

2. ANALYZING CHANGES IN THE TOWN OF JUPITER

2.1 *Changes in Population*

Town of Jupiter's Population Growth

The Town of Jupiter is the 5th most populous municipality in Palm Beach County. The most recent population estimate included in the Comprehensive Plan is from 1997, derived from the 1998 Town of Jupiter Evaluation and Appraisal Report (EAR), which estimated the Town's population at 30,992. The 2005 population estimate of the Town of Jupiter's population was 48,269.¹ Because the County requires that municipalities use County estimates and projections for planning purposes, the 1997 and 2005 values were used in the following analysis. The change from 1997 to 2005 represented a gain of 17,277 persons. This was a 55.7 percent increase in eight years, or a mean growth rate of approximately 6.96 percent per year compared to 3.8 percent per year between 1990 and 1996 and 12.8 percent per year in the 1980s. The Town is growing at a rate twice as much as the state's average. Table 2 shows population change within the Town of Jupiter over the past 65 years.

Population Estimates and Growth

Table 2 - Population Change from 1940 to 2005 ²

Year	1940	1950	1960	1970	1980	1990	2000	2005
Population	200	300	1,058	3,136	9,868	24,986	39,328	48,269

Although the Town has vacant land designated residential, the remaining vacant residential parcels have current entitlements due to proposed or approved projects. Assuming those projects are built as approved or proposed, they would add an estimated 15,000 people (using 2.43 household size) to the Town over the planning timeframe. Therefore, population projections derived from County estimates³ project that the Town's buildout population will reach 63,785 people.

There are no significant petitions to annex unincorporated enclaves; however, the county has estimates on population in those areas. If the residents of the unincorporated enclaves in the Town of Jupiter annexation area elect annexation by referendum, the Town shall not only grow by virtue of the existing population, but also may continue to grow due to the vacant residential land in some of the enclaves. The land area of the enclaves totals approximately 2,320 acres in 2005 and the effect on the Town's population projections is noted in Table 3. Therefore the annexation of the Town's enclaves will bring the total community area to 15,813 acres (25.9 square miles) and 75,928 people when completely built out.

¹ BEBR (Bureau of Economic and Business Research, University of Florida)

² US Census (www.census.gov)

³ As Shown in the Town of Jupiter Department of Planning letter dated December 21, 2005 (see 7.1 of Appendix B)

Table 3 – Population change from 2005 to buildout with and without the annexation of enclaves

	2005	2010	2015	2020	2025
Current Town Boundary	48,269	53,849	58,825	63,785	63,785
Town Future Annexation area ⁴	58,610	64,558	69,933	75,435	75,928

As noted in Table 4, the Town of Jupiter has a higher percentage of owner-occupied housing than the State and County, by over 10 percent difference from the State average. This may be due to the below average number of rental and apartment units in the Town. Another possible factor is the higher median household income level in the Town creates more opportunities for householders to become homeowners. The Town of Jupiter’s median household income is over \$16,000 per year more than the State average and nearly \$10,000 more than the County’s median household income. Likewise, the Town has far fewer persons below the poverty line than both State and County averages. While the State and County averages are 12.5 percent and 9.9 percent respectively, the Town has 4.8 percent of their citizens under the poverty level.

The Town of Jupiter’s population is just as young as the County and State averages, with the percentage of persons under 18 years being nearly equal (22.2 percent versus 21.3 percent and 22.8 percent, respectively). The Town of Jupiter has a higher percentage of persons 65 and older than the State (18.9 percent versus 17.6 percent) but this trend is common in southeast Florida. The percentage of persons 65 and older in the County is 23.2 percent.

Table 4 - Demographic Data from the 2000 Census ⁵

	Town of Jupiter	Palm Beach County	Florida
Total Households	16,945	1,111,856	6,337,929
Avg. household size	2.32	2.34	2.46
Owner-occupied housing units, percentage	81.3%	74.7%	70.1%
Median household income (1999)	\$54,945	\$45,062	\$38,819
Population	39,328	1,131,184	15,982,378
Persons under 18 years old	22.2%	21.3%	22.8%
Persons 65 years old and over	18.9%	23.2%	17.6%
Foreign-born persons, percent, 2000	10.5%	17.4%	16.7%
Individuals: % below poverty level (1999)	4.8%	9.9%	12.5%

⁴ These figures do not include neighboring unincorporated Jupiter Farms and Palm Beach Country Estates, which was estimated to have 16,777 people in 2000 and will have a build out population of 21,433.

