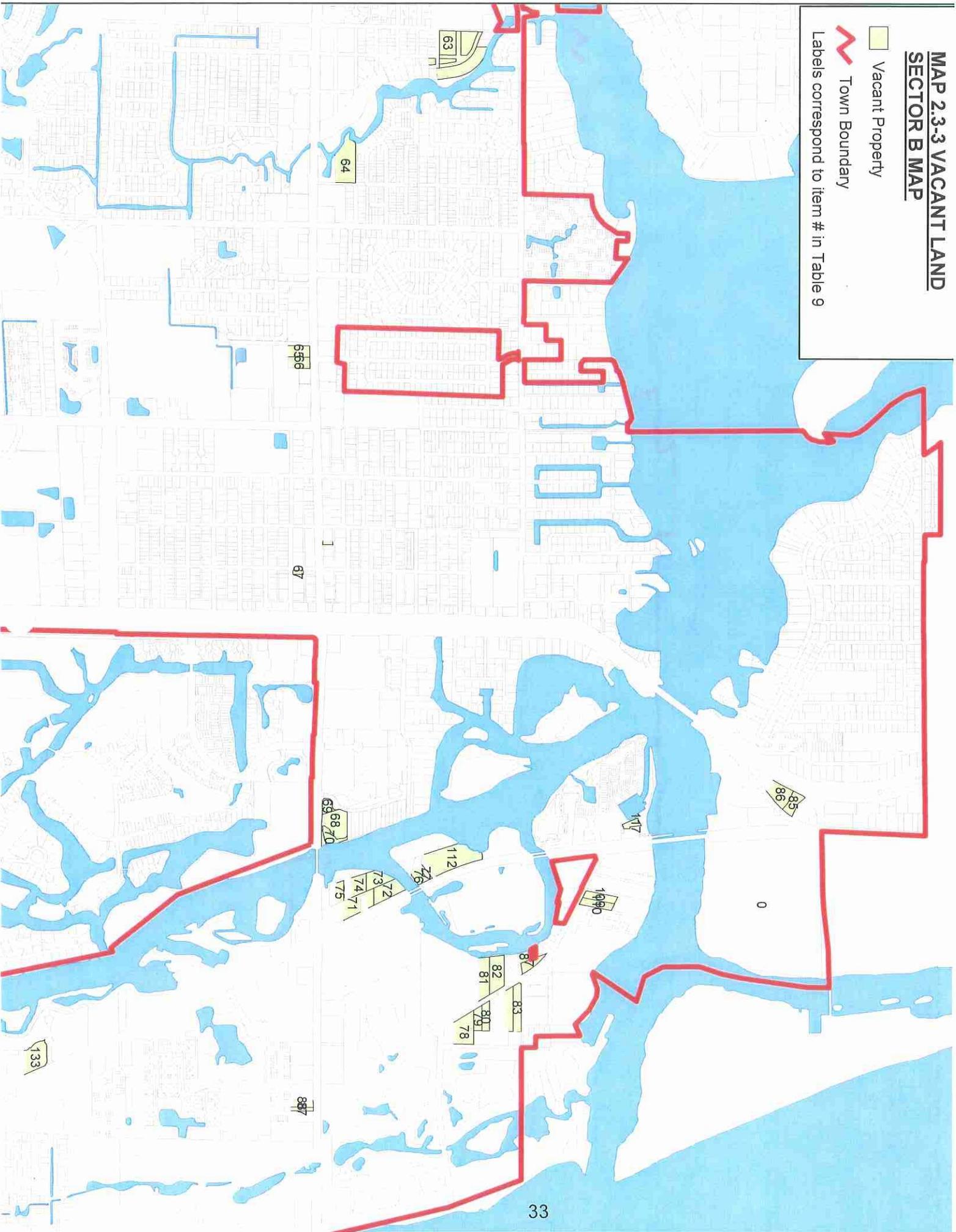


MAP 2-3-3 VACANT LAND SECTOR B MAP

 Vacant Property

 Town Boundary

Labels correspond to item # in Table 9

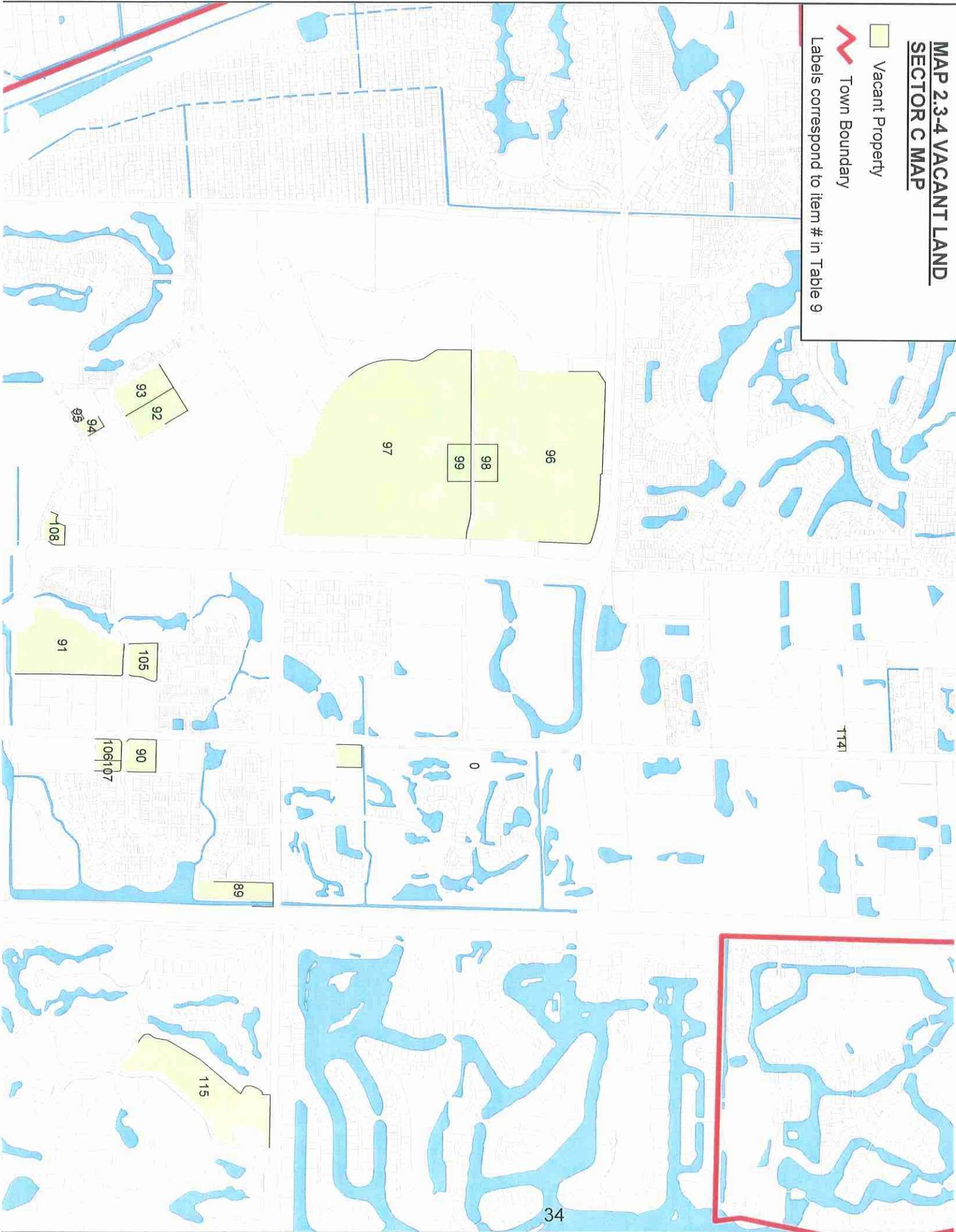


MAP 2.3-4 VACANT LAND SECTOR C MAP

 Vacant Property

 Town Boundary

Labels correspond to item # in Table 9



Total vacant lands: 1,427.70 acres distributed over 115 properties

Table 9 – Vacant Land Inventory

Item	PCN Number	Land Use Designation	Acreage
1	30424104000001160	Industrial	86.59
2	30424104000001150	Industrial	3.27
3	30424104000001010	Industrial	1.27
4	30424104000005060	Industrial	46.96
5	30424104000005070	Industrial	5.43
6	30424104000005080	Industrial	4.99
7	30434031030040012	Inlet Village Flex	.78
8	30434031000070010	Inlet Village Flex	.51
9	30424033000007040	Residential Low	65.95
10	30424033000007020	Residential Low	32.25
11	30424032000001020	Residential Low	6.27
12	30424033030120000	Residential Low	158.00
13	30424103250000010	Industrial	.50
14	30424103250000020	Industrial	.47
15	30424103250000030	Industrial	.47
16	30424103250000040	Industrial	.47
17	30424103250000050	Industrial	.47
18	30424103250000060	Industrial	.47
19	30424103250000070	Industrial	.47
