MINUTES
TOWN OF JUPITER ISLAND
TOWN COMMISSION MEETING
THURSDAY, MARCH 21, 2024

TIME:	Thursday, March 21, 2024 – 9:00 AM
PLACE:	Town Hall Island Room – 2 Bridge Rd., Hobe Sound, FL
PRESENT:	Present in person were Mayor Penny Townsend, Vice Mayor Marshall Field VI, and Commissioners Anne Scott, Patricia Warner (remote) and Joseph Taddeo. Also present were Town Manager Robert Garlo, Town Clerk Kimberly Kogos, and Town Attorney Thomas Baird.

Mayor Townsend called the meeting to order at 9:00 AM.

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMENTS*

1. Mayor/Commissioner Comments

Mayor Townsend explained that Commissioner Warner is participating remotely. She read the Town's Vision Statement and announced the presence of Martin County Commissioner Harold Jenkins who will be presenting.

Mayor Townsend proposed to amend the agenda by moving Agenda Item 11 to the 7th position and Agenda Item 19 to the 8th position in the agenda.

MOTION: ***Field/Taddeo moved to approve the amended agenda.***
ACTION: ***Motion 5-0***

a. Town Coffee Update*

Vice Mayor Field provided an update regarding the topics discussed during the Town Coffee meeting on March 20, 2024. Topics included the Waterfront Setback Line update, an anonymous email to the Town, agenda topics to be discussed during the Commission meeting, status of the Local Planning Agency, strategic planning and the SMRU master plan, public safety matters and paper roads.

b. Other Comments*

There were no other comments at this time.

c. County Commissioner Harold Jenkins

Martin County Commissioner Harold Jenkins greeted the Commission and provided an update on county initiatives. He explained his presentation is broken into three sections, the first being an update on the Ocean Rescue Project which includes the public beach facilities.

Fire Rescue Division Chief Christian Montoya provided an overview of the existing structure that was built in 1991. He also reviewed the Ocean Rescue statistics. Mr. Chris Zimmerman, CPZ Architects, provided an overview of the proposed structure that will replace the existing facility. He reviewed floor plans as well as renderings. He noted the structure includes a conference room as well as storage to maintain sterile and clean medical equipment.

Commissioner Scott stated that the expansion of the facility does not seem to come with expanded public safety oversite.

Mayor Townsend asked if the restrooms will be open at all times or if the building will be closed. Chief Montoya stated that he will ask the Sheriff's Office for details.

Vice Mayor Field stated that the second-floor massing seems larger than it needs to be and asked if there is a way to minimize the footprint and visual impacts. He also asked for plans for patrolling schedules. He expressed gratitude to Commissioner Jenkins for his efforts on this project.

Commissioner Warner asked if there is a space for emergency care and if there is outdoor lighting and security cameras. Chief Montoya explained that emergency care will not change, explaining that patient care occurs on the beach until additional assistance comes. Commissioner Warner suggested a temporary treatment area.

Both Commissioner Scott and Commissioner Taddeo reiterated their concerns the size of the proposed structure and security.

Discussion regarding public safety matters ensued. Commissioner Jenkins stated he would coordinate a meeting with the Sheriff's Office. He stated that discussions regarding the public beach hours could resume.

Commissioner Jenkins moved to the topic of affordable housing, discussing the Martin County Community Land Trust. He provided details of the program's initiative. He explained that the buyer of the home does not purchase the land but rather the home itself on a land lease. He added details of how the owner can sell the home and retain a portion of the equity that does not include the land and subsidy value.

Vice Mayor Field asked if the county has worked with lenders who would provide mortgages to purchasers who do not own the land. Commissioner Jenkins explained that there are a few local banks that are supportive of this program.

Commissioner Jenkins provided an update on western development. He referred to "Browardization of Martin County" and provided data on agricultural land ownership. Commissioner Jenkins displayed maps and explained that 182,000 acres is publicly owned and cannot be developed. He highlighted urban service areas (primary and secondary), and the area where Story, Three Lakes and Calusa Creek developments are proposed. He explained that the City of Stuart is almost completely built out as well as many other areas, leaving the most developmentally vulnerable areas in the southwest area of Martin County. He explained the criteria for development and how the county has protected the urban service boundaries. He expressed agreement that he is concerned about beach access and parking.

Commissioner Jenkins addressed the question of widening Bridge Road. He explained that there is no plan in the near future, prior to 2040 to widen Bridge Road.

