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# TOWN OF JUPITER

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May 13, 2016

Mr. Ray Eubanks  
Plan Processing Administrator  
State Land Planning Agency  
Florida Department of Economic Opportunity  
Caldwell Building  
107 East Madison – MSC 160  
Tallahassee, Florida 32399

RE: Transmittal of proposed Comprehensive Plan Amendments under the State Coordinated Review Process (DEO Ref. No. Jupiter 16-1ER)

Dear Mr. Eubanks:

Attached please find one (1) paper copy and two (2) copies on a CD-ROM in a Portable Document Format (PDF) of the Town's Evaluation and Appraisal Review (EAR)-based amendments. These EAR-based amendments consist of one (1) text amendment and one (1) Future Land Use Map (FLUM) amendment. Pursuant to Section 163.3184(3)(a), Florida Statutes, the Town of Jupiter is transmitting, concurrent with this letter, copies of the proposed EAR-based amendments to the Treasure Coast Regional Planning Council (TCRPC), the South Florida Water Management District (SFWMD), the Florida Department of Environmental Protection (FDEP), the Florida Department of Transportation (FDOT), the Florida Department of State (FDOS), and Palm Beach County. The Town's 2016-1ER round of Comprehensive Plan amendments are subject to the State Coordinated Review process pursuant to Section 163.3184(4), Florida Statutes.

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EAR-Based Comprehensive Plan Amendments – FLUM (Ordinance No. 10-16)

Future Land Use Map (FLUM) amendments for 6 properties, totaling 45.7+/- acres, to provide consistency with the existing uses of the properties.

EAR-Based Comprehensive Plan Amendments – Text (Ordinance No. 11-16)

Mr. Ray Eubanks  
May 13, 2016  
Page 2

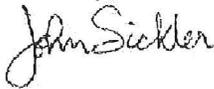
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The Town is anticipating adoption of the proposed EAR-based Comprehensive Plan amendments in August of 2016. The local contact person information for these amendments is as follows:

David M. Kemp, AICP  
Principal Planner  
Department of Planning and Zoning  
Town of Jupiter  
210 Military Trail  
Jupiter, Florida 33458  
(561) 741- 2452 (phone)  
(561) 744-3116 (Fax)  
davidk@jupiter.fl.us

If you have any further comments or questions, please feel free to contact David Kemp at your earliest convenience.

Sincerely,



John R. Sickler, AICP  
Director of Planning and Zoning  
Town of Jupiter

Cc: Stephanie A. Thoburn, Assistant Director of Planning and Zoning (via e-mail)  
(w/o Attachments)

Attachments:

Transmittal Letter to Michael J. Busha, TCRPC  
Transmittal Letter to Stacey Miller-Novello, FDOT  
Transmittal Letter to Terry Manning, SFWMD  
Transmittal Letter to Chris Stahl, FDEP  
Transmittal Letter to Deena Woodward, FDOS  
Transmittal Letter to Lorenzo Aghemo, Palm Beach County  
2016 DEO EAR-based Town Comprehensive Plan Amendments



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# TOWN OF JUPITER

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May 13, 2016

Mr. Michael J. Busha, AICP  
Executive Director  
Treasure Coast Regional Planning Council  
421 S.W. Camden Avenue  
Stuart, Florida 34994

RE: Transmittal of proposed Comprehensive Plan Amendments under the State Coordinated Review Process (DEO Ref. No. Jupiter 16-1ER)

Dear Mr. Busha:

Attached please find one (1) copy on a CD-ROM in a Portable Document Format (PDF) of the Town's Evaluation and Appraisal Review (EAR)-based amendments. These EAR-based amendments consist of one (1) text amendment and one (1) Future Land Use Map (FLUM) amendment. Pursuant to Section 163.3184(3)(a), Florida Statutes, the Town of Jupiter is transmitting, concurrent with this letter, copies of the proposed EAR-based amendments to the Florida Department of Transportation (FDOT), the South Florida Water Management District (SFWMD), the Florida Department of Environmental Protection (FDEP), the Florida Department of State (FDOS), and Palm Beach County. The Town's 2016-1ER round of Comprehensive Plan amendments are subject to the State Coordinated Review process pursuant to Section 163.3184(4), Florida Statutes.

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Mr. Michael J. Busha  
May 13, 2016  
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davidk@jupiter.fl.us

The proposed EAR-based Comprehensive Plan amendments are not exempt from the twice per calendar year limitation and will constitute the Town's first round of amendments for 2016.

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Sincerely,



John R. Sickler, AICP  
Director of Planning and Zoning  
Town of Jupiter

Cc: Stephanie A. Thoburn, Assistant Director of Planning and Zoning (via e-mail)  
(w/o Attachments)

**Attachments:**

Transmittal Letter to Ray Eubanks, DCA  
Jupiter 16-1ER Town Comprehensive Plan Amendments

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# TOWN OF JUPITER

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May 13, 2016

Ms. Stacy L. Miller-Novello, P.E.  
Director of Transportation Development  
Florida Department of Transportation, District Four  
3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309-3421

RE: Transmittal of proposed Comprehensive Plan Amendments under the State Coordinated Review Process (DEO Ref. No. Jupiter 16-1ER)

Dear Ms. Miller-Novello:

Attached please find one (1) copy on a CD-ROM in a Portable Document Format (PDF) of the Town's Evaluation and Appraisal Review (EAR)-based amendments. These EAR-based amendments consist of one (1) text amendment and one (1) Future Land Use Map (FLUM) amendment. Pursuant to Section 163.3184(3)(a), Florida Statutes, the Town of Jupiter is transmitting, concurrent with this letter, copies of the proposed EAR-based amendments to the Treasure Coast Regional Planning Council (TCRPC), the South Florida Water Management District (SFWMD), the Florida Department of Environmental Protection (FDEP), the Florida Department of State (FDOS), and Palm Beach County. The Town's 2016-1ER round of Comprehensive Plan amendments are subject to the State Coordinated Review process pursuant to Section 163.3184(4), Florida Statutes.

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Ms. Miller-Novello  
May 13, 2016  
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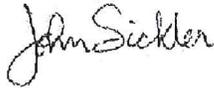
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Town of Jupiter  
210 Military Trail  
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davidk@jupiter.fl.us

The proposed EAR-based Comprehensive Plan amendments are not exempt from the twice per calendar year limitation and will constitute the Town's first round of amendments for 2016.

If you have any further comments or questions, please feel free to contact David Kemp at your earliest convenience.

Sincerely,



John R. Sickler, AICP  
Director of Planning and Zoning  
Town of Jupiter

Cc: Stephanie A. Thoburn, Assistant Director of Planning and Zoning (via e-mail)  
(w/o Attachments)

Attachments:

Transmittal Letter to Ray Eubanks, DCA  
Jupiter 16-1ER Town Comprehensive Plan Amendments



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# TOWN OF JUPITER

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May 13, 2016

Terry Manning, AICP  
Policy and Planning Analyst  
Intergovernmental Coordination Section  
South Florida Water Management District  
3301 Gun Club Road, MSG 2640  
West Palm Beach, Florida 33406

RE: Transmittal of proposed Comprehensive Plan Amendments under the State Coordinated Review Process (DEO Ref. No. Jupiter 16-1ER)

Dear Ms. Manning:

Attached please find one (1) copy on a CD-ROM in a Portable Document Format (PDF) of the Town's Evaluation and Appraisal Review (EAR)-based amendments. These EAR-based amendments consist of one (1) text amendment and one (1) Future Land Use Map (FLUM) amendment. Pursuant to Section 163.3184(3)(a), Florida Statutes, the Town of Jupiter is transmitting, concurrent with this letter, copies of the proposed EAR-based amendments to the Treasure Coast Regional Planning Council (TCRPC), the Florida Department of Transportation (FDOT), the Florida Department of Environmental Protection (FDEP), the Florida Department of State (FDOS), and Palm Beach County. The Town's 2016-1ER round of Comprehensive Plan amendments are subject to the State Coordinated Review process pursuant to Section 163.3184(4), Florida Statutes.

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Ms. Terry Manning  
May 13, 2016  
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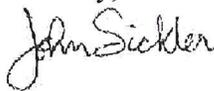
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Sincerely,



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# TOWN OF JUPITER

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May 13, 2016

Mr. Chris Stahl  
Environmental Manager  
Florida Department of Environmental Protection  
Office of Intergovernmental Programs  
3900 Commonwealth Boulevard, Mail Station 47  
Tallahassee, Florida 32399 3000

RE: Transmittal of proposed Comprehensive Plan Amendments under the State Coordinated Review Process (DEO Ref. No. Jupiter 16-1ER)

Dear Mr. Stahl:

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Mr. Chris Stahl  
May 13, 2016  
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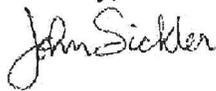
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Attachments:

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# TOWN OF JUPITER

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May 13, 2016

Ms. Deena Woodward  
Historic Preservation Planner  
Bureau of Historic Preservation  
Department of State  
500 South Bronough Street  
Tallahassee, Florida 32399 0250

RE: Transmittal of proposed Comprehensive Plan Amendments under the State Coordinated Review Process (DEO Ref. No. Jupiter 16-1ER)

Dear Ms. Woodward:

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Ms. Deena Woodward  
May 13, 2016  
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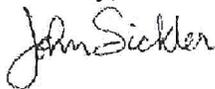
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# TOWN OF JUPITER

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May 13, 2016

Mr. Lorenzo Aghemo, Director  
Division of Planning  
Palm Beach County  
2300 N. Jog Road  
West Palm Beach, Florida 33411

RE: Transmittal of proposed Comprehensive Plan Amendments under the State Coordinated Review Process (DEO Ref. No. Jupiter 16-1ER)

Dear Mr. Aghemo:

Attached please find one (1) copy on a CD-ROM in a Portable Document Format (PDF) of the Town's Evaluation and Appraisal Review (EAR)-based amendments. These EAR-based amendments consist of one (1) text amendment and one (1) Future Land Use Map (FLUM) amendment. Pursuant to Section 163.3184(3)(a), Florida Statutes, the Town of Jupiter is transmitting, concurrent with this letter, copies of the proposed EAR-based amendments to the Treasure Coast Regional Planning Council (TCRPC), the Florida Department of Transportation (FDOT), the Florida Department of Environmental Protection (FDEP), and the Florida Department of State (FDOS). The Town's 2016-1ER round of Comprehensive Plan amendments are subject to the State Coordinated Review process pursuant to Section 163.3184(4), Florida Statutes.

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Mr. Lorenzo Aghemo  
May 13, 2016  
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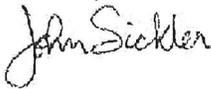
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**ORDINANCE NO. 10-16**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA, AMENDING ORDINANCE NO. 57-89, THE COMPREHENSIVE PLAN OF THE TOWN OF JUPITER PERTAINING TO THE FUTURE LAND USE DESIGNATION OF 45.7+/- ACRES OF VARIOUS PROPERTIES WHICH ARE LOCATED THROUGHOUT THE TOWN BASED ON THE TOWN'S ADOPTED EVALUATION AND APPRAISAL REPORT OF THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council of the Town of Jupiter, Florida (Town), has adopted a Comprehensive Plan pursuant to the "Local Government Comprehensive Planning and Land Development Regulation Act" (the "Act"); and,

**WHEREAS**, the Florida Department of Community Affairs, now known as the Department of Economic Opportunity, previously determined that the Town's Comprehensive Plan was "in compliance" with the provisions of the Act; and,

**WHEREAS**, the pursuant to Section 163.3191, Florida Statutes (F.S.), the Town's Planning and Zoning Department recently completed an Evaluation and Appraisal Review (EAR) of the Comprehensive Plan which is required once every seven years to reflect changes in local conditions; and

1           **WHEREAS**, as a result of the EAR, the Town’s Planning & Zoning Department has  
2 recommended amendments to the Future Land Use Designations of multiple properties  
3 throughout the Town (the Plan Amendment), the legal descriptions of which are located in  
4 **Exhibit “A”** and the location of which are shown in **Exhibit “B”**; and,

5           **WHEREAS**, the Town’s Local Planning Agency (the “LPA”) has conducted a public  
6 hearing as required by Section 163.3174(4)(a), F.S. to consider the Plan Amendment and has  
7 recommended to the Town council that it approve the Plan Amendment; and

8           **WHEREAS**, the Town Council conducted a public hearing to consider the transmittal of  
9 the Plan Amendment pursuant to Section 163.3184(11), F.S., and after considering public  
10 comments authorized its transmittal pursuant to Section 163.3184(4)(b), F.S.

11           **NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF**  
12 **JUPITER, FLORIDA:**

13           **Section 1.** The whereas clauses are incorporated herein and constitute the  
14 legislative findings of the Town Council.

15           **Section 2.** Ordinance No. 57-89 of the Town of Jupiter, entitled “Comprehensive  
16 Plan of the Town of Jupiter”, is hereby amended to assign future land use designations to  
17 45.7+/- acres of various properties in the Town as shown in **Figure “1”**, which is attached  
18 hereto and incorporated herein.

19           **Section 3.** The Town Clerk is hereby directed to transmit the required copies of the  
20 Plan Amendment to the Department of Economic Opportunity and all other parties pursuant to  
21 Section 163.3184(4)(b), F.S.

22           **Section 4.** Severability. If any section, paragraph, sentence, clause, phrase or  
23 word of this Ordinance is for any reason held by a court to be unconstitutional, inoperative or  
24 void, such holding shall not affect the remainder of this Ordinance.

1           **Section 5.**    Repeal of Laws in Conflict.    All ordinances or part of ordinances in  
2 conflict herewith are hereby repealed to the extent of such conflict.

3           **Section 6.**    Effective Date.    The provisions of this Ordinance shall become effective  
4 pursuant to Section 163.3184(4)(e)5., F.S.

5

6    **Attachments: Exhibit "A" - Legal Descriptions of the Subject Properties**  
7                           **Exhibit "B" - Location Map**  
8                           **Figure "1" - New Future Land Use Map**

9

10    \\Datant\cdev\Staff\WP51\COMPPLAN\Amendments\2016 EAR-based Administrative\DEO 2016 EAR-based Proposed  
11 Transmittal\Ord. 10-16\_FLUM Amemdments\Ord 10-16 (FLUM)\Ord 10-16 Transmittal Hearing.DOC

AREA 1

1 PARCEL OF LAND (TOTALING 13.1± ACRES) IN SECTION 3, TOWNSHIP 41, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA (GENERALLY LOCATED ON THE NORTH SIDE OF INDIANTOWN ROAD, BEWTEEN CARVER AVE. AND YANCY AVE.), WHICH CONSISTS OF THE LEGAL DESCRIPTIONS FOR PROPERTY CONTROL NUMBER 30-42-41-03-06-000-0240.

AREA 2

2 PARCELS OF LAND (TOTALING 2.8± ACRES) IN SECTION 2, TOWNSHIP 41, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA (GENERALLY LOCATED ON THE EAST SIDE OF CENTER STREET), WHICH CONSISTS OF THE LEGAL DESCRIPTIONS FOR PROPERTY CONTROL NUMBER 30-42-41-02-01-000-0441 AND 30-42-41-02-01-000-0430.

AREA 3

1 PARCEL OF LAND (TOTALING 1.2± ACRES) IN SECTION 2, TOWNSHIP 41, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA (GENERALLY LOCATED ON THE WEST SIDE OF TODD STREET), WHICH CONSISTS OF THE LEGAL DESCRIPTIONS FOR PROPERTY CONTROL NUMBER 30-42-41-02-03-006-0010.

AREA 4

A PORTION OF 1 PARCEL OF LAND (TOTALING 2.4± ACRES) IN SECTION 11, TOWNSHIP 41, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA (GENERALLY LOCATED ON THE NORTH SIDE OF INDIAN CREEK BOULEVARD, WEST OF MAPLEWOOD DRIVE), WHICH CONSISTS OF THE LEGAL DESCRIPTIONS FOR PROPERTY CONTROL NUMBER 30-42-41-11-00-000-7040.

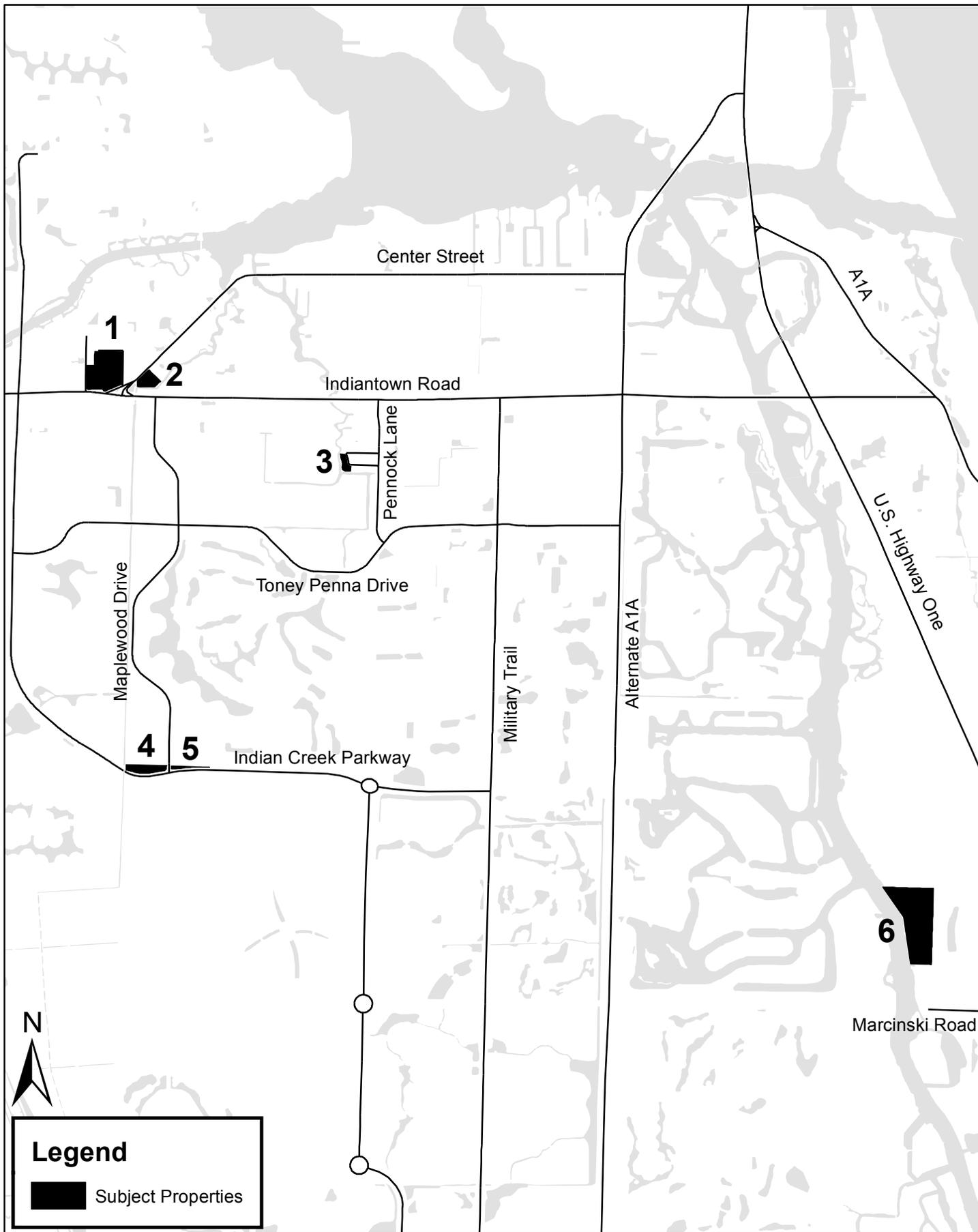
AREA 5

A PORTION OF 1 PARCEL OF LAND (TOTALING 0.4± ACRES) IN SECTION 11, TOWNSHIP 41, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA (GENERALLY LOCATED ON THE NORTH SIDE OF INDIAN CREEK BOULEVARD, EAST OF MAPLEWOOD DRIVE), WHICH CONSISTS OF THE LEGAL DESCRIPTIONS FOR PROPERTY CONTROL NUMBER 30-42-41-11-00-000-7050.

AREA 6

1 PARCEL OF LAND (TOTALING 25.2± ACRES) IN SECTION 17, TOWNSHIP 41, RANGE 43, PALM BEACH COUNTY FLORIDA (GENERALLY LOCATED ON THE EASTERN SHORE OF THE INTERCOASTAL WATERWAY), WHICH CONSISTS OF THE LEGAL DESCRIPTIONS FOR PROPERTY CONTROL NUMBER 30-43-41-17-00-000-7010.

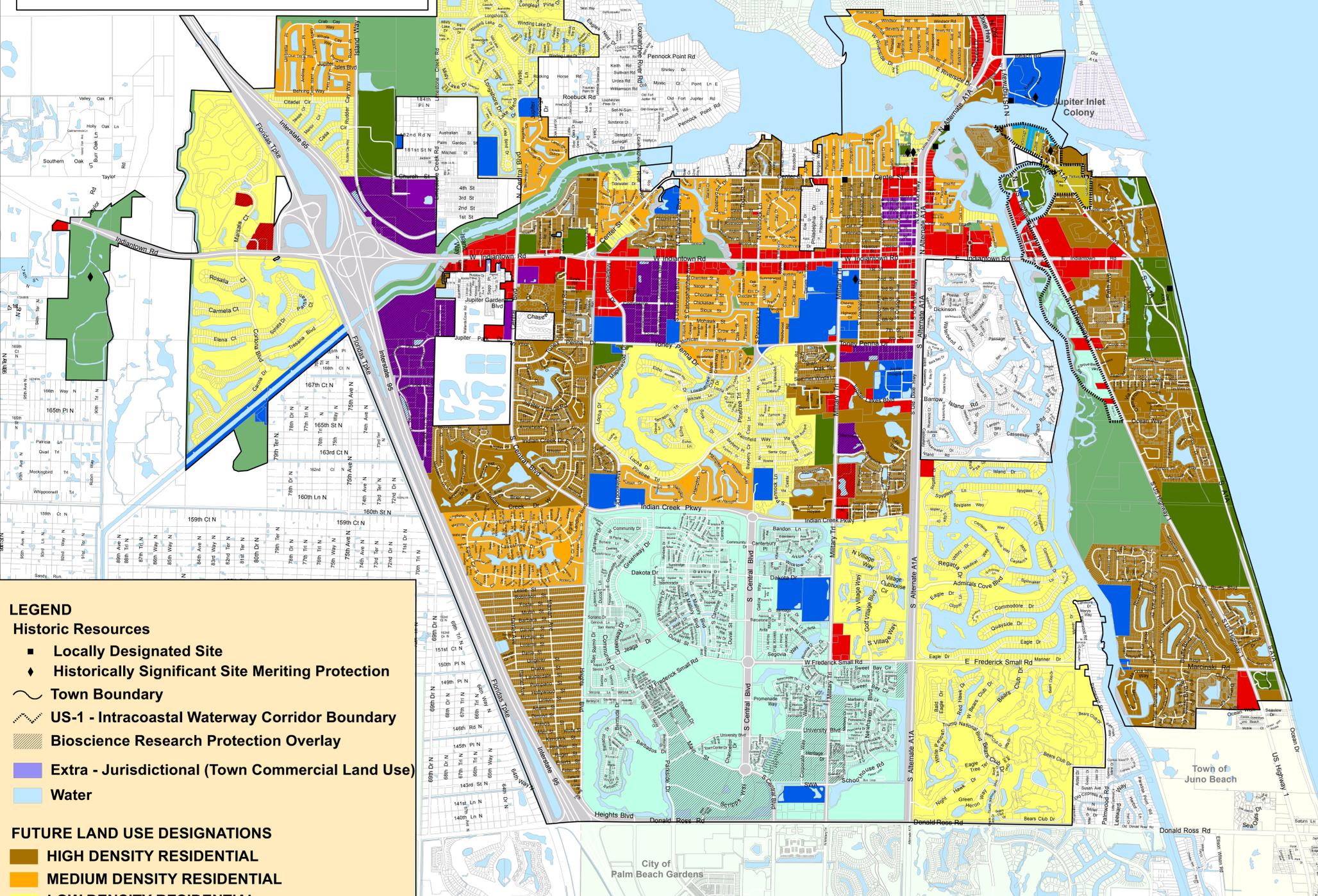
# Exhibit B Location Map



# 2016 TOWN OF JUPITER FUTURE LAND USE MAP

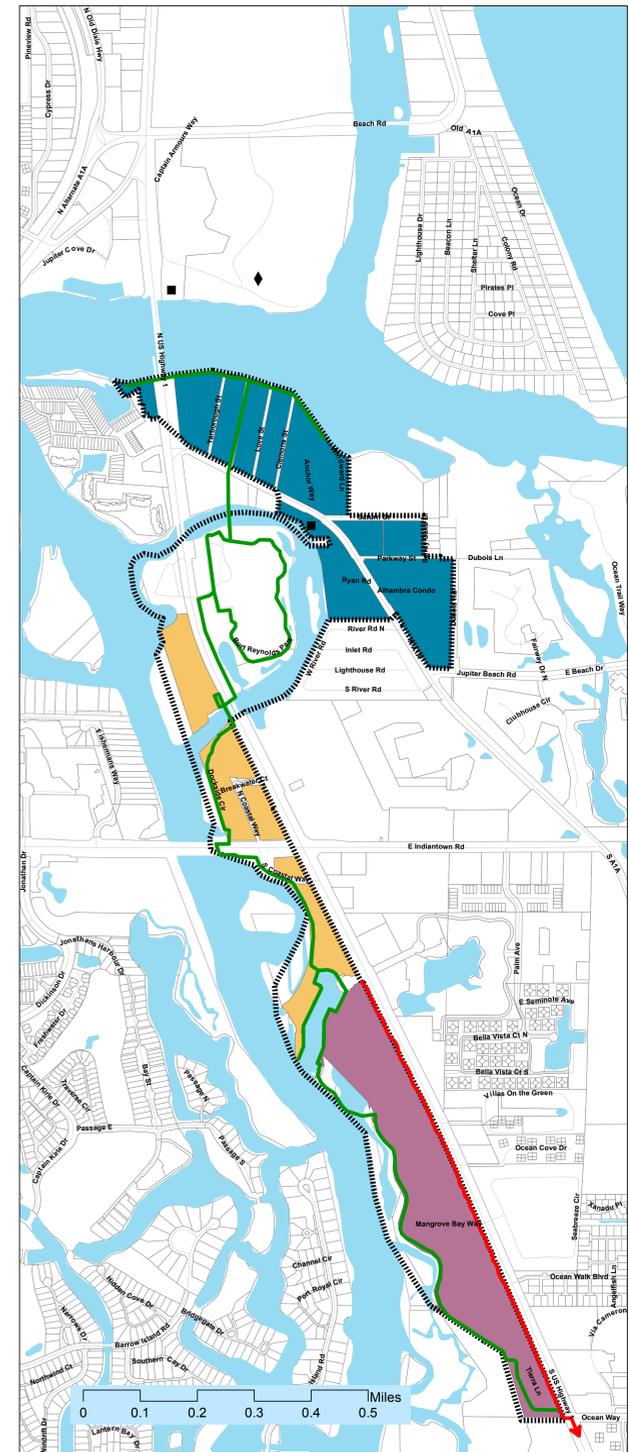
2010 U.S. Census Population of 55,156  
2015 BEBR population estimate of 59,108  
Area: 23.1 Sq. Miles

## Figure 1

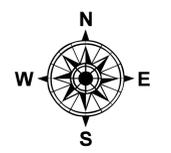


- LEGEND**
- Historic Resources**
- Locally Designated Site
  - ◆ Historically Significant Site Meriting Protection
  - ~ Town Boundary
  - US-1 - Intracoastal Waterway Corridor Boundary
  - ▨ Bioscience Research Protection Overlay
  - Extra - Jurisdictional (Town Commercial Land Use)
  - Water
- FUTURE LAND USE DESIGNATIONS**
- HIGH DENSITY RESIDENTIAL
  - MEDIUM DENSITY RESIDENTIAL
  - LOW DENSITY RESIDENTIAL
  - MIXED-USE
  - PUBLIC / INSTITUTIONAL
  - GENERAL INDUSTRIAL
  - CONSERVATION
  - RECREATION
  - COMMERCIAL
  - INLET VILLAGE FLEX
  - RIVERWALK FLEX
  - NOT DESIGNATED
  - UNINCORPORATED

- US-1 Intracoastal Waterway Corridor Sectors**
- Inlet Village Sector
  - Waterway, Commercial, and Entertainment Sector
  - Mixed Use Residential Sector
  - US-1 Intracoastal Waterway Corridor Boundary
  - ~ Riverwalk
  - ~ Scenic Corridor
  - Historic Resources: Locally Designated Site
  - ◆ Historically Significant Site Meriting Protection



0 0.5 1 2 3 4 5 Miles



**It is suggested that you contact the Department of Planning and Zoning (561-741-2532) to verify the future land use classification of any parcel within the Town of Jupiter.**



Map update: December 2014  
Filename: (server)\TOJ\_Planning\sharedev\mxds  
FLUM2015.mxd / PDF  
Contact: David Kemp  
Website: www.jupiter.fl.us

Town of Jupiter Planning and Zoning Department  
210 Military Trail Jupiter, FL 33458 Phone: 741-2532

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



**DATE:** May 5, 2016  
**TO:** Honorable Mayor and Members of Town Council  
**THRU:** Andrew D. Lukasik, Town Manager  
**FROM:** John Sickler, Director of Planning and Zoning

**SUBJECT:** **TOWN INITIATED LARGE SCALE FUTURE LAND USE MAP (FLUM) AMENDMENT** - to change the Future Land Use designation on 45.749.6+/- acres located throughout the Town (as shown on Map 1) from:

- “Commercial and High Density Residential” to “Recreation” on 13.1+/- acres (Location #1 on map);
- “Commercial and Low Density Residential” to “Recreation” on 2.8+/- acres (Location #2 on map);
- “Medium Density Residential” to “Conservation” on 1.2+/- acres (Location #3 on map);
- “Not Designated” to “Public / Institutional” on 3.4+/- acres (Location #4 and #5 on map);
- “Recreation” to “Public / Institutional” on 25.2+/- acres; and (Location #6 on map),
- ~~“High Density Residential” to “Public / Institutional” on 3.9+/- acres (Location #7 and #8 on map).~~

**TOWN INITIATED LARGE SCALE ZONING MAP AMENDMENT -** to change the Zoning designation on 64.568.4+/- acres located throughout the Town (as shown on Map 1) from:

- “Center Street/ Maplewood Drive district of the Indiantown Road Overlay Zoning District (IOZ), with underlying General, Commercial zoning and Residential, Compact Single-family” to “Public/Institutional” on 13.1+/- acres (Location #1 on map);
- “Center Street/ Maplewood Drive district of the IOZ, with underlying Commercial, Office” to “Public/Institutional” on 2.8+/- acres (Location #2 on map);
- “Residential, Single-family” to “Conservation Preservation” on 1.2+/- acres (Location #3 on map);
- “Not Zoned” to “Public/Institutional” on 3.4+/- acres (Location #4 and #5 on map);
- “Agricultural” to “Public/Institutional” on 25.2+/- acres (Location #6 on map);
- ~~“Residential, Limited Multi-Family” to “Public/Institutional” on 3.9+/- acres (Location #7 and #8 on map);~~
- “Conservation Restricted/Limited” to “Conservation Preservation” on 14.5 +/- acres (Location #7 on map); and,
- “Rural, Residential” to “Conservation Preservation” on 4.3 +/- acres (Location # 8 on map).

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<b>Ordinance #10-16 (FLUM)</b>	<b>Meeting dates:</b>	<b>PZ</b>	<b>04/12/16 - (Acting as the LPA)</b>
<b>Ordinance #9-16 (Zoning)</b>		<b>TC</b>	<b>05/03/16 - 1<sup>st</sup> Reading (Transmittal)</b>
<b>PZ 15-1601 and 15-1602</b>		<b>TC</b>	<b>08/16/16 - 2<sup>nd</sup> Reading (Adoption)</b>
<b>GW</b>			

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**EAR Based Comprehensive Plan Amendments 2016  
FLUM and Zoning Map Amendments  
Page 2**

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<i>Applicant:</i>	Town Initiated
<i>Locations:</i>	Throughout the Town (see location Map 1)
<i>Acreage:</i>	
<i>FLUM amendments:</i>	<u>45.749.6</u> +/- acres
<i>Zoning Map amendments:</i>	<u>64.568.4</u> +/- acres
<i>PCN Numbers:</i>	See Table 1
<i>Property Owners:</i>	See Table 1
<i>Present FLUM designation:</i>	See Table 2
<i>Proposed FLUM designations:</i>	See Table 2
<i>Existing use of properties:</i>	See Table 2
<i>Existing Zonings:</i>	See Table 2
<i>Proposed Zonings:</i>	See Table 2

***Town Council Action (Transmittal Hearing for Future Land Use Map Amendments).***

At their May 3, 2016 meeting, the Town Council voted unanimously (by a 4 to 0 vote, with Councilor Kaufer abstaining) to transmit the proposed Future Land Use Map amendments to the Department of Economic Opportunity with a modification to staff recommendation. The transmittal includes six subject properties, totaling 45.7+/- acres, but excludes the 3.9 +/- acres of parking lots (Location Map #7 and #8),

***Town Council Action (First Reading for Zoning Map Amendments).***

At their May 3, 2016 meeting, the Town Council voted unanimously (by a 4 to 0 vote, with Councilor Kaufer abstaining) to approve the proposed Zoning Map amendments on eight subject properties, totaling 64.5+/- acres, without the 3.9 +/- acres of parking lots (location map #7 and #8).

***Staff Update.***

At the April 12, 2016 Planning and Zoning Commission meeting, many residents had concerns with the proposed changes for the Florida Inlet Navigational District (FIND) property (location map #6) and the two Town-owned parking parcels on the west side of A1A (location map #7 and #8). In order to provide more detailed information to the public, staff has set up a public outreach meeting on April 29, 2016 at 6:00 PM with residents of the Bluffs (Ocean South and River) and Sea Colony. Staff will provide a comparative analysis between the existing and proposed land use and zoning designations for the properties noted. Police Department staff will also discuss the need to site a communication pole at the parking parcel adjacent to Marcinski Road (location map #8) to maintain critical communication coverage in this area of the Town. Staff will provide an update of the meeting on May 3, 2016.

***Local Planning Agency.***

At their April 12, 2016 meeting, the Planning and Zoning Commission, acting as the Local Planning Agency, recommended approval (by a 7-0 vote) of the Future Land Use Map amendments on the eight properties, totaling 49.6 +/- acres, as proposed by staff (PZ 15-1601).

***Planning and Zoning Commission.***

At their April 12, 2016 meeting, the Planning and Zoning Commission recommended approval (by a 7-0 vote) of the Zoning Map amendments on the ten subject properties, totaling 68.4+/- acres, as proposed by staff (PZ 15-1602).

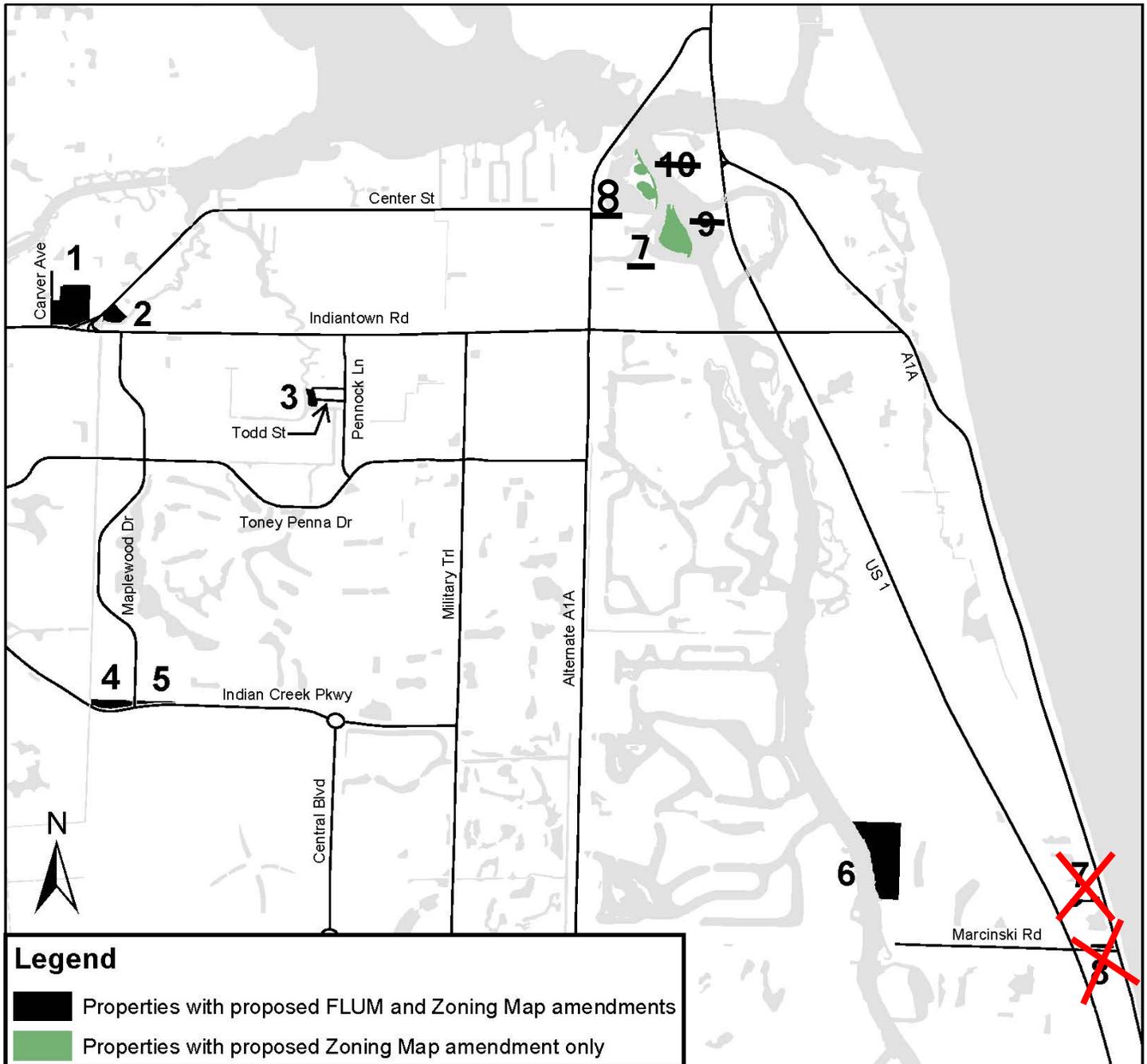
***Staff Recommendation.***

Based upon the facts and findings contained herein, the Department of Planning and Zoning recommends approval of the Large Scale FLUM amendments for 49.6 +/- acres and Zoning Map amendments for 68.4+/- acres (located throughout the Town as shown on Map 1) from the existing future land use and zoning designations to the proposed designations, as shown in Table 2. Staff finds the proposed FLUM and Zoning Map amendments are **consistent** with the goals, objectives and policies of the Comprehensive Plan.

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**Property Information.**

Map 1 – Location of Map Amendments (both FLUM and Zoning Map)



**EAR Based Comprehensive Plan Amendments 2016  
FLUM and Zoning Map Amendments  
Page 5**

The Property Control Numbers (PCNs) and owners of the 10 subject properties shown on Map 1 are detailed in Table 1 below:

<b>Table 1</b>				
<b>Map #</b>	<b>Owner</b>	<b>Address/General Location</b>	<b>PCN #</b>	<b>Acres +/-</b>
1	Town of Jupiter (TOJ)	17602 Carver Avenue	30424103060000240	13.1
2	TOJ	5966 Center Street	30424102010000441 and 30424102010000430	2.8
3	TOJ	End of Todd Street along Jones Creek	30424102030060010	1.2
4	Barbarito Gerald M DD JCL Bishop of Diocese of Palm Beach (BDPB)	1701 Indian Creek Parkway	30424111000007040	3.0
5	Jupiter First Church Inc (JFC)	1475 Indian Creek Parkway	30424111000007050	0.4
6	Florida Inland Navigational District (FIND) with Lessee TOJ	211 River Park Drive	30434117000007010	25.2
7	TOJ	<del>Between Bluff Ocean South and Sea Colony</del>	<del>30434116060080000 and 30434116040160010</del>	<del>2.1</del>
8	TOJ	<del>Lot on north side of Marcinski Road</del>	<del>30434116040160010</del>	<del>1.8</del>
<del>7</del> 7.9	TOJ	Fullerton Island	30434031000007010, 30434106000100010, 30434106000003010 and 30434106000110010	14.5
<del>8</del> 8.10	FIND	FIND Island	30434031000120010	4.3
			<b>Total Acres</b>	<del>64.5</del> <b>68.4</b>

The remainder of this page is intentionally left blank.

**EAR Based Comprehensive Plan Amendments 2016  
FLUM and Zoning Map Amendments  
Page 6**

<b>Table 2</b>							
<b>Map #</b>	<b>Owner</b>	<b>Property Name</b>	<b>Existing Land Uses</b>	<b>Existing Future Land Use Designation</b>	<b>Proposed Future Land Use Designation</b>	<b>Existing Zoning Designation</b>	<b>Proposed Zoning Designation</b>
1	Town of Jupiter (TOJ)	Cinquez Park Open Space	Park	Commercial and High Density Residential	Recreation	Center Street/ Maplewood Drive district of the Indiantown Road Overlay Zoning District (IOZ), with underlying General, Commercial (C-2) zoning and Residential, Compact and Residential, Office (R1-A) Single-family (R1-A)	Public / Institutional
2	TOJ	Sims Creek Preserve Open Space	Passive Park /Preserve	Commercial and Low Density Residential	Recreation	Center Street/ Maplewood Drive district of the (IOZ), with underlying Commercial, Office (C-3)	Public / Institutional
3	TOJ	Todd Street Preserve Open Space	Preserve	Medium Density Residential	Conservation	Residential, Single-family (R1)	Conservation Preservation
4	Barbarito Gerald M DD JCL Bishop of Diocese of Palm Beach (BDPB)	St. Peter Catholic Church and All Saints Catholic School	Church /School	Not Designated	Public / Institutional	Not Zoned (NZ)	Public / Institutional
5	Jupiter First Church Inc (JFC)	Jupiter First Church	Church	Not Designated	Public / Institutional	Not Zoned (NZ)	Public /Institutional
6	Florida Inland Navigational District (FIND) with Lessee TOJ	FIND Park and Spoil Dredge Site	Dog Park / Spoil Site	Recreation	Public / Institutional	Agricultural (A1)	Public / Institutional
<del>7</del>	<del>TOJ</del>	<del>Public Parking Lot</del>	<del>Public Parking</del>	<del>High Density Residential</del>	<del>Public / Institutional</del>	<del>Residential, Limited Multi-Family (R3)</del>	<del>Public / Institutional</del>
<del>8</del>	<del>TOJ</del>	<del>Public Parking Lot</del>	<del>Public Parking</del>	<del>High Density Residential</del>	<del>Public / Institutional</del>	<del>Residential, Limited Multi-Family (R3)</del>	<del>Public / Institutional</del>
<del>7</del>	TOJ	Fullerton Island	Passive Park	Conservation	Conservation*	Conservation Restricted/Limited (CR/L)	Conservation Preservation
<del>4</del> 8	FIND	FIND Island / Dredge Spoil Island	Dredge Spoil Island	Conservation	Conservation*	Rural, Residential (RR)	Conservation Preservation

\*No Change

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FLUM and Zoning Map Amendments  
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The existing land uses, Future Land Use designations and zoning districts for properties adjacent to the eight ~~ten~~ subject properties are as follows (by Location Map #):

<b>Location Map #1 (Cinquez Park Open Space)</b>		
<i>Location</i>	<i>Existing Land Uses</i>	<i>Future Land Use Designations/ Zoning Districts</i>
North	Residential (Single Family Homes)	High Density Residential / Residential, Compact Single-Family (R1-A)
South	Commercial (Walmart and Unincorporated property)	Commercial / Center Street/Maplewood Drive district of the Indiantown Road Overlay Zoning District (IOZ), with underlying General, Commercial (C-2) zoning and Palm Beach County Commercial General zoning
East	Commercial (Retail/Office/Church)	Commercial and Low Density Residential / Center Street/Maplewood Drive district of the IOZ, with underlying Commercial, Office (C-3) and Residential, Single-family (R-1)
West	Residential (Single Family Homes)	High Density Residential / Residential, Compact Single-Family (R1-A)

<b>Location Map #2 (Sims Creek Preserve Open Space)</b>		
<i>Location</i>	<i>Existing Land Uses</i>	<i>Future Land Use Designations/ Zoning Districts</i>
North	Residential (Woodland Estates and vacant)	Medium Density Residential and Low Density Residential/ Residential Single-Family (R-1)
South	Commercial (Executive Plaza and drainage)	Commercial / Center Street/Maplewood Drive district of the IOZ, with underlying Commercial, Office (C-3)
East	Commercial (Sims Creek Plaza)	Commercial / Center Street/Maplewood Drive district of the IOZ, with underlying General, Commercial (C-2) zoning
West	Commercial (Advanced Auto Parts)	Commercial / Center Street/Maplewood Drive district of the IOZ, with underlying Commercial, Office (C-3)

<b>Location Map #3 (Todd Street Preserve Open Space)</b>		
<i>Location</i>	<i>Existing Land Uses</i>	<i>Future Land Use Designations/ Zoning Districts</i>
North	Residential (Jupiter River Estates)	Medium Density Residential / R-1
South	Residential (Jupiter River Estates)	Medium Density Residential / R-1
East	Residential (Jupiter River Estates)	Medium Density Residential / R-1
West	Residential (Jupiter River Estates)	Medium Density Residential / R-1

**EAR Based Comprehensive Plan Amendments 2016  
FLUM and Zoning Map Amendments  
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<b>Location Map #4 (St. Peter Catholic Church and All Saints)</b>		
<i>Location</i>	<i>Existing Land Uses</i>	<i>Future Land Use Designations/ Zoning Districts</i>
North	Church and School (St. Peter Catholic Church and All Saints)	Public/Institutional / Public/Institutional
South	Residential (Martinique)	Mixed Use / Neighborhood subdistrict of the Mixed Use zoning district
East	Church (Jupiter First Church)	Public/Institutional / Public/Institutional
West	Residential (Indian Creek)	High Density Residential / Residential Single-Family, Duplex (R-2)

<b>Location Map #5 (Jupiter First Church)</b>		
<i>Location</i>	<i>Existing Land Uses</i>	<i>Future Land Use Designations/ Zoning Districts</i>
North	Church (Jupiter First Church)	Public/Institutional / Public/Institutional
South	Residential (Martinique)	Mixed Use / Neighborhood subdistrict of the Mixed Use zoning district
East	Residential (The Hamptons)	Medium Density Residential / (R-2)
West	Church and School (St. Peter Catholic Church and All Saints)	Public/Institutional / Public/Institutional

<b>Location Map #6 (FIND Property/Spoil Dredge Site)</b>		
<i>Location</i>	<i>Existing Land Uses</i>	<i>Future Land Use Designations/ Zoning Districts</i>
North	Residential (The Bluffs)	High Density Residential / R-2
South	Residential (The Bluffs)	High Density Residential / R-2
East	Residential (The Bluffs)	High Density Residential / R-2
West	Intracoastal Waterway	Not Designated / Not zoned

<b>Location Map #7 (Public Parking Lot)</b>		
<i>Location</i>	<i>Existing Land Uses</i>	<i>Future Land Use Designations/ Zoning Districts</i>
North	Residential (Sea Colony)	High Density Residential / Residential, Limited Multi-Family (R3)
South	Residential (The Bluffs Ocean South)	High Density Residential / R3
East	A1A	Not Designated / Not zoned
West	Residential (Beachwalk)	High Density Residential / R3

<b>Location Map #8 (Public Parking Lot)</b>		
<i>Location</i>	<i>Existing Land Uses</i>	<i>Future Land Use Designations/ Zoning Districts</i>
North	Residential (The Bluffs Ocean South)	High Density Residential / (R3)
South	Park (Ocean Cay Park)	Recreation / (R3)
East	A1A	Not Designated / Not zoned
West	Residential (The Bluffs Ocean South)	High Density Residential / Residential, Limited Multi-Family (R3)

<b>Location Map #79 (Fullerton Island)</b>		
<i>Location</i>	<i>Existing Land Uses</i>	<i>Future Land Use Designations/ Zoning Districts</i>
North	Jupiter River	Not Designated / Not zoned
South	Jupiter River	Not Designated / Not zoned
East	Intracoastal Waterway	Not Designated / Not zoned
West	Jupiter River	Not Designated / Not zoned

<b>Location Map #810 (FIND Island / Dredge Spoil)</b>		
<i>Location</i>	<i>Existing Land Uses</i>	<i>Future Land Use Designations/ Zoning Districts</i>
North	Sawfish Bay	Not Designated / Not zoned
South	Sawfish Bay	Not Designated / Not zoned
East	Intracoastal Waterway	Not Designated / Not zoned
West	Sawfish Bay	Not Designated / Not zoned

For a comprehensive view of the above designations that surround the subject properties refer to the Future Land Use Map (Attachment A) and Zoning Map (Attachment B). The proposed Future Land Use and Zoning designations detailed in Table 2 are shown on the proposed Future Land Use Map (Attachment C) and proposed Zoning Map (Attachment D). For clarity, the general locations of the properties included in this application are circled on the attachments.

***Background Information.***

Staff conducted an Evaluation and Appraisal Review of the Comprehensive Plan. As part of the review, staff identified several parcels of land which contained future land use designations and zoning designations that were inconsistent with the existing and proposed uses on the property primarily based on changing conditions. Most notably, four of the eight ~~ten~~ subject properties were purchased as part of the Town’s Open Space program, and are being reassigned future land uses and zoning designations consistent with the purpose of those properties.

***Analysis.***

**I. FUTURE LAND USE MAP AMENDMENTS**

**Criteria for FLUM amendments.** Section 27-99 provides four (4) criteria for the review of future land use amendments. The proposed amendments are evaluated within the context of each of the four criteria below.

- 1) *The proposed map amendment shall be consistent with the goals, objectives and policies of the Town of Jupiter Comprehensive Plan.*

**The proposed future land use amendments are consistent with the goals, objectives, and policies of the Comprehensive Plan as shown in Attachment E.**

- 2) *The proposed map amendment shall be consistent with the established land uses of surrounding properties or land use patterns.*

Staff Comment: The proposed Future Land Use designations for the subject properties are generally consistent with the existing adjacent uses on the surrounding properties.

- Cinquez Park Open Space (#1) and Sims Creek Preserve Open Space (#2) – The proposed future land use amendments to Recreation on the subject properties are in harmony with the surrounding properties. Specifically, the proposed future land use designation is designed to serve the surrounding residential properties by creating an additional park area and open space for passive recreation.
- Todd Street Preserve Open Space (#3) – The proposed future land use amendments to Conservation on the subject property is in harmony with the surrounding properties. It is common to locate conservation land uses within residential areas to provide open space within the neighborhoods. Conservation is proposed due to the existing mangrove forest.
- St. Peter (#4) and Jupiter First (#5) abandoned right-of-way – The proposed future land use amendments of the two previous rights-of-way tracts are consistent with the established surrounding land uses. The small tracts of land are already being used for public/institutional purposes, and the map amendments are proposed to assign these remnant properties with the current land use designations of the parent tracts.
- Florida Inland Navigational District (FIND) Property (#6) – The proposed future land use amendment to Public/Institutional is in harmony with the surrounding residential properties. Properties with this designation are typically adjacent to residential uses because they provide services, in this case a park, for nearby residents. Furthermore, the land use change will be consistent with the primary purpose for the area for the FIND Dredge Materials Management Area as it is adjacent to the Intracoastal Waterway.
- ~~Public Parking Lots (#7) and (#8) – The proposed future land use amendments to Public/Institutional are consistent with the establish use of the property. It is typically for parcels with this land use designation to be located throughout town as they are assigned to properties which serve the public need. It is important to note that the land use and zoning changes will also allow for the Town of Jupiter Police Department to process a special exception request for a communication pole to address public service communication needs in the surrounding area. The special exception for the communication pole will be subject to separate review and approval by the Town Council.~~

- 3) *The proposed map amendment shall not create an isolated land use designation or zoning district unrelated to adjacent and nearby designations or districts.*

Staff Comment: The proposed Future Land Use designations for the subject properties do not create an isolated land use designation or zoning district unrelated to adjacent and nearby designations or districts.

- Cinquez Park Open Space (#1) and Sims Creek Preserve Open Space (#2) – The proposed future land use amendments to Recreation will not create isolated parcels which are unrelated to the nearby properties. Typically, park uses are not situated in clusters, and instead are surrounded by different, but complimentary land uses, such as residential.
- Todd Street Preserve Open Space (#3) – The proposed future land use amendments to Conservation will not create an isolated and unrelated property. Preserve

properties which are assigned the Conservation land use and Conservation Preservation zoning are often located within residential areas, as an amenity to the neighborhood. It is important to note that the property is a part of the Town's Blueways and Greenways system.

- St. Peter (#4) and Jupiter First (#5) abandoned right-of-way – The proposed future land use amendments of the two previous rights-of-way tracts will not create isolated properties. The amendments are being processed to assign a land use and zoning which is consistent with the remainder of the properties.
- Florida Inland Navigational District Property (#6) – The proposed future land use amendments to Public/Institutional will not create isolated parcels which are unrelated to the nearby properties. Typically, properties with these designations are not situated in clusters and are designed to allow essential services such as dredge spoil sites for the Intracoastal waterway, and parks for nearby residents. In the case of this property, the primary use is a future dredge spoil site; however, in the interim the Town has leased a portion of the property and built a park for the residents.
- ~~Public Parking Lots (#7) and (#8) – The proposed future land use to Public/Institutional are consistent with the surrounding properties. Parcels with the Public/Institutional land use designations are located throughout town as they are assigned to properties which serve the public need, which in this case is to provide for public beach parking.~~

- 4) *The application is necessary because of changed or changing conditions, including, but not limited to changing demographic trends, annexation, or public service needs.*

Staff Comment: The future land use map amendments are necessary to provide consistency with the existing and proposed uses on the subject properties. Specifically, the changes proposed for the open space and park (#1, #2, and #6) and preserve (#3) are being changed to increase the amount of parks and green areas to serve our increasing population.

**Population impacts.** The proposed land use changes will not have any residential impacts because none of the land uses add residential density to the Town.

**Traffic impacts.** The traffic impacts for the subject properties were evaluated by comparing the current Future Land Use designations with the proposed designations for the six eight properties as shown in Table 2. Only six eight of the eight ten properties are being analyzed for traffic impacts because the land use designation for Fullerton Island and FIND Island are not changing; only the zoning designations are being changed on those properties. With regard to the proposed Future Land Use designations, staff utilized intensity standards contained in the Comprehensive Plan for all of the designations to calculate the appropriate Average Daily Traffic (ADT) trip analysis, except for the Public/Institutional designation. The Public/Institutional designation does not have a clearly defined intensity standard; instead staff utilized the intensity (size) of the existing building and uses on the affected subject properties as the intensity standard. Staff notes that the cumulative ADT traffic impacts of the FLUM amendments to the six eight properties will result in a reduction of 197 ADT trips Town wide. The specific ADT trip analyses for the six eight properties on Map 1 is contained in Attachment F.

**Environmental impacts.** The proposed land use changes will not have any environmental impacts because some of the subject properties contain established existing uses, and the other vacant properties are proposed to be enhanced as passive and active parks. Furthermore, the proposed amendments modify properties which have commercial and residential land uses on

them to assign recreation and conservation land uses which will have less environmental impact than the current future land uses or in some cases will serve to enhance and protect the natural environment. Any redevelopment of the subject properties will require additional Town review to determine consistency with the land use, comprehensive plan, and land development regulations related to environmental impacts.

**Infrastructure availability.** All public facilities are available to the properties without adversely impacting the Town's established adopted LOS standards as required by the Comprehensive Plan; specifically Infrastructure Element Policy 1.4.4. The analysis of the availability of infrastructure needed to provide for the proposed land use changes is included in Attachment G.

## **II. ZONING MAP AMENDMENTS**

**Criteria for Zoning Map amendments.** Pursuant to Chapter 163, Florida Statutes, the zoning district for the subject property must be compatible with the designated future land use.

Four criteria in Section 27-99 are identified to changes in zoning. A discussion of these four criteria in relation to the applicant's requested zoning district is included below:

- 1) *The proposed map amendment shall be consistent with the goals, objectives and policies of the Town of Jupiter Comprehensive Plan.*  
Staff Comment: See "Future Land Use Map Amendment" section above for discussion on consistency with the Comprehensive Plan.
- 2) *The proposed map amendment shall be consistent with the established land uses of surrounding properties or land use patterns.*  
Staff Comment: The proposed zoning map amendments are consistent with the established land uses of the surrounding properties. The zoning map amendments are proposed on properties which serve the public need of the surrounding properties by providing essential services, such as waterway maintenance dredge sites, passive and active parks, and preserves, and public parking lots.
- 3) *The proposed map amendment shall not create an isolated land use designation or zoning district unrelated to adjacent and nearby designations or districts.*  
Staff Comment: The proposed zoning map amendments will not create isolated zoning designations that are unrelated to the adjacent designations. Passive and active parks, preserves, public parking lots, and government owned properties are typically located within other zoning districts because they serve the need of the surrounding community or resources, such as the Intracoastal Waterway.
- 4) *The application is necessary because of changed or changing conditions, including, but not limited to changing demographic trends, annexation, or public service needs.*  
Staff Comment: The Zoning map amendments on the eight ten subject properties are necessary to assign zoning designations that are consistent with the corresponding proposed and existing future land use designations.

The data and analysis supporting the FLUM amendment will be included in the transmittal package sent to the Florida Department of Economic Opportunity.

***Findings.***

1. The ~~ten~~ eight subject properties are located throughout the Town, as shown on the Map 1, and are further described in Table 2.
2. The Recreation future land use and Public/Institutional zoning district for the subject properties shown on Map #1 (on page 3) locations #1 and #2 are the most appropriate designations.
3. The Conservation future land use and Conservation Preservation zoning district for the subject property shown on Map #1 (on page 3) location #3 is the most appropriate designation.
4. The Public/Institutional future land use and Public/Institutional zoning for the subject properties shown on Map #1 (on page 3) locations #4, #5, and #6, #7, and #8 are the most appropriate designations.
5. The Conservation Preservation zoning district shown on Map #1 (on page 3) locations #~~7~~9 and #~~8~~4 are the most appropriate designation for the subject properties.

***Conclusions.***

Staff supports the requested FLUM and Zoning Map amendments on the eight ~~10~~ subject properties, based on existing and future uses, for the following reasons:

1. The request is consistent and compatible with the existing surrounding land uses;
2. The request will have no significant impacts on public facilities and services; and
3. The request is consistent with the Comprehensive Plan's goals, objectives and policies.

**Attachments:**

- Attachment A – Current FLUM
- Attachment B – Current Zoning Map
- Attachment C – Proposed FLUM
- Attachment D – Proposed Zoning Map
- Attachment E – FLUM and Zoning Map amendments Comprehensive Plan Consistency
- Attachment F – FLUM Amendments ADT traffic analysis for the 8 subject properties
- Attachment G – Infrastructure Availability Analysis
- Attachment H – April 12, 2016 Planning and Zoning Commission draft minutes

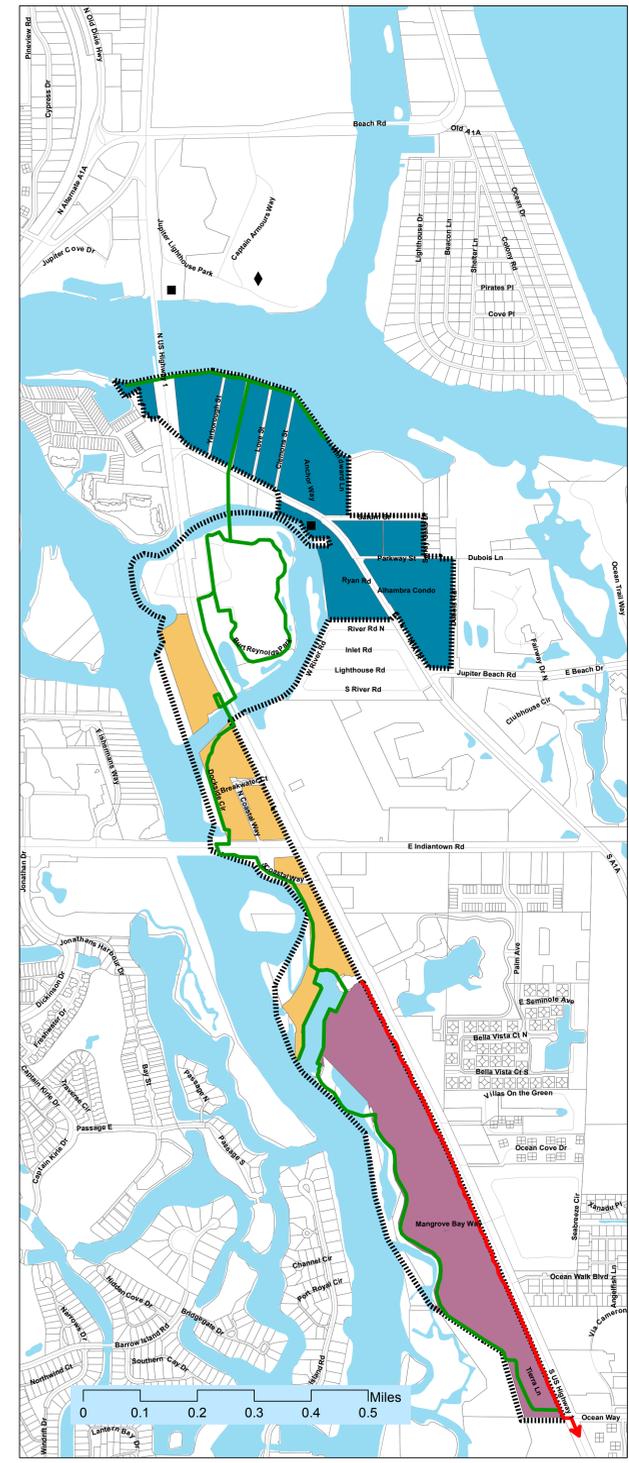
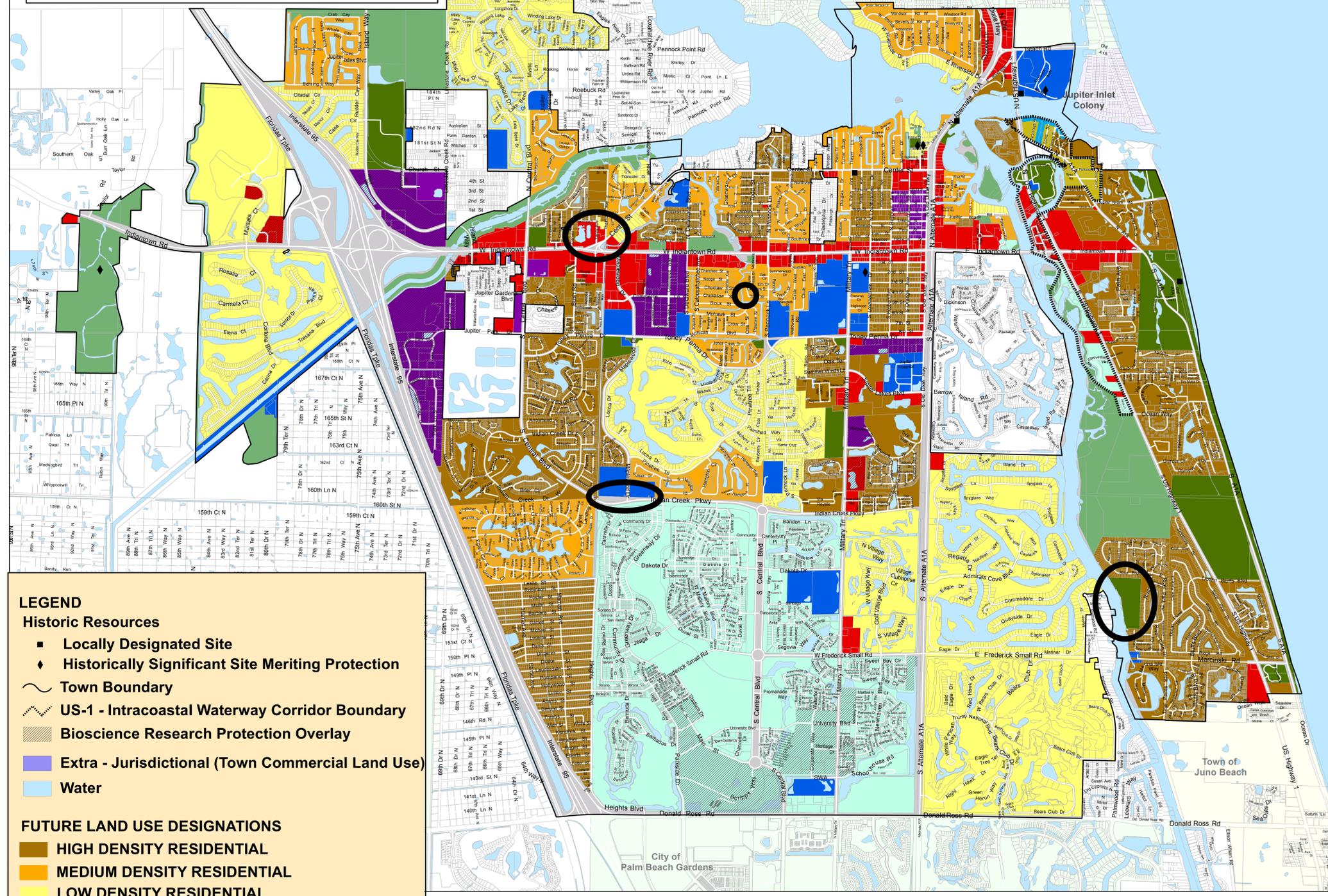
# Attachment A

## 2015 TOWN OF JUPITER FUTURE LAND USE MAP

2010 U.S. Census Population of 55,156  
2015 BEBR population estimate of 59,108  
Area: 23.1 Sq. Miles

### US-1 Intracoastal Waterway Corridor Sectors

- █ Inlet Village Sector
- █ Waterway, Commercial, and Entertainment Sector
- █ Mixed Use Residential Sector
- US-1 Intracoastal Waterway Corridor Boundary
- ~ Riverwalk
- ~ Scenic Corridor
- Historic Resources: Locally Designated Site
- ◆ Historically Significant Site Meriting Protection



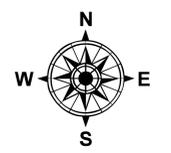
### LEGEND

#### Historic Resources

- Locally Designated Site
- ◆ Historically Significant Site Meriting Protection
- Town Boundary
- US-1 - Intracoastal Waterway Corridor Boundary
- Bioscience Research Protection Overlay
- Extra - Jurisdictional (Town Commercial Land Use)
- Water

#### FUTURE LAND USE DESIGNATIONS

- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MIXED-USE
- PUBLIC / INSTITUTIONAL
- GENERAL INDUSTRIAL
- CONSERVATION
- RECREATION
- COMMERCIAL
- INLET VILLAGE FLEX
- RIVERWALK FLEX
- NOT DESIGNATED
- UNINCORPORATED



**It is suggested that you contact the Department of Planning and Zoning (561-741-2532) to verify the future land use classification of any parcel within the Town of Jupiter.**

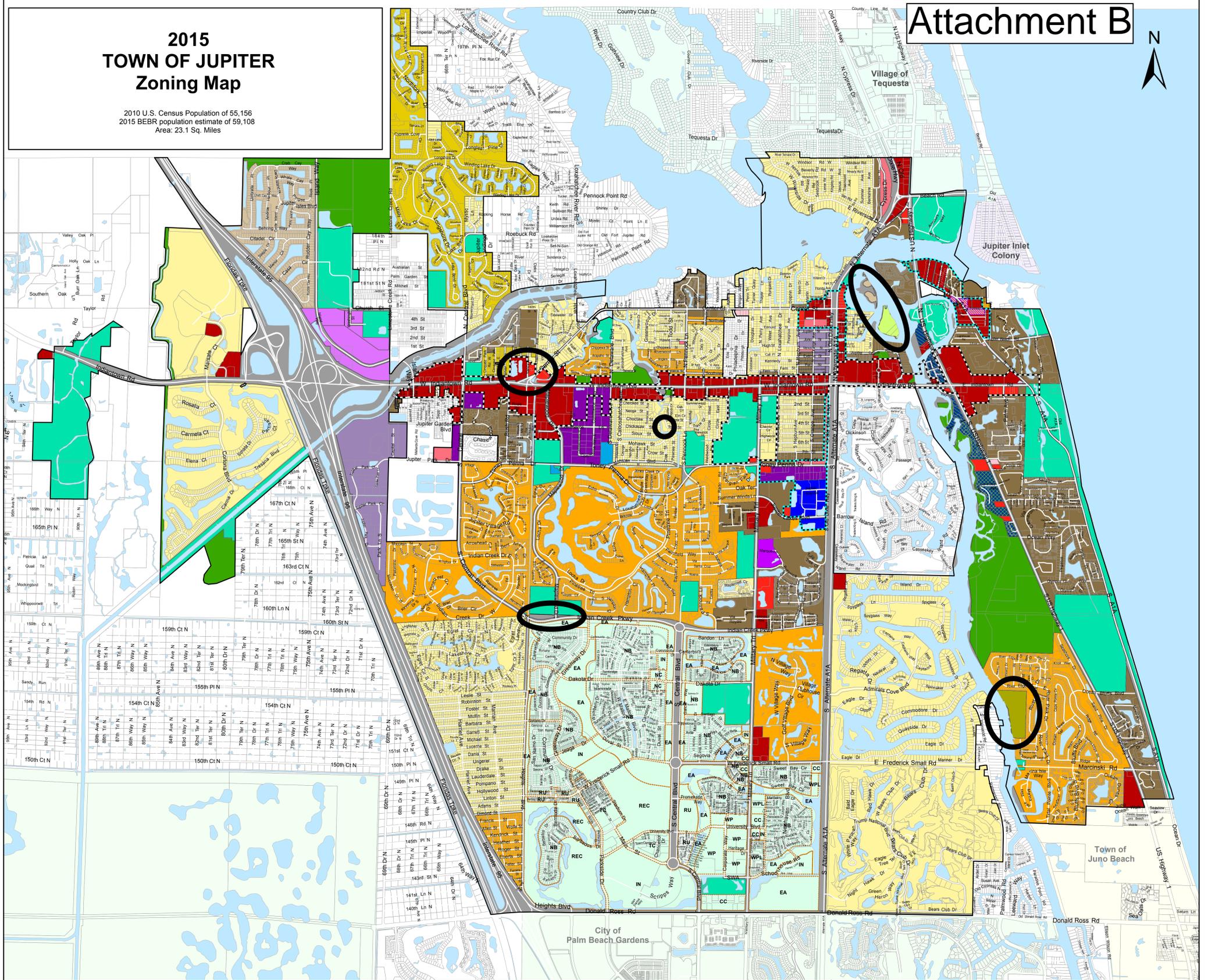
Map update: December 2014  
Filename: (server)\TOJ\_Planning\sharedev\mxds  
FLUM2015.mxd / PDF  
Contact: David Kemp  
Website: [www.jupiter.fl.us](http://www.jupiter.fl.us)

**Town of Jupiter Planning and Zoning Department**  
210 Military Trail Jupiter, FL 33458 Phone: 741-2532

# 2015 TOWN OF JUPITER Zoning Map

2010 U.S. Census Population of 55,156  
2015 BEBR population estimate of 59,108  
Area: 23.1 Sq. Miles

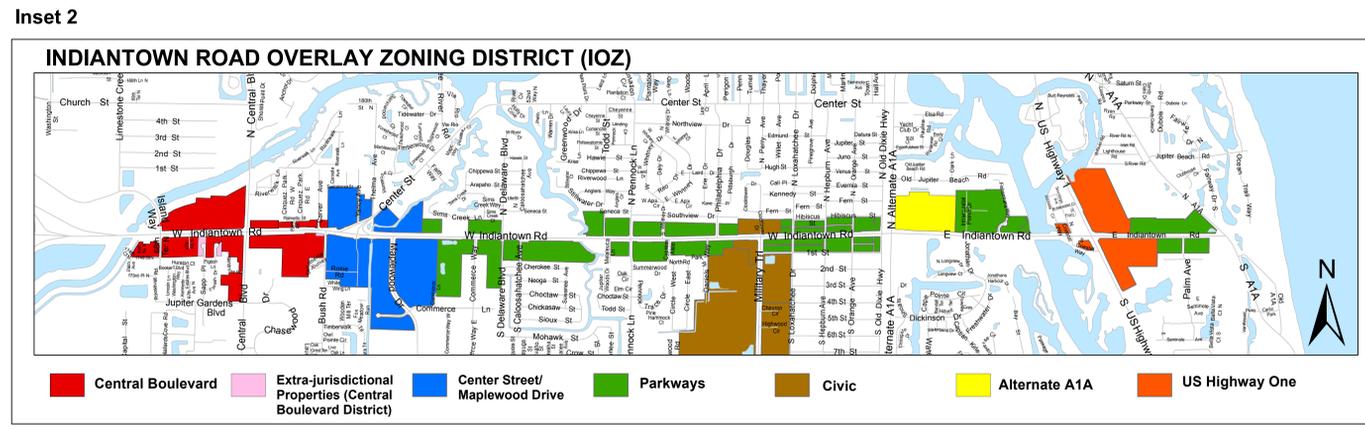
# Attachment B



- Legend**
- Town Boundary
  - IOZ Subdistrict Boundary (Inset 2)
  - Redevelopment Overlay Areas (ROA)
  - Extra-jurisdictional (See Inset 2)
  - Water
- ZONING**
- A1 Agricultural
  - C1 Commercial, Neighborhood
  - C2 General, Commercial
  - C3 Commercial, Office
  - C4 Commercial, Restricted
  - CP Conservation Preservation
  - CR/L Conservation Restricted/Limited
  - I1 Industrial, Park Light Industrial
  - I2 Industrial, General
  - I3 Industrial, High Technology
  - I4 Industrial, High Technology & Employment Center
  - IV Inlet Village (Inset 4)
  - MC Medical Center
  - MXD Subdistricts (Inset 1)
  - NZ Not Zoned
  - PI Public / Institutional
  - QPI Quasi-Public / Institutional
  - R1 Residential, Single-Family
  - R-1A Residential, Compact Single Family
  - R2 Residential, Single-Family, Duplex
  - R3 Residential, Limited Multi-Family
  - RR Rural, Residential
  - US-1 / Intracoastal Waterway Corridor (Inset 3)
  - Unincorporated



- Inset 1**
- MXD SUBDISTRICTS**
- CC COMMUNITY COMMERCIAL
  - EA EDGE AREA
  - IN INSTITUTIONAL
  - NB NEIGHBORHOOD
  - NC NEIGHBORHOOD COMMERCIAL
  - REC RECREATIONAL
  - RU RESIDENTIAL URBAN
  - TC TOWN CENTER
  - WP WORKPLACE
  - WPL WORKPLACE, LIMITED



- Inset 3**
- US 1 / INTRACOASTAL WATERWAY CORRIDOR SUBDISTRICTS**
- US 1 / MXR MIXED USE RESIDENTIAL
  - US 1 / WCE WATERWAY COMMERCIAL & ENTERTAINMENT

To verify the zoning classification of any parcel within the Town of Jupiter, please contact the Department of Planning and Zoning (561-741-2532). For questions concerning Unincorporated property, please contact Palm Beach County Zoning (561- 233-5200).

- Inset 4**
- INLET VILLAGE SUBDISTRICTS**
- FLEX SOUTH

Note on the data: Property line data is generated by the Palm Beach County Property Appraiser, unless otherwise specified. The Town has permission from the County to use the data. The Town will request updated property line data as they are prepared by the County office and distributed to the Town for public use. The Town only intends to represent the zoning classifications within the municipal boundaries and does not intend to accurately display properties outside the Town's boundary.



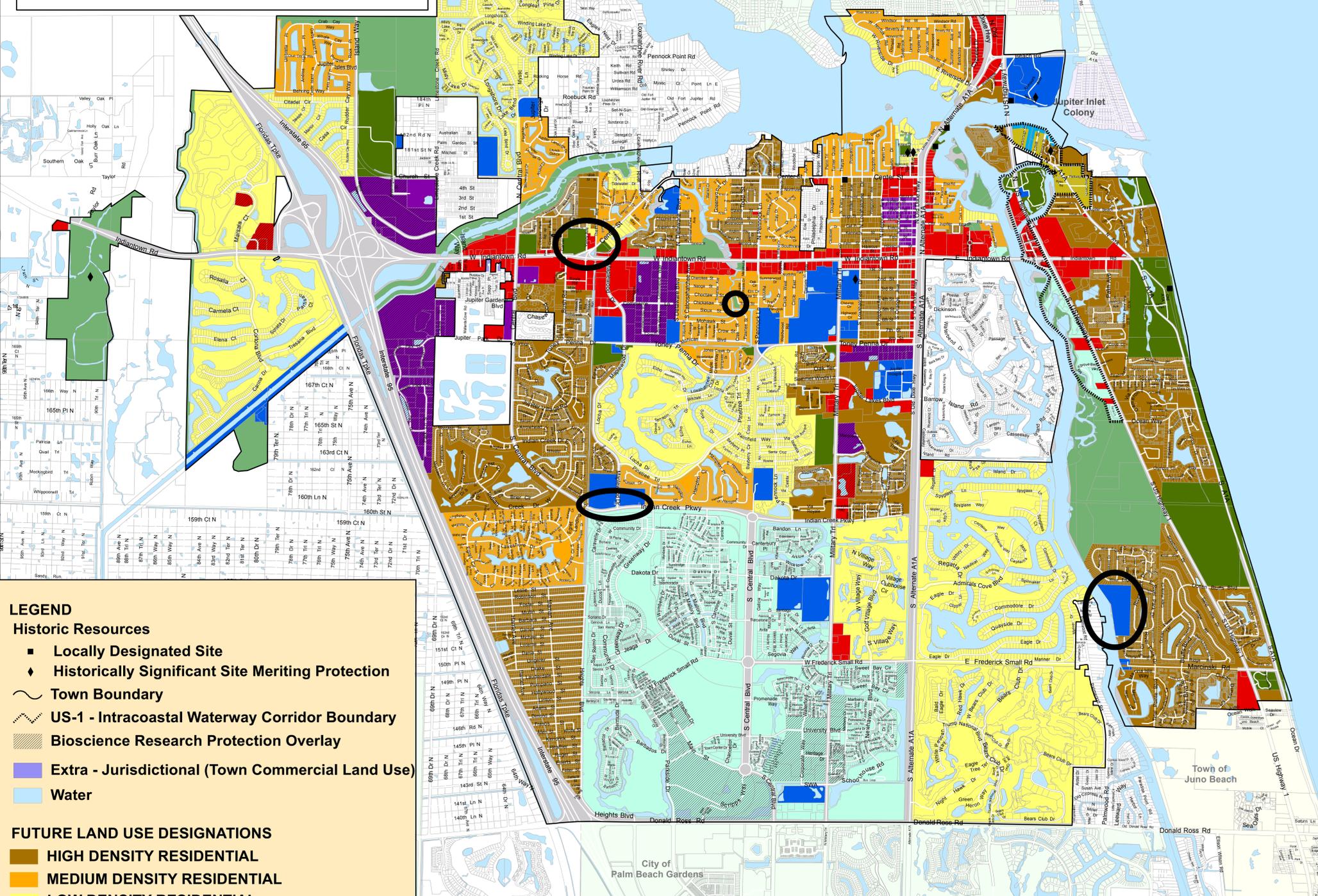
**Town of Jupiter**  
Planning and Zoning Department  
210 Military Trail  
Jupiter, Florida 33458  
Phone: 561 741-2532

Map update: December 2014  
Filename: (server)\sharedev\mxds\Zoning2015.pdf  
Contact: David Kemp  
Website: www.jupiter.fl.us

# 2016 TOWN OF JUPITER FUTURE LAND USE MAP

2010 U.S. Census Population of 55,156  
2015 BEBR population estimate of 59,108  
Area: 23.1 Sq. Miles

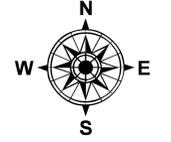
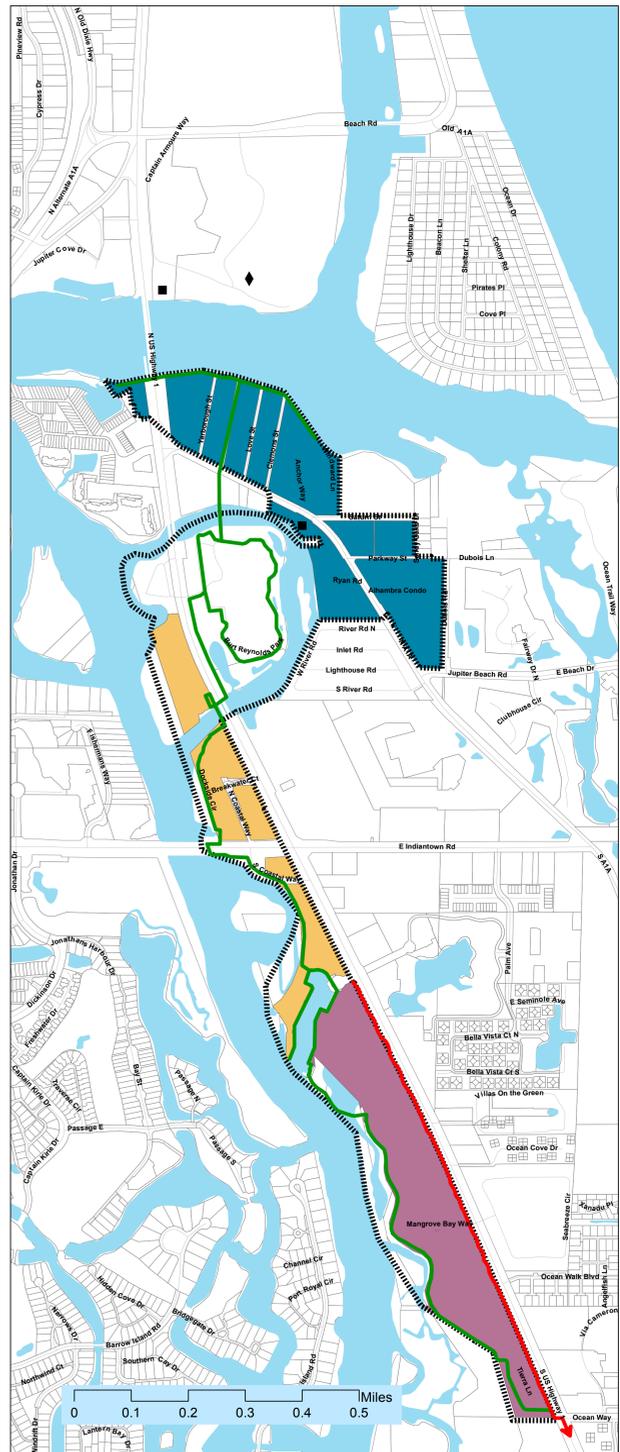
## Attachment C



- LEGEND**
- Historic Resources**
- Locally Designated Site
  - ◆ Historically Significant Site Meriting Protection
  - ~ Town Boundary
  - US-1 - Intracoastal Waterway Corridor Boundary
  - ▨ Bioscience Research Protection Overlay
  - Extra - Jurisdictional (Town Commercial Land Use)
  - Water

- FUTURE LAND USE DESIGNATIONS**
- HIGH DENSITY RESIDENTIAL
  - MEDIUM DENSITY RESIDENTIAL
  - LOW DENSITY RESIDENTIAL
  - MIXED-USE
  - PUBLIC / INSTITUTIONAL
  - GENERAL INDUSTRIAL
  - CONSERVATION
  - RECREATION
  - COMMERCIAL
  - INLET VILLAGE FLEX
  - RIVERWALK FLEX
  - NOT DESIGNATED
  - UNINCORPORATED

- US-1 Intracoastal Waterway Corridor Sectors**
- Inlet Village Sector
  - Waterway, Commercial, and Entertainment Sector
  - Mixed Use Residential Sector
  - US-1 Intracoastal Waterway Corridor Boundary
  - ~ Riverwalk
  - ~ Scenic Corridor
  - Historic Resources: Locally Designated Site
  - ◆ Historically Significant Site Meriting Protection



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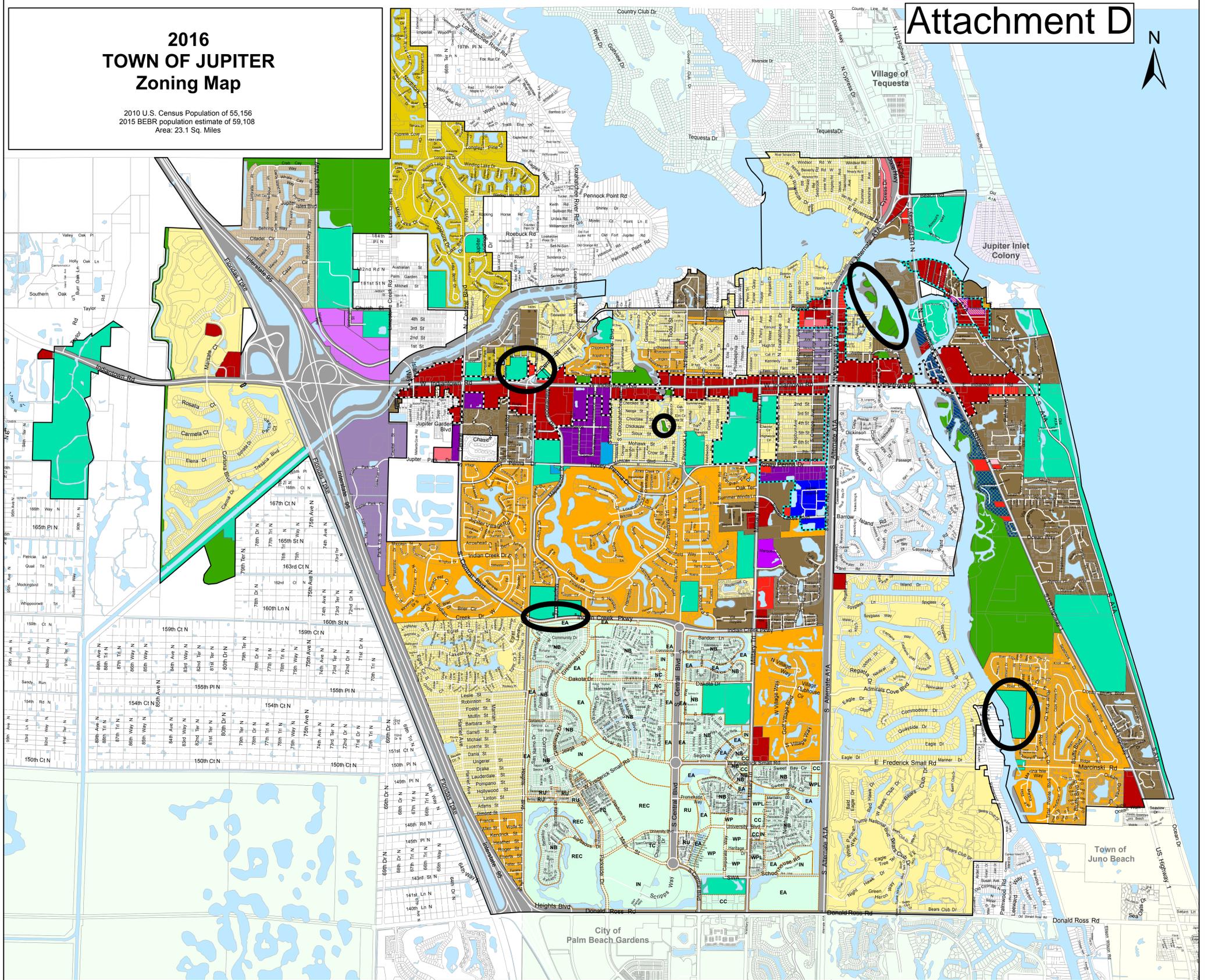
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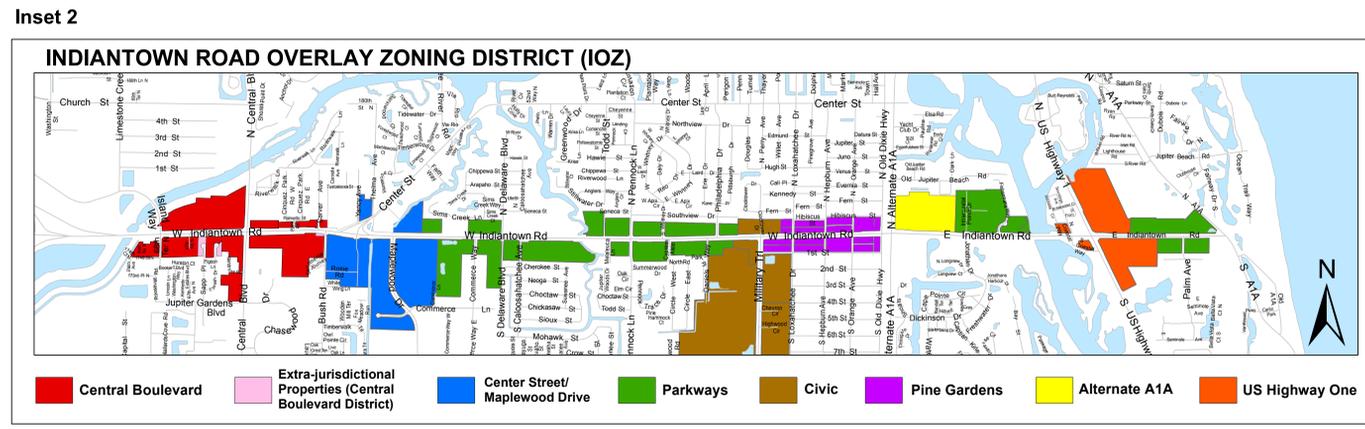
# Attachment D



- Legend**
- IOZ Subdistrict Boundary
  - Town Boundary
  - Redevelopment Overlay Areas (ROA)
  - Extra-jurisdictional (See Inset 2)
  - Water
- ZONING**
- A1 Agricultural
  - C1 Commercial, Neighborhood
  - C2 General, Commercial
  - C3 Commercial, Office
  - C4 Commercial, Restricted
  - CP Conservation Preservation
  - CR/L Conservation Restricted/Limited
  - I1 Industrial, Park Light Industrial
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- Inset 1**
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  - WPL WORKPLACE, LIMITED



- Inset 3**
- US 1 / INTRACOASTAL WATERWAY CORRIDOR SUBDISTRICTS**
- US 1 / MXR MIXED USE RESIDENTIAL
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- Inset 4**
- INLET VILLAGE SUBDISTRICTS**
- FLEX SOUTH

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Website: www.jupiter.fl.us

## Comprehensive Plan Objectives and Policies Consistency Analysis

### ***FUTURE LAND USE ELEMENT***

Policy 1.3.18 Recreation - This land use designation covers existing and future park sites. It is intended to include public and private recreational facilities and sites.

Policy 1.3.15 Conservation - Intense urban uses are not permitted in this future land use designation. If areas contain important natural environmental features which pose severe limitations for development, they should be designated with this land use. Included in this category are river and stream flood plain areas, wetlands, beaches, off-shore reefs, and endangered and threatened vegetative and wildlife species. In Jupiter, a long stretch of Atlantic beaches are in public ownership, therefore, allowing the public to conserve a unique resource at the same time serving as a major recreational resource. Generally, passive recreational uses are appropriate for such areas as long as there are no adverse impacts on the natural resources being protected.

Policy 1.3.17 Public/Institutional -This future land use designation covers a broad range of public and institutional uses including schools, government buildings and operations, fire and emergency rescue operations center, police stations, cemeteries, civic centers, and accessory residential apartments for employees. Recreational facilities and sites, activities are both public and private, ~~but have not been included are uses which are permitted~~ in this land use designation. ~~Due to the importance of these functions to the overall community, they have been treated separately.~~ The following location standards are provided for guidance in locating future public/institutional facilities. <sup>1</sup>

### ***RECREATION AND OPEN SPACE ELEMENT***

Goal 3: Open Space: *To maximize the preservation, enjoyment, and accessibility of natural open spaces, especially those along the waterfront.*

Policy 1.2.1 The Town will continue to locate new parks central to the population it will serve.

### ***CONSERVATION ELEMENT***

Objective 1.1 To implement a program and a set of standards to protect environmentally sensitive areas from adverse impacts of urban development.

**Staff Comment.** The proposed Comprehensive Plan amendment to Future Land Use Element Policy 1.3.17 shown above is being included in the analysis below. The language changes are important to include because they are needed in order to be consistent with the proposed map amendments for location #6 (FIND Property). Additionally, Lighthouse Park and Officer Bruce St. Laurent Park are located on properties assigned with the Public/Institutional land use. All three of these properties have primary uses which are consistent with the Public/Institutional land use, but also include parks as a secondary use. The changes are needed in order to provide consistency because the existing language within FLUE Policy 1.3.17 does not recognize the secondary uses of parks on the property. If the changes to the policy are not approved or modified during the review process, staff will re-evaluate the proposed land use designation for location #6. The proposed Future Land Use designations for the subject properties are generally consistent with the above goals, objectives, and policies listed above as follows:

- Cinquez Park Open Space (#1) – FLUM and Zoning amendments – The property was purchased as part of the Town's Open Space Program and was approved on October 7, 2014 for a dog park, playground, and natural area with walking paths. The existing land use and zoning designations of commercial and residential are not the most appropriate to align with the approved use of the

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<sup>1</sup> The language as shown in strikethrough and underline is proposed in the concurrent Future Land Use Element amendment (Ordinance #11-16)

property. The proposed land use change to recreation and zoning change to public/institutional will add valuable passive and active recreation on the subject property in proximity to residential neighborhoods. The proposed map amendments are consistent with FLUE Policy 1.3.18 and Recreation and Open Space Element Policy 1.2.1.

- *Sims Creek Preserve Open Space (#2) – FLUM and Zoning amendments* – The property was purchased as part of the Town’s Open Space Program and is planned for a passive park with kayak launch facilities due to its location along Sims Creek. The proposed land use change to recreation and zoning change to public/institutional aligns with the intended use of the property. This property was highly desired by the Town due to its location on the creek. The proposed map amendments are consistent with Goal 3, of the Recreation and Open Space Element.
- *Todd Street Preserve Open Space (#3) – FLUM and Zoning amendments* – The property was also purchased as part of the Town’s Open Space Program and is part of the Town’s Blueways and Greenway system. The intention of this property is for a preserve as it contains a mature mangrove forest. The proposed map amendments are consistent with Conservation Element Objective 1.1.
- *St. Peter (#4) and Jupiter First (#5) abandoned right-of-way – FLUM and Zoning amendments* – The two previous right-of-way tracts located on the south side of both parcels were previously owned by Palm Beach County and the Town of Jupiter. After the ultimate alignment of Indian Creek Parkway was constructed, the additional property was no longer needed. In 2010, the Town processed abandonments for the two right-of-way tracts and placed utility easements on the pieces of land. The Town did not assign a future land use designation or a zoning on the abandoned properties during the abandonment process. The proposed map amendments are consistent with the proposed changes to FLUE Policy 1.3.17.
- *Florida Inland Navigational District Property (#6) – FLUM and Zoning amendments* – The property is owned by the Florida Inland Navigational District for the purpose of a Dredge Material Management Area (DMMA); however, while it is not being used for the DMMA, the Town of Jupiter leases a portion of the property and currently has a small dog park and a passive park. The property is currently the only property in Town that is assigned with the Agricultural zoning designation. The designation was left over from when the land was annexed into the Town before the Bluffs was approved and constructed. Properties which are owned by government or quasi-governmental agencies are typically assigned a public/institutional land use and zoning category. These categories allow a wide range of public facilities on a property. Concurrent with these map amendments, staff is proposing text amendments to the Public/Institutional future land use designation to include recreational facilities and sites as allowable uses. The property owner, Florida Inland Navigation District (FIND), has stated that it may need to use the property in the future for a DMMA. The Public/Institutional future land use category with the proposed revisions will more accurately reflect the use. As stated above, if the changes to Future Land Use Element Policy 1.3.17 are not approved, or are modified, staff will re-evaluate the proposed land use designation for the property. The proposed map amendments are consistent with the proposed changes to FLUE Policy 1.3.17.

**FLUM Amendment ADT Traffic analyses for the Eight Individual Properties**

Location Map #1 (Cinquez Park Open Space - Town of Jupiter)

The existing property is assigned both a Commercial and High Density Residential land use designation. Typically, staff would evaluate the maximum potential Average Daily Trips (ADT) based on the intensity allowed by the future land use assigned to a property compared to the proposed future land use. In the case of the Cinquez Park property, 11.5 acres are assigned with the Commercial future land use and is estimated to develop at a 0.2 Floor Area Ratio, based on the assumptions in the Jupiter Area Study (JAS). As a result, the commercial portion of Cinquez Park property was evaluated with 100,188 square feet of retail. The following chart analyzes the traffic generation (in Average Daily Trips ADT) of the current future land use designations and compares it to the proposed future land use designation:

	Future Land Use	Existing Use	ITE Code	Square footage, Acreage, Density, or Intensity standard	ADT
Current	Commercial High Den. Res.	Vacant	820 210	100,188 SF of retail 6 Single Family Units	6,800 60
Proposed	Recreation	Park	411	10.59 acre park (5 picnic sites) and 2.41 acre dog park	536
<b>Total ADT</b>					<b>-6,324</b>

Staff also compared the Oak Point Plaza (aka Jupiter Commons) project proposed in 2007 and the six residential lots with the approved park site plan. The traffic concurrency that was approved by Palm Beach County in 2007 was for 1,296 ADT, which included a drive-thru bank as part of a 16,720 square feet development. When the 2007 traffic approval was added to the Jupiter Area Study, all 16,720 square feet were calculated as retail resulting in 1,188 ADT. The approved site plan for the park includes a dog park, a playground, walking trails, and a coffee shop (see chart below). It is important to note that a coffee shop (without a drive through) is currently not proposed to be built in the park, but was included in an effort to reserve capacity on Indiantown Road. If the coffee shop is removed from the equation, the property has a net decrease of 712 ADT overall. The following chart analyzes the ADT traffic generation of the JAS and compares it to the approved park:

	Future Land Use	Existing Use	ITE Code	Square footage, Acreage, Density, or Intensity standard	ADT
Current	Commercial High Den. Res.	Vacant	820 210	16,720 SF of retail 6 Single Family Units	1,188 <sup>1</sup> 60
Proposed	Recreation	Park	411	10.59 acre park (5 picnic sites) and 2.41 acre dog park Coffee shop w/o drive thru	536 793
<b>Total ADT</b>					<b>+81</b>

<sup>1</sup>Based on the JAS 2011 Update which did not include the additional 108 ADT resulting from the drive-thru bank

Location Map #2 (Sims Creek Preserve Open Space - Town of Jupiter)

The existing property is assigned both a Commercial and Low Density Residential land use designation. The property is vacant and does not have an approved site plan. Staff used the Jupiter Area Study in order to determine the projected trip generation on the subject property. According to the Jupiter Area Study, the Commercial portion of the subject property was to be

developed as an office building with a 0.3 FAR. Furthermore, the Residential portion of the subject property could have up to two units on the property based on the density allowed. The following chart analyzes the traffic generation (in Average Daily Trips ADT) of the current land uses and compares it to the proposed land use category:

	Future Land Use	Existing Use	ITE Code	Square footage, Acreage, Density, or Intensity standard	ADT
Current	Commercial Low Den. Res.	Vacant	710 210	12,284 SF of office 2 Single Family Units	267 20
Proposed	Recreation	Passive Park w/ Kayak launch	PBC surveyed city park	2.8 acres	47
<b>Total ADT</b>					<b>-240</b>

Location Map #3 (Todd Street Preserve Open Space – Town of Jupiter)

The existing property is assigned a Medium Density Residential land use designation, which could support up to four single-family residential units. A conservation related use code in the Institute of Transportation Engineers (ITE) ITE 7<sup>th</sup> Edition Trip Generation Handbook (© 2003) does not exist. The most appropriate ITE code for the proposed use of the property is City Park (Code 411). This code provides for a rate of 1.6 ADT trips per acre. The following chart analyzes the traffic generation (in Average Daily Trips ADT) of the current land uses and compares it to the proposed land use category:

	Future Land Use	Existing Use	ITE Code	Square footage, Acreage, Density, or Intensity standard	ADT
Current	Medium Den. Res.	Vacant	210	4 Single Family Units	40
Proposed	Conservation	Preserve	411	1.2 acres	2
<b>Total ADT</b>					<b>- 38</b>

Location Map #4 and #5 (St. Peter Catholic Church and Jupiter First Church abandoned right-of-way)

The existing properties are not assigned a future land use designation. Pursuant to the Institute of Transportation Engineers (ITE) ITE 7<sup>th</sup> Edition Trip Generation Handbook (© 2003), the traffic generation of churches is based on square footage. The properties are entirely encumbered by easements, which limits the ability to develop the previous right-of-way tracts, and only allows for signage, landscaping and greenspace. As a result, there is no additional traffic generated by the land use change.

Location Map #6 (FIND Property/Open Space - FIND)

The existing property is assigned with a Recreation land use designation. The Town is proposing to assign the Public/Institutional land use to the property. The property's main use is a Dredge Material Management Area (DMMA); however, the interim use of the property is a park. Because the proposed land use designation allows both of the uses on the property and there is no intended change in use on the property, there is no traffic impact for the land use change.

**Infrastructure Impact Analysis (Infrastructure Element Policy 1.4.4):**

1. *Water.* The subject properties are currently served by the Town's water utility. The Town's water plant has a permitted capacity of 30.0 million gallons per day (mgd). As of December 31, 2015, the Town has water demand reservations of 16.8 mgd. With an excess capacity of approximately 13.2 mgd, there is sufficient water services capacity available to service the subject properties.
2. *Sanitary Sewer.* The subject properties are currently serviced by the Loxahatchee River District (LRD). The LRD has a sanitary sewer capacity of approximately 11 mgd. LRD has current sanitary demand of approximately 7.4 mgd. With an excess capacity of approximately 3.6 mgd, LRD has sufficient sanitary sewer capacity available to service the subject properties.
3. *Stormwater.* Any development improvements on the subject properties will be required to satisfy the Town's on-site retention requirements and other related standards of the South Florida Water Management District as stated in Policy 1.3.11 of the Town's Drainage Element, and Policy 1.2.1 of the Town's Capital Improvements Element.
4. *Solid waste.* Collection is provided by Waste Management, Inc. which currently has a franchise agreement with the Town for waste disposal services. As provided in the January 6, 2016 Availability of Solid Waste Disposal Capacity letter, the Solid Waste Authority of Palm Beach County estimates its Northern County Landfills have a total remaining capacity of 25,557,627 cubic yards, which is estimated to meet countywide needs through 2047. Therefore, there is sufficient solid waste capacity available to service the subject properties.
5. *Police.* Police service will be provided by the Jupiter Police Department. Assigning the subject properties with land use designations which are equivalent to the existing uses on the properties, should have no impacts to police services.
6. *Fire Rescue.* Palm Beach County Fire-Rescue is responsible for fire-rescue service to the subject properties.
7. *General Government.* No significant increase in demand for general government services is anticipated.
8. *Intergovernmental Coordination.* Staff has notified the County's Interlocal Plan Amendment Review Committee (IPARC) of the proposed FLUM amendments. As of the date of this report, staff has not received any comments from any adjacent local governments.
9. *Recreation.* Two of the subject open space properties (#1 and #2) are being assigned a recreation land use and are planned to become parks (passive and active), which will serve the local communities. The remaining land use amendments will have no additional impact on the Town's recreational facilities.
10. *School Concurrency.* None of the proposed land use amendments will create additional residential units, and in some cases, residential units are being removed from some of the properties. As a result, the proposed amendments will not have any additional impact of school facilities.

**PLANNING AND ZONING COMMISSION MINUTES  
REGULAR MEETING  
April 12, 2016**

**A. NEW BUSINESS:**

1. **Future Land Use Map Amendments** - The Town of Jupiter has initiated Future Land Use Map (FLUM) amendments for 8 properties, totaling 49.6+/- acres, to provide consistency with the existing uses of the properties. (PZ# 15-1601)  
***Acting as the Local Planning Agency***  
***Town Council consideration:***

May 3, 2016 – 1<sup>st</sup> rdg  
August 16, 2016 – 2<sup>nd</sup> rdg
  
2. **Zoning Map Amendments** - The Town of Jupiter has initiated Zoning Map amendments for 10 properties, totaling 68.4+/- acres, to provide consistency with the existing uses of the properties. (PZ# 15-1602)  
***Town Council consideration:***

May 3, 2016 – 1<sup>st</sup> rdg  
August 16, 2016 – 2<sup>nd</sup> rdg

Chair Walker read the title.

Garret Watson, planner reviewed the request and noted that eight of the ten properties being rezoned would have a future land use change. The remaining two, Fullerton Island and F.I.N.D. Island have land use designations consistent with their use. Mr. Watson explained that the changes were being made to be consistent with the existing uses.

Mr. Watson explained the proposed changes to the Florida Inland Navigational District property within the Bluffs, and said the changes being made were consistent with other similar properties, such as Jupiter Inlet Park and the Public Library.

Mr. Watson discussed the Future Land Use and Zoning changes for the two Town owned parking parcels, properties 7 and 8. He explained that the Police Department had approached staff regarding the need for a radio communication pole in the immediate area.

Chair Walker clarified that there would not be any discussion this evening regarding the possibility of a communication tower on the parking lot adjacent to Marcinski Road in The Bluffs South.

Comm. Acton asked if the Town owned Properties 7 and 8, the parking lots in the Bluffs South. Mr. Watson said yes.

Chair Walker opened the floor to public comment.

The following people spoke in opposition to the land use and rezoning applications:

Dennis Casey said he would not like a communication tower next to The Bluffs South. He submitted a comment card from his wife, Ann Casey, and a petition in opposition to the applications.

Helen Ostrowski asked how the public knows that a Planned Unit Development or other use won't be on the property along the Intracoastal if Florida Inland Navigational District (FIND) sells it. Mr. Watson said Public Institutional would not allow residential development. Most Public Institutional uses are special exceptions that require a public hearing.

Louis Stollman spoke for Diana Stollman and himself. He discussed uses by right and special exceptions on Land designated Public Institutional. He said Recreational and Conservation would be better designations for the FIND land along the Intracoastal.

Ms. Hampe noted that the following people indicated their opposition to the applications but did not wish to speak: Theresa Schiffbauer, Irene Mahoney, Anna Tayler, Stephen Liccini, Dorothy Norment, Lonna Liccini, Arthur Hanley, Ronald and Mary Kexel, Janice May, Gary Swain, Maxine Sisselman, Irwin Sisselman, Jeanne Guarente, Jim Guarente and Ann Casey. Frank May submitted a comment card indicating that he was opposed and did not wish to speak but did not note the item(s) on the agenda to which he was referring.

Mark Crosley said he is the executive director of FIND and supports the proposed changes. At some point, they will build a facility there and restore the park when they are done. Since the property is not needed consistently, they lease it to Jupiter for recreational purposes.

Glenn Scambler said he works for FIND and the property along the Intracoastal is a federal right-of-way that needs to be maintained and this property will be needed in the future.

George Bearese said he is on The Bluffs South board of directors. He read aloud and submitted a petition requesting the current zoning of Parcels 7 and 8 be retained.

Rita Swain said Parcels 7 and 8 were deeded to Jupiter to mitigate loss of parking in the Town. She opposed the rezoning and said it is important to maintain the parking there for the use of Jupiter Beach.

Pam Willoughby was also opposed the rezoning of Parcels 7 and 8. The current zoning accommodates the parking that is there now.

Kenneth Tayler stated that he was opposed to the rezoning of Parcels 7 and 8.

Anthony Norment submitted a petition from the residents of Sea Colony opposing the rezoning.

Comm. Acton suggested that the synagogue on South Central Boulevard and the baseball park on the north side of Toney Penna, west of Bush Road should have their land use designations changed from High Density Residential to Public Institutional. Mr. Sickler said those changes could be part of a future application.

Vice Chair Rutter asked how many units could be placed on Parcels 7 and 8, currently designated as High Density Residential. Mr. Watson said 24 units. The Public Institutional designation only allows for accessory residential; living quarters for employees.

Chair Walker asked if the Public Institutional designation would protect the parking use and Mr. Watson said yes. Comm. Acton observed that the land use would also allow uses such as a fire station or police substation. Chair Walker agreed but added that parking is at a premium; so the Town is bringing the land use and zoning into conformity with the actual use.

Mr. Sickler said the Police Department has worked diligently to evaluate their options for improving communications. Parcel 8 appears to be the only viable choice for a tower to provide additional service in the area. They approached Ocean Royale, the tall condominium in Juno Beach but have not been able to secure the rights to place a tower on top of the building. Chair Walker said it would be much more aesthetically pleasing to have a tower on top of a building.

Comm. Fleischmann asked if the FIND property was identified in the Comprehensive Plan as a spoil site. Mr. Sickler replied that there is a policy regarding the use of spoil islands. Comm. Fleischmann asked if the spoil site was permitted in the Recreation land use category and Mr. Watson said no. He stated that the proposed land use and zoning are the best to protect the FIND property along the Intracoastal as a spoil site.

Comm. Flinchum asked if Parcels 7 and 8 are still shown on the master plan for the Planned Unit Development (PUD) as part of the PUD. Mr. Watson said they are shown on the plat as have been deeded to the Town. Comm. Flinchum asked if the original intention was to provide public parking on the parcels and Mr. Watson said yes.

Vice Chair Rutter moved to recommend approval of the Future Land Use Map amendments as recommended by Staff; seconded by Comm. Fleischmann. The Agency was polled and the motion carried unanimously (7-0 vote).

Zacarias – Y	Acton – Y	Flinchum – Y	Fleischmann – Y
Rutter – Y	Walker – Y	Cipolla – Y	

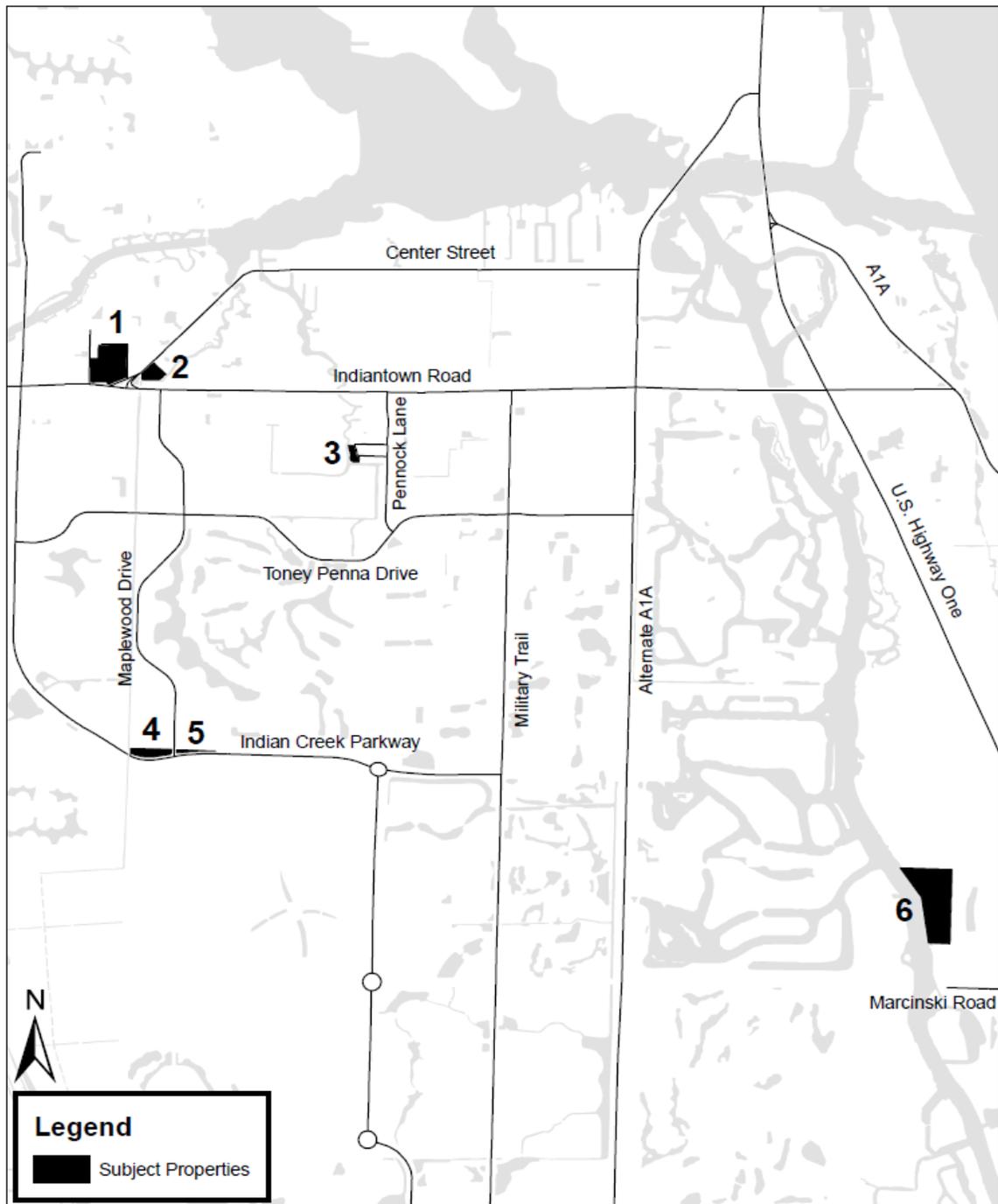
Comm. Fleischmann moved to recommend approval of the Zoning Map amendments as recommended by Staff; seconded by Comm. Flinchum. The Commission was polled and the motion carried unanimously (7-0 vote).

Zacarias – Y	Acton – Y	Flinchum – Y	Fleischmann – Y
Rutter – Y	Walker – Y	Cipolla – Y	

**Data and Analysis for Town of Jupiter  
Comprehensive Plan Amendments (2016-1ER)  
to  
the Future Land Use Map  
(Ordinance #10-16)**

***Property Information.***

Map 1



The existing surrounding uses, future land use designations and zoning districts are as follows:

**Property 1 – 13.1+/- acres**

<b>Location Map #1 (Cinquez Park Open Space)</b>		
<i>Location</i>	<i>Existing Land Uses</i>	<i>Future Land Use Designations/ Zoning Districts</i>
North	Residential (Single Family Homes)	High Density Residential / Residential, Compact Single-Family (R1-A)
South	Commercial (Walmart and Unincorporated property)	Commercial / Center Street/Maplewood Drive district of the Indiantown Road Overlay Zoning District (IOZ), with underlying General, Commercial (C-2) zoning and Palm Beach County Commercial General zoning
East	Commercial (Retail/Office/Church)	Commercial and Low Density Residential / Center Street/Maplewood Drive district of the IOZ, with underlying Commercial, Office (C-3) and Residential, Single-family (R-1)
West	Residential (Single Family Homes)	High Density Residential / Residential, Compact Single-Family (R1-A)

**Property 2 – 2.8+/- acres**

<b>Location Map #2 (Sims Creek Preserve Open Space)</b>		
<i>Location</i>	<i>Existing Land Uses</i>	<i>Future Land Use Designations/ Zoning Districts</i>
North	Residential (Woodland Estates and vacant)	Medium Density Residential and Low Density Residential/ Residential Single-Family (R-1)
South	Commercial (Executive Plaza and drainage)	Commercial / Center Street/Maplewood Drive district of the IOZ, with underlying Commercial, Office (C-3)
East	Commercial (Sims Creek Plaza)	Commercial / Center Street/Maplewood Drive district of the IOZ, with underlying General, Commercial (C-2) zoning
West	Commercial (Advanced Auto Parts)	Commercial / Center Street/Maplewood Drive district of the IOZ, with underlying Commercial, Office (C-3)

**Property 3 – 1.2+/- acres**

<b>Location Map #3 (Todd Street Preserve Open Space)</b>		
<i>Location</i>	<i>Existing Land Uses</i>	<i>Future Land Use Designations/ Zoning Districts</i>
North	Residential (Jupiter River Estates)	Medium Density Residential / R-1
South	Residential (Jupiter River Estates)	Medium Density Residential / R-1
East	Residential (Jupiter River Estates)	Medium Density Residential / R-1
West	Residential (Jupiter River Estates)	Medium Density Residential / R-1

**Property 4 – 3.0+/- acres**

<b>Location Map #4 (St. Peter Catholic Church and All Saints)</b>		
<i>Location</i>	<i>Existing Land Uses</i>	<i>Future Land Use Designations/ Zoning Districts</i>
North	Church and School (St. Peter Catholic Church and All Saints)	Public/Institutional / Public/Institutional
South	Residential (Martinique)	Mixed Use / Neighborhood subdistrict of the Mixed Use zoning district
East	Church (Jupiter First Church)	Public/Institutional / Public/Institutional
West	Residential (Indian Creek)	High Density Residential / Residential Single-Family, Duplex (R-2)

**Property 5 – 0.4+/- acres**

<b>Location Map #5 (Jupiter First Church)</b>		
<i>Location</i>	<i>Existing Land Uses</i>	<i>Future Land Use Designations/ Zoning Districts</i>
North	Church (Jupiter First Church)	Public/Institutional / Public/Institutional
South	Residential (Martinique)	Mixed Use / Neighborhood subdistrict of the Mixed Use zoning district
East	Residential (The Hamptons)	Medium Density Residential / (R-2)
West	Church and School (St. Peter Catholic Church and All Saints)	Public/Institutional / Public/Institutional

**Property 6 – 25.2+/- acres**

<b>Location Map #6 (FIND Property/Spoil Dredge Site)</b>		
<i>Location</i>	<i>Existing Land Uses</i>	<i>Future Land Use Designations/ Zoning Districts</i>
North	Residential (The Bluffs)	High Density Residential / R-2
South	Residential (The Bluffs)	High Density Residential / R-2
East	Residential (The Bluffs)	High Density Residential / R-2
West	Intracoastal Waterway	Not Designated / Not zoned

The future land use and zoning district designations adjacent to the subject properties are included on the Current Future Land Use Map (FLUM) (see Attachment A of staff report) and the Current Zoning Map (see Attachment B of staff report).

***Background Information.***

Staff conducted an Evaluation and Appraisal Review of the Comprehensive Plan. As part of the review, staff identified several parcels of land which contained future land use designations and zoning designations that were inconsistent with the existing and proposed uses on the property primarily based on changing conditions. Most notably, four of the eight subject properties were purchased as part of the Town's Open Space program, and are being reassigned future land uses and zoning designations consistent with the purpose of those properties.

## **Analysis.**

### **I. FUTURE LAND USE MAP AMENDMENTS**

**Criteria for FLUM amendments.** Section 27-99 provides four (4) criteria for the review of future land use amendments. The proposed amendments are evaluated within the context of each of the four criteria below.

- 1) *The proposed map amendment shall be consistent with the goals, objectives and policies of the Town of Jupiter Comprehensive Plan.*

**The proposed future land use amendments are consistent with the goals, objectives, and policies of the Comprehensive Plan as shown in Attachment E of staff report.**

- 2) *The proposed map amendment shall be consistent with the established land uses of surrounding properties or land use patterns.*

Staff Comment: The proposed Future Land Use designations for the subject properties are generally consistent with the existing adjacent uses on the surrounding properties.

- Cinquez Park Open Space (#1) and Sims Creek Preserve Open Space (#2) – The proposed future land use amendments to Recreation on the subject properties are in harmony with the surrounding properties. Specifically, the proposed future land use designation is designed to serve the surrounding residential properties by creating an additional park area and open space for passive recreation.
- Todd Street Preserve Open Space (#3) – The proposed future land use amendments to Conservation on the subject property is in harmony with the surrounding properties. It is common to locate conservation land uses within residential areas to provide open space within the neighborhoods. Conservation is proposed due to the existing mangrove forest.
- St. Peter (#4) and Jupiter First (#5) abandoned right-of-way – The proposed future land use amendments of the two previous rights-of-way tracts are consistent with the established surrounding land uses. The small tracts of land are already being used for public/institutional purposes, and the map amendments are proposed to assign these remnant properties with the current land use designations of the parent tracts.
- Florida Inland Navigational District (FIND) Property (#6) – The proposed future land use amendment to Public/Institutional is in harmony with the surrounding residential properties. Properties with this designation are typically adjacent to residential uses because they provide services, in this case a park, for nearby residents. Furthermore, the land use change will be consistent with the primary purpose for the area for the FIND Dredge Materials Management Area as it is adjacent to the Intracoastal Waterway.

- 3) *The proposed map amendment shall not create an isolated land use designation or zoning district unrelated to adjacent and nearby designations or districts.*

Staff Comment: The proposed Future Land Use designations for the subject properties do not create an isolated land use designation or zoning district unrelated to adjacent and nearby designations or districts.

- Cinquez Park Open Space (#1) and Sims Creek Preserve Open Space (#2) – The proposed future land use amendments to Recreation will not create isolated parcels which are unrelated to the nearby properties. Typically, park uses are not situated in clusters, and instead are surrounded by different, but complimentary land uses, such as residential.
- Todd Street Preserve Open Space (#3) – The proposed future land use amendments to Conservation will not create an isolated and unrelated property. Preserve properties which are assigned the Conservation land use and Conservation Preservation zoning are often located within residential areas, as an amenity to the neighborhood. It is important to note that the property is a part of the Town's Blueways and Greenways system.

- St. Peter (#4) and Jupiter First (#5) abandoned right-of-way – The proposed future land use amendments of the two previous rights-of-way tracts will not create isolated properties. The amendments are being processed to assign a land use and zoning which is consistent with the remainder of the properties.
- Florida Inland Navigational District Property (#6) – The proposed future land use amendments to Public/Institutional will not create isolated parcels which are unrelated to the nearby properties. Typically, properties with these designations are not situated in clusters and are designed to allow essential services such as dredge spoil sites for the Intracoastal waterway, and parks for nearby residents. In the case of this property, the primary use is a future dredge spoil site; however, in the interim the Town has leased a portion of the property and built a park for the residents.

4) *The application is necessary because of changed or changing conditions, including, but not limited to changing demographic trends, annexation, or public service needs.*

Staff Comment: The future land use map amendments are necessary to provide consistency with the existing and proposed uses on the subject properties. Specifically, the changes proposed for the open space and park (#1, #2, and #6) and preserve (#3) are being changed to increase the amount of parks and green areas to serve our increasing population.

**Population impacts.** The proposed land use changes will not have any residential impacts because none of the land uses add residential density to the Town.

**Traffic impacts.** The traffic impacts for the subject properties were evaluated by comparing the current Future Land Use designations with the proposed designations for the six properties as shown in Table 2. Only six of the eight properties are being analyzed for traffic impacts because the land use designation for Fullerton Island and FIND Island are not changing; only the zoning designations are being changed on those properties. With regard to the proposed Future Land Use designations, staff utilized intensity standards contained in the Comprehensive Plan for all of the designations to calculate the appropriate Average Daily Traffic (ADT) trip analysis, except for the Public/Institutional designation. The Public/Institutional designation does not have a clearly defined intensity standard; instead staff utilized the intensity (size) of the existing building and uses on the affected subject properties as the intensity standard. Staff notes that the cumulative ADT traffic impacts of the FLUM amendments to the eight properties will result in a reduction of 197 ADT trips Town wide. The specific ADT trip analyses for the six properties on Map 1 is contained in Attachment F of the staff report.

**Environmental impacts.** The proposed land use changes will not have any environmental impacts because some of the subject properties contain established existing uses, and the other vacant properties are proposed to be enhanced as passive and active parks. Furthermore, the proposed amendments modify properties which have commercial and residential land uses on them to assign recreation and conservation land uses which will have less environmental impact than the current future land uses or in some cases will serve to enhance and protect the natural environment. Any redevelopment of the subject properties will require additional Town review to determine consistency with the land use, comprehensive plan, and land development regulations related to environmental impacts.

**Infrastructure availability.** All public facilities are available to the properties without adversely impacting the Town's established adopted LOS standards as required by the Comprehensive Plan; specifically Infrastructure Element Policy 1.4.4. The analysis of the availability of infrastructure needed to provide for the proposed land use changes is included in Attachment G of the staff report.

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**ORDINANCE NO. 11-16**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUPITER, FLORIDA, AMENDING ORDINANCE NO. 57-89, THE COMPREHENSIVE PLAN OF THE TOWN OF JUPITER; PROVIDING FOR AMENDMENTS TO THE TEXT OF THE COMPREHENSIVE PLAN TO IMPLEMENT VARIOUS RECOMMENDATIONS FROM THE EVALUATION AND APPRAISAL REVIEW; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council of the Town of Jupiter, Florida (Town), has adopted a Comprehensive Plan for the Town of Jupiter pursuant to Chapter 163, Part II, Florida Statutes, formerly known as the Local Government Comprehensive Planning Act" and now known as the Growth Policy Act (the Act); and,

**WHEREAS**, the Florida Department of Community Affairs, now known as the Department of Economic Opportunity, has previously determined that the Town's Comprehensive Plan was "in compliance" with the Act; and,

**WHEREAS**, pursuant to Section 163.3174(4)(a) of the Act, the Town's Local Planning Agency (the LPA) has conducted a public hearing to consider amendments to the text of the Comprehensive Plan (the Amendments) as a result of the Evaluation and Appraisal Review; and,

1                   **WHEREAS**, the LPA has recommended the Amendments which are set forth in  
2 the Exhibit "A" which is attached hereto and incorporated herein; and,

3                   **WHEREAS**, The Town Council has determined that the Amendments would be in  
4 compliance with the Act; and,

5                   **WHEREAS**, the Town's Local Planning Agency (the "LPA") has conducted a public  
6 hearing as required by Section 163.3174(4)(a), Florida Statutes (F.S.) to consider the Plan  
7 Amendment and has recommended to the Town council that it approve the Plan Amendment;  
8 and,

9                   **WHEREAS**, pursuant to Section 163.3184(11), Florida Statutes, the Town Council has  
10 conducted a public hearing to consider the transmittal of the Amendments, and after considering  
11 public comments authorized its transmittal pursuant to Section 163.3184(4)(b), F.S.

12                   **NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF**  
13 **JUPITER, FLORIDA:**

14                   **Section 1.** The whereas clauses are incorporated herein as true and correct findings  
15 of fact and conclusions of law of the Town Council.

16                   **Section 2.** Ordinance No. 57-89 of the Town of Jupiter, entitled "Comprehensive  
17 Plan of the Town of Jupiter," is hereby amended as set forth in Exhibit "A", a copy of which is  
18 attached hereto and incorporated herein.

19                   **Section 3.** The Town Clerk is hereby directed to transmit the required copies of the  
20 Amendments to the Department of Economic Development and all other parties pursuant to  
21 Section 163.3184(4)(b), F.S.

22                   **Section 4.** Severability. If any section, paragraph, sentence, clause, phrase or  
23 word of this Ordinance is for any reason held by a court to be unconstitutional, inoperative or  
24 void, such holding shall not affect the remainder of this Ordinance.

1           **Section 5.**    Repeal of Laws in Conflict.    All ordinances or part of ordinances in  
2 conflict herewith are hereby repealed to the extent of such conflict.

3           **Section 6.**    Effective Date. The provisions of this Ordinance shall become effective  
4 pursuant to Section 163.3184(4)(e)5., F.S.

5 Attachment:   Exhibit "A" - Text amendment to the Comprehensive Plan

6  
7

8 V:\PlanningZoning\Staff\WP51\COMPPLAN\Amendments\2016   EAR-based\Text    Amends   Ordinance\Ordinance    11-16  
9 (Adoption).doc   May 13, 2016

# **EXHIBIT A of Ordinance #11-16**

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Town of Jupiter Comprehensive Plan

2016-01ER Amendment (Text)

May 3, 2016

# **FUTURE LAND USE ELEMENT:**

## *Goals, Objectives and Policies*

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**Goal 1: Ensure that the future land use pattern maintains the existing low intensity, residential character, recognizes and protects the environmental quality of the Town, and allows the Town to become a full-service community serving Northern Palm Beach County.**

### **Managed Growth**

**Objective 1.1. The Town shall continue to implement ~~adopt~~ land development regulations ~~by May 2009~~, which encourage future growth in areas that can meet established level of service standards: support redevelopment and infill activities; help to maintain an appropriate mix of land uses; encourage upgrading of existing properties; encourage mixed use; provide density incentives for workforce and affordable housing; and will discourage urban sprawl.**

~~Policy 1.1.1 Development shall only be approved if the level of service standards as set forth in Policy 1.2.1 of the Capital Improvement Element are met concurrent with the impact of the proposed development.~~

Policy 1.1.1 A concurrency analysis shall be conducted prior to the approval of any application for a development order, and no final development order shall be issued unless:

- a) Existing facilities and services meet the Town's adopted level of service standards as set forth in Policy 1.2.1 of the Capital Improvements Element, or
- b) The final development order is conditioned on such facilities and services being available at the time the impact of development will occur, consistent with the Town's Concurrency Management System contained in Objective 1.3, and implementing policies, of the Capital Improvements Element.

[Section 163.3180(5)(a)-(h), Florida Statutes (Chapter 2011-139)]

Policy 1.1.2 Large residential planned unit developments should have direct access to either a collector or arterial roadway, but never a local street.

Policy 1.1.3 ~~Adult congregate~~ Assisted living facilities may be permitted in residential areas. A density bonus may be permitted at the discretion of the Town Council; however, maximum dwelling units per gross acre may not exceed 20.

Policy 1.1.4 Commercial shopping centers in excess of 80,000 square feet should be located only at intersections of at least one major arterial.

Policy 1.1.5 Unattractive sStrip or highway commercial development shall be discouraged.

Policy 1.1.6 According to the following criteria, a professional market analysis shall be required for proposed commercial shopping centers indicating, among other things, the need for the commercial development at the proposed location, the types of marketable commercial activities there, and the projected market area of the proposed development:

- a) All proposed shopping centers in excess of 100,000 square feet of floor area shall submit a market analysis during the Town's development review process.

- b) All proposed shopping centers of less than 100,000 square feet of floor area shall submit a market analysis during the Town's development review process when it is the opinion of Town Staff that the existing shopping centers of that size in the Town exhibit vacancy rates in excess of 20 percent, or as otherwise required by Town Staff.
- c) All market studies shall include or be accompanied by professionally accepted and applied planning methodology to evaluate the need for additional commercial shopping centers.

Policy 1.1.7 Concentrations of commercial offices and tourist-related activities shall be near locations having high accessibility.

Policy 1.1.8 Non-residential outdoor storage areas shall be screened and buffered from adjacent residential land uses and public rights-of-way.

Policy 1.1.9 Industrial uses should be located in existing industrial areas or planned industrial parks.

Policy 1.1.10 Commercial and industrial uses that generate, utilize and/or store hazardous wastes shall be located outside the Town of Jupiter's wellfield zones of influence.

Policy 1.1.11 All non-residential activities that utilize and generate hazardous materials will comply with the Palm Beach County Wellfield Protection Ordinance.

Policy 1.1.12 Adequate provisions shall be made to assure sufficient land for needed public utilities and facilities to support proposed development.

Policy 1.1.13 The Town through its adopted Coastal Construction Code and its future land use map shall minimize the intensity and density of future development within coastal areas vulnerable to hurricane damage.

Policy 1.1.14 The impact of land use on water quality and quantity shall be considered in land use planning and regulation. These considerations include the provisions of Conservation Element Policies 1.4.1-13 for surface water quality, 1.3.1-13 for groundwater quality, Infrastructure Element Policies 1.1.2 for wellfield protection, 1.5.1 for protection of potable water supply and 1.6.1-5 for protection of groundwater quality and quantity.

Policy 1.1.15 ~~By July 2009, the~~ The Town shall continue to implement, and amend as necessary, adopt land development regulations to promote and provide incentives that support green design theories and techniques.

Policy 1.1.16 The Town shall encourage the development of workforce housing on appropriate or suitable properties of sufficient size in identified infill and redevelopment areas, consistent with the guidelines contained in Housing Element Policies 1.2.9 and 1.2.11.

Policy 1.1.17 The Town will continue to coordinate with Palm Beach County's Department of Environmental Resources Management, which is responsible for the identification of wellfield protection zones, to ensure that incompatibilities with the Palm Beach County Wellfield Protection Ordinance do not occur when reviewing applications for land use changes.

Policy 1.1.18 The Town shall coordinate the review of all land use change applications to ensure the availability of adequate water supplies.

Policy 1.1.19 The Town shall continue to encourage the construction of gateway features or entry landmarks into the Town along major arterial roadways, which are attractive and promote the uniquely Jupiter image.

### **Land-Use Compatibility**

**Objective 1.2. The Town shall promote maintaining compatibility of land uses in the Town's land development regulations, which consider natural and historic resources, the intensities and densities of land use activities and their relationship to surrounding properties, the proper transition of land uses, and the coordination of coastal population densities with the Statewide Regional Evacuation Study Program for Palm Beach County Hurricane Plan in order to minimize their potential exposure to storm related impacts.**

Policy 1.2.1 Where there are differences between residential uses in terms of intensity and type of units, an adequate transition shall be accomplished through provisions such as setbacks, buffers, and height limitations.

Policy 1.2.2 Whenever commercial uses are incorporated as part of a planned unit development (PUD), they shall be compatible with the overall character of the PUD. They are permissible in the Low, Medium and High Density Residential future land use designations as long as the following performance standards are met:

- a) a market study is submitted as part of the PUD application process;
- b) the commercial site does not have direct access to the external roadway;
- c) adequate buffering between the commercial and surrounding residential properties is accomplished;
- d) the architectural style of the commercial center is similar to that of the residential portion of the PUD;
- e) uses in the commercial center are limited to convenience goods and services, and further, shall be limited in the PUD approval to those commercial activities that are compatible with the proposed residential PUD; and,
- f) the commercial center shall encompass no more than five percent of the land area of the entire PUD.

Policy 1.2.3 Where existing land use conflicts exist, the Town shall incorporate into its land development regulations provisions that address noise, dust, lighting, and aesthetics. The Town shall support increasing the depth of property(s) in areas where existing lots are shallow (less than 150 feet in depth), are situated adjacent to an arterial roadway, have a commercial or industrial land use designation, and abut residentially designated land; however, the land development regulations shall contain adequate buffering and performance criteria for concerns noted above.

Policy 1.2.4 Existing land uses which are not compatible with adjacent land uses, the character, natural resources or the future land use plan shall be eliminated upon redevelopment, and until that time may not be expanded.

### **Land Development Regulations**

**Objective 1.3. The Town shall continue to ensure that its land development regulations are consistent with the provisions of the Comprehensive Plan, as amended and shall include residential, non-residential and mixed use categories, location and intensity criteria.**

Policy 1.3.1 Low Density Residential – The predominate dwelling type in this future land use designation is detached, single-family dwelling units. Within a planned unit development (PUD) larger than 160 acres, duplexes, zero-lot-line, townhome, multi-family and accessory dwelling units may be allowed, and single-family dwelling units may not be required to be the predominate dwelling type. The previously described allowances are subject to Town Council approval. The allowable density range is up to two units per gross acre with the following location criteria. Additional compatible uses may be permitted in the land development regulations (including home occupations, parks and playgrounds, utility services, religious institutions, cemeteries, daycares and limited public uses).

*Location Criteria*

- a) In areas that afford attractive natural and/or rural surroundings.
- b) In areas that provide convenient access to work and shopping areas.
- c) In areas that are spatially separated and buffered by other uses from major streets, commercial or industrial activities, or other land uses which generate significant adverse impacts including but not limited to the following: noise, glare, dust or fumes.
- d) In areas where water supply and sewerage facilities services can be provided economically.
- e) In areas where adequate police and fire protection can be economically provided.

Policy 1.3.2 Medium Density Residential - Housing in this future land use designation consist of a wide range of types, including single-family, multi-family dwellings, including apartments, condominiums, triplexes, quadraplexes, zero lot line homes and duplexes. The density ranges from two to four units per gross acre with the following location criteria. Additional compatible uses may be permitted in the land development regulations (including home occupations, parks and playgrounds, utility services, religious institutions, cemeteries, daycares and limited public uses).

*Location Criteria*

- a) In areas that afford attractive natural surroundings and large areas of open space.
- b) In areas that have convenient access to work and shopping areas.
- c) In areas that serve to spatially separate or buffer low-density residential areas from major streets, commercial or industrial activities, or other land uses which generate significant adverse impacts including but not limited to the following: noise, glare, dust or fumes.
- d) In areas where water supply and sewerage facilities services are available.
- e) In areas where adequate police and fire protection can be provided economically.

Policy 1.3.3 High Density Residential – This future land use designation consists of high-density single-family and multi-family housing. Dwelling types range from single-family homes to garden apartments to townhouses. The density range is four to six units per acre with the following Location Criteria. Additional compatible uses may be permitted in the land development regulations (including home occupations, parks and playgrounds, utility services, religious institutions, cemeteries, daycares and limited public uses).

*Location Criteria*

- a) Adjacent to, at or in close proximity to intersections of arterial and collector roadways.
- b) Near and directly accessible to major shopping and employment centers.
- c) Near park and open space areas.
- d) In areas that serve to spatially separate or buffer low and medium density residential areas from major streets, commercial or industrial activities, or other land uses which generate significant adverse impacts including but not limited to the following: noise, glare, dust or fumes.
- e) In areas where water supply and sewerage facilities are available.

- f) In areas where adequate police and fire protection can be provided economically with a low time of response.
- g) Where a tract of land has a large percentage of sensitive environmental or upland habitat, clustering of densities shall be encouraged to protect the habitat.

Policy 1.3.4 Residential densities in the Comprehensive Plan shall not exceed six units per gross acre except under the following conditions:

- a) An additional two units per gross acre may be granted if the residential project is developed as a planned unit development.
- b) A density bonus of up to 65 percent of the density allowed by the underlying zoning may be granted by the Town Council for the inclusion of very-low and low-income housing in a development, subject to the provisions in Policy 1.2.6 of the Housing Element.
- c) Additional density may be granted by the Town Council based on Housing Policy 1.2.11 for infill and redevelopment projects when workforce housing is provided.
- d) Additional density in the Inlet Village Residential, Riverwalk Flex, Inlet Village Flex, and Mixed Use land use designations and the Mixed Use Residential and the Waterway, Commercial and Entertainment Sectors of the U.S. Highway One/Intracoastal Waterway Corridor are permitted consistent with the specific policies.
- e) Master planned transit oriented developments within a radius of one-half mile of a designated Tri-Rail station may be granted density bonuses when workforce housing is provided, which increases the total density up to a maximum of 15 dwelling units per acre.
- f) In no case shall the gross residential density of a development utilizing one or more of the above exceptions exceed 15 dwelling units per acre.

Policy 1.3.5 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.

Policy 1.3.6 The Town shall maintain land development regulations that implement the Comprehensive Plan, and which at a minimum address: subdivision of land; signage; wellfield and aquifer protection; drainage and stormwater management; periodic flooding; open space needs; off-street parking; and, environmentally sensitive areas/habitats. In addition, these regulations shall ensure that development orders and permits not be issued which result in a reduction of the levels of service for the affected public facility below the adopted level of service standards as set forth in the Comprehensive Plan.

Policy 1.3.7 The concept of an environmentally sensitive area overlay zone will be incorporated into the current Zoning Ordinance. This concept will be folded into the new development code at the time the current Zoning Ordinance and other local development regulations are consolidated into one regulatory document.

Policy 1.3.8 **Inlet Village Residential** - This future land use designation is specific to the Inlet Village sector and is intended to foster infill, encourage a mix of housing types (i.e. townhouses, apartments, condominiums, live/work), and assist in the implementation of recommendations from special studies (redevelopment, CRA, land use, US 1/ICW, Inlet Village Study) that the Town may undertake. The intent is to provide an avenue to encourage residential infill of vacant lands within the sector and provide for a unified design concept and continuity.

- a) This future land use classification is characterized by a mix of compact housing types which encourages the development of a mix of dwelling unit sizes within a site.
- b) The density range for this residential land use category is a minimum of 6 du/ac to a maximum of 12 du/ac.
- c) Location Criteria

1. In the Inlet Village Sector
2. Not within 80 feet of the Riverwalk Corridor Component

Policy 1.3.9 **Commercial** - This future land use designation provides for neighborhood, general, office, low-impact clean manufacturing ~~heavy products commercial uses~~, and accessory residential apartments for employees, which are detailed below. The subcategories should be used as a guide for the assignment of zoning.

*Neighborhood Commercial* - Stores offering frequently needed goods and services to nearby residential areas. Typical activities include pharmacy, dry-cleaning, florist, hardware and garden supplies, professional offices, and personal services.

a) Location Criteria

- 1) In areas accessible to immediate surrounding residential neighborhoods;
- 2) Can be located in conjunction with groups of retail uses to achieve multi-purpose trips and promote pedestrian-friendly districts;
- 3) Commercial uses which are a part of a planned unit development must be situated in the interior of the project and not along an external roadway;
- 4) In areas where water supply and sewerage facilities services are available.

b) Intensity measures

- 1) Site area - minimum 20,000 sq. ft. and maximum 2 acres
- 2) Site coverage maximum - 35%
- 3) Height limitation - 35 feet/2 stories

*General Commercial* - Consists of a wide range of commercial goods and services serving a community-wide market. That does not mean that the entire range of all commercial goods and services must be available. A representative sample of activities includes personal services, banking and offices, retail stores, nurseries, printing and publishing, auto repair, marine facilities, and medical and dental clinics.

a) Location Criteria

- 1) At major intersections, or as provided for in certain districts of the IOZ District;
- 2) Central to and/or readily accessible to several residential areas of the community;
- 3) Preferably grouped with other stores of this category to achieve a combined market draw of people on multipurpose trips;
- 4) Not adjacent to low density, single family neighborhoods;
- 5) Adjacent to Medium Density Residential areas when proper buffering is provided;
- 6) Situated preferably on an arterial roadway, but never on a local street;
- 7) In areas where water supply and sewerage facilities services are available.

b) Intensity Measures

- 1) Lot coverage maximum - 35%
- 2) Building height maximum - 50 feet unless parking provided under building then 60 feet.

*Office Commercial* - Activities that generally do not entail sale or display of goods and do not require high visibility from major roadways. Typical uses include legal, insurance, financial, realty, technical, some medical service establishments and bio-tech, high-tech, laboratory and office research. Office commercial may also contain retail uses that directly serve the needs of the office businesses.

a) Location Criteria

- 1) Location needs are often determined by type of service (attorneys near courthouse, physician near hospital, etc.);

- 2) Attractive or prestigious setting is often desired; suitable for location near multi-family housing to serve as a transitional use between more intensive commercial and industrial uses;
- 3) May locate adjacent to low density residential neighborhood only when height is limited to one story, less than 35% of project site utilized for structure(s) and adequate buffering provided;
- 4) May locate in industrial park however should be located in designated tract of land in park;
- 5) In areas where water supply and sewerage facilities services are available.
- 6) Should include adequate utilities, including electricity, sources of processed water and specialized methods for disposal of industrial wastes;
- 7) These areas should be located outside of environmentally sensitive habitats;
- 8) High-Tech, bio-tech, and office research uses should be encouraged in all Industrial or Workplace zoning districts of the MXD, in order to preserve retail uses for Commercial districts.

b) Intensity Measures

- 1) Lot coverage maximum - 35%
- 2) Building height maximum - 50 feet unless parking provided under building then 60 feet

Low-impact Clean Manufacturing – Manufacturing that is typified through the use of contained processes that create limited to no nuisances. Examples of uses include manufacturing and distribution of pharmaceutical products, small handheld medical devices, small-scale craft/artisan products or other similar uses.

a) Locational Criteria

- 1) In the Bioscience Research Protection Overlay; or
- 2) In a planned unit development; or
- 3) As further detailed in the land development regulations.

b) Intensity Measures

- 1) Lot coverage maximum - 35%
- 2) Building height maximum - 50 feet unless parking provided under building then 60 feet

~~Heavy Products Commercial – Activities that sell large or bulk products or maintain large inventories of products. These usually serve a sizeable market area and are often similar to or part of industrial activities. Building materials, heavy machinery and wholesale establishments are typical heavy commercial uses.~~

a) ~~Location Criteria~~

- 1) ~~Parcels should be accessible from outlying service areas and near primary routes for shipping and receiving goods (highways, rail);~~
- 2) ~~Should be spatially separated from residential areas;~~
- 3) ~~Should not be located in proximity to other commercial activities, e.g., retail stores, offices;~~
- 4) ~~Suitable siting is near or in industrial areas due to similar location and transportation needs;~~
- 5) ~~In areas where water supply and sewerage facilities services are available.~~

b) ~~Intensity Measures~~

- 1) ~~Site coverage maximum – 35%~~
- 2) ~~Building height maximum – 35 feet~~

Policy 1.3.10 **Mixed Use** - This future land use designation is intended to foster infill, assist in the implementation of recommendations from special studies (i.e., roadway corridor, redevelopment, etc.) that the Town may undertake, and redevelopment efforts, as well as allowing for the creation of traditional neighborhood developments (TNDs) in order to lessen the need for additional vehicular trips; to deter urban sprawl; and to encourage the development of new affordable housing.

This type of future land use classification is characterized by the mix of two or more distinct land uses in which no one particular type of use predominates. In addition, mixed use development is dependent on the successful integration of these distinct uses together in order to create a functioning, multi-faceted type of development. Integration is defined as the combination of distinct uses on a single site where impacts from differing uses are mitigated through site design techniques, and where differing uses are expected to benefit from the close proximity of complementary uses. All requests for development approval based on a mixed use concept must be able to demonstrate functional horizontal integration of the allowable uses, and where applicable, vertical integration as well.

a) Intent

- 1) Provide guidelines to develop a parcel as a unit rather than on a lot-by-lot basis as provided for in the Town's zoning regulations.
- 2) Provide guidelines for the design freedom and flexibility for development of a parcel to insure a true mixing and integration of residential and nonresidential uses both vertically and horizontally.
- 3) Provide for a unified design concept providing both vertical and horizontal integration and continuity among the various uses and physical elements causing a better environment.
- 4) Provide for guidelines in which a project demonstrates both vertical and horizontal integration of uses to provide compatibility, functionality and flexibility.
- 5) Provide guidelines for mitigating uncomplimentary uses through the deletion of uncomplimentary land uses utilizing design criteria such as unique architectural features, buffering, etc.
- 6) Provide an avenue for the infill of degraded areas utilizing mixed uses development which promotes integration of uses for flexibility and design.
- 7) Provide a mechanism whereby any project utilizing a Mixed Use approach will work within the existing roadway grid pattern.
- 8) Provide public access to existing or proposed unique features that are incorporated into the design of the project (i.e., central squares, marinas, water features, park facilities, etc.).

b) Location Criteria

- 1) Land is under unified control, planned and developed as a whole in a single development or approved series of developments.
- 2) Principal and accessory uses and structures must be substantially related to the character of the development itself and the surrounding areas in which it is a part.
- 3) The project is developed according to complete and detailed plans which include but are not limited to streets, utilities, lots or building sites, floor plans and elevations of all buildings.
- 4) The project will include a program for the full provision, maintenance and operation of lands, buildings, improvements, facilities and services designed for common use.
- 5) Fronting on major arterial or collector roadways, as defined in this plan.
- 6) Adjacent to low, medium and high density residential areas, only when adequate buffering is provided.

- 7) Within one-quarter mile of park and open space areas when park and open spaces are not incorporated into the design feature of the project.
- 8) Located in areas served by adequate levels of public facilities and services.
- 9) Within existing urbanizing areas located east of the I-95/Florida Turnpike corridor, or located immediately adjacent to the Florida Turnpike Interchange.
- 10) Within the boundaries of an area that has been the subject of special Town study and the study has been adopted by the Town, including recommendations that support the designation of properties within the study area as mixed use. The study may also recommend the application of other Class A or B intensity measures regardless of the project size.
- 11) High-Tech, bio-tech, and office research uses should be encouraged in Workplace zoning districts of the MXD.
- 12) The intensity of the project will be evaluated based on the availability of services and facilities to support the development utilizing the following density and intensity measure:

<b>Table 1. Mixed Use Future Land Use Intensity Measures (A percentage of the project's gross acreage)</b>					
<b>Class</b>	<b>Project Size</b>	<b>Residential</b>	<b>Commercial/ Office<sup>1</sup></b>	<b>Industrial</b>	<b>Parks, Recreation, Open Space, Public/ Institutional</b>
A	Up to 15 acres	Maximum Density of 8 Units/Acre	Maximum of 0.30 FAR <sup>2</sup>	Not available	Minimum of 15% of total area
B	15.1 - 100 acres	Minimum of 25% (Maximum Density is 6 Units/ Acre)	Maximum of 40% of total area	Maximum of 15% of total area	Minimum of 15% of total area
C	More than 100.1 acres	Minimum of 42% (Maximum Density is 4 Units/Acre)	Maximum of 6% of total area	Maximum of 6% <sup>3</sup> of total area	Minimum of 46% of total area
<p>1 This area can also include public or civic uses.</p> <p>2 FAR refers to Floor Area Ratio. Both the residential and commercial/office density/intensity indicators will be based on the gross floor area of the project</p> <p>3 Industrial area must be situated so as to form a major economic activity center for the project. Light industrial, corporate offices, research and development and ancillary uses are permitted within the center. The specific uses in the economic activity center are controlled by the Town's zoning ordinance.</p>					

Density and Intensity Measures Recognizing that mixed projects have varying characteristics as a function of the size of the development, intensity and density measures are indicated below in Table 1 for proposed mixed-use developments up to 15 acres, from 15.1 to 100 acres, and 100.1 acres or more. The following intensity measures provided for in Class A or B can be applied to any mixed use development regardless of project size, provided it is less than 100 acres, when a mixed use designation is recommended as part of a special study undertaken by the Town.

**Policy 1.3.11 Riverwalk Flex** - This future land use designation is specific to the Inlet Village Sector and is intended to foster infill and allow for flexibility of uses on a site to encourage the development of commercial and residential uses. The following intensity and density standards apply to this land use category for the purpose of some mixing of uses:

- a) Active commercial must be located on the first floor at a minimum floor area ratio (FAR) of .20 for properties located north of A1A. A mix of commercial uses are encouraged that attract different age groups along the waterfront. Active commercial uses on properties south of A1A will be encouraged as appropriate. Active commercial uses shall be established in the Land Development Regulations (LDRs).
- b) Residential may only be permitted above the first floor. The maximum density shall be 6 dwelling units/per acre (du/ac).
- c) The commercial intensity cannot exceed a maximum FAR of 1.65. The following matrix contains what intensity/density combinations are allowable in this land use category:

Commercial FAR Range	Allowable Residential du/ac
.20 to 1.65	0
.20 to 1.55	2
.20 to 1.35	4
.20 to 1.15	6
.20 to 0.95	8
.20 to 0.75	10
.20 to 0.55	12

The properties along the Jupiter Inlet shall be a height of 1 story and may be a maximum of 2 stories with bonuses, as established in the LDRs. Further, properties along the remainder of the Riverwalk (Lighthouse Promenade aka Cramer Street) shall have a maximum height of 2 stories and may have a maximum of 3 ½ stories with bonuses, as established in the LDRs. The ½ story bonus may be granted for roofline architectural variations and/or enhancements.

- d) The Town Council may grant density bonuses of up to 6 additional du/ac for the following:
  - 1) Public courtyards/plaza
  - 2) Docks, with public access
  - 3) Public access to archaeological or historical amenities
  - 4) Water dependent uses (i.e. over-water pavilions including seating, water taxi stations and kayak, canoe and scuba gear rentals)
  - 5) Public access to shared parking, or public parking above the minimum requirement
  - 6) Moderate sized dwelling units
  - 7) Additional Riverwalk easement, or dedication
  - 8) Public restrooms
  - 9) Public uses (i.e. parking garage and plazas)

The details for granting density bonuses shall be established in the LDRs. All of the above items shall be considered, however not all must be included. In addition, other similar items may be added to the LDRs, which the Town Council finds to be consistent with the intent of the Inlet Village as described in FLUE Policies 1.9.10 and 1.9.11.

e) Location Criteria

- 1) In the Inlet Village Sector
- 2) Within 80 feet of the Riverwalk Corridor Component
- 3) Lot depth is a range of 80 to 150 feet from the Riverwalk Corridor Component

Policy 1.3.12 **Inlet Village Flex** - This future land use designation is specific to the Inlet Village Sector and is intended to foster infill and allow for flexibility of uses on a site to encourage the development of residential and to allow commercial uses. The following density and intensity standards apply to this land use category for the purpose of allowing a mix of uses:

- a) Commercial is permitted, but not required.

- b) The maximum density shall be 6 du/ac.
- c) The commercial intensity cannot exceed a maximum FAR of 1.65. The following matrix contains what density/intensity combinations are allowable in this land use category, if mixed:

Allowable Residential du/ac	Commercial FAR Range
0	0 to 1.65
2	0 to 1.50
4	0 to 1.25
6	0 to 1.00
8	0 to 0.75
10	0 to 0.50
12	0 to 0.25

The maximum height of a building is 2 stories and may be a maximum of 3 ½ stories, with bonuses as established in the LDRs. The ½ story bonus may be granted for roofline architectural variations and/or enhancements.

- d) The Town Council may grant density bonuses of up to 6 additional du/ac for the following:
  - 1) Public courtyards/plaza
  - 2) Docks, public access
  - 3) Public access to archaeological or historical amenities
  - 4) Water dependent uses (i.e. over-water pavilions including seating, water taxi stations and kayak, canoe and scuba gear rentals)
  - 5) Public access to shared parking, or public parking above the minimum requirement
  - 6) Moderate sized dwelling units
  - 7) Additional Riverwalk easement, or dedication
  - 8) Public restrooms
  - 9) Public access to navigable waters (the Oxbow)
  - 10) Public uses (i.e. parking garages and plazas)

The details for granting density bonuses shall be established in the LDRs. All of the above items shall be considered, however not all must be included. In addition, other similar items may be added to the LDRs, which the Town Council finds to be consistent with the intent of the Inlet Village as described in FLUE Policies 1.9.10 and 1.9.11.

- e) Location Criteria
  - 1) In the Inlet Village Sector
  - 2) Not within 80 feet of the Riverwalk Corridor Component

**Policy 1.3.13 General Industrial** The uses in this future land use designation primarily include: manufacturing, processing, and fabrication of materials into finished products; research and development, including bioscience and biotechnology research, high tech, laboratory and office research; testing laboratories; medical laboratories; wholesale trade; repair; building and construction services and accessory residential apartments. Office uses may be allowed as a primary use in developments approved as part of a planned unit development, with the provision of substantial public benefits (including the creation of quality high paying jobs) as detailed in the land development regulations. Additional compatible uses (including office and warehouse) may be permitted in the land development regulations provided that a predominance of the above industrial uses is maintained. All industrial uses will be subject to all of the applicable requirements of the Palm Beach County Wellfield Protection Ordinance.

a) Location Criteria

- 1) Parcels shall be accessible from outlying service areas and near primary routes for shipping and receiving goods (highways, rail);
- 2) Parcels shall be spatially separated from residential areas;
- 3) Parcels shall provide adequate buffering from other land uses;
- 4) Access shall be via an arterial or collector roadway. Access via a local residential street is prohibited;

b) Intensity Measures

- 1) Site coverage maximum - 50%
- 2) Building height maximum - 50 feet; however for lots that abut residential - 35 feet

Policy 1.3.14 **Light / High Tech Industrial** - The uses in this future land use designation include: research and development or laboratory activities predominately in bioscience research and biotechnology; engineering and marketing development, assembling, testing and fabrication of products, support office / administrative activities and accessory residential apartments. The bioscience research and biotechnology uses contemplated within this future land use designation are scientific research laboratories, supporting facilities, headquarters or administrative offices and personnel accommodations, and related manufacturing activities. In addition, certain commercial, service related uses may be permitted in the land development regulations. All industrial uses shall be subject to all of the applicable requirements of the Palm Beach County Wellfield Protection Ordinance.

a) Location Criteria

- 1) Parcels shall be accessible from outlying service areas and near primary routes for shipping and receiving goods (highways, rail, air);
- 2) Parcels shall be spatially separated from residential areas or extremely well buffered;
- 3) Access should be via an arterial or collector roadway. Access via a local residential street is prohibited;
- 4) Support commercial retail and services are permitted; however they shall be located in the interior of the site and serve primarily the employees of the park.

b) Intensity Measures

- 1) Site coverage maximum - 40%
- 2) Building height maximum - 50 feet with the proviso that no structure be permitted within 75 feet of property line if adjacent to land designated residential

Policy 1.3.15 **Conservation** - Intense urban uses are not permitted in this future land use designation. If areas contain important natural environmental features which pose severe limitations for development, they should be designated with this land use. Included in this category are river and stream flood plain areas, wetlands, beaches, off-shore reefs, and endangered and threatened vegetative and wildlife species. In Jupiter, a long stretch of Atlantic beaches are in public ownership, therefore, allowing the public to conserve a unique resource at the same time serving as a major recreational resource. Generally, passive recreational uses are appropriate for such areas as long as there are no adverse impacts on the natural resources being protected.

(Policy 1.3.16 has been deleted [Ord. #46-04])

Policy 1.3.17 **Public/Institutional** -This future land use designation covers a broad range of public and institutional uses including: schools; government buildings; facilities and operations; fire and emergency rescue operations centers; police stations; cemeteries; civic centers; religious institutions; and accessory residential apartments for employees. Public

~~Recreational facilities and sites, activities are both public and private, but have not been included are uses which are permitted~~ in this land use designation. ~~Due to the importance of these functions to the overall community, they have been treated separately.~~ The following location standards are provided for guidance in locating future public/institutional facilities.

#### *Schools*

a) Location Criteria

- 1) Elementary school sites should not be located on arterial streets;
- 2) All schools should be spatially separated and be well buffered from major commercial, industrial, public utility and railroad facilities;
- 3) School sites should be developed in conjunction with community recreational facilities whenever practical;

b) Rule of thumb sizes

- 1) elementary school - 15 to 20 acres
- 2) middle school - 30 to 35 acres
- 3) senior high school - 40 to 50 acres

#### *Public Administration*

a) Location Criteria

- 1) Located central to the population, readily accessible from all parts of the community;
- 2) Should have direct access on an arterial roadway.
- 3) Encourage the location of these facilities in the civic core area of the IOZ District.

#### *Police and Fire*

a) Location Criteria

- 1) Police headquarters should be centrally located to the area served;
- 2) Fire stations should be situated within one mile of high value areas such as commercial centers, industrial parks or high density residential areas;
- 3) Within two miles of residential area served;
- 4) Facilities should have direct access via an arterial roadway.

#### *Public Works*

a) Location Criteria

- 1) Places for public vehicle storage, materials storage and equipment repair is preferable in industrial areas;
- 2) Access should be via an arterial roadway.

Policy 1.3.18 **Recreation** - This land use designation covers existing and future park sites. It is intended to include public and private recreational facilities and sites.

Policy 1.3.19 All land uses situated within defined environmentally sensitive areas shall satisfy the performance standards outlined in the Conservation Element and the Coastal Management Element, and implemented by the Town's Vegetation and Environmental Preservation Ordinance (#81-90), as may be amended from time to time.

Policy 1.3.20 The intensity of urban use in environmentally sensitive areas shall be reduced in order to protect the function and value of the natural resources.

Policy 1.3.21 The Town shall maintain land development regulations that incorporate all provisions relevant to environmentally sensitive lands as set forth in the Conservation Element.

Policy 1.3.22 Areas determined to be extremely sensitive to urban development and to contain highly unique and rare natural resources in their natural state will receive a Conservation land use designation.

Policy 1.3.23 Transfer of development rights to suitable upland sites and infill and redevelopment areas is encouraged as provided for in the Town's land development regulations. If necessary, the Town shall undertake a study to determine what areas are appropriate to allow higher densities thus becoming a receiving zone. Acceptable receiving areas shall have adequate infrastructure to meet the Town's adopted LOS standards and have minimal environmental sensitivity.

Policy 1.3.24 Wetlands shall have a development potential of 1/2 of a dwelling unit per acre with the density transferred to non-environmentally sensitive upland portions of the contiguous site or other suitable sites under common ownership within the Town.

Policy 1.3.25 In cases where it appears ownership of land extends into waters of the state, ownership of those submerged lands must be established prior to seeking a development order.

Policy 1.3.26 The Town shall inventory, designate, and preserve buildings, sites, districts and other resources of historic significance in Jupiter. The Town shall update its historic and archaeological preservation ordinance as necessary. (Additional historic preservation policies contained in Housing Element Objective 1.6 and Coastal Management Element Objective 1.9).

Policy 1.3.27 Through the implementation of the historic and archaeological preservation ordinance the Town will safeguard its unique history and heritage, foster civic pride and respect for the accomplishments of the past, and protect and enhance the Town's attraction to visitors. (Additional historic preservation policies contained in Housing Element Objective 1.6 and Coastal Management Element Objective 1.9).

Policy 1.3.28 The location of locally recognized historic resources, as identified in Coastal Management Element Policy 1.9.10, which may be eligible by the Town for local historic designation and/or inclusion on the National Register of Historic Places shall be depicted on the Future Land Use Map. The location of archaeologically significant sites are depicted on the Town's Map of Areas of Archaeological Site Potential, which is incorporated in the Town Code. (Additional historic preservation policies contained in Housing Element Objective 1.6 and Coastal Management Element Objective 1.9).

Policy 1.3.29 All proposed development projects shall submit an environmental assessment report as part of the site plan approval process, which shall follow the guidelines listed under conservation policy.

Policy 1.3.30 The Town's land development regulations shall indicate that all proposed development in an area designated "Mixed Use" on the Town's Future Land Use Map shall be approved as a Planned Unit Development or as a Mixed Use Development.

Policy 1.3.31 The Town shall maintain a "mixed use" zoning ordinance which shall provide for the implementation of the "mixed use" future land use plan category. This ordinance shall provide for such items as internal circulation, compatibility of adjacent land uses, function relationship between mixed uses, provision of open space and public amenities, and consistency with all requirements of the Town's comprehensive plan.

~~Policy 1.3.32 The Town shall maintain an architectural and community appearance ordinance that provides standards to enhance the architectural character and community appearance of present and future land development in the town consistent with Section 163.3161(7), Florida Statutes.~~

### **Economic Development**

**Objective 1.4. The Town's economic base shall be expanded by promoting commercial and industrial bioscience research, biotechnology uses and activities as planned on the Future Land Use Map, by ensuring adequate sites for development, providing for public utilities in a timely manner, and services to stimulate such growth.**

Policy 1.4.1 Development orders for future development and redevelopment activities shall be issued only in areas possessing the appropriate Future Land Use designation and that are consistent with the goals, objectives and policies of the Comprehensive Plan.

Policy 1.4.2 Proposed commercial and industrial development requiring a change on the Future Land Use Map in order to be approved shall submit a market study indicating the economic feasibility of the development and the locational advantage over existing commercial and industrial lands.

Policy 1.4.3 The Town shall manage the location, timing, scale and character of economic development options in areas unserved by wastewater facilities to ensure that future economic development is provided with safe and sanitary means of wastewater disposal and to ensure that natural resources are not adversely impacted by improper treatment and disposal of wastewater effluent.

Policy 1.4.4 Higher densities and intensities of development, including those associated with transit-oriented developments, shall be located in areas having high accessibility and a full complement of public facilities, (e.g., water, sewer, transit station), that have adequate capacity to maintain the adopted levels of service.

Policy 1.4.5 The Town shall encourage economic development in order to provide for the use and extension of urban services and needs in an efficient and economical manner and discourage the proliferation of urban sprawl.

Policy 1.4.6 The Town shall continue to identify and use stable revenue sources responsive to growth for financing public facilities.

Policy 1.4.7 The Town shall ensure that an adequate amount of land is available for industrial and commercial uses, including areas to create a bioscience research and biotechnology economic base. The locations of available sites for these uses are to be placed on the Future Land Use Map. In addition, sites for bioscience research and technology uses should be designated with the Bioscience Research Protection Overlay.

Policy 1.4.8 The Town has adopted and shall maintain land development regulations that provide for industrial development, which would allow for the predominance of bioscience research and biotechnology uses to compliment and supplement the development of the Scripps Florida Research Institute.

Policy 1.4.9 The Town shall support the principle that growth should pay its own way, by continuing to use impact fees where appropriate and pursuing other means for financing construction or purchase of capital facilities necessary to serve new developments.

Policy 1.4.10 The Town shall encourage the development of workforce housing on appropriate or suitable vacant properties of sufficient size, consistent with the guidelines contained in Housing Element Policies 1.2.9 and 1.2.11~~0~~ and the Bioscience Research Protection Overlay.

**Objective 1.5 The Town, through its Community Redevelopment Agency (CRA), shall provide for the redevelopment of lands within the CRA boundaries, consistent with Future Land Use Objective 1.9 (U.S. Highway One/ Intracoastal Waterway [US1/ICW] Corridor) and its implementing policies.**

Policy 1.5.1 Lands owned by the Town shall be used to spur the desired development within the US1/ICW Corridor.

Policy 1.5.2 The Town, where appropriate and consistent with the development guidelines for the individual US1/ICW sectors, shall encourage the aggregation of properties within the CRA.

### **Annexation**

**Objective 1.6 The Town's annexation program shall be based on the criteria and priorities identified in the "Future Annexation Study," as amended.**

Policy 1.6.1 The study shall be updated, as needed, by the ~~Jupiter~~ Department of Planning and Zoning.

Policy 1.6.2 The Town shall evaluate the unincorporated enclaves east of the Interstate 4-95 Expressway and west of Alternate A1A for appropriateness of redevelopment to provide workforce housing upon annexation.

### **Urban Design Guidelines for the Indiantown Road Corridor**

**Objective 1.7. Maintain Indiantown Road as a dynamic commercial corridor with a unifying identity that is reflective of community values, provides an economically-viable setting for a balanced mixture of land uses, and has safe as well as efficient pedestrian and traffic circulation and access.**

Policy 1.7.1 The Town shall continue to maintain the streetscape system for Indiantown Road which recognizes the major street intersections as commercial activity districts with individual identities and the existing parkways as connecting links.

Policy 1.7.2 ~~The Town shall continue to encourage the construction of entry statements which announce and identify entries into Jupiter and achieve an overall positive identity for the Town.~~ The Town shall continue to encourage the construction of gateway features or entry landmarks into the Town along Indiantown Road, which are attractive and promote the uniquely Jupiter image.

Policy 1.7.3 The Town shall continue to require site development standards, such as setbacks, parking regulations, etc., which avoid the appearance of strip commercial development.

Policy 1.7.4 The Town shall continue to require contemporary landscape designs that use native vegetation which is drought tolerant, needs little or no maintenance, and should withstand high winds and intense urban conditions, in accordance with the district zoning regulations for the Indiantown Road Overlay Zoning District.

Policy 1.7.5 The Town shall require the systematic undergrounding of unsightly overhead utilities and replace with decorative street lighting where appropriate.

Policy 1.7.6 The Town shall encourage site development which promotes, when feasible, the separation of bicycles and pedestrians from the road, and includes street trees and mid-block crossings. The Town shall also promote mass transit environments by providing for the construction of bus shelters and transit stops.

Policy 1.7.7 The Town shall continue to maintain and require the development of a recognizable, genuine identity that capitalizes on existing good qualities.

Policy 1.7.8 The Town shall maintain regulations which promote pedestrian-oriented plazas and encourage appropriate intensive commercial uses at intersections along Indiantown Road.

Policy 1.7.9 The Town shall continue to provide for the elimination of visually-objectionable views, such as outdoor storage and loading areas, through the use of design guidelines.

Policy 1.7.10 The Town shall continue to maintain zoning regulations that will ensure proper land-use and development standards for achieving community goals for the Indiantown Road corridor.

Policy 1.7.11 The Town shall continue to encourage the consolidation of lots for small, shallow parcels along the Indiantown Road corridor in order to encourage development into planned concentrations, as opposed to a linear, strip commercial configuration.

Policy 1.7.12 The Town shall continue to maintain the following site development concepts for all commercial parcels along Indiantown Road: variable landscape setbacks; variable parking setbacks; variable building setbacks; clustering structures to form public outdoor space; building convergence at major intersections; utilize walls & and landscaping to screen parking. These concepts are intended to assure the avoidance of a strip commercial appearance in new development.

Policy 1.7.13 The Town shall continue to require compliance with the community design guidelines of the Indiantown Road Overlay Zoning (IOZ) District, including creating a pedestrian friendly environment and adherence to the architectural and community appearance standards, in plans for new development, expansion, upgrading of existing properties or redevelopment, and make community design a major consideration in site plan review and approval.

Policy 1.7.14 The Town shall continue to maintain a separate and distinct set of sign regulations and guidelines for Indiantown Road which prohibit "sign warfare," as well as provide real incentives for removal of vested, nonconforming signs.

Policy 1.7.15 The Town shall require developers to provide unique landscape themes at all intersections, while less-themed, suburban-type configurations should be utilized throughout the parkways between intersections.

Policy 1.7.16 The Town shall continue to require developers to provide "extra" design amenities within developments. Of particular interest are weather-control devices, such as

building overhangs, arcades, covered entries, awnings and ~~pedestrian~~ and extra tree plantings in parking lots areas. Consideration should be given to alternate special paving materials used in place of asphalt in vehicular areas to reduce heat island effects.

Policy 1.7.17 The Town shall continue to consider economic or zoning incentives such as allowing greater flexibility through land development regulations for owners of smaller properties who wish to architecturally rehabilitate, refurbish or upgrade landscaping on existing properties.

Policy 1.7.18 The Town shall encourage the installation of special landscape and architectural features at major intersection locations along Indiantown Road, combining thematic plantings with complementary architectural statements designed to promote a distinctive identity for such intersections. Changes in paving materials, plant materials, lighting, signing and siting of adjacent structures should occur at such intersections to enhance their distinctiveness.

Policy 1.7.19 The Town shall continue to require horizontal variety in the parkway areas along Indiantown Road through the use of varying landscape setbacks ~~and berms~~.

Policy 1.7.20 The Town shall continue to require the creation of a more-defined physical structure along the Indiantown Road corridor through: varying setback standards; screening; sign placement and type; specified landscaping at intersection and parkways; special design treatments, such as architecture & and paving materials, street furniture and lighting.

Policy 1.7.21 The Town shall continue to require businesses to implement low-cost improvements, such as: remove all illegal signs; paint street furniture hardware a consistent color; and paint private and public sign frames a consistent color.

### **Economic Development for the Indiantown Road Corridor**

**Objective 1.8 Maintain Indiantown Road, through the implementation of the Jupiter Area Study mitigation strategies, as an attractive commercial corridor which provides a stable economic base through a variety of uses.**

Policy 1.8.1 Maximize the economic position of commercial activities along the Indiantown Road corridor, while satisfying neighborhood and sub-regional demand.

Policy 1.8.2 Provide for pedestrian-intensive uses all along the Indiantown Road corridor.

Policy 1.8.3 Evaluate the continued demand for service and auto-oriented business in the Indiantown Road corridor.

Policy 1.8.4 Ensure the gradual upgrading of existing developments and desired redevelopment consistent with the Jupiter Area Study mitigation strategies. Vacant land in the Indiantown Road Overlay Corridor shall be evaluated for potential purchase by the Town for the Jupiter Open Space Program.

Policy 1.8.5 As part of the implementation of Objective 1.8, the intent of which is to promote the economic redevelopment of an attractive Indiantown Road, by allowing those legal non-conforming uses which existed on March 6, 1990 to expand, upgrade and/or redevelop, provided there is no increase in the intensity of the use greater than 10 percent of the applicable intensity standard (gross floor area, automotive fueling position, car wash stall, vehicle sales inventory or square footage), an increase in the existing number of stories of a building and/or parking garage, or expansion onto other properties. Provided also that the expansion, upgrade, or redevelopment, shall eliminate, or reduce to the maximum extent possible, any existing

nuisances or non-conforming land development regulations (other than use) which apply to the property.

Policy 1.8.6 Restrict uses which are predominately auto related from specified intersection areas.

Policy 1.8.7 The Town shall allow auto-related uses in specified areas along Indiantown Road which incorporate and implement the design guidelines and development standards of the Indiantown Road Overlay Zoning District.

Policy 1.8.8 The Town shall prohibit auto, marine, recreational vehicle, truck sales and mobile home sales in the Indiantown Road corridor. This shall not prohibit existing legal non-conforming auto sales uses from redevelopment, consistent with Policy 1.8.5.

**Objective 1.9 The Town shall continue to maintain land development regulations for the U. S. Highway One/ Intracoastal Waterway corridor to ensure that new development and any redevelopment emphasizes and enhances the proximity of the Intracoastal Waterway and the Jupiter Inlet including the provision of public access, through the components of a riverwalk corridor and a scenic corridor. All properties located in the U.S. Highway One/Intracoastal Waterway Corridor, as depicted on the Future Land Use Map, shall be developed consistent with the objectives and policies for the corridor, and the corresponding sectors.**

Policy 1.9.1 The U.S. Highway One/Intracoastal Waterway Corridor shall be established, as depicted on the Future Land Use Map, with the following planning sectors and components:

- a) U.S. Highway One Mixed Use Residential sector;
- b) Waterway, Commercial and Entertainment sector;
- c) Inlet Village sector;
- d) Riverwalk Corridor Component; and,
- e) Scenic Corridor Component.

Policy 1.9.2 Properties developing with a mixture of residential uses shall be permitted to develop at 100% under the Residential, Limited Multi-family (R3) zoning district.

Policy 1.9.3 Properties developing with a mixture of residential and commercial uses shall be permitted to develop with a Mixed Use land use designation and a Planned Unit Development, Commercial zoning classification pursuant to the Town's existing Land Development Regulations.

Policy 1.9.4 U. S. Highway One Mixed Use Residential sector shall emphasize residential and accessory activities, as well as also allow for commercial properties that are limited in nature and are deemed to be compatible with residential development. Further, all uses and properties within this sector shall be linked by the Riverwalk and Scenic Corridor components. Commercial uses are to be located where nonresidential uses have already been established by prior development approval, thereby, enhancing the opportunity for the citizens to obtain access and enjoy the natural resources of the region.

Policy 1.9.5 Maintain land development regulations for the U. S. Highway One Mixed Use Residential sector as follows:

- a) where feasible, provide for a public accessible walkway along the Intracoastal Waterway, including elements of pedestrian amenities thereby, encouraging non-automobile traffic in between the planning sectors;
- b) provide for vistas of the Intracoastal Waterway from U. S. Highway One and from within the sectors of the development;

- c) strip and auto-oriented commercial uses (i.e., drive-through facilities, corner retail and gas stations, etc.) shall be prohibited;
- d) ~~the maximum density for an ACLF use shall be 20 du/acre~~ and the maximum density for residential uses shall be 6 units per acre as per the mixed use land use. The Town Council may grant a density bonus of up to 15 du/acre, based upon the following:
  - 1) Riverwalk land acreage designated above the minimum;
  - 2) The adequacy and enhancement of public access onto the Riverwalk;
  - 3) Extent of public amenities provided; and,
  - 4) Significant enhancements to the land area and landscape/planting materials of the buffer from non-residential uses incorporated within the site design.
- e) Based upon the following, existing, partially-developed commercial sites may either continue the development pattern established by prior development approval or may introduce limited residential uses where there will be compatibility of land uses and potential conflicts cannot occur:
  - 1) all development over 5 acres may be allowed a maximum of 30% commercial uses and a minimum 50% of residential uses based on the quantity and quality of the project being developed and the "Mixed Use" land use; and,
  - 2) all development less than 5 acres may be allowed 100% commercial uses.
- f) use of a coastal vernacular style of architecture (characterized by building design which incorporates the architectural techniques and features from the following architectural features: stick, shingle, Mediterranean, Craftsman, or Florida Cracker styles).
- g) provide public open spaces and public squares within developments to encourage the orientation towards the waterways.

Policy 1.9.6 Waterway, Commercial and Entertainment sector shall emphasize a mixture of entertainment and commercial uses, linked in a north-south manner by a waterfront walkway, providing public access and an integrated pathway through the properties along the Intracoastal Waterway, which is a destination activity core for the waterfront corridor, thereby, enhancing the opportunities for the citizens to obtain access and enjoy the natural resources of the region.

Policy 1.9.7 Maintain land development regulations for the Waterway, Commercial and Entertainment sector as follows:

- a) provide for a public accessible walkway along the Intracoastal Waterway which incorporates elements of pedestrian amenities thereby encouraging non-automobile traffic between sectors;
- b) provide a strong waterfront orientation for development;
- c) use of a coastal vernacular style of architecture (incorporating architectural techniques and features from the following design disciplines: stick, shingle, Mediterranean, craftsman, and Florida cracker styles);
- d) prohibition of auto-oriented uses (such as drive-through facilities and gas stations);
- e) provide for vistas of the Intracoastal Waterway from U. S. Highway One and the Indiantown Road bridge and from within the sectors of the development;
- f) the maximum density for residential uses shall be 6 units per acre. The Town Council may grant a density bonus of up to 15 du/acre, based upon the following:
  - 1) Riverwalk land acreage designated above the minimum;
  - 2) The enhancement of public access onto the Riverwalk;
  - 3) Extent of public amenities provided;
  - 4) Significant enhancements to the land area and landscape/planting materials of the buffer from non-residential uses incorporated within the site design.
- g) provide public open spaces and public squares within developments to encourage public use along the waterways; and,
- h) ~~encourage maintain the Plaza Down use of the property u~~Under below the Indiantown Road Bridge ~~to be developed~~ as a supporting amenity to the Riverwalk, which ~~shall~~ includes public

parking, lighting, public amenities and connects the north and south sides of Indiantown Road with a direct pedestrian link.

Policy 1.9.8 The Town shall continue to require development to be oriented toward the Intracoastal Waterway, Riverwalk, Jupiter Lighthouse, and the Jupiter Inlet including provisions allowing for: variable setbacks, landscaping, parking regulations; clustering structures to form public open space; providing opportunities for open vistas of the waterways; developing a point of interest at the terminus along the Riverwalk; providing for access and support amenities to the Riverwalk Corridor such as; screening; sign placement and type; providing for special design treatments: providing for street furniture, lighting and providing for amenities, such as: balconies, porches, and awnings; providing for a system of entry statements which identify the U. S. Highway One Corridor.

Policy 1.9.9 The Town shall maintain an incentive program of density bonuses for residential uses and intensity bonuses for commercial uses within the U. S. Highway One Corridor for those developments which provide enhanced amenities within the site design to promote pedestrian-oriented plazas and encourage appropriate intensive commercial and entertainment uses at intersections along U. S. Highway One and the Intracoastal Waterway.

Policy 1.9.10 Maintain land development regulations for the Inlet Village Sector to establish a compact village with mixed uses, such as marine oriented facilities, retail, restaurants, hotel, personal services, office, and residential. The sector shall be developed to become a destination and encourage tourism in an active pedestrian environment with connectivity of parcels to sidewalks, alleys and streets that provide access to the Riverwalk Corridor component, and enhanced views to the Jupiter Lighthouse. The development style shall be reminiscent of small historical coastal villages and development standards for this district shall discourage auto oriented strip development.

Policy 1.9.11 The Town shall maintain land development regulations in the Inlet Village sector as follows:

- a) Use of coastal vernacular architectural style, specifically Florida Cracker style, Stick, Shingle, and Anglo-Caribbean;
- b) Allow additional architectural styles south of Saturn Street;
- c) Prohibit gated developments from prohibiting vehicular access as required pursuant to FLUE Policy 1.9.13;
- d) Require pedestrian and/or vehicular cross access easements between properties;
- e) Allow at-grade, under building parking if the parking is concealed with liner buildings along roadways and the Riverwalk;
- f) Establish and require build to lines.

Policy 1.9.12 **Inlet Village Sector** - This Sector, as shown on the Town's Future Land Use Map (FLUM), is intended to:

- a) Foster infill;
- b) Allow for flexibility of uses on a site;
- c) Assist in the implementation of recommendations from special studies (redevelopment, CRA, land use, US 1/ICW Corridor Study, and Inlet Village Study) that the Town has completed or may undertake;
- d) Encourage redevelopment allowing for the creation of a village scale traditional neighborhood development (TND) in order to:
  - 1) Lessen additional vehicular trips;
  - 2) Deter urban sprawl;
  - 3) Build upon the historic center of the community;

- 4) Create a tropical coastal environment promoting an active tourist destination for residents and visitors;
- 5) Enhance and promote the existing scale and character of the area;
- 6) Encourage the development of a mix of non-residential and residential uses.

This Sector is currently characterized by the mix of two or more distinct existing land uses (e.g. commercial and residential). Future development within the Sector shall be consistent with the intent of this Sector, the Riverwalk Corridor Component, the US 1/ICW Corridor and the following Inlet Village future land use categories:

- a) Riverwalk Flex
- b) Inlet Village Flex
- c) Inlet Village Residential

The intent, locational guidelines and permitted uses of the Sector generally include the following:

- a) Guidelines to develop parcels on a lot-by-lot basis, which shall be provided for in the Town's Land Development Regulations (LDRs);
- b) Guidelines for the design freedom and flexibility for development of a parcel to allow a true mixing and integration of residential and nonresidential uses both vertically and/or horizontally;
- c) Integration is defined as the combination of distinct uses on a single site or throughout the Sector where impacts from differing uses are mitigated through site design techniques, and where differing uses are expected to benefit the close proximity of complementary uses;
- d) A unified design concept providing the opportunity for both vertical and/or horizontal integration and continuity among the various uses and physical elements causing a better environment as provided for in the Town's LDRs;
- e) Guidelines to ensure compatibility, functionality and flexibility when a project integrates uses both vertical and/or horizontal;
- f) Guidelines for mitigating uncomplimentary uses utilizing design criteria such as unique architectural features, use restrictions, etc.;
- g) An avenue for the infill of degraded areas utilizing mixed uses development which promotes integration of uses for flexibility and design;
- h) A mechanism whereby all projects will work within the proposed roadway grid pattern;
- i) Public access to existing or proposed unique features that is incorporated into the design of the project (i.e., Jupiter Inlet, Jupiter Lighthouse, marinas, water features, open space and park facilities, etc.);
- j) The Town shall provide incentives to encourage lower (one story) building heights along the Jupiter Inlet and A1A (except public garages and any associated liner buildings);
- k) Encourage a harmonious mix of uses in an urban village;
- l) Along the Jupiter Inlet provide for a publicly accessible walkway (Riverwalk Corridor Component), including pedestrian amenity elements thereby, encouraging non-automobile traffic throughout the Sector;
- m) The maximum building height shall be one story fronting the Jupiter Inlet and two stories for the remainder of the Sector. The Town Council may grant a bonus to allow up to a maximum height of two stories for buildings fronting the Jupiter Inlet and up to a maximum height of three stories (with an additional half story if a varied roof line is provided) for buildings in the remainder of the Sector. However, if a dry dock boat storage building is located along U.S. Highway One then the height of the building shall be in direct proportion, scale and height as the U.S. Highway One Bridge with a maximum height of 50 feet). Additional height may be permitted to provide for a variety of heights;
- n) Build to lines shall be established and required except when courtyards, plazas, and/or access drives and other variations approved by the Town Council;

- o) Allow for development opportunities to increase building height, residential density, in exchange for Inlet Village and Riverwalk enhancements as part of a bonus program established in the LDRs.

Policy 1.9.13 The town shall adopt a street and pedestrian network plan designating locations for new east-west connections and alleys in addition to requiring cross access between properties and throughout the Inlet Village Sector. The new rights-of-way designated on the plan shall be required to be dedicated to the Town for public purposes. The purpose is to create narrow streets and small blocks in a grid configuration, to create opportunities for connectivity between properties, and to provide for view corridors and public gathering. The plan shall incorporate these improvements in the following locations:

- a) An east-west road or easement approximately 150 feet south of the jurisdictional line of the Inlet waterway as established by the Florida Department of Environmental Protection (DEP) connecting Yarborough Street east to Clemons Street;
- b) An east-west road or easement approximately 600 to 700 feet south of the jurisdictional line of the Inlet waterway as established by DEP connecting Yarborough Street east to Clemons Street;
- c) An east-west road extending River Road from A1A east to Dubois Road;
- d) Extension of Parkway Dr. east to Dubois Road;
- e) A comprehensive alley system throughout the subsector for service, loading and off-street parking;
- f) View corridors at the right-of-way terminus of Cramer Street (Lighthouse Promenade), Love, Clemons and Yarborough Streets to include a 30' by 30' view triangle to be designed in a manner to enhance views of the Jupiter Lighthouse and to provide opportunities for public gathering.

Policy 1.9.14 The town shall encourage the development and implementation of the following:

- a) A master stormwater drainage system;
- b) A shared parking program for the Inlet Village sector including the use of on-street parking;
- c) Public parking structure(s) for properties designated with the Riverwalk Flex land use for uses other than a hotel along US Highway One or residential. Parking spaces in the parking structure shall be allocated to implement the master street network and to encourage active uses along Riverwalk and Cramer Street (Lighthouse Promenade);
- d) A master street and pedestrian network plan.

**Objective 1.10 The Town shall continue to maintain land development regulations for the Riverwalk Corridor (as shown on the Town's Future Land Use Map) along the Intracoastal Waterway providing for pedestrian movement, encouraging non-vehicular movement of people and complimenting the visual features and natural resources of the Intracoastal Waterway north and south of Indiantown Road.**

Policy 1.10.1 Creation of a Riverwalk Corridor to provide waterfront multi-purpose pedestrian linkages for public entertainment, water-oriented, commercial and residential uses along the Intracoastal Waterway and establish a recognizable, genuine identity that capitalizes on the existing natural features of the Intracoastal Waterway.

Policy 1.10.2 The Riverwalk Corridor shall provide public access to the Intracoastal Waterway from the Jupiter Inlet Park south to the Jupiter Ridge Preserve property in a continuous linkage of pedestrian pathways within the corridor.

Policy 1.10.3 All new development and redevelopment shall provide a 25' easement primarily located adjacent to the water's edge, 25' landward of the jurisdictional line of the State of

Florida. The 25' easement shall include an unobstructed pedestrian path, with a desired width of 15' and associated landscaping with public amenities. In no case shall the path width be less than 8'. When adjacent to environmentally sensitive publicly-owned uplands, the Riverwalk alignment may be adjusted (to reduce impacts to these uplands) without requiring a change to the alignment shown on the Future Land Use Map, provided that a continuous pathway is maintained. Additionally, the Riverwalk alignment may be adjusted in a similar manner when it is not adjacent to any water bodies.

Policy 1.10.4 The Town shall maintain land development regulations for the Riverwalk Corridor including but not limited to: variable landscape themes; public parking requirements for vistas of the Intracoastal Waterway within the Riverwalk Corridor; natural coastal vegetation within landscape buffering; providing access and support amenities to the Riverwalk Corridor which encourages the development of a public presence and provides public access to the Intracoastal Waterway.

Policy 1.10.5 The Town shall ~~encourage~~ maintain the Plaza Down ~~development of the area located~~ Under below the Indiantown Road bridge to incorporate a series of interrelated uses to include, but not be limited to, shared public parking facilities, pedestrian corridors, boat docking facilities, temporary retail, restaurant and food vendors, which shall encourage the pedestrian connection and public utilization between the properties to the north and south of Indiantown Road.

Policy 1.10.6 The Town shall maintain land development regulations requiring the implementation of "safety" features through integration of Crime Prevention through Environmental Design (CPTED) techniques for the development of the area under the Indiantown Road Bridge and the Riverwalk Corridor.

Policy 1.10.7 In the corridor, new development shall provide public parking and access to the Riverwalk. The public parking shall be situated to provide direct access onto and adjacent to the Riverwalk. Where feasible, the public parking areas shall be designed to provide for the appearance of an open square or plaza that can be used for public entertainment events.

Policy 1.10.8 Developers shall be responsible for construction of the Riverwalk Corridor in the upland areas or shall be required to pay for the cost of construction at the time of site plan approval for that portion of the Riverwalk Corridor equal to the length of water frontage for the property. In addition, developers shall be required to participate financially in the development/construction of the Riverwalk Corridor should it be located in the water.

Policy 1.10.9 All properties owned by the Town of Jupiter within the Riverwalk Corridor are designated as a linear park to provide continuous multi-purpose pedestrian pathways along the waterway. Park amenities shall include public docks and water-oriented uses, which include but are not limited to water taxi, fishing boats, dive boats, sightseeing boats, and non-motorized watercraft rentals to maximize the enjoyment and accessibility of the Oxbow, Jupiter River, Jupiter Inlet and Intracoastal Waterway.

**Objective 1.11 The Town shall maintain land development regulations that provide for a Scenic Corridor which integrates a landscape and pedestrian easement along U. S. Highway One and provides for landscape enhancement, signage, pedestrian and bicycle paths and access to the natural resources in the Riverwalk Corridor and seating areas.**

Policy 1.11.1 The Town shall maintain land development regulations to create a 50' scenic corridor along U. S. Highway One beginning on the north end of the U.S. 1 Mixed Use Residential district running parallel along the western side of U.S. Highway One to the Jupiter

Ridge Natural Area. The pedestrian pathway will transverse across U. S. Highway One at Ocean Way and connect to the existing pedestrian sidewalk on east side of U. S. Highway One. Future developments south of Ocean Way shall provide for the continuation of the sidewalk to the Town's southern limit.

Policy 1.11.2 The Town shall maintain land development regulations which shall provide for a 50' buffer (21' located within the right-of-way and 29' located on adjacent properties) containing a pedestrian and bicycle path (to be located within the right-of-way), which shall be of sufficient width to accommodate multiple activities, such as bicyclists, rollerbladers, pedestrian and disabled pedestrians, etc., and plantings of coastal scrub vegetation. The Town Council may permit variations in the corridor width, where existing vegetation, topography, or land configuration requires deviation, no less than 15' provided with an average of 29' maintained across the adjacent property.

Policy 1.11.3 The Scenic Corridor shall encourage the utilization of a streetscape system for the U. S. Highway One zoning district, which recognizes the entertainment and commercial activity centers and the existing Intracoastal Waterway as a focal point with individual identities.

Policy 1.11.4 The Town shall coordinate and cooperate with the Florida Department of Transportation (FDOT) with regards to the design of the Scenic Corridor.

#### **Economic Development for the U. S. Highway One Corridor**

**Objective 1.12 The Town shall maintain U. S. Highway One Corridor as an entertainment oriented activity center which will provide a stable economic base through a variety of uses.**

Policy 1.12.1 Maximize the economic position of commercial activities, while incorporating and introducing an orientation towards the Intracoastal Waterway, and introducing residential uses which will provide public presence along the waterway, while satisfying neighborhood and sub-regional demand.

Policy 1.12.2 Focus pedestrian-intensive uses toward the Intracoastal Waterway through the Riverwalk Corridor.

Policy 1.12.4 Restrict uses which are predominately auto-related from the Waterway, Entertainment and Commercial sector as well as specified intersection areas by restricting auto-related uses which incorporate drive-through uses.

Policy 1.12.5 The Town shall maintain land development regulations which establish design standards for the Riverwalk Corridor.

#### **Infill Development, Redevelopment and Upgrading of Existing Properties**

**Objective 1.13 To provide incentives that bring value to the community for infill development, desired redevelopment efforts, and upgrading of existing properties through implementation of the following policies:**

Policy 1.13.1 The Town shall assess and identify specific locations for possible infill and desired redevelopment areas, including substandard housing areas.

Policy 1.13.2 ~~By May 2009, t~~The Town shall continue ~~evaluate potential areas~~ to provide incentives through its land development regulations for attracting private investments into desired infill and redevelopment areas to allow:

- a) Residential apartments as an accessory use to existing businesses in nonresidential (commercial and industrial land use) areas;
- b) Increased density if workforce housing is provided;
- c) Greater flexibility through land development regulations including but not limited to parking, landscaping, greenspace and setbacks so long as existing nonconformities are reduced.

Policy 1.13.3 At a minimum, infill, redevelopment plans and activities, and upgrading of existing properties shall:

- a) Be consistent with other policies of the Comprehensive Plan.
- b) Be coordinated with the availability of public facilities and services at the levels of service adopted in the Comprehensive Plan.
- c) Address the impact of redevelopment activities on natural systems and any historic and archaeological resources.
- d) Provide for visual continuity of the target study area through the application of sound principles of architectural design and landscaping.
- e) Be consistent with future character as outlined in neighborhood plans and master plan studies for specific areas; or the surrounding established character of a neighborhood or area, including but not limited setbacks, lot coverage, building scale, and/or massing.
- f) Ensure development addresses or reduces existing non-conformities or demonstrates that the proposal will not create adverse impacts by allowing alternative solutions.
- g) Be consistent with Section 723.0612, Florida Statutes, related to mobile home parks and 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 and/or provide a minimum percentage of replacement housing on site.

Policy 1.13.4 ~~By May 2009, t~~The Town shall ~~adopt~~ maintain zoning incentives that bring value to the community while also allowing greater flexibility in the land development regulations for owners of properties that wish to architecturally rehabilitate, refurbish or upgrade existing properties.

Policy 1.13.5 By December ~~2020~~2009, the Town shall adopt a new mixed-use zoning district in the land development regulations for properties 100 acres or less in size, which shall establish:

- a) minimum requirements for mandatory workforce housing units; and
- b) maximum sizes for a proportion of the residential units in the district.

### **Public Educational Facilities Planning and Siting**

**Objective 1.14 The Town and the School District shall coordinate the location of new and/or expanded sites for public educational facilities in order to ensure compatibility and consistency with the Town's Comprehensive Plan, in accordance with ~~235.193~~ Section 1013.33, F.S., and to maintain and enhance the joint planning procedures for coordination and development of public school facilities in time and place with plans for ~~concurrent with~~ residential development and other services.**

Policy 1.14.1 The Town shall identify sufficient available land in the Future Land Use Element to accommodate public educational facilities as necessary to serve the current and projected population.

Policy 1.14.2 Public educational facilities shall be an allowable use within the Public Institutional and Mixed Use land use designations.

Policy 1.14.3 The Town shall seek to collocate public facilities, such as parks, libraries, and community centers, with schools, to the extent possible, as sites are chosen.

Policy 1.14.4 The Town shall encourage the location of schools proximate to the urban residential areas they will serve.

### **Neighborhoods Enhancement and Preservation**

**Objective 1.15 Provide for the protection and enhancement of the Town's neighborhoods.**

Policy 1.15.1 The Town shall recognize the value of strong and stable neighborhoods by encouraging neighborhood identity and promoting neighborhood enhancement projects.

Policy 1.15.2 The Town shall promote public/private programs and activities that strengthen, stabilize, improve and enhance neighborhoods.

### **Guiding Future Urban Development**

**Objective 1.16 The Town shall guide urban form and development to appropriately encourage development (infill and redevelopment) in areas with existing infrastructure and populations.**

Policy 1.16.1 The Town shall encourage development infill and redevelopment in the area east of the Florida Turnpike.

Policy 1.16.2 Proposed development for the area west of the Turnpike shall demonstrate that appropriately located and sufficiently sized land area for the development is not available in other areas of the Town. The array of uses shall be complementary and supportive of those uses east of the Florida Turnpike.

Policy 1.16.3 Desired or necessary Town services or uses in a redevelopment area that are proposed to be displaced should, to the extent feasible, be relocated or allowed to occur in the Town east of the Florida Turnpike.

### **Bioscience Research Protection Overlay**

**Objective 1.17 The Town shall promote a cluster of sites for bioscience research and biotechnology uses through the creation of an Overlay. The Bioscience Research Protection Overlay is intended to protect parcels of land in the Town for the development of bioscience research and biotechnology uses which are expected to be attracted to Northern Palm Beach County due to the location of the Scripps Florida Research Institute at Florida Atlantic University's Jupiter Campus. The Town shall encourage uses within the Overlay, which are supportive of and compatible with the Scripps Florida Research Institute, or which are accessory to bioscience research and biotechnology uses. The Overlay does not limit the uses currently allowed consistent with the property's land use designation including uses allowed pursuant to planned development approvals and developments of regional impact.**

Policy 1.17.1 The uses permitted and encouraged within the Overlay shall include bioscience research and biotechnology uses and their supporting facilities, laboratories, other industrial

uses including manufacturing uses for parcels with commercial (consistent with the Commercial future land use designation) and industrial land uses, clinical research, and commercial retail or office uses that are accessory to bioscience research and biotechnology uses and shall be incorporated into the Town's Land Development Regulations.

Policy 1.17.2 Parcels with industrial land uses designated with the Overlay, for all new development and redevelopment, shall prohibit commercial retail as a primary use.

Policy 1.17.3 Residential is a prohibited use within the Overlay, except for those parcels designated with the Mixed-use Future Land Use category.

Policy 1.17.4 Parcels of land which have been assigned the Overlay shall be depicted upon the Town's Future Land Use Map.

Policy 1.17.5 The Town shall deter the conversion of uses within the Overlay to commercial retail or residential uses, so as to achieve, in coordination with FAU, the County and those municipalities which are part of the executed (Overlay) Interlocal Agreement the purpose of which is to promote a clustering of bioscience research and biotechnology uses and the intellectual exchange between researchers, scientists, students and others in the workforce.

Policy 1.17.6 The Town shall adopt and maintain land development regulations that provide incentives for bioscience development and promote a predominance of bioscience research and biotechnology uses so as to develop a cluster of the industry within the Overlay.

Policy 1.17.7 Incentives to develop parcels within the Overlay with bioscience research and biotechnology uses shall include, but not be limited to, expedited permitting and land development regulations which allow increased floor heights, without increasing the maximum intensity standards allowed in the underlying Future Land Use category.

Policy 1.17.8 Those parcels of land whose Future Land Use and zoning designations permit bioscience research and biotechnology uses and have been assigned the Overlay, shall not be converted to other commercial retail or residential uses, which are clearly not accessory uses to bioscience research and biotechnology, unless four members of the Jupiter Town Council vote in favor of amending a property's Future Land Use designation or zoning.

Policy 1.17.9 Any proposed Future Land Use Map amendment or rezoning on a property within the Overlay that, allows uses other than those encouraged by the Overlay, specifically disallows uses encouraged by the Overlay, or that the Director of Planning and Zoning determines would discourage uses encouraged by the Overlay, must be presented to the Bioscience Land Protection Advisory Board prior to action being taken by the Town Council. Further, the Department of Planning and Zoning shall notify the other municipalities subject to the executed (Overlay) Interlocal Agreement and Palm Beach County of any such proposals prior to any public hearings on any such amendment or rezoning.

### **Transit Oriented Development**

**Objective 1.18** By December 202042, the Town shall develop criteria to require that developments located within a half-mile of public transit will support transit use.

Policy 1.18.1 Encourage greater densities and intensities around designated Tri-Rail stations.

Policy 1.18.2 Develop criteria which will guide the location of transit-oriented developments.

Policy 1.18.3 Encourage Transit Oriented Development (TOD) that provides a development pattern with a mix of uses located within a half-mile radius of designated Tri-Rail stations. Such uses may include but not be limited to: housing, retail, office, institutional and restaurant and be designed to provide 18 hours of daily activity.

Policy 1.18.4 TOD projects shall be designed utilizing the principles of traditional urban design to achieve a pedestrian friendly environment to support transit users.

Policy 1.18.5 Develop a block structure of streets to improve circulation and support pedestrian walkability.

Policy 1.18.6 Develop design standards, locations, and features for transit stops.

### **Design Standards**

#### **Objective 1.19 The Town shall maintain professionally accepted design standards to ensure high quality design for all residential and non-residential areas of the Town.**

Policy 1.19.1 The following special zoning districts identified in the Town's Zoning Code shall maintain design standards:

- a) Indiantown Road Overlay Zoning District;
- b) Mixed Use Zoning District;
- c) U.S. One/Intracoastal Waterway Corridor Zoning District;

Policy 1.19.2 Design guidelines to be considered when reviewing projects include:

- a) Use of related and complementary colors;
- b) Pedestrian friendly environment;
- c) Architectural diversity;
- d) Building scale consistency with adjacent structures.

Policy 1.19.3 The Town shall maintain an architectural and community appearance ordinance that provides standards to enhance the architectural character and community appearance of present and future land development in the Town.

## **TRANSPORTATION ELEMENT:**

### *Goals, Objectives and Policies*

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**Goal 1: Establish a means of coordination on transportation-related issues with Palm Beach County, Martin County, Metropolitan Planning Organizations (MPOs) of Palm Beach and Martin counties, the Village of Tequesta, the Town of Jupiter Island, the City of Palm Beach Gardens, the Town of Juno Beach, Treasure Coast Regional Planning Council, the Department of Economic Opportunity Community Affairs, the Florida Department of Transportation and other private or public, transportation-related agencies.**

**Objective 1.1. Common transportation goals, objectives, and policies shall be shared on an on-going basis with the transportation-related agencies listed in Goal 1, where common interests are involved.**

Policy 1.1.1 Review the existing goals, objectives and policies of other agencies when revising or altering the goals, objectives and policies for the Town.

Policy 1.1.2 Provide current and future land use plans and socioeconomic data for use by the Palm Beach County MPO in developing regional transportation plans.

**Objective 1.2 The Town shall communicate with the agencies listed in Goal 1 regarding transportation activities and planned improvements.**

Policy 1.2.1 Establish a mailing list to ensure that all interested agencies listed above are informed of transportation related activities and improvements via copies of correspondence.

Policy 1.2.2 Map and update annually transportation improvements planned for the Town indicating the agency responsible for the improvement and the estimated date of completion.

**Objective 1.3 Applicable agencies listed in Goal 1 shall be advised of development proposals which may have impacts within their respective jurisdiction and request comments as applicable.**

Policy 1.3.1 Maintain a procedure to advise applicable agencies, noted in Goal 1 of proposed development.

Policy 1.3.2 Provide the Florida Department of Transportation (FDOT) documentation on development proposals, with state road access, to allow for review and comment on development access prior to development approval.

**Goal 2: Provide current and future public transportation options for residential and non-residential uses.**

**Objective 2.1 In conjunction with Palm Tran, the Town shall provide for the future operation of transit in and to new development and redevelopment, and existing developments not currently served by Palm Tran Route 10. In addition, the Town will work with Palm Tran to improve transit services to major destinations, major residential developments and major employment centers.**

Policy 2.1.1 Where adequate right-of-way is available, require adequate turning radii for bus operations at major street intersections based on AASHTO's Policy on Geometry Design of

Highways and Streets on roadway plans prepared by or for the Town. Coordination with FDOT and Palm Beach County shall be made to assure considerations for bus turning radii have been included in plans prepared by or for those agencies.

Policy 2.1.2 Require dedication of rights-of-way or perpetual easements in new development and redevelopment for shelters, bus turning radii and bus loading zones (consistent with Palm Tran standards) by requiring conveyance of all necessary rights-of-way or perpetual easements before issuance of building permits for the development.

Policy 2.1.3 Require provisions that support bus transit operations (such as shelters, benches, bicycle racks, and park and rides, etc.) in new development and redevelopment by inclusion of bus transit operation considerations in the approval and permitting process.

Policy 2.1.4 Coordinate with and encourage Palm Beach County to require appropriate mass transit considerations in development approvals granted for high traffic activity projects (major employment centers, commercial centers, etc.) located in the Town's annexation areas.

Policy 2.1.5 The Town shall continue to officially endorse the public transit efforts of the Palm Beach County ~~MPO Council on Aging~~, the designated official planning agency provider of ~~Florida Department of Transportation~~ support to the transportation disadvantaged under the Florida Commission for the Transportation Disadvantaged.

**Objective 2.2. Develop a safe bicycle and pedestrian transportation system accessible to all major public and private facilities.**

Policy 2.2.1 Maintain and update as necessary the Town's adopted Bicycle Transportation Master Plan. The plan will be integrated into the goals, objectives and policies of any mass-transit plans and Transit Oriented Development (TOD) plans.

Policy 2.2.2 Coordinate and cooperate with FDOT and with the implementation of Palm Beach County's Comprehensive Bikeway Plan.

Policy 2.2.3 Assure that all transportation improvements address the needs of bicyclists and pedestrians. Where ~~bikeways~~ bicycle facilities and sidewalks are needed, incorporate Florida Greenbook Design Standards, to the extent practical, in construction plans prepared for or by the Town. Coordination with FDOT and Palm Beach County shall be made to assure non-motorized considerations have been included in plans prepared by or for these agencies within the Town of Jupiter.

Policy 2.2.4 Require developers to provide bicycle facilities, sidewalks and/or multi-use paths in proposed developments (including all TODs) as appropriate for internal circulation and connection to external facilities by requiring these facilities as a part of development approval.

Policy 2.2.5 The Town adopts "by reference" its Bicycle Transportation Master Plan created by the Engineering and Public Works Department into the Comprehensive Plan.

Policy 2.2.6 All updates to the Town's Bicycle Transportation Master Plan, and Figure 4 of the Transportation Element map series, will be coordinated with the Palm Beach County MPO Long Range Transportation Plan to ensure identification and provision of future needs for all transportation modes.

Policy 2.2.7 Through the Town's Bicycle Transportation Master Plan, as amended and updated, which is adopted by reference in the Town's Comprehensive Plan, land acquisition efforts for recreation and open space will focus on linking and enhancing existing pathways,

greenways, and recreational trail systems, including the acquisition of areas for destination spots, trail heads and parking.

Policy 2.2.8 Encourage developers of non-residential projects to provide facilities for bicycle commuters such as secure bicycle racks, lockers and showers.

Policy 2.2.9 During the design phase for roadway improvement, maintenance and enhancement projects within the Town, the Town shall encourage, where appropriate based on consistency with Town engineering and design guidelines, the incorporation of one or more of the following Complete Streets system design standards, based on the 2014 Complete Streets Policy adopted by the Florida Department of Transportation, into the roadway projects:

- a) Mid-block crossing with protected signals;
- b) Lower roadway design speed;
- c) Roadway travel lane width consistent with the Florida Greenbook and when applicable, lane widths consistent with Traditional Neighborhood Development, in Chapter 19;
- d) Enhanced (buffered or painted) bicycle lanes;
- e) Sidewalk separation as far as practical from the edge of the travel lane.

**Objective 2.3. Provide transportation options for residential and non-residential uses. Establish a framework to create a “transit-ready” community, capable of supporting multi-modal transportation, including the development of TODs.**

Policy 2.3.1 Continue to develop and encourage transportation linkage systems, including trains, buses, trolleys, water-taxis, boats, bicycles and pedestrians.

Policy 2.3.2 Require commuter parking and docking facilities, where feasible, that support multi-modal transportation systems.

Policy 2.3.3 Require passenger shelters in locations adjacent to water taxi or transit stops.

Policy 2.3.4 In the Town’s parking standards, establish a maximum amount in addition to a minimum amount of off-street parking provided, to reduce dependency on automobiles and increase dependency on other modes of transportation.

**Objective 2.4 To address general safety concerns along the Florida East Coast (FEC) Railroad corridor, the Town shall coordinate with FEC Industries, LLC and appropriate federal, state and county agencies to ensure that FEC Industries, LLC utilizes appropriate safety measures to protect Town residents and visitors, consistent with the Federal Rail Safety Act of 1970 (Public Law 91-458).**

Policy 2.4.1 The Town shall coordinate with Florida East Coast Industries, LLC to ensure that adequate pedestrian access barriers are constructed along the portions of the Florida East Coast Railway right-of-way within the Town that experience pedestrian foot traffic and trespassing.

Policy 2.4.2 To ensure necessary infrastructure improvements are completed to establish and maintain Federal Quiet Zone designations for all Florida East Coast Railway right-of-way at-grade roadway crossings in the Town, the Town shall coordinate with the Palm Beach County MPO.

Policy 2.4.3 The Town shall coordinate with the Jupiter Inlet District and Florida East Coast Industries, LLC pertaining to either the replacement or renovation of the Loxahatchee River railroad bridge, with emphasis on enhancing marine based traffic and public safety.

**Goal 3: Provide a safe, energy efficient, convenient and economical multi modal transportation system, which provides adequate capacity for the movement of people, goods and services throughout the Town.**

**Objective 3.1. The Town should identify existing and future State, County and Town roadway deficiencies based on the standards adopted in this plan in conjunction with the Town's adopted 5-year Community Investment Program and budgeting. This objective will be accomplished through an annual report based on biennial traffic counts.**

Policy 3.1.1 The Town, in cooperation with Palm Beach County and the Florida Department of Transportation, shall maintain an adopted Level of Service LOS standard of D on all County and State maintained roads.

Policy 3.1.2 The Town shall maintain the following adopted LOS standards for all Town maintained roadways:

- a) Peak-hour two-way - LOS D
- b) Daily - LOS C
- c) Intersection - LOS D
- d) Any applicable Constrained Roadway At Lower Level of Service (CRALLS) designations

Policy 3.1.3 The annual report provided for in Objective 3.1 shall include a review of existing LOS standards, and identify improvement needs and costs to provide LOS standards as provided in Policy 3.1.1 and 3.1. 2.

Policy 3.1.4 Facilities currently operating at conditions below adopted LOS standards shall be maintained at least at their current LOS through development order conditions for proposed developments within the radius of influence of the currently deficient roadway system.

Policy 3.1.5 Review of traffic crash data, with special attention to those resulting in fatalities, shall be made in order to determine above average accident locations, if applicable, these locations should be identified in the annual report along with proposed corrective measures. Convey this information to Palm Beach County and FDOT.

~~Policy 3.1.6 By June 2008, the Town will coordinate with the Palm Beach County MPO and FDOT to complete an interchange modification study for the I-95 Expressway at Indiantown Road.~~

Policy 3.1.7~~6~~ The Town should coordinate with Palm Beach County and State agencies, as appropriate, to evaluate roads currently failing and those projected to exceed LOS standard D in ~~2012~~ 2020 and to determine how to mitigate the impacts, pursuant to Policy 3.2.8. Any needed road improvements should be scheduled in the Town, County or State's work program, as appropriate.

**Objective 3.2. Existing and future roadway deficiencies based on adopted LOS standards established in this plan shall be mitigated through a continuous and timely roadway improvement programs, as contained in the Town's adopted 5-year Community Investment Program and Palm Beach County's MPO applicable Long Range Transportation Plan.**

Policy 3.2.1 Review all proposed development and redevelopment for consistency with the goals, objectives, and policies of this plan and require coordination of traffic circulation plans and improvements with the Future Land Use Map and Infrastructure elements before granting development approval.

Policy 3.2.2 Coordinate with Palm Beach County, FDOT and other appropriate agencies to ensure prioritization and funding for improvement of roadways identified in the annual report as operating below adopted LOS standards.

Policy 3.2.3 Coordinate and assist as appropriate with Palm Beach County and Florida Department of Transportation on the investigation and mitigation of accident causes, with special attention to those resulting in fatalities, within identified high-accident locations at or within the vicinity of intersections of other roadways with Town-maintained roads.

Policy 3.2.4 Conduct a review of high traffic crash locations identified in the annual report to identify those occurring on Town maintained roadways. Conduct investigation to identify causes, with special attention to crashes resulting in fatalities, on these roadways and provide corrective measures to mitigate future crashes.

Policy 3.2.5 Review access management and new roadway connections associated with new development, redevelopment, and upgrading of existing properties to ensure safety and compatibility with the existing and future roadway network. Require vehicular and pedestrian connections to mitigate increased intensity and density. Impose, at a minimum, the access management standards adopted by FDOT as a condition of development approval.

Policy 3.2.6 As part of the development approval process, require developers to build internal or external roadways between developments and existing roadways to alleviate congestion on the roadway network and to facilitate traffic flows without requiring all traffic to use the major roadways.

Policy 3.2.7 Ensure that privately-constructed roadways conform to all design standards of the Town before the Town accepts responsibility for the roadways as a public facility.

Policy 3.2.8 The Town shall exercise one or more of the following options to mitigate future LOS deficiencies:

- a) Land Use and/or Zoning Changes;
- b) Road and intersection improvements;
- c) Implementation of a Corridor Master Plan;
- d) Mass Transit;
- e) Multi-modal improvement plans;
- f) Jupiter Open Space Program;
- g) Constrained Roadway At Lower Level of Service (CRALLS) in conjunction with other appropriate mitigation actions.

Policy 3.2.9 Any properties within the Town, which rely upon a County CRALLS to meet concurrency, shall only be issued a development order by the Town provided the Town has amended its Transportation Element to be consistent with the County's CRALLS.

Policy 3.2.10 LOS capacity limitations through buildout shall be considered when land use applications are reviewed to ensure capacity remains to meet the goals, objectives and policies of the Comprehensive Plan.

Policy 3.2.11 By December 2017, the Town shall complete a traffic study to determine what mitigation options should be implemented to establish the adopted LOS standard for the Town-maintained roadway segment of A1A from US1 to Jupiter Beach Road, with consideration to developing a multi-modal adopted LOS standard that incorporates the unique character of the Inlet Village.

**Objective 3.3. The Town shall protect rights-of-way to accommodate roadway needs indicated in the Future Traffic Circulation Plan.**

Policy 3.3.1 Coordinate and cooperate with Palm Beach County to encourage it to provide the rights of way contained in its Thoroughfare Identification Map consistent with the Town's Future Traffic Circulation Plan.

Policy 3.3.2 Prohibit encroachment of development and required setbacks into established present and future rights-of-way and, within the law, require dedication of rights-of-way through development orders issued by the Town by withholding building permits or certificates of occupancy, as appropriate, until the situation is corrected.

Policy 3.3.3 Review proposed development plans for level of inclusion in the Future Land Use Plan and assess the capacity needs of each project as it relates to the Thoroughfare Right-of-Way Protection Plan by requiring a traffic impact analysis with proposed development applications.

Policy 3.3.4 Investigate alternatives (including mass transit improvement programs) to transportation improvements that may encourage or subsidize increased development in coastal high-hazard areas or in identified environmentally sensitive areas such as wetlands, floodways, or productive marine areas. Specific alternatives could include mass transit improvement programs and the evaluation of vacant land for potential purchase by the Town for the Jupiter Open Space Program.

**Objective 3.4 Provide adequate design standards to improve safety, reduce congestion, enhance visual aesthetics and reduce maintenance.**

Policy 3.4.1 Continually review and revise design standards as necessary, and where appropriate coordinate Town design standards with ~~County and State~~ the Florida Greenbook Design Standards including non-motorized facility standards.

Policy 3.4.2 Require new development to conform to the Federal Highway Administration Manual on Uniform Traffic Control Devices for on-site traffic control. Certificates of occupancy will be withheld until conformance is achieved.

Policy 3.4.3 All roadways on the future circulation plan within the Town shall be paved and conform to road construction standards set forth by the Town.

Policy 3.4.4 Require an adequate number of motorized and bicycle on-site parking spaces for each new site development and redevelopment and provide for safe and efficient movement of vehicles and pedestrians within the site in conjunction with plan review and permitting.

Policy 3.4.5 Review on-site traffic flow to assure adequate circulation for motorized and non-motorized vehicles and pedestrians is provided. Require signage and roadway specifications that conform to the Town's adopted standards. The Town will withhold approval of construction plans until adequate circulation, signage and roadway specifications are included in plans.

Policy 3.4.6 The Town shall continue to implement a roadway visual enhancement program for all collector and arterial roadways. Development approvals adjacent to the roadway may be required to participate in the Town's visual enhancement program on a fair share basis. Participation can include both initial installation and ongoing maintenance.

Policy 3.4.7 Ensure that a hierarchy of streets is designed and developed that encourages pedestrian traffic in a safe and convenient manner, as well as accommodating vehicular transportation needs.

Policy 3.4.8 Encourage roundabouts at suitable intersections, in order to provide efficient flow of traffic without traffic signalization.

Policy 3.4.9 Encourage the use of Traditional Neighborhood Development design principles contained in Chapter 19 of the Florida Greenbook for development and redevelopment, for appropriate areas of the Town.

**Objective 3.5. Ensure that the circulation system for the Indiantown Road corridor is consistent with the Jupiter Area Traffic Study, to facilitate efficient and safe vehicular and pedestrian traffic, and to implement the community design goals for that roadway.**

Policy 3.5.1 Maintain and amend as necessary the limitations in the land development regulations on vehicular access points along Indiantown Road which limit vehicular access points in accordance with, at a minimum, the adopted access management standards of FDOT.

Policy 3.5.2 Provide for and implement by phase the necessary traffic operation, roadway and intersection improvements to maximize the efficiency of traffic along and across Indiantown Road.

Policy 3.5.3 Minimize the impacts of vehicular through traffic on adjacent residential streets in the Indiantown Road corridor through the implementation of traffic calming measures and restricting commercial truck traffic.

Policy 3.5.4 Encourage the support for and use of a shuttle bus program, whenever possible.

Policy 3.5.5 Provide pedestrian-oriented amenities and circulation features at specified intersections along Indiantown Road by providing incentives to private development for pedestrian improvements.

Policy 3.5.6 In order to limit vehicular access points in accordance with, at a minimum, the access management standards adopted by FDOT, the Town shall pursue interconnected parking areas through the use of inter-site Reciprocal Access Easement Agreements for new developments along Indiantown Road.

Policy 3.5.7 Require transit facilities (benches, shelters, signs) along Indiantown Road, Military Trail, Central Boulevard, U.S. Highway One and future transit corridors at convenient pedestrian locations for both Palm Tran and local transit routes. Transit facilities must also be connected by pedestrian pathways to adjacent land uses.

Policy 3.5.8 Consistent with the Town's adopted 5-year Community Investment Program, provide pedestrian improvements in the public right-of-way, with specific attention at intersection areas.

Policy 3.5.9 In accordance with the Town's shared parking regulations in its Off-Street Parking and Loading Ordinance, the Town shall pursue shared parking for new development along Indiantown Road in order to facilitate efficient parcel usage and to limit vehicular access points in accordance with the access management standards under rules promulgated by the Florida Department of Transportation.

Policy 3.5.10 Maintain intersection engineering standards which ensure the adopted Intersection LOS standards are maintained on Town roads.

Policy 3.5.11 Maintain minimum landscape requirements for all parking areas.

Policy 3.5.12 Promote distinctive entry drive design and materials requirements.

Policy 3.5.13 Maintain zoning code regulations for screening front-yard parking lots.

**Objective 3.6 The Town shall continue to implement the mitigation strategies of the Jupiter Area Study as updated and amended from time to time for the Indiantown Road Corridor and/or the strategies contained in Transportation Element Policy 3.2.8 to reduce traffic congestion. The Town shall continue to coordinate with Palm Beach County and FDOT to implement the mitigation strategies.**

**Policy 3.6.1** Traffic conditions for the Indiantown Road Corridor shall be based on the buildout conditions assumed in the Jupiter Area Study.

Policy 3.6.2 The Town shall coordinate with Palm Beach County to implement mitigation strategies for the Indiantown Road Corridor, which shall include the following:

- a) Adopted LOS standards and a methodology for transportation concurrency review and approval for developments impacting the Corridor.
- b) A methodology to manage the following Jupiter Area Study mitigation strategies for developments determined to have impacts within the Corridor:
  1. Roadway construction including new facilities, additional lanes and intersection improvements;
  2. Land use – acquisition for open space use and floor area ratio standards for industrial, office and retail uses; and
  3. transportation demand management;
- c) A public notification process;
- d) A variance and appeal process; and
- e) An intergovernmental coordination process that provides for the management of the Indiantown Road Corridor with Palm Beach County.

Policy 3.6.3 The Indiantown Road Corridor shall be jointly administered by the Town and Palm Beach County.

Policy 3.6.4 Indiantown Road will be maintained as a 6-lane facility (through lanes) in the Town, consistent with the Jupiter Area Traffic Study.

Policy 3.6.5 The Town will coordinate with Palm Beach County to optimize traffic signal timing at intersections such that traffic on the lower function classification roads will not experience excessive delays.

**Objective 3.7 Continue to implement a Complete Streets system, as applicable, that promotes safety, quality of life and economic development.**

**Policy 3.7.1 Ensure the Complete Streets system improves safety and mobility while serving the transportation needs of transportation system users of all ages and abilities, including but not limited to:**

- a) Cyclists;
- b) Pedestrians;
- c) Transit riders;
- d) Motorists.

Policy 3.7.2 Evaluate and encourage implementation of Complete Street system components and guidelines proposed in the FDOT Complete Streets Implementation Plan (December 2015), as appropriate to the uniqueness of the Town.

Policy 3.7.3 Coordinate with FDOT during the design phase of the US1 Bridge replacement to incorporate Complete Streets system components, as appropriate (i.e. lower roadway design speed), in the final bridge design. The final bridge design should also be consistent with the Town's Bicycle Transportation Master Plan.

***Goal 4: To accommodate a variety of regional, intercounty, intracounty, and local traffic demands in ways that minimize traffic congestion; encourage pedestrians; reduce the overall amount of travel for daily goods and services; and protect the integrity of existing neighborhoods.***

**Objective 4.1 The Town will continue to study and evaluate the long range transportation needs of the community while protecting the existing and proposed residential neighborhoods, infill and redevelopment areas.**

Policy 4.1.1 The Town, in coordination/cooperation with Palm Beach County, Martin County, the Village of Tequesta, the MPOs of Martin and Palm Beach counties, the Town of Juno Beach, the City of Palm Beach Gardens and other appropriate governmental agencies, shall encourage and participate in long range transportation planning efforts and sound transportation planning principles such as connectivity and traffic calming measures to minimize the adverse impacts of new or expanding roadways and that protect existing or proposed residential neighborhoods by locating new or expanding roadways in a manner that minimizes any adverse impacts to such neighborhoods. New development, redevelopment, and upgrading of existing properties shall be designed to provide vehicular and pedestrian connectivity with existing and proposed roads to mitigate increased density or intensity.

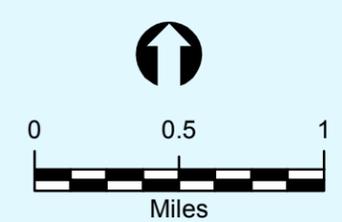
Policy 4.1.2 The Town, to the extent possible, shall encourage the construction of new roads and the expansion of existing roads in a manner that protects existing or proposed residential neighborhoods by diverting or eliminating the flow of non-resident or cut through traffic, and requiring that the functional classification of local roadways may not be changed without amending the Town's Comprehensive Plan.

Policy 4.1.3 The Town shall protect the Limestone Creek neighborhood and discourage any connection of Church Street to Island Way.

Policy 4.14 The Town will amend, as necessary, the adopted mass transit study. The study will be updated as needed to facilitate the implementation of the plan, including Transit Oriented Developments.

Policy 4.1.5 Encourage connectivity of roadways in the Town to reduce congestion on arterial and collector roads, including bicycle and pedestrian facilities, and utilize traffic calming measures to minimize traffic impacts on residential neighborhoods.

**FIGURE 3**  
**Town of Jupiter**  
**Transportation Element**  
**Collector & Arterial**  
**Sidewalk / Pedestrian Facilities**



**Legend**

**Sidewalk Facilities**

- Existing Pedestrian Facilities
- Future Pedestrian Facilities
- RR Crossing Facilities (See FEC Railroad Pedestrian Crossing Table)
- Streets
- FEC Railroad
- Water
- Town Limits

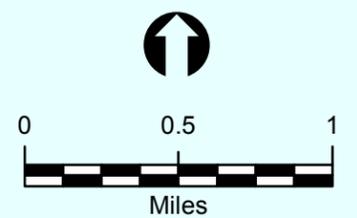
FEC Railroad Pedestrian Crossings	Existing	Future
Riverside Dr	-	North & South Sides
Center St	-	North & South Sides
Indiantown Rd	North & South Sides	-
Toney Penna Dr	-	North & South Sides
Frederick Small Rd	North Side	South Side
Donald Ross Rd	North & South Sides	-

Author: James Rahrig, GISP  
 For: Town of Jupiter - Engineering Division  
 Path: K:\Drawings\GIS\4 PZ\Trans\_Elements\2014\2014\_Sidewalk\_Facilities.mxd

Note:  
1. All defined pedestrian facilities (sidewalks, pathways or walkways) are vertically or horizontally separated from roadway pavement.

**FIGURE 3**  
**Town of Jupiter**  
**Transportation Element**  
**Collector & Arterial Sidewalk / Pedestrian Facilities**  
**February 2016**

- Legend**
- Existing Pedestrian Facilities
  - Future Pedestrian Facilities
  - Future RR Crossing Improvements
  - Riverwalk/Scenic Corridor Existing
  - Riverwalk/Scenic Corridor Proposed
  - Schools
  - Bus Stop
  - Traffic Signal
  - Streets
  - FEC Railroad
  - County Park
  - Town Park
  - Town Limits
  - Water

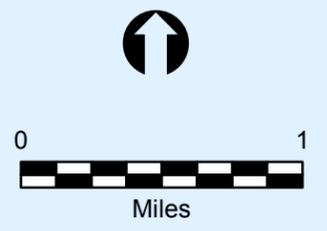


FEC Railroad Pedestrian Crossings	Existing	Future
Riverside Dr	-	North & South Sides
Center St	-	North & South Sides
Indiantown Rd	North & South Sides	-
Toney Penna Dr	-	North & South Sides
Frederick Small Rd	North Side	South Side
Donald Ross Rd	North & South Sides	-

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Path: k:\drawings\gis\4 pz\trans\_elements\2016\2016\_sidewalk\_facilities.mxd

**Figure 4**  
**Town of Jupiter**  
**Bicycle Transportation Master Plan**  
**November 2014**

Jupiter Inlet Lighthouse  
 Outstanding Natural Area  
 (JILONA)



**Legend**

- Bus Stop
- Bike Master Plan 2014**
- Shoulder Designation**
- Desired Connection
- Existing Bike Lane
- Proposed Bike Lane
- Existing Multi-Use
- Proposed Multi-Use
- Existing Shoulder
- Proposed Shoulder
- Riverwalk Existing
- Riverwalk Proposed
- Schools
- JILONA
- Roadway
- Water
- County Park
- Town Park
- Town Limits

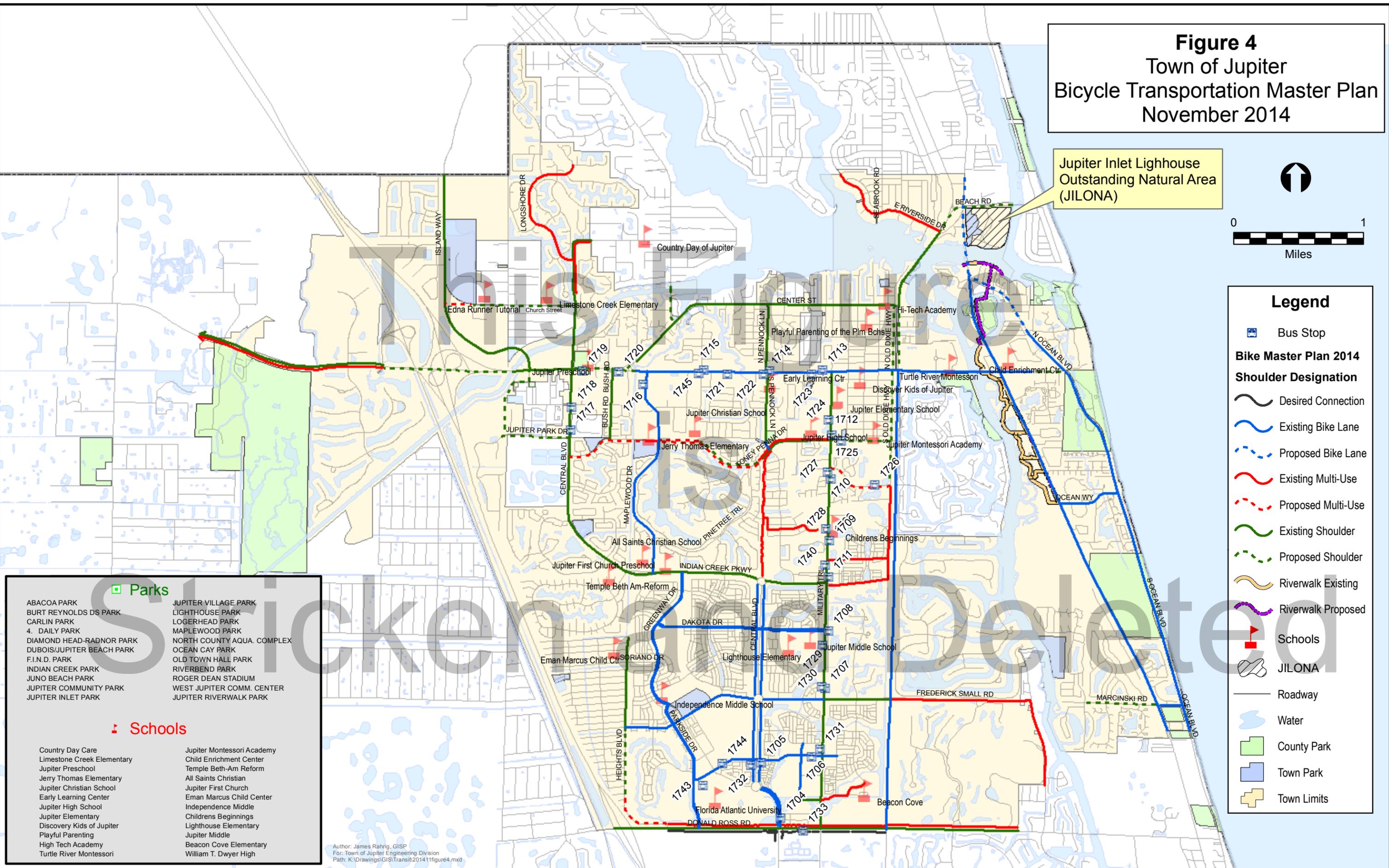
**Parks**

ABACOA PARK	JUPITER VILLAGE PARK
BURT REYNOLDS DS PARK	LIGHTHOUSE PARK
CARLIN PARK	LOGGERHEAD PARK
4. DAILY PARK	MAPLEWOOD PARK
DIAMOND HEAD-RADNOR PARK	NORTH COUNTY AQUA. COMPLEX
DUBOIS/JUPITER BEACH PARK	OCEAN CAY PARK
F.I.N.D. PARK	OLD TOWN HALL PARK
INDIAN CREEK PARK	RIVERBEND PARK
JUNO BEACH PARK	ROGER DEAN STADIUM
JUPITER COMMUNITY PARK	WEST JUPITER COMM. CENTER
JUPITER INLET PARK	JUPITER RIVERWALK PARK

**Schools**

Country Day Care	Jupiter Montessori Academy
Limestone Creek Elementary	Child Enrichment Center
Jupiter Preschool	Temple Beth-Am Reform
Jerry Thomas Elementary	All Saints Christian
Jupiter Christian School	Jupiter First Church
Early Learning Center	Eman Marcus Child Center
Jupiter High School	Independence Middle
Jupiter Elementary	Childrens Beginnings
Discovery Kids of Jupiter	Lighthouse Elementary
Playful Parenting	Jupiter Middle
High Tech Academy	Beacon Cove Elementary
Turtle River Montessori	William T. Dwyer High

Author: James Rahng, GISP  
 For: Town of Jupiter Engineering Division  
 Path: K:\Drawings\GIS\Transit\201411figure4.mxd

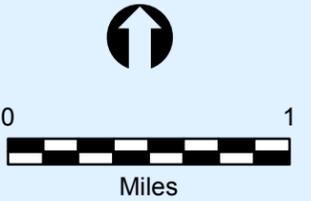


**Notes:**

1. Bike Lane indicates designated / marked bike lanes on roadway.
2. Shoulder indicates paved roadway shoulder striped and separated from travel lane, but not a designated, marked bike lane. Width varies from 3' to 4'.
3. No Sharrows (aka: shared lane pavement markings) exist within Town of Jupiter limits.
4. Multi-Use Paths are wider pathways (8 feet typical) that are exclusive for pedestrian / bicyclists.
5. Riverwalk indicates Multi-Use paths along the Intracoastal Waterway.

**Figure 4**  
Town of Jupiter  
Bicycle Transportation Master Plan  
February 2016

Jupiter Inlet Lighthouse  
Outstanding Natural Area  
(JILONA)



**Legend**

- Shoulder Designation**
- Desired Connection
  - Existing Bike Lane
  - Proposed Bike Lane
  - Existing Multi-Use Path
  - Proposed Multi-Use Path
  - Existing Shoulder
  - Proposed Shoulder
  - Riverwalk Existing
  - Riverwalk Proposed
- Other Symbols:**
- Schools
  - Bus Stop
  - Traffic Signal
  - Roadway
  - JILONA
  - Water
  - County Park
  - Town Park
  - Town Limits

**Parks**

- |                           |                            |
|---------------------------|----------------------------|
| ABACO PARK                | JUPITER VILLAGE PARK       |
| BURT REYNOLDS DS PARK     | LIGHTHOUSE PARK            |
| CARLIN PARK               | LOGGERHEAD PARK            |
| 4. DAILY PARK             | MAPLEWOOD PARK             |
| DIAMOND HEAD-RADNOR PARK  | NORTH COUNTY AQUA. COMPLEX |
| DUBOIS/JUPITER BEACH PARK | OCEAN CAY PARK             |
| F.I.N.D. PARK             | OLD TOWN HALL PARK         |
| INDIAN CREEK PARK         | RIVERBEND PARK             |
| JUNO BEACH PARK           | ROGER DEAN STADIUM         |
| JUPITER COMMUNITY PARK    | WEST JUPITER COMM. CENTER  |
| JUPITER INLET PARK        | JUPITER RIVERWALK PARK     |

**Schools**

- |                            |                            |
|----------------------------|----------------------------|
| Country Day Care           | Jupiter Montessori Academy |
| Limestone Creek Elementary | Child Enrichment Center    |
| Jupiter Preschool          | Temple Beth-Am Reform      |
| Jerry Thomas Elementary    | All Saints Christian       |
| Jupiter Christian School   | Jupiter First Church       |
| Early Learning Center      | Eman Marcus Child Center   |
| Jupiter High School        | Independence Middle        |
| Jupiter Elementary         | Childrens Beginnings       |
| Discovery Kids of Jupiter  | Lighthouse Elementary      |
| Playful Parenting          | Jupiter Middle             |
| High Tech Academy          | Beacon Cove Elementary     |
| Turtle River Montessori    | William T. Dwyer High      |
| Bright Horizons            |                            |

Author: James Rahrig, GISP  
For: Town of Jupiter Engineering Division  
Path: K:\Drawings\GIS\Traffic\Signals\201602figure4.mxd

**HOUSING ELEMENT:**  
*Goals, Objectives and Policies*

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**Goal 1: Provide affordable, structurally-sound Workforce Housing opportunities in sufficient quantity to accommodate the housing needs of present and future residents of Jupiter.**

**Managed Growth**

**Objective 1.1 To provide adequate Workforce Housing to meet the future needs assessments identified in Tables 1 through 4 for very-low, low, moderate low and moderate high income households in the Town.**

**Table 1 – Very Low Income (50% AMI & Below)  
 Household Need Analysis 2010 – 2035**

Tenure	Up to 2015	2015 – 2020	2020 – 2025	2025 – 2030	2030 - 2035
Owner	2,605	129	57	102	91
Renter	2,012	112	53	71	65
<b>Total</b>	<b>4,617</b>	<b>241</b>	<b>110</b>	<b>173</b>	<b>156</b>

**Table 2 – Low Income (51% - 80% AMI)  
 Household Need Analysis 2010 – 2035**

Tenure	Up to 2015	2015 – 2020	2020 – 2025	2025 – 2030	2030 - 2035
Owner	1,765	79	30	54	59
Renter	922	48	21	27	32
<b>Total</b>	<b>2,687</b>	<b>127</b>	<b>51</b>	<b>81</b>	<b>91</b>

**Table 3 – Moderate Income (81% - 120% AMI)  
 Household Need Analysis 2010 – 2035**

Tenure	Up to 2015	2015 – 2020	2020 – 2025	2025 – 2030	2030 - 2035
Owner	1,375	53	10	26	45
Renter	247	14	6	9	8
<b>Total</b>	<b>1,622</b>	<b>67</b>	<b>16</b>	<b>35</b>	<b>53</b>

**Table 4 – Middle Income (121% - 140% AMI)  
 Household Need Analysis 2010 – 2035**

Tenure	Up to 2015	2015 – 2020	2020 – 2025	2025 – 2030	2030 - 2035
Owner	2,052	61	-1	14	66
Renter	80	5	2	4	3
<b>Total</b>	<b>2,132</b>	<b>66</b>	<b>1</b>	<b>18</b>	<b>69</b>

Data Source: 2014 Florida Housing Data Clearinghouse (FHDC) at the Shimberg Center. The FHDA was founded in 2000 to provide public access to data on Florida’s housing needs and supply, subsidized rental housing, and housing demographics.

The most recent and accurate population projections categorize income levels slightly differently from the Town's Workforce Housing Program (WHP) and therefore differs slightly from the WHP areas of need. The lowest income category reflects all need up to 50% of AMI.

Policy 1.1.1 The location of future housing shall be guided through the Town's adopted Future Land Use Map and extension of public services.

Policy 1.1.2 Participate with Palm Beach County and other county municipalities to form a Housing Finance Authority which will utilize State "affordable housing" assistance loans and grants.

Policy 1.1.3 The Town strongly supports and encourages the infill, redevelopment and/or rehabilitation of existing residential homes and areas as a means to maintain and increase the Workforce Housing stock, including providing housing for essential workers. Further, the Town supports the concept of encouraging Workforce Housing through the use of auxiliary dwelling unit, patio, zero Z-lot line homes and the development of mixed use projects.

Policy 1.1.4 Review ordinances, codes, regulations and the permitting process for the purpose of eliminating excessive requirements, and amending or adding other requirements in order to increase private sector participation in meeting housing needs, while continuing to insure the health, welfare and safety of the residents.

Policy 1.1.5 The Town shall coordinate with public-private partnerships, private non-profit housing agencies, for-profit developers, lenders, Community Land Trusts (CLTs) and other housing agencies to assist in providing Workforce Housing located east of the Beeline Highway and north of PGA Boulevard.

Policy 1.1.6 The Town shall encourage the development of auxiliary dwelling units (ADU's) associated with a principal dwelling unit in order to reduce the Workforce Housing unit deficit.

Policy 1.1.7 Provide opportunities for increased density for the development of Workforce Housing in proximity to transit.

### **Affordable Housing Implementation Programs**

**Objective 1.2 To develop new funding sources and development strategies to aid in expanding the Town's Workforce Housing stock through design of creative impact fees and density criteria.**

Policy 1.2.1 The following definitions and standards for Workforce Housing and income categories shall be used by the Town in its Workforce Housing programs:

"WORKFORCE FOR-SALE HOUSING" means housing for which monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of the West Palm Beach-Boca Raton MSA median income as measured by the U.S. Bureau of the Census and updated annually by the U.S. Department of Housing and Urban Development. Other affordable/workforce housing definitions that are prescribed by affordable housing programs administered by Federal or State agencies may be used if such programs are implemented by the Town to provide workforce housing.

- a) "LOW INCOME" means an income falling between 61 and 80 percent of the median income.
- b) "MODERATE LOW INCOME" means an income falling between 81 and 100 percent of the median income.
- c) "MODERATE HIGH INCOME" means an income falling between 101 and 120 percent of the median income.

d) "MIDDLE INCOME" means an income falling between 121 and 140 percent of the median income.

"WORKFORCE RENTAL HOUSING" means housing for which monthly rents, and payments for utility services do not exceed 30 percent of the West Palm Beach-Boca Raton MSA median income "LOW INCOME" and "MODERATE LOW INCOME" listed in this policy.

"AFFORDABLE HOUSING" means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, that does not exceed 30 percent of the West Palm Beach-Boca Raton MSA very low income level (falling below 61 percent of the median income) as measured by the U.S. Bureau of the Census and updated annually by the U.S. Department of Housing and Urban Development.

Policy 1.2.2 The Town will assist in the coordination, outreach, education and information dissemination to residents, eligible households, and developers about Federal, State, County or local housing programs, subsidies, grants, or funds.

Policy 1.2.3 Support Countywide efforts to establish a "Workforce Housing Task Force" to assess the needs of the very low, low and moderate income housing needs which results in the development of a "fair share" distribution formula countywide. At a minimum, the Task Force should be represented by elected officials, builders, and housing authorities.

Policy 1.2.4 Recommend and support that all Palm Beach County housing authorities join together and fund a position of housing assistance officer. This person would maintain a central locator file of available housing. Access to the information is available to all housing authorities.

Policy 1.2.5 The Town, as a U.S. Department of Housing and Urban Development Entitlement Community, shall continue to participate in the Community Development Block Grant (CDBG) program to secure funding for projects in the Town.

Policy 1.2.6 (Reserved. Portions of this policy have been incorporated into Policy 1.2.11)

Policy 1.2.7 (Reserved)

Policy 1.2.8 By December 2015, the Town shall consider establishing a linkage fee to apply to the net gross floor area increase of non-residential development, as part of the Workforce Housing Program. If adopted, the Town will reevaluate the linkage fee as part of the Evaluation and Appraisal Report process.

Policy 1.2.9 The Town's Workforce Housing Program requires that residential dwelling units designated as "Workforce Housing" shall meet the following criteria:

- a) Workforce units shall be provided in perpetuity for for-sale units and 30 years for rental units;
- b) Workforce units shall be designed to be compatible with the overall development and adjacent properties;
- c) Workforce units are encouraged to be integrated within the development, and shall be designed in a way that promotes a mixture of dwelling unit types and income level;
- d) Workforce units may be allowed in any land use category which permits residential uses;
- e) The sale of for-sale Workforce units may be in accordance with the community land trust land lease, assuring an ongoing supply of workforce housing.

Policy 1.2.10 The Town's mandatory Workforce Housing Program requires new residential developments and redevelopment of existing developments, that will have a minimum of ten permitted residential dwelling units, to provide a minimum of 6% of the total units for low, moderate

low, moderate high and middle income households for developments that require no rezoning or land use change. For those developments that the Town rezones or changes the land use to increase development rights, the percentage of Workforce Housing units required associated with the increased development rights will be 20%. The 6% and 20% requirements shall not apply to any additional density which is subject to a greater percentage per Policy 1.2.11. In lieu of developing ~~6% of the required total number of units to be developed as~~ Workforce Housing units on-site, a developer may donate land which is restricted to the development of Workforce Housing, provide Workforce Housing units off-site, or make a payment to the Town's affordable and Workforce Housing Trust Fund ~~in an amount as detailed established~~ in the Workforce Housing Program land development regulations. Residential developments granted density bonus units are not eligible to pay or donate land in lieu of developing required associated workforce housing units.

Policy 1.2.11 The Town hereby establishes incentives to encourage the development of Workforce Housing:

a) Density bonus incentives:

- 1) A density bonus of 30 percent of the base density in all residential land use categories provided 40 percent of the density bonus units are developed as Workforce Housing units.
- 2) A density bonus greater than 30 percent and up to 100 percent of the base density may be granted to development, and redevelopment with a residential component, which includes one or more of the following additional criteria, as further detailed in the Workforce Housing Program land development regulations:
  - a. At least 50 percent of bonus units are Workforce Housing units;
  - b. Located on land use designations with a maximum density of at least 6 units per acre;
  - c. Located within ½ mile of a funded (contained in a 5-year capital improvement plan) or developed Tri-Rail station;
  - d. Located in an appropriate Redevelopment Overlay Area.

b) Density bonus incentives for development of additional Workforce Housing units for low-income households - The density bonus for low income household housing units may be up to 65 percent of the maximum allowable density based on criteria further detailed in the Workforce Housing Program land development regulations, together with additional density from the transfer of development rights, up to a maximum gross-density of 15 dwelling units per acre.

c) Prior to the granting of a density bonus associated with the redevelopment of existing residential units, the benefit of the number and affordability of the proposed workforce housing units shall be compared to the number, housing condition and affordability of the existing units, the Town Council shall determine that there is a net benefit to the Town and surrounding development.

d) Traffic concurrency incentive: When determining Town Traffic Performance Standards on Town-maintained roads, the level of service standard permitted for all Workforce Housing units on affected roadway segments and intersections shall be up to 15% above the adopted LOS volumes on those segments and intersections. Any project seeking to utilize this Workforce Housing traffic concurrency exception, which significantly impacts any State Strategic Intermodal System (SIS), shall be required to address its impacts on the SIS facilities as may be required by applicable State law in effect at the time of the development order application.

e) Expedited permitting: Any developer proposing Workforce Housing shall be entitled to expedited permitting.

Policy 1.2.12 (Reserved)

Policy 1.2.13 Developments may utilize the density bonuses in Policy 1.2.11 to obtain a gross residential density for a development up to a maximum of 15 dwelling units per acre. Master planned transit oriented developments, which include workforce housing and are within a radius of one-half mile from a funded Tri-Rail station, may be granted density bonuses which increases the total density up to a maximum of 15 dwelling units per acre.

Policy 1.2.14 The Town shall maintain, and amend as necessary, establish land development regulations to preserve the affordability of dwelling units developed through the Workforce Housing Program. The workforce housing units shall be made available only to income-eligible households. The household income levels to be targeted will include a combination of low, moderate low, moderate high and middle income households as defined in Policy 1.2.1.

Policy 1.2.15 The Town shall provide education awareness programs to inform the public about the need for affordable and workforce housing in the Town.

### **Special Housing Needs**

**Objective 1.3 To provide adequate sites and public services and facilities within identified infill and redevelopment areas to accommodate the need for low, moderate low, moderate high and middle income households, manufactured homes, group homes, and ~~adult~~ ~~congregate~~ assisted living facilities within the Town, as specified by criteria in the adopted Land Development Regulations and relevant state statutes.**

Policy 1.3.1 The Town shall continue to maintain non-discriminatory standards and criteria addressing the location of group homes and foster care facilities. For the purposes of the Comprehensive Plan, group homes and foster care home facilities are defined in Section 393.063, Florida Statutes, Definitions.

Policy 1.3.2 The Town shall provide for the integration of care facilities, group and foster homes, retirement communities which house the physically handicapped or elderly citizens into residential areas so long as the residential character and intensity is not changed or heightened.

Policy 1.3.3 The Town shall continue to permit ~~adult-congregate~~ assisted living facilities in residential areas so long as the facility is compatible to the surrounding residential neighborhood in terms of character and intensity of use.

Policy 1.3.4 Workforce Housing for low, moderate low, moderate high and middle income households should be made available in redevelopment projects and/or, in proximity to employment opportunities, and necessary public services to the maximum extent consistent with other Town policies.

Policy 1.3.5 The Town should, where appropriate, amend the zoning code to enable the development of group homes, congregate housing and foster care facilities in locations near community, medical and social services.

Policy 1.3.6 The development of residential communities for the elderly not in proximity to necessary services shall include as part of the development a range of elderly care services deemed acceptable by the Town Council.

Policy 1.3.7 The Town building code should allow for and ensure that all housing design and construction for handicapped and elderly persons provide barrier free access and mobility.

Policy 1.3.8 The Town shall continue to include criteria for the location of housing for low income households, mobile home placement, and households with special needs. These criteria shall consider existing Town ordinances and appropriate state statutes.

Policy 1.3.9 The Town shall identify adequate infill and redevelopment sites to provide opportunities for Workforce Housing units within one-half mile or less of funded (contained in a 5-

year capital improvement plan) or developed Tri-Rail stations within the Town's municipal boundaries.

### **Structural Condition**

**Objective 1.4 The structural condition of the Town's housing stock will be maintained and where necessary improved to provide safe, sanitary housing opportunities for all residents.**

Policy 1.4.1 Increase code enforcement activities, through regular annual inspections of the housing stock in neighborhoods where code violations are more prevalent, and institute special concentrated code enforcement activities where warranted.

Policy 1.4.2 The Town shall continue to upgrade or replace deteriorated or insufficient infrastructure and housing through an active capital improvements, demolition and rehabilitation programs. Utilizing redevelopment districts in order to achieve improvements needed will be considered in the Town's financial assessment of how the improvements will be paid for.

Policy 1.4.3 The Town should sponsor and encourage neighborhood improvement and beautification programs to improve the condition of houses and quality of neighborhood life.

Policy 1.4.4 Permit on a demonstration basis, mixed-use and other innovative reuses of the existing housing stock which will result in the removal of substandard housing units.

### **Demolition, Relocation, and Replacement**

**Objective 1.5 To provide for the relocation of residents or replacement of affordable and Workforce Housing units, which are part of a federal, state or Town approved housing assistance program, lost to demolition or redevelopment activities, the Town shall adhere to the following in addition to appropriate federal and state requirements and guidelines.**

Policy 1.5.1 For redevelopment projects, prior to the demolition or replacement of existing approved affordable and Workforce Housing units pursuant to Objective 1.5, which meets minimum housing standards in the Town Code and currently serves affordable and workforce housing income occupants, provisions shall be made by the developer for alternative housing opportunities in proximity to employment and necessary public services.

Policy 1.5.2 Properties containing Town-required Workforce Housing units, which are proposed to be redeveloped, shall meet Workforce Housing requirements pertaining to their existing development order and any Workforce Housing regulations in effect at the time of application submittal.

### **Preservation of Neighborhoods**

**Objective 1.6 To provide for the protection of the neighborhood character in the community and preserve historically significant structures.**

Policy 1.6.1 Residential neighborhoods adjacent to areas zoned for commercial activities should be protected by a vegetated, open space buffer to prevent encroachment of the activity and its by-products, (e.g., noise, fumes, etc.) into the neighborhood.

Policy 1.6.2 The Town shall assist and cooperate with efforts to inventory, designate, and preserve buildings, sites, districts and other resources of historic significance in Jupiter. To this

end, the Town shall assist in the efforts of the Loxahatchee River Historical Society or other historic societies. The Town shall maintain its Historic and Archaeological Preservation Ordinance.

Policy 1.6.3 The Town shall cooperate with the Loxahatchee River Historical Society or other local historic preservation societies to assist property owners in applying for and utilizing state and federal assistance programs.

Policy 1.6.4 Through the implementation of the historic resources ordinance the Town will safeguard the Town's unique history and heritage, foster civic pride and respect for the accomplishments of the past, and protect and enhance the Town's attraction to visitors.

Policy 1.6.5 The Town shall recognize the value of strong and stable neighborhoods by encouraging neighborhood identity and promoting neighborhood enhancement projects.

Policy 1.6.6 The Town shall promote public/private programs and activities that strengthen, stabilize, improve and enhance neighborhoods.

Policy 1.6.7 The location of locally designated historic resources shall be included on the Future Land Use Map (FLUM).

Policy 1.6.8 Maintain the overcrowding and reasonable accommodation procedure provisions of the Town's Housing Standards Ordinance to provide density control, ~~to~~ reasonably regulate the safety and occupancy of dwelling units, and to preserve and enhance residential neighborhoods.

# **CONSERVATION ELEMENT:**

## *Goals, Objectives and Policies*

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**Goal 1: To conserve, protect and enhance the functions and values of the natural resources within Jupiter to ensure the highest environmental quality possible.**

### **Environmentally Sensitive Areas**

**Objective 1.1 To implement a program and a set of standards to protect environmentally sensitive areas from adverse impacts of urban development.**

Policy 1.1.1 The Town shall maintain, periodically review and update the Vegetation and Environmental Preservation ordinance.

Policy 1.1.2 At a minimum, environmentally sensitive areas shall contain one or more of the following natural resources:

- a) rare, threatened and endangered wildlife and vegetation,. A complete list is defined by U.S. Fish and Wildlife Service, Florida ~~Game and Freshwater~~ Fish and Wildlife Conservation Commission, Treasure Coast Regional Planning Council, Florida ~~Council on Rare and Endangered Plants~~ Advisory Council and ~~Animals~~, Palm Beach County and the Florida Department of Environmental Protection (DEP);
- b) rare and unique upland habitat;
- c) wetlands and deepwater habitats;
- d) special geologic formations;
- e) artifacts of archaeological or historic significance;
- f) within public water supply system wellfield cone(s) of influence; ~~and~~
- g) within floodways and areas subject to flooding; and
- h) designated as a wild and scenic river by the Federal government.

Policy 1.1.3 In addition to the other conservation policies, any proposed development in an area designated as environmentally sensitive shall adhere to the following guidelines:

- a) Proposed development projects that are situated in a defined environmentally sensitive area must submit, as part of the site plan review process an environmental assessment report which contains at a minimum:
  - 1) an inventory of existing vegetation and wildlife based on a field survey;
  - 2) an identification of wildlife or vegetation listed as endangered, threatened or species of special concern and whether or not the environmentally sensitive area potentially will attract and support off site species and wildlife use;
  - 3) an assessment of the land identifying the location of all environmentally sensitive habitat or vegetation;
  - 4) an analysis of the functional viability and quality of the various habitats;
  - 5) a discussion of the impacts, both positive and adverse, on the resources;
  - 6) a discussion concerning whether there is any irreplaceable or irretrievable environmental damage,
  - 7) a mitigation plan that describes actions to be taken to replace those functions and values of the ecological community(s) lost as a result of developing the land.
  - 8) A maintenance and management plan which shall be submitted and approved for all environmentally sensitive areas and/or mitigation sites proposed, and shall at a minimum address the following:
    - a. Areas designated environmentally sensitive shall be identified and mapped on the approved site plan.

- b. Maintenance schedules and methodologies for the removal of exotic and invasive species.
- c. Wildlife enhancement provisions, including the installation of food sources, shelter, nesting and roosting facilities, etc., and the survivability of the habitat preserved.

Policy 1.1.4 The Town supports the protection of environmentally sensitive lands by using the Jupiter Open Space Program to evaluate and purchase of properties or other means, such as conservation easements among others, for their long term protection.

Policy 1.1.5 The Town shall submit applications for eligible projects whenever appropriate, under the Florida Communities Trust matching land acquisition funding program to leverage land acquisition program monies.

**Objective 1.2 To cooperate with and assist the South Florida Water Management District (SFWMD) and the Department of Environmental Protection (DEP) in protecting and preserving the Loxahatchee Slough/River Corridor to ensure that the quality of freshwater and estuarine water is maintained at current levels or improved as determined by the SFWMD and the DEP using DEP established criteria for water quality classifications as reported in Chapter 17-3, F.A.C.**

Policy 1.2.1 The Town will continue to require adequate conservation buffers for properties adjacent to the Loxahatchee Slough/River Corridor. If properties located within the Corridor are annexed into the Town, these properties will be assigned with a Conservation land use designation.

Policy 1.2.2 Uses allowed within the Conservation future land use designation shall be limited to those which are compatible with and preserve the natural character of the area, such as passive recreation, observation areas, hiking and nature trails, canoeing, primitive camping and environmental education facilities. Active recreation uses, such as playing fields, tennis courts, etc. shall be prohibited. All residential, commercial, industrial and community service uses shall be prohibited.

Policy 1.2.3 The Town shall monitor and maintain public access to the river corridor so that the environmental values of the system can be enjoyed, but not overburdened, by users.

Policy 1.2.4 The Town shall participate with the South Florida Water Management District, Palm Beach County, Jupiter Inlet District, Loxahatchee River ~~Environmental Control~~ District and other appropriate agencies to re-establish the historic hydrologic connections between the three segments of the corridor.

Policy 1.2.5 The Town, coordinating with the South Florida Water Management District (SFWMD) and the Florida Department of Environmental Protection (DEP), as appropriate, shall continue to maintain land development regulations for protecting all aspects of the Loxahatchee River corridor from incompatible land development. Such regulations shall be consistent with and further the "Loxahatchee River National Wild and Scenic River Management Plan" (June 2000, as may be amended) as adopted by the SFWMD and DEP.

Policy 1.2.6 All applications for proposed amendments to the Town's Future Land Use Map involving property abutting the Loxahatchee River corridor shall be transmitted to South Florida Water Management District and the Florida Department of Environmental Protection, as appropriate, for review and comment before formally being reviewed by the Town Council.

Policy 1.2.7 Subsurface water wells which adversely affect existing water users within the Loxahatchee River Corridor or would extend a zone of influence into the defined limits of the Loxahatchee River Corridor are prohibited.

Policy 1.2.8 A buffer of at least 100 feet shall be established along all portions of private property abutting portions of the Loxahatchee River identified by the Federal designation "Wild and Scenic" and a buffer of at least 25 feet shall be established along all portions of private property abutting the Loxahatchee River Corridor within the Town of Jupiter. Development applications for individual sites shall include an environmental assessment prepared by a qualified environmental scientist, engineer, biologist or ecologist. The assessment shall include specific recommendations, and supporting justification, for the establishment of appropriate buffer width to protect the corridor. The assessment shall identify properties possessing significant environmental, natural resources, topographic, and similar characteristics relating to the corridor. In the event of disturbance to properties abutting the corridor, the assessment shall include recommendations regarding the re-establishment of vegetative communities, drainage patterns, topographic features, and related improvements to provide protection to the corridor.

Policy 1.2.9 Within all buffers established for protection of the Loxahatchee River Corridor, all exotic plants shall be removed and maintained free of exotics. For the purposes of this policy, the term "exotic vegetation" shall include all plants listed as Category 1 on the Florida Exotic Pest Plant Council's list of invasive species.

Policy 1.2.10 Fences, walls, and similar barriers shall not be installed in a manner to separate the corridor from adjacent preserve or buffer areas. Fences, walls, and similar barriers may be installed as a means to limit or eliminate public access into the corridor and associated preserve or buffer areas. Secured access, as requested by the appropriate corridor management agency, shall be provided by owners of property abutting the corridor.

Policy 1.2.11 All properties directly abutting the Loxahatchee River Corridor and used for nonresidential purposes shall develop and implement a hazardous waste management and disposal plan. The hazardous waste management and disposal plan shall be consistent with all federal, state, regional, water management district, and county requirements.

Policy 1.2.12 All properties directly abutting the Loxahatchee River Corridor and used for residential and nonresidential purposes shall develop and implement an overall stormwater management plan. The stormwater management plan shall be consistent with all federal, state, regional, water management district, and county requirements. The stormwater management plan shall maintain the classification of the Loxahatchee River, Loxahatchee Slough, and associated wetland systems in a manner consistent with state legislative and administrative requirements. The stormwater management facilities constructed pursuant to the overall plans shall ensure ground water and surface water inflow shall not degrade the existing water quality or hydrology of water-dependent ecological systems within the corridor, including the Loxahatchee River, the Loxahatchee Slough, and associated wetlands.

Policy 1.2.13 The Town shall continue to enforce the provisions of the Palm Beach County Wellfield Protection Ordinance (Ordinance No. 88-7) within all areas immediately adjacent to the corridor.

### **Groundwater Resources**

**Objective 1.3 The quality and quantity of the Town's groundwater shall be maintained at current levels as determined by the Department of Environmental Protection using DEP**

**established criteria for water quality and quantity classifications as reported in Chapter 17-3, F.A.C.**

Policy 1.3.1 The Town will continue to monitor the quality and quantity of its groundwater resources to insure that the long-term withdrawal of water does not exceed the system's ability to recharge or replenish itself naturally.

Policy 1.3.2 All proposed new development or modified existing development within the Zones of Influence as defined in the Palm Beach County Wellfield Protection Ordinance shall be subject to the Conditional Approval process until such time that all the appropriate development regulations have been brought into compliance with the Wellfield Protection Ordinance.

Policy 1.3.3 New potable water wells and wellfields shall be located in areas where no regulated materials (e.g., hazardous or toxic materials) will be used, handled, stored or produced within the projected zones of influence of such wells or wellfields. At the time future wellfield locations are identified, establishment of incompatible land uses within the zones of influence of such wells or wellfields shall be prohibited.

Policy 1.3.4 The Town will continue to withdraw from the Floridian Aquifer and use reverse osmosis water treatment.

Policy 1.3.5 New development whose anticipated non-potable water consumptive use is expected to be significant shall make application to the Loxahatchee River District ~~Loxahatchee River Environmental Control District (ENCON)~~ or the Seacoast Utility Authority for the purchase of I.Q. water. Existing development with major non-potable water uses, e.g., golf course irrigation, shall be encouraged to enter into contract with the Loxahatchee River District ~~ENCON~~ or Seacoast Utility Authority to purchase irrigation (I.Q.) water in order to reduce non-potable water demands on the surficial aquifer.

Policy 1.3.6 The Town will maintain its Water Shortage Conservation Program, and will review it every five years to assure that the ordinance remains current with changing technology and regulations.

Policy 1.3.7 The Town shall require water saving devices, e.g., irrigation systems, plumbing fixtures, be installed in all new developments. Existing homes not containing such devices are encouraged to retrofit such systems.

Policy 1.3.8 The Town supports and will continue to implement the utilization of water from the C-18 Canal for the purpose of maintaining adequate water levels in lake systems adjacent to Town's wellfields in order to protect them from salt water contamination.

Policy 1.3.9 To encourage the conservation of potable water the Town shall maintain and periodically update measures that discourage excessive use of potable water.

Policy 1.3.10 Utilize the concept of planned unit type and cluster development in an attempt to provide maximum open space and promote recharge.

Policy 1.3.11 All wetlands located in direct recharge area shall be retained and preserved.

Policy 1.3.12 To promote recharge, the Town supports lake management plans that maintain historical groundwater levels.

Policy 1.3.13 Within 18 months of the adoption of SFWMD's 10-year Lower East Coast Regional Water Supply Plan update and any future updates to the Plan, the Town shall amend its Infrastructure Element to consider the District's plan updates. These updates will include the following:

- a) The Town's 10-year water supply plan;
- b) Identification of adequate water supply sources to meet future demand;
- c) Identification of alternate water supply projects.

Policy 1.3.14 The Town's Utility Department shall continue to update and implement the recommendations of the Water System Master Plan and inclusive 10-year Water Supply Facilities Work Plan, which shall assess projected water needs and sources for at least a 10-year planning period while considering the SFWMD's Lower East Coast Regional Water Supply Plan.

### **Surface Water Resources**

**Objective 1.4: The quality of the Town's surface water shall be maintained at appropriate levels as determined by the Department of Environmental Protection using DEP established criteria for water quality classifications as reported in Chapter 17-3 F.A.C.**

Policy 1.4.1 The Town's stormwater management practices shall be directed by the Stormwater Management Plan.

Policy 1.4.2 The Town shall require new development to preserve permanent open space buffer zones of natural vegetation along waterways and within the floodplain.

Policy 1.4.3 The Town shall maintain and periodically update its Stormwater Management Plan.

Policy 1.4.4 The Town will maintain active membership on the Loxahatchee River Management Coordinating Council ~~Committee~~, and the Treasure Coast Regional Planning Council.

Policy 1.4.5 The Town supports the Loxahatchee River Management Plan.

Policy 1.4.6 Runoff from streets and yards should be carefully controlled to prevent flooding in adjacent areas or pollution of water bodies. Catchment basins should be constructed at storm sewer outfalls to prevent silt and other pollutants from entering water areas. French drains, properly engineered, will be considered an acceptable stormwater runoff drainage practice. The Town will continue its program of upgrading the drainage systems of each basin, and will give priority to those areas with the most severe problem.

Policy 1.4.7 Commercial shoreline development should be restricted to those activities that require a waterfront location.

Policy 1.4.8 Parking facilities should be located away from the bodies of water and their runoff controlled.

Policy 1.4.9 The Town shall require unique environmental characteristics be incorporated into the overall site design.

Policy 1.4.10 Coastal bulkheads should only be allowed when an environment for native vegetation is provided waterward of the bulkhead for at least 50 percent of the shoreline. Existing coastal bulkheads in need of repair may be replaced.

Policy 1.4.11 Coastal bulkheads should be located at, or landward of, coastal wetlands and their ecotones.

Policy 1.4.12 Sloping revetments, riprap, native vegetation including but not limited to mangroves, or interlocking blocks or some combination of the foregoing, shall be used in high energy areas to more effectively dissipate wave forces, boat waves and reduce the effects of bottom scouring.

Policy 1.4.13 Land development activities that are feasible only through dredging and filling of submerged and wetland areas shall be prohibited unless permitted by the appropriate federal or state agency or has been properly mitigated as determined by an appropriate federal or state agency.

Policy 1.4.14 Buffer zones of vegetation should be established between any area of urban development and adjacent waterways.

Policy 1.4.15 Waterway connections to open water should be located to minimize adverse environmental impact. Avoid connections that disrupt wetlands, marine grasses and shellfish beds.

Policy 1.4.16 Approved upland waterway construction should be done in the dry, if possible, so that shaping and stabilization of the banks can be completed before the "plug" is removed for connection to open waters.

Policy 1.4.17 New artificial waterways are discouraged.

Policy 1.4.18 Dredging for navigational access or flood control should be planned to prevent unnecessary channels. In areas having shallow water shorelines, peripheral canals on the upland, leading to a central navigational channel, should be considered rather than separate access channels for each waterfront landowner.

Policy 1.4.19 All dredging spoil material should only be placed on suitable upland areas. Where feasible, sandy spoil should be used for dune construction and restoration projects.

Policy 1.4.20 Effective turbidity control mechanisms and procedures should be used to protect water quality in areas adjacent to construction activities.

Policy 1.4.21 Docks and piers should not obstruct navigation or public use of waters, and they should be constructed in a manner that does not restrict water flow, nor block views to the water.

### **Habitats & Wildlife**

#### **Objective 1.5: To protect and conserve all ecological communities and wildlife, especially endangered and rare species, for present and future generations**

Policy 1.5.1 Protection and management of wetland and deepwater habitats shall be in a manner consistent with the adopted policies of the Treasure Coast Regional Planning Council, and the South Florida Water Management District, as well as, the Loxahatchee River Aquatic Preserve Management Plan, and the Loxahatchee River Management Plan.

Policy 1.5.2 The Town will continue to encourage the re-establishment of wetlands in previously drained areas where feasible, and will encourage future development and use of wetlands only for purposes which are compatible with their natural values and functions.

Policy 1.5.3 The Town will encourage site planning and development practices that conserve wooded areas by minimizing damage or destruction to trees and maximizing the design opportunities presented by native vegetation.

Policy 1.5.4 The Town will require new developments to install no less than 50% of the landscape in native vegetation. Vegetation includes not only shrubs and trees, but also grasses.

Policy 1.5.5 The Town shall maintain land development regulations that require all development to set aside through selective clearing and other construction activity, as a minimum, 25 percent of the native plant community which occurs on-site.

Policy 1.5.6 New transportation and utilities development should take place, to the extent possible in existing rights of way, in areas that avoid wetlands and ecotones and areas of historic and scenic value. Where wetlands cannot be avoided, bridging rather than filling should be utilized to the maximum degree feasible.

Policy 1.5.7 All slopes, cuts and fills should be stabilized immediately with vegetation or other effective means in order to prevent unnecessary erosion. Natural vegetation should be retained whenever possible.

Policy 1.5.8 Protection of 25 percent of each native plant community which occurs on-site may be reduced only if the native plant community types are determined not to be rare or endangered. Reduction may be approved only in exchange for increased conservation of native plant types which are rare. In cases where plant types are considered to be rare or endangered increased conservation of these plants may be encouraged by providing an incentive. One unit of rare or endangered plant habitat for two units of common habitat.

Policy 1.5.9 Site clearing, vegetation removal and/or building demolition shall be phased concurrent with construction activity to minimize soil erosion and generation of airborne dust. Construction practices such as seeding, wetting and mulching which minimize airborne dust and particulate emission generated by construction activity shall be undertaken within sixty (60) days of completion of clearing work. Building construction will occur not later than thirty days after vegetation removal and site clearance.

Policy 1.5.10 Landscaping should utilize native species that are adapted to soil, water and temperature conditions of the area. No less than 50% of the vegetation shall be native. This allows ground cover without introduction of fertilizers, pesticides and other potentially harmful materials that are often necessary for survival of non-indigenous plants. Many times native plants can be salvaged before development occurs and later used for landscaping. To the extent possible, native trees and shrubs located within buildable areas shall be relocated and used on the site.

Policy 1.5.11 Wetlands shall be protected by all development, unless proven to be of overriding public interest and/or determined to be an isolated, non-functioning or a diminishing system by the appropriate jurisdictional agency.

Policy 1.5.12 Any development that does occur in wetlands shall take special care to avoid unnecessary ecological or hydrological damage to the area. Development that occurs adjacent to wetlands shall be designed and developed in a manner that has no negative impact on the wetland and associated systems.

Policy 1.5.13 Wetlands shall have a development potential of ½ dwelling unit per acre, with density transferred to the adjacent non-wetland area of the site.

Policy 1.5.14 Submerged lands shall receive no density allocation.

Policy 1.5.15 In cases where it appears ownership of land extends into waters of the state, ownership of those submerged lands must be established prior to seeking a development order.

Policy 1.5.16 A buffer zone of native upland edge (i.e., transitional) vegetation shall be provided and maintained around wetland and deepwater habitats which are constructed or preserved on new development sites. The buffer zone may consist of preserved or planted vegetation, but shall include canopy, understory and ground cover of native species only. The edge habitat shall begin at the upland limit of any wetland or deepwater habitat. As a minimum, ten square feet of such buffer shall be provided for each linear foot of wetland or deepwater habitat perimeter that lies adjacent to uplands. This upland edge habitat shall be located such that no less than 50 percent of the total shoreline is buffered by a minimum width of ten feet of upland habitat.

The upland buffer requirement does not apply to those created deepwater habitats (e.g., stormwater management ponds) less than one-half acre in size nor to drainage canals or stormwater conveyance requiring periodic maintenance.

Policy 1.5.17 Development of non-wetland areas shall preserve a minimum of 25% open space.

~~Policy 1.5.18 Areas designated as natural reservations in the Recreation Element shall be used solely for passive recreation purposes and shall not be developed for active recreational use. Land that is environmentally sensitive shall be preserved for the purposes of open space, passive recreation uses, traffic mitigation, flood protection and environmental enhancement.~~

Policy 1.5.19 The Town's ~~Planning~~ Department of Planning and Zoning shall review proposals for developments that are adjacent to environmentally sensitive lands ~~designated natural reservation~~ for possible adverse effects to these lands ~~reservation areas~~.

Policy 1.5.20 All nuisance and invasive exotic vegetation defined as Category 1 by the Florida Exotic Pest Plant Council shall be removed and replaced with native plant species adapted to existing soil and climatic conditions. Removal shall be in a manner that avoids seed dispersal by any such species. Planting of invasive exotic vegetation shall be prohibited. On privately owned land implementation shall occur at the time of development or redevelopment. On publicly owned land implementation shall occur at the time of development or as soon as possible. It should be noted that private environmental groups may voluntarily implement this work as an organized project. In all cases, implementation shall be consistent with the overall objective of protecting the functions and values of native habitats. All lands shall be maintained exotic free.

### **Flood Prone Areas**

**Objective 1.6: To protect the surface and ground water supply, prevent erosion and prevent the loss of life and property through the restriction of building in the flood zone areas, the Town shall continue to enforce its adopted Flood Zone Ordinance and shall maintain requirements.**

Policy 1.6.1 No development will be approved in flood hazard areas and floodways, that is, on land immediately adjacent to major drainage and receiving streams, rivers or low areas which are known to be subject to flooding or rushing water and which therefore, create a hazard to life and property. Rather, the Town will encourage that these lands be reserved for conservation, open space, and recreation.

Policy 1.6.2 The Town shall prevent and regulate the construction of flood barriers which will unnaturally divert flood hazards to other lands.

Policy 1.6.3 Filling, grading and mineral extraction within the 100-year flood prone area is prohibited unless it can be proven that there will be no increase in flood hazards to other lands, and it is being accomplished in the public interest.

Policy 1.6.4 The Town will continue to participate in the National Flood Insurance Program Community Rating System (CRS) and strive to maintain or improve its current CRS rating. [Section 163.3178, F.S. (Chapter 2015-69, section 1)]

### **Air Quality**

**Objective 1.7 To maintain air quality standards at current or improved levels as determined by the Department of Environmental Protection using DEP established criteria for air quality classifications.**

Policy 1.7.1 In accordance with Section 163.3202, F.S., the Town shall continue to maintain land development regulations to provide for fuel saving techniques such as promoting car pooling, public transit, bicycling, traditional neighborhood design, pedestrian walkways and Transit Oriented Developments.

Policy 1.7.2 The Town shall maintain, and amend as necessary, the adopted Bicycle Transportation Master Plan, to reduce reliance upon automotive travel.

Policy 1.7.3 By the time the Town revises its development codes, it shall have studied and identified those uses that should be treated as special exceptions.

Policy 1.7.4 Vegetation and buffering along major trafficways shall be required.

Policy 1.7.5 The removal of natural vegetation shall be timed such that it will occur only to those areas in which construction is anticipated during the succeeding three (3) months.

### **Hazardous Waste**

**Objective 1.8 The Town will continue to maintain a contract with Palm Beach County to address a hazardous waste management program for the inventory, storage, recycling, collection and disposal of hazardous waste.**

Policy 1.8.1 The Town should require notification of hazardous waste generation, handling or storage as part of the occupational license application procedure.

Policy 1.8.2 The Town should cooperate with the County in implementing and maintaining an emergency hazardous waste response program.

Policy 1.8.3 The Town should require automobile service stations to accept waste motor oil and lead acid batteries for subsequent recycling.

Policy 1.8.4 The Town should cooperate with Palm Beach County in sponsoring Amnesty Days to collect household hazardous waste for proper disposal.

Policy 1.8.5 Commercial mining within the jurisdictional limits of the Town is prohibited.

## **Greenways and Blueways**

**Objective 1.9 Provide a linked open space program for the conservation of greenways, blueways (water corridors used for conservation or recreation), and wildlife corridors that serve as connections to environmentally significant lands and conservation areas.**

Policy 1.9.1 Provide incentives which encourage developers to provide linkages and connections between conservation areas and environmentally significant lands through buffers and upland set asides.

Policy 1.9.2 The Town shall preserve environmentally significant land and wildlife habitat areas using the Jupiter Open Space Program or other opportunities, to support endangered species, threatened species and species of special concern as part of a linked open space network, in order to ensure the survival of species which would otherwise be jeopardized by isolation.

Policy 1.9.3 Amend the Town Code to make consideration of greenways and wildlife a component of the development review and approval process.

Policy 1.9.4 ~~By October 2008, the Town shall inventory and develop a map to identify all existing properties that comprise blueway and greenway corridors. Allow for off-site mitigation to create greenways and to enhance existing greenways as noted on the Town's Blueways and Greenways Map.~~

Policy 1.9.5 The Town's Blueways and Greenways Mmap as identified in ~~Policy 1.9.4~~ should be used to guide the future acquisition of property or dedication of easements to establish new blueway and greenway connections or to enhance the existing blueways and greenways.

## **Green Design**

**Objective 1.10 To encourage and promote effective green design theories and techniques for new development, redevelopment and infill projects including sustainable site development, water efficiency (including stormwater runoff), energy efficiency, sustainable material selections (including alternate paving materials to reduce heat island effects) , urban agriculture and improved indoor environmental quality.**

Policy 1.10.1 The Town shall maintain and amend as necessary land development regulations to promote and support green design theories and techniques, and which provide incentives for same.

Policy 1.10.2 By December 2019, the Town will strive to upgrade its current Florida Green Building Coalition "Florida Green Local Government Silver Certification" to a Gold Certification.

Policy 1.10.3 The Town will continue to support existing farmers markets, public markets, and similar activities and encourage the development of additional markets throughout the Town to provide residents with access to fresh, local produce.

Policy 1.10.4 By December 2017, the Town will adopt land development regulations to allow community gardens at a scale that is appropriate to the Town's neighborhoods, particularly in areas that have vacant or underutilized land.

# **COASTAL MANAGEMENT ELEMENT:**

## *Goals, Objectives and Policies*

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**Goal 1. The protection of coastal natural resources through the development and implementation of programs and procedures that balance coastal development activities with the preservation of natural resources and provide for mitigation of development impacts.**

### **Coastal Natural Resources Objective and Policies**

**Objective 1.1: To protect and preserve the functions and values of coastal wetland and natural dune systems which include the creation of environmentally sensitive zoning districts in which regulations will be established for the protection of natural resources which will include the following:**

Policy 1.1.1 The Town shall maintain a program and a set of standards to protect sensitive areas from adverse impacts of urban development. This program will be implemented through the creation of environmentally sensitive areas as defined in Conservation Policy 1.1.2 and 1.1.3.

Policy 1.1.2 At a minimum, environmentally sensitive areas shall be defined as those areas which contain one or more of the following natural resources:

- a) rare, threatened and endangered wildlife and vegetation. A complete list is defined by U.S. Fish and Wildlife Service, Florida ~~Game and Freshwater~~ Fish and Wildlife Conservation Commission, Treasure Coast Regional Planning Council, Florida ~~Council on Rare and Endangered Plants~~ Advisory Council and ~~Animals~~, Palm Beach County, and the Florida Department of Environmental Protection (DEP);
- b) rare and unique upland habitat;
- c) wetlands and deepwater habitats;
- d) special geologic formations;
- e) artifacts of archeological or historic significance;
- f) within public water supply system wellfield cone(s) of influence; and
- g) within floodways and areas subject to flooding.

Policy 1.1.3 In addition to the other conservation policies, any proposed development (see definition below), an area designated as environmentally sensitive shall adhere to the following guidelines:

- a) Proposed development projects that are situated in a defined environmentally sensitive area must submit as part of the site plan review process an environmental assessment report which contains at a minimum:
  - 1) an inventory of existing vegetation and wildlife based on a field survey;
  - 2) an identification of wildlife or vegetation listed as endangered, threatened or species of special concern and whether or not the environmentally sensitive area potentially will attract and support off site species and wildlife use;
  - 3) an assessment of the site identifying the location of all environmentally sensitive habitat or vegetation;
  - 4) an analysis of the functional viability and quality of the various habitats;
  - 5) a discussion of the impacts, both positive and adverse, on the resources;
  - 6) a discussion concerning whether there is any irreplaceable or irretrievable potential environmental damage to these resources; and
  - 7) a mitigation plan that describes actions to be taken to replace those functions and values of the ecological community(s) lost as a result of the proposed land development activity.

- 8) a maintenance and management plan which shall be submitted and approved for all environmentally sensitive areas and/or mitigation sites proposed, and shall at a minimum address the following:
  - a. Areas designated environmentally sensitive shall be identified and mapped on the approved site plan.
  - b. Maintenance schedules and methodologies for the removal of exotic and invasive species.
  - c. Wildlife enhancement provisions, including the installation of food sources, shelter, nesting and roosting facilities, etc., and the survivability of the habitat preserved.
- b) Development shall be defined as:
  - 1) a reconstruction, alteration of the size, or material change in the external appearance of a structure on land;
  - 2) a change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices or dwelling units in a structure or on land;
  - 3) alteration of a shore or bank of a seacoast, river, stream, lake, pond or canal, including any coastal construction as defined in Section 162.021, Florida Statutes;
  - 4) commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land;
  - 5) demolition of a structure;
  - 6) clearing of land as an adjunct of construction;
  - 7) deposit of refuse, solid or liquid waste, or fill on a parcel of land.Exceptions to the above definition are defined in Section 380.04, F.S.

Policy 1.1.4 Protection and management of wetland and deepwater habitats shall be in a manner consistent with the adopted policies of the Treasure Coast Regional Planning Council, the South Florida Water Management District, and as well as, the Loxahatchee River Aquatic Preserve Management Plan, and the Loxahatchee Wild and Scenic River Management Plan.

Policy 1.1.5 The Town shall maintain land development regulations that require all development to set aside through selective clearing and other construction activity, as a minimum, 25 percent of each native plant community which occurs on-site. Increased conservation of native plant community types which are determined to be regionally rare or endangered may be provided in exchange for decreased conservation of native plant community types which are common. To encourage such exchanges an additional unit of regionally rare or endangered upland may be set aside in exchange for use of two units of common habitat. Such set aside habitat shall be preserved in viable condition with intact canopy, understory, and ground cover. Determination of regional endangered or rare status will be based upon those communities that have been identified by the Treasure Coast Regional Planning Council.

Policy 1.1.6 The Town will continue to encourage the re-establishment of wetlands in previously drained areas where feasible and will encourage future development and use of wetlands only for purposes which are compatible with their natural values and functions.

Policy 1.1.7 Spoil islands should be retained in public ownership and modified to serve as green areas, bird roosting, nesting and feeding areas and when appropriate, water oriented recreation areas. In the event new spoil islands are created, they should be designed to serve recreation, wildlife and other public use. Revegetation efforts on all spoil islands should utilize 100 percent native vegetation adapted to existing soil and climatic conditions.

Policy 1.1.8 All mosquito impoundments shall be modified to provide the multiple functions of marine fisheries habitat, water quality enhancement and adequate mosquito control.

Policy 1.1.9 The Council supports the efforts of the South Florida Water Management District to reestablish wetland vegetation along the banks of the C-18 Canal.

Policy 1.1.10 The Town's Coastal Planning Area encompasses the following as they occur along the Atlantic Ocean, Intracoastal Waterway, Jupiter Inlet and all estuarine waters within the Town boundaries:

- a) Water and submerged lands;
- b) Shoreline;
- c) The coastal barrier located east of the Intracoastal Waterway from the Town's southern boundary north to the Jupiter Inlet;
- d) Living marine resources;
- e) Marine wetlands;
- f) Water-dependent or water-related facilities;
- g) Public access facilities related to the above areas; and
- h) All lands adjacent to the above areas where development may impact the integrity and/or quality of these areas.

**Objective 1.2 To cooperate with and assist the South Florida Water Management District (SFWMD) and the Department of Environmental Protection (DEP) in protecting and preserving the Loxahatchee Slough/River Corridor which borders on the Town of Jupiter to ensure that the quality of estuarine water is maintained at current levels as determined by the SFWMD using DEP established criteria for water quality classifications as reported in Chapter 17-2, Florida Administrative Code.**

Policy 1.2.1 The Town will continue to require adequate conservation buffers for properties abutting the Loxahatchee Slough/River Corridor. If properties located within the Corridor are annexed into the Town, these properties shall be assigned with the Conservation land use designation.

Policy 1.2.2 Uses allowed within the Conservation future land use designation shall be limited to those are compatible with and preserve the natural character of the area, such as passive recreation, observation areas, hiking and nature trails, canoeing, primitive camping and environmental education facilities. Active recreation uses, such as playing fields, tennis courts, etc. shall be prohibited. All residential, commercial, industrial and community service uses shall be prohibited.

Policy 1.2.3 The Town shall monitor and maintain public access to the river corridor so that the environmental values of the system can be enjoyed, but not overburdened, by users.

Policy 1.2.4 The Town shall participate with the South Florida Water Management District, Palm Beach County, Jupiter Inlet District, Loxahatchee River District and other appropriate agencies to reestablish the historic hydrologic connections between three segments of the corridor.

Policy 1.2.5 The Town supports the proposed South Florida Water Management District C-18 wetland restoration program.

**Wildlife and Fisheries Objective and Policies**

**Objective 1.3: The Town shall maintain the adopted strategies to protect and re-establish coastal wildlife and fisheries populations and habitats which provide for minimization of development impacts and the preservation of necessary habitat. These strategies include at a minimum:**

Policy 1.3.1 Site plan review and evaluation shall consider development impacts on wildlife, fish and habitat. The Town shall require safeguards to prevent or significantly reduce the potential adverse impacts of development activities. These safeguards shall be based upon information derived from the Environmentally Sensitive area criteria.

Policy 1.3.2 Sites proposed for agriculture or development activities within the known range of endangered or threatened species or where such species are expected to occur based upon habitat suitability and species ranges shall be surveyed at the request of local officials by qualified government ecologists prior to approval or commencement of such activities to determine whether or not endangered or threatened plant or animal populations occur.

### **Estuarine Environmental Quality Objectives & Policies**

**Objective 1.4: The Town shall maintain strategies to ensure that the quality of estuarine water within the Town's Coastal Planning Area reaches Class 2 definition and maintain that level as determined by measurable chemical constituents.**

Policy 1.4.1 The Town shall maintain a surface and stormwater management ordinance. This ordinance is intended to minimize degradation of surface waters through treatment of stormwater runoff. At a minimum, specified treatments should include maximum feasible on-site retention, establishment of littoral zones in lake management systems and wetland areas and use of grassy swales for filtration. This policy shall apply to both existing and new systems.

Policy 1.4.2 Retrofitting of substandard public drainage systems shall occur during repair, expansion, or redevelopment activities. This policy is intended to address water quality problems resulting from inadequately maintained systems, or those systems constructed previous to a complete understanding of the effects of stormwater runoff on water quality.

Policy 1.4.3 The Town seeks the cooperation and participation of all surrounding local governments in minimizing and eventually eliminating pollutant sources and excess silt entering estuarine waters. Consistent with this effort the Town will maintain active membership on the Loxahatchee Council of Governments, Loxahatchee River Management Coordinating Council ~~Committee~~ and the Treasure Coast Regional Planning Council.

Policy 1.4.4 The Town shall not permit significant alteration of tidal flushing and circulation patterns by development activities without demonstrated proof by the applicant that such alteration will not have a negative impact on the natural environment.

Policy 1.4.5 The Town shall prohibit canals as defined in this Section. For purposes of this policy a canal is defined as any artificial waterway providing access to waters of the State or to any of the rivers, streams, creeks, canals, or other waters of the State or their tributary systems for the purposes of navigation, aesthetics, recreation, and/or enhancement of property. This definition expressly excludes non-residential canals required for agricultural irrigation and drainage purposes. Also excluded are appropriately designed swales and ditches approved by the Engineering and Public Works Director as necessary for controlled outflow of surface water.

Policy 1.4.6 Effective turbidity control mechanisms and procedures shall be used to protect water quality in areas adjacent to construction activities.

## **Preservation of Marine Natural Systems Objective and Policies**

**Objective 1.5: The Town shall maintain the adopted strategies to protect and preserve the functions and values of marine natural systems. The land development regulations shall continue to provide for the protection of natural resources and include at a minimum:**

Policy 1.5.1 The Town adopts the objectives and policies and supports the implementation of the Loxahatchee Wild and Scenic River Management Plan.

Policy 1.5.2 The Town adopts the objectives and policies and supports the implementation of the Loxahatchee River Aquatic Preserve Management Plan.

Policy 1.5.3 Sloping revetments and interlocking blocks shall be used in high energy areas to more effectively dissipate wave forces, boat wakes and reduce the effects of bottom scouring. New bulkheads and seawalls shall only be used to protect existing development and shall be located landward of coastal wetlands and their ecotones.

Policy 1.5.4 Land development activities that are feasible only through dredging and filling of submerged and wetland areas should be discouraged.

Policy 1.5.5 Buffer zones of vegetation and/or riprap, to provide for an environment for native vegetation, should be established between any area of urban development and adjacent waterways. The native vegetation should consist of coastal plants such as mangroves, salt wart or sea ox-eye daisy and other coastal plants identified in Section 62-340.450, Florida Administrative Code.

Policy 1.5.6 A buffer zone of native upland edge (i.e., transitional) vegetation shall be provided and maintained around wetland and deepwater habitats which are constructed or preserved on new development sites. The buffer zone may consist of preserved or planted vegetation, but shall include canopy, understory and ground cover of native species only. The edge habitat shall begin at the upland limit of any wetland or deepwater habitat. As a minimum, ten square feet of such buffer shall be provided for each linear foot of wetland or deepwater habitat perimeter that lies adjacent to uplands. This upland edge habitat shall be located such that no less than 50 percent of the total shoreline is buffered by a minimum width of ten feet of upland habitat. In the U. S. Highway One/Intracoastal Waterway Corridor, where land dedication for the Riverwalk Corridor has occurred, this requirement may be waived by the Town Council. The upland buffer requirement does not apply to those created deepwater habitats (e.g., stormwater management ponds) less than one-half acre in size nor to drainage canals or stormwater conveyance requiring periodic maintenance.

Policy 1.5.7 Approved upland waterway construction should be done in the dry, if possible, so that shaping and stabilization of the banks can be completed before the "plug" is removed for connection to open waters.

Policy 1.5.8 Dredging for navigational access or flood control should be planned to prevent unnecessary channels. In areas having shallow water shorelines, peripheral canals on the upland, leading to a central navigational channel, should be considered rather than separate access channels for each waterfront landowner.

Policy 1.5.9 All dredging spoil material shall only be placed on suitable upland. Where feasible, sandy spoil should be used for dune construction and restoration projects.

Policy 1.5.10 Docks and piers should not obstruct navigation or public use of waters, and they should be constructed in a manner that does not restrict water flow, nor block views to the water.

Policy 1.5.11 The Town shall coordinate review of estuarine shoreline development with appropriate federal, state, regional and local agencies to prevent irreparable or irretrievable loss of natural coastal resources. Intergovernmental coordination shall also provide cost effective utilization of experts in marine biology, coastal engineering, and soil conservation. To this end, as appropriate, the Town shall coordinate with public agencies, including the U.S. Department of Interior, U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, National Oceanic and Atmospheric Administration, U.S. Soil Conservation Service, the Florida Department of Environmental Protection, the Florida ~~Game and Freshwater~~ Fish and Wildlife Conservation Commission, the South Florida Water Management District, the Treasure Coast Regional Planning Agency, and potentially impacted local governments.

Policy 1.5.12 The Town shall make environmental education and management an integral part of park and recreation policies and programs. In addition, the Department of Planning and Zoning shall provide general information assistance and referral services to citizens interested in the impacts of Jupiter's physical development on natural resources and resource conservation.

Policy 1.5.13 The Town shall continue to coordinate with the Florida Department of Environmental Protection related to any anticipated changes to the Town's mangrove protection regulations contained in Chapter 26 of the Town Code.

Policy 1.5.14 No development will be approved in flood hazard areas and floodways, that is, on land immediately adjacent to major drainage and receiving streams, rivers or low areas which are known to be subject to flooding or rushing water and which therefore, create a hazard to life and property. Rather, the Town will encourage that these lands be reserved for conservation, open space, and recreation.

Policy 1.5.15 The Town shall prevent and regulate the construction of flood barriers which will unnaturally divert flood hazards to other lands.

### **Water Dependent and Water Related Objective and Policies**

**Objective 1.6: The development and implementation of criteria for prioritizing water dependent and water related land use activities within the Town's Coastal Planning Area as identified in this Element.**

Policy 1.6.1 The land use activities permitted within the estuarine shoreline zone shall be:

- a) public boat ramps and public use marinas;
- b) other water oriented recreation;
- c) commercial fishing and sport fishing;
- d) water related uses;
- e) water dependent industries or utilities; and
- f) residential with marinas or other water oriented recreation uses.

Policy 1.6.2 The following criteria shall be used in the development and site plan review procedures for all boat ramp projects:

- a) Size and location of boat ramps throughout the Town should be determined by population centers and projected need. Proposed boat ramps should be near significant population center and offer access to large navigable waters.
- b) Non-water related facilities associated with all boat ramp facilities, such as restrooms, pump-out stations, and parking shall be located in upland areas.

- c) Adequate traffic capacity shall be available on all public roads and adequate upland areas shall also be available for the boat ramp parking area

Policy 1.6.3 The siting of all boat facilities shall be consistent with the guidelines, methodologies, procedures and policies established in the Boat Facility Siting Plan for Palm Beach County prepared by the Treasure Coast Regional Planning Council,

Policy 1.6.4 All site plans shall be reviewed to determine if the site is located in an area designated as low, medium, or high probability of impact to manatees as defined in the Boat Facility Siting Plan.

Policy 1.6.5 If a boat facility is proposed at a location that was not considered an existing or potential site in the Boat Facility Siting Plan, then the methodology established in the Boat Facility Siting Plan shall be used to determine the appropriateness of the site.

Policy 1.6.6 Preferred locations are defined by the Boat Facility Siting Plan as sites meeting the following performance criteria:

- a) The site is located in an area designates as low probability of impact to manatees;
- b) The site has access to an existing channel leading to the Intracoastal Waterway;
- c) If the proposed development plan requires dredging of submerged land, approval of the development plan shall be based on a review of the permitting agencies to ensure:
  - 1) the site is designed to minimize impacts to natural resources to the extent possible; and
  - 2) impacts to seagrass beds, tidal marsh, and mangrove communities are adequately mitigated.
- d) This policy shall apply to the development of new facilities as well as the redevelopment or expansion of existing facilities.

Policy 1.6.7 The Town shall work with the permitting agencies to simplify and streamline the review process for the development or expansion of boat facilities at preferred locations. The goal of the simplified process is to minimize cost to the developer and decrease the time in which it takes to receive permits.

Policy 1.6.8 The creation of new canals or basins for purposes of providing individual docking facilities for residential lots without existing water frontage shall not be permitted.

Policy 1.6.9 In the event that an existing boat facility is destroyed by a disaster, the facility shall be allowed to rebuild to its preexisting condition, provided that the preexisting condition was legally permitted. This policy applies to all boat facilities regardless if the facility is located in an area of low, medium, or high probability of impact to manatees.

### **Beach and Dune Systems Objective and Policies**

**Objective 1.7: The Town shall maintain procedures and standards and continue to work with Palm Beach County and other jurisdictional agencies to protect, preserve and restore beach and dune systems and minimize construction-related impacts.**

Policy 1.7.1 The Town shall develop a program for the coastal zone area identified in this Element, which provides for, at a minimum, the following:

- a) dwelling unit density limitations;
- b) shoreline protection;
- c) beach/dune protection;
- d) site plan design standards; and
- e) Fish and wildlife protection, e.g., turtles, Manatee.

Policy 1.7.2 The Town shall continue to actively enforce the Coastal Construction Code within the established Coastal Building Zone.

Policy 1.7.3 The Town shall continue to monitor and evaluate jointly with the U.S. Army Corps of Engineers, Florida Department of Environmental Protection, Palm Beach Countywide Coastal Beaches and Shores Council and other interested parties, major causative factors underlying shoreline erosion and desirable preventative measures for ablation, preservation and restoration of shorelines.

Policy 1.7.4 Erosion control measures shall be limited to those that do not interfere with normal littoral processes, sea turtle nesting and hatching activities, or negatively impact coastal natural resources such as sabellariid worm reefs. Damaged erosion control structures may be replaced only with structures which are compatible with this intent and identified as necessary to protect existing, previously approved structures.

Policy 1.7.5 Motorized vehicles shall be prohibited from operation on the beach and primary dune system except in an emergency situation or as approved by special permit from the Florida Department of Environmental Protection and Town.

Policy 1.7.6 100 percent of all required landscaping material used on the primary dune system shall be composed of native plants adapted to soil and climatic conditions occurring on-site. In other portions of coastal dune systems and in drought prone areas at least 75 percent of all landscaped areas shall be composed of native or drought tolerant plants adapted to soil and climatic conditions occurring on-site. In all areas, at least 50 percent of all trees and 50 percent of other landscaping material shall be composed of native plants adapted to soil and climatic conditions occurring on-site. To the maximum extent feasible it is recommended that compliance with these requirements be achieved through preservation of existing native plant material.

Policy 1.7.7 The Town shall pursue restoration of dune areas damaged by pedestrian traffic over the dune and provide for crossovers for pedestrian access. The Town shall adopt an ordinance prohibiting failure to use a crossover, where a crossover is provided and the dune is posted as a "dune restoration area."

Policy 1.7.8 The Jupiter Inlet District is encouraged to recognize the adverse effect that inlets and structures have on the littoral drift and the Town supports the efforts of the Jupiter Inlet District to manage the Jupiter Inlet consistent with the adopted management plan.

Policy 1.7.9 The Town supports the efforts of Palm Beach County to revegetate for the removal of invasive exotics and damaged coastal dune areas along the coastline of the Atlantic Ocean in Jupiter and throughout all of the county.

### **Coastal Public Access Objective and Policies**

**Objective 1.8: To ensure the fair share contribution by the Town of needed beach access and the maintenance of this access.**

Policy 1.8.1 Necessary access, parking and support facilities shall be developed and maintained for all Town owned shoreline recreation areas. Maintenance shall include regular trash collection and beach cleanup, as well as the provision of public safety efforts and compliance with Town policies and codes.

Policy 1.8.2 Publicly and privately funded projects that improve, change, or in some way support shorefront development shall provide for public access to the shoreline, as well as the necessary

support facilities and services, such as bicycle circulation, boardwalks, beach/dune walkovers, parking lots, restrooms and trash collection, and plan for safe circulation of both vehicles and pedestrians.

Policy 1.8.3 Increase public access to waterfront views and fishing opportunities by developing riverwalks, artificial reefs and piers on public and private lands, as funding becomes available, along the following:

- a) the Loxahatchee River;
- b) the Atlantic Ocean;
- c) creeks, such as Jones and Sims creeks;
- d) the C-18 Canal; and
- e) Intracoastal Waterway

Policy 1.8.4 Locate boat ramps in areas designated as No Wake Zones, adjacent or in close proximity to existing or planned water dependent or water related land uses, such as marinas, fishing piers, or bridge right of ways. Ensure that adequate uplands exist to provide sufficient acreage for vehicle and boat trailer parking.

Policy 1.8.5 The Town shall actively pursue Florida Inland Navigational District funds and other funding to acquire and develop waterfront access points.

Policy 1.8.6 Through its membership on committees such as the Palm Beach Countywide ~~Beaches and Shores~~ Coastal Council and the Loxahatchee Council of Governments, the Town will continue to urge surrounding local governments that existing beach accesses within their jurisdictional limits remain open to the public.

### **Historic Resources Objective and Policies**

**Objective 1.9: There shall be no loss of historic resources on Town-owned property, and historic resources on private property shall be protected, preserved, or used in a manner that will allow their continued existence. (Additional historic preservation policies contained in Future Land Use Element [Policies 1.3.26 through 1.3.28] and Housing Element Objective 1.6).**

Policy 1.9.1 The Planning and Zoning Department shall consult the Florida Master Site File maintained by the Florida Department of State Division of Historical Resources, and the Town's list of Certificates to Dig, as part of the development and site plan review procedure to determine if the proposed project will affect historic or archeological resources in the Town.

Policy 1.9.2 Historic and archeological sites shall be incorporated into required setbacks, buffer strips, or open spaces up to the maximum area required by the development regulations. The Town shall consider the feasibility of establishing waivers for non-safety related setback requirements and site planning requirements in order to accommodate historic structures or sites within a proposed development.

Policy 1.9.3 As an alternative to preserving historic or archeological sites, the owner may allow excavation of the site by the Division of Historic Resources or their approved alternate prior to development. Should a site be scientifically excavated, then development may proceed in accordance with the Town's historic and archaeological preservation ordinance.

Policy 1.9.4 In the event of discovery of any historic or archaeological resources during land development activities on parcels that have not previously been indentified, such activity shall be halted immediately in that area and the Town Planning and Zoning Department and Florida

Department of State Division of Historical Resources shall be notified. Proper protection, to the satisfaction of both of these agencies, shall be provided either by preservation or excavation by qualified scientists.

Policy 1.9.5 Historic resources shall be protected through designation as historic sites by the State, Palm Beach County, or the Town.

Policy 1.9.6 The Town shall inventory, designate, and preserve buildings, sites, districts and other resources of historic significance in Jupiter. The Town shall continue to implement its historic and archaeological preservation ordinance and further protect historic and archaeological resources through review of building permit and development applications to ensure their compliance with all applicable historic and archaeological designations.

Policy 1.9.7 Through the implementation of the historic and archaeological preservation ordinance the Town will safeguard the Town's unique history and heritage, foster civic pride and respect for the accomplishments of the past, and protect and enhance the Town's attraction to visitors.

Policy 1.9.8 Subsequent to a disaster, the Town shall include the Jupiter Historic Resources Board Chairperson, or their designee, on all local damage assessment teams that are assigned to assess the condition of all historic structures and archaeological resources in the Town.

Policy 1.9.9 ~~By 2007, the~~ Town will continue to assist the Loxahatchee River Historical Society in ~~completing an~~ implementing its emergency preparedness plan to ~~best~~ protect the documents, records and historical and archaeological artifacts contained within the WWII U.S. Naval Housing Building in the event of a natural disaster.

Policy 1.9.10 To preserve the Town's historically and archaeologically significant sites, the Town shall pursue local historic designations (for those not designated) or other protective measures, and depict the locations on the Future Land Use Map for the following:

- ~~Beacon Baptist~~ Peoples Congregational Church;
- Jupiter Elementary School;
- Jupiter Inlet Lighthouse (including 360 degrees of the light beam emanating from the lighthouse lamp room);
- Old Town Hall;
- Riverbend Regional Park;
- Sawfish Bay Park;
- Jupiter Inlet Village Marina;
- World War II Naval Housing Building;
- Jupiter Presbyterian Church;
- Suni Sands property;
- Civic Center;
- Jupiter FEC Train Depot.

***Goal 2. The protection of human life and capital facilities from the destructive effects of hurricanes and natural disasters by limiting public expenditures and development activities in identified hurricane vulnerability zones, providing for safe and effective emergency evacuation and establishing procedures for post-disaster redevelopment.***

### **Hazard Mitigation and Hurricane Vulnerability Zone**

Objective 2.1: **The Town shall direct development away from the coastal high hazard areas.**

Policy 2.1.1 The Town's coastal high hazard area shall be identified as Category 1 Hurricane evacuation zones.

Policy 2.1.2 The Town shall use the following provisions as a means to direct people away from the coastal high hazard areas:

- a. Retain undeveloped lands in the coastal high hazard areas as public recreational sites or for other nonresidential uses.
- b. Provide the opportunity for innovative land design which allows for incorporating and enhancing existing natural systems and open areas to serve as natural storm buffers and post disaster staging areas.
- c. Provide for adequate evacuation routes in the event of an emergency.
- d. Provide for recreational needs and other appropriate water dependent and water related uses in a manner consistent with the preservation of natural resources of the dune and beach system.
- e. No new uses other than recreational or water dependent structures shall be allowed in the Coastal Construction Zone (i.e., lifeguard station, restroom facilities, etc.).
- f. All construction occurring within FEMA flood vulnerability zones shall be required to meet storm and flood proofing standards required for a 100 year storm.
- g. In the event of structural damage in excess of 50% of the value of a structure, the structure should be rebuilt to current codes.
- h. All new development and redevelopment in the Coastal Construction Zone shall comply with the requirements of Chapter 161, F.S. and the Coastal Construction Code of the Town.

Policy 2.1.3 In order to reduce the exposure of life and public and private property to natural hazards the Town shall provide for general hazard mitigation by continuing enforcement of the regulations for building practices as specified in the adopted Coastal Construction Code, and shall further provide general hazard mitigation through the adoption of the future land use map with the adoption of this Comprehensive Plan. The Town shall review and implement those hazard mitigation recommendations of the Hurricane Evacuation Study and applicable existing interagency hazard mitigation reports.

### **Hurricane Evacuation Objective and Policies**

**Objective 2.2: To provide for public safety during emergency evacuation by maintaining or reducing the Town's build-out emergency evacuation clearance time and maintaining an adequate emergency evacuation roadway system and providing for adequate emergency shelters located outside of the coastal high hazard area.**

Policy 2.2.1 The Town shall maintain build-out emergency evacuation clearance time for a Category 3 hurricane of 12 hours as supported in the Town's 2003 US One Intracoastal Waterway Corridor Hurricane Evacuation Impact Analysis Technical Memorandum.

Policy 2.2.2 All new development proposed within the Hurricane Vulnerability Zone shall include detailed plans and procedures for evacuation in the event of a hurricane.

Policy 2.2.3 All new developments which are projected to increase emergency evacuation clearance times above the adopted Town emergency evacuation clearance time shall mitigate their impacts fully prior to issuance of certificates of occupancy. Such mitigation could include provision of additional emergency shelter, additional traffic lanes or payment of an additional traffic impact fee.

Policy 2.2.4 All residential developments vulnerable to coastal flooding shall provide emergency shelter space to accommodate the 25 percent of development residents who are expected to seek shelter locally, or as Palm Beach County hurricane evacuation technical studies deem appropriate.

Emergency shelter space shall be allocated at 40 square feet per person, or as technical studies deem appropriate. In addition, new mobile/manufactured home developments outside areas vulnerable to flooding shall provide shelter space as required above unless the development meets established wind load requirements. Shelter space may be established either on-site or off-site, provided this space is located, equipped and stocked with provisions in accordance with the specifications provided by the Palm Beach County Emergency Management Director. The on-site shelter space option will not be available to developments that lie within the coastal high hazard area. No certificates of occupancy shall be issued for any units until such time as the developer can verify that emergency shelter space to accommodate the needs generated by development is available.

Policy 2.2.5 Existing emergency evacuation routes that are inadequate shall be given priority in the Capital Improvements Schedule of this Plan. Inadequate roadway links have insufficient traffic capacity, are subject to flooding and prone to blockage by tree fall in high winds. Inadequate roadway links are identified in the Lower Southeast Florida Hurricane Evacuation Study Technical Data Report.

Policy 2.2.6 An ongoing program to be administered by the Town's Engineering and Public Works Department shall be developed to remove trees prone to high wind damage along identified emergency evacuation routes to eliminate hazardous tree fall condition along these routes.

Policy 2.2.7 Emergency technical data reports and plans used in emergency management for hurricanes, floods, nuclear power plant emergencies and other emergencies should be updated annually to reflect changes in population size and distribution, location of high-risk populations, adequacy of transportation systems and emergency shelters located outside of the coastal high hazard area and the latest scientific findings affecting emergency management.

Policy 2.2.8 Public information should continue to be developed and disseminated by the Palm Beach County Emergency Management Director and the Town as appropriate, on who should evacuate, how to evacuate, the location of emergency shelters (including public schools) outside of the coastal high hazard area and what services are available for the population in a hurricane.

Policy 2.2.9 The Town will coordinate with the School District of Palm Beach County to identify public schools located within its boundaries (outside of the coastal high hazard area), which could serve as additional emergency shelters.

Policy 2.2.10 ~~Within 12 months of the adoption of the Palm Beach County revised coastal high hazard area (based on the updated Treasure Coast Regional Planning Council Regional Evacuation Study); the Town shall adopt a Hurricane Preparedness Plan Map. The Town's Hurricane Preparedness Plan Mmap (see Figure 1) shall include the geographical location of the coastal high hazard area for a Category 1 hurricane, evacuation routes, hurricane shelters and the Coastal Construction Zone within the Town.~~

Policy 2.2.11 The Town will continue to utilize the Federal Emergency Management Agency's Incident Command System and coordinate as necessary with Palm Beach County and the State to respond to all emergency situations.

### **Post-Disaster Redevelopment Objective and Policies**

**Objective 2.3: The establishment of post-disaster procedures for immediate and long term response to a hurricane or natural disaster including cleanup and redevelopment.**

Policy 2.3.1 The Town Manager shall appoint a Post-Disaster Recovery Task Force. It shall include, at a minimum, the Town Manager, Chief of Police, appointed fire department representative, the Public Service Director, Emergency Management Director, Director of Planning and Zoning, and other members at the discretion of the Commission. Staff shall be provided by the departments whose directors sit on the Task Force.

Policy 2.3.2 The Post-Disaster Recovery Task Force shall, after adoption of this Plan, prepare the following procedures to:

- a. review and approve or deny emergency building permits;
- b. coordinate with federal and state officials to prepare disaster assistance applications;
- c. analyze and recommend to the Town Council hazard mitigation options including abandonment, reconstruction, or relocation of damaged public facilities;
- d. prepare a redevelopment plan;
- e. recommend amendments to the Comprehensive Plan, Local Emergency Plan and other appropriate plans;
- f. establish and set up emergency shelters and communication center; and
- g. provide for the siting and/or acquisition of a debris removal site.

Policy 2.3.3 Immediate cleanup and repair actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions. These actions include the following:

- a) repairs to potable water, wastewater and power facilities;
- b) removal of debris;
- c) stabilization or removal of structure about to collapse; and
- d) minimal repairs to make dwellings habitable.

Policy 2.3.4 The Town should coordinate with Palm Beach County and the Treasure Coast Regional Planning Council during the annual update of the hurricane technical report to:

- a) identify structures in the Hurricane Vulnerability Zone;
- b) inventory the assessed value of identified structures;
- c) judge the utility of the land for public access;
- d) make recommendations for acquisition when post-disaster opportunities arise; and
- e) identify sites of sufficient size (5 to 10 acres) that would be suitable for a potential debris removal site.

Policy 2.3.5 The Town shall continue to work ~~pursue the purchase or otherwise acquire the right to use a property of a minimum of 5 acres by 2012 for the non-exclusive use as a debris removal site for Town purposes; or otherwise partner~~ with adjacent local communities and Palm Beach County to acquire a property of ~~a minimum of 10 acres~~ adequate size, in the event of a Category 4 or 5 hurricane, for the non-exclusive use as a temporary debris reduction site; in close proximity (five miles or less) to the Town, to meet the Town's stated needs as well as those of the other partners.

### **Coastal Infrastructure Objective and Policies**

**Objective 2.4: To establish levels of service, service areas and phasing of infrastructure to ensure that adequate public facilities and services are available to existing residents and visitors to the Town.**

Policy 2.4.1 The level of service (LOS) standards adopted elsewhere in this Comprehensive Plan for public facilities and the additional standards under this objective shall be applied by the Town's Department of Planning and Zoning ~~Department~~ whenever development orders or permits are requested. The 12-hour emergency evacuation clearance time established by the hurricane

evacuation policies shall also be considered a level of service standard for roads in the Hurricane Vulnerability Zone.

Policy 2.4.2 Beach renourishment projects shall meet the following level of service standards:

- a) beach fill must include a protective berm high enough to prevent flooding by a ten-year storm event; and
- b) beach renourishment projects shall have a design life of at least five years.

Policy 2.4.3 The Department of Planning and Zoning Department shall require that all applicants for development permits in the coastal zone demonstrate that the project will not lower the adopted levels of service for necessary public facilities. Developments which would impact existing facilities by reducing the level of service below adopted standards, and which are to be built prior to the availability of scheduled facility improvements shall pay for such impacts.

Policy 2.4.4 The Town shall ensure that necessary infrastructure funding and infrastructure is phased concurrent with demand generated by development or redevelopment in the coastal zone at the densities proposed by the future land use plan, consistent with coastal resource protection and emergency evacuation.

Policy 2.4.5 The Department of Planning and Zoning Department shall review developments that occur in areas of potential natural and man-made disasters for such safety factors as adequacy of shelter for residents, ability of surrounding roads to accommodate emergency traffic and ability of internal roads to accommodate emergency traffic.

### **Inter-jurisdictional Resource Management Objective and Policies**

**Objective 2.5: To ensure that resources occurring in or affecting more than one governmental jurisdiction are effectively managed to preserve, protect and enhance coastal natural systems, wildlife, fisheries and habitat.**

Policy 2.5.1 The Town shall continue to coordinate with the appropriate agencies to further and implement the Treasure Coast Strategic Regional Policy Plan, Loxahatchee Wild and Scenic River Management Plan, Loxahatchee River, Indian River Lagoon SWIM Plan and Indian River Lagoon Aquatic Preserve Protection Plans and other such plans and programs as require the involvement of the Town. Appropriate agencies include, but are not limited to, the Treasure Coast Regional Planning Council, U.S. Army Corps of Engineers, South Florida Water Management District, Florida Department of Environmental Protection, Palm Beach County Division of Beaches and Shores, and Florida Department of Economic Opportunity Community Affairs.

Policy 2.5.2 The Town shall coordinate with the Palm Beach and Martin County Soil and Water Conservation Districts and other related agencies in promoting awareness of new information concerning the Loxahatchee River estuary system and the impacts of development on the functions and values of the estuary system.

Policy 2.5.3 The Town will continue to coordinate with, and assist, where appropriate, those agencies responsible for protection and management of federal wildlife refuges, wild and scenic rivers, state parks, Outstanding Florida Waters, waterways and beaches that occur within or adjacent to the Town. A complete listing of such facilities is contained in the Recreation and Open Space Element of this Plan.

Policy 2.5.4 The Town shall cooperate and coordinate with surrounding local governments as well as State agencies in an effort to protect and preserve existing natural systems.

Policy 2.5.5 The Town will continue to be proactive regarding beach renourishment and erosion issues through coordination with the Jupiter Inlet District, Palm Beach County, State and Federal agencies that are tasked with the planning, delivery and monitoring of associated work.

### **Climate Change Objective and Policies**

**Objective 2.6 The Town shall adopt and implement strategies which increase community resiliency and protect property, infrastructure, and cultural and natural resources from the impacts of climate change, including sea level rise, changes in rainfall patterns, and extreme weather events.**

Policy 2.6.1 The Town shall continue its participation in the Southeast Florida Regional Climate Change Initiative.

Policy 2.6.2 The Town shall collaborate with Palm Beach County to increase regional resilience by sharing technical expertise, participating in annual summits, assessing local vulnerabilities, advancing agreed upon mitigation and adaptation strategies, and developing joint state and federal legislation policies and programs.

Policy 2.6.3 The Town shall coordinate with Palm Beach County, other local governments, and other federal, state and regional agencies and private property owners to develop initiatives and goals to address climate change.

Policy 2.6.4 By December 2018, the Town shall investigate the feasibility of integrating consideration of climate change impacts, and adaptation and mitigation strategies, into existing Comprehensive Plan goals, objectives and policies and land development regulations.

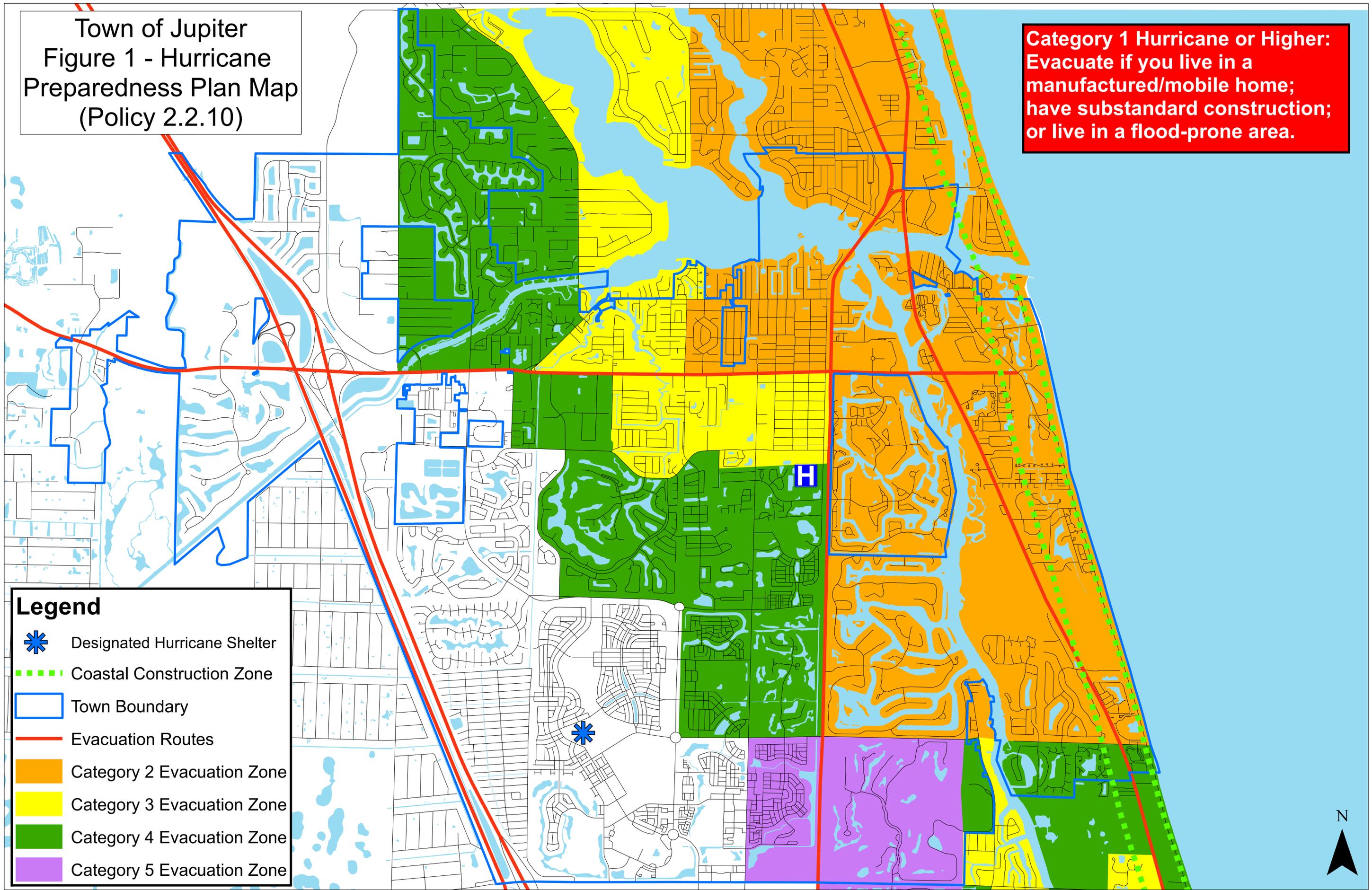
Policy 2.6.5 By December 2018, the Town shall investigate the feasibility of the use of Adaptation Action Areas as provided by Section 163.3177(6)(g)(10), Florida Statutes, to identify areas vulnerable to coastal storm surge and sea level rise impacts.

Policy 2.6.7 The Town shall continue to promote the use of mitigation strategies to increase energy efficiency and conservation, and to reduce greenhouse gas emissions. The mitigation strategies may include, but are not limited to, the adoption of Comprehensive Plan policies or land development regulations pertaining to land use and transportation strategies such as requiring compact residential development, incentives for mixed use and redevelopment projects that maximize internal trip capture, clustering residential densities along transit routes, improving access to transit and non-motorized movement, requiring interconnectivity among adjoining parcels of land, and incentives for green building methods.

Policy 2.6.8 The Town shall continue to utilize best practices and initiate mitigation strategies to reduce the risk of flooding in coastal areas that may result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise. [Section 163.3178, F.S (Chapter 2015-69, section 1)]

Town of Jupiter  
Figure 1 - Hurricane  
Preparedness Plan Map  
(Policy 2.2.10)

**Category 1 Hurricane or Higher:  
Evacuate if you live in a  
manufactured/mobile home;  
have substandard construction;  
or live in a flood-prone area.**



**Legend**

- ★ Designated Hurricane Shelter
- Coastal Construction Zone
- Town Boundary
- Evacuation Routes
- Category 2 Evacuation Zone
- Category 3 Evacuation Zone
- Category 4 Evacuation Zone
- Category 5 Evacuation Zone

# **RECREATION AND OPEN SPACE ELEMENT:**

## ***Goals, Objectives and Policies***

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**Goal 1: Capital Facilities:** *Provide a system of parks, open space and recreation sites and facilities of appropriate size and design and convenient to the use of participants; that meet adopted Town level-of-service standards; and that benefit each age group, social and economic group, and recreational preference of Town residents.*

**Objective 1.1. Ensure that enough land and facilities are available to meet the current and future recreational needs of Town residents through 2025~~35~~, as measured by adopted Town standards.**

Policy 1.1.1 Maintain a reserve of land adequate to meet the community park needs of current and future residents through 2035~~25~~, as measured by adopted recreation level-of-service (LOS) standards. This shall include acquisitions of new land when necessary.

Policy 1.1.2 The Town's Engineering Parks and Recreation Department shall maintain a plan for identifying and correcting deficits in the neighborhood park system. This plan shall: document existing deficits in neighborhood recreational facilities, according to adopted Town recreation standards; outline a joint public/private approach to providing the facilities and sites needed to meet the identified need by the year 2035~~25~~; identify financing sources necessary to implement the plan; include an implementation plan.

Policy 1.1.3 The Town shall update and maintain its bicycle and pedestrian plan.

Policy 1.1.4 The Town shall update and maintain the map for all road right-of-ways that dead-end at the waterfront or other permanent barrier, or that otherwise are not expected to be developed into streets; and shall provide benches, picnic tables, or other improvements at these sites to create small pocket parks and rest areas along creeks, bikepaths and thoroughfares.

Policy 1.1.5 The Town shall designate continue to pursue public access to waterfront and fishing opportunities by developing and purchasing, waterfront parks and open space that will include boat ramps, riverwalks (consistent with Future Land Use Element Policy 1.10.9) and/or fishing piers on public and private lands, as feasible and as funding becomes available: along the Loxahatchee River and its tributaries; along the Atlantic Ocean; along creeks such as Jones and Sims Creeks; along the Intracoastal Waterway, C-18, and the Jupiter River.

Policy 1.1.6 Fishing areas should be separated from vehicular traffic, to protect the safety of both parties.

Policy 1.1.7 Permit boat ramps preferably in locations that are quiet, protected areas, or are in areas already designated as Slow Zones for Manatee protection, and where adequate upland land exists to provide sufficient acreage for boat trailer parking.

Policy 1.1.8 Consider Town-owned lands that are idle or minimally used, and likely to be phased out of its present functions, for their recreational potential or dual use potential as a debris removal site following a natural disaster.

Policy 1.1.9 Recreation impacts of development shall be measured by adopted Town LOS standards for recreation and parks as follows:

Recreation Facility Adopted LOS Standards	
Activity	Facility per Population
Tennis	1 court per 4,000
Baseball	1 field per 6,000
Softball	1 field per 12,000
Football	1 field per 12,000
Soccer	1 field per 5,000
Basketball	1 court per 4,000
Racquetball/Handball	1 court per <del>6,000</del> 7,500
Resource-based Park	1 park per 30,000
Exercise Trail	1 trail per 15,000
Swimming Pool	1 pool per <del>65,000</del> 68,000
Community Center *	1.5 square foot per person
Lacrosse	1 field per <del>15,000</del> 12,000
Volleyball	1 field per <del>12,000</del> 8,000
Skate Parks	1 park per <del>30,000</del> 60,000
Roller Hockey	1 rink per 30,000
* expansion or addition is planned in increments of 30,000 sq. ft.	

Policy 1.1.10 The Town shall maintain adopted LOS standards for recreation and parks which reflect the diverse character of Jupiter. The adopted LOS standards should also be cognizant of the growing needs of the Town's senior population.

Policy 1.1.11 The Town's adopted LOS standards for recreation and parks shall provide for facilities that benefit each age, social and economic group, and recreational preference of Town residents. By 2009, an The annual recreation program preference survey will be developed and continue to be distributed to both current users and non-users.

Policy 1.1.12 Continue to cooperate with the Palm Beach County School Board and private schools within the Town for multi-purpose use of school and Town facilities.

Policy 1.1.13 Impacts from County-operated parks shall not unduly burden the Town of Jupiter's public services or financial resources. The County in cooperation with the Town shall enter into a mutually acceptable interlocal agreement regarding the provision of services.

Policy 1.1.14 The Town shall continue an impact fee program and shall supplement recreation and open space needs through interlocal agreements, operational practices, user fees, incentives, and public/private cooperative efforts as a means of maintaining its adopted level of service for recreational capital facilities.

Policy 1.1.15 Developers shall be given up to 50 percent credit against required recreation impact fees if they provide all or part of the identified community or neighborhood recreation lands and facilities adopted by the Town in its Capital Improvements Plan for Recreation and Parks.

Policy 1.1.16 The Town shall continue to maximize the use of state funds, other governmental funds and private funds (such as State and FEMA grant funding) to purchase and develop parks, open space and recreational sites and facilities, including purchase or designation of a dual use debris removal site that will maintain or exceed the Town's adopted LOS level-of-service standards.

Policy 1.1.17 The Town shall pursue Florida Inland Navigational District funds and other funding sources to acquire and develop waterfront parks access points.

Policy 1.1.18 In order to meet the adopted LOS standard for Community Center space, the Town may consider other buildings and space that serves community center needs, in addition to the existing 65,000 s.f. facility.

**Objective 1.2. All public recreation facilities shall be accessible to Town residents and where certain program participation is limited, preference will be given to Town residents when those programs are held on Town-owned facilities.**

Policy 1.2.1 The Town will continue to locate new parks central to the population it will serve.

Policy 1.2.2 Public parks and facilities shall be designed and constructed with access ways which are compatible with the character and quality of natural resources found on-site.

Policy 1.2.3 The Town will continue to encourage the development and expansion of mass transit alternatives that increase the public's access to recreational facilities.

Policy 1.2.4 All Town parks and recreational facilities shall be accessible to the handicapped and the elderly, and shall have handicapped parking spaces and barrier-free entrances and pathways.

Policy 1.2.5 Where possible, all Town public recreation facilities shall be accessible to the handicapped, elderly and transportation disadvantaged.

Policy 1.2.6 The Town shall encourage the construction of bike and pedestrian paths that increase accessibility to parks in the Town.

Policy 1.2.7 The Town shall continue to support traditional uses, e.g., swimming, surfing, sunbathing, fishing, picnicking, volleyball, frisbee, walking of dogs, on the beaches in the Town, and maintain the policy of no paid parking.

***Goal 2: Recreation Programs: Work to see that a wide range of leisure activities of interest and benefit to each age group, social and economic group, and recreational preference is provided.***

**Objective 2.1 The Town shall maintain adopted LOS standards which reflect the needs of the various age groups, social and economic groups, and recreational preferences of Town residents.**

Policy 2.1.1 The Town will continue to maintain adopted LOS standards for recreation and parks which reflect the diverse character of Jupiter, yet are cognizant of the growing needs of the Town's senior population.

Policy 2.1.2 The Town shall continue to support the efforts of, and work closely with volunteer organizations that already provide a wide range of recreation programs.

Policy 2.1.3 Town administered recreation programs should be oriented toward those program areas that have a demand but are not being served by an existing program. In addition, Town efforts will assist in augmenting existing volunteer recreational programs.

Policy 2.1.4 The Town shall maintain the comprehensive recreation program that was developed through a broad-based citizen participation process.

Policy 2.1.5 The Town's Parks and Recreation Department will continue to work closely with local volunteer organizations, the Palm Beach County Parks and Recreation Department, and surrounding local parks and recreation departments in an effort to assist in the coordination and provision of providing recreation facilities for residents of unincorporated areas and other municipalities adjacent to the Town.

***Goal 3: Open Space: To maximize the preservation, enjoyment, and accessibility of natural open spaces, especially those along the waterfront.***

**Objective 3.1. The Town shall maintain and strive to increase the acreage of publicly and privately-owned open space.**

Policy 3.1.1 Land that is environmentally sensitive shall be preserved for the purposes of open space, passive recreation uses, traffic mitigation, flood protection and environmental enhancement. This shall include those resources identified in the Conservation Element as Environmentally Sensitive.

Policy 3.1.2 Jupiter shall participate, subject to budgetary constraints, in the development and funding of the multi-jurisdictional Loxahatchee Trail nature and recreational system. The Trail will provide canoe and hiking areas and recreational system. The Trail will provide canoe and hiking access within the corridor, creating a major nature-oriented recreational area in Palm Beach County.

Policy 3.1.3 The Town shall review and maintain the existing land development regulations to include specific open space definitions and standards addressing protection of open space and addressing natural vegetation, landscaping, and signage, as well as the provision of open space for buffering.

Policy 3.1.4 The Town shall maintain land development regulations, that adopt incentives to encourage the provision of open space areas within future developments to preserve views, vistas, and native vegetation (e.g., allowing part of required parking areas to be unpaved, flexibility in site design.)

Policy 3.1.6 Link recreation areas together with their counterpart residential neighborhoods by utilizing greenway (open space) or blueway (water corridors used for conservation or recreation) corridors whenever possible.

Policy 3.1.7 Through the Town's Bicycle Transportation Master Plan, which is adopted by reference in the Town's Comprehensive Plan, land acquisition efforts for recreation and open space will focus on linking and enhancing existing pathways, greenways, blueways, and recreational trail systems, including the acquisition of areas for destination spots, trail heads and parking.

Policy 3.1.8 The Town shall utilize the following strategies to increase the amount\_of property preserved through Open Space Land Acquisition Program:

- a) Leverage state and federal grant funding;
- b) Pursue other sources of monies (non-profit organizations, foundations, etc.);
- c) Partner with Palm Beach County to purchase suitable lands.

# **INTERGOVERNMENTAL COORDINATION ELEMENT:**

## *Goals, Objectives and Policies*

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**Goal 1: To give the Town the maximum amount of input, control, and advisory power with other public agencies for the protection of the health, safety, and welfare of Jupiter residents and the orderly, managed growth of the Town.**

### **Land Use Element**

**Objective 1.1: To coordinate the impact of development proposed in the local plan upon development in adjacent municipalities, counties, the region and the State. This shall be accomplished by review of the plans of said government entities and analysis of the potential impacts of the local plan on these plans and by participation on county and regional committees.**

Policy 1.1.1 Greater cooperation between, among, and within all levels of Florida government through the use of appropriate interlocal agreements and mutual participation for mutual benefit shall be encouraged.

Policy 1.1.2 Where possible, joint venture solutions to mutual problems between levels of government and private enterprise shall be encouraged.

Policy 1.1.3 The Town shall conduct periodic reviews of policies, standards, permits and rules to eliminate or improve inefficient policies and minimize duplication.

Policy 1.1.4 The Town shall assure that all planning, ordinance creation and administration for the provision of services and information shall include provisions for cooperation between all levels of local government.

Policy 1.1.5 To assure coordination between the surrounding local governments and the Town at the time an annexation petition is being considered by the Town, a copy of staff's annexation report shall be transmitted to the affected local government before a decision regarding the petition is acted upon. Further, the governmental entity shall have an opportunity through the public hearing process, as well as informally at the staff level, to convey to the Town its feelings and opinions regarding the annexation petition in question.

In addition, the Town may seek assistance from the Treasure Coast Regional Planning Council (TCRPC) which has established a formal mediation procedure.

Policy 1.1.6 The Town shall continue to be an active member of the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC). All amendments to the Comprehensive Plan, and any other applications as may be determined shall be processed through the clearinghouse for distribution and comment. The Town will include Martin County and the Town of Jupiter Island when plans for development could significantly impact these local governments.

Implementing Future Land Use Policy: A commercial corridor study of Indiantown Road was undertaken in 1989 which resulted in the Town Council's adoption of the Indiantown Overlay Zoning District.

Policy 1.1.7 Jupiter shall continue to seek input about the plans of the Florida Department of Transportation for Indiantown Road.

Policy 1.1.8 Jupiter shall continue to seek the cooperation of Palm Beach County in so far as its planning for development of the remaining few unincorporated properties included in ~~portions of~~ the Indiantown Road corridor east of Interstate 95.

Policy 1.1.9 Jupiter shall