

## 4. ASSESSMENT OF EXISTING ELEMENTS

### 4.1 *Future Land Use Element*

The purpose of the Future Land Use Element of the Town's Comprehensive Plan is to delineate the Town's vision of how the residential neighborhoods, commercial and industrial districts, and recreational and conservation areas within Jupiter are created enhanced and maintained. The Future Land Use Element is the nucleus of the Town's Comprehensive Plan. It defines the components of the community and the interrelationship among them, integrating the complex relationships between land use and all of the other elements of the plan that address the physical, social, and economic needs of the people who live, work, and visit the Town of Jupiter.

The Future Land Use Map (FLUM) (Map 4.1-1) is the blueprint of the Town that geographically indicates the location of Jupiter's 13 future land use designations. Prior to the adoption of the 1998 EAR, the Town deleted the single Residential land use designation, which allowed residential development from 0 to 6 dwelling units/ per acre(du/ac), from the Future Land Use Element. The single designation was replaced with the following three residential land use designations:

- Low Density Residential – allowable density range is up to two du/ac;
- Medium Density Residential – allowable density range is from two to four du/ac;
- High Density Residential – allowable density range is from four to six du/ac.

Although some of the lands in the Town designated with the old Residential land use designation have been changed to the three new land use designations since the adoption of the 1998 EAR, there still remains approximately 5,448 acres in the Town that are designated with the old land use designation as shown on the FLUM. Over 99 percent of the lands designated with the old Residential land use designation are developed.

As required by Section 163.3191(2)(o), F.S., the Town is required to address any transportation concurrency management areas within the Town, in the EAR. The only such area located within the Town is the Coastal Residential Exception Area (CREA). The CREA, as discussed in Major Issue 3.1 (*Increased Workforce Housing Options for Low and Moderate Income Families*), is administered by the Palm Beach County MPO and allows exemption from the County's traffic concurrency management system for residential developments within the designated area<sup>1</sup>. Because the existing boundaries of the CREA within the Town only include property bounded to the south by Jupiter Lakes Boulevard, to the west by Military Trail up to the northern Town boundary, eastern areas that were mostly developed prior to adoption of the Town's Comprehensive Plan in 1990, the exemption has never been utilized. The County is currently proposing changes to the CREA that would first, expand its boundaries to include all lands in the Town that are east of the I-95 expressway and are outside of the Coastal High Hazard Area and second require the development of workforce housing to receive the concurrency exemption. All proposed residential developments that are within the boundaries of the CREA that do not propose to produce workforce housing, will not be eligible to receive transportation concurrency

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<sup>1</sup> The CREA boundary excludes all lands contained within the Coastal High Hazard Area.

exceptions with the proposed County changes to the CREA. Residential properties that are within the existing CREA boundary will not be exempt from the workforce housing requirement once the amendments are adopted.

