

1. INTRODUCTION

1.1 *Profile*

The Town of Jupiter, founded in 1925, is located in northeast Palm Beach County (see Map 1.1-1). The Town boundaries extend north up to the Martin County line (in the western portion of the Town), east to the Atlantic Ocean, south to Donald Ross Road, and approximately 1.5 miles west of the Florida Turnpike (north and south of Indiantown Road). The Town shares boundaries on all sides with unincorporated Palm Beach County and there are currently five large (greater than 10 acres) unincorporated enclaves that are surrounded by Town boundaries on all sides which are mostly residential in character (Jonathan's Landing, Cinquez Park, Penn Park, Limestone Creek and Kennedy Estates). Additionally, three large residential enclaves are surrounded by Town boundaries and a natural boundary comprised of several communities along Loxahatchee River Road and Center Street. Additionally, the Town shares boundaries with the Village of Tequesta (northern), the Town of Juno Beach (southern and eastern) and the City of Palm Beach Gardens (southern). Finally, the Town is approximate (to the east separated by the Intracoastal Waterway) to the Town of Jupiter Inlet Colony.

The Town today is approximately 22.12 square miles, with a 2005 population estimated by the University of Florida, Bureau of Economic Business Research (BEBR) at 48,269 persons. The Town of Jupiter is an increasingly diversified urban community which includes residential, retail, employment and entertainment/tourism uses, as well as a large (2,036 acres) mixed-use development known as Abacoa. Single-family and multi-family residential uses account for approximately 61 percent of the Town's total land area. The mixed-use Abacoa development accounts for approximately 16 percent of the land use area, and commercial and industrial use account for approximately 5 and 4 percent, respectively. Further, conservation uses account for approximately 6 percent of the Town's land area, recreation and public-institutional uses account for approximately 4 and 3 percent respectively.

1.2 *Purpose*

The purpose of this Evaluation and Appraisal Report (EAR) for the Town of Jupiter's Comprehensive Plan is to evaluate how well the Plan is serving the Town, especially in regards to the identified major issues. This EAR will discuss these issues and the recommended changes and additions to the existing goals, objectives and policies of the Elements of the Plan. The EAR contains nine major issues that were approved by the Town Council and are detailed in the following section, *1.4 Introduction to the Major Issues in the Town of Jupiter*. In addition, the EAR will respond to changes in statutory requirements, and accordingly suggest appropriate amendments. It will also evaluate the effectiveness of the existing elements of the plan.

1.3 *Public Participation Process*

The Town of Jupiter identified nine major issues for inclusion in the EAR. This identification process included an advertised EAR Major Issue workshop with members of the public, conducted by staff, on March 10, 2005. The major issues were approved by the Town Council at a public hearing on May 17, 2005. On July 29, 2005, the Town provided the Florida Department

of Community Affairs (DCA) with a request for a Letter of Understanding regarding these issues, and the Town's proposed scope of work. On October 17, 2005, the Town received a Letter of Understanding from DCA agreeing to the proposed issues and scope. A copy of this letter is located on the following pages.

The Town will hold the required public workshops and hearings to adopt the EAR. As provided for in Chapter 163, F.S., the EAR will be adopted by the Town Council at a public hearing and transmitted to DCA and the reviewing agencies by June 1, 2006.



STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

JEB BUSH
 Governor

THADDEUS L. COHEN, AIA
 Secretary

October 13, 2005

RECEIVED
 OCT 17 2005
 PLANNING & ZONING

Mr. Sam Shannon, Director
 Department of Community Development
 Town of Jupiter
 210 Military Trail
 Jupiter, Florida 33458

Dear Mr. Shannon:

The Department of Community Affairs has reviewed your letter regarding the Major Issues to be addressed in the Town's Evaluation and Appraisal Report (EAR). The Department agrees with the summary of the issues as set forth in Attachment I and in Attachment II, the Scope of Work. This letter serves as confirmation of our understanding. In addition to these issues, we suggest you consider the following for inclusion into the scope of work:

- Under Attachment II, the Scope of Work, the Town should address two new tasks contained in Section 163.3191(2), F.S., as new subparagraphs (2)(o) and (2)(p) that became effective July 1, 2005, as part of Chapter 2005-290, Laws of Florida. These topics concern, (2)(o), transportation concurrency exception areas, transportation concurrency management areas, multimodal transportation districts, and transportation concurrency methodologies and, (2)(p), an assessment of the extent to which changes are needed to develop a common methodology for measuring impacts on transportation facilities for the purpose of implementing its concurrency management system in coordination with the municipalities and counties, as appropriate pursuant to s. 163.3180(10), F.S.

We greatly appreciate the effort you and your staff have shown in developing the EAR scoping issues for the Town. We look forward to continued success as the Town prepares its EAR. If you or your staff have any questions or need additional assistance, please contact Richard W. Post, AICP, Senior Planner, at (850) 922-1813.

Sincerely,

Roger A. Wilburn,
 Acting Regional Planning Administrator

RAW/tps
 Enclosure

cc: Mr. Michael Busha, AICP, Executive Director, Treasure Coast Regional Planning Council
 Mr. John Sickler, AICP, Director, Division of Planning and Zoning
 Mr. David Kemp, AICP, Principal Planner, Division of Planning and Zoning

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TOWN OF JUPITER

July 29, 2005

Mr. Jeffery Bielling, AICP
Regional Planning Administrator
Office of Comprehensive Planning
Division of Community Planning
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100



RE: Letter of Understanding for the Town of Jupiter Evaluation and Appraisal Report (EAR)

Dear Mr. Bielling:

The Town of Jupiter proposes that the major issues detailed in the attached Major Issue Chart (Attachment I) and the Scope of EAR Work (Attachment II) form the basis for the Letter of Understanding between the Florida Department of Community Affairs regarding the content and extent of the Town's EAR. Please note that the Town Council approved only the text of the nine major issues contained in Attachment I. The background information and "activities needed" sections of this document were subsequently completed by staff and generally outline the steps that are necessary to incorporate these major issues into the Town's EAR.