⁵ US Census (www.census.gov)

Town of Jupiter's Housing growth

To coincide with the 55.7 percent growth in population since 1987, Town of Jupiter has also had a significant housing boom. As noted in Table 5, the Town has averaged 875 residential permits per year since 2000. The 921 permits issued in 2005 is over four times the number issued in 1996 and 1997 (241 and 201 respectively).

Table 5 – Total Number of Residential units permitted⁶

Year	Total # of Residential units permitted
2005	921 ⁷
2004	678
2003	945
2002	974
2001	779
2000	956
1999	653
1998	566
1997	201
1996	241

As noted in Table 6, The Town of Jupiter's housing stock increased by 43.4 percent (6,341 units), averaging 631 additional units per year between 1990 and 2000. However, the total number of vacant units during the same time period has remained under 4,000 units, having only increased by a total of 70 units. Seasonal housing accounts for approximately 3,000 units of the total vacant units in the Town.

Table 6 – Change in total housing units, 1990 to 2000

	1990	2000	Change
Total units	14,602	20,943	6,341
Occupied	10,674	16,945	6,271
Vacant	3,928	3,998	70

2.2 *Changes in Land Area*

As noted in Table 7, the Town has annexed 1,409 acres of land since the adoption of the EAR in 1998. The Town is now 22.12 square miles in area, with 12,505 acres of property with a designated land use.

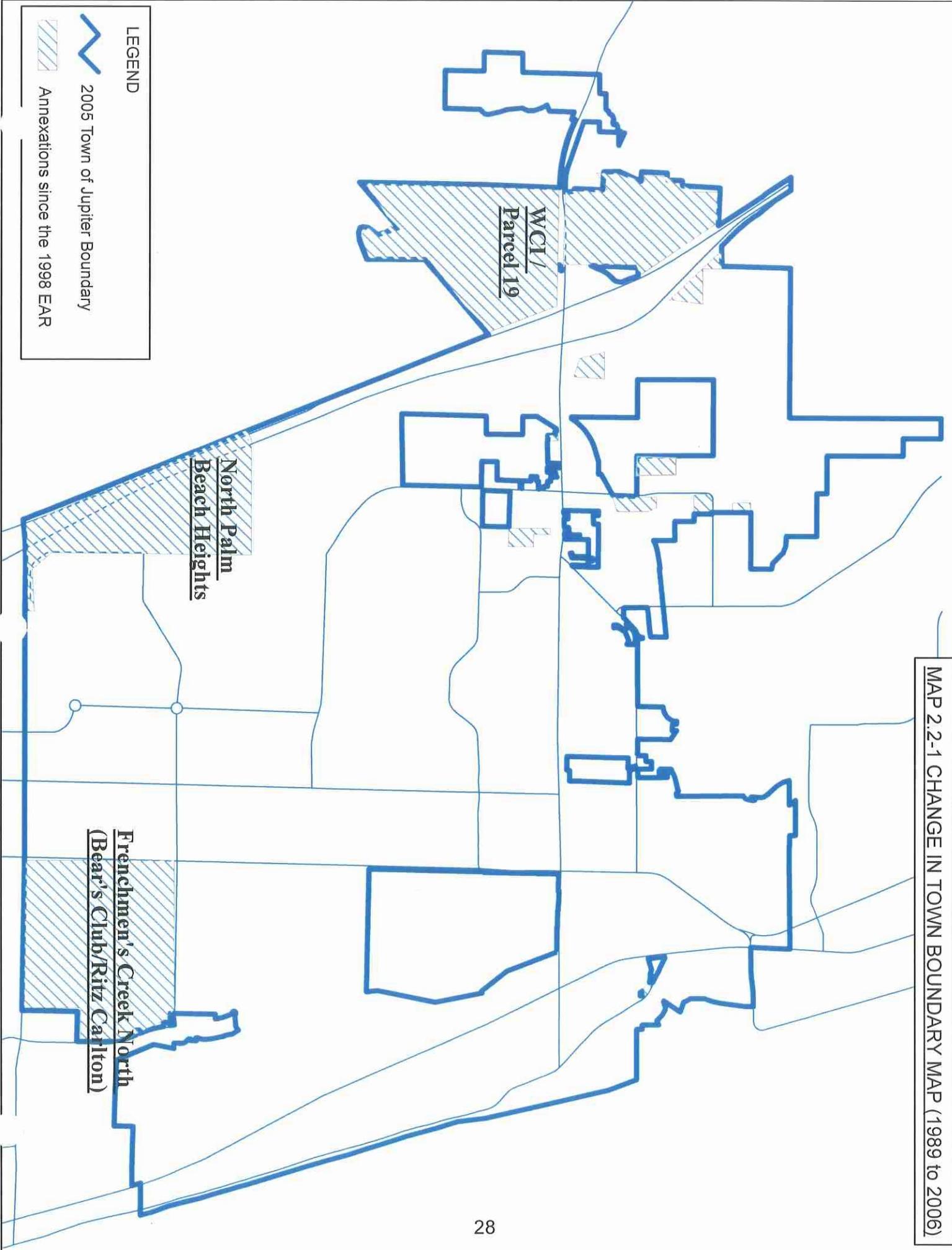
⁶ CenStats database (US Census) <http://censtats.census.gov/bldg/bldgprmt.shtml>