Vice Mayor Field asked if the county had considered implementing parking permits for the beach access. County Administrator Don Donaldson stated that once limits and restrictions are implemented, beach renourishment funding is affected. Mr. Donaldson stated that public beach hours could be discussed if the commission would like, although any changes would only apply to the Hobe Sound Beach, not the federally owned beach on the north end. Town Manager Garlo reminded the commission of the previous discussions and public outcry regarding closing the public beach at night.

Commissioner Jenkins noted that presentation to the public is essential. The Town Commission agreed and expressed interest in working with the County Commission and Sherriff's Office.

Commissioner Scott referred to the western development section of the discussion. County Commissioner Jenkins explained that the best way to fight the developers is to take as much of the available land off the table for the developers by establishing specific criteria.

Vice Mayor Field asked about the ability to use tax revenue to purchase more land for the Trust.

County Commissioner Jenkins explained the intent was to put 50% of additional revenue generated through ad valorem taxes into a fund to purchase environmentally sensitive lands although it would have to be done year-by-year.

Mayor Townsend expressed gratitude for the cooperation with the county.

2. Public Comment (Non-Agenda Related)*

   Public Comment is an opportunity for the Mayor and Town Commissioners to listen to any issue(s) of importance to you. Public Comment is offered at the beginning of our meetings, in the event attendees cannot stay in chamber for the agenda item or meeting duration. If you elect to address an item on today's agenda during opening Public Comment, we ask that you please refrain from re- addressing the item during Public Comment at the agenda item. Residents also may submit comments, at any time, to the Mayor and Commissioners into the public record: THMail@tji.martin.fl.us. (Please email Public Comment at least one business day prior to the meeting to ensure timely distribution to the Mayor and Commissioners.)

There was no public comment.

3. Town Manager's Comments*

NOTE: The Town Commission meeting will recess at 12:30pm for the SMRU Board to convene in the Town Hall Conference Room. The Town Commission will reconvene once the SMRU Board adjourns. The Beach Protection District meeting will follow the adjournment of the Town Commission meeting.

CONSENT ITEMS

4. Consent Agenda

Commissioner Scott noted an uptick in construction traffic enforcement. Chief Ewing affirmed.

MOTION: ***Commissioner Warner/Commissioner Taddeo moved to approve the minutes and consent agenda as discussed and edited.***
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 February 13, 2024, Town Commission Meeting

b. Fixed Asset Disposals – February 2024

Category B- Other Informational Materials (No Action Required)

a. Minutes of the November 15, 2023, Pension Board Meeting

b. Minutes of the November 15, 2023, Jt. Town/SMRU DCP Committee Meeting

c. Police Activity Report – February 2024

PRIORITY MATTERS

5. Public Safety Department Employee of the Year

Chief Ewing announced the co-recipients of this year's Public Safety Employee of the Year Award for 2023. He named staff members Dispatcher Christina Hatter and Officer Eric Hinson. He explained that both employees had consistently demonstrated unparalleled dedication, exceptional leadership, and exemplary performance throughout the past year. He noted that their contributions had enhanced the department's operational effectiveness and strengthened their commitment to serving and protecting the community.

The Commissioners expressed sincere gratitude and appreciation for the stellar service provided by Dispatcher Hatter and Officer Hinson.

6. Waterfront Setback Line Update

Director John Duchock provided an update on the Waterfront Setback Line study. He explained that the study will be conducted by Cummins & Cederberg through the execution of four primary work tasks, as well as supplemental progress presentations to the residents of Jupiter Island and the Town Commission. He reviewed the anticipated schedule of work beginning in May 2024 and concluding in December 2024 or January 2025.

He asked for commission feedback regarding a public presentation by Cummins & Cederberg, proposing April 16th following the Town Coffee. Town Attorney Baird stated that the presentation would be a publicly noticed meeting so the commissioners could attend and participate. The Commissioners agreed on April 16th.

COMMISSION ACTION ITEMS

7. Ordinance No. 392 - 11 Isle Ridge Lot 19 Rezoning - 1st Reading

Director Ruben Cruz provided an overview of the application of 11 Isle Ridge requesting a zoning map amendment/district boundary change from B-40 to A-80. He provided the current property survey and plat as well as the current and proposed zoning maps. He noted that the A-80 zoning district is stricter than the B-40 zone. He explained that the Local Planning Agency (LPA) provided a recommendation of approval of the request after convening on January 23, 2024.

The Commission expressed approval of the presentation.

