

Table 12 - Schools Serving Jupiter, Enrollment and Capacity, 2005-2006

| School | Within the Town's boundary? | Actual 2005-2006 Enrollment | Actual 2005-2006 FISH Capacity | Actual 2005- 2006 Utilization | Site Size (in Acres) |
|-------------------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------------|----------------------|
| Elementary Schools | | | | | |
| <i>Beacon Cove Elementary (3-6)</i> | Yes | 1001 | 994 | 101% | 15 |
| <i>Jerry Thomas Elementary</i> | Yes | 860 | 964 | 89% | 20 |
| <i>Jupiter Elementary</i> | Yes | 709 | 767 | 92% | 15 |
| <i>Lighthouse Elementary</i> | Yes | 936 | 898 | 104% | 20 |
| <i>Limestone Creek Elementary</i> | No | 983 | 963 | 102% | 19 |
| Elementary School Total | | 4489 | 4586 | 98% | |
| Middle Schools | | | | | |
| <i>Independence Middle</i> | Yes | 1422 | 1553 | 92% | 19 |
| <i>Jupiter Middle</i> | Yes | 1218 | 1256 | 97% | 30 |
| Middle School Total | | 2640 | 2809 | 94% | |
| Senior High Schools | | | | | |
| <i>Jupiter High</i> | Yes | 3128 | 3064 | 102% | 52 |
| High School Total | | 3128 | 3064 | 102% | |

2.7 Consideration of Water Management District Plans

The Town of Jupiter land use plan is well integrated with the water supply planning of future development and redevelopment within its utility's service area. The Town's plans adequately address the necessary expansion of potable water facilities and the eventual renewal and replacement of such systems upon the conclusion of their useful life.

Although the Town must adopt in its Comprehensive Plan a specific ten year water supply work plan by December 1, 2006, Chapter 163.3191 (2) (i) requires that each EAR consider the water management plan of the applicable water management district. The Town is located within the South Florida Water Management District (SFWMD). SFWMD is currently in the process of updating its 2000 Lower East Coast Water Supply Plan (LEC Plan).

The entire Town of Jupiter is served by potable water infrastructure. Existing infrastructure is generally in excellent condition with a progressive renewal and replacement program in place. The Town's Utilities Department administers the operation and maintenance of the potable water utility. Approximately 40 percent of the utility's service area is outside the Town's corporate limits. The utility currently serves nearly 100,000 people within northern Palm Beach and southern Martin Counties.

The previously adopted LOS standard is for the provision of 143 gallons of water per capita per day. Current actual demand is slightly higher than the adopted LOS standard. The Town intends to adopt a conservation-based water rate structure within 2006 to further promote efficient water usage as more extensive landscaping becomes commonplace while the Town's property values continue to increase dramatically.

In 2004, the Town received a 20 year duration permit from the SFWMD providing for increased ground water withdrawals to address the ultimate population to be served which is expected to exceed 133,000. A total supply need of 30 million gallons per day (MGD) is forecasted to serve the Town's utility at buildout. Presently, 27.3 MGD of capacity exists and an expansion to 30.0 MGD is on schedule to be in service by the end of 2007. The Town's annual water usage projections are provided to the SFWMD as a basis for updates to the LEC Plan. It is expected that the Town utility's potable water supply, treatment and distribution capacity will meet current and projected demands through the year 2015 and most likely, ultimate buildout of the service area.

2.8 Evaluation of Redevelopment Feasibility and Property Rights in Coastal High Hazard Areas

In May 2002, the Florida Legislature amended Section 163.3191(2)(m), Florida Statutes (F.S.) to require the following:

"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 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."

Since the adoption of the Town's Comprehensive Plan in 1990, the Town has not reduced the land use density standards in any of its Future Land Use categories which allow residential as a permitted use. Further, all residential developments approved during this time period conform to the density standards contained in the Town's Comprehensive Plan. However, prior to the 1990 Plan (which is based on the 1985 State growth management legislation), several residential properties that are currently shown within the County's Coastal High Hazard Area (CHHA)¹⁰ were developed consistent with the Town's 1979 Comprehensive Plan. As shown in Table 13

¹⁰ The CHHA is defined in the Palm Beach County Comprehensive Plan as Plan A, which includes the evacuation zones for category one and two hurricanes. Plan B includes the evacuation zones for category 3 or greater hurricanes.

below and the corresponding Map 2.8-1, these properties were developed at densities that are between 9 to 15 units per acre, which is above the 8 units per acre¹¹ maximum density allowed in the current Residential High Future Land Use category. Under the 1979 Comprehensive Plan, residential Future Land Use categories did not contain specific density standards. Instead, the density levels were set on a parcel by parcel basis, which was determined by several factors including the following:

- Natural environmental factors;
- Adjacent land uses;
- Capacity of adjacent roadways;
- Availability of public utilities;
- Proximity to convenient commercial uses;
- Any other economic marketing factors affecting the potential carrying capacity.