20	30424103250000080	Industrial	.47
21	30424103250000090	Industrial	.36
22	30424103250000100	Industrial	.40
23	30424103250000110	Industrial	.40
24	30424103250000120	Industrial	.36
25	30424103250000130	Industrial	.47
26	30424103250000140	Industrial	.47
27	30424103250000150	Industrial	.47
28	30424103250000160	Industrial	.47
29	30424103250000170	Industrial	.47
30	30424103250000180	Industrial	.47
31	30424103250000190	Industrial	.47
32	30424103250000200	Industrial	.50
33	30424109010000060	Industrial	1.15
34	30424109010000141	Industrial	1.58
35	30424109030000100	Industrial	.57
36	30424109030000140	Industrial	.92
37	30424109030000170	Industrial	.92
38	30424109030000190	Industrial	.92

Item	PCN Number	Land Use Designation	Acreage
39	30424103040000290	Residential High	1.00
40	30424103040000300	Residential High	1.00
41	30424103040000271	Residential High	.50
42	30424103040000260	Residential High	1.00
43	30424103060000330	Residential	.18
44	30424103060000300	Residential	.18
45	30424103060000280	Residential	.18
46	30424103060001080	Commercial	8.72
47	30424103060001090	Commercial	.25
48	30424103060001100	Commercial	.18
49	30424103060001110	Commercial	.16
50	30424103060001120	Commercial	.37