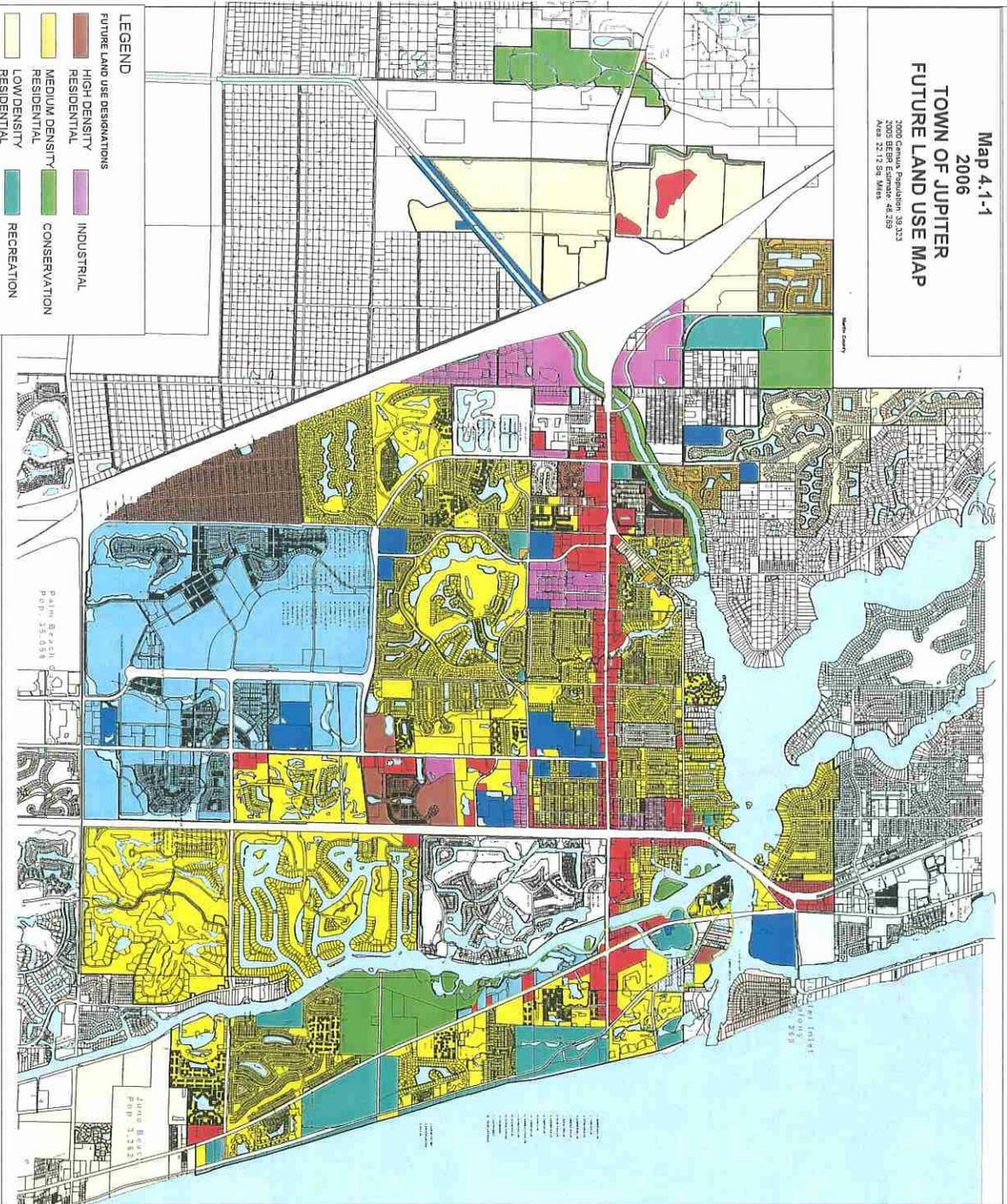
Since the adoption of the 1998 EAR, all of the properties annexed into the Town have been consistent with the Future Annexation Study. The Town of Jupiter Future Annexation Areas (Map 4.1-2) indicates the location of areas that are anticipated to be annexed into the Town by 2025. The Town continues to work with the County to ensure that adequate public services are available at the time of annexation for all of these areas.

**Recommendations:**

1. As part of the EAR-based amendments, the Town should propose FLUM amendments to assign all lands that currently retain the old Residential land use designation with the most appropriate current land use designation.
2. Objective 1.1 states the Town shall adopt strategies by January 2000, which encourage future growth in areas that can meet established level of service (LOS) standards. With the adoption of the Jupiter Area Study, the Town has met the measure in Objective 1.1 to adopt strategies. This objective should be amended to state the Town will maintain adopted strategies to ensure that future growth will meet established LOS standards. A new policy should be added to this objective which states future growth in the Town will be consistent with the mitigation strategies of the Jupiter Area Study, as amended. In conjunction with the new statutory requirements to maintain a financially feasible plan, this objective and implementing Policy 1.1.1 should be amended to update the date certain to adopt the strategies and require the strategies be consistent with the financial feasibility requirements of the Capital Improvement Element.
3. Objective 1.2 states the Town shall promote maintaining compatibility of land uses by adopting criteria by January 2000, which considers natural and historic resources; intensities and densities of land use activities; and the consideration of coastal population densities with the County's Hurricane Plan. Since the adoption of the 1998 EAR, the Town has adopted a historic resources ordinance, adopted new land use categories and amended existing land use categories to further identify intensities and densities of land use activities in the Town, and adopted an emergency evacuation clearance time study. This objective should be amended to state the Town will continue to maintain and amend as necessary the compatibility of land uses criteria.
4. Existing Policy 1.3.17, which describes the intensity and locational criteria for the Public/Institutional land use designation should be amended to identify the land use designation as "Institutional." This amendment is recommended because it will clarify the types of uses covered by the land use designation.

