flow is interrupted and causing causes flooding of public spaces and streets or public road rights-of-way and provide capital improvements which will remedy the problems. The Town has undertaken a program of stormwater improvements via exfiltration in conjunction with the repaving of Town roadways.

~~04.01.05.00~~ OBJECTIVE 4.1.4: To assure an adequate quantity of high-quality potable water for to meet the needs of current and future residents of the Town and in areas served by SMRU.

~~04.01.05.01~~ Policy 4.1.4.1: The Town should adopt update and implement a water supplemental supply facilities workplan in cooperation with the South Florida Water Management District and Martin County.

~~04.01.05.02~~ Policy: The Town of Jupiter Island should continue to investigate the purchase of the water distribution system at the extreme south end of its jurisdiction to assure all Town residents of high quality potable water.

~~04.01.05.03~~ Policy 4.1.4.2: The Town should continue Continue to permit disposal of wastewater effluent through the use of septic tanks while protecting the quality of surface and ground water.

Policy 4.1.4.3: Assess the transition from Onsite Sewage Treatment and Disposal Systems (commonly referred to as septic systems) to sanitary sewer throughout the Town over the next 25-year planning horizon, concluding in 2050.

~~04.01.05.04~~ Policy 4.1.4.4: The Town, during the development of its LDRs, should continue Continue to study water usage and recommendations for reduction of use for irrigation and other non-potable water needs to decrease the demand for potable water purposes and enforce the SFWMD Model Water Conservation Ordinance.

~~04.01.05.05~~ Policy 4.1.4.5: The Town should require as a condition of any building permit that the irrigation plan be reviewed for the conservation of potable water.

04.01.05.06 Policy 4.1.4.6: The Town should require all new construction and renovation to utilize ultra-low water conserving plumbing fixtures.

04.01.06.00 OBJECTIVE 4.1.5: To adopt a 10-Year Water Supply Facilities Work Plan for the South Martin Regional Utility (SMRU) that is consistent with the Upper East Coast Regional Water Supply Plan (RWSP) of the South Florida Water Management District (SFWMD).

04.01.06.01 Policy 4.1.5.1: The Town shall coordinate with SFWMD to ~~develop~~ maintain the water supply facilities work plan for potable water supply to serve users within the municipal boundaries of the Town. The Town shall coordinate with SFWMD and Martin County to ~~develop~~ update the water supply facilities work plan for users within the urban services district boundaries of unincorporated Martin County who are served by SMRU.

04.01.06.02 Policy ~~The Town shall develop a maintain the water supply facilities work plan for SMRU that anticipates supplying potable water to a total population of 29,500 persons (Source: SFWMD 2016 Upper East Coast Water Supply Plan Update) by the year 2040, which includes 3,800 persons as the seasonal peak population of the Town (Source: Data and Analysis).~~

04.01.06.03 Policy 4.1.5.2: The Town hereby adopts by reference the Ten (10) Year Water Supply Facilities Work Plan 2017 Update prepared by South Martin Regional Utility (SMRU), as a part of this comprehensive plan.

04.01.06.04 Policy 4.1.5.3: The Town shall adopt a revised Ten (10) Year Water Supply Facilities Work Plan -2017-update as a part of this comprehensive plan within 18 months after the South Florida Water Management District approves the 204626 Upper East Coast Water Supply Plan Update.

04.01.06.06 Policy 4.1.5.4: Any update to the Ten (10) Year Water Supply Facilities Work Plan 2017 Update will be done following the requirements of Chapter 163, Florida Statutes.

04.01.07.00 Objective: ~~To achieve full operation of the 4 mgd reverse osmosis (RO) plant utilizing the Floridian Aquifer, by 2025.~~

04.01.07.01 Policy: ~~The Town shall design and permit the RO plant for a potential capacity of 4mgd when future population increases demands it.~~

04.01.08.00 OBJECTIVE 4.1.6: To protect the surficial aquifers from saltwater intrusion.

04.01.08.01 Policy 4.1.6.1: The Town (SMRU) shall ~~operate~~ maintain operation of the RO Reverse Osmosis Water Treatment Plant to supplement the water supply drawn from the surficial aquifers Surficial Aquifer System at the south plant especially at times of low surficial aquifer recharge rates as in times of drought.

04.01.08.02 Policy 4.1.6.2: The Town shall continue to monitor and protect the surficial aquifer wells from saltwater intrusion and shall limit the use of those wells at the time of low recharge rates.

04.01.09.00 OBJECTIVE 4.1.7: To conserve water resources through the use of water conserving techniques such as water efficient landscaping, ~~ultra-low volume plumbing fixtures~~, a water conserving rate structure, a leak detection program, a rain sensor device program, water conservation education, and use of reclaimed water.

04.01.09.01 Policy 4.1.7.1: The Town (SMRU) shall make 100 percent use of reclaimed water at the south system recharging the groundwater system through reclaimed water irrigation.

~~04.01.09.02 Policy 4.1.7.2:~~ The Town shall make 100 percent use of reclaimed water to meet the demands of its customers. ~~at the north system by providing reclaimed water to golf course facilities including Loblolly Pines and Medalist Golf Club golf courses for irrigation use.~~

~~04.01.09.03 Policy 4.1.7.3:~~ The Town ~~has successfully implemented~~ should maintain and continue to enforce the Mandatory, Year-Round Landscape Irrigation Conservation Measures, as detailed in Chapter 40E-24, Florida Administrative Code F.A.C., through the use of public information and education, announcements, and watering restrictions detailed in monthly newsletters, notices on SMRU water bills, and through notices placed on the Town's website. ~~Enforcement of these mandatory regulations are handled by the Town's Public Safety Department, with warnings and Notices of Violations.~~

OBJECTIVE 4.1.8: To improve flood protection from storms and storm surge through the managed use of beaches and dunes as infrastructure.

Policy 4.1.8.1: The Town should manage beaches and dunes in accordance with the goals, objectives, and policies of the Coastal Management Element.

Policy 4.1.8.2: Dunes should be considered infrastructure for flood protection, and the Town should support efforts to maintain a continuous healthy and robust dune system in accordance with the Level of Service standards of Policy 4.1.1.1.

COASTAL MANAGEMENT ELEMENT

Purpose

As an element of the Town Comprehensive Plan required by Section 163.3177(6)(g), Florida Statutes, the purpose of the Coastal Management Element is to plan for, and where appropriate, restrict development activities where such activities would damage or destroy coastal resources, and to protect human life and limit public expenditure in areas that are subject to destruction by natural disaster or sea level rise.

The Coastal Management Element ~~support document data and analysis~~ provides inventories and analyses of the following concerns in the coastal area: land use, infrastructure, historic resources, natural resources, estuarine environmental conditions, beach and dune systems, hurricane evacuation, and post-disaster redevelopment.

Located on a barrier island, the Town of Jupiter Island is wholly located within the coastal area and is bounded on the east by oceanic waters and on the west by estuarine waters. The ocean shoreline continues to experience severe erosion, which is being addressed by the on-going beach renourishment program of the Town. Hobe Sound and Jupiter Sound are within the Indian River Lagoon Aquatic Preserve. In addition to these marine ecosystems, the Town is bounded on the north by the Hobe Sound National Wildlife Refuge. Within the southern portion of the Town is another major preserve, the Blowing Rocks Preserve. The Town's location amidst these major coastal environmental systems ~~impacts~~ imposes significant limitations on any the Town's future development plans.

The Town's plan for coastal resource management is contained within the goals, objectives, and policies in the following section. The protection of natural resources from the impacts of development and protection of the residents from natural disasters and sea level rise will continue to be primary concerns in the Town's future planning.

Goals, Objectives, and Policies

~~05.01.00.00~~ **GOAL 5.1: To promote the conservation and preservation of the Town's natural resources and coastal wildlife habitat and to plan for, and where appropriate, restrict or prevent development which would damage or destroy the natural, archeological, or historic resources of the coastal area.**

~~05.01.01.00~~ **OBJECTIVE 5.1.1: Land Development Regulations serve to protect, conserve or enhance wetlands and to mitigate the unavoidable adverse impacts of human presence.**

~~05.01.01.01~~ **Policy 5.1.1.1: Marine and estuarine wetlands, including seagrass beds and coastal marshes within shallow estuarine waters, should continue to be protected from dredge and fill activities associated with development through standards that meet or exceed existing Federal, State, County and/or Town regulation of these activities, except where necessary to protect public safety or to implement publicly sponsored beach, dune, inlet, or habitat restoration projects authorized by applicable permits.**

~~05.01.01.02~~ **Policy 5.1.1.2: Future disruptions or degradation of wetlands should be accompanied by mitigation measures to ensure no net loss in wetland acreage.**

~~05.01.02.00~~ **OBJECTIVE 5.1.2: Land Development Regulations protect, conserve or enhance living marine resources and wildlife habitats in the coastal area.**

~~05.01.02.01~~ **Policy 5.1.2.1: Improvements to the Town's beaches should continue to be implemented in a manner that does not damage or destroy and protects and enhances natural beach wildlife**

habitats and dune areas serving as optimal habitat for nesting sea turtles and other native species of flora and fauna.

05.01.02.02 Policy 5.1.2.2: Beach activities, including recreation, beach cleaning and lighting of beach structures should continue to be regulated in a manner that protects sea turtle nesting areas from ~~unreasonable~~ disturbance in accordance with all applicable Federal and State regulations and Town Ordinances, including Jupiter Island Code, Chapter 3, "Animals", Article II "Sea Turtles"

Policy 5.1.2.3: Regulate beachfront lighting, beach and dune preservation, stabilization, and restoration to ensure the health and wellbeing of vital sea turtle habitat throughout the island.

Policy 5.1.2.4: Implement specific prohibitions on development processes and activities which may be disruptive to the nesting, migratory, hatching, or other behaviors of sea turtles, consistent with the Marine Turtle Protection Act, Section 379.2431, Florida Statutes, and applicable federal law.

Policy 5.1.2.5: Facilitate reduction of light pollution and negative impacts of lighting on sea turtle nesting and hatchlings through continued strengthening of lighting ordinances and enforcement of lighting restrictions during sea turtle nesting season.

05.01.03.00 OBJECTIVE 5.1.3: **Land Development Regulations continue to protect, conserve or enhance estuarine habitats.**

05.01.03.01 Policy 5.1.3.1: Estuarine fauna, including the Florida manatee, should continue to be protected from damage or destruction by establishment of boating speed limits in any designated manatee habitats, and in waters containing seagrass beds.

Policy 5.1.3.2: Promote expansion of manatee slow-speed zones in critical habitats south of the Bridge Road bridge, supporting State and Federal protection of submerged lands and seagrass, while ensuring clear signage, public education, and compliance with state and federal wildlife protection standards.

05.01.03.02 Policy 5.1.3.3: The Town should continue to ~~cooperate~~ align with the ~~existing~~ Indian River Lagoon Aquatic Preserves Management Plan and ~~should cooperate~~ ensure consistency with ~~any relevant~~ future resource protection plans, such as resource planning and management plans or estuarine sanctuary plans developed for the Indian River Lagoon.

05.01.04.00 OBJECTIVE 5.1.4: **To maintain or improve estuarine environmental quality.**

05.01.04.01 Policy 5.1.4.1: The Town shall continue to oppose discharges from Lake Okeechobee into the St. Lucie Estuary and Indian River Lagoon, and ~~would~~ support low level water releases from Lake Okeechobee during very dry times.

05.01.04.02 Policy 5.1.4.2: The Town will continue to ~~press~~ urge the State and Federal agencies, that are responsible for the discharges and water treatment, to restrict discharges and to move the water south of Lake Okeechobee.

05.01.04.03 Policy 5.1.4.3: The Town shall support efforts by State and Federal agencies to create various types of water storage, such as reservoirs north and south of Lake Okeechobee, aquifer storage, recovery wells, deep injection wells, into which the lake can be discharged.

05.01.04.04 Policy 5.1.4.4: The Town shall foster maintenance of the water quality of the Indian River Lagoon to be maintained at ~~its current~~ the designation of "Good", through cooperation

between the Town and other ~~local~~ governments agencies having jurisdiction over the lagoon and its shores.

~~05.01.04.05~~ Policy 5.1.4.5: The LDRs shall restrict ~~new~~ point-sources of pollution discharging directly into the Indian River Lagoon, or into canals leading to the lagoon.

~~05.01.04.06~~ Policy 5.1.4.6: The LDRs shall require future development on any unfortified areas of the estuarine shoreline that lack wetland vegetation to be planted with native vegetation in order to stabilize the shoreline, limit stormwater run-off and soil erosion, and trap sediments and other non-point source pollutants. Hardening of the shoreline, in the event plantings fail to achieve the purpose, should be undertaken in accordance with state and local regulations. ~~This policy has been implemented.~~

~~05.01.04.07~~ Policy 5.1.4.7: The LDRs shall regulate structures that impede circulation patterns in the Indian River lagoon within the Town's jurisdiction, such as docks and boardwalk structures.

~~05.01.04.08~~ Policy 5.1.4.8: The LDRs shall restrict activities and land uses known to adversely affect the quality and quantity of natural groundwater, recharge areas, wellhead protection areas and surface waters used as a public water supply.

~~05.01.04.09~~ Policy 5.1.4.9: The Town shall vigorously enforce the prohibitions against destroying, modifying, or contaminating, marine grass beds and tidal marsh areas as required by federal, state and local laws.

~~05.01.04.10~~ Policy 5.1.4.10: The Town shall assure through development review and approval that conservation lands will be protected or restored by requiring that all pertinent interests provide aquatic weed control, invasive species removal, and the control of contaminants and excess nutrients.

Policy 5.1.4.11: Continue to administer mangrove trimming and permitting as regulated by the Florida Department of Environmental Protection.

~~05.01.05.00~~ OBJECTIVE 5.1.5: To protect the natural functions of the coastal barrier, with significant effort to and protect and enhance the coastal dunes and ocean beach system as part of the Town's infrastructure.

~~05.01.05.01~~ Policy 5.1.5.1: The Town should continue to implement its on-going beach renourishment or renourishment projects aimed at restoring or maintaining beaches and protecting upland structures for so long as the cost is acceptable to the Town's residents.

~~05.01.05.02~~ Policy 5.1.5.2: Future improvements on the beaches of the Town of Jupiter Island should be implemented in a manner that protects the natural functions of the coastal barrier, including nourished or renourished beaches, dunes, or berms.

~~05.01.05.03~~ Policy 5.1.5.3: Future construction along the beaches of the Town of Jupiter Island should be implemented in a manner to preserve existing dune vegetation and should provide walk-over structures at points of beach access.

~~05.01.05.04~~ Policy 5.1.5.4: Removal of natural existing native dune vegetation shall be prohibited, and preservation and enhancement of native dune vegetation should be encouraged.

~~05.01.05.05~~ Policy 5.1.5.5: The Town's general ordinances shall prohibit all vehicular traffic on the beach and in primary dunes, with the exception of official vehicles.

~~05.01.05.06~~ **Policy 5.1.5.6:** Construction, including erection of new seawalls or repair of damaged seawalls, should be permitted seaward of the Martin County Coastal Construction Control Line only in accordance with applicable Federal, State and local regulations.

~~05.01.05.07~~ **Policy 5.1.5.7:** The Town will work to allow rebuilding of damaged seawalls and other structures appropriate to the character of the Town.

Policy 5.1.5.8: All existing native vegetation within the dune areas, east and west of the waterfront setback line, should be preserved to maintain the existing dune and mitigate major erosion events.

Policy 5.1.5.9: Develop and maintain a strategic beach management plan that addresses management of the beach and dune system, as permitted by State and Federal regulatory agencies and as required by State statute, including nature-based methods consistent with Section 380.0938, Florida Statutes.

~~05.01.06.00~~ **OBJECTIVE 5.1.6:** To provide for the protection, preservation, or sensitive reuse of historic resources and archaeological resources in the coastal area.

~~05.01.06.01~~ **Policy 5.1.6.1:** The Town will identify any sites that may be eligible for local designation as significant contributors to the aesthetic or architectural character of the community.

~~05.02.00.00~~ **GOAL 5.2:** To continue to provide public access, the same as present, to existing county and federal beaches and shores.

~~05.02.01.00~~ **OBJECTIVE 5.2.1:** To maintain the amount of physical public access to beaches and shores consistent with estimated Town needs.

~~05.02.01.01~~ **Policy 5.2.1.1:** Existing facilities for public Town resident access to beaches and shores should be maintained.

~~05.02.01.02~~ **Policy 5.2.1.2:** The existing level locations of public beach access shall be limited to Blowing Rocks Preserve, the Hobe Sound Beach Park, and the Nathaniel P. Reed Hobe Sound National Wildlife Refuge site.

~~05.02.02.00~~ **OBJECTIVE 5.2.2:** To establish level of service standards and phasing of infrastructure improvements in the coastal area.

~~05.02.02.01~~ **Policy 5.2.2.1:** The level of service standards adopted elsewhere in this Comprehensive Plan for facilities should be applied to all applications for development approval.

~~05.02.02.02~~ **Policy 5.2.2.2:** Developments that would impact existing facilities by reducing the level of service below adopted levels and which are to be constructed prior to the availability of scheduled improvements, should pay for such impacts their proportionate share of the cost of such impacts, or shall provide their own facilities constructed to Town specifications.

~~05.03.00.00~~ **GOAL 5.3:** To protect human life and limit public expenditures subsidizing development in areas subject to destruction by natural disaster or sea level rise.

~~05.03.01.00~~ **OBJECTIVE 5.3.1:** To maintain or reduce hurricane evacuation times.

~~05.03.01.01~~ **Policy 5.3.1.1:** Deficiencies in the Town's local hurricane evacuation plan should be identified and remedied. The Town should investigate further the need to revise the designated evacuation routes set forth in the Martin County Hurricane Evacuation Plan. Maintain an

effective Town Hurricane Evacuation Plan that ensures the orderly and rapid evacuation of the Town in the event of an impending hurricane.

05.03.01.02 Policy 5.3.1.2: The Town will coordinate with Martin County Emergency Management personnel to help ensure that traffic control points along the Town's evacuation routes are properly manned during evacuation.

05.03.01.03 Policy 5.3.1.3: All future improvements to roadways along local evacuation routes should include remedies for any existing flooding problems and any other hazard or transportation constraints.