51	30424103060001140	Commercial	.30
52	30424103060001151	Commercial	.15
53	30424103060001160	Commercial	.22
54	30424103060001170	Commercial	.22
55	30424103060001180	Commercial	.21
56	30424103060001191	Commercial	.27
57	30424103060000960	Commercial	.54
58	30424103060000940	Commercial	.36
59	30424103060001010	Commercial	.23
60	30424103060001030	Commercial	.23
61	30424102010000166	Commercial	2.57
62	30424102010000161	Commercial	.96
63	30424102020080010	Residential	7.88
64	30424102000001080	Commercial	0.50
65	30424101000007160	Commercial	1.05
66	30424101000007170	Commercial	.99
67	30424101030090290	Commercial	.15
68	30434106260010000	Commercial	2.51
69	30434106230000070	Commercial	.60
70	30434106260020000	Commercial	.80
71	30434106000040010	Commercial	1.69
72	30434106000040040	Commercial	1.72
73	30434106000040080	Commercial	1.59
74	30434106000040050	Commercial	1.02
75	30434106000040120	Commercial	.57
76	30434106000000020	Commercial	.69
77	30434106000090050	Commercial	.24
78	30434106000010012	Commercial	2.36
79	30434106000010011	Commercial	.70
80	30434106000010110	Commercial	.81
81	30434106000010010	Commercial	1.88
82	30434106000010090	Commercial	1.00
83	30434106000010050	Commercial	1.00

