

**TOWN OF JUPITER
TOWN MANAGER'S OFFICE**



DATE: May 5, 2006

TO: The Honorable Mayor and Members of the Town Council

THRU: Andrew D. Lukasik, Town Manager

FROM: John Sickler, Director of Planning and Zoning

SUBJECT: AGENDA ITEM: EVALUATION AND APPRAISAL REPORT (EAR) FOR THE TOWN'S COMPREHENSIVE PLAN

**PZ# 06-80
Resolution # 44-06
(DMK)**

**Meeting dates: PZ 04/17/06 (as the Town's LPA)
TC 05/04/06**

Applicant: Town Initiated
Request: Adoption of the Evaluation and Appraisal Report for the Town's Comprehensive Plan

Town Council Final Action

At the May 4, 2006 public hearing, the Town Council voted unanimously (5-0) to adopt the EAR for the Comprehensive Plan with the following modifications:

1. Include other JAS Strategies to Mitigate Future LOS Deficiencies – Amend the recommendation for Transportation Element Policy 3.2.8 to include the other mitigation strategies (investment in transit, intersection and capacity improvements) included in the Jupiter Area Study (JAS). [page 65]

2. Establishment of Local Town Roadway and Intersection LOS Standards – The recommended changes to the Comprehensive Plan section (3.1.4.1) of Major Issue 3.1 (*Implementation of Jupiter Area Study Mitigation Strategies*) should be modified to include a new Transportation Element policy to Objective 3.1 to establish higher adopted LOS standards for local roadways and signalized intersections along these local roadways, consistent with the FDOT Quality and LOS Handbook. The policy should also state adopted LOS standards for pedestrian and bicycle modes (consistent with the Handbook) should also be established on local roads. Both the adopted roadway and signalized intersection LOS standards should be set for the peak-hour two-way and annual average daily traffic trips. With the addition of this new policy existing Transportation

Element Policy 3.1.1 will need to be amended to state the adopted LOS standard D will be maintained on County and State roads, instead of all roads in the Town. [pages 65 and 70]

3. Protection for Neighborhoods from Increased Arterial Road Traffic – The recommendation for Transportation Element Policy 4.1.2 should be amended to state no change is necessary (changes were made to Section 3.4.3.2 to also remove recommended changes to this policy). To address increasing roadway connectivity in the Town a new policy should be included in Section 3.1.4.1 (Transportation Element). Further the recommendation to update the Transportation Element Table and Figures should be amended to state they will incorporate information from the Palm Beach County Metropolitan Planning Organization 2030 Plan. [pages 67, 68 and 70]
4. Emphasis the Importance of Maintaining Adopted LOS Standards – The recommendation for Capital Improvements Element (CIE) Objective 1.1 should be modified to state the objective should be modified to emphasis the measurability of the objective will be the completion of capital improvement projects in the five-year schedule of capital improvements to maintain the adopted LOS standards contained in the Plan. The recommendation for CIE should also be amended to place a top priority on maintaining adopted LOS standards. [pages 67 and 68]
5. Include amending Future Land Use Element (FLUE) Policy 1.3.4 to Include Density Bonuses for Moderate Income housing – The recommendation for FLUE Policy 1.3.4 in Section 3.5.3.1 of Major Issue 3.5 (*Increased Workforce Housing Options for Low and Moderate Income Families*) should be modified to include density bonuses in b) for moderate income housing. [pages 89 and 90]
6. Include enhanced coordination with the Town related to school boundary changes into the new FLUE joint planning policy with School District – The recommendation for a new FLUE joint planning policy with the School District should be modified to include an evaluation of the school age population projections as they relate to the need for possible boundary changes. [pages 108 and 109]
7. Include Intergovernmental Coordination Element (ICE) policy to provide for coordination with Florida Atlantic University (FAU) – In the ICE Element Assessment, a new policy should be added to Objective 1.1. The new policy should recognize the value of FAU to the Town and provide for coordinating programs and partnerships with FAU. [page 139]

8. Remove School District Analysis from PSFE Assessment – Remove the analysis pertaining to the Palm Beach School District's 2006-2010 Five-year Capital Plan from the Public School Facilities Element (PSFE) Assessment (Section 4.10). [page 142-143]

Staff Update

At the April 17, 2006 public hearing, a consensus of the LPA had the following general comments about the EAR (all changes to the EAR to incorporate LPA and staff modifications are shown on Replacement pages in a ~~strike-through~~ and underline format):

1. Utilizing Best Available Data – The LPA asked if more recent data could be included in Section 1.4.2 (*Town of Jupiter Today*) of the report.
Staff response: The 2000 U.S. Census is the most current information available for specific municipal level information (age cohorts, years structures are built). Additionally, staff explained that updated 2005 median Palm Beach County home value and household income information is contained in Section 2.9 (*Affordable Housing*). Staff believes it is sufficient to retain the current information in Section 1.4.2 because all of the information represents a snapshot of the conditions in the Town as of the most recent decennial census. A reference to the more recent information has been added to the EAR. [replacement page 20]
2. Clarification of Proposed Parks and Recreation Facilities LOS Changes – The LPA stated the proposed changes to the Parks and Recreation Facilities adopted Level of Service (LOS) standards contained in Section 2.4.4 (*Demands of Growth on Infrastructure-Parks and Recreation Facilities*), as shown in Table 10 are not clear. In addition, the wanted to know why some of the standards decrease and others increase.
Staff response: The proposed changes to the adopted LOS standards were based on data obtained primarily from Jupiter Tequesta Athletic Association (JTAA) registrations. The JTAA information indicated that interest in some facilities increased, while others remained constant, and some decreased. In addition, some Palm Beach County facilities were also taken into consideration in the changes because they are used by the JTAA. Staff has included this additional analysis in Section 2.4.4 and modified Table 10 to clearly indicate the amount of facilities that are required to meet existing and proposed adopted LOS standards in 2006 and what facilities will be required to meet proposed standards in 2025. [replacement page 40]
3. Addition of Very Low Income Household Data and Analysis – The LPA recommended including an affordable housing need analysis for the very low income (less than 50 percent of the median) households.