05.03.01.04 Policy 5.3.1.4: The Town shall continue to cooperate with the Treasure Coast Region and ensure consistency with the Martin County Hurricane Evacuation Plans. Specific procedures for integration into the county and regional hurricane evacuation plans should be adopted.

Policy 5.3.1.5 The Town should evaluate options for the location of an emergency evacuation landing zone that can serve to supplement emergency evacuation and delivery of recover resources.

05.03.02.00 OBJECTIVE 5.3.2: **To direct population concentrations away from known or predicted Coastal High-Hazard Areas.**

05.03.02.01 Policy 5.3.2.1: ~~The coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. Discourage new development in the Coastal High Hazard Area, defined as the area below the elevation of the Category 1 storm surge line, as established by a Sea, Lake, and Overland Surges from Hurricane (SLOSH) computerized storm surge model, as defined in Section 163.3178(2)(h), Florida Statutes.~~

05.03.03.00 OBJECTIVE 5.3.3: ~~To limit public expenditures that subsidize development permitted east of existing primary dune except for restoration, protective measures or enhancement of natural resources. No development shall occur east of the existing primary dune, except for local, regional and state restoration or protective projects.~~
Redevelopment of lawfully existing structures in this area shall be governed by Policy 5.3.3.1.

05.03.03.01 Policy ~~Town-funded public structures and facilities should not be built east of the existing primary dune except for purposes of public access or resource restoration.~~

Policy 5.3.3.1: ~~Establish~~ Maintain a waterfront setback line in the Land Development Regulations where no development (other than dune crossovers) is allowed east of the oceanfront waterfront setback line. Existing non-conformities shall be permitted to continue and to be redeveloped consistent with the existing non-conforming density or intensity. This waterfront setback line shall not be moved for the purpose of development and construction.

05.03.03.02 Policy 5.3.3.2: The hazard mitigation annex of the Martin County Comprehensive Emergency Management Plan and interagency hazard mitigation reports should be reviewed in order to identify specific actions that could be implemented to reduce exposure to natural hazards or sea level rise.

05.03.03.03 Policy 5.3.3.3: Monitor and maintain the established Erosion Control Line along the length of the permitted beach nourishment project shoreline and extend the Erosion Control Line where needed to support the expansion of beach nourishment where appropriate, thereby limiting seaward encroachment of development in those areas.

05.03.04.00 OBJECTIVE 5.3.4: To prepare post-disaster redevelopment plans that will reduce or eliminate the exposure of human life and public and private property to natural hazards.

05.03.04.01 Policy 5.3.4.1: The Town will provide immediate response to post-hurricane situations.

05.03.04.02 Policy 5.3.4.2: The Town's Emergency Management Plan, General Orders 9.2.3 outlines specific steps to be taken to institute post-disaster recovery operations.

05.03.04.03 Policy 5.3.4.3: The Town shall support the Martin County Post Disaster Redevelopment Plan as it aligns with the Town's Emergency Management Plan.

~~**Policy 5.3.4.4:** The Town should develop a volunteer post-disaster beach clean-up program to be initiated as the final phase of post-disaster recovery and redevelopment.~~

05.03.05.00 OBJECTIVE 5.3.5: To coordinate coastal area population densities with appropriate regional or local hurricane evacuation plans.

~~**05.03.05.01 Policy 5.3.5.1:** The sole evacuation route within the Town is Bridge Road (CR 708). The Martin County Hurricane Evacuation Plan directs Town residents who reside north of Bridge Road to use Bridge Road for evacuation and are then directed north onto either A1A and U.S. 1. Town residents who reside south of Bridge Road are directed south to evacuate the Island and then directed north on U.S. 1 or to the Florida Turnpike for evacuation of the area. Emergency evacuations off of Jupiter Island should be conducted in accordance with the Town's Emergency Management Plan, with residents south of 203 South Beach Road evacuating south along South Beach Road to U.S. 1/A1A and residents north of 203 South Beach Road evacuating via Bridge Road to U.S. 1.~~

05.03.06.00 OBJECTIVE 5.3.6: Development and redevelopment projects shall be reviewed to eliminate inappropriate and unsafe buildings and structures in coastal areas when opportunities arise.

05.03.06.01 Policy 5.3.6.1: The Town's Land Development Regulations shall be amended to include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.

05.03.06.02 Policy 5.3.6.2: The Town's Land Development Regulations shall be amended to encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency .

05.03.06.03 Policy 5.3.6.3: The Town's Land Development Regulations shall be amended to identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.

05.03.06.04 Policy 5.3.6.4: The Town's Land Development Regulations ~~are currently shall~~ be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in Title 44 C.F.R. Code of Federal Regulations, Part 60.

5.3.6.6 Policy 5.3.6.5: The Town's Land Development Regulations ~~currently shall~~ require that any construction activities seaward of the Coastal Construction Control Line ~~are~~ established pursuant to ~~s. 161.053~~ be Section 161.053, Florida Statutes, are consistent with chapter 161 Chapter 161, Florida Statutes.

~~05.03.06.06~~ Policy 5.3.6.6: ~~The Town does participate in the National Flood Insurance Program Community Rating System ("CRS") administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents. The Town's current ISO CRS rating is a 7, which results in a 15% flood insurance premium discount for property owners located in a Special Flood Hazard Area. Participate in the National Flood Insurance Program Community Rating System as administered by FEMA and endeavor to improve the Town Community Rating System rating.~~

~~05.04.00.00~~ GOAL 5.4: To coordinate and cooperate with other local governments in coastal resource protection and management efforts.

~~05.04.01.00~~ OBJECTIVE 5.4.1: To establish an intergovernmental coordination mechanism with adjacent local governments and Federal/State park counterparts, consistent with the policies of the Intergovernmental Coordination Element of this Comprehensive Plan, for area-wide conservation of coastal resources.

~~05.04.01.01~~ Policy 5.4.1.1: The Town shall review comprehensive plans of adjacent municipalities, Federal and State parks, and Martin County to determine whether or not coastal resources are being managed in a consistent manner.

~~05.04.01.02~~ Policy 5.4.1.2: ~~The Town should~~ Continue to participate in the joint planning and coordination efforts ~~on the~~ regarding the St. Saint Lucie Inlet Management Plan as outlined in the Interlocal Agreement between the Town and Martin County.

~~05.04.01.03~~ Policy 5.4.1.3: The Town shall adopt by reference the Martin County Manatee Protection Plan as it applies to coastal and Intracoastal waters of the Town.

~~05.04.01.04~~ Policy 5.4.1.4: The Town shall adopt by reference the Martin County Boat Facility Siting Plan except that nothing herein shall preclude the maintenance or expansion of the Jupiter Island Club Marina nor shall it prevent the creation of future docking facilities at the Hobe Sound Yacht Club.

~~05.04.02.01~~ Policy 5.4.1.5: The Town shall actively pursue any opportunity to obtain easements which would not unreasonably encumber the use of private property.

CONSERVATION ELEMENT

Purpose

As an element of the Town Comprehensive Plan required by Section 163.3177(6)(d), Florida Statutes, the purpose of the Conservation Element is to promote the conservation, use and protection of natural resources and ultimately to protect and enhance the public health, safety and welfare and the quality of the environment.

The Conservation Element supporting data and analysis ~~support document~~ describes the natural resources of the Town and their significance to the unique quality of life in the Town. The resources inventoried include adjacent beaches, dunes, water bodies, ground water resources, wetlands, flood plains, minerals, soils, vegetative communities, wildlife, and air quality. Due to ~~it's~~ the Town's location on a coastal barrier island, the Town contains a wealth of natural resources whose protection and wise use are of primary concern in the community's future planning.

The Conservation Element Goals, Objectives and Policies, set forth below, are the narrative of the Town's plan for conservation of natural resources in the future. The main issues to be addressed, as identified in the Conservation support document, are beach erosion control and monitoring of biological impacts, residential development intensity, and conservation of potable water resources.

Goals, Objectives, and Policies

~~06.01.00.00~~ **GOAL 6.1:** To conserve, protect, and appropriately manage the natural environment of the Town to ensure the highest possible environmental quality, limit impacts to natural resources, and to provide the factors that affect conservation.

~~06.01.01.00~~ **OBJECTIVE 6.1.1:** ~~To meet or exceed the minimum air quality levels~~ Maintain an average Air Quality Index of "Good," as reported established by the Florida Department of Environmental Protection (FDEP).

~~06.01.01.01~~ **Policy 6.1.1.1:** The Town is willing to cooperate with the State and/or Martin County in monitoring air quality.

~~06.01.01.02~~ **Policy 6.1.1.2:** The Town will continue to prohibit the establishment of industrial uses within the Town, which could have an adverse impact on air quality.

~~06.01.01.03~~ **Policy 6.1.1.3** ~~[MISSING POLICY FROM ADOPTED DRAFT]~~

~~06.01.01.04~~ **Policy 6.1.1.3:** The Town promotes alternative transportation modes such as golf carts, as a means of protecting air quality and providing for energy conservation to reduce air pollution and support energy conservation.

~~06.01.01.05~~ **Policy 6.1.1.5:** The Town will continue to maintain the "Ramble" as a pedestrian walking path south of Grenville Road and a bike or walking path from Grenville Road to Estrada Road.

~~06.01.02.00~~ **OBJECTIVE 6.1.2:** To protect the environmental quality of the Indian River Lagoon as set forth in the Coastal ~~Zone~~ Management Element Goals, Objectives and Policies.

~~06.01.02.01~~ **Policy 6.1.2.1:** The Town should cooperate with all Federal, State and regional regulatory agencies with jurisdiction over wetlands to improve compliance with State and Federal regulations.

~~06.01.03.00~~ OBJECTIVE 6.1.3: To conserve the potable water resources of the Town by reducing the amount of water used for irrigation by a factor of five percent (5%) ~~for the period 2015 to 2025~~ over the next 25-year planning horizon.

~~06.01.03.01~~ Policy 6.1.3.1: The Town shall promote water conservation practices by residents of the Town and encourages the use of water-conserving appliances.

~~06.01.03.02~~ Policy 6.1.3.2: The Town should cooperate with SFWMD requests for implementation of emergency water conservation measures.

~~06.01.03.03~~ Policy 6.1.3.3: The Town shall coordinate with SFWMD to develop a plan to reduce the use of the potable water supply to serve the irrigation needs of users within the municipal boundaries of the Town. The Town shall coordinate with SFWMD and Martin County to develop a plan to reduce the use of potable water supply to serve the irrigation needs of users within the urban services district boundaries of unincorporated Martin County who are served by SMRU. ~~The Town shall develop such a plan for SMRU that anticipates the irrigation needs of a total population of 29,500 persons (Source: SFWMD Upper East Coast Water Supply Plan) in its service area by the year 2040, which includes 3,800 persons as the seasonal peak population of the Town (Source: Data and Analysis).~~

~~06.01.03.04~~ Policy 6.1.3.4: The Town encourages water-conserving landscaping principles, including the use of:

- a. Highly drought-resistant plant materials;
- b. Limiting the areas of turf cover to areas where functional benefits are provided;
- c. Efficient irrigation systems and;
- d. The use of soil improvements and mulches to improve water holding capacity.
- e. Improved turf grasses which are Florida friendly and salt tolerant should be identified for future use in the Town.

~~06.01.03.05~~ Policy 6.1.3.5: The Town requires that irrigation plans be reviewed for the conservation of water as provided in the Florida Building Code.

~~06.01.03.06~~ Policy 6.1.3.6: The Town requires that all new construction and renovation utilize ultra-low water conserving plumbing fixtures provided in the Florida Building Code.

~~06.01.03.07~~ Policy 6.1.3.7: The Town's LDRs include the SFWMD's Surface Water Improvement and Management Plan (SWIM) and future modifications.

~~06.01.03.08~~ Policy 6.1.3.8: The Town requires a detailed study of water usage and recommendations for reduction of use for irrigation purposes.

~~[06.01.04 OBJECTIVES AND POLICIES MISSING FROM ADOPTED DRAFT]~~

~~06.01.05.00~~ OBJECTIVE 6.1.4: To conserve the soils, sands and minerals of the Town.

~~06.01.05.01~~ Policy 6.1.4.1: Soil erosion is minimized by consideration of topography, hydrology and vegetative cover in review of site development plans.

~~06.01.05.02~~ Policy 6.1.4.2: The Town assists the United States Department of Agriculture (USDA) USDA Soil Conservation Service Natural Resources Conservation Service (NRCS) in any activities or programs directed at minimizing soil erosion.

~~06.01.05.03~~ Policy 6.1.4.3: The Town conserves possible mineral resources by prohibiting mining and excavation activities.

~~06.01.06.00~~ OBJECTIVE 6.1.5: To appropriately manage and protect the Town's vegetative communities.

~~06.01.06.01~~ Policy 6.1.5.1: The natural vegetative communities of the Town should continue to be protected through the designation of large vegetative areas as conservation areas, and through landscaping or other regulations designed to preserve natural and planted vegetation.

~~06.01.06.02~~ Policy 6.1.5.2: Dune vegetation on Town beaches should be maintained and protected as set forth in the Coastal ~~Zone~~ Management Element goals, objectives and policies.

~~06.01.06.03~~ Policy 6.1.5.3: The Town's LDRs shall protect the Indian River Lagoon, the natural vegetative communities, near shore reefs, and the mangrove wetlands from degradation associated with development or redevelopment. ~~This policy has been implemented.~~

~~Policy 6.1.6.4:~~ The Town's LDR's should encourage the preservation of existing trees on all parcels to the greatest extent feasible and practical.

~~06.01.07.00~~ OBJECTIVE 6.1.6: To protect wildlife habitats and wildlife species, which are endangered and threatened species, and species of special concern, as set forth in the Coastal ~~Zone~~ Management Element goals, objectives and policies.

~~06.01.07.01~~ Policy 6.1.6.1: The Town's Public Safety Department enforces the applicable federal and state regulations restricting activities which adversely affect the survival of endangered and threatened species and species of special concern.

~~06.01.08.00~~ OBJECTIVE 6.1.7: To continue to seek, through joint private, federal, state, county and town partnerships, the acquisition of environmentally sensitive lands which protect unique, rare or endangered habitats and enhance the survival of endangered flora and fauna species for conservation and stewardship of critical environmentally sensitive habitats.

~~06.01.08.01~~ Policy 6.1.7.1: The Town shall continue to make its best efforts, through joint private, federal, state, county and town initiatives to acquire public ownership of environmentally sensitive habitats, which enhance the survival of endangered flora and fauna species.

~~Policy 6.1.7.2~~ The Town should investigate, and if feasible, establish a process for accepting private donations of environmentally sensitive land that can serve as conservation and open space.

~~6.1.9.1~~ OBJECTIVE 6.1.8: To properly store, collect, and dispose of hazardous and toxic waste.

~~6.1.9.1~~ Policy 6.1.8.1: The Town prohibits the establishment of uses classified as hazardous waste generators as defined by the U.S. Department of Environmental Protection United States Environmental Protection Agency under the Resource Conservation and Recovery Act, 40 C.F.R. Part 261.

~~6.1.9.3~~ Policy 6.1.8.2: The Town cooperates with Martin County and provides the Town 's citizens with information on the types of, and best practices for, the disposal of small amounts of toxic and hazardous wastes.

~~06.01.09.03~~ Policy 6.1.8.3: Town should adopt an ordinance on the collection of hazardous and toxic wastes.

RECREATION AND OPEN SPACE ELEMENT

Purpose

~~The purpose of the Recreation and Open Space Element is to plan for a comprehensive system of public and private recreation and open space sites which are available to the public. The Recreation and OpenSpace support document presents an inventory and analysis of existing and future recreation and open space resources.~~

As an element of the Town Comprehensive Plan required by Section 163.3177(6)(e), Florida Statutes, the purpose of the Recreation and Open Space Element is to guide the development and maintenance of a comprehensive system of public and private recreation and open space resources available to the public. This element is supported by an inventory and analysis of existing conditions and future needs.

The recreational resources of the Town include the private recreational facilities of the Jupiter Island Club. The club operates four major facilities for use of members and guests, including the golf course and club house, tennis club and courts, the main club facility, the Inn, Tangerine Theater, and the Beach Club. In addition, many of the large single-family homes in the community have private tennis courts or swimming pools. Public recreational facilities in or near the Town include the Hobe Sound Public Beach, the Hobe Sound National Wildlife Refuge, and Blowing Rocks Preserve. The purpose of the Recreation and Open Space Element is to plan for a comprehensive system of public and private recreation and open space sites which are available to the public.

The Recreation and Open Space support document presents an inventory and analysis of existing and future recreation and open space resources. The recreational resources of the Town include the private recreational facilities of the Jupiter Island Club.

The Town's plan for future recreation and open space is set forth in the goals, objectives, and policies presented below. Maintenance of the Jupiter Island ~~Beach~~ Club and other private recreational opportunities is expected to continue in the future. Public parks and conservation/open space areas are also expected to continue to contribute to the recreational opportunities available both to the Town's residents and to the general public. In accordance with the Coastal Management goals, objectives, and policies, further development of public beach access with parking facilities within the Town is not planned.

Goals, Objectives, and Policies

07.01.00.00 GOAL 7.1: To ensure provision of sufficient parks, high-quality recreational facilities and open space areas to satisfy the health, safety, and welfare needs of Town residents, including special groups such as the elderly and handicapped persons with disabilities.

07.01.01.00 OBJECTIVE 7.1.1: To protect lands designated for open space from incompatible land uses.

07.01.01.02 Policy 7.1.1.1: The Town should require the provision of open space within future development sites.

07.01.01.03 Policy 7.1.1.2: The Town's LDRs ensure that there will not be a reduction in the amount of open space from that which is currently permitted in the codes.

07.01.02.00 OBJECTIVE 7.1.2: To acquire and maintain environmentally sensitive lands that promote greenways and lands suitable for outdoor recreation through the Town's continuing partnership with The Nature Conservancy, the National Wildlife Refuge, and with other federal, state or local agencies in future acquisitions.

~~07.01.02.01~~ **Policy 7.1.2.1:** The Town shall continue to coordinate with private, state, federal, and county agencies to identify natural area greenways and wildlife corridors which link existing parks, preserves, and similar areas for conservation and habitat purposes.