Item	PCN Number	Land Use Designation	Acreage
84	30434031300000010	Commercial	1.00
85	30434031300000020	Commercial	1.60
86	30434105000007140	Commercial	.34
87	30434105000007070	Commercial	.69
88	30424113000005020	Commercial	3.00
89	30424113100230070	Mixed Use	7.33
90	30424124060230010	Mixed Use	5.00
91	30424124070230040	Mixed Use	30.35
92	30424123070200030	Mixed Use	6.88
93	30424123070200040	Mixed Use	7.08
94	30424123050000020	Mixed Use	1.52
95	30424123050000030	Mixed Use	.50
96	30424114040180030	Mixed Use	112.00
97	30424114040180040	Mixed Use	145.60
98	30424114040140020	Mixed Use	4.50
99	30424114040140010	Mixed Use	4.50
100	30424105000001000 30424032000003010	Residential (Parcel 19)	369.31
101	30424105000001000 30424032000003010	Commercial (Parcel 19)	41.00
102	30434108000100010	Recreation	48.39
103	30434108060020260	Recreation	4.45
104	30434117000010010	Recreation	101.16
105	30424124070230010	Mixed Use	4.99
106	30424124160230020	Mixed Use	2.00
107	30424124160230010	Mixed Use	1.00
108	30424123030000110	Mixed Use	.60
109	30434031040070020	Riverwalk Flex	.93
110	30434031040070010	Riverwalk Flex	.93
111	30434107000010011	Mixed Use	4.20
112	30434106270010000	Commercial	5.09
113	30434107390040000	Mixed Use	2.35
114	30424112000003090	Residential	.98
115	30434119000001040	Residential	31.24
		Total	1,427.70

2.4 *Demands of Growth on Infrastructure*

This section evaluates the financial feasibility of providing the infrastructure needed to support the development buildout allowed by the Comprehensive Plan. The analysis evaluates the degree to which each type of facility will accommodate the growth allowed by the Comprehensive Plan without the need for capital improvements and the financial feasibility of such capital improvements if needed to accommodate the growth.

2.4.1 **Roads**

The Town maintains an adopted Level of Service (LOS) standard of “D” for all roadways within the municipal boundaries. As of 2005, 10 of the 13 local collector roadways under control of the Town operate at an LOS standard of “B” or “C.” Segments of Toney Penna Drive and Frederick Small Road are currently operating at a LOS of “D.” According to the 2005 Conditions in the Transportation Element, the portion of Riverside Drive that is within the Town is currently operating at an LOS of “E”, which is over the adopted LOS standard. However, traffic counts on Riverside Drive taken in 2004 indicate this roadway is operating at an LOS of “C.” The Town will update the Transportation Element as part of the EAR-based amendments to correct this information. As noted in the Transportation Element Assessment (section 4.2), future conditions for all roadways in Town will be updated.

With regard to current conditions on the Florida Turnpike and the I-95 expressway, two of the six State roadways in the Town, it is important to note the Transportation Element does not currently contain any traffic counts for either limited-access facility. In the EAR scoping meeting with staff from the Florida Department of Transportation (FDOT), it was recommended that the Town include the future conditions and roadway configurations of the Florida Turnpike and I-95 expressway in the Transportation Element. As part of the EAR-based amendments, the Town will be updating the Element’s Tables and Figures to include future conditions and roadway configurations for these State roadways. The Transportation Element identifies the segments of Military Trail within the Town as a State roadway. However, FDOT information indicates all segments of Military Trail north of PGA Boulevard are maintained by the County. The change to correctly identify maintenance responsibility for the segments of this roadway in the Town will be part of the EAR-based amendments. The segments of this roadway within the Town are currently operating at LOS levels “B” and “C.” Two other State roadways in the Town are Alternate A1A and US One. The segments of these roadways in the Town are currently operating at an LOS “D.” The final State roadway within the Town is Indiantown Road. Most segments of this roadway west of Alternate A1A are currently, or soon will be, operating at overcapacity. The Town will be addressing the mitigation initiatives necessary to address the overcapacity segments of Indiantown Road in Major Issue 3.1.