The list of major issues were derived from scoping meetings, from January 2005 through March 2005, Town staff conducted with the following State and regional agencies and adjacent local municipalities:

- Florida Department of Environmental Protection
- Florida Department of Transportation
- Palm Beach County Metropolitan Planning Organization
- South Florida Water Management District
- Martin County
- School District of Palm Beach County
- Treasure Coast Regional Planning Council
- City of Juno Beach
- City of Palm Beach Gardens

Mr. Jeff Bielling
July 29, 2005
Page 2

It is important to note that staff from the Palm Beach County Planning Division and the Village of Tequesta were invited to Major Issues scoping meeting for local and regional governments on March 7, 2005, however elected not to attend. Subsequent to the identification of the attached list of Major Issues by the Town Council, an e-mail which included the list was sent to Palm Beach County Planning Division staff seeking any comments or concerns they may have had with it. To date, staff has not received any response back from the County regarding the list.

In addition, staff conducted an advertised EAR Major Issue workshop with members of the public on March 10, 2005. The Town's Local Planning Agency held an EAR Major Issue workshop on April 12, 2005. Finally, the Town Council approved the list of Major Issues at a public hearing on May 17, 2005.

If you have any further comments or questions, please feel free to contact David Kemp at your earliest convenience at (561) 741-2452.

Sincerely,



Sam Shannon, Director
Department of Community Development
Town of Jupiter

Attachments

cc: Andrew D. Lukasik, Town Manager
Terry Hess, TCRPC
Gerry O'Reilly, FDOT
P.K. Sharma, SFWMD
Lindy McDowell, FDEP
Lorenzo Aghemo, Palm Beach County
Nicki Van Vonno, Martin County
Angela Usher, School District of Palm Beach County

**ATTACHMENT I
TOWN OF JUPITER EAR 2006
MAJOR EAR ISSUES
Issue Statement**

ISSUE # 1	The implementation of mitigation strategies contained in the Jupiter Area Traffic Study to reduce traffic congestion in the northern part of the Town, particularly along Indiantown Road.
ISSUE STATEMENT AND BACKGROUND	
<p>The Town is currently in the process of completing the Jupiter Area Traffic Study to reduce traffic congestion in the northern part of the Town, particularly along the Indiantown Road Corridor. The completed Study will provide an overview of the existing conditions in the area and will identify the anticipated growth in traffic through the buildout of the Town and surrounding areas. The implementation of the Study's mitigation strategies is anticipated to require changes to the Future Land Use, Transportation, Conservation, Capital Improvements and Recreation and Open Space Elements.</p>	
ACTIVITIES THAT MAY NEED TO BE EXPLORED TO ADDRESS THIS ISSUE INCLUDE:	
<ul style="list-style-type: none"> • Work with Palm Beach County to insure that certain County roadways that are designated as critical links in the Study are improved and/or extended. The Study will also become the base document to support the adoption of an Indiantown Road "Transportation Corridor" as provided for in the Palm Beach County Comprehensive Plan. • The Transportation Element Roadway Link Tables and Figures will have to be modified to incorporate the mitigation strategies related to roadway improvements and new roadway links. • The Town's 5-year Community Investment Program (CIP) will have to be updated to identify the funding sources for the roadway improvements added to the Transportation Element Tables and Figures. • An additional Transportation Element objective and implementing policies related to the I-95 Expressway interchange modification mitigation strategy. • Review of the need and appropriateness of modifying the Future Land Use element to potentially limit development in a manner that reflects the assumptions and mitigation strategies of the Jupiter Area Traffic Study. 	

**TOWN OF JUPITER EAR 2006
MAJOR EAR ISSUES
Issue Statement**

ISSUE # 2	<p>The implementation of the \$17 million land acquisition program to achieve the following:</p> <ul style="list-style-type: none"> • Protect environmentally sensitive lands; • Set aside vacant parcels for open space; • Mitigate future traffic impacts by preserving open spaces and not developing the parcels; • Create (in specific cases) public access to the lands acquired.
ISSUE STATEMENT AND BACKGROUND	
<p>On August 31, 2004, the citizens of the Town of Jupiter passed a referendum authorizing the sale of a total of \$17 million in General Obligation bonds for the purpose of acquiring land. The purpose of the land acquisition program is to preserve environmentally sensitive lands and open spaces, and to mitigate future traffic levels within the Town. The administration of the program will require additional intergovernmental coordination with Palm Beach County and the State.</p>	
ACTIVITIES THAT MAY NEED TO BE EXPLORED TO ADDRESS THIS ISSUE INCLUDE:	
<ul style="list-style-type: none"> • An additional Parks and Recreation Element objective and implementing policies that identifies a measurable Program land acquisition acreage target that is to be achieved by a date certain. • An additional Intergovernmental Coordination Element objective and implementing policies coordinating the implementation of the program with Palm Beach County, the South Florida Water Management District, the Florida Department of Environmental Protection, the Conservation Fund, the Loxahatchee River Preservation Initiative and the Florida Communities Trust . • An additional Conservation Element objective and implementing policies committing to the submittal of Florida Communities Trust matching land acquisition funding grants to leverage program monies. ▪ Additional Transportation Element policies to encourage the leverage of the program funds to purchase properties (especially those anticipated to impact the Indiantown Road Corridor) to mitigate future traffic trips associated with these properties. 	