~~07.01.03.00~~ **OBJECTIVE 7.1.3: To protect existing public access to the public beaches.**

~~07.01.03.03~~ **Policy 7.1.3.1:** The Town ~~Comprehensive Plan~~ should continue to allow existing ~~public town~~ resident beach access points as set forth in the Coastal ~~Zone~~ Management Element Goals, Objectives and Policies.

~~07.01.03.04~~ **Policy 7.1.3.2:** No further public beach access points that include public parking areas shall be developed within the Town of Jupiter Island.

~~07.01.03.06~~ **Policy 7.1.3.3:** The Town's LDRs shall acknowledge and protect the public nature of the beach located seaward of the mean high water line.

~~07.01.03.07~~ **Policy 7.1.3.4:** The Town's LDRs shall include an ordinance specifically protecting the points of access: at The Nature Conservancy's Blowing Rocks Preserve, the Hobe Sound Public Beach and the Hobe Sound National Wildlife Refuge.

Policy 7.1.3.5: The Town should coordinate with Martin County to explore reductions in public beach hours of operation to support consistency with the Blowing Rocks Preserve and protect adjacent natural resources.

INTERGOVERNMENTAL COORDINATION ELEMENT

Purpose

~~The purpose of the Intergovernmental Coordination Element is to identify and resolve incompatible goals, objectives, and policies and development proposed in local government comprehensive plans and to determine and respond to the need for coordination processes and procedures with adjacent local governments, and regional and state agencies.~~ The purpose of the Intergovernmental Coordination Element is to coordinate relationships and to establish the principles and guidelines to be used for joint planning initiatives and coordination with adjacent local governments and other external governmental and quasi-governmental agencies. As an element of the Town Comprehensive Plan required by Section 163.3177(6)(h), Florida Statutes, the Intergovernmental Coordination Element endeavors to ensure that opportunities for joint planning are identified and coordinated, potential disputes are resolved, and interlocal agreements are implemented into the Town's planning processes.

Further, the Intergovernmental Coordination Element provides the principles and guidelines to be used in accomplishing the coordination of the Town's Comprehensive Plan with the plans of the school board and other units of local government providing services but not having regulatory authority over land use.

The Intergovernmental Coordination Element supporting data and analysis document provides an inventory of existing coordinating mechanisms between the Town and adjacent local governments, including Palm Beach County, the Village of Tequesta, and Martin County, School Boards, local service providers, independent special districts, regional planning agencies, and state agencies. The Town will continue to monitor its interactions with other agencies and make adjustments as needed.

The goals, objectives, and policies that follow embody the Town's plan for meeting the purpose of this element in the future. Reviews of the Comprehensive Plans for the Village of Tequesta and Martin County should be undertaken as they become available ~~in order~~ to determine the need for additional coordination as future development occurs.

Goals, Objectives, and Policies

~~08.01.00.00 GOAL 8.1: To extend the best cooperative efforts of all municipal agencies to the citizenry,~~ Maintain and strengthen coordination with neighboring municipalities, Martin County, regional planning agencies, special districts, Martin County School Board and all State and Federal agencies, toward the general purpose of effective and responsive operation of government in the geographic area of concern to advance the Town's vision.

~~08.01.01.00 OBJECTIVE 8.1.1: To encourage the maximum participation of the Town's residents in the comprehensive planning process.~~

~~08.01.01.01 Policy:~~ The Town ~~shall adopt~~ develop a public participation program that ensures adequate information exchange between the Town government and the citizens and that provides for active involvement by the citizens in the comprehensive planning process.

~~08.01.02.00 OBJECTIVE 8.1.2: To coordinate future land use decisions within the area of concern.~~ Coordinate land use, planning and development decisions with adjacent jurisdictions and relevant agencies.

~~08.01.02.01 Policy 8.1.2.1:~~ The Town does not intend to annex additional lands unless such annexation is determined by special study to have a favorable cost/revenue ratio.

~~08.01.02.02~~ Policy 8.1.2.2: ~~The Town shall~~ Continue to cooperate with the ~~SFWMD~~ South Florida Water Management District (SFWMD) toward the implementation of the Upper East Coast Regional Water Supply Plan (~~RWSP~~) and the protection of the surficial aquifers from saltwater intrusion.

~~08.01.02.03~~ Policy 8.1.2.3: The Town shall continue to work in partnership with Martin County and other municipalities to coordinate and address impacts on adjacent municipalities and to coordinate the establishment of level of service standards.

~~08.01.03.00~~ OBJECTIVE 8.1.3: **To coordinate coastal resources management within the coastal area of concern.**

~~08.01.03.04~~ Policy 8.1.3.1: The Town ~~developed a revised~~ shall maintain and update the Emergency Management Plan in coordination with the Martin County Comprehensive Emergency Management Plan, and consistent with the policies in the Coastal Management Element.

~~08.01.03.02~~ Policy 8.1.3.2: ~~The Town should continue to~~ Coordinate with Martin County, FDEP, Palm Beach County, and Jupiter Inlet Navigational Districts to ensure that the Town is apprised in advance of any proposed inlet improvements, dredging, beach nourishment, sand transfer facilities, and other inlet and shoreline protection structures that ~~have an impact on the Town's beaches~~ may impact the Town's coastal areas.

~~08.01.03.03~~ Policy 8.1.3.3: The Town should continue to coordinate its recreation plan with the Florida Department of Environmental Protection (FDEP) Division of Recreation and Parks and Martin County's ~~recreation program~~ Department of Parks and Recreation regarding Town recreational areas and open spaces.

~~08.01.03.04~~ Policy 8.1.3.4: ~~The Town should continue to cooperate~~ Revisit and where appropriate, coordinate with the FDEP's Florida Coastal Office in administration of the Indian River Lagoon Aquatic Preserve Management Plan which applies to the estuarine waters adjacent to Jupiter Island. Construction, excavation or other activities waterward of the mean high water line that can impact on estuarine environmental quality should continue to be coordinated with the FDEP.

~~08.01.03.04~~ Policy 8.1.3.5: Maintain coordination and cooperative joint planning efforts with the FDEP, US Army Corps of Engineers, Bureau of Ocean Energy Management, and other jurisdictional reviewing and permitting agencies regarding any activities that may impact shoreline, bathymetric, or benthic resources in the Indian River Lagoon.

~~08.01.03.05~~ Policy 8.1.3.6: ~~The Town should~~ Continue to coordinate with the FDEP Office of Resiliency and Coastal Protection, the Army Corps of Engineers (USACE), and Martin County regarding any regional sand supply, submerged lands leases, beach renourishment and dune restoration projects. with the FDEP Division of Beaches and Shores, and the Corps of Engineers through formal review and permitting procedures, as well as with Martin County through the Interlocal Agreement.

~~08.01.03.06~~ Policy: ~~The Town should continue to locally administer the Coastal Construction Control Line permitting program within its boundaries, in coordination with the FDEP.~~

~~08.01.03.07~~ Policy: The Town should continue to update its coastal construction codes in accordance with any revisions made in the Department of Economic Opportunity (DEO) model coastal construction code.

~~08.01.03.08~~ Policy 8.1.3.7: The Town should continue to cooperate Coordinate with the Department of Environmental Protection FDEP in the administration of the Erosion Control Line Program.

~~08.01.03.09~~ Policy 8.1.3.8: The Town should continue to participate in and cooperate with State and local programs which acquire environmentally sensitive lands, and protect the natural environment.

~~08.01.04.00~~ Objective 8.1.4: To ensure consistency of Encourage alignment between the Town Comprehensive Plan goals, objectives, and policies within the area of concern with and the Treasure Coast Regional Planning Council's Strategic Regional Policy Plan.

~~08.01.04.01~~ Policy 8.1.4.1: The Town should review the comprehensive plan goals, objectives and policies of the Village of Tequesta, Martin County and the Regional Policy Plan in comparison with the Town's plan, in order to Review the comprehensive plans of neighboring jurisdictions, including Martin County, Palm Beach County, and the Village of Tequesta, to identify potential conflicts and any need for further coordination efforts.

~~08.01.04.03~~ Policy 8.1.4.2: The Town should utilize the Treasure Coast Regional Planning Council's informal mediation process processes for resolving conflicts with other local governments. Where the Town is unable to resolve intergovernmental conflicts with local jurisdictions, the Town Commission will determine appropriateness for the respective issues to be mediated pursuant to Chapter 164, Florida Statutes, and Section 186.509, Florida Statutes.

~~08.01.05.00~~ Objective 8.1.5: To ensure consistency of the Town's Comprehensive Plan with the State of Florida Comprehensive Plan.

~~08.01.05.01~~ Policy 8.1.5.1: The Town should continue coordination of the Comprehensive Plan with the DEO Florida Department of Commerce to ensure consistency with the State Comprehensive Plan and compliance with State regulations.

~~08.01.06.00~~ Objective 8.1.6: To ensure the coordination of coastal area population densities with appropriate regional or local evacuation plans.

~~08.01.06.01~~ Policy 8.1.6.1: The Town will provide information regarding regional or local evacuation plans to all residents on a regular basis, using the Town website and newsletters.

~~08.01.07.00~~ Objective 8.1.7: To limit public expenditures that subsidize development in coastal high- hazard areas.

~~08.01.07.01~~ Policy 8.1.7.1: The Town's Land Development Regulations shall require all redevelopment to meet newer, safer construction standards as established in the Florida Building Code.

~~08.01.08.00~~ Objective 8.1.8: To communicate with the The Town should maintain active communication with the Martin County School Board to jointly establish cooperation and coordination between the Town and the School Board.

08.01.08.01 Policy 8.1.8.1: The Town shall establish pursuant to Section 163.31777(6)(a)(b), by written confirmation by the Martin County School Board, that the Town has no existing public schools and that the School Board has no short term or long term plan to construct a school within the municipal boundaries of the Town. The Town shall document the Town's continued eligibility for the exemption from the public schools interlocal agreement requirements, pursuant to Section 163.31777(3), Florida Statutes, including that the Town has no public schools within its boundaries.

08.01.09.00 Objective 8.1.9: To communicate with Martin County to jointly establish cooperation and coordination between the Town and Martin County.

08.01.09.01 Policy 8.1.9.1: The Town shall enter into negotiations with Martin County to create a Joint Planning Agreement with Martin County which will control any sale of right of way addressing, for rights-of-way owned or maintained by Martin County within the Town, if any, any sale of such right-of-way, the width of pavement, use of roads for bicycles and golf carts, landscaping within road rights-of-way and any other issues which would change the character and ambiance of the Town. Nothing in this policy is an acknowledgment that the County owns, or holds any right of approval, consent, or objection over, any right-of-way within the Town.

08.01.10.00 Objective 8.1.10: To ensure ~~a meaningful and on-going process for collaborative planning and intergovernmental coordination service delivery~~ between the ~~Town (SMRU)~~ South Martin Regional Utility (SMRU) and Martin County ~~in regard to for water supply, conservation, and reuse and water supply project issues.~~

08.01.10.01 Policy 8.1.10.1: The Town (SMRU) shall Promote intergovernmental coordination with Martin County and the Village of Tequesta by sharing information regarding water supply needs, in the implementation of alternative water supply projects, including reuse, conservation, and establishing LOS standards through the SMRU.

08.01.10.02 Policy 8.1.10.2: Secure the cooperation of neighboring jurisdictions and/or service providers through Interlocal agreements and intergovernmental coordination that address how interconnects, supply costs, and costs for impacts to public facilities and services (particularly water and sewer systems), will be borne and by whom, when the impacts are imposed upon the affected entities, jurisdictions and/or service providers.

8.1.11.1 OBJECTIVE: ~~To promote fair and equitable dispute resolution with other jurisdictions as they may arise in the future.~~

8.1.11.2 Policy: ~~The Town shall utilize the dispute resolutions processes as prescribed in Section 186.509 F.S. if such disputes arise between the Town and other jurisdictions in the Town's geographic sphere.~~

CAPITAL IMPROVEMENTS ELEMENT

Purpose

As required by Section 163.3177(3)(a), Florida Statutes, the Town's Capital Improvements Element endeavors to outline and respond to the demand for public services, establish a 5-year Capital Improvement Program (CIP) consistent with the Town long-range budget projections, and ensure the level of service (LOS) standards established in the Town Comprehensive Plan are consistent and achieved. The purpose of the Capital Improvements Element is to provide for public facilities while ensuring fiscal solvency and equitably meeting the needs of Town residents.

Every year the appendix shall be updated with the most recently adopted version of the CIP and shall include a five-year schedule of capital improvements.

Goals, Objectives, and Policies

~~09.00.00.00~~ **GOAL 9.1:** ~~To Undertake capital improvements necessary to keep the Town's present public facilities in good condition and to accommodate new development, while following sound fiscal practices and the requirements of current~~ consistent with the requirements of Florida Statutes and the Town administrative code.

~~09.01.01.00~~ **OBJECTIVE 9.1.1:** ~~To Utilize the Capital Improvements Element as a means to assess the Town's as a tool to assess potential~~ public facility deficiencies and to achieve an affordable implementation schedule.

~~09.01.01.02~~ **Policy 9.1.1.1:** ~~The Town shall Continue the annual preparation to annually prepare and update of a five-year Capital Improvement Program CIP, including a one-year capital budget, based on decisions and priorities as outlined in the Comprehensive Plan.~~

~~09.01.01.03~~ **Policy:** ~~In setting priorities, the following order should be used:~~

- ~~1. Public safety implications:~~
- ~~2. Level of service or capacity problems: next in priority would be projects needed to maintain the stated level of service.~~
- ~~3. Ability to finance: a third criterion is the budgetary impact; will it exceed budget projections.~~
- ~~4. Quality of life projects: priority should next be given to those projects not in categories 1, 2 or 3 but that would enhance the quality of life.~~

~~09.01.01.04~~ **Policy:** ~~The Comprehensive Plan should guide the decisions to fund Capital Improvements and to guide the priorities among them.~~

~~09.01.02.00~~ **Objective Policy 9.1.1.2:** ~~To use~~ Utilize the Future Land Use Plan and financial analyses of the kind contained Town's Comprehensive Plan and adopted LOS standards established herein as a basis for reviewing development applications ~~in order to maintain adequate levels of service.~~

~~03.01.02.01~~ **Policy 9.1.1.3:** ~~The Town should examine the capacity of existing infrastructure and essential services and plan, through the Capital Improvements Element of the Comprehensive Plan, for needed improvements to serve new housing. Examine the capacity of existing infrastructure and service delivery to plan for necessary improvements to support the Town vision.~~

09.01.06.01 Policy 9.1.1.4: Any capital improvements projects defined in the future shall be evaluated and ranked in order of priority according to the following guidelines, if applicable:

- a. Public Health and Safety: Whether the project is needed to protect public health and safety, to fulfill the Town's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
- b. Level of Service: Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, or provides service to developed areas lacking full service, ~~or promotes in-fill development~~. If public facilities are developer-provided, they shall accommodate public facility demands based upon adopted Level of Service standards.
- c. Financial Feasibility: Whether the project is financially feasible based on the established criteria for evaluating capital improvement projects and its budgetary impacts.
- d. Efficiency: Whether the project represents a logical extension of facilities and services and the effects upon appropriate State agency and/or Water Management District facilities plans shall be evaluated.
- e. ~~Updated every year to reflect a 5-year projection of Capital Expenditures.~~
- e. Quality of Life: Priority should also be given to projects that would enhance the quality of life.

09.01.01.01 Policy 9.1.1.5: ~~The operating budget shall continue~~ Continue to accommodate annual replacements such as police cars, major pieces of equipment and street renovations in the operating budget.

OBJECTIVE 9.1.2: Provide adequate public facilities with supporting services that minimize the adverse effects of development by establishing appropriate level of service (LOS) standards.

09.01.02.01 Policy 9.1.2.1: ~~The level of service standard for drainage shall~~ Maintain a minimum LOS for stormwater and drainage to be adequately accommodate stormwater runoff from a 24-hour, five-year frequency storm, with a design safety factor of 20% and on-going maintenance of the stormwater drainage systems.

09.01.02.02 Policy 9.1.2.2: ~~The level of service standard for the water system shall be~~ Maintain a potable water LOS of at least 600 678 gallons per person per day (inclusive of irrigation) at a residual pressure of at least 40 pounds per square inch and a static pressure of 55 psig.

09.01.02.03 Policy 9.1.2.3: ~~The level of service standard for~~ Maintain a maximum LOS for solid waste collection and disposal of shall be 9.0 pounds per capita per day.

09.01.02.04 Policy 9.1.2.4: ~~The level of service standards for streets shall be~~ Maintain a LOS of "A" for all Town-maintained public roads Level of Service A at peak hour.

09.01.04.01 Policy 9.1.2.5: The LDRs include a Concurrency Management System (CMS) specifying that no development permit shall be issued unless the public facilities necessitated by the project (in order to meet level of service standards) will be in place concurrently with the impacts of the development. Concurrency review shall be administered consistent with Policy 1.1.6.1.

09.01.04.02 Policy 9.1.2.6: The LDRs specify the levels of service standards found in this plan and specify that the concurrency test shall be met at the time a development order is issued for a specific plan for development, including densities and intensities of development.

09.01.04.00 Objective: ~~To implement a concurrency management system whereby public facility requirements will be provided for future development and for purposes of issuing development orders and development permits.~~

09.01.05.00 Objective: ~~To ensure a meaningful and on-going process for collaborative planning and intergovernmental coordination between the Town (SMRU), and Martin County in regard to future planning of water system capital improvements.~~

09.01.05.01 Policy: ~~The Town (SMRU) will promote intergovernmental coordination by sharing information as to water system capital improvements planning and proposed capital projects.~~

09.01.06.00 Objective: ~~Capital improvements will be provided to: (1) correct existing deficiencies; (2) accommodate needs generated by future growth activities; and/or (3) replace worn out or obsolete facilities, as determined.~~

09.01.06.01 Policy: ~~Any capital improvements projects defined in the future shall be evaluated and ranked in order of priority according to the following guidelines:~~

~~a. Whether the project is needed to protect public health and safety, to fulfill the Town's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.~~

~~b. Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development.~~

~~c. Whether the project represents a logical extension of facilities and services.~~

~~d. Whether the project is financially feasible based on the established criteria for evaluating capital improvement projects.~~

~~e. If public facilities are developer provided, they shall accommodate public facility demands based upon adopted Level of Service standards.~~

~~f. Effects upon appropriate State agency and/or Water Management District facilities plans shall be evaluated.~~

~~g. Updated every year to reflect a 5-year projection of Capital Expenditures.~~

PROPERTY RIGHTS ELEMENT

Purpose

The purpose of the Property Rights Element is to ensure that Town of Jupiter Island respects judicially acknowledged and constitutionally protected property rights. As an element of the Town Comprehensive Plan required by Section 163.3177(6)(i), Florida Statutes, the Property Rights Element endeavors to ensure that the personal and private property of Town residents is respected in Town planning initiatives.