In addition to Major Issue 3.1, consideration of the Town’s roadways will also be addressed in Major Issue 3.4 (*Infill Development and Redevelopment Through Innovative Land Use Planning*) and 3.6 (*Development of Strategies to Provide for a Transit-ready Community*).

2.4.2 Potable Water

The Town has a current surplus of three (3) million gallons per day (MGD) of potable water treatment capacity and has an adequate water supply and distribution facilities to serve existing development and the level of redevelopment anticipated during the short range planning horizon. Additionally, a 1.7 MGD treatment expansion is nearing completion and will be in service in the Summer of 2006. The Town continues to utilize alternative water supplies to meet growing urban water demands and to preserve limited fresh water supplies for the local environment. The Town's utility can now supply nearly 50% of its ultimate peak supply demand through brackish water desalination. A final plant expansion to address the service territory's ultimate supply needs upon buildout of the service territory is currently under design and expected to be in service by late 2007.

2.4.3 Sanitary Sewer

The Loxahatchee River District (ENCON) serves a 73 square-mile area which includes the entire Town, the adjacent local municipalities of Tequesta and Juno Beach, and unincorporated areas of northern Palm Beach and southern Martin counties. Today the District, recognized for its excellence in operations by the State of Florida and declared "Best in Nation" by the Environmental Protection Agency, continues to lead environmental managers in preserving area water resources, natural habitats and the wildlife they sustain.

Nearly 99.7% percent of the Town is currently serviced by sanitary sewer. Since septic tanks are prohibited in the Town, all new developments are required to connect to the sanitary sewer system. ENCON has a permitted sanitary sewer capacity of 9 million gallons per day (MGD) and has current sanitary demand and reservations of approximately 7.51 MGD. ENCON is currently in the process of an expansion, to be completed by March 2007, that will increase its capacity from 9 mgd to 11 MGD. With the additional capacity, it is anticipated that ENCON will be able to provide the Town's foreseeable sanitary sewage treatment needs.

2.4.4 Parks and Recreation Facilities

The demands of growth on recreation facilities will be based on the combined Town population projections (as shown in Major Issue 3.9) and the projections for the Palm Beach County enclaves located west of Alternate A1A & east of the I-95 expressway. Table 31 indicates this enclave area will have a projected population of 3,321 persons by 2025. This enclave area was included with the Town's population projections to determine the modifications that would be necessary to maintain adopted recreation facilities LOS standards because these areas are most likely to utilize the Town's facilities and are likely to be annexed into Jupiter by 2025. The population totals for Palm Beach County unincorporated areas west of the Florida Turnpike were not included in Town recreation facilities totals because these areas are currently serviced by County recreation facilities and inclusion in Town totals would result in double counting. In addition, these unincorporated areas are not included in the Town's future annexation area and therefore will most likely not be part of Jupiter in 2025. Table 10 contains an analysis of what changes need to be made to the adopted LOS standards for the Town recreation facilities to accommodate the projected 2025 population.

Table 10 – Proposed Town Adopted 2025 LOS Standards for Recreation Facilities

Activity	Existing Adopted LOS	Required in 2006 Based on Existing LOS	Required in 2006 (pop. 48,269) Based on Proposed LOS	Have in 2006	Required in 2025 (pop. 67,106) Based on Proposed LOS	2025 Deficit (-) Surplus (+)	Proposed LOS Standards in EAR
Tennis	1/4,000	12	12	20	17	+3	1/4,000
Baseball	1/6,000	8	14	17	19	-2	1/3,500
Softball	1/6,000	8	5	5	7	-2	1/9,500
Football	1/12,000	4	4	4	6	-2	1/12,000
Soccer	1/6,000	8	16	21	22	-1	1/3,000
Basketball	1/5,000	10	14	19	19	0	1/3,500
Racquetball	1/4,000	12	9	12	12	0	1/5,500
Resource Park	1/50,000	1	4	8	6	+2	1/11,000
Exercise Trail	1/15,000	3	4	5	5	0	1/13,000
Pools	1/50,000	1	1	1	1	0	1/65,000
Community Center space	1/sq ft per. person	48,000 sq ft	48,000 sq ft	80,000 sq ft	67,106 sq ft	+ 12,894 sq ft	1/sq ft per. person
Hockey	N/A	N/A	2	2	3	-1	1/25,000
Skate Park	N/A	N/A	1	1	1	0	1/65,000