**TOWN OF JUPITER EAR 2006
MAJOR EAR ISSUES
Issue Statement**

ISSUE # 3	<p>The improvement of the Town's emergency management capabilities through enhanced intergovernmental coordination to identify and potentially acquire a permanent debris removal site.</p>
ISSUE STATEMENT AND BACKGROUND	
<p>The 2004 hurricane season was particularly challenging for the Town. In the aftermath Hurricanes Frances and Jeanne the Town was challenged with debris removal and processing. Fortunately, there were still large tracts of vacant land (in the Abacoa Development of Regional Impact [DRI]) in the Town, which were able to function as debris removal and processing sites. However, within the next few years all of these sites will most likely be developed. Therefore, the Town believes there is a need to identify and potentially purchase a permanent debris removal site. It is envisioned that the selected property could function as a regional North Palm Beach County debris removal site, which will require intergovernmental coordination with the State Division of Emergency Management, the County and adjacent municipalities.</p>	
ACTIVITIES THAT MAY NEED TO BE EXPLORED TO ADDRESS THIS ISSUE INCLUDE:	
<ul style="list-style-type: none"> • As part of the EAR vacant land analysis, the Town should coordinate with the State Division of Emergency Management, Palm Beach County and adjacent municipalities to identify and potentially purchase a permanent debris removal site. The Town should also apply for FEMA hazard mitigation grant funding sources to offset the cost of purchasing a debris removal site. • The addition of policies to the Intergovernmental Coordination and Coastal Management elements to provide for regional and State coordination to develop a permanent debris removal site. 	

**TOWN OF JUPITER EAR 2006
MAJOR EAR ISSUES
Issue Statement**

ISSUE # 4	The need to effectively address infill development and redevelopment initiatives through innovative land use planning.
ISSUE STATEMENT AND BACKGROUND	
<p>Infill development and redevelopment can provide housing opportunities to accommodate projected growth, encourage community revitalization, and help reduce urban sprawl. While the Comprehensive Plan includes general language that supports infill development and redevelopment, there is no comprehensive framework or strategy in place to promote quality infill development or to establish priorities and programs that promote targeted infill development and redevelopment. Obstacles to infill and redevelopment include site and area constraints, existing non-conforming regulations, the lack of adequate infrastructure and cost to provide, upgrade or improve existing infrastructure, the time and costs associated with processing those projects and community opposition.</p>	
ACTIVITIES THAT MAY NEED TO BE EXPLORED TO ADDRESS THIS ISSUE INCLUDE:	
<ul style="list-style-type: none"> ▪ Review Comprehensive Plan policies in order to provide the basis for a coordinated effort. Infill and redevelopment are mentioned or addressed in different elements and policies in the Comprehensive Plan but are not cohesive. Future Land Use Element policies should be added that incorporate neighborhood plans and the Town's Community Redevelopment Agency (CRA). ▪ Develop specific strategies to remove and/or help address the existing obstacles to achieve desired infill and redevelopment. ▪ Assess the impact on existing infrastructure and transportation systems when developing and implementing infill and redevelopment projects in the Town. ▪ Consider appropriate densities, intensities and building heights in infill and redevelopment areas, along with major capital improvements to promote investment on targeted areas. ▪ Work with Palm Beach County through interlocal agreements and other joint planning activities, with specific regard to identified future annexation areas east of Interstate I-95, to make this effort more effective. 	

**TOWN OF JUPITER EAR 2006
MAJOR EAR ISSUES
Issue Statement**

ISSUE # 5	<p>The improvement of the Town's Comprehensive Plan policies to provide more diverse housing options, with specific emphasis on the needs of low income families, as well as moderate income families and the Town's workforce.</p>
ISSUE STATEMENT AND BACKGROUND	
<p>Due to the proximity of buildout in the Town and continued population growth and development pressures, the scarcity of undeveloped land has resulted in higher land values, which are reflected in the final cost of residential units offered in the Town. A recent study from the Florida Association of Realtors and the University of Florida Real Estate Research Center indicate that the median price of new and existing single-family homes in Palm Beach County is more than \$350,000. A continuation of this trend will have a significant impact for low and moderate-income families that might not be able to afford new or used homes in the future.</p>	
ACTIVITIES THAT MAY NEED TO BE EXPLORED TO ADDRESS THIS ISSUE INCLUDE:	
<ul style="list-style-type: none"> ▪ Modification of the existing Housing Element objective and implementing policies to include additional incentives to promote development of workforce housing that could be afforded by moderate, low and very low-income families. ▪ Emphasize the placement of affordable housing in diverse existing and new neighborhoods. ▪ Develop strategies to drive the market place to provide affordable housing. ▪ Link mass transit and multimodal transportation systems to workforce and affordable housing developments. ▪ Provide incentives to build affordable infill housing. 	