Goals, Objectives, and Policies

GOAL 10.1: The Town of Jupiter Island will make decisions with respect for property rights and with respect for people's rights to participate in decisions that affect their lives and property.

OBJECTIVE 4 10.1.1: The Town of Jupiter Island will respect judicially acknowledged and constitutionally protected private property rights.

Policy 4-1 10.1.1.1: The Town of Jupiter Island will consider in its decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 4-2 10.1.1.2: The Town of Jupiter Island will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 4-3 10.1.1.3: The Town of Jupiter Island will consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 4-4 10.1.1.4: The Town of Jupiter Island will consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.

OBJECTIVE 2 10.1.2: People have the right to participate in planning and development decisions that affect their lives and property. The Town of Jupiter Island decision-making will be transparent and follow the public hearing requirements of Florida law so that all people may participate in decisions that affect their lives and property. Land Development Regulations may provide for additional opportunities for people to participate in public hearings regarding planning and development decisions through the processes and standards contained in Chapter 166, Florida Statutes and the Town's Code of Ordinances.

Policy 2-1 10.1.2.1: All land use and development decisions that affect the lives and property of property owners and residents of the Town shall be made in a public hearing that complies with all applicable laws of the state and town.

Policy 2-2 10.1.2.2: The Town of Jupiter Island recognizes that planning and development decisions affect complex systems and have impacts that occur beyond the site of a particular development proposal. Any affected person, as defined in F.S. § 163.3184(1)(a) of the Act Section 163.3184(1)(a), Florida Statutes, may participate in and be a party to a hearing on decisions regarding the site of a development proposal.

Policy 2-3 10.1.2.3: An affected person's right to be heard. The Town of Jupiter Island recognizes that it should make planning and development decisions in response to true and accurate

information. In all decisions this policy governs, the Town of Jupiter Island will provide every affected person(s) an equal opportunity to be heard and to be informed of all information on which the Town of Jupiter Island bases its decision. The Town of Jupiter Island will endeavor not to provide any affected person any greater opportunity to be heard than another affected person.

Objective 3 10.1.3: People rely on this comprehensive plan and on the zoning designations of properties when deciding how to use property. The Town of Jupiter Island shall strive to make its decision-making reliable and predictable to promote sound, long-term investments in the town.

Policy ~~3-1~~ 10.1.3.1: Majority-plus-one vote required. The Town of Jupiter Island may only amend the future land use of real property in the town by the affirmative vote of a majority plus one of the Town Commission.

IMPLEMENTATION

~~There are no required capital improvements planned for areas of sanitary sewer system, solid waste disposal, stormwater drainage, potable water supply, or natural groundwater aquifer recharge.~~

Programs

~~For purposes of implementation, monitoring and evaluation, the principal programs needed to implement this Element are as follows; all are outlined in more detail in the Element:~~ the Town shall utilize the following ongoing programs and activities to carry out the goals, objectives, and policies of this Element consistent with Florida Statute:

~~Begin the annual capital programming and budgeting process including development of project selection criteria.~~

~~Conduct engineering or other studies to pinpoint the cost and timing of the other potential deficiencies.~~

~~Update by appropriate amendments to the development code to ensure conformance to the "concurrency" requirements relative to development orders, levels of service and public facility timing.~~

- Administration of the Town's Capital Improvements Program (CIP) and annual budgeting process, including the periodic review of project needs and prioritization consistent with adopted Levels of Service and fiscal capacity;
- Use of engineering studies, technical analysis, and infrastructure evaluations, as necessary, to identify the timing, cost, and feasibility of public facility improvements required to support adopted land use policies; and
- Periodic review and amendment of the Land Development Regulations and other implementing ordinances to ensure continued consistency with the Comprehensive Plan, including concurrency requirements related to development orders, levels of service, and public facility availability.

PLAN MONITORING

~~It is the intent of this plan to follow the current statutory and rule requirements for plan review and monitoring together with other guidelines that may be determined by the Town Commission from time to time.~~

The Town shall monitor, evaluate, and maintain the Comprehensive Plan in accordance with Chapter 163, Florida Statutes, and the Florida Administrative Code, as amended. Plan monitoring activities shall ensure internal consistency, compliance with state requirements, and alignment with local conditions, community priorities, and adopted Levels of Service.

State Review and Evaluation Process

Pursuant to Section 163.3191, Florida Statutes, the Town shall periodically evaluate the Comprehensive Plan to determine whether amendments are necessary to reflect changes in state law, administrative rules, and local conditions. When updates or amendments are proposed:

- Comprehensive Plan amendments shall be processed in accordance with Section 163.3184, Florida Statutes, including public hearings before the Local Planning Agency and Town Commission.
- Proposed amendments subject to state coordination review shall be transmitted to the State land planning agency, Florida Department of Commerce, and other applicable reviewing agencies for review and comment as required by statute.

- The Town shall consider state and agency comments received during the review period and determine whether revisions are necessary prior to adoption, consistent with statutory timelines.
- Upon receipt of a determination of no objections or upon addressing required changes, the Town Commission may adopt the amendments by ordinance within the timeframes established under Florida law.

Ongoing Monitoring and Amendments

Plan monitoring may include review of:

- Development activity and land use changes;
- Infrastructure capacity, public facility availability, and fiscal impacts;
- Consistency between the Comprehensive Plan, Future Land Use Map, zoning regulations, and development approvals; and
- Legislative or regulatory changes at the state level affecting comprehensive planning requirements.

Amendments to the Comprehensive Plan may be initiated as needed to address identified issues, maintain compliance with state law, or advance the Town's adopted vision, recognizing that the Town is a largely built-out, low-density residential community with limited growth pressure.

The Town Commission may adopt additional monitoring procedures or administrative guidelines, as appropriate, to ensure the Comprehensive Plan remains current, legally defensible, and responsive to community needs.

PUBLIC PARTICIPATION IN THE COMPREHENSIVE PLANNING PROCESS

Comprehensive planning seeks to set forth the community's goals, objectives and policies for the future. These elements constitute the Comprehensive Plan as it is adopted by the ~~elected officials of the community~~ Town Commission. In part these elements are based on an inventory of existing conditions, which is set forth in the supporting documents that accompany the Comprehensive Plan. However, the most important basis for the goals, objectives and policies of the plan are the values of the community.

ROLE OF PUBLIC PARTICIPATION

~~Because the Comprehensive Plan is based on the community's values, the participation of the citizenry is an essential element of the comprehensive planning process. The long-term goals of the community are at the heart of the Comprehensive Plan. The Local Planning Agency is charged with preparing and administering the Comprehensive Plan, but it is the people of the community who must define the values and goals on which the plan is based. Before a Comprehensive Plan is adopted by a community, the citizens must be given an opportunity to participate.~~

Public participation is a central component of the comprehensive planning process. The Local Planning Agency is responsible for preparing and administering the Comprehensive Plan; however, the Town's residents play a critical role in defining the values, goals, and long-term vision reflected in the Plan.

Residents shall be provided meaningful opportunities to participate in the development, evaluation, and amendment of the Comprehensive Plan prior to adoption by the Town Commission.

REQUIREMENTS FOR PUBLIC PARTICIPATION PROGRAMS

~~In recognition of the importance of public participation in the comprehensive planning process, the State of Florida has set forth statutory and administrative rule requirements for adoption of public participation programs. At a minimum the Town shall provide for public participation as required by Florida Statutes and the Florida Administrative Code, as amended.~~

The Town shall provide opportunities for public participation in the comprehensive planning process as required by Chapter 163, Florida Statutes, and applicable provisions of the Florida Administrative Code. Public participation procedures shall be designed to be transparent, accessible, and appropriate for the scale and character of the Town.

Optional Procedures

~~In addition to the above mandatory items, the rule also states that local governments "are encouraged" (but not required) to make available to the general public executive summaries of comprehensive plans and during the ongoing planning process to periodically release information to "keep its citizenry apprised of planning activities."~~

Consistent with state guidance and best practices for small municipalities, the Town may, but is not required to:

- Provide executive summaries or copies of the proposed comprehensive plan or plan amendments for public review in plain language.
- ~~Provide, while the planning process is ongoing, for regular release of information to keep the citizenry apprised of planning activities by making public access to planning documents, hearing schedules, meeting agendas, and adopted minutes of public hearings through the Town's website or other appropriate means, available to the public throughout the review process. If desired, these items could be made available to the local press.~~
- Periodically release information during major planning efforts to keep residents informed of planning activities, deadlines, and opportunities for participation.

LAND DEVELOPMENT REGULATIONS

The Land Development Regulations (LDRs) are the primary implementation mechanism for the Comprehensive Plan and shall be maintained in continuous conformance with the goals, objectives, and policies of the Plan, including the Future Land Use Map.

The Town shall ensure that the Land Development Regulations:

- Are consistent with and implement the Comprehensive Plan, as required by Chapter 163, Florida Statutes;
- Translate long-range Comprehensive Plan policies into clear, predictable development standards appropriate to the Town's low-density, predominantly residential, barrier island context; and
- Support neighborhood compatibility, environmental protection, infrastructure capacity, and the Town's adopted vision.

The Town shall periodically review and, where necessary, amend the Land Development Regulations to:

- Maintain internal consistency with the Comprehensive Plan and consistency among elements;
- Reflect amendments to the Comprehensive Plan or changes in state law or administrative rules;

- Eliminate obsolete, duplicative, or conflicting provisions; and
- Ensure that zoning standards, development criteria, and administrative procedures remain appropriate for a largely built-out community with limited growth pressure.

Development orders, rezonings, and other land use approvals shall be evaluated for consistency with both the Comprehensive Plan and the Land Development Regulations in effect at the time of application. Where a conflict exists, the Comprehensive Plan shall govern, and the Land Development Regulations shall be amended as necessary to maintain compliance.

MAP SERIES

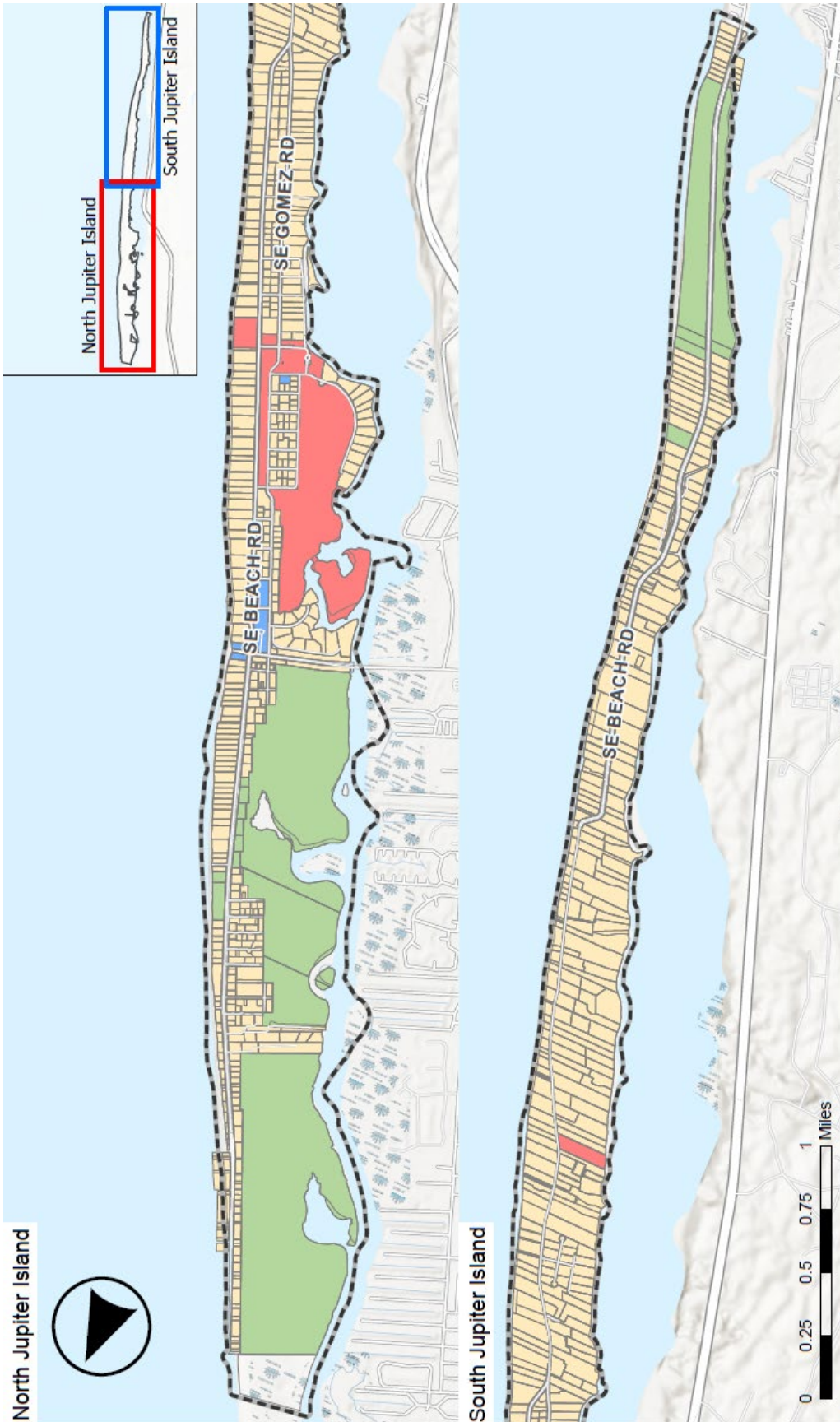
Zoning Map

Future Land Use Map

Soils Map

Transportation Facilities Map

SMRU Service Area Boundary Map



Legend

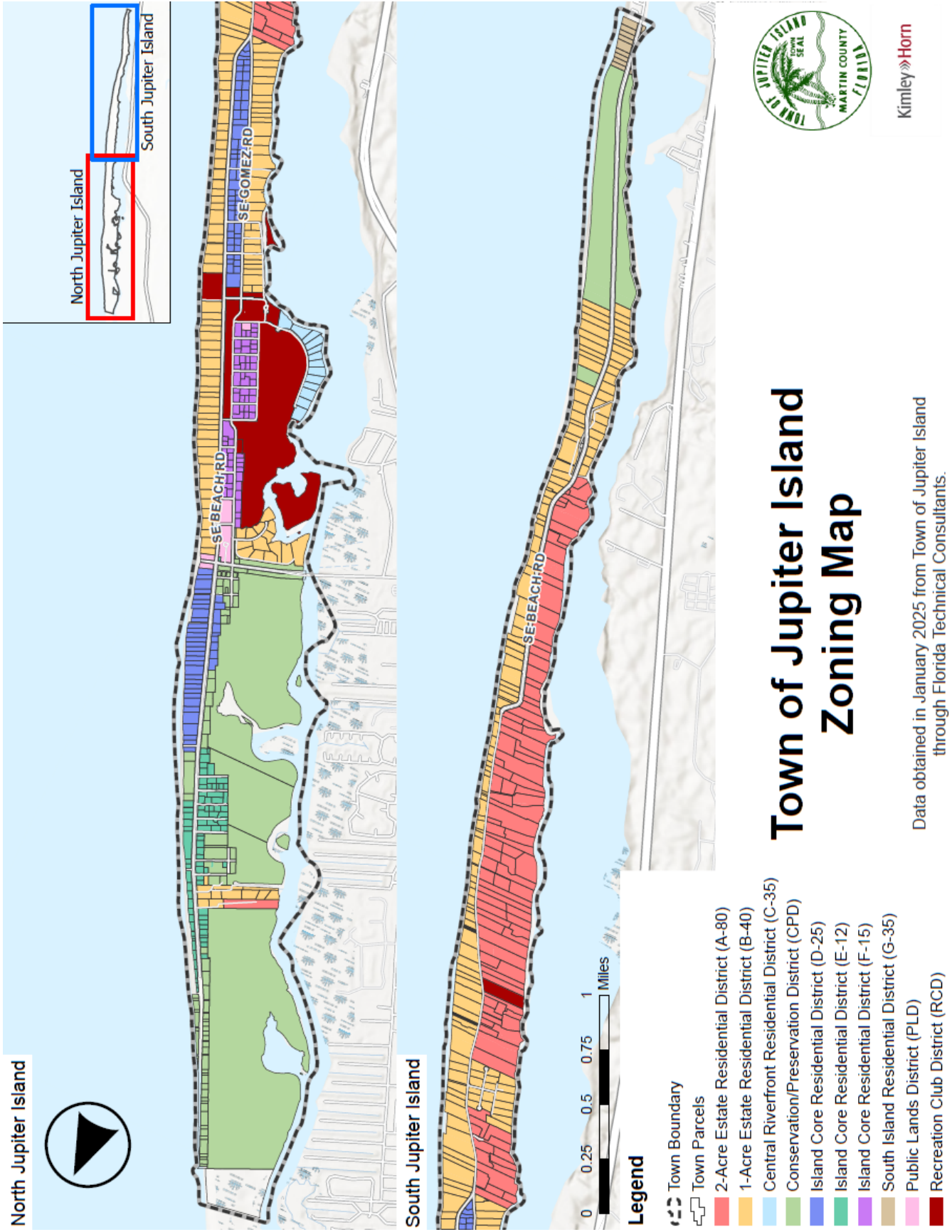
- Town Boundary
- Town Parcels
- Conservation
- Public Lands
- Recreation
- Residential

Town of Jupiter Island Future Land Use Map



Kimley»Horn

Data obtained in January 2025 from Town of Jupiter Island through Florida Technical Consultants.