Town Attorney Baird read Ordinance No. 392 by title only:

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING THE TOWN'S OFFICIAL ZONING MAP WHICH IS INCORPORATED BY

REFERENCE AT EXHIBIT "B" OF THE TOWN'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR THE ASSIGNMENT OF THE A-80 TWO ACRE ESTATE RESIDENTIAL DISTRICT TO A 1.69286 ACRE PARCEL OF LAND LOCATED AT 11 ISLE RIDGE; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

MOTION: ***Commissioner Scott/Commissioner Taddeo moved to approve Ordinance No. 392 on 1st reading and to come back for 2nd reading in April, 2024.***
ACTION: ***Motion Passed 5-0***

8. Ordinance No. 393 - Amending Appendix A Land Development Regulations - 1st Reading

Director Catherine Harding introduced text amendments to the Land Development Regulations, explaining that her recommendations had been heard by the Impact Review Committee and Board of Adjustment.

Town Manager Garlo stated that additional language that was recommended is included in the Ordinance.

Commissioner Scott reviewed her comments and expressed concern regarding enforcement of basement living space.

Commissioner Scott referred to Pg 11 Section G – Accessory Building. Director Harding clarified that any accessory use is restricted to no more that 1/3 of the main structure.

Mayor Townsend summarized what the current Ordinance addresses. The Commissioners agreed to meet again regarding additional matters to be clarified.

Public Comment:
Attorney Jared Gaylord stated that there may be unintended consequences related to the accessory structure. He also discussed the 10% bonus space for covered floor area, and referred to the "may" vs. "shall" language in the Alternative Development Standards stating that other municipalities are encouraging storm hardening, including raising elevations.

Mr. Richard Rutledge with Innocenti and Webel stated that the 10% maximum for covered spaces is desirable to have additional outdoor space but not reduce potential internal floor area. He noted it would further restrict the square footage and create several nonconformities. He expressed concern about the restriction of maximum number parking spaces at 1.5 spaces per bedroom. He explained that design usually considers parking for lifestyle (entertaining, staff, safety vehicles). He also discussed the Alternative Development Standards, older residences, and DEP regulations. He suggested the language about chain link fence and 8' gates should be clarified as "8' high gate". Director Harding responded by stating that they added a visual to provide a better concept upon completion, which changed the first criteria.

Commissioner Scott stated that "nonconforming" is not necessarily a bad thing, rather, a progression of the Town learning what is in the best interest in general.

Vice Mayor Field expressed concern regarding the parking issue for work trucks and trailers. Commissioner Scott opined that the two provisions regarding parking spaces cannot be considered independently.

Discussion ensued regarding work trucks parking on the street in front of the property. Chief Ewing clarified that street parking is permitted if a flagman is present.

Town Attorney Baird read Ordinance No. 393 by title only:

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING APPENDIX A OF THE TOWN'S CODE OF ORDINANCES WHICH CONTAINS THE TOWN'S LAND DEVELOPMENT REGULATION; PROVIDING FOR THE AMENDMENT OF ARTICLE II, SECTION 1.00 TO ADD DEFINITIONS; PROVIDING FOR AMENDMENTS TO THE TOWN'S RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR THE AMENDMENT OF ARTICLE IV, SECTION 2.01 TO DELETE A SUBSECTION REGARDING FLOOR AREA; PROVIDING FOR THE AMENDMENT OF ARTICLE X, DIVISION 3, SECTION 3.01 ADDING A NEW REGULATION "C" REGARDING THE MEASUREMENT OF THE INITAL MEASURINGPOINT AS IT PERTAINS TO BUILDING HEIGHT AND THE PLACEMENT OF FILL; PROVIDING FOR THE AMENDMENT OF ARTICLE X, DIVIERION 3, SECTION 3.10 REGARDING THE MAXIMUM NUMBER OF REQUIRED PARKING SPACES; PRIVIDING FOR THE AMENDMENT OF ARTICL X, SECTIONS 3.02, 3.03, 3.04, 3.05, 3.06, 3.07, 3.08, 3.09, 3.10, 3.11 AND 3.13 TO CHANGE THE WORD "SHALL" TO "MAY"; PROVIDING FOR THE AMENDMENT OF ARTICLE X, DIVISION 10, SECTION 10.02 TO ADD ADDITIONAL STAGING PLAN STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CLONFLICT; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

MOTION: ***Vice Mayor Field/Commissioner Warner moved to approve Ordinance No. 393 on first reading and recommending second reading in April 2024.***
ACTION: ***Motion Passed 5-0***

The Commission recessed at 11:25 and reconvened at 11:35am.