**TOWN OF JUPITER EAR 2006
MAJOR EAR ISSUES
Issue Statement**

ISSUE # 6	<p>The need to develop a “transit-ready” community, which will be capable of providing transit-oriented developments, multi-model transfer stations (i.e. trolley, Palm Tran & Tri-rail) and integration into the State’s Strategic Intermodal System.</p>
ISSUE STATEMENT AND BACKGROUND	
<p>As noted in the proposed Jupiter Area Traffic Study, several roadways in the Town are expected to operate in excess of their adopted level of service (LOS) standards at buildout. The Town is currently working with Palm Tran to restore bus service to the Town (along Military Trail). In addition, the Town was recently awarded a grant from the Palm Beach County Metropolitan Planning Organization to develop a trolley route to provide transit service to the older charter neighborhoods. It is anticipated the route will provide access to the Jupiter Medical Center and commercial businesses along a portion of the Indiantown Road Corridor. The addition of these transit opportunities, coupled with the proposed expansion of Tri-rail service to Jupiter, creates the need for the Town to initiate planning to become a “transit-ready” community capable of providing transit-oriented developments and multi-model transfer opportunities. The Town also should coordinate with the Palm Beach County Metropolitan Planning Organization (MPO) and the Florida Department of Transportation, with regard to the connection of the proposed Jupiter Tri-rail service to the existing and emerging State Strategic Intermodal System facilities in the County.</p>	
ACTIVITIES THAT MAY NEED TO BE EXPLORED TO ADDRESS THIS ISSUE INCLUDE:	
<ul style="list-style-type: none"> ▪ Enhancement of alternative transportation modes. To alleviate future traffic congestion and increasing demands to the road network, consider implementing an interconnected multimodal transportation system (consisting of Palm Tran Routes, proposed Tri-rail expanded service to the Town and trolley service) and promoting mixed-use developments located in and around identified major transportation nodes. ▪ Encourage the design of developments in the Town to accommodate bus stops and shelters and shared parking (especially adjacent to the Tri-rail). ▪ Encourage land use patterns that will shorten automobile trips. In order to make alternative transportation modes viable in the Town, where feasible and appropriate, land use patterns should to be modified and replaced with mixed-use development that will: a) shorten existing automobile trips, b) shift trips from the automobile to other modes and/or c) potentially eliminate vehicular trips altogether. As the Town reaches buildout, opportunities for mixed use and transit-oriented developments may have to be the result of redevelopment opportunities in selected areas of the Town. ▪ Consideration of interconnectivity alternatives. Through implementation of the mitigation strategies of the Jupiter Area Traffic Study, pursue interconnectivity alternatives (especially along Indiantown Road) to alleviate traffic congestion and reduce daily trips. Alternatives may include interconnectivity between commercial sites, between commercial and residential developments, and between residential developments. ▪ Additional Intergovernmental Coordination Element policies providing for the coordination with the Palm Beach County MPO and the Florida Department of Transportation for potential integration, through the expansion of Tri-rail, with existing and emerging State Strategic Intermodal System facilities. 	

**TOWN OF JUPITER EAR 2006
MAJOR EAR ISSUES
Issue Statement**

ISSUE #7	The need to improve the existing school concurrency process in the Town, through the application of State statutory changes related to the public school planning.
ISSUE STATEMENT AND BACKGROUND	
As the population of the Town continues to increase, there have been challenges in assuring the existing school concurrency process does not result in over-capacity issues at schools located within the Town boundaries. In order to further insure school concurrency is functioning properly in the Town, there is a need to incorporate the State statutory changes (adopted in 2002) into the Town's Comprehensive Plan.	
ACTIVITIES THAT MAY NEED TO BE EXPLORED TO ADDRESS THIS ISSUE INCLUDE:	
<ul style="list-style-type: none"> • An additional Coastal Management Element hurricane evacuation policy to provide for the use of public schools (located outside of coastal high hazard areas) to serve as emergency shelters. • An evaluation the success of coordinating residential development with school capacity, including the capacity of facilities identified in the School District of Palm Beach County's 5-year facilities work plan and its intergovernmental coordination process for collaborative school planning. • An evaluation of the success in executing and implementing the Palm Beach County Interlocal Agreement to establish public concurrency. 	

**TOWN OF JUPITER EAR 2006
MAJOR EAR ISSUES
Issue Statement**

ISSUE # 8	The need to inventory existing vacant lands, and land projected to be annexed into the Town by buildout, to determine the optimal types and balance of land uses that will be appropriate.
ISSUE STATEMENT AND BACKGROUND	
With a minimal amount of remaining vacant land in the Town (including land anticipated to be annexed into the Town by buildout), it is important to determine what the optimal mix of land uses should be on these properties. A comprehensive vacant land use analysis will need to be included in the EAR.	
ACTIVITIES THAT MAY NEED TO BE EXPLORED TO ADDRESS THIS ISSUE INCLUDE:	
<ul style="list-style-type: none"> • A comprehensive analysis of all existing vacant land in the Town, including land anticipated to be annexed into the Town by buildout. • Analysis of what fiscal/budgetary impacts different land uses have on the overall economy of the Town. 	