North Jupiter Island



South Jupiter Island



Legend

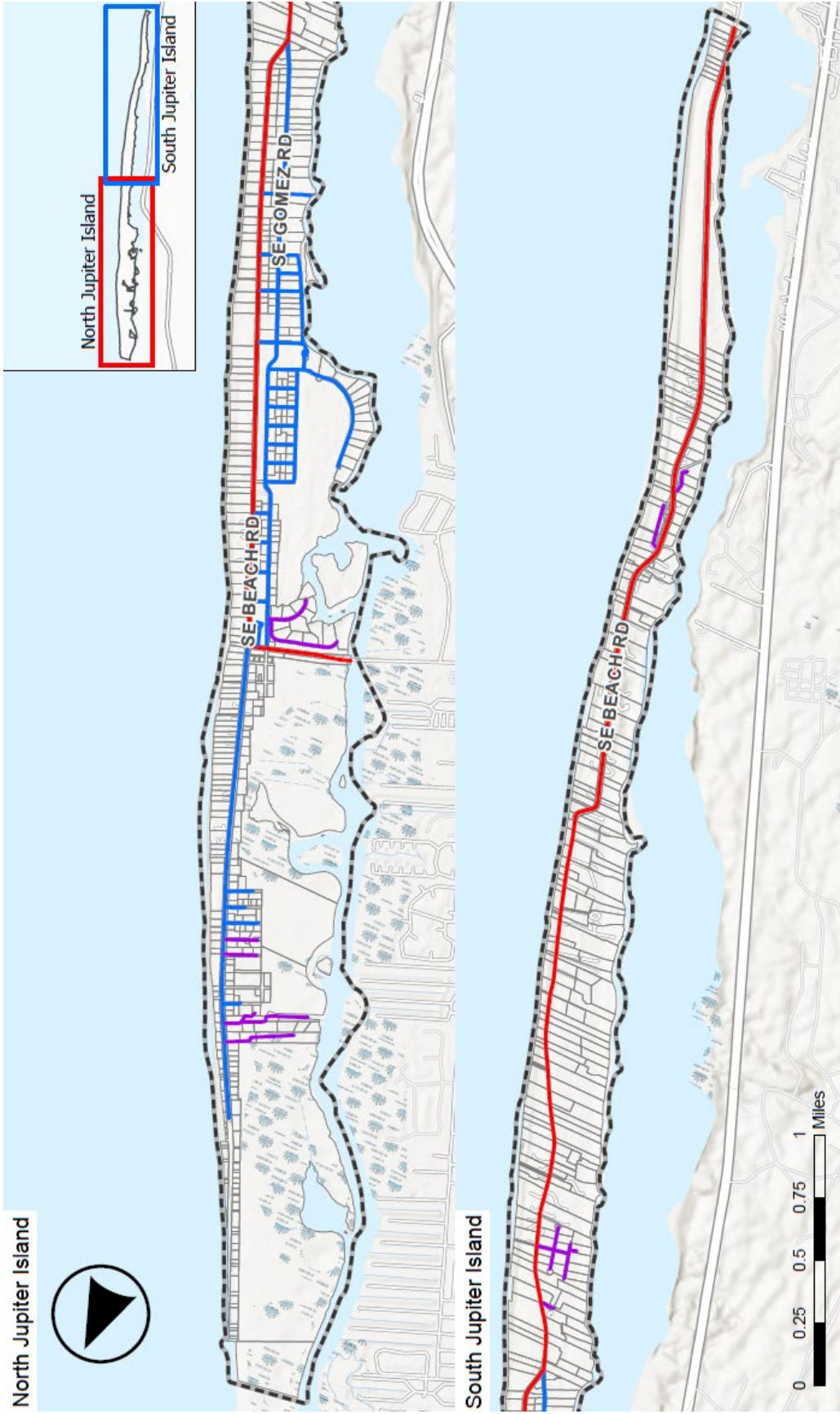
- Town Boundary
- Arents
- Arents, Organic Substratum
- Bessie Muck
- Canaveral Sand
- Chobee Loamy Sand, Depressional
- Kesson Sand, Tidal
- Palm Beach Series
- Udothents
- Wulfert and Durbin Muck, Tidal

Town of Jupiter Island Soils Map

Data obtained in January 2025 South Florida Water Management District



Kimley»Horn



Legend

- Town Boundary
- Town Parcels
- County-owned roads
- Town-owned roads
- Private roads

Town of Jupiter Island Transportation Facilities Map

Data obtained in January 2025 from Martin County Open GIS.



Kimley»Horn



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MEMORANDUM

TO: Mayor and Town Commission
FROM: Kyle B. Teal, Town Attorney
CC: Robert Garlo, Town Manager; Kimberly Kogos, Town Clerk
DATE: August 28, 2026
RE: Unpermitted Work/ Substantial Compliance

I. Background

At the June 22 meeting and again in July, the Commission directed a stricter framework for work that departs from an approved development order: no after-the-fact ratification, restoration of noncompliant work to its approved state, a tightened definition of substantial compliance that reaches hardscape, and an explicit applicant acknowledgment of the consequences of unauthorized deviations. The proposed ordinance implements that direction. In July the Commission settled the remaining policy question: the framework is zero tolerance. Work performed without the required approval comes out. The Mayor framed the charge as land development regulations that discourage unpermitted work as much as legally possible while preserving due process, and the Commission directed that removal and restoration orders carry a right of appeal to the Commission itself. The draft has been revised accordingly. The after-the-fact application track in the July draft, under which an owner could apply within 30 days, at double the fee, for Commission approval of work already performed, is deleted in its entirety. No process remains by which unpermitted work can be ratified, approved, or retained; the remedy is removal and restoration to the approved condition, subject to a quasi-judicial appeal to the Commission. The special magistrate's fine and lien jurisdiction remains available to compel performance of a final order. I am coordinating with Director Harding on the administrative mechanics so that what the Commission sees in September is workable at the counter.

II. The proposed ordinance

1. **Definition.** Development is in substantial compliance with a development order only if it conforms to the approved plans in all material respects, expressly including hardscape (including driveways, walkways, and landscape islands), landscape, grading, drainage, and other site improvements shown on the approved plans. Changes in scope, materials, or methods require approval through the applicable review process before the work is performed. A finding of substantial compliance must be in writing, must

state its basis, and must be transmitted to the town commission and to all persons entitled to notice of the underlying application within three business days.

2. **Acknowledgment.** Applications and issued permits will carry a signed acknowledgment that unauthorized deviations may result in stop-work orders, permit revocation, required restoration to the approved condition, withholding or revocation of a certificate of occupancy, and enforcement before the Special Magistrate.
3. **Certificate of occupancy.** Article X, Division 11 of the LDRs already conditions issuance on the Town's satisfaction that all work complies with the LDRs and the approved plans and specifications (LDR § 11.00(A), (B)). The ordinance conforms the revocation authority and the adjudicative path the Commission settled in July: the Building Director acts in the first instance, and review of a removal or restoration order lies by appeal to the Town Commission alone, supported by the stop-work, stay-of-approvals, and post-revocation bonding tools adopted by Ordinance No. 386. The Special Magistrate retains the chapter 162 fine, lien, and compliance jurisdiction needed to compel performance of a final order.
4. **No after-the-fact approval; removal.** Section 1.04 of the July draft, Applications to Amend After Work Has Been Completed, is deleted in its entirety, including the 30-day application window, the doubled fee, and the approval hearing before the Commission. In its place the ordinance adopts the following (new text underlined):

Sec. 1.04. Unpermitted work; removal; no after-the-fact approval.

- A. Unpermitted work defined. Development activity for which a development permit or other development approval is required by these land development regulations, and that is commenced or completed without that approval or in material deviation from the plans approved by the town, is unpermitted work and a violation of these regulations. A deviation authorized in advance under Section 1.03 is not unpermitted work.
- B. No after-the-fact approval. No application to approve, ratify, amend an approval to incorporate, or otherwise authorize the retention of unpermitted work shall be accepted, processed, or granted, and no official or board of the town shall have authority to grant such approval. A new application for future development may be filed only if it neither incorporates nor relies upon unpermitted work and the unpermitted work has first been removed as required by this section.
- C. Removal and restoration. Unpermitted work shall be removed and the affected property restored to the condition shown on the approved plans or, in the absence of any approval, to its condition before the work, within the time fixed by a removal order of the administrative official. The order shall be in writing and shall identify the unpermitted work, state the factual basis for the determination, specify the corrective action and the deadline for compliance, which shall be not less than 30 days

absent imminent peril to life or property, advise of the right of appeal under subsection E, and state its date of rendition. Corrective work is itself development: all required permits shall be obtained, and applications for corrective work shall be accepted and processed notwithstanding Article XII, Section 2.04. A final removal order runs with the land, binds successors in interest, and may be recorded in the public records of Martin County.

D. Exceptions. This section does not reach work exempt from approval under these regulations or general law; emergency repairs performed and permitted as authorized by the Florida Building Code; or work commenced before permit issuance with the building official's approval under section 105.12 of the Florida Building Code, to the extent of that authorization. Nothing in this section amends the Florida Building Code or limits the building official's administration of it.

E. Appeal. Notwithstanding Article X, Division 8, Section 8.00.A, a removal order may be appealed only to the town commission, within the time and in the manner provided by Division 8. The commission shall hear the appeal as a quasi-judicial matter and shall render a written order that affirms the removal order, reverses it upon a determination that the work is not unpermitted work, or modifies the corrective action or the compliance schedule to the extent necessary to conform the order to these regulations. The commission shall not approve, ratify, or otherwise authorize the retention of unpermitted work. A timely appeal stays the compliance deadline, but not any stop-work order, pending disposition. Rendition of the commission's written order commences the time for judicial review.

F. Cumulative remedies. This section supplements Article XII of these regulations and chapter 2 of the Code of Ordinances. Noncompliance with a final removal order is enforceable before the special magistrate, including by daily fines and liens as provided in chapter 162, Florida Statutes, and by any other lawful remedy, including injunctive relief.

G. Applicability. This section applies to unpermitted work commenced on or after its operative date. Work commenced earlier remains subject to the regulations and remedies otherwise applicable.

III. State-law considerations

1. **Proportionality.** The certificate of occupancy addresses occupancy of the structure. Where a deviation is confined to hardscape or landscape, the remedy should be calibrated to the violation: enforcement, restoration, and withholding of the final approvals tied to the noncompliant work, supported by written findings, rather than a blanket denial of occupancy of an otherwise code-compliant residence. The ordinance is drafted on that footing.

2. **Chapter 2026-63 (building permits).** The 2026 act exempts qualifying residential work valued under \$7,500 from building permits upon written request, and it places private-provider review on short deadlines with deemed-approval consequences. The ordinance therefore keys the compliance obligation to development orders and approved plans under the LDRs, which the act does not displace.
3. **Chapter 553 and the Florida Building Code.** Building construction standards are set statewide by the Florida Building Code, and local technical amendments are permissible only through the process of section 553.73(4), Florida Statutes. The ordinance therefore leaves the building official's administration of the Code untouched: authorized early starts under section 105.12, next-business-day permit applications for emergency repairs under section 105.2.1, and the additional fee for work commenced without a permit under section 109.4 all continue to operate on the building-permit side. The removal mandate attaches to the Town's own development permits and approvals under the LDRs, the corrective work itself requires permits, and the draft says both expressly.
4. **No vested rights; no estoppel.** An owner acquires no vested right in work performed without required approval, and the Town is not estopped from requiring its removal. *Godson v. Town of Surfside*, 8 So. 2d 497, 498 (Fla. 1942); *Dade County v. Gayer*, 388 So. 2d 1292 (Fla. 3d DCA 1980) (no estoppel against removal of an unpermitted wall); *Town of Lauderdale-by-the-Sea v. Meretsky*, 773 So. 2d 1245 (Fla. 4th DCA 2000). Equitable estoppel requires good-faith reliance on an act of the Town, and a violator has none. Because the section operates prospectively and reaches only work performed without required approval, it burdens no existing use or vested right within the meaning of section 70.001, Florida Statutes.
5. **Due process.** A removal order carries quasi-judicial consequences, so the draft supplies the process certiorari review will test: written notice and findings, a stated compliance period, an evidentiary appeal to the Commission under the Division 8 procedures addressed in the companion memo, ex parte disclosure under section 286.0115 and Code section 2-16, a written rendered order, and review in the circuit court. Confining the Commission's appellate authority to affirmance, reversal for no violation, or modification of scope and schedule preserves the zero-tolerance policy without closing the forum; it forecloses ratification, not review. If the Commission wants any relief valve beyond that, it should be added deliberately, because authority to retain work found unpermitted is after-the-fact approval by another name.

IV. Recommendation

Authorize advertisement of the revised ordinance for first reading, direct staff to add the acknowledgment block to the application and permit forms, and confirm the operative-date choice under section 28 of chapter 2025-190 so the adoption findings can be finalized.

MEMORANDUM

To: Town Manager & Town Commission

From: Kyle B. Teal, Esq.

Re: Proposed Amendments to Appeals Process for Discussion (updated)

Date: September 1, 2026

This is an update to my memos dated May 8, June 10, and July 10, 2026, revised in accordance with the Commission's comments at its July meeting. The revisions respond to each comment: simplified initiation with an express substantial-compliance standard for the appeal form, discretionary security for stays, supplemental electronic notice through town-maintained contact lists and a filing portal, and direct commission jurisdiction over appeals of removal orders under the companion unpermitted-work ordinance. 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 also asked whether the appeal process can accommodate electronic submittals and a more automated system for providing notice of development orders and appeal hearings without compromising compliance with state law. Nothing in state law prevents the Town from accepting a Notice of Appeal, together with the associated fee, by electronic means; section 668.50, Florida Statutes, gives electronic records and signatures the same legal effect as their paper counterparts in transactions the Town agrees to conduct electronically. Notice is treated differently: where a statute prescribes a method of notice, that method is a floor. Section 166.041(9), Florida Statutes, establishes the notice procedures of that section as minimum notice procedures, so statutorily required mailed or published notice may be supplemented, but not replaced, by e-mail.

The mailed and posted notice required by the Town’s own regulations for development applications and hearings (Article XI, Sections 7.03 and 7.04 of the LDRs) stands on different footing. Because those requirements are Town-imposed and exceed the state minimums, the Commission may authorize automated electronic notice in addition to them: for example, e-mail transmittal of development orders and written determinations upon rendition, e-mail notice of appeal hearings to the parties and to persons requesting notice, and posting on the Town’s website. For legal advertisements otherwise required to be published in a newspaper, chapter 50, Florida Statutes, permits publication on the county’s publicly accessible website where the cost is less than newspaper publication, and residents may register to receive such notices by first-class mail or e-mail; legislation that would have extended this option to a municipality’s own website (HB 1009) did not pass in the 2026 regular session. The proposed revisions to Section 8.02 and proposed Section 8.06 below implement these elements for appeals.

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, (2) a more comprehensive stay upon receipt of the notice of appeal, (3) a hearing procedure, (4) notice and transmittal provisions, and (5) direct commission review of removal orders issued under proposed Article X, Division 1, Section 1.04, we offer the following newly revised language for discussion:

Sec. 8.00. - Authority and purpose.

C. Notwithstanding subsection A, appeals from removal orders issued pursuant to Article X, Division 1, Section 1.04 shall be taken directly to, and heard and decided by, the town commission in accordance with this division.

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, which may be submitted in person, by mail, or by electronic means designated by the town, including electronic mail or an electronic filing system, 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 Notice of Appeal that substantially complies with the Town's approved form and is accompanied by the required fee preserves the appeal. Attachment of a copy of the development order or determination being appealed satisfies clause (1); where a copy is attached, the statement required by clause (2) may be brief, and no citation to specific provisions of these regulations or other law is required. 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

¹ See form template attached hereto.

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 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. The town commission may condition the continuation of a stay under this section upon the posting of a bond or other security, in an amount and form fixed by the commission, sufficient to protect the party in whose favor the appealed decision runs against damages caused by the stay if the appeal is unsuccessful.

Sec. 8.05. - Hearing procedure.

All appeals under this division shall be heard at a regular or special meeting of the town commission occurring no earlier than **forty-five (45) 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.

Sec. 8.06. - Notice and transmittal.

The hearing on an appeal shall be noticed in accordance with the applicable notice requirements of these land development regulations. The town clerk shall also provide written notice of the date, time, and place of the hearing to the appellant, to the applicant and the owner of the property that is the subject of the appealed development order or determination (if not the appellant), and to any person who has requested notice of the appeal in writing. The administrative official shall transmit a copy of each development order and written determination to the applicant on the date of

rendition and, upon written request, to any other person, and shall post a copy on the town's website. Any submittal, notice, or transmittal under this division may be made by electronic mail or other electronic means designated by the town. Supplemental electronic notice may be transmitted to any contact list maintained by the town, including the town's public safety notification database, limited to persons who have consented to receive town notices by electronic means, and the failure of any person to receive supplemental electronic notice shall not invalidate any notice given, or action taken, in accordance with general law and these land development regulations. The town may establish an electronic portal for submittals, notices, and transmittals under this division. Electronic notice supplements, and does not replace, any notice required by general law or by these land development regulations.

Whether security for a stay should be discretionary or mandatory remains open, and the draft above makes it discretionary. A stay is a powerful tool in the hands of an objector, and a bond protects the party whose approval sits idle through an unsuccessful appeal. A mandatory bond, though, would price some residents out of the very process these revisions are meant to open, and the commission already holds the levers: it can confine, lift, or refuse to continue a stay under Section 8.04. Case-by-case discretion, exercised on the record, is the defensible middle. If the Commission prefers a mandatory bond where a stay halts construction-ready approvals, the language can be tightened at first reading.

The July discussion also asked whether the Town's notices should recite grounds for appeal or cite the regulations at issue. My recommendation is that the notice of a development order state the procedural facts only: that an appeal lies under Article X, Division 8, that the 30-day period runs from rendition, and where the form may be obtained. Reciting substantive grounds or case-specific citations edges the Town toward advising potential adversaries, invites reliance arguments whenever the recitation proves incomplete, and adds nothing due process requires. Proposed Section 8.06 draws that line: the order itself is transmitted, the deadline is objective, and the form does the rest.

Finally, the companion unpermitted-work ordinance eliminates after-the-fact approval of unpermitted work and routes appeals of removal orders directly to the town commission. Proposed Section 8.00.C above conforms this division to that jurisdiction; subsections A and B are unchanged. The hearing procedures of Section 8.05 supply the evidentiary forum those appeals require.