Staff response: Staff first notes that very low income household affordable housing need analysis was omitted from the EAR because it was not contained in Major Issue 3.5 (*Increased Workforce Housing Options for Low and Moderate Income Families*). Staff has included new Tables 29(a) (*County and Jupiter Very Low Income Household Cost Burden 2005-2025*) and 29(b) (*Very Low Income Household Need Analysis 2010 to 2025*) and included corresponding analysis in Section 2.9. In addition, staff has included very low income household data and analysis in Major Issue 3.5. [replacement pages 57 and 88 and new pages 60(a) and 60(b)]

4. Modifications to New Policies Proposed for Major Issue 3.2 – The LPA recommended modifying the new Recreation and Open Space Element objective and policies proposed for Major Issue 3.2 (*Implementation of \$17 Million Environmental and Open Space Land Acquisition Program*) to emphasis the importance of environmental lands. That is, when all things are considered equal, the environmental quality of a property should be the 1st priority as to whether it is acquired with bond revenues.

Staff response: An analysis of the referendum Ballot language (as contained in Resolution No. 68-04) by staff, indicates the intent of the bonds was to acquire “environmentally sensitive lands and lands for open spaces and traffic mitigation.” This language does not clearly indicate a priority ranking between the three types or uses of lands to be considered for acquisition. Additionally, a review of the acquisition criteria indicates the evaluation of a property for acquisition is based on nine criteria. Two of the criteria pertain to “environmentally sensitive lands,” one pertains to “leveraging opportunities,” three pertain to the “creation or expansion of open space areas,” two pertain to “traffic mitigation,” and the final criteria pertains to “public access to natural areas.” A property receiving four positive responses to the nine criteria qualifies it for further analysis. As with the bond referendum language the nine acquisition criteria does not contain a priority ranking for either of the three types or uses. Therefore, staff recommends the proposed objective and policies not be modified, in order to remain consistent with the intent of the bond referendum language and the acquisition criteria. [No changes to EAR]

5. Additional Modifications to Major Issues 3.5 and 3.6 – The LPA recommended that the language for the new Housing Element policies in Major Issues 3.5 (*Increased Workforce Housing Options for Low and Moderate Income Families*) and 3.6 (*The Need to Develop a “Transit Ready” Community*) to provide density bonuses in transit oriented developments that produce affordable housing, be softened to indicate density bonuses “may” be granted instead of “should” be granted. The LPA’s main concern about providing the bonuses for affordable housing was the impacts the additional traffic could have on roads in the Town, especially the over-capacity links of Indiantown Road. Further, they were

concerned about the prospect of affordable housing developments being exempt from the County traffic concurrency system if the 2006-01 proposed County Comprehensive Plan amendments to the Coastal Residential Exception Area (CREA) are adopted. The proposed changes to the CREA would expand the concurrency exception for residential developments to include all Town lands outside of the Coastal High Hazard Area (CHHA). However, it would modify the CREA qualification criteria to state the concurrency exemption will only be given for affordable housing that meets the requirements of the County's workforce housing program. The LPA also recommended additional language be included in Major Issue 3.6 to explain the relationship between density and transit ridership. Finally, it was recommended that Housing Element Policy 1.2.6 in Major Issue 3.5 should be modified to correctly identify "80 percent of the West Palm Beach-Boca Raton MSA median income" instead of the Jupiter median income.

Staff response: Staff believes it is important to note that the area of the Town that will most likely be appropriate for transit oriented developments (adjacent to the east of Alternate A1A both north and south of Indiantown Road), is totally within the CHHA. Therefore, these areas would not be able to apply for concurrency exemption under the proposed provisions of the CREA. Staff included a new paragraph in Section 3.6.4.3 to address the comment about the relationship between density and transit ridership. Finally, staff has modified Policy 1.2.6 to make the median income correction. [replacement pages 91, 95, and 104]

6. Other Miscellaneous Modifications – The LPA recommended Map 2.2.1 (*Change in Town Boundary {1989 to 2006}*) should be modified to label the three large enclaves that were annexed [staff completed the changes on replacement page 28]. The recommendation for Future Land Use Element Policy 1.13.3 in Major Issue 3.4 (*Infill Development and Redevelopment Through Innovative Land Use Planning*) should be modified to clarify whom 5. pertains to with regard to including relocation strategies [staff completed changes on replacement page 83].

Finally, staff noted subsequent to the LPA hearing that Coastal Management Element Policy 2.1.2, which pertains to provisions to direct people away from the CHHA, under e) states the following:

No new uses other than (sp) recreational or water dependent structures shall be allowed in the coastal high hazard areas (i.e. lifeguard station, restroom facilities, etc.)