**TOWN OF JUPITER EAR 2006
MAJOR EAR ISSUES
Issue Statement**

ISSUE # 9	The need to reevaluate adopted level of service standards in the Town (consistent with Section 163.3180, Florida Statutes [F.S.]) to ensure adequate public services will be available at buildout, including future annexation areas.
ISSUE STATEMENT AND BACKGROUND	
<p>As the Town approaches buildout within the next 10 years, there is a need to reevaluate all adopted LOS standards related to public services and facilities to ensure these services and facilities will be available at adequate levels. This analysis will also include future annexation areas, and with specific regard to recreation facilities adopted LOS standards, the nearby areas of unincorporated Palm Beach County, the southern portion of Martin County, and the adjacent local communities of Jupiter Inlet Colony, Tequesta, Juno Beach and Palm Beach Gardens.</p>	
ACTIVITIES THAT MAY NEED TO BE EXPLORED TO ADDRESS THIS ISSUE INCLUDE:	
<ul style="list-style-type: none"> • A comprehensive study of the adopted LOS standards for public facilities (consistent with Section 163.3180, Florida Statutes) will need to be completed as part of the EAR. The study should review the projected buildout conditions for the Town, including those areas that are proposed to be annexed into the Town as well as unincorporated Palm Beach County (Jupiter Farms), the southern portion of Martin County, and adjacent local municipalities (Tequesta, Jupiter Inlet Colony, Juno Beach and Palm Beach Gardens). • Study the appropriateness of establishing a LOS standard for local roads. • Modification of Comprehensive Plan policies to revise public facilities adopted LOS standards (consistent with Section 163.3180, F.S.) based on the findings of the projected conditions of the buildout study. 	

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ATTACHMENT II

Town of Jupiter Scope of EAR Work (Based on topics required in Section 163.3191 (2) Florida Statutes)

Requirements	Scope of Work
(a) Population growth and changes in land area, including annexation, since the adoption of the original plan or the most recent update amendments.	The Town of Jupiter will use the population estimations based on the Bureau of Economic and Business Research and projections based on the 2005 Population Allocation Model established by Palm Beach County. The Town will also include an assessment of changes in land area, extent of vacant and developable land and ability to accommodate projected growth. This will be included as part of the EAR product as well as an update to the data and analysis section of the Future Land Use Element of the Town's Comprehensive Plan. The Town of Jupiter will provide a summary of data and analysis comparing current conditions of the Future Land Use Element with conditions at the time of the EAR adoption in 1998. To the extent possible, tables, maps and illustrations will be used. S. 163.3191 (2)(a), F.S.
(b) The extent of vacant and developable land.	Included in part (a) above. This analysis will be included as part of the EAR product. S. 163.3191 (2)(b), F.S.
(c) The financial feasibility of implementing the comprehensive plan and of providing needed infrastructure to achieve and maintain adopted level-of-service standards and sustain concurrency management systems through the capital improvements element, as well as the ability to address infrastructure backlogs and meet the demands of growth on public services and facilities.	The Town of Jupiter will identify the extent to which the services have met the standards set by the level of service standards outlined in the Town's Comprehensive Plan. The Town of Jupiter will analyze and evaluate the ability to fund new or expanded infrastructure necessary to correct any deficiencies, and to provide for future growth at acceptable levels of service. This work will be done in conjunction with the updating of the Capital Improvements Element. S. 163.3191 (2)(c), F.S.
(d) The location of existing development in relation to the location of development as anticipated in the original plan, or in the plan as amended by the most recent evaluation and appraisal report update amendments, such as within areas designated for urban growth.	Included in part (a) above. This analysis will be included as part of the EAR product. S. 163.3191 (2)(d), F.S.
(e) An identification of the major issues for the jurisdiction and, where pertinent the potential social, economic, and environmental impacts.	This information is included in Attachment I: "Town of Jupiter 2006 MAJOR EAR ISSUES-Issue Statement." The Town of Jupiter will analyze these issues for their potential social, economic, and environmental impacts. S. 163.3191 (2)(e), F.S.
(f) Relevant changes to the state comprehensive plan, the requirements of this part, the minimum criteria contained in chapter 9J-5, Florida Administrative Code, and the appropriate strategic regional policy plan since the adoption of the original plan or the most recent evaluation and appraisal report update amendments.	The Town of Jupiter will evaluate relevant changes in growth management laws (State Comprehensive Plan, the requirements of Chapter 163, Part II, the minimum criteria contained in Chapter 9J-5, Florida Administrative Code, and the Strategic Regional Policy Plan for South Florida) since the 1998 EAR to ensure consistency of the Town of Jupiter's Comprehensive Plan. Based on this assessment plan, revisions will be recommended, if necessary. S. 163.3191 (2)(f) F.S. These revisions will also evaluate relevant changes to S. 260.018, S. 189.415 (2)(a), S. 189.415 (6), S. 189.415 (10), and S. 403.0891 (3)(a), F.S. which may affect policies in the Comprehensive Plan.