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; a copy may be attached):

BRIEF EXPLANATION OF APPEAL (in what respect the appealing party is aggrieved; explanation optional if a copy of the appealed order or determination is attached):

RELIEF REQUESTED: _____

RELEVANT TOWN REGULATION(S) (optional):

Signature of Owner or Agent—REQUIRED

Printed Name

Date



TOWN OF JUPITER ISLAND BUILDING DEPARTMENT REPORT July 2026

To: Mayor & Town Commission
Through: Robert Garlo, Town Manager
CC: Kimberly Kogos, Town Clerk
From: Catherine Harding, Building, Planning and Zoning Director
RE: July 1- July 31, 2026
Date: Sept 2, 2026

Building Activity

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
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June	27	\$18,375,253.22	\$282,557.78
July	40	\$6,596,694.50	\$90,876.77
Aug			
Sept			
Oct			
Nov			
Dec			
YTD	177	\$72,965,063.07	\$1,119,638.87

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	27	-10	12	-2	
July	26	20	38	40	2	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	177				

Town of Jupiter Island								
Demolition								
<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	0	0	0	0	0	0	0	
Feb	0	0	1	0	-1	1	0	
March	0	0	0	0	0	0	0	
April	0	0	1	1	0	1	0	
May	2	1	3	2	-1	2	-1	
June	0	1	0	2	2	1	1	
July	3	4	0		0	4	1	
Aug	3	1	0		0	1	-2	
Sept	0	0	0		0	0	0	
Oct	1	0	0		0	0	-1	
Nov	0	0	0		0	0	0	
Dec	0	0	1		-1	1	0	
Total	9	7	6	5				

Town of Jupiter Island								
Additions (Added Sq Ft)								
<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	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	1	1	0	0	0
July	1	0	4	1	-3	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	5				

Town of Jupiter Island								
New Residents								
<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	0	0	0	0	0	0	0	0
Feb	0	0	0	0	0	0	0	0
March	0	0	1	0	-1	1	0	0
April	0	0	3	0	-3	3	0	0
May	6	6	0	5	5	-6	0	0
June	1	0	0	1	1	0	-1	-1
July	0	1	1	1	0	0	1	1
Aug	0	0	0		0	0	0	0
Sept	0	1	0		0	-1	1	1
Oct	0	0	0		0	0	0	0
Nov	0	0	0		0	0	0	0
Dec	0	0	0		0	0	0	0
Total	7	8	5	7				

Town of Jupiter Island
Alterations (Interior only - No added Sq Ft)

Month	2023	2024	2025	2026	2026 vs 2025 Difference	2025 vs 2024 Difference	2024 vs 2023 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	1	-4	0	2
July	3	2	3	4	1	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	14			



TOWN OF JUPITER ISLAND BUILDING DEPARTMENT REPORT July 2026

Development Review Board (DRB) Activity

DRB Meeting

The Building Department held a Development Review Board meeting on July 9, 2026. This month, there was one property on the agenda.

Address	Request	Vote
354 South Beach Rd	Install 900 sq ft prefabricated utility shed for storage in the south side of the lot located westerly of South Beach Rd.	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 July 2026

Code Compliance Activity

Code Enforcement (Details Attached)													
Category	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
Site Maintenance	1	6	2		1	1	1						12
Illegal Equipment	1	6	5		1								13
Illegal Sign	2	2	2	1	1	1							9
Landscape Lighting		1						1					2
Landscape Maintenance	4	3	2	2	3	7	2						23
Noise Complaints	3	3	6		1								13
ROW	3	4	10		2	6	4						29
Violation of LDR' s	5		5	3	2	5	8						28
Work W/O Permit	1	1	3	2	1		1						9
Monthly Total	20	26	35	8	12	20	17	0					138

Enforcement Summary July 2026								
Case Number	Category	Status	Address	Date Filed	Date Closed	Origin	Code Officer	Comment
E2026-0122	LANDSCAPE MAINTENANCE	CLOSED - COMPLIED	16 N BEACH RD	07/01/2026	07/02/2026	SELF INITIATED	JOHN JENKINS	LANDSCAPER PICKED THEM UP FOR DISPOSAL
E2026-0124	WORK WITH OUT PERMIT	CLOSED - NO VIOLATION	318 S BEACH RD	07/01/2026	08/04/2026	SELF INITIATED	JOHN JENKINS	WHILE INSPECTING A DELIVERY TRUCK IN ROADWAY WITHOUT FLAGGING. I DISCOVERED THAT THE PROPERTY DOES NOT HAVE ANY ACTIVE PERMITS. WHILE WALKING DOWN THE DRIVEWAY TO TALK TO A PROPERTY REPRESENTATIVE. I TOOK NOTE OF SEVERAL TRADE VEHICLES IN THE DRIVEWAY. TRADES INCLUDED ELECTRICIANS, POOL, LANDSCAPING, PAINTING AND SEVERAL UNMARKED VEHICLES. I SPOKE WITH AARON WHO INTRODUCED HIMSELF AS A PROPERTY MANAGER. HE WOULD REACH OUT TO CATHERINE HARDING ABOUT SCOPE OF WORK. ON 7/02/26 AARON SENT A NUMBER OF ANOTHER PROPERTY REPRESENTATIVE THAT SPOKE WITH CH. STATED ANOTHER REP WOULD COME IN NEXT WEEK WITH PLANS AND APPLY FOR ANY NECESSARY PERMITS 7-02-26 CH HAD PHONE CALL WITH PATRICK EMANS WITH HK LAW. CH TOLD HIM HE WOULD HAVE TO SEND IN PLANS FOR REVIEW FOR PERMIT. REFERRED UZAIR FARUQUI WITH MGAC PROPERTIES TO CONTACT BUILDING DEPARTMENT. 7-09-26 I VISITED THE SITE AND SPOKE WITH AARON A PROPERTY REP AND EXPLAINED THAT BUILDING DEPT. HAD NOT HEARD BACK FROM ANYONE REGARDING APPLYING FOR BUILDING PERMITS. 7-09-26 CH RCVD EMAIL FROM PATRICK EMANS. ATTACHED 7-09-26 RCVD EMAIL FROM UZAIR FARUQUI WITH MORE DETAILED SCOPE OF WORK EXPLANATION AT BOTH PROPERTIES. STILL WORKING ON GETTING CIVILS. 7-29-26 PERMITS WERE APPLIED FOR AND ISSUED FOR 320 SOUTH BEACH(SAME OWNER) WORK IS NOT BEING PERFORMED AT THIS ADDRESS. THIS ADDRESS IS BEING USED AS STAGING AND PARKING FOR WORKERS.
E2026-0125	WORK WITH OUT PERMIT	CLOSED - ABATED	320 S BEACH RD	07/02/2026	08/04/2026	SELF INITIATED	JOHN JENKINS	WHILE INSPECTING A DELIVERY TRUCK IN ROADWAY WITHOUT FLAGGING. I DISCOVERED THAT THE PROPERTY DOES NOT HAVE ANY ACTIVE PERMITS. WHILE WALKING DOWN THE DRIVEWAY TO TALK TO A PROPERTY REPRESENTATIVE. I TOOK NOTE OF SEVERAL TRADE VEHICLES IN THE DRIVEWAY. TRADES INCLUDED ELECTRICIANS, POOL, LANDSCAPING, PAINTING AND SEVERAL UNMARKED VEHICLES. I SPOKE WITH AARON WHO INTRODUCED HIMSELF AS A PROPERTY MANAGER. HE WOULD REACH OUT TO CATHERINE HARDING ABOUT SCOPE OF WORK. ON 7/02/26 AARON SENT A NUMBER OF ANOTHER PROPERTY REPRESENTATIVE THAT SPOKE WITH CH. STATED ANOTHER REP WOULD COME IN NEXT WEEK WITH PLANS AND APPLY FOR ANY NECESSARY PERMITS 7-02-26 CH HAD PHONE CALL WITH PATRICK EMANS WITH HK LAW. CH TOLD HIM HE WOULD HAVE TO SEND IN PLANS FOR REVIEW FOR PERMIT. REFERRED UZAIR FARUQUI WITH MGAC PROPERTIES TO CONTACT BUILDING DEPARTMENT. 7-09-26 I VISITED THE SITE AND SPOKE WITH AARON A PROPERTY REP AND EXPLAINED THAT BUILDING DEPT. HAD NOT HEARD BACK FROM ANYONE REGARDING APPLYING FOR BUILDING PERMITS. 7-09-26 CH RCVD EMAIL FROM PATRICK EMANS. ATTACHED 7-09-26 RCVD EMAIL FROM UZAIR FARUQUI WITH MORE DETAILED SCOPE OF WORK EXPLANATION AT BOTH PROPERTIES. STILL WORKING ON GETTING CIVILS. ATTACHED EMAIL CHAIN FROM 7-09-26 7-23-26 PROPER PERMITS APPLIED FOR 7-29-26 PERMITS ISSUED
E2026-0126	VIOLATION OF LDR'S	CLOSED - VERBAL WARNING ISSUED	160 N BEACH RD	07/03/2026	07/03/2026	PUBLIC SAFETY	JOHN JENKINS	RA HEYMAN WAS ON LOCATION WORKING AT THIS ADDRESS. PUBLIC SAFETY GAVE VERBAL WARNING ABOUT WORKING DURING HOLIDAY.
E2026-0127	VIOLATION OF LDR'S	CLOSED - VERBAL WARNING ISSUED	322 S BEACH RD	07/03/2026	07/03/2026	PUBLIC SAFETY	JOHN JENKINS	TREASURE COAST WASTE WAS PERFORMING A ROLL OFF AND GOT STUCK IN THE SAND. WRECKER WAS CALLED TO ASSIST WITH GETTING TRUCK OUT.
E2026-0128	VIOLATION OF LDR'S	CLOSED - COMPLIED	446 S BEACH RD	07/06/2026	07/06/2026	SELF INITIATED	JOHN JENKINS	PORTA-LETT WAS MOVED TO ANOTHER LOCATION ON PROPERTY WHERE IT WOULD NOT BE VISIBLE.
E2026-0129	CONSTRUCTION SITE MAINTENANCE	CLOSED - COMPLIED	264 S BEACH RD	07/07/2026	07/07/2026	SELF INITIATED	JOHN JENKINS	PORTA-LETT WAS MOVED WHILE DRIVEWAY APRON WAS BEING POURED. IT WAS MOVED BACK ON TO THE PROPERTY NEXT DAY.
E2026-0130	VIOLATION OF LDR'S	CLOSED - COMPLIED	302 S BEACH RD	07/09/2026	07/09/2026	PUBLIC SAFETY	JOHN JENKINS	ROSAENZ TRUCKING WAS OFF LOADING CINDERBLOCK WITH OUT FLAGGING. FLAGGERS WERE OBTAINED PER PUBLIC SAFETY.
E2026-0131	WORK WITH OUT PERMIT	CLOSED - COMPLIED	310 S BEACH RD	07/09/2026	07/09/2026	SELF INITIATED	JOHN JENKINS	WHILE ON ROUTINE OBSERVATION ON THE ISLAND, I OBSERVED A CREW OF 4 INDIVIDUALS WORKING ON THE RIGHT OF WAY AT 310 SOUTH BEACH ROAD. I WAS NOT AWARE OF ANY PERMITTED WORK BEING DONE IN THE RIGHT OF WAY, SO I STOPPED TO ASK THEM WHAT THEY WERE WORKING ON. THE CREW STATED THAT THEY WERE WITH EASTERN PIPELINE CONSTRUCTION. THEY WERE HAND DIGGING WATER LINES, SO THAT THEY COULD PREPARE TO DIRECTIONAL BORE UNDER SOUTH BEACH RD. THEY PLANNED TO RUN 4- 2 INCH PIPES UNDER THE ROADWAY. THE COMPANY STATED THAT THEY WERE HIRED BY ROOD IRRIGATION. A SEARCH ON THE PROPERTY FOUND NO PERMITS INVOLVING IRRIGATION ASSOCIATED WITH 310 SOUTH BEACH RD. I CALLED SMRU TO VERIFY THAT THEY HAD NO APPROVED WORK OR HAD GIVEN PERMISSION TO ANYONE TO BORE UNDER SOUTH BEACH ROAD. SCOTT FROM SMRU ARRIVED ON SITE AND VERIFIED THAT THEY NEED A PERMIT. HOLES WERE FILLED AND CREWS LEFT THE AREA. WOULD APPLY FOR A PERMIT BEFORE RESUMING ANY MORE ACTIVITY
E2026-0132	VEHICLE IN RIGHT OF WAY	CLOSED - VERBAL WARNING ISSUED	320 S BEACH RD	07/13/2026	07/13/2026	SELF INITIATED	JOHN JENKINS	TRUCK WAS MOVED TO PROPERTY.
E2026-0133	VIOLATION OF LDR'S	CLOSED - COMPLIED	126 GOMEZ RD	07/14/2026	07/24/2026	SELF INITIATED	JOHN JENKINS	NEW SEPTIC WAS PLACED. SOME CLUSIA WAS REMOVED THAT WAS NOT SUPPOSED WHICH EXPOSED THE SITE. SPOKE WITH SUPERINTENDENT, LANDSCAPERS WILL BE OUT LATER TODAY TO REPLACE. 7-24-26 NEW BUSHES HAVE BEEN INSTALLED.
E2026-0134	VEHICLE IN RIGHT OF WAY	CLOSED - COMPLIED	291 S BEACH RD	07/15/2026	07/15/2026	SELF INITIATED	JOHN JENKINS	WINTERHAVEN ELECTRIC WAS TRYING TO DELIVER A GENERATOR. TRUCK WAS UNABLE TO MAKE IT INTO DRIVEWAY. DELIVERY TRUCK LEFT.
E2026-0135	VEHICLE IN RIGHT OF WAY	CLOSED - COMPLIED	79 LINKS RD	07/16/2026	07/16/2026	SELF INITIATED	JOHN JENKINS	TRUCK WAS MOVED TO PROPERTY. WARNED ABOUT NOT HAVING SIGNAGE ON TRUCK
E2026-0136	VIOLATION OF LDR'S	CLOSED - COMPLIED	429 S BEACH RD	07/16/2026	07/16/2026	SELF INITIATED	JOHN JENKINS	CALLED SUPERINTENDENT, DWIGHT. TRUCKS WERE MOVED ONTO PROPERTY.

E2026-0137	VIOLATION OF LDR'S	CLOSED - VERBAL WARNING ISSUED	36 RIVERVIEW RD	07/18/2026	07/18/2026	SELF INITIATED	JOHN JENKINS	CONTACTED JOHN HANSON WITH ROGERS CONSTRUCTION. I TOLD HIM THAT HE WAS NOT ON THE APPROVED LIST FOR SATURDAY WORK ON 7/108/26. AT THE SITE, PAINTERS AND A/C CONTRACTORS WERE OBSERVED. HE WAS ADVISED TO CONTACT THE BUILDING DEPARTMENT FOR PERMISSION TO WORK ON SATURDAY'S AND WORK IS ONLY GIVEN BY PERMISSION. MR. HANSON WAS APOLOGETIC AND STATED THAT THERE MUST HAVE BEEN A MIX UP IN HIS OFFICE REQUESTING FOR SATURDAY WORK. VERBAL WARNING WAS GIVEN. CONTRACTORS WERE ADVISED THAT THEY WERE TO LEAVE. ALL CONTRACTORS PACKED UP WITH OUT ANY INCIDENT. I STAYED AT THIS LOCATION TO ADVISE ANY OTHER CONTRACTORS SHOWED UP THAT WORK WAS NOT PERMITTED.
E2026-0138	VIOLATION OF LDR'S	CLOSED - VERBAL WARNING ISSUED	483 S BEACH RD	07/18/2026	07/18/2026	SELF INITIATED	JOHN JENKINS	I CALLED CORY WITH SEAGATE CAPITAL, THE SUPERINTENDENT. I ADVISED HIM THAT HE WAS NOT ON THE APPROVED LIST FOR SATURDAY WORK. HE WAS APOLOGETIC AND STATED THAT HE FORGOT TO ASK FOR PERMISSION. A VERBAL WARNING WAS ISSUED. I STAYED AT THIS LOCATION, WHILE CONTRACTORS PACKED UP WITHOUT INCIDENT. VERIFIED GATES WERE CLOSED AND LOCKED.
E2026-0139	LANDSCAPE MAINTENANCE	CLOSED - COMPLIED	30 RIVERVIEW RD	07/21/2026	07/24/2026	SELF INITIATED	JOHN JENKINS	
E2026-0140	L LIGHTS	CLOSED - VERBAL WARNING ISSUED	21 S BEACH RD	07/22/2026	07/22/2026	E-MAIL	JOHN JENKINS	BEACH FACING FLOOD LIGHTS WERE BEING LEFT ON ALL NIGHT. EAI HAD PERFORMED A SEA TURTLE WALK ON 7-13-26 CONFIRMING THAT A BRIGHT LIGHT AT THIS PROPERTY WAS OBSERVED LIGHTING THE BEACH 7/22/26 SPOKE WITH THE PROPERTY MANAGER APRIL DAY. WE VERIFIED THE LIGHT WAS ON A TIME. AND I PERSONALLY SAW THE SWITCH TO THE LIGHTS BEING TURNED OFF. APRIL STATED THAT SHE WOULD TRY TO VERIFY LATER AT NIGHT THROUGH SECURITY CAMERAS THAT THE LIGHT WAS OFF. I ISSUED MS. DAY A COPY OF THE TOWN ORDINANCE AND LETTER EXPLAINING THE VIOLATION. SHE WILL GIVE THE LETTER TO THE OWNERS. SHE WILL REACH OUT TO THE OWNER AND SEE WHAT COURSE OF ACTION THEY WOULD LIKE TO PURSUE.
E2026-0141	VEHICLE IN RIGHT OF WAY	CLOSED - COMPLIED	103 N BEACH RD	07/29/2026	07/29/2026	SELF INITIATED	JOHN JENKINS	CREW WAS HAVING A HARD TIME WITH COMBO ON LOCK AT SIGHT. PROVIDED FLAGGING UNTIL SITUATION WAS RESOLVED. CORRECT GATE CODE WAS GIVEN AND ALL TRUCKS WERE MOVED ON TO SITE.