Map 4.1-1  
2006  
TOWN OF JUPITER  
FUTURE LAND USE MAP

2000 Census Population: 39,333  
2005 BEGR Estimate: 46,259  
Area: 22,128 Acres

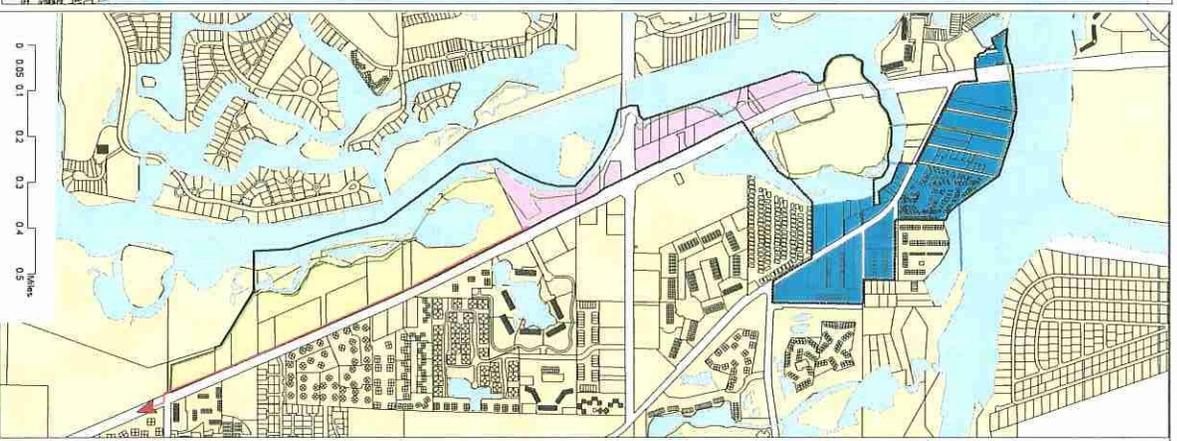


**LEGEND**

**FUTURE LAND USE DESIGNATIONS**

INDUSTRIAL	CONSERVATION
HIGH DENSITY RESIDENTIAL	RECREATION
MEDIUM DENSITY RESIDENTIAL	COMMERCIAL
LOW DENSITY RESIDENTIAL	MIXED-USE
MIXED-USE	RESIDENTIAL
RESIDENTIAL	PUBLIC/ INSTITUTIONAL
PUBLIC/ INSTITUTIONAL	ROAD
INLET VILLAGE FLEX	RIVERWALK
OTHER KEYS	FLEX
Town Boundary	Water
US 1 ICW Overlay	

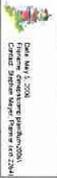
It is suggested that you contact the Department of Planning and Zoning (561-741-2323) to verify the land use classification of any parcel within the Town of Jupiter.