<p>(g) An assessment of whether the plan objectives within each element, as they relate to major issues, have been achieved. The report shall include, as appropriate, an identification as to whether unforeseen or unanticipated changes in circumstances have resulted in problems or opportunities with respect to major issues identified in each element and the social, economic, and environmental impacts of the issue.</p>	<p>The Town of Jupiter will evaluate the plan objectives within each element, as they relate to the major issues identified in Attachment I. The Town of Jupiter will identify, where appropriate and feasible, unforeseen or unanticipated changes in circumstances, which have resulted in problems or opportunities with respect to the major issues identified in that element and the social, economic, and environmental impacts of the issue, S. 163.3191 (2)(g), F.S.</p>
<p>(h) A brief assessment of successes and shortcomings related to each element of the plan.</p>	<p>The Town of Jupiter will assess the successes and shortcomings of each Comprehensive Plan Element using the monitoring measures contained in each element. Successes and shortcomings will be briefly summarized in narrative format on an element-by-element basis using tables, illustrations and maps to the extent possible. S. 163.3191 (2)(h), F.S.</p>
<p>(i) The identification of any actions or corrective measures, including whether plan amendments are anticipated to address the major issues identified and analyzed in the report. Such identification shall include, as appropriated, new population projections, new revised planning timeframes, a revised future conditions map series, an updated capital improvements element, and any new and revised goals, objectives, and policies for major issues identified within each element. This paragraph shall not require the submittal of the plan amendments with the evaluation and appraisal report.</p>	<p>The Town of Jupiter will identify and summarize actions or corrective measures, including plan amendments, necessary to address the major issues contained in Attachment I. Such identification may include, as appropriate, new population projections, revised planning timeframes, revised future plan map of map series, an updated capital improvements element, and any new and revised goals, objectives, and policies for major issues identified within each element. S. 163.3191 (2)(i), F.S. The Town of Jupiter has already taken steps to address some of these major issues or aspects of them, such as the ongoing activity of the Jupiter Area Study (JAS), related to major issues numbers one and six; the update of the Data and Analysis section of the Future Land Use Element and the Town's Future Land Use Map (FLUM), related to major issues numbers four and eight; and the Town's preparation of its own capital investment program (CIP) and the implementation of a land acquisition program, related to major issue number two. All of the major issues will be addressed by staff. The corrective measures, including plan amendments, the results or status of all Town initiatives and other ongoing related projects will be incorporated into the EAR product.</p>
<p>(j) A summary of the public participation program and activities undertaken by the local government in preparing the report.</p>	<p>The Town of Jupiter will summarize the public participation process designed for this EAR from the activities to identify the EAR issues, through the preparation of the EAR to the adoption of the EAR. The summary will also address all other activities undertaken in the preparation of the EAR. S. 163.3191 (j), F.S.</p>

<p>(k) The coordination of the comprehensive plan with existing public schools and those identified in the applicable facilities plan adopted pursuant to S. <u>1013.35</u>, F.S. The assessment shall address, where relevant, the success or failure of the coordination of the future land use map and associated planned residential development with public schools and their capacities, as well as the joint decision making processes engaged in by the local government and the school board in regard to establishing appropriate population projections and the planning and siting of public school facilities. If the issues are not relevant, the local government shall demonstrate that they are not relevant.</p>	<p>Town of Jupiter has successfully implemented school concurrency policies. All items in this subsection are in effect at this time. A status report of the school concurrency program and related school planning and coordination activities will be prepared as part of major issue number seven for the EAR. S. 163.3191 (k), F.S.</p>
<p>(l) The evaluation must consider the appropriate water management district's regional water supply plan approved pursuant to S. <u>373.0361</u>, F.S. The potable water element must be revised to include a work plan, covering at least a 10-year planning period, for building any water supply facilities that are identified in the element as necessary to serve existing and new development and for which the local government is responsible.</p>	<p>Town of Jupiter will prepare a work plan consistent with the most recent legislation covering at least a 10-year planning period for building water supply facilities to serve existing and new development; a facility capacity analysis and consistent Plan amendments. This project links land use and water supply planning for a 10-year period. The results of the work plan will be adopted with the EAR as required by statutes. S. 163.3191 (l), F.S.</p>
<p>(m) If any of the jurisdiction of the local government is located within the coastal high-hazard area, an evaluation of whether any past reduction in land use density impairs the property rights of current residents when redevelopment occurs, including, but not limited to, redevelopment following a natural disaster. The property rights of current residents shall be balanced with public safety considerations. The local government must identify strategies to address redevelopment feasibility and the property rights of affected residents. These strategies may include the authorization of redevelopment up to the actual built density in existence on the property prior to the natural disaster or redevelopment.</p>	<p>All coastal high-hazard properties that are under the responsibility of the Town and involve property rights of residents will be evaluated and strategies identified for any private property owners that are residing in coastal high-hazard areas. S. 163.3191 (m), F.S.</p>

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1.4 *Introduction to the Major Issues in the Town of Jupiter*

1.4.1 Introduction

The Town of Jupiter is anticipated to reach buildout by 2015. Congestion on the arterial and collector roadways in the Town is a major challenge that must be addressed now to ensure these roadways will operate at acceptable roadway level of service (LOS) standards at build-out. In addition, the Town must also ensure all other services (potable water, sewer, stormwater and recreation) are provided to residents at the adopted LOS standards. Another major challenge facing the Town is the projected inadequate supply of affordable housing to meet the needs of the typical workforce (teachers, police officers, fire fighters, governmental workers, etc.). Finally, the Town must work with Palm Beach County and the School District of Palm Beach County to ensure there is adequate capacity at all public schools located within the Town.

To address these challenges through the EAR process to the Comprehensive Plan, the Town Council has approved the following nine major issues:

1. The implementation of mitigation strategies contained in the Jupiter Area Traffic Study to reduce traffic congestion in the northern part of the Town, particularly along Indiantown Road.
2. The implementation of the \$17 million land acquisition program to achieve the following:
 - a. Protect environmentally sensitive lands;
 - b. Set aside vacant parcels for open space;
 - c. Mitigate future traffic impacts by preserving open spaces and not developing the parcels;
 - d. Create (in specific cases) public access to the lands acquired.
3. The improvement of the Town's emergency management capabilities through enhanced intergovernmental coordination to identify and potentially acquire a permanent debris removal site.
4. The need to effectively address infill development and redevelopment initiatives through innovative land use planning.
5. The improvement of the Town's Comprehensive Plan policies to provide more diverse housing options, with specific emphasis on the needs of low income families, as well as moderate income families and the Town's workforce.
6. The need to develop a "transit-ready" community, which will be capable of providing transit-oriented developments, multi-modal transfer stations (i.e. trolley, Palm Tran & Tri-Rail) and integration into the State's Strategic Intermodal System.
7. The need to improve the existing school concurrency process in the Town, through the application of State statutory changes related to the public school planning.