Staff believes the original intent of this policy was to place the restrictions on new uses within the Coastal Construction Zone (an area extending approximately 1,500 feet from

the Atlantic Ocean shoreline) not the entire CHHA as shown in the EAR on Map 4.5-1 (*Town of Jupiter Hurricane Preparedness Plan*). This assertion is based on Section 161.55(3), Florida Statutes, which pertains to construction within the Coastal Construction Zone and states the following:

LOCATION OF CONSTRUCTION. Construction, except for elevated walkways, lifeguard support stands, piers, beach access ramps, gazebos, and coastal or shore protection structures, shall be located a sufficient distance landward of the beach to permit natural shoreline fluctuations and to preserve dune stability.

Staff recommends the need to replace “coastal high hazard area” with “Coastal Construction Zone,” and remedy the typo error by replacing “that” with “than,” be included in the EAR. The analysis to amend Policy 2.1.2 as noted above is included in the revised Coastal Management Element Assessment (Section 4.5) of the EAR [replacement page 135]. Finally, staff has revised Map 4.5-1 to include the location of the Coastal Construction Zone [replacement page 136].

Local Planning Agency Recommendation

At the April 17, 2006 public hearing, the Planning and Zoning Commission, acting as the Town’s LPA, voted unanimously (6-0) to recommend the Town Council adopt the EAR for the Town’s Comprehensive Plan as recommended by staff. A consensus of the LPA did have some comments pertaining to the EAR. These comments are included in the Staff Update.

Staff notes the audio of the LPA public hearing for the EAR is available on the Town’s web page under the *Agendas & Minutes* quick link.

Staff Recommendation

Staff recommends that the Planning and Zoning Commission, acting as the Town’s Local Planning Agency (LPA), recommend to the Town Council **approval** of the Evaluation and Appraisal Report (EAR) for the Town’s Comprehensive Plan.

Background

Every seven years the Town is required to evaluate the effectiveness of the Comprehensive Plan. This is accomplished by first completing an EAR of the Comprehensive Plan. An EAR is intended to accomplish the following important purposes:

- Identify Major Issues for the Town
- Review past actions of the Town in implementing the Comprehensive Plan since the last EAR
- Assess the degree to which Comprehensive Plan objectives have been achieved
- Assess both successes and shortcomings of the Comprehensive Plan
- Identify the ways that the Comprehensive Plan should be changed
- Ensure effective intergovernmental coordination

The first step in the EAR process is the identification of Major Issues. A Major Issue is defined as a very narrow matter of concern to the existing and future growth and development of the Town. For example, "transportation" is not a Major Issue. However, roadway congestion in the Indiantown Road Corridor could be a Major Issue. At the May 17, 2005 public hearing, the Town Council approved the list of nine Major Issues for the Town's EAR. These Major Issues, and a proposed scope of services, were then transmitted to the Florida Department of Community Affairs (DCA) on July 29, 2005 (Attachment A). On October 13, 2005, the Town received a "letter of understanding" from DCA (Attachment B), in which DCA approved the list of Major Issues and the Scope of Work for the Town's EAR. Pursuant to Section 163.3191, Florida Statutes (F.S.), staff has now prepared a draft EAR (Attachment C) that focuses on what changes need to be made to the Comprehensive Plan to address the nine Major Issues. Based on the requirements of Section 163.3191(9), F.S., DCA has established a phased schedule for the adoption of EARs for all municipalities in the State. The Town's EAR is scheduled to be adopted by June 1, 2006.

Staff Analysis

As described in the draft EAR Table of Contents, the report is divided into six chapters. Please note the Table of contents also includes a list of definitions. Below is a brief description of the six chapters:

- Chapter 1 (INTRODUCTION) – This chapter contains general information pertaining to the purpose of the EAR, a profile of the Town and the public participation process. It also includes an introduction to the nine Major Issues.
- Chapter 2 (ANALYZING CHANGES IN THE TOWN) – This chapter focuses on the changes in population and land area that have occurred in the Town. It also analyzes the remaining vacant lands, demands on growth of infrastructure, location of development and the need for affordable housing.
- Chapter 3 (MAJOR ISSUES) – This chapter provides an introduction to each Major Issue as well as what community, economic and environmental impacts these Major Issues could have on the Town. Additionally, the existing objectives and policies of relevant elements of the Comprehensive Plan are analyzed pertaining to what amendments should be made to them to implement the major

issues. Finally, this chapter includes an analysis of what new objectives and/or policies should be added to the elements to implement the Major Issues.

- Chapter 4 (ASSESSMENT OF EXISTING ELEMENTS) – This chapter analyzes each of the 10 elements of the Town’s Comprehensive Plan, which includes recommendations to amend certain objectives and policies in the Town’s EAR-based amendments.
- Chapter 5 (ANALYSIS OF CHANGES TO F.S. & REGIONAL POLICY PLANS) – This chapter analyzes the changes that have occurred to Chapter 163, F.S., Rule 9J-5, Florida Administrative Code, Chapter 187, F.S. (the State Comprehensive Plan) and the Treasure Coast Regional Planning Council’s Strategic Regional Policy Plan since the adoption of the Town’s last EAR in 1998. Amendments to the Town’s Comprehensive Plan, as necessary, are then recommended.
- Chapter 6 (APPENDIX – EAR SUPPORT DOCUMENTS) – This chapter includes the three support documents that were referenced in the EAR.

Once the EAR is adopted by the Town Council it is transmitted to DCA for a “sufficiency” review, which is completed by DCA within 90 days of receipt of the EAR. Once found sufficient, the Town will have 18 months to adopt the EAR-based Comprehensive Plan amendments recommended in the EAR.

Attachments (Attachments A & B are included in Chapter 1 of the Draft EAR on page 4):

- Attachment A – Incorporated as an attachment to DCA’s October 13, 2006 Letter
- Attachment B – October 13, 2006 Letter of Understanding from DCA
- Attachment C – Evaluation and Appraisal Report (previously provided)
- Attachment D – EAR Replacement Pages with LPA and Staff Comments

EAR Replacement Pages

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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.