9. Ordinance No. 394 - Home Based Businesses - 1st Reading

Commissioner Scott asked if they could require businesses to register their license with the Town. She also asked if a corporation is a business. Town Attorney Baird affirmed. Commissioner Scott inquired if a food truck is considered a business. Town Attorney Baird clarified that a food truck is mobile. She clarified that traditionally the Town has prohibited businesses with a few exceptions; now the state has allowed for home-based businesses with criteria. Town Attorney Baird stated that the ordinance reiterates state statute so that if a business violates the statute and ordinance, the violation could be taken before the Special Magistrate.

Vice Mayor Field provided an example of a catering business. Commissioner Taddeo asked if there is a registration requirement.

Town Attorney Baird clarified by explaining that other municipalities as well as the county requires a Business Tax Receipt. Ideally, any home-based business should have a county business tax receipt. If not, excess traffic coming to and from the home could be identified.

Mayor Townsend asked what the Town ***could*** require for home-based businesses.

Town Manager Garlo stated that staff could look into what regulations the town could impose without violating state statute and bring back. Commissioners agreed to not act on the ordinance today and asked staff to bring back additional information.

Town Attorney Baird read Ordinance No. 394 by title only:

AN ORDINANCE FO THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING CHAPTER 5, ARTICLE iii OF THE TOWN'S CODE OF ORDINANCES PERTAINING TO HOME BASED BUSINESSES; PROVIDING FOR THE AMENDMENT TO ARTICLE III, SECTION 6-57 ENTITLED "HOME-BASED BUSINESS"; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

10. Resolution No. 913 - Fiscal Year 2024 Budget Amendment

Director Matthew Pazanski presented the request for a budget amendment for items that have come before the Town Commission at previous meetings or are on-going business that arise during the year that affect departmental budgets. He explained the details of the budget amendment.

Commissioner Scott asked about the financial status of the Town. Director Pazanski stated that the Town is in a strong financial position.

Vice Mayor Field referred to comments that have been going around the Island. He stated that paying of legal fees is a reasonable expense, including a mechanism in place to claw back funds in the event of guilt. He added that since DEP overturned its own permit on first pass, their obligation to study the Waterfront Setback Line is certainly justified.

Public Comment:
There was no public comment.

MOTION: ***Commissioner Taddeo/Commissioner Scott moved to approve Resolution No. 913 amending the general fund budget.***
ACTION: ***Motion Passed 5-0***

11. Resolution No. 914 - Amending Res. No. 912 - Zoning in Progress Relating to Waterfront Setback Line

Attorney Baird presented Resolution No. 914 amending Resolution No. 912 regarding the Zoning in Progress pertaining to the Waterfront Setback Line. He explained the date change from effective date August 2023 to January 9, 2024.

Public Comment:
There was no public comment.

MOTION: ***Commissioner Taddeo/Commissioner Scott moved to approve Resolution No. 914 amending Resolution No. 912 pertaining to the Waterfront Setback Line ZIP***
ACTION: ***Motion Passed 5-0***

12. Boards and Committees

    a. Affidavit

Mayor Townsend explained that there has been an expressed interest in reminding all boards and committee members of applicable Florida Statues, specifically chapter 112, for all those serving as public officers. She explained that F.S. 112 directs the appointing body to consider "the number and nature of the memoranda of conflicts` previously filed by said officer".

Town Attorney Baird recommended changing "Immediate Family" to "relative or principal" in the first paragraph so it is the same as state statute.

The Commissioners expressed agreement.

MOTION: ***Vice Mayor Field/Commissioner Scott moved to approve the use of the amended affidavit.***
ACTION: ***Motion Passed 5-0***

b. Appointments and Reappointments

Mayor Townsend announced the board and committee members whose terms have ended and wish to continue in their service to the community.

She also announced that Bob Rowden has resigned from the LPA.

MOTION: ***Commissioner Warner/Vice Mayor Field moved to appoint Trent Steel to the Chair position of the LPA.***
ACTION: ***Motion passed 5-0.***

Mayor Townsend stated that Marianne Buchanan is willing to serve on the IRC.

MOTION: ***Vice Mayor Field/Commissioner Taddeo moved to appoint Marianne Buchanan to the IRC.***
ACTION: ***Motion passed 5-0.***

Commissioner Scott opined on the previous presentation by the county pertaining to the proposed public beach facility and the IRC's participation in the process. She expressed her disagreement that the commission delegates its responsibilities to boards and committees.