8. The need to inventory existing vacant lands, and land projected to be annexed into the Town by buildout, to determine the optimal types and balance of land uses that will be appropriate.
9. The need to re-evaluate adopted level of service standards in the Town (consistent with Section 163.3180, Florida Statutes [F.S.]) to ensure adequate public services will be available at buildout, including future annexation areas.

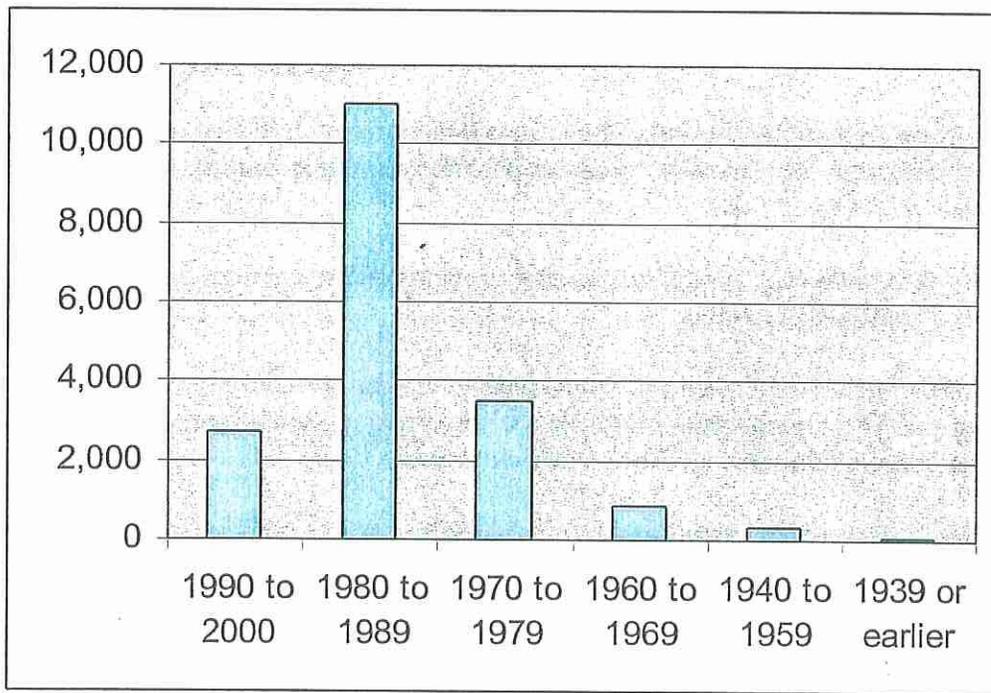
All of these issues relate back to meeting the challenge of providing adequate services and affordable housing at buildout of the Town. Each of these major issues will be discussed and analyzed separately, in detail, as part of this report. Finally, the report will propose EAR-based amendments to the Comprehensive Plan to implement each of the major issues.

1.4.2 Town of Jupiter Today

The Town of Jupiter is anticipated to be a built out community by 2015. Do to the existence of large tracts of vacant land; the Town has not experienced a significant amount of redevelopment.

A recent boom in development has resulted in a community with a young housing stock. The median year housing units were built as of the 2000 census was 1985, compared to 1980 for the county as a whole. The majority of housing within the Town of Jupiter was built in the 1980s, an overwhelming 52.3 percent of all structures in the Town were built between 1980 and 1989 and 22.9 percent of all structures built before 1970 (see Figure 1.4.2-1).

Chart 1.4.2-1. Year Structure Built for all Housing Units, 2002



The median value of an owner-occupied house in the Town of Jupiter increased 33.8 percent from \$111,500 in 1990 to \$149,200 in 2000, whereas the median owner-occupied house value in the County increased 37.4 percent from \$98,400 in 1990 to \$135,200 in 2000.¹ The new market rate housing stock in the Town of Jupiter has attracted middle to upper income residents, families and retirees to the Town, with resulting changes in its demographic makeup.

In 1990, the median household income for the Town was 117.4 percent of the County median (\$38,211 compared to \$32,542), while in 2000, it had increased to 121.9 percent of the County median (\$54,945 compared to \$45,062). Over the same time period, the median value for housing increased 33.8 percent in Jupiter, which has followed the trend in the County. Median value for housing rose 37.4 percent in the County.² As noted in Section 2.9 (*Affordable Housing*), according to the most recent non-census information dated November 2005, the median sales price of homes in the County has increased 114 percent since 2002. Therefore, the housing stock in Jupiter appreciated at a greater rate relative to housing in the County as a whole, but the County has also become less affordable to residents of the larger region.