~~The breakdown of age groups in the Town has changed from 1990 to 2000, as the Town increases a portion of its retiree population. There has been an increase in the older retirement age population (75 to 84 year old and over 85 age groups) and the working force nearing retirement age population (45 to 54 year old age group). The Town's early retirement (60 to 64 year old) mid-retirement (65 to 74 year old) age populations have declined slightly. The majority of the working force age population (25-44 age groups) has decreased, as has the number of citizens under the age of 14. The Town had the most significant demographic shifts with a decrease of the 35-44 age group and increase in the 15 to 19 age and 45 to 54 age groups. Figure 1.4.2-2, Age Cohorts by Percent of Population, 1990 and 2000, included on page ten, shows these demographic shifts graphically.³~~

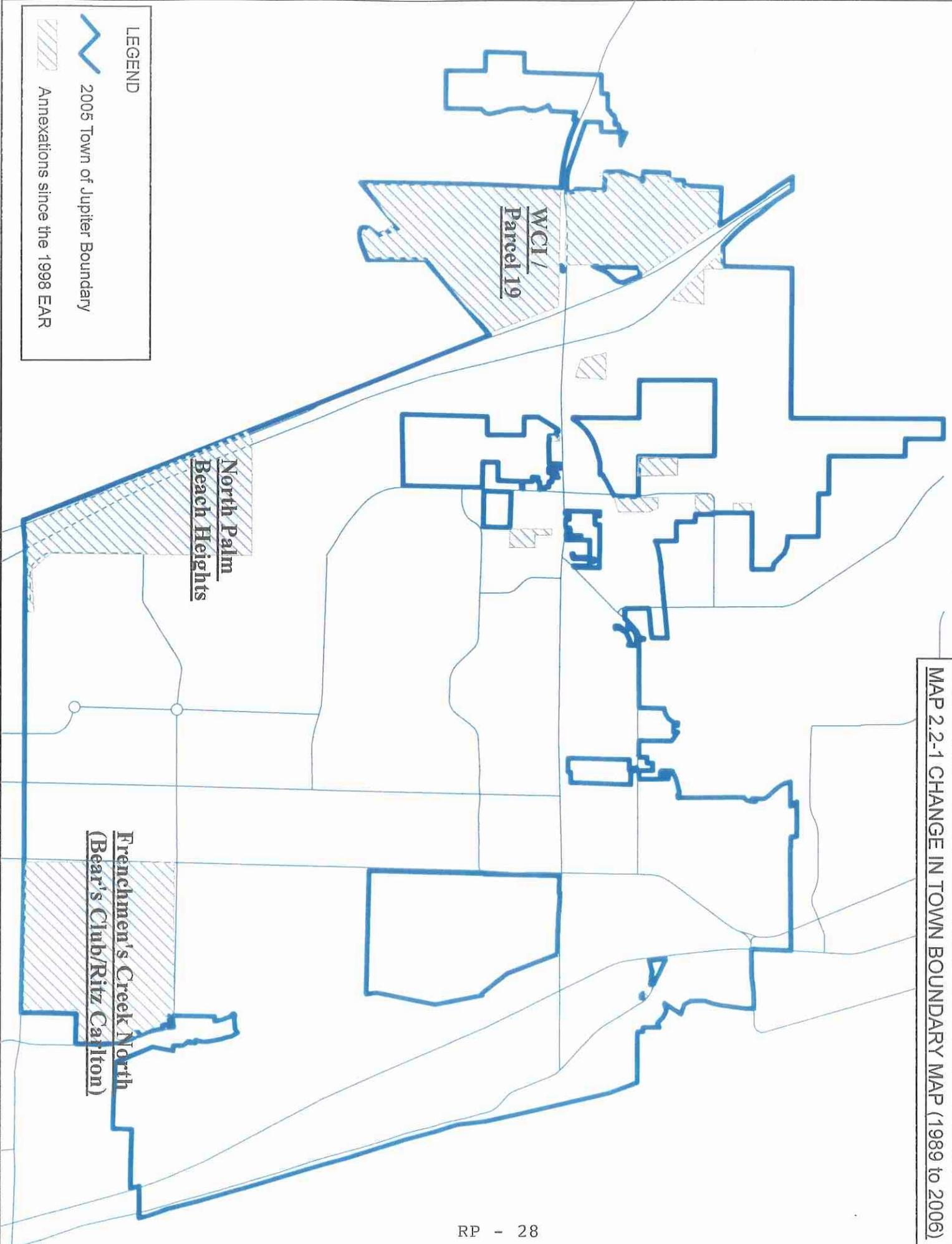
Figure 1.4.2-2, Age Cohorts by Percent of Population, 1990 and 2000, included on page 21, indicates how the age ranges in the Town have changed from 1990 to 2000. As a percent of population, there has been a relative increase in the 15-19, 45 to 54, 75 to 84 year old age ranges. The under 14, 25 to 44, 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.⁴

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)

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



LEGEND

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

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

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

The proposed changes in Table 10 indicate a greater proposed per-person need for some types of facilities (baseball, soccer, basketball, resource park and exercise trail) and less need for other types (softball, racquetball and pools). 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.