In addition, Table 13 also includes a residential development named Riverwalk, which was originally developed in unincorporated Palm Beach County at a density of 10.7 units per acre and later annexed into the Town.

The EAR based amendments to the Coastal Management Element will include a policy which will state following a natural disaster, the property rights of current residents shall be balanced with redevelopment feasibility and the property rights affected. The policy will also include a statement regarding what density levels will be authorized in redevelopment of affected properties after a natural disaster.

¹¹ Maximum density that can be achieved in the old Residential and existing Residential High Future Land Use categories with the 2 units per acre density bonus for a planned unit development.

Table 13 – Residential Developments In Excess of Density Limits in the CHHA

| Map # | Development | Year Built | Annexed into Town | # of Units | Density (units per acre) |
|-------|-------------------------------------|------------|-------------------|-------------|--------------------------|
| 1 | Jupiter Inlet Condominiums | 1978 | NO | 120 | 14.80 |
| 2 | Center Street Village | | NO | 179 | 33.46 |
| 3 | Pennock Apartments | | NO | 30 | 15.22 |
| 4 | Rio Vista Condo | | NO | 6 | 17.14 |
| 5 | Pine Gardens Condo | | NO | 12 | 15.19 |
| 6 | Whitney Villas Condo | | NO | 4 | 10.81 |
| 7 | Riverwalk Condos | 1986 | YES | 300 | 10.71 |
| 8 | Jupiter Sound Apartments | | NO | 138 | 9.20 |
| 9 | Suni Sands Mobile Homes | | NO | 109 | 9.64 |
| 10 | Jupiter Cove Condo | 1981 | NO | 138 | 8.94 |
| 11 | Fisherman's Landing Duplexes | | NO | 83 | 8.81 |
| 12 | Coppola Villas | 1982 | NO | 24 | 10.71 |
| 13 | Island at River Harbour Bahama | | NO | 97 | 8.94 |
| 14 | Park Plaza Apartments | | NO | 50 | 21.10 |
| 15 | Ocean Park Condo | | NO | 328 | 11.81 |
| 16 | Villas on the Green Condo | 1978 | NO | 116 | 15.49 |
| 17 | Ocean Trail Condo | 1976 | NO | 602 | 21.99 |
| 18 | Jupiter Bay East Condo | 1988 | NO | 135 | 13.71 |
| 19 | Bella Vista on the Park Condo | 1981 | NO | 40 | 13.51 |
| 20 | Bell's Mobile Home Park | | NO | 38 | 10.35 |
| 21 | Jupiter Ocean and Racquet Club | 1978 | NO | 128 | 33.56 |
| 22 | Ocean Grande* | | NO | 163 | 24.51 |
| 23 | Jupiter by the Sea * | 1995 | NO | 36 | 16.00 |
| 24 | Sea Brook Place Condo | | NO | 176 | 10.02 |
| 25 | Sea Rise Condo | 1981 | NO | 152 | 22.32 |
| 26 | Oceancrest Condo Apartments | 1982 | NO | 161 | 24.07 |
| 27 | Oceanside Terrace Condo | | NO | 80 | 12.20 |
| 28 | Corinthians South Condo * | 1985 | NO | 58 | 30.05 |
| 29 | Poolside Villas at the Racquet Club | | NO | 27 | 20.00 |
| 30 | Ocean Club Jupiter * | 1994 | NO | 114 | 23.31 |
| 31 | Marina at the Bluffs | 1989 | NO | 1320 | 41.85 |
| 32 | Beachcomber Condo | 1985 | NO | 56 | 9.03 |
| | Total | | | 5031 | 548.45 |

* These communities represent a portion of the Olympus RPD, which has an overall density of 6.9

Map 2.8-1
Town of Jupiter
Communities in the CHHA