Changes to the LOS standards in Table 10 were based on research obtained primarily from the impacts of the Jupiter Athletic Association (JTAA) registrations, along with the Town’s Department of Recreation program and facility demands. Some County facilities (Jupiter Farms Park, Carlin Park and the west Jupiter Community Center) were also taken into consideration in the changes because they are used at times by the JTAA. Although the local schools do provide some facilities for the JTAA program, they were not included in the calculations due to the fact that their usage cannot be guaranteed from year to year. Finally, adopted LOS standards for hockey and skate park (inline skates for both) facilities are proposed to be added.

2.4.5 Solid Waste

The Solid Waste Authority of Palm Beach County (SWA), established in 1974, as is a dependent special taxing district provides solid waste management service for the entire Town. The SWA is responsible for developing and implementing plans for an integrated countywide solid waste management system comprised of the following: source reduction, composting, recycling, combustion and land filling to serve Palm Beach County. Hurricanes Frances and Jeanne hit Palm Beach County in September of 2004. Through the effective usage of temporary debris sites as well as a successful combination of burning and grinding, the SWA was able to manage the post-disaster cleanup and dispose of all the storm debris without consuming landfill capacity. As of September 30, 2004, the SWA estimates its Northern County Landfills have a total remaining capacity of 37,869,813 cubic yards, which is estimated to meet countywide needs through 2021. According to the SWA, the total estimated volume for these landfills is 50,124,427 cubic yards. The Town’s current adopted LOS standard for solid waste is 7.1 pounds per capita per day. Due to the increase in solid waste generation because of the active hurricane seasons, the Town will be amending the adopted LOS standard to 7.13 pounds per capita per day to be consistent with Palm Beach County’s adopted LOS standard.

The SWA operates a transfer station in the Town, which is located north of the northwest corner of Military Trail and Donald Ross Road. Transfer stations essentially eliminate the need for the collection trucks to travel all the way to a landfill. It is important to note that the transfer station is not a “disposal” facility but a “collection” point designed for the efficient and effective transfer of waste to a final destination for disposal.

2.4.5 Drainage

The Town’s Utilities Department oversees the operation of a Town-wide stormwater utility designed to achieve certain levels of service standards intended to reduce the risk of flooding and improve stormwater runoff quality. The Town charges a monthly stormwater fee on all developed properties within municipal limits to fund improvements necessary to maintain the adopted service levels.

2.5 Location of Development

This section analyzes the degree to which development and redevelopment have occurred consistent with the Future Land Use Element. The location and patterns of new development is more relevant in this section than that of redevelopment. As development has decreased the amount of vacant land, the Town has grown over 53.6 percent in the 7 years since the adoption of the 1998 EAR (from a population of 31,419 in 1998 to 48,269 in 2005).

As of the date of this report, the total vacant land in the Town comprises 11.3 percent of the 12,505 acres of property with designated land use. Further, nearly 78 percent of the total vacant lands have site plan, DRI or PUD approvals or pending approval. Therefore, vacant lands that are neither designated for a county park or have pending or approved site development entitlements are only 1.4 percent of the Town’s total land area.

As part of a land acquisition program to preserve environmentally sensitive land and open spaces and in an effort to curb development from the segments of Indiantown Road that are over capacity, the Town has recently purchased three vacant properties totaling 20.4 +/- acres. These properties are not considered vacant at the date of this EAR, but the previous land use designation should be amended to reflect the goal to preserve open space.