Table 27 provides a Countywide and Town comparison of moderate income households that are projected to be cost burdened (from 30 to over 50 percent) from 2005 to 2025. This table indicates a significantly higher amount of moderate income households are spending less than 30 percent of their income than lower income households (Countywide 79.2 percent; Town 77.6 percent). Proposed cost burden by tenure for moderate income households Countywide and in the Town indicates owner-occupied households make up a higher percentage of the total cost burdened households than the percentages indicated for low income households. Countywide, 75.7 percent of the total cost burdened households are owner-occupied and 24.3 are renters. In the Town, 83.2 percent are owner-occupied and 16.8 percentage are renters. The increases for moderate income households are mainly attributable to moderate income households possessing the increased financial means to purchase homes. Finally, the 5-year interval moderate income cost burden change comparison between the Town and the County is similar to the change noted in the low income households. The percentage at which additional households are projected to be cost burdened in the Town continues to decline from 2010 until it actually reverses by 2025 (a total decrease of 36 households). By contrast the Countywide rate of total new cost burdened households also declines, but it still indicates a 5.6 percent increase from 2020 to 2025.

The Town's baseline (2005) low income household totals in Table 26 indicate 1,007 owner households and 479 renter households are cost burdened. Table 28 indicates the Town's additional low income cost burdened households, by tenure, that are projected in 5-year intervals through 2025. This table is the low income need analysis for the next 20 years. The Town's baseline moderate income totals in Table 27 indicate 873 owner households and 172 renter households are cost burdened. Table 29 indicates the Town's similar projections for additional moderate income cost burdened households, by tenure. The Town's baseline very low income household totals in Table 29(a) indicate 1,620 owner households and 947 renter households are cost burdened. Table 29(b) indicates the Town's additional very low income cost burdened households, by tenure, that are projected in 5-year intervals through 2025. The Town will work with Palm Beach County through participation in the Countywide community land trust and workforce housing programs to address providing for the reduction of the baseline very low, low and moderate income housing need and the projected increases identified in Tables 28, and 29 and 29(b). The actual amendments to the Comprehensive Plan needed to accomplish this reduction are contained within Major Issue 3.5 "Increased Workforce Housing Options for Low and Moderate Income Families."

Table 29(a) – Palm Beach County and Jupiter Very Low Income (less than 50 % of Median) Household Cost Burden (CB) 2005-2025:
Percentage of Income Spent on Housing by Tenure (CB range from 30 % to >50%)

Place	Tenure	2005					2010					Total CB Households	5-YR CB Change (+,-) Total/ (%)
		Total CB Households					Total CB Households						
		<30%	30-39%	40-49%	50+ %	Total	<30%	30-39%	40-49%	50+ %	Total		
Palm Beach Co.	Owner	29,048	9,249	6,331	25,752	41,332	32,554	10,327	7,149	29,285	46,761	5,429 (13.1)	
	Renter	9,086	4,916	5,245	22,522	32,683	10,163	5,488	5,848	25,233	36,569		3,886 (11.9)
	Total	38,134	14,165	11,576	48,274	74,015	42,717	15,815	12,997	54,518	83,330		9,315 (12.6)
Town of Jupiter	Owner	1,035	319	232	1,069	1,620	1,217	375	273	1,243	1,891	271 (16.7)	
	Renter	267	146	147	654	947	301	164	164	738	1,066		119 (12.6)
	Total	1,302	465	379	1,723	2,567	1,518	539	437	1,981	2,957		390 (15.2)

Place	Tenure	2010					2015					Total CB Households	5-YR CB Change (+,-) Total/ (%)
		Total CB Households					Total CB Households						
		<30%	30-39%	40-49%	50+ %	Total	<30%	30-39%	40-49%	50+ %	Total		
Palm Beach Co.	Owner	32,554	10,327	7,149	29,285	46,761	36,797	11,699	8,150	33,074	52,923	6,162 (13.1)	
	Renter	10,163	5,488	5,848	25,233	36,569	11,145	5,955	6,344	27,544	39,843		3,274 (9.0)
	Total	42,717	15,815	12,997	54,518	83,330	47,942	17,654	14,494	60,618	92,766		9,436 (11.3)
Town of Jupiter	Owner	1,217	375	273	1,243	1,891	1,433	438	326	1,424	2,188	297 (15.7)	
	Renter	301	164	164	738	1,066	340	179	184	818	1,181		115 (10.8)
	Total	1,518	539	437	1,981	2,957	1,773	617	510	2,242	3,369		412(13.9)

Place	Tenure	2015					2020					Total CB Households	5-YR CB Change (+,-) Total/ (%)
		Total CB Households					Total CB Households						
		<30%	30-39%	40-49%	50+ %	Total	<30%	30-39%	40-49%	50+ %	Total		
Palm Beach Co.	Owner	36,797	11,699	8,150	33,074	52,923	42,547	13,608	9,416	37,342	60,366	7,443 (14.1)	
	Renter	11,145	5,955	6,344	27,544	39,843	12,261	6,376	6,829	29,822	43,027		3,184 (8.0)
	Total	47,942	17,654	14,494	60,618	92,766	54,808	19,984	16,245	67,164	103,393		10,627 (11.5)
Town of Jupiter	Owner	1,433	438	326	1,424	2,188	1,698	529	383	1,623	2,535	347 (15.9)	
	Renter	340	179	184	818	1,181	387	193	204	899	1,296		115 (9.7)
	Total	1,773	617	510	2,242	3,369	2,085	722	587	2,522	3,831		462 (13.7)