⁷ Imputed data from the US census (www.census.gov) website. The data was incomplete and did not have the number of permits issued in December 2005. The Town permitted 845 units in 11 months, which is an average of approximately 76 units per month. Adding the month average to complete the year provides the imputed data of 921 permits issued in 2005.

Table 7: Annexations adopted since January 1, 1998

Ordinance #	Adoption Date	Name / Location	Acres
67-97	1/20/98	Gordon, Scott / Center Street	0.69
1-98	2/3/98	Bear's Club	62.00
6-98	3/17/98	Limestone Creek Elementary	19.00
4-98	3/10/98	North Palm Beach Heights	325.00
23-98	6/16/98	Tire Kingdom / Bush Road	1.00
34-98	8/18/98	Piroli / Thrush	0.27
55-98	11/3/98	Jupiter West / 68 th and Indiantown	8.10
57-98	12/15/98	Sheltz (Mystic Cove) / Roebuck Rd	4.90
4-99	6/15/99	Dubois Road	0.65
11-99	6/15/99	Church of Jesus / Roebuck Rd	9.80
29-99	1/4/00	Lubrication Station / Indiantown Rd	0.50
54-99	2/15/00	Bears Club II/ Palmwood Ave	0.24
51-99	2/15/00	Debussey / Center St	0.30
17-00	6/20/00	Jupiter River Inn	1.34
20-00	11/7/00	Canal Place	17.00
30-00	3/20/01	St. Anns (Bush Rd)	4.39
75-00	6/5/01	WCI / North and South of Indiantown Rd	896.00
17-02	2/19/02	Lox Reserve, I-95	38.00
27-02	4/16/02	Jupiter Outdoor Center	0.70
25-03	5/20/03	Jupiter I-95 triangle	8.30
73-04	12/21/04	Cinquez Park, lot 23 / Indiantown Rd and Carver	0.23
17-05 (Res)	5/17/05	PBC Enclaves, Bush Rd, I-95 parcel, Jupiter West	7.34
42-04	2/15/05	Bush Road, lots 29 and 30 / Bush Rd	2.00
5-05	8/16/05	Jupiter Inlet Marina / A1A	0.90
39-05	11/20/05	Heatherly / Thrush Rd	0.20
		Total	1,409

The most recent annexations have consisted of property that has squared off the Town boundary in order to create a more concise municipal incorporation. Three large tracts of land were annexed since the most recently adopted EAR; Bear's Club (formerly a part of Frenchmen's Creek North DRI), North Palm Beach Heights and the WCI Parcel 19 tract. The Bears Club and North Palm Beach Heights are located north of Donald Ross Road and east of the Turnpike, so they would be considered enclaves within the Town's annexation study area. WCI Parcel 19 is located adjacent to, and west of the Florida Turnpike. Due to the Town incorporated limits existing west of this property (Riverbend Park), the annexation effectively rounds out the western boundary of the Town of Jupiter. Map 2.2:1 illustrates the Town boundary at the most recent adoption of the EAR in 1989 and as it exists today.



LEGEND

-  2005 Town of Jupiter Boundary
-  Annexations since the 1998 EAR

2.3 *Vacant Land for Future Development*

The Town currently has vacant and developable land in three sectors as shown on the Vacant Properties Map 2.3-1 and in the corresponding Table 9. The properties on the inventory were considered vacant by the Town as of January 1, 2006.