2.5.1 Development of Vacant Land

The Town inventoried 4,028 acres of vacant land in the 1998 EAR, although 2,680 acres had entitlements (Abacoa and Frenchmen’s Creek DRIs). Approximately 71.9 percent of the vacant lands since the adoption of the 1998 EAR have been developed. Even though the Town has added approximately 1,061 acres of vacant land newly classified into the town through annexation, the recent surge of development has influenced the rate at which the Town builds out. As inventoried in Table 9 of Section 2.3, 1427.7 acres of vacant land, or 11.3 percent of the Town exists as of the date of this EAR. Therefore, vacant land has been reduced from 38.1 percent to 11.3 percent as a percentage of land use in the Town. Development of vacant land has accounted for far more building floor area than construction of redeveloped land. As noted in Table 11, the major zones of development that have occurred since the 1998 EAR were developed for the following residential, commercial and industrial square feet:

Table 11 – Major Development since the 1998 EAR

Development Name	Residential Units	Retail and Office SF	Industrial SF
Abacoa	4,150	530,557	185,786
Paseos/Gables	638*	0	0
Botanica / Strathmore / Sandpiper Cove / Sea Plum Commercial	532*	61,657	0
Clocktower Hammock	40	0	0
Ritz Carlton/ Bears Club	260	0	0
Jupiter Park of Commerce	0	0	575,594
Ocean Grande	138	0	0
Jupiter Yacht Club	186	66,702	0
Mangrove Bay	183**	0	0

* Some units are still being constructed at the date of the EAR

** Includes 157 assisted living units/independent living units

2.5.2 Overall Location of Growth

The Abacoa development described in the previous section has occurred on a large tract of land that was once owned by the MacArthur Foundation, which is bounded by Donald Ross Road to the south, Indian Creek Parkway to the north, the North Palm Beach Heights neighborhood to the west and Alternate A1A to the east. A majority of this tract was developed as a single mixed use Development of Regional Impact (DRI) (pursuant to Chapter 380, Florida Statutes). Two additional MacArthur tracts within this area were developed separately as five residential projects called Botanica, Paseos, Gables, Strathmore and Sandpiper Cove. Also, a section of one of the tracts was developed with a commercial plaza called Sea Plum.

Recent development proposals now include another large tract of land also once owned by the MacArthur Foundation. It is located in the northwest section of town, characterized by the I-95 expressway and the Florida Turnpike interchange. One section of the tract is on the west side of the Florida Turnpike, north and south of Indiantown Road and east of Riverbend Park. The other section is east of I-95, north of Indiantown Road, west of Limestone Creek and south of the Martin County border. Three separate residential proposals include the development of a 750 home golf course community named Jupiter Country Club, and the 168 and 157 home residential communities called Jupiter Isles and Loxahatchee Reserve, respectively.

Pursuant to a 2002 interlocal agreement between the Town, Palm Beach County and Martin County, a new collector roadway called Island Way (aka the Western Corridor), which bisects a portion of the previously mentioned northwest vacant area of the Town, was completed in 2005 by a private developer. The roadway is shown on the Town's Future Functional Circulation maps and runs north from Indiantown Road into Section 28 of Martin County east of the I-95 Expressway. With the completion of Island Way, the Town anticipates short-term (within 5 years) residential and high-tech industrial growth in this area.

Smaller pockets of development have occurred on Indiantown Road, including a 10.8 acre residential project (40 single-family units) north of Indiantown Road and Military Trail, called Clocktower Hammock. Other development along Indiantown Road has been limited to small commercial developments since the 1998 EAR.

Finally, a third area of development has occurred along US Highway One, on property contained within either the Mixed-use Residential, Inlet Village or Waterway, Commercial and Entertainment sectors of the Town's US Highway One /Intracoastal Waterway (US1/ICW) Corridor overlay, as shown on the Town's FLUM. A key component of the development in the US One Highway/Intracoastal Waterway (US1/ICW) Corridor is the Riverwalk, which (as shown on the FLUM) runs the length of the corridor mostly along the Intracoastal Waterway.

2.5.3 Consistency of Growth with the Comprehensive Plan

Since the 1998 EAR, development and redevelopment have occurred primarily without the need to amend land use category objectives and policies in the Comprehensive Plan. The two exceptions relate to the creation of three new land use categories (Inlet Village Flex, Riverwalk Flex and Inlet Village Residential) to implement the Inlet Village sector of the US Highway One /Intracoastal Waterway (US1/ICW) Corridor and the amendment to the Industrial and Commercial land use designations to allow for high tech and bio tech research, which was in response to the increased demand for such uses in the area. The Town has processed 32 FLUM amendments, both large and small scale, since the 1998 EAR.