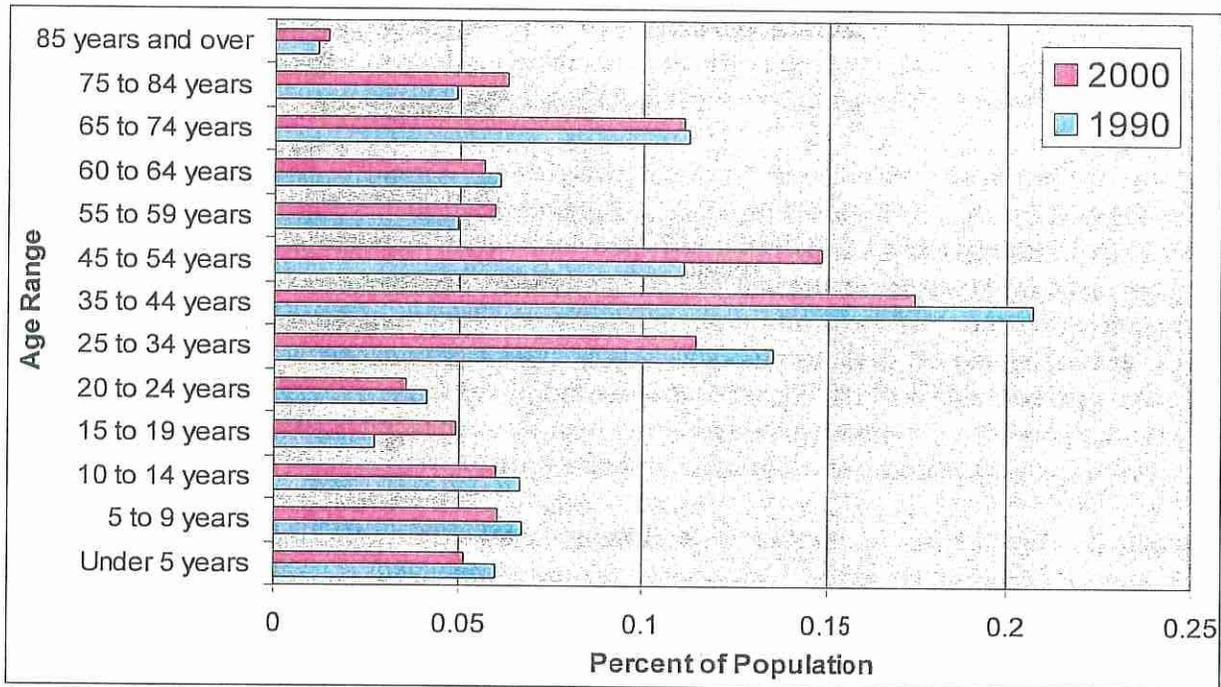
Figure 1.4.2-2, Age Cohorts by Percent of Population, 1990 and 2000, included on page 21, indicates how the age ranges in the Town have changed from 1990 to 2000. As a percent of population, there has been a relative increase in the 15-19, 45 to 54, 75 to 84 year old age ranges. The under 14, 25 to 44, 60 to 74 year old age ranges have populations that are declining relative to the other age ranges. The Town had the most significant demographic shifts in the 35-44, 15-19 and 45-54 age ranges.³

¹ US Census American factfinder report (www.census.gov)

² US Census (www.census.gov)

³ Compiled from the American Factfinder, US Census (www.census.gov)

Chart 1.4.2-2. Age Cohorts by Percent of Population, 1990 and 2000



As shown in Table 1 (Educational Attainment⁴), the educational attainment levels of persons 25 years and over changed slightly from 1990 to 2000. The percent of persons without a diploma has declined by 4 percent and those that have at least a high school diploma declined by over 5.6 percent. The percent of persons with at least a bachelor’s degree, as well as those with graduate or professional degrees, both increased by nearly 4 percent.

Table 1 - Educational Attainment, Town of Jupiter, % of Persons 25 years & over, 1990 & 2000

	1990	%	2000	%
Less than 9 th Grade	494	2.7	915	3.1
9 th to 12 th Grade, no diploma	1826	9.9	1591	5.5
High School graduate (includes equivalency)	5498	29.9	7087	24.3
Some College, no degree	4083	22.2	6718	23.0
Associate degree	1495	8.1	2764	9.5
Bachelor’s degree	3412	18.5	6529	22.4
Graduate or professional degree	1608	8.7	3586	12.3

Although the crime index for the Town of Jupiter has increased from 1,529 (pop. 39,232) in 2000 to 1,604 (pop. 46,072) in 2004, the crime index per capita decreased; 0.0389732 to 0.034815⁵, respectively.

⁴ Compiled from the American Factfinder, US Census (www.census.gov)

⁵ Jupiter Police Department, (contact: Lt. Goad)

Map 1.1-1. - Location of the Town of Jupiter



1.4.3 Trends for the Future

As the Town reaches buildout by 2015, the main trend for the future will be redevelopment of commercial centers and industrial areas. There will be strong community based pressures on the residential redevelopment efforts in the Town, to provide for workforce housing that is attainable for families with incomes at or just above the Palm Beach County median family income.

The location of the Scripps Research Institute on the Florida Atlantic University campus in the Abacoa Development of Regional Impact (DRI) is expected to result in the redevelopment of existing industrial properties to accommodate associated bio-tech and support companies. It will be necessary for the Town to expand its economic development program to provide support to partner these bio-tech companies with available locations within the Town boundaries.

Buildout of the Town will also place additional burden on Town roadways that are currently operating near capacity. Businesses located in the Town, as well as residents working in other portions of Palm Beach County, will most likely want expanded transit opportunities as an alternative to commuting by automobile on congested roadways. The Town will have to plan for the expansion of transit into the north Palm Beach County area. The Scripps Research Institute is expected to accelerate the expansion of Tri-Rail service (along the existing FEC Railroad tracts) to the Town. Other transit in support of Tri-Rail, including community and Palm Tran bus service will also have to be expanded. The location of Tri-Rail station(s) in the Town will create a trend to develop transit-oriented developments (TOD). These types of developments are typically located within ¼ mile of a transit station and are dense mixed-use developments. These TODs can provide another source of workforce housing.

A coherent strategic vision for Jupiter, which takes into account changes that have occurred and anticipates changes to come, will be invaluable in meeting these challenges of the future.