TOWN OF JUPITER ISLAND BUILDING DEPARTMENT REPORT August 2026

To: Mayor & Town Commission
Through: Robert Garlo, Town Manager
CC: Kimberly Kogos, Town Clerk
From: Catherine Harding, Building, Planning and Zoning Director
RE: August 1- August 31, 2026
Date: Sept 2, 2026

Building Activity

Construction Revenue 2026			
	Permits Issued	Construction Value	Building Fees
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June	27	\$18,375,253.22	\$282,557.78
July	40	\$6,596,694.50	\$90,876.77
Aug	40	\$3,809,884.00	\$80,272.13
Sept			
Oct			
Nov			
Dec			
YTD	217	\$76,774,947.07	\$1,199,911.00

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	
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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	27	-10	12	-2	
July	26	20	38	40	2	18	-6	
Aug	25	27	17	40	23	-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	217				

Town of Jupiter Island								
Demolition								
<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	0	0	0	0	0	0	0	
Feb	0	0	1	0	-1	1	0	
March	0	0	0	0	0	0	0	
April	0	0	1	1	0	1	0	
May	2	1	3	2	-1	2	-1	
June	0	1	0	2	2	1	1	
July	3	4	0	0	0	4	1	
Aug	3	1	0	1	1	1	-2	
Sept	0	0	0		0	0	0	
Oct	1	0	0		0	0	-1	
Nov	0	0	0		0	0	0	
Dec	0	0	1		-1	1	0	
Total	9	7	6	6				

Town of Jupiter Island								
Additions (Added Sq Ft)								
<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	0	0	0	0	0	0	0	0
Feb	1	0	0	0	0	0	-1	
March	1	0	0	1	1	0	-1	
April	0	1	1	1	0	0	1	
May	2	3	0	1	1	-3	1	
June	0	0	0	1	1	0	0	
July	1	0	4	1	-3	4	-1	
Aug	0	2	0	3	3	-2	2	
Sept	0	0	0		0	0	0	
Oct	0	0	1		-1	1	0	
Nov	0	0	0		0	0	0	
Dec	0	0	0		0	0	0	
Total	5	6	6	8				

Town of Jupiter Island								
New Residents								
<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	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	1	1	0	-1	
July	0	1	1	1	0	0	1	
Aug	0	0	0	1	1	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	8				

Town of Jupiter Island								
Alterations (Interior only - No added Sq Ft)								
<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	0	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	1	-4	0	2	
July	3	2	3	4	1	1	-1	
Aug	1	1	0	2	2	-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	16				



TOWN OF JUPITER ISLAND BUILDING DEPARTMENT REPORT August 2026

Development Review Board (DRB) Activity

DRB Meeting

The Building Department held a Development Review Board meeting on August 6, 2026. There were five properties on the agenda.

Address	Request	Vote
15 South Beach Rd	Demolish an existing house, pool, and associated hardscaping.	Approved (with conditions)
114 Gomez Rd	Revise a previously approved DRB application to move mechanical equipment enclosures to a sunken enclosure area near below grade garage and change the roof line of the Northwest corner to a flat roof.	Approved (with conditions)
128 South Beach Rd	Demolish an existing main floor mudroom, laundry, related utilities and second floor covered porch and the addition of a new mudroom and laundry extension with relocated utilities. Also, an addition above the second floor.	Approved (with conditions)
161 North Beach Rd	Revise a previously approved DRB application of a full demolition to a partial demolition of a non-conforming house.	Denied
162 South Beach Rd	Demolish an existing one-story residence, guesthouse, shed, pool, pool deck and associated hardscaping.	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 August 2026

Code Compliance Activity

Code Enforcement (Details Attached)													
Category	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
Site Maintenance	1	6	2		1	1	1						12
Illegal Equipment	1	6	5		1								13
Illegal Sign	2	2	2	1	1	1		1					10
Landscape Lighting		1					1	7					9
Landscape Maintenance	4	3	2	2	3	7	2	6					29
Noise Complaints	3	3	6		1								13
ROW	3	4	10		2	6	4	6					35
Violation of LDR' s	5		5	3	2	5	8	5					33
Work W/O Permit	1	1	3	2	1		1	2					11
Monthly Total	20	26	35	8	12	20	17	27					165

Enforcement Summary August 2026								
Enforcement Number	Category	Status	Address	Date Filed	Date Closed	Origin	Code Officer	Comment
E2026-0142	LANDSCAPE MAINTENANCE	CLOSED - NO VIOLATION	168 S BEACH RD	08/04/2026	08/04/2026	SELF INITIATED	JOHN JENKINS	FOUND PROPERTY LANDSCAPER IN GARAGE, WAS UNABLE TO GET GAS POWERED BLOWER TO OPERATE. WAS IN THE MIDDLE OF DOING REPAIRS WHEN I FOUND HIM. HE WAS AWARE OF THE CLIPPINGS AND WOULD RAKE THE CLIPPINGS IF HE COULDN'T GET THE BLOWER TO OPERATE. LETTER TO OWNERS SENT 8-12-26 NEW SOD DELIVERED 8-16-26
E2026-0143	LANDSCAPE MAINTENANCE	CLOSED - ABATED	615 S BEACH RD	08/04/2026	08/19/2026	SELF INITIATED	JOHN JENKINS	SOD INSTALLED 8-19-26
E2026-0144	VEHICLE IN RIGHT OF WAY	CLOSED - COMPLIED	303 S BEACH RD	08/04/2026	08/04/2026	SELF INITIATED	JOHN JENKINS	LOCATED TRUCK OPERATOR, HE LEFT.
E2026-0145	VIOLATION OF LDR'S	CLOSED - COMPLIED	127 GOMEZ RD	08/05/2026	08/05/2026	SELF INITIATED	JOHN JENKINS	TREE SERVICE HAD TRUCK AND TRAILER IN ROADWAY WITH OUT FLAGGING. SPOKE WITH SUPERVISOR, HE GOT SOMEONE TO FLAG. HAND DELIVERED VIOLATION NOTICE TO OWNER, WAS ALSO EMAILED. STOP WORK IN THE BUFFER WAS GIVEN TO THOSE WORKING. APPLY FOR AFTER THE FACT LAND CLEARING PERMIT. MUST HAVE SURVEY OF THE AREA WHERE WORK IS BEING DONE
E2026-0146	WORK WITH OUT PERMIT	OPEN - COMPLAINT RECEIVED	286 S BEACH RD	08/11/2026		CATHERINE HARDING	JOHN JENKINS	LANDSCAPE ARCHITECT MUST SHOW SCOPE OF WORK AND WHAT IS TO BE REPLACED.
E2026-0147	VIOLATION OF LDR'S	CLOSED - COMPLIED	40 GOMEZ RD	08/08/2026	08/08/2026	SELF INITIATED	JOHN JENKINS	ADVISED DELIVERY TRUCK WORK IS ONLY WITH APPROVED PRIOR PERMISSION. DELIVERY STATED HE WOULD COME BACK MONDAY.
E2026-0148	VEHICLE IN RIGHT OF WAY	CLOSED - VERBAL WARNING ISSUED	303 S BEACH RD	08/11/2026	08/11/2026	SELF INITIATED	JOHN JENKINS	VERBAL WARNING GIVEN. TRUCK WAS MOVED. ORDERED TO GRADE AN SOD DRIVEWAY. WORK TO BE COMPLETED BY 8/14/26 I SPOKE WITH JIM(SUPERINTENDENT) WORK WAS COMPLETED ON 8-11. DRIVEWAY HAS BEEN GRADED AND SODDED. WILL PLACE MULCH AROUND PALM TREES IN FRONT. PER CH SATURDAY WORK FOR 8-15 HAS BEEN REVOKED.
E2026-0149	LANDSCAPE MAINTENANCE	CLOSED - ABATED	508 S BEACH RD	08/11/2026	08/13/2026	CATHERINE HARDING	JOHN JENKINS	EMAIL FROM CH STATING ISSUE HAS BEEN ABATED ATTACHED. EAI PERFORMED NIGHT TIME WALK ON 7-13-26. SHOWED ONE LIGHT ON AT THIS RESIDENCE. LIGHT IS A MOTION SENSOR RING CAMERA. I SPOKE WITH OWNER. I SHOWED THE PICTURES OF THE LIGHT ON AT NIGHT AND EXPLAINED THE ORDINANCE. OUTDOOR LIGHTING IS TO BE TURNED OFF AT 930 OR THE LIGHT MUST BE SHIELDED.
E2026-0150	L LIGHTS	CLOSED - COMPLIED	141 N BEACH RD	08/12/2026	08/12/2026	SELF INITIATED	JOHN JENKINS	SHE STATED SHE WOULD MAKE THE NECESSARY CHANGES TO THE MOTION SENSOR. WILL ATTEMPT TO FOLLOW UP. EAI PERFORMED NIGHT WALK SHOWED A LIGHT ON THIS PROPERTY ILLUMINATING THE BEACH AFTER 2130 PM. I SPOKE WITH FRANK THE SUPERINTENDENT AT 65 NORTH BEACH, HIS PROJECT HAD LIGHTS ILLUMINATING THE BEACH IN MAY. HE STATED THAT HE WOULD BE SURE TO TURN OFF THE BREAKERS AT THE END OF EVERY DAY. WOULD TAKE CARE OF LIGHT HERE.
E2026-0151	L LIGHTS	CLOSED - ABATED	63 N BEACH RD	08/12/2026	08/12/2026	SELF INITIATED	JOHN JENKINS	I WILL ATTEMPT TO FOLLOW UP. ON AUGUST 11, 2026, I VISITED 286 SOUTH BEACH ROAD REGARDING AN UNRELATED MATTER. WHILE THERE, I SPOKE WITH OWNER AND WALKED THE PROPERTY WITH HIM. NO CHILDREN WERE PRESENT, AND I OBSERVED NO SIGNS OF AN ACTIVE SUMMER CAMP OR OTHER BUSINESS ACTIVITY BEING CONDUCTED AT THE PROPERTY. I SUBSEQUENTLY CONDUCTED AN INTERNET SEARCH USING RELEVANT KEYWORDS AND AI-ASSISTED RESEARCH TO DETERMINE WHETHER THERE WAS EVIDENCE OF A SUMMER CAMP OR OTHER BUSINESS BEING OPERATED AT 286 SOUTH BEACH ROAD. THE SEARCH CONFIRMED THAT OWNER WAS A SPONSOR OF REVERSE THE DOOR, A SUMMER CAMP SERVING LOCAL CHILDREN FROM LOW-INCOME FAMILIES. THE 2026 CAMP WAS HELD AUGUST 3-7 AT FIRST UNITED METHODIST CHURCH OF HOBE SOUND. THE CAMP INCLUDED OFF-SITE ACTIVITIES AND FIELD TRIPS, INCLUDING BOWLING, SNORKELING AT HOBE SOUND BEACH, AND A TRIP TO ELEV-8 FUN. THERE IS NO EVIDENCE THAT THE REVERSE THE DOOR CAMP WAS OPERATED AT 286 SOUTH BEACH ROAD. AT MOST, ANY CAMP-RELATED ACTIVITY AT THE PROPERTY APPEARS TO HAVE BEEN LIMITED TO A ONE-DAY EVENT. BASED ON MY SITE VISIT AND THE AVAILABLE INFORMATION REVIEWED, I FOUND NO EVIDENCE OF AN UNLICENSED BUSINESS OR OTHER VIOLATION OCCURRING AT 286 SOUTH BEACH ROAD.
E2026-0152	UNLICENSED BUSINESS	CLOSED - NO VIOLATION	286 S BEACH RD	08/10/2026	08/13/2026	E-MAIL	JOHN JENKINS	I FIND NO EVIDENCE OF A VIOLATION AND CONSIDER THIS MATTER CLOSED. AMC BUILDERS WERE DIGGING CONCRETE PAD FOR PLANNED HOUSE. DO NOT HAVE PERMIT FOR NEW MAIN RESIDENCE. SITE BUFFER IS INSUFFICIENT, GATE IS NOT INSTALLED. ONLY APPROVED WORK IS FOR LANDSCAPING AND SITE BUFFER.
E2026-0153	WORK WITH OUT PERMIT	CLOSED - ABATED	4 ISLE RIDGE W RD	08/13/2026	08/28/2026	SELF INITIATED	JOHN JENKINS	WORK WAS STOPPED. CONTRACTOR WAS ADVISED (SEE ATTACHMENTS) PHOTOS ATTACHED.
E2026-0154	ILLEGAL SIGN	CLOSED - COMPLIED	322 S BEACH RD	08/14/2026	08/14/2026	SELF INITIATED	JOHN JENKINS	WAS TAKEN DOWN SAME DAY. ADVISED THE SUPERINTENDENT THAT NO ADVERTISING WAS ALLOWED. BAGS OF MULCH WERE REMOVED SAME DAY FROM RIGHT OF WAY.
E2026-0155	L LIGHTS	CLOSED - ABATED	460 S BEACH RD	08/14/2026	08/14/2026	E-MAIL	JOHN JENKINS	SPOKE WITH ERIC MATSON, PROPERTY MANAGER. WE WALKED THE BEACH HOUSE PROPERTY AND WAS ABLE TO LOCATE THE LIGHT. I ADVISED HIM THAT DURING SEA TURTLE NESTING SEASON OUTSIDE LIGHTS ARE TO BE TURNED OFF AFTER 930. HE AGREED TO SHUT THE LIGHTS OFF AND WOULD SPEAK TO THE OWNERS WHEN THEY RETURNED ABOUT SHIELDING OR REPLACEMENT WHEN THEY CAME BACK IN SEASON.
E2026-0156	L LIGHTS	CLOSED - ABATED	43 N BEACH RD	08/17/2026	08/17/2026	E-MAIL	JOHN JENKINS	SPOKE WITH CHASE DURANTT, ADVISED HIM THAT THE REAR LIGHTS WERE ON AFTER 930 PM. I ADVISED HIM THAT HE SHOULD TURN OFF THE LIGHTS AFTER 930 OR REPLACE THE FIXTURES. HE ADVISED THAT HE WAS ABLE TO CHANGE THE TIMER AND THEY WILL NOW TURN OFF AT 9 PM.

E2026-0157	L LIGHTS	CLOSED - ABATED	111 S BEACH RD	08/17/2026	08/17/2026 E-MAIL	JOHN JENKINS	EAI FOUND 2 LIGHTS ON AFTER 930 PM AT THIS LOCATION. BOTH LIGHTS WERE UNSHIELDED. THIS PROPERTY HAS AN ONGOING CONSTRUCTION PROJECT AT THIS TIME. I CONTACTED THE SUPERINTENDENT WITH WEBB CONSTRUCTION. I SHOWED HIM THE REPORT FROM EAI AND EXPLAINED THE ORDINANCE. HE REMOVED THE BULBS FROM THE LIGHTS AND WOULD REACH OUT TO THE PROPERTY OWNERS FOR DIRECTION TO PROCEED.
E2026-0158	L LIGHTS	CLOSED - ABATED	423 S BEACH RD	08/18/2026	08/18/2026 E-MAIL	JOHN JENKINS	MET WITH PROPERTY MANAGER AND WAS ABLE TO IDENTIFY LIGHTS ON GUEST HOUSE AND PALM TREE LIGHTS. TIMERS WERE ADJUSTED TO 9PM. SHOULD BE CORRECTED.
E2026-0159	L LIGHTS	CLOSED - ABATED	1 ESTRADA RD	08/18/2026	08/18/2026 E-MAIL	JOHN JENKINS	SPOKE WITH PEOPLE IN THE OFFICE. STATED THAT THOSE LIGHTS ARE SUPPOSED TO BE ON TIMERS. WILL REVIEW TO MAKE SURE THEY ARE FUNCTIONAL AND WILL SET THE TIME TO 9 PM.
E2026-0160	L LIGHTS	CLOSED - ABATED	65 S BEACH RD	08/18/2026	E-MAIL	JOHN JENKINS	
E2026-0161	VEHICLE IN RIGHT OF WAY	CLOSED - COMPLIED	67 N BEACH RD	08/18/2026	08/18/2026 SELF INITIATED	FRANK LOGALBO	FLAGGERS CAME FROM SITE, WERE NOT AWARE OF DELIVERY.
E2026-0162	LANDSCAPE MAINTENANCE	REMOVED	111 S BEACH RD	08/19/2026	08/20/2026 SELF INITIATED	JOHN JENKINS	LANDSCAPERS WERE CLEANING THE AREA.
E2026-0163	VEHICLE IN RIGHT OF WAY	CLOSED - COMPLIED	190 GOMEZ RD	08/19/2026	08/19/2026 SELF INITIATED	JOHN JENKINS	TRUCK WAS MOVED.
E2026-0164	LANDSCAPE MAINTENANCE	CLOSED - NO VIOLATION	398 S BEACH RD	08/21/2026	08/21/2026 E-MAIL	JOHN JENKINS	EMAIL CAME FROM EAI BIOLOGISTS. STATING THAT WORK WAS BEING DONE AT THE BEACH HOUSE. EMAIL HAD A PICTURE OF A LANDSCAPER STANDING IN FRONT OF BEACH HOUSE.
E2026-0165	LANDSCAPE MAINTENANCE	CLOSED - NO VIOLATION	105 BUNKER HILL RD	08/21/2026	08/21/2026 PUBLIC SAFETY	JOHN JENKINS	I CONTACTED PROPERTY MANAGER AND WAS ADVISED THAT ROUTINE MAINTENANCE ON A PATH WAS PERFORMED WITH GENERAL TRASH PICK UP. I WALKED THE AREA AND FOUND THAT A PATH WAS BEING MAINTAINED, NO OTHER OBVIOUS WORK WAS PERFORMED ON SURROUNDING DUNE.
E2026-0166	VEHICLE IN RIGHT OF WAY	CLOSED - COMPLIED	302 S BEACH RD	08/24/2026	08/24/2026 SELF INITIATED	JOHN JENKINS	MET WITH CAPTAIN SCOLLY AND HE SHOWED ME THE AREA WHERE THE FENCE WAS LEANING. HE DETERMINED THAT THE FENCE WAS ACTUALLY ON PUBLIC SAFETY PROPERTY AND WOULD CONTACT PUBLIC WORKS TO FIX.
E2026-0167	VEHICLE IN RIGHT OF WAY	CLOSED - COMPLIED	332 S BEACH RD	08/24/2026	08/24/2026 SELF INITIATED	JOHN JENKINS	CONTRACTOR WAS NOT AWARE OF PARKING RESTRICTIONS. WAS MOVED ON TO PROPERTY.
E2026-0168	VIOLATION OF LDR'S	CLOSED - COMPLIED	150 N BEACH RD	08/24/2026	08/24/2026 SELF INITIATED	JOHN JENKINS	OCCUPANT STATED THAT HE WAS PART OF THE CONSTRUCTION PROJECT, BUT DID NOT KNOW THE CODE TO GET ON TO SITE. ADVISED HIM THAT THERE WAS ALTERNATIVE PARKING FOR THIS PARTICULAR ADDRESS. STATED HE WOULD CALL HIS SUPERVISOR TO FIGURE IT OUT. VEHICLE LEFT.
E2026-0169	VIOLATION OF LDR'S	CLOSED - COMPLIED	34 GOMEZ RD	08/25/2026	SELF INITIATED	JOHN JENKINS	TRUCK WAS MOVED OFF THE PRIVATE ROAD AND IN FRONT OF ADDRESS. FLAGGING WAS PRESENT.
E2026-0170	VIOLATION OF LDR'S	CLOSED - COMPLIED	126 GOMEZ RD	08/24/2026	08/25/2026 SELF INITIATED	JOHN JENKINS	WAS ABLE TO FIND SUPERINTENDENT, VEHICLES WERE MOVED ON TO PROPERTY.
E2026-0171	WORK WITH OUT PERMIT	CLOSED - COMPLIED	15 S BEACH RD	08/27/2026	08/27/2026 SELF INITIATED	JOHN JENKINS	NEW PORTA-LETT WAS DELIVERED. OLD ONE WAS PICKED UP THE NEXT DAY. PORTA-LETT IS CURRENTLY SCREENED AND NOT VISIBLE. WITTMAN BUILDING AND NATIONAL FENCE WERE ON THE PROPERTY. TAYLOR FROM WITTMAN STATED THAT THEY HAD CONTRACTED NATIONAL FENCE TO START PUTTING UP CONSTRUCTION FENCE AND SCREENING IN ANTICIPATION OF DEMO OF HOUSE. THE HOUSE HAD BEEN APPROVED FOR DEMO BY DRB. BUT WITTMAN HAD NOT SUBMITTED ANY SITE OR LANDSCAPING PLANS, OR SECURED ANY PERMITS. WORK WAS HALTED ADVISED THAT A PERMIT AND PLANS WOULD HAVE TO BE APPROVED PRIOR TO COMMENCEMENT.