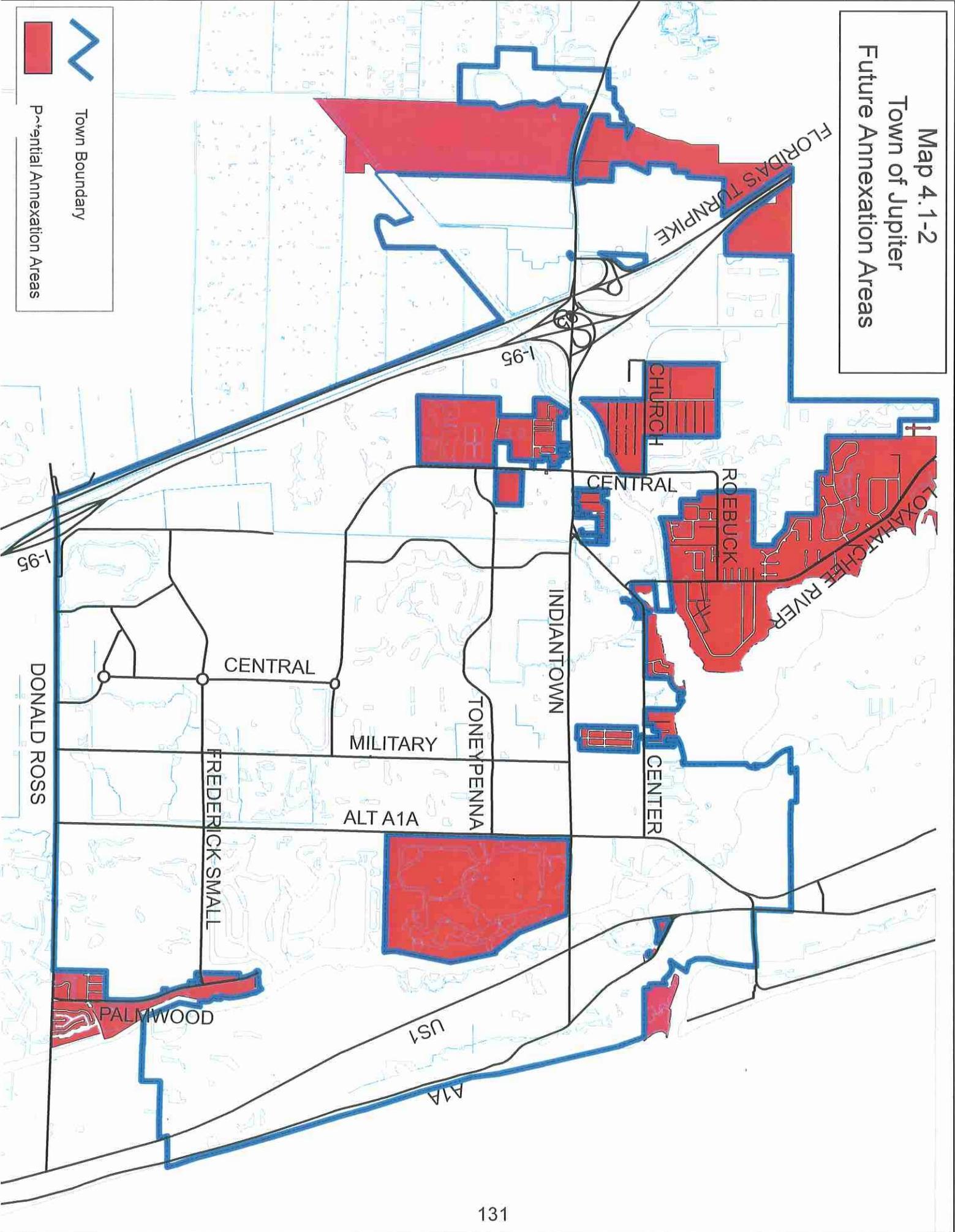
**US 1 ICW Corridor Sectors**

Inlet Village Sector	US 1 Corridor Boundary
Waterside Commercial and Entertainment Sector	Proposed Access
Mixed Use Residential Sector	State Corridor
	Right-of-Way
	Access Points for Bicyclists

Town of Jupiter  
Planning and Zoning Division  
210 Military Trail  
Jupiter, FL 33458  
Phone: 741-2323



Map 4.1-2  
Town of Jupiter  
Future Annexation Areas



 Town Boundary  
 Potential Annexation Areas

## 4.2 *Transportation Element*

The purpose of the Transportation Element of the Town's Comprehensive Plan is to coordinate local transportation planning with the long-range transportation planning of the Palm Beach County Metropolitan Planning Organization and to plan, to the extent possible, for a multimodal and intermodal transportation system that places an emphasis on the public transportation system. The Transportation Element establishes policies to guide the delivery of transportation services, including performance standards, future expansions, environmental considerations, financial feasibility, plan coordination, and public involvement. The transportation network is identified to maintain adequate service levels to the public based on estimates of future development and population growth.

As noted in Major Issue 3.1, addressing existing and future roadway conditions on Indiantown Road is a major challenge for the Town. Another key aspect of the Transportation Element relates to providing for the expansion of public transit. Developing a transit-ready community in Jupiter was addressed in Major Issue 3.6. Transportation related changes made to Section 163.3191(2), F.S. by the 2005 Florida Legislature require the EAR to address the following new tasks:

- Transportation concurrency exception areas, transportation concurrency management areas, multimodal transportation districts and transportation concurrency methodologies [Section 163.3191(2)(o), F.S.];
- 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 Section 163.3180(10), F.S.[ Section 163.3191(2)(p), F.S.]