The Commission discussed a date for a workshop to discuss LDR changes/development review process as well as IRC and BOA status. The Commission agreed to host a public meeting workshop on April 10th at 9:00 AM for review of the appeal process and LDRs.

Commissioner Scott stated that there are names on the reappointment list that have blatant conflicts and should not be reappointed.

<u>Public Comment:</u>
There was no public comment.

MOTION: ***Vice Mayor Field/Commissioner Taddeo moved to approve the reappointments as discussed***
ACTION: ***Motion passed 3-2. Commissioners Scott and Warner voted nay.***

Vice Mayor Field asked about the process to make an ethics complaint. Town Manger Garlo stated that the statute directs the appointing body to consider every time an individual has been forced to recuse themselves in an appointment and reappointment.

Town Attorney Baird stated the volunteer who has a recurring conflict should step down. If the volunteer does not step down, the Commission should ask the volunteer to step down. He stated that if there are appointments that should not be reappointed, it is incumbent on the Commission to not reappoint them. He also explained that Form 8b is to be completed when a recusal is necessary.

c. Appeal Process - Draft Ordinance

Town Manager Garlo stated the item is for discussion only.

Mayor Townsend introduced the topic of amending the appeal process as well as draft language for an ordinance amending the appeal process.

Discussion ensued pertaining to the matter of standing to submit an appeal to the Town (section 8.01 of the draft language).

Commissioner Taddeo asked why the change should occur. He opined that the system has worked for a very long time.

Mayor Townsend discussed broadening the 1,000 ft notice requirement and status for someone currently lacking standing with serious concern who submitted something in writing and felt their thoughts were not given adequate consideration.

Vice Mayor Field asked about limiting to only property owners. Town Manager Garlo clarified that the Commission can define the language. Discussion ensued about “de novo”.

Town Attorney Baird stated that he will work with Town Manager Garlo to review and work on draft language.

The Commission recessed at 12:33 PM to convene SMRU Board meeting.

13. Lawson Huck Gonzalez PLLC Engagement Letter

Mr. Jason Gonzalez of Lawson Huck Gonzalez law firm introduced himself and provided background information pertaining to his firm.

Public Comment:

There was no public comment.

MOTION: ***Vice Mayor Field/Commissioner Warner moved to authorize the Town Manager to engage with Lawson Huck Gonzalez law firm.***

ACTION: ***Motion Passed 5-0***

DISCUSSION AND DELIBERATION ITEMS

14. Town Manager’s Report

a. Strategic Plan Update*

Town Manager Garlo noted that the strategic plan was directed to begin with SMRU followed by the Town. It was discussed during the SMRU meeting that the strategic plan would interfere with priority matters. They need to focus on the master plan currently.

Discussion ensued pertaining how to proceed with a strategic plan solution. It was suggested for the Commission to meet and work with the Town Manager to set forth a framework/structure within the next two weeks. The Commission agreed to not engage with a consultant as previously approved.

b. North Bridge Update*

Director Stuart Trent stated that he met with the county and the horn will only be blown one time instead of six for every bridge opening. A complete bridge replacement is forthcoming but still in the infancy phase of the project. Director Trent will stay involved and provide updates as information becomes available.

c. Legislative Update*

Town Manager Garlo provided an update on the recent legislative session. He summarized by stating that it was not a good session for Home Rule.

Mayor Townsend opined on the importance of staying involved in legislative matters and increase the

Town's advocacy. She suggested resending an invitation to the legislators now that the session is over.

d. Public Alerts*

Chief Ewing commented on the landing at Coral Cove. He explained the text message alert system, including outreach to residents with signup instructions.

He stated that the situation in Haiti is dynamic and does not look to be short term. He confirmed working closely with Homeland Security, state security, and the Sheriff's Office to mitigate any matters before they occur.

Town Manager Garlo explained the benefit of the roadway security cameras for surveillance. He noted a recent incident having to do with a landing at Coral Cove and an illegal migrant who entered the Town that was monitored and picked up. Chief Ewing added there are some video dead spots on the Island with no camera surveillance and stated night vision would be an asset.