As shown on Map 2.3-2, Sector A is a section of west Indiantown Road, approximately one mile north and south of Indiantown Road, roughly between the Loxahatchee River and Commerce Way. The largest vacant tracts are located in this sector and are assigned with the Town's Industrial land use designation (along I-95 and the Florida Turnpike). These vacant industrial properties include #1, #2 and #3 (93.3 acres) and #4, #5 and #6 (57.3 acres). This sector also contains three large tracts (#9, #10, #11 and #12) of vacant property that are assigned with Residential land use totaling 256+/- acres. These properties have current site plan approvals and are located on the northern portion of the map adjacent to the I-95 ramp. Another property, #100 and #101 (410 acres), is a portion of an approved PUD known as Parcel 19; however, that portion which includes commercial and residential land use on the north side of Indiantown Road is still vacant. The largest contiguous properties of vacant land (10 ± acres) is known as the Schumacher tract (#46 and surrounding smaller properties), assigned with the Town's Commercial land use designation.

As shown on Map 2.3-3, Sector B is a section of east Indiantown Road, from the boundary line with Tequesta on the north to Toney Penna Drive to the south, from the Atlantic Ocean on the east to Commerce Way on the west. Notable vacant property in this sector along the US Highway One Corridor includes five tracts (#72 through #76), that constitute a proposed mixed-use commercial and residential project to be known as Harbourside. These properties and the remaining vacant properties within the Town's US Highway One /Intracoastal Waterway (US1/ICW) Corridor overlay, are either contained within the Waterway, Commercial and Entertainment or Mixed Use Residential sectors of the Corridor. Another cluster of vacant tracts (#8, #7, #78 through #83, #109 and #110,) are contained within the remaining US Highway One Corridor sector, known as the Inlet Village. All three of these US Highway One Corridor sectors provide for a mixture of uses and are contained within boundaries for the Town's Community Redevelopment Agency (CRA). There are ten lots within the Indiantown Road Overlay Zoning (IOZ) District, including four parcels (#64, #65, #66 and #67) which have pending commercial site plans. Other lots in this sector include an 8.66 acre vacant residential property along the Jupiter River (#63), a 1.73 acre lot designated Commercial along Alternate A1A, a 3 acre lot designated commercial on Military Trail, and a 1.88 acre lot designated Residential along Toney Penna Drive.

As shown on Map 2.3-4, Sector C is bounded by Donald Ross Road to the south, Toney Penna Drive to the north, Alternate A1A to the east and I-95 to the west. With the exception of a 3 acre property (#89) assigned with the Commercial land use designation, all of the vacant property in Sector C is contained within the 2000+/- acre mixed-use Development of Regional Impact (DRI) known as Abacoa. Further, except for three tracts (#89, #91, and #108) totaling 43 +/- acres, all other vacant properties in the Abacoa DRI have either pending or approved site plans.

In summary, there are approximately 1,427.7 acres of vacant land remaining in the Town. As shown on Table 8, 24.0 percent (343 +/- acres) of the Town's vacant land is assigned with the

Town's Mixed Use, Inlet Village Flex and Riverwalk Flex land use designations. As previously mentioned, all of the vacant land assigned with the Mixed Use land designation is in the Abacoa DRI and those with the Inlet Village Flex and Riverwalk Flex are within the US One Highway/Intracoastal Waterway (US1/ICW) Corridor. Only 6.5 percent (90.57 acres) of the vacant land that remains in the Town is assigned the Commercial land use designation and a majority of this land is located in various locations along the entire length of Indiantown Road. Although there are 675.92 acres of vacant residential land, there are no more large developable tracks assigned with Residential land use designations that do not have an approved or pending project assigned to the property. More than half of the vacant residential property is located on the north side of the Parcel 19 PUD. 10.8 percent (154 acres) of the Town's vacant land is designated Recreation and is owned by the County. The County has plans to develop the property for a passive park. Finally, most of the truly vacant parcels (those that do not have an approved or pending site plan) are assigned with the Town's Industrial land use designation and total 11.4 percent (163.67 acres) of the Town's vacant land. As noted earlier, most of the vacant industrial land in the Town consists of two large tracts that are located along I-95 both north and south of Indiantown Road.