With regard to the new tasks required pursuant to Section 163.3191 (2)(o), the only concurrency exception area located within the Town is the Coastal Residential Exception Area. Discussion of this concurrency exception area is included in the Future Land Use Element assessment (Section 4.1). The new requirement pertaining to assessing the extent to which changes are needed to develop a common methodology for measuring the impacts on transportation facilities for the purpose of implementing the Town's concurrency management system (CMS) (Section 163.3191[2][p]), provides unique challenges because of the structure of the transportation CMS in Palm Beach County. Through the MPO, the County has the authority and responsibility to implement the transportation CMS for the entire County. This situation is further complicated because the County adopted its EAR prior to the enactment of this new legislation. The Town commits to working with the Palm Beach County MPO and DCA to meet the new statutory requirement to assess the current transportation CMS to develop a common methodology for measuring the impacts on transportation facilities.

### **Recommendations:**

1. The Town will need to complete a Town-wide traffic study to determine roadway classifications and average annual daily traffic (AADT) counts on Town roadways.

To implement the recommendations of this study all Tables and Figures within the Transportation Element will need to be amended. Best available roadway classification and AADT information for roadways maintained by Palm Beach County and the State should also be included on the updated Tables and Figures.

2. A policy should be added to Objective 3.2 to provide for the completion (by a date certain) of a corridor master plan for Indiantown Road, consistent with the Palm Beach County Comprehensive Plan.
3. Objective 3.1 states the Town should identify existing and future Town roadway deficiencies based on standards adopted in this plan in conjunction with the capital improvements plan and budgeting. Further, the objective states this will be accomplished through an annual report. This objective and its implementing policies should be amended to state the report should be updated bi-annually.
4. Objective 3.2 and numerous<sup>1</sup> policies will need to be amended to provide for the following:
  - a. Transit related improvements;
  - b. Referencing changes to appropriate state agency documents;
  - c. Linking transportation improvement programs to the 5-year CIP update.

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<sup>1</sup> Transportation Element Policies 2.1.1, 2.1.2, 2.2.3, 3.2.8, 3.4.1, 3.4.2, 3.4.6, 3.5.1, 3.5.6, 3.5.7, 3.5.8, 3.5.11 and 4.1.2.

### 4.3 *Housing Element*

Housing is an essential and basic human need, therefore, it has attracted a great deal of attention in national, state, county and local planning discussions. The primary focus of the Housing Element is directed toward achieving the following four objectives:

- To identify existing and projected deficits in the supply of housing to meet the needs of the Town's population of very low, low and moderate income households;
- To analyze housing trends and the causes, scope and nature of any housing problems;
- To develop appropriate plans, programs and policies to bring about the accomplishment of the necessary housing, whether through private-sector efforts, non-profit, public/private partnerships or the public sector; and
- To guide and coordinate all housing activities to eliminate duplications and increase efficiency of the housing delivery system.

As discussed in Major Issue 3.5 (*Increased Workforce Housing Options for Low and Moderate Income Families*), since the adoption of the 1998 EAR there have been no residential developments that have provided affordable housing units in the Town pursuant to the voluntary density bonus programs contained in the objectives and policies of the Housing Element. Recommendations to amend the Housing Element to provide increased opportunities for the development of workforce housing are detailed in Major Issue 3.5.

Since the adoption of the 1998 EAR, the Town has adopted a historic and archaeological preservation ordinance and was designated as a Certified Local Government (CLG), consistent with the requirements of the Florida Department of State – Division of Historic Resources and the U.S. Department of the Interior. As a CLG the Town has established a Historic Resources Board which administers the historic and archaeological preservation ordinance and reviews and recommends the local designation of historic and archaeological resources to the Town Council.

Finally, the Town has continued to work towards alleviating overcrowded housing conditions in Jupiter. In 2005, the Town adopted a housing standard ordinance which defines what living areas are and what person per room standards will be enforced to avoid over-crowded conditions.

#### **Recommendations:**

1. Policies 1.6.2 and 1.6.3 should be amended to replace "Florida History Center and Museum" with "Loxahatchee River Historical Society."
2. A new policy should be added to Objective 1.6 that requires the location of locally designated historic resources be included on the Future Land Use Map.
3. A new policy should be added to Objective 1.4. This objective pertains to maintaining the Town's housing stock to provide safe, sanitary housing opportunities for all residents. The new policy should state the Town's Minimum Housing Standards ordinance will be adopted by reference to include the overcrowding criteria into the Comprehensive Plan.