15. Town Attorney Report

a. Litigation Update*

Town Attorney Baird provided an update on the Feldsine and Dolphin Suite cases which will go to trial in June. He noted the Testa were denied intervention by the trial judge and have appealed that decision. Additionally, the Slan case filed a response last week and set up six affirmative defenses. Town Attorney Baird's partner Vargas was assigned to this case. He provided background on Attorney Vargas, stating he is a very strong attorney. Vice Mayor Field asked if they were successful in identifying supporting documentation at the County. Town Attorney Baird stated there are no records from Palm Beach County, but some records have been found back to 1924. He noted the western portion of Sea Spray was vacated previously by the Town. Additionally, there are three other right-of-ways within the same subdivisions where portions were also abandoned. These go to the affirmative defenses.

Mayor Townsend asked if there is a need to call for an executive session if necessary. The Commission gave approval to the Town Manager and Town Attorney to call a session to discuss the Slan case if necessary.

STAFF REPORTS

16. Building Department Report

a. Building Department Report - February 2024

Director Harding provided an overview of the building department reports and the changes in the reporting system.

b. Code Compliance Activity Report

Director Harding briefly reviewed the Code Compliance Activity Report. The Commissioners expressed appreciation of the new reports.

17. Financial Report

a. Fiscal Year 2023 Audit Review - Daniel Anderson CPA, Mauldin & Jenkins LLC

Director Pazanski introduced Daniel Anderson, CPA of Mauldin & Jenkins. He noted this is the first audit the firm has conducted for the Town. He also explained that Mr. Anderson met with the Town's Finance Advisory Committee to review the audited financial statements. The FAC recommended the Town Commission approve the Town's audit.

Mr. Anderson provided background information pertaining to his firm followed by general information about the annual financial report. He explained highlights of the audit.

The Commissioners collectively congratulated Director Pazanski for a successful audit. Mayor Townsend stated that the way this audit was presented was the easiest to understand that she has dealt with.

b. Monthly Financial Report

Director Pazanski reviewed the following highlights from the monthly financial report for February.

- Total Revenue $9,519,057
- Total General Fund Ex $4,146,785
- Unassigned Fund Balance (reserves) $7,160,335
- Total Fund Balance (res) $12,828,540

He noted the strong balance sheet.

OTHER ITEMS

18. Meeting Dates

- April 16, 2024 – Town Coffee with Commissioner Taddeo – 9AM
- April 17, 2024 – Town Commission/Beach Protection – 9AM
- May 13, 2024 – Town Coffee with Commissioner Warner – 9AM
- May 14, 2024 – Town Commission/Beach Protection – 9AM
- May 14, 2024 – SMRU Board – 12:30PM
- June 11, 2024 – Town Coffee with Vice Mayor Field – 9AM
- June 12, 2024 – Town Commission/Beach Protection – 9AM
- July 16, 2024 – Town Coffee with Commissioner Scott
- July 17, 2024 – Town Commission/Beach Protection – 9AM
- July 17, 2024 – SMRU Board – 12:30PM

The Commission added April 10th for a public workshop to discuss the Development Review Process and April 16th for a public presentation pertaining to the Waterfront Setback Line Study.

19. ZIP Waiver Request - 15 South Beach

This item was heard earlier in the agenda, as amended by the Commission.

Jeremy Bowerman, attorney representing Dr. Terry, owner of 15 South Beach Road, provided a presentation including aerial views and survey of the property. He provided background of the property structure, which is 66 years old. The owner proposes to renovate the home by giving it an updated exterior finish, new roof, and small additions to the home totaling 529 square feet, as well as an enhanced driveway design and substantial landscape enhancements. He explained that the waiver is requested so there will not be continued deterioration of the property and noted that the property is compliant with both the 2004 and 2019 Waterfront Setback Line requirements.

Commissioner Scott disclosed she is the neighbor to the north and wholeheartedly supported the request.

Public Comment:
There was no public comment.

MOTION: ***Commissioner Scott/Commissioner Taddeo moved to approve the Zoning in Progress Waiver Request for 15 South Beach Road.***
ACTION: ***Motion 5-0***

20. Other Items*

Mayor Townsend stated the legislators made no changes to Form 6 regarding small municipalities with unpaid Commissioners. Town Attorney Baird provided a brief update on the two cases challenging the issue.

Commissioner Scott provided comment regarding an anonymous letter that went to some Island residents, which she described as mendacious drivel. She also referred to several emails from a resident who has posed questions and discontent regarding authorized spending. She stated that the Town has the authority and will to reimburse the legal fees of Mayor Townsend. She provided an answer to each question asked. She stated that even though residents' questions are welcome, when the questions are directive, they become part of a disinformation campaign.

Public Comment:
There was no public comment.

Adjourned at 3:11pm.

Respectfully submitted,

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Kimberly Kogos, Town Clerk