Objective or Policy	Comments	Recommendation
<p>the Comprehensive Plan.</p> <p>3. Address the impact of redevelopment activities on natural systems and any historic resources.</p> <p>4. Provide for visual continuity of the target study area through the application of sound principles of architectural design and landscaping.</p> <p>5. Include relocation strategies for those residents displaced by the implementation of the plan, which ensure that the displaced residents are provided adequate notice, equitable compensation and assistance in locating comparable alternative housing in proximity to employment and necessary public services.</p>		<p>measures will meet or exceed the minimum requirements of <u>Chapter 163 or 723</u>, Florida State Statutes, as applicable” should be added to the end of #5.</p>
<p>Objective 1.16 - The Town shall guide urban form and development to appropriately encourage development (redevelopment) in areas with existing infrastructure and populations before developing more remote areas.</p>	<p>The intent of this objective has been utilized in the process of approving all development approvals since the 1998 EAR.</p>	<p>This policy should be amended to emphasize the importance of encouraging infill, redevelopment, and upgrading of existing properties.</p>
<p><u>Policy 1.16.1</u> The Town shall encourage development and redevelopment in the area east of the Florida Turnpike.</p>	<p>The only property that has been granted development approvals west of the Turnpike has been the approximately 900 acre property that was annexed into the Town in 2001. There are no vacant parcels of more than 100 acres located east of the Turnpike. The intent of the policy has been followed in the development of the Town.</p>	<p>As with Objective 1.16, this policy should be amended to encourage infill, redevelopment, and upgrading of existing properties.</p>
<p><u>Policy 1.16.2</u> Proposed development for the area west of</p>	<p>See comments for Policy 1.16.1 above.</p>	<p>No changes are recommended for this</p>

3.5 INCREASED WORKFORCE HOUSING OPTIONS FOR LOW AND MODERATE INCOME FAMILIES

“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.”

3.5.1 Introduction to the Major Issue

Due to the proximity of buildout in the Town, lower interest rates, and continued population growth and development pressures, the scarcity of undeveloped land has resulted in higher land values, which are reflected in the cost of residential units in the Town. As previously stated in this report (Section 2.9), the Florida Association of Realtors and the University of Florida Real Estate Research Center indicate that the median price of existing single-family homes in Palm Beach County in November 2005 was more than \$420,000. These factors have had a significant impact on very low, low and moderate-income families trying to find affordable new or used homes.

As noted in the affordable housing analysis section (2.9) of this report, as of 2005 the date of this report, there were 1,620 owner occupied and 947 renter very low income households that are cost-burdened. The analysis indicates there will be an additional very low income household need of 1,053 owner occupied and 381 renter households by 2025. With regard to low income households, the analysis indicates there are 1,007 owner occupied and 479 renter low income households that are cost-burdened. ~~The analysis indicates~~ There will be an additional low income household need of 329 owner occupied and 120 renter households by 2025. With regard to moderate income households, the analysis indicates there are 873 owner occupied and 172 renter households that are cost-burdened. There will be an additional moderate income household need of 217 owner occupied and 51 renter households by 2025. The Town proposes to address these affordable housing needs through development of a workforce housing program (which could potentially be consistent with the County’s program) and by participating in the Countywide community land trust. In addition, the Town will amend the existing density bonus program to create additional incentives for the development of workforce housing.

3.5.2 Community, Economic, and Environmental Impacts

3.5.2.1 Community Impacts

Providing homeownership opportunities and attainable rents in the Town will help working families and individuals to live near their jobs. Enabling the Town’s governmental (police, fire, municipal, teachers, etc.), healthcare and service industry workers to live in the Town, will add to the sense of community in Jupiter. These workers and their families will be more likely to volunteer their time for programs and events that help promote civic pride in the Town. The creation of workforce housing opportunities will help further the Town Council’s 2020 strategic vision to preserve Jupiter’s unique character and vibrant “Small-Town Feel.”

the inclusion of very-low and low-income housing in a planned unit development, subject to the provisions in Policy 1.2.6 of the Housing Element.		
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Objective or Policy	Comments	Recommendation
<u>Policy 1.3.5</u> The Town shall make provisions for a residential density bonus for the purpose of encouraging enlightened and imaginative approaches to site design that leads to increases in affordable housing, conserves or preserves environmentally-sensitive areas, creates additional open space, or results in reduced infrastructure. Unless specifically allowed in the land development regulations, the density bonus shall not exceed two units per acre.	As with Policy 1.3.4 above, the density bonus provisions of this policy related to the provision of affordable housing have never been utilized.	This policy should be amended to include a provision of density bonuses for infill and redevelopment projects when providing workforce housing. In addition, the density bonus for affordable housing should be modified to increase the maximum density bonus allowed to 65 percent.

3.5.3.2 Housing Element

Certain objectives and implementing policies in the Housing Element will need to be amended, to implement the program to provide workforce housing options for low and moderate income families.

Objective or Policy	Comments	Recommendation
Objective 1.1. To provide adequate and affordable housing to meet the present and anticipated future need of residents of the Town of Jupiter.	To date no development applications have been processed by the Town, which included affordable housing units as auxiliary, patio, zero and z-lot dwelling units.	This objective should be amended to further define the affordable housing as “workforce” and identify the 2005 and 2025 “need” identified in Section 2.9 of this report.
<u>Policy 1.1.1</u> The location of future housing shall be guided through the Town's adopted land use map (pocket map 5) and extension of public services.	Since the adoption of the 1998 EAR, the Town has utilized the Future Land Use Map to guide the location of all residential development and ensured adequate public services were available for these developments.	This policy should be amended to remove reference to the location of the Future Land Use Map within the Comprehensive Plan.
<u>Policy 1.1.3</u> The Town strongly supports and	As stated for Objective 1.1, to date no development	This policy should be amended to include