The Comprehensive Plan has been an affective tool in focusing the new development. The Abacoa DRI has been developed consistent with the Mixed-use land use category. The Mixed-use land use category has been utilized to encourage redevelopment within the Waterway, Commercial and Entertainment and Mixed-use Residential Sectors of the US1/ICW Corridor overlay. Development along the Indiantown Road Overlay Zoning (IOZ) District has been consistent with the Future Land Use Element (FLUE) IOZ urban design guidelines objective and implementing policies. Finally, the Town has retained a portion (58 percent) of all lands assigned with the Industrial land use category at the time of the 1998 EAR. In 2000, 143 acres of the Town's 341 acres of industrial land was changed to Residential land use for the Botanica project. The continued retention of industrial land is consistent with the FLUE economic development objective and implementing policies, which provide for expansion of the Town's economic base by promoting industrial activities as planned on the FLUM.

2.5.4 Conclusion

The Town experienced a surge of development since the adoption of the 1998 EAR. The majority of the development occurred in the southern part of town, in the Abacoa DRI. The intensity of development and mix of land uses in Abacoa was planned for in the Comprehensive Plan as part of the FLUM and Future Land Use Element. In more recent years, economies of a growing skilled workforce and changes in strategic land planning has changed the focus on ensuring the development of a diverse array of industrial (mainly High Tech and Bio Tech) and commercial (General and Medical) office uses in the Town of Jupiter.

In the future, the private sector will drive redevelopment, but with input from the community the Town's future growth will be guided by established public policy. The Town will continue to

provide a full range of quality and efficient services and will work to create a better environment in which to live and work.

2.6 Coordination of School Locations

The Town signed the Palm Beach County Public School Concurrency Interlocal Agreement on August 15, 2000. There is currently no vacant land of sufficient size⁸ within the Town boundaries to site a new school.

The School District of Palm Beach County has a current enrollment of over 167,000 Kindergarten through 12-grade students. This year Palm Beach County became the 11th largest school district in the United States. Over the last three years, the Palm Beach County School District experienced an average annual student enrollment growth of 3.6%. This results in an average annual increase of more than 5,500 students per year. Over the next five years, the projected annual growth rate is 2.8%, or about 4,700 students per year.

The Town of Jupiter is currently served by five elementary schools, two middle schools, and one high school. These eight schools comprise the total number of schools that are contained in the School District's Concurrency Service Area (CSA) 1. According to the School District's 2005-2006 student enrollment statistics as well as the Florida Inventory of School Houses (FISH) capacity data for 2005-2006, four educational facilities of the CSA1 are one to four percent over capacity (See Table 12). These include: Beacon Cove Intermediate, Lighthouse Elementary, Limestone Creek Elementary, and Jupiter High School.

According to the School District's FY 2006-2010 Five-Year Capital Improvements Plan, which was adopted by the School Board in September of 2005, classroom capacity additions to alleviate overcrowding are planned for the following schools in CSA 1:

- Jerry Thomas Elementary – 169 new student stations to increase the capacity from 795 to 964 (scheduled for completion in School Year [SY] 06/07);
- Limestone Creek Elementary – 160 new student stations to increase the capacity from 803 to 963 (scheduled for completion in SY06/07);
- Jupiter High – 20 new modular classrooms, which increases the capacity by 500 student stations from 2564 to 3064 (completed in SY05/06).

With regard to Beacon Cove Intermediate, the School District proposes a boundary adjustment with an elementary school in CSA 3.⁹

⁸ Elementary School (15 to 20 acres), middle school (30 to 35 acres) & high school (40 to 50 acres): source- Future Land Use Element Policy 1.3.17.

⁹ CSA 3 includes portions of the City of Palm Beach Gardens, the Village of North Palm and the Town of Juno Beach.