Table 8 – Vacant Land Summary by Land Use

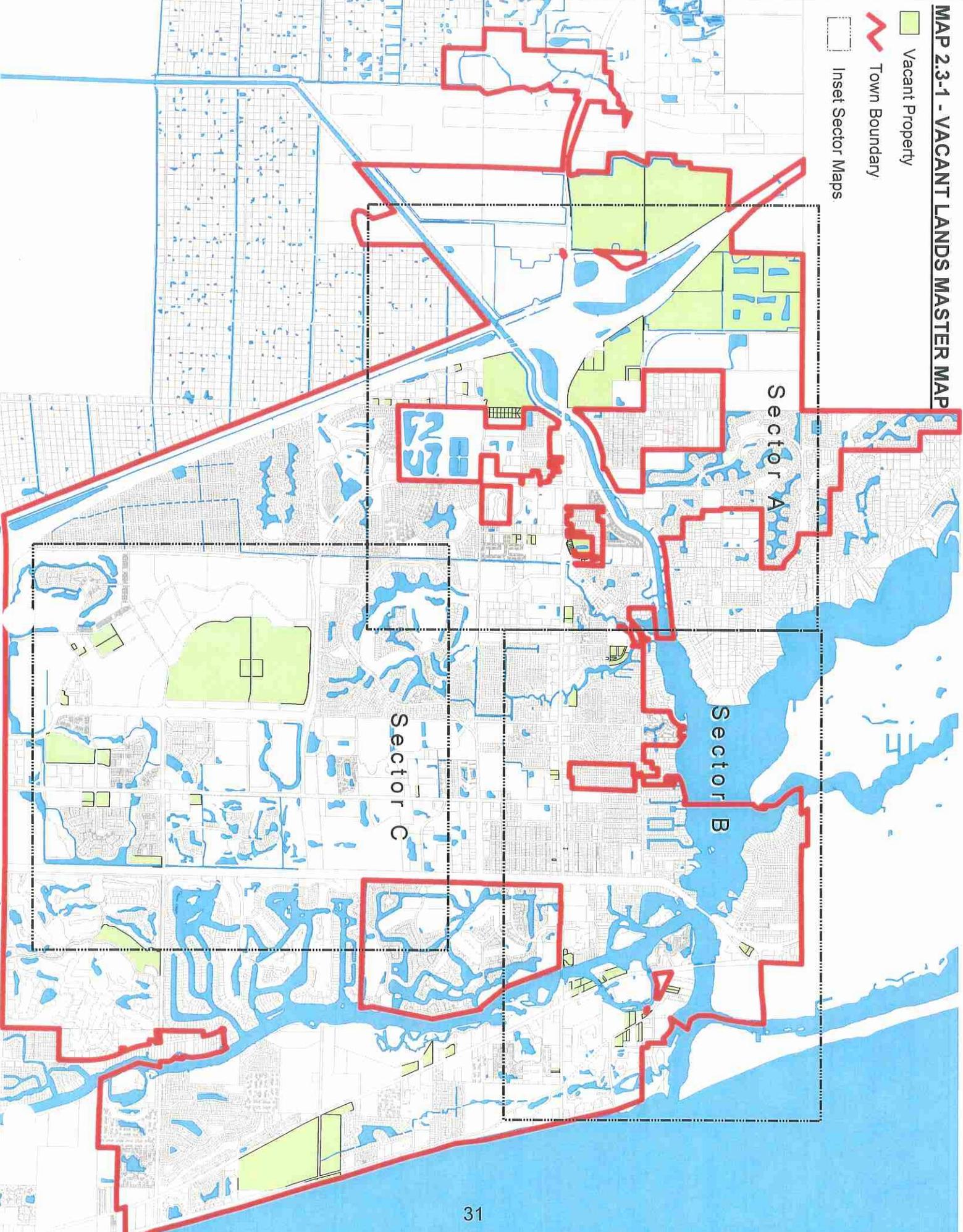
Town Land Use Designation	Acreage	Percent
Industrial	163.67	11.4
Commercial	90.57	6.5
Mixed Use*	343.54	24.0
Residential**	675.92	47.2
Recreation	154	10.8
Total	1,428.70	100.0

* Includes Riverwalk Flex and Inlet Village Flex

** Includes Residential Low, Medium and High

A 3.2 acre property was recently purchased by the Town for open space and designated Sims Creek preserve (#57 and #58). Also, there are two lots in this sector on Indiantown Road (13.54 acre lot known as the Delaware Scrub and a 1.3 acre lot on the Jupiter River) that have been identified as being environmentally sensitive that have been purchased by the Town.

MAP 2.3-1 - VACANT LANDS MASTER MAP



**MAP 2.3-2 VACANT LAND
SECTOR A MAP**

 Vacant Property

 Town Boundary

Labels correspond to item # in Table 9