TOWN OF JUPITER ISLAND PUBLIC WORKS DEPARTMENT REPORT

To: Mayor & Town Commission

Through: Robert Garlo, Town Manager 

CC: Kimberly Kogos, Town Clerk

From: John Duchock, Public Works Director

Date: 8/25/2026

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.

Lethal Yellowing Update

Staff continues to work with Dr. Brian Bahder of the University of Florida's Institute of Food and Agricultural Sciences (UF IFAS) and Town arborist consultant, Mr. Brian Fischer of King Tree Service to study the presence and potential threat of lethal yellowing disease on Jupiter Island. Over the past three months, eight rounds of sticky trap samples have been collected with only one location (below) confirming the presence of the vector insect (*Haplaxius crudus*).



Trap Location (Vector Confirmed)

Testing of the insect samples for the disease were negative, indicating no presence of phytoplasma disease (lethal yellowing). In order to confirm these initial results and develop a higher level of confidence in the risk exposure on the island, staff continues to work with UF IFAS and King Tree Service collecting and testing additional samples through the end of September. Staff anticipates providing a summary of the study during the October 20th Commission meeting, along with recommendations regarding the lethal yellowing program.

It is noted that the Town is currently not applying the injection treatment for lethal yellowing to any trees on Jupiter Island, on private property or Town-owned property. Residents will be notified of the pause in treatment.



Jupiter Island Public Safety Department July 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	126	138						1,071
<i>Arrests</i>	1	0	2	1	0	2	0						6

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	53	40						465
<i>Vehicle Citations</i>	6	4	5	8	12	23	5						63
<i>Parking Citations</i>	3	3	19	31	10	14	6						86
<i>Vehicle Crashes</i>	3	1	1	3	0	1	2						11
<i>Marine Unit Activity</i>	21	21	18	22	34	22	9						147

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	0						0
<i>Burglary</i>	0	0	0	0	0	0	0						0
<i>Theft</i>	1	0	0	0	0	0	0						1
<i>Auto Theft</i>	0	0	0	0	0	0	0						0
<i>Assault</i>	0	0	0	0	0	0	0						0
Total	1	0	0	0	0	0	0						1



Jupiter Island Public Safety Department

July 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	0	0						1
<i>Drug Violations</i>	0	0	0	0	0	0	0						0
<i>Trespassing</i>	0	0	0	0	0	1	0						1
<i>Vandalism</i>	0	0	0	0	0	0	0						0
<i>Disorderly Conduct</i>	0	0	0	0	0	0	0						0
<i>Lewd & Lascivious</i>	0	0	0	1	0	0	0						1
Total	1	0	0	1	0	1	0						3

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	9	8						82
<i>Medical Average Response Time</i>	5.5 Mins	3.6 Mins	1.7 Mins	2.7 Mins	1.8 Mins	3.0 Mins	2.0 Mins						2.9 Mins
<i>Fire Calls</i>	15	11	12	9	12	5	15						64
<i>Fire Average Response Time</i>	4.8 Mins	3.2 Mins	2.8 Mins	4.2 Mins	3.1 Mins	3.2 Mins	3.3 Mins						3.5 Mins



Jupiter Island Public Safety Department

July 2026

Activity Report



Alarm Activity By Month

<i>Alarm 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>Burglar/Security Alarm</i>							44						44
<i>Fire Alarm</i>							12						12
<i>Carbon Monoxide (CO2) Alarm</i>							3						3
<i>Total Alarms</i>	-	-	-	-	-	-	59						59

Criminal Activity

Found Property / Narcotics / July 6, 2026; Officers responded to the public beach in reference to a report of a suspicious package that had washed up on the beach. The package was approximately six inches square, wrapped in tape and plastic and was consistent with illegal narcotics. The item was collected and turned over to the MCSO for destruction where it was tested and found to be positive for Cocaine.



Jupiter Island Public Safety Department

July 2026

Activity Report



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	3	8						39
<i>Calls for Service-Night</i>	2	2	4	0	4	2	2						16
<i>Patrols</i>	81	77	97	98	102	109	102						666
<i>Traffic Stops</i>	6	9	5	6	11	3	7						47
<i>Medical Calls</i>	1	1	2	1	0	1	2						8

Hobe Sound Beach Activity

DAYTIME 7am-7pm

Lost Property / July 6, 2026, 9:38 am; Dispatch received a call related to a report of lost or stolen property possibly from the public beach. The caller did not discover the items missing until he arrived back in Tallahassee and could not be certain where he lost the property.

Medical Call / July 9, 2026, 2:53 pm; Officers responded to a report of a sick person at the pavilion at the public beach. Assistance was provided and the subject was transported to Jupiter Medical by MCFR.

Suspicious Incident / July 17, 2026, 8:04 am; Officers responded to the public beach in reference to a parked vehicle sitting with the driver's door open and no one around. Officers attempted to make contact with the vehicle owner with no success. The vehicle was secured.

Animal Complaint / July 17, 2026, 1:02 pm; Officers responded to a report of a dog fight in the area of the lifeguard stand. Contact was made with the two individuals involved. Both subjects had their dogs on leash when they got close together and began fighting. No one was injured in the encounter and both parties agreed to resolve the problem amongst themselves. MC Animal Control was notified for follow-up.

Disturbance / July 18, 2026, 2:35 pm; Officers responded to a report of a disturbance at the public beach involving several individuals. It was determined the incident was a verbal altercation only and all subjects were separated and instructed to stay away from each other.



Jupiter Island Public Safety Department July 2026 Activity Report



Drunk Person / July 24, 2026, 12:06 pm; Officers responded to a report of a drunk person passed out by the bathrooms at the public beach. Officers discovered an intoxicated male walking around. Contact was made with the individual and he was transported from the area by MCSO.

Medical Call / July 26, 2026, 3:56 pm; Officers responded to a report of a juvenile that appeared confused and disoriented. MCFR responded to assist, the subject was assessed but the parent refused transport and left the area with the child.

Found Property / July 27, 2026, 2:26 pm; Subjects at the public beach discovered two backpacks in the bushes. The items were collected and turned over to public safety. Dispatch was later contacted by the property owner who retrieved the items from Public Safety.

NIGHTTIME 7pm-7am

Loose Dog / July 11, 2026, 10:39 pm; Officers were flagged down and advised of a loose dog in the area of the public beach running up North Beach Rd. The dog resides on North Beach Rd and was recovered and secured by the owner.

Crash / July 13, 2026, 8:50 pm; Officers responded to the public beach parking lot in reference to a delayed report of a possible minor parking lot crash. The reporting person advised she believed she backed into a vehicle that was parked next to her when she was leaving the beach. She returned to the parking lot, but the vehicle had left the area. The reporting person provided all of her information in the event the vehicle returned.



Jupiter Island Public Safety Department

July 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	49	27						201
<i>No Flag Persons Present</i>	4	4	4	10	5	23	26						76
<i>Working Outside Hours</i>	0	1	1	1	0	2	4						9
<i>Work with No Permit</i>	0	0	0	0	0	0	1						1
<i>All Other Violations</i>	1	7	4	1	4	7	4						28
<i>Total Violations</i>	25	22	31	60	34	81	62						315
<i>Officer patrols</i>	1,000	901	1,070	1,082	1,252	1,511	1,776						6,816

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	6	17						70

Drone Operators logged 430 minutes (7.16 hours) of flight time during the month of July. Flights were divided between training flights, aerial patrols of the ocean and waterway, as well as the following calls for service:

Juvenile Trouble / July 11, 2026; Officers received a call of juveniles on the beach disturbing turtle nests in the area of Blowing Rocks Preserve. The drone was deployed and observed subjects on the beach in the area of the 600 block of S Beach Rd. Contact was made with the subjects and it was discovered the individuals were with FWC.



Jupiter Island Public Safety Department July 2026 Activity Report



Assist Other Agency (MCSO), Suspicious Vessel / July 19, 2026; Officers received a report of a suspicious vessel offshore in the area of Pecks Lake. The drone was deployed and a vessel was observed traveling south in the area of the Jupiter Inlet. The information was passed on to PBSO and contact was made with the vessel by PBSO south of the inlet.

Assist Other Agency (USCG), Vessel Boarding / July 27, 2026; Officers received information that the US Coast Guard was attempting to stop a vessel offshore that was traveling east in the direction of the Jupiter Inlet. The drone was deployed and the vessel was located and observed traveling into the inlet where it was stopped by Jupiter PD and detained for the Coast Guard.



Jupiter Island Public Safety Department

August 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	126	138	135					1,206
<i>Arrests</i>	1	0	2	1	0	2	0	1					7

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	53	40	69					534
<i>Vehicle Citations</i>	6	4	5	8	12	23	5	10					73
<i>Parking Citations</i>	3	3	19	31	10	14	6	4					90
<i>Vehicle Crashes</i>	3	1	1	3	0	1	2	3					14
<i>Marine Unit Activity</i>	21	21	18	22	34	22	9	8					155

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	0	0					0
<i>Burglary</i>	0	0	0	0	0	0	0	0					0
<i>Theft</i>	1	0	0	0	0	0	0	1					2
<i>Auto Theft</i>	0	0	0	0	0	0	0	0					0
<i>Assault</i>	0	0	0	0	0	0	0	0					0
<i>Total</i>	1	0	0	0	0	0	0	1					2



Jupiter Island Public Safety Department

August 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	0	0	0					1
<i>Drug Violations</i>	0	0	0	0	0	0	0	0					0
<i>Trespassing</i>	0	0	0	0	0	1	0	0					1
<i>Vandalism</i>	0	0	0	0	0	0	0	0					0
<i>Disorderly Conduct</i>	0	0	0	0	0	0	0	0					0
<i>Lewd & Lascivious</i>	0	0	0	1	0	0	0	0					1
Total	1	0	0	1	0	1	0	0					3

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	9	8	7					89
<i>Medical Average Response Time</i>	5.5 Mins	3.6 Mins	1.7 Mins	2.7 Mins	1.8 Mins	3.0 Mins	2.0 Mins	3.6 Mins					2.9 Mins
<i>Fire Calls</i>	15	11	12	9	12	5	15	11					75
<i>Fire Average Response Time</i>	4.8 Mins	3.2 Mins	2.8 Mins	4.2 Mins	3.1 Mins	3.2 Mins	3.3 Mins	2.1 Mins					3.3 Mins



Jupiter Island Public Safety Department

August 2026

Activity Report



Alarm Activity By Month

Alarm Type	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
Burglar/Security Alarm							44	44					88
Fire Alarm							12	13					25
Carbon Monoxide (CO2) Alarm							3	0					3
Total Alarms	-	-	-	-	-	-	59	57					116

Criminal Activity

Grand Theft / August 3, 2026; Officers responded to a construction site located on Gomez Rd in reference to missing construction materials. The reporting person indicated they were missing several rolls of electrical wire. A suspect was identified and a felony warrant for Grand theft was issued.

Lost/Stolen Property / August 4, 2026; Officers responded to a report of a lost or stolen FedEx package that was inadvertently delivered to the wrong address. The package was reported to be delivered but has not been located. The caller was referred to the shipping company and the shipper for follow-up. No suspects or additional information at this time.

Traffic Arrest / August 6, 2026; while conducting a lawful traffic stop, the operator of the vehicle was issued a criminal traffic citation with a mandatory court date for Drivers License Expired More Than 6 Months.

Warrant Arrest; Violation of Injunction for Protection / August 13, 2026; Officers observed a subject that was known to them and known to have an open warrant out of Palm Beach County for Violation of an Injunction for Protection Against Domestic Violence, walking on North Beach Rd. The subject was stopped, questioned, and the warrant was confirmed. The individual was arrested and transported to Martin County Jail for the open warrant.

Traffic Arrest / August 14, 2026; while conducting a lawful traffic stop, the operator of the vehicle was issued a criminal traffic citation with a mandatory court date for No Valid DL/Never Issued. The vehicle was turned over to a licensed driver.



Jupiter Island Public Safety Department August 2026 Activity Report



Traffic Arrest / August 24, 2026; while conducting a lawful traffic stop, the operator of the vehicle was issued a criminal traffic citation with a mandatory court date for Drivers License Expired More Than 6 Months. The vehicle was turned over to a licensed driver.

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	3	8	4					43
<i>Calls for Service-Night</i>	2	2	4	0	4	2	2	0					16
<i>Patrols</i>	81	77	97	98	102	109	102	89					755
<i>Traffic Stops</i>	6	9	5	6	11	3	7	6					53
<i>Medical Calls</i>	1	1	2	1	0	1	2	1					9

Hobe Sound Beach Activity

DAYTIME 7am-7pm

Medical Call / August 3, 2026, 10:29 am; Officers responded to a report of a sick person at the pavilion at the public beach. Assistance was provided and the subject refused transport by MCFR.

Suspicious Incident / August 8, 2026, 6:36 pm; Officer's responded to the public beach in reference to a call from a female claiming that another female attempted to enter the stall she was in in the public restroom. The subject left the area prior to the officer's arrival. No other information at this time.

Suspicious Person / August 11, 2026, 2:14 pm; Officers responded to the public beach in reference to a subject acting suspicious around the public restrooms. The subject left the area on a bicycle before officers arrived. He was located near the bridge leaving the island. The caller did not observe any criminal activity and just thought he was acting suspicious. No other information at this time.

Animal Control Call / August 20, 2026, 8:08 am; Officers responded to the public beach in reference to a loose dog. The dog was located and returned to its residence on N. Beach Rd. MC Animal Control was



Jupiter Island Public Safety Department

August 2026

Activity Report



contacted for a follow-up and citation.

NIGHTTIME 7pm-7am

Nothing to 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	49	27	40					241
<i>No Flag Persons Present</i>	4	4	4	10	5	23	26	22					98
<i>Working Outside Hours</i>	0	1	1	1	0	2	4	0					9
<i>Work with No Permit</i>	0	0	0	0	0	0	1	0					1
<i>All Other Violations</i>	1	7	4	1	4	7	4	1					29
<i>Total Violations</i>	25	22	31	60	34	81	62	63					378
<i>Officer patrols</i>	1,000	901	1,070	1,082	1,252	1,511	1,776	1,681					8,497



Jupiter Island Public Safety Department August 2026 Activity Report



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	6	17	2					72

Drone Operators logged 226 minutes (3.76 hours) of flight time during the month of August. Flights were divided between training flights, aerial patrols of the ocean and waterway. Additionally, drone operators participated in joint training with the Martin County Sheriff's Office drone unit.

Upcoming Town Meetings and Events
2026

Date	Day	Time	Event/Meeting	Location
September 7	Monday	All Day	Labor Day Holiday - Town Offices Closed	
September 10	Thursday	9am	Development Review Board - NO MEETING THIS MONTH	Island Room (NOT Required)
September 14	Monday	9am	Town Commission Meeting	Island Room
September 14	Monday	1pm or Dir Following		
September 14	Monday	TC	SMRU Board Meeting	Island Room
September 14	Monday	5:01pm	First Budget Hearing	Island Room
September 17	Thursday	4pm	Beach Protection District Meeting	Island Room
September 17	Thursday	5:01pm	Second Budget Hearing and Adoption	Island Room
October 8, 2026	Thursday	9am	Development Review Board Meeting	Island Room
October 20, 2026	Tuesday	9am	Town Commission and Beach Protection Meetings	Island Room
November 3	Tuesday	7am-7pm	Martin County General Election Day	Island Room
November 5	Thursday	9am	Development Review Board Meeting	Island Room
November 10	Tuesday	9am	South Martin Regional Utility Board Meeting	Island Room
November 11	Wednesday	All Day	Veteran's Day Holiday - Town Offices Closed	
November 12	Thursday	9am	Town Commission and Beach Protection Meetings	Island Room
November 26-27	Th-Friday	All Day	Thanksgiving Holiday - Town Offices Closed	

1-Sep-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