Objective or Policy	Comments	Recommendation
<p>monthly income for a family earning 80 percent of the median family income in Jupiter.</p> <p>B. The density bonus for such housing may be up to a 50 percent of the maximum, allowable density, including additional density from the transfer of development rights, up to a maximum gross of density of 15 dwelling units per acre.</p> <p>C. At least 25 percent of the total residential units in the PUD must be set aside for families meeting the income guidelines in paragraph "A" of this policy, in each phase of development, for a minimum of 15 years.</p> <p>D. To implement the density bonus for affordable housing, the Town's land development regulations shall be amended to address such items as:</p> <ol style="list-style-type: none"> 1. A required Development Agreement between the Town and the PUD developer. 2. A deed restriction for the entire property that is approved by the Town Council. 3. The appreciation from the sale of a such property designated shall be limited to a certain percentage per year for certain period of time. 4. Rent increases shall be limited to annual 		

Objective or Policy	Comments	Recommendation
<p><u>Policy 1.3.4</u> Affordable housing for very low and low income households should be made available in proximity to employment opportunities and necessary public services to the maximum extent consistent with other Town policies.</p>	<p>As stated for Objective 1.1, no development applications including affordable housing have been processed.</p>	<p>This policy should be amended to include employment opportunities that are part of redevelopment projects.</p>

3.5.3.3 Intergovernmental Coordination Element

Certain implementing policies in the Intergovernmental Coordination Element will need to implement the program to provide workforce housing options for low and moderate income families.

Objective or Policy	Comments	Recommendation
<p><u>Implementing Housing Policies:</u> The Town shall encourage provisions of adequate affordable housing.</p> <p><u>Policy 1.1.25</u> Jupiter shall seek technical assistance and guidance from the County Division of Housing and Community Development in implementing an affordable housing program.</p>	<p>The Town continues to actively coordinate with the County’s Department of Housing and Community Development with regard to refinements to the Abacoa DRI affordable housing program.</p>	<p>This policy should be amended to include coordination with the County’s Division of Planning and Zoning and include “to provide workforce housing in the Town” at the end of the policy. Additionally, the policy should be amended to correctly identify the “Department” of Housing and Community Development.</p>

3.5.4 Recommended Changes to the Comprehensive Plan

3.5.4.1 Future Land Use Element

In addition to the amendments to the policies previously mentioned, as described in major issue 3.4 (Infill Development and Redevelopment), new policies should be added under Objective 1.13. This objective pertains to providing incentives for infill development and redevelopment. One of the new policies pertains to including a density bonus for developing workforce housing. Finally, as noted in the section 4.1 (Future Land Use Element Assessment) of this report, as part of Palm Beach County’s 2006-01 round of Comprehensive Plan amendments, the County is proposing to amend Transportation Element Policy 1-2.a which pertains to the Coastal Residential Exception Area. The proposed modifications would expand the area to include all lands in the Town that are west of the Coastal High Hazard Area and east of the I-95 expressway. The other modification would require the residential development meet the

The primary benefit to providing a congregation of a diversity of housing, jobs, shops and other activities around transit stations is that transit ridership is likely to increase and begin to pay for itself. The transit village must also be an alternative suburban community, calling for a mix of housing suited to a range of incomes and lifestyle preferences, (e.g., condominiums, townhomes, duplexes, apartments, and single-family units).⁵

The role of density is also a major factor in the relationship between transit use and urban form. The overall housing density per acre, the overall employment density per acre and the compactness of urban form around transit is the most significant factor for determining transit demand. Residential densities influence commuter mode and auto independent choices, transit trips per person and proportion of personal trips by transit. Several articles of work suggest that transit trips per person are strongly related to increased density and compactness. Although it is possible for transit to function in low density communities, as seen in Ottawa, Canada, they are much more expensive to run than is customarily budgeted for in the United States.⁶

The Town should add a policy to Objective 1.1. This objective provides for the affordable housing to meet the present and anticipated future need of Town residents. The new policy should provide opportunities for density bonuses in transit villages for the development of affordable/workforce housing. A policy should also be added to Objective 1.3. This objective provides for adequate sites and public services to accommodate the needs of families for affordable/workforce stating that affordable housing for very low and low income households should be made available in proximity to public transit stations.

3.6.4.4 Intergovernmental Coordination Element

Two new policies should be added to Objective 1.1. This objective provides for coordination of impacts of development in the Town upon development in adjacent municipalities, counties, the region and the State. One new policy should state the Town will coordinate with Tri-Rail, the Treasure Coast Regional Planning Council (TCRPC), Palm Tran and the Palm Beach County MPO with regard to the siting of a Tri-Rail Station and expansion of Palm Tran bus service in the Town. The second new policy should state the Town will coordinate with the TCRPC to develop a study which encourages the development of transit supportive land uses or TODs proximate to Tri-Rail stations in the Town.

⁵ "Transit Villages in the 21st Century", by Michael Bernick and Robert Cervero, page 9

⁶ "Transit and Urban Form", TCRP Report #16. Volume 1, of the Transit Cooperative Research Program, sponsored by the Federal Transit Administration and published by the Transit Research Board, National Research Council, 1996, Page 11

Conservation land use designation in 2003. The approved site plans for the other two properties contain 175' conservation easements along the western edge of both properties. This policy should be amended to state the Town will continue to require adequate conservation buffers for properties adjacent to the Loxahatchee Slough/River Corridor. Further, the policy should state that if areas within the Corridor are annexed into the Town, these lands will be designated with the Conservation land use.

4. The Town should amend section e) of Policy 2.1.2. This policy states the Town shall use eight listed provisions as a means to direct people away from the CHHA. Section e) of Policy 2.12. contains the following provision:

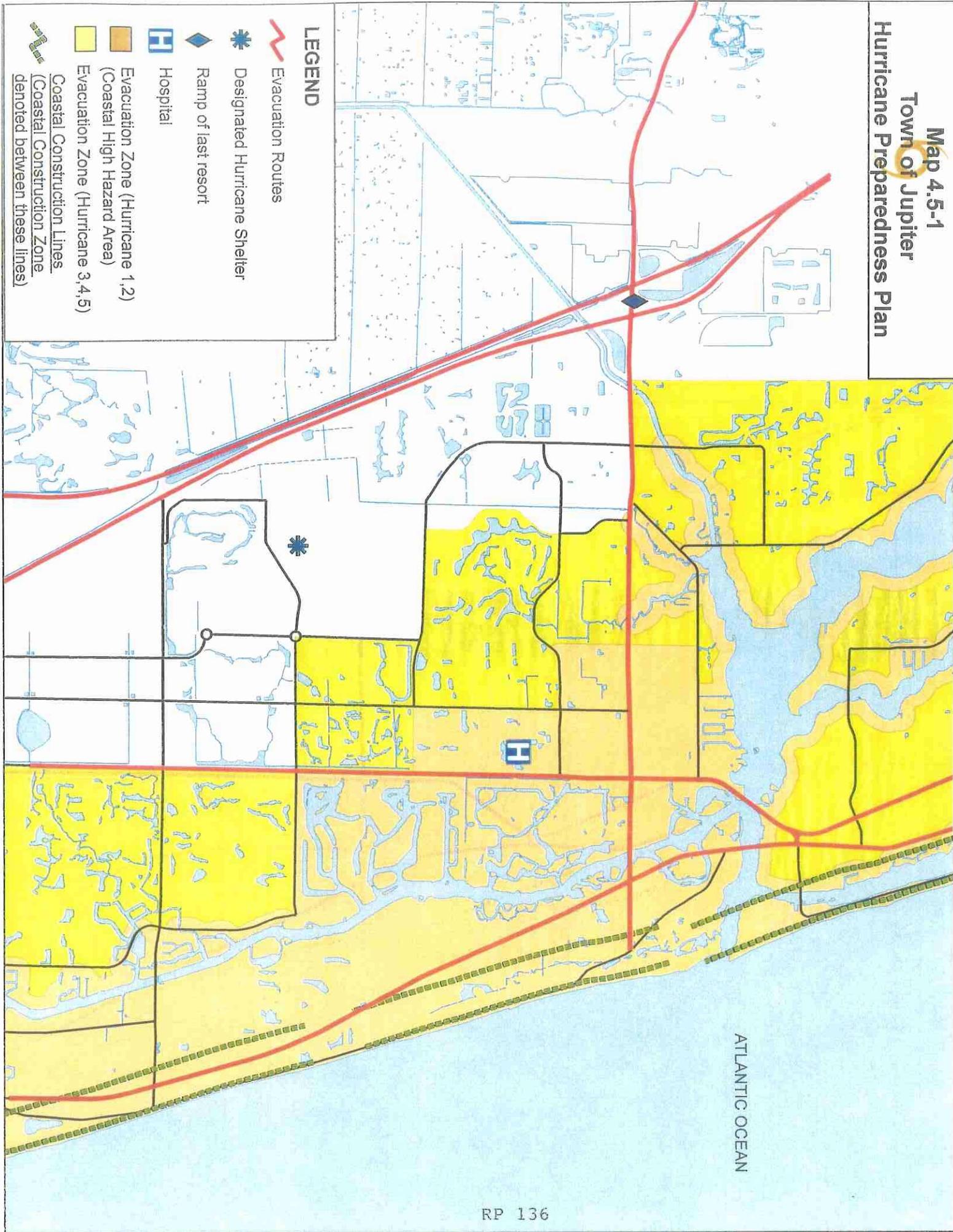
No new uses other than (sp) recreational or water dependent structures shall be allowed in the coastal high hazard areas (i.e. lifeguard station, restroom facilities, etc.)

The Town believes the original intent of this policy was to place the restrictions on new uses within the Coastal Construction Zone (an area extending approximately 1,500 feet from the Atlantic Ocean shoreline) not the entire CHHA as shown in the EAR on Map 4.5-1 (Town of Jupiter Hurricane Preparedness Plan). This assertion is based on Section 161.55(3), Florida Statutes, which pertains to construction within the Coastal Construction Zone and states the following:

LOCATION OF CONSTRUCTION. Construction, except for elevated walkways, lifeguard support stands, piers, beach access ramps, gazebos, and coastal or shore protection structures, shall be located a sufficient distance landward of the beach to permit natural shoreline fluctuations and to preserve dune stability.

Section e) of Policy 2.1.2 should be amended to replace “coastal high hazard areas” with “Coastal Construction Zone,” and to remedy the typo error by replacing “that” with “than.”

**Map 4.5-1
Town of Jupiter
Hurricane Preparedness Plan**



LEGEND

-  Evacuation Routes
-  Designated Hurricane Shelter
-  Ramp of last resort
-  Hospital
-  Evacuation Zone (Hurricane 1,2)
(Coastal High Hazard Area)
-  Evacuation Zone (Hurricane 3,4,5)
-  Coastal Construction Lines
(Coastal Construction Zone denoted between these lines)

ATLANTIC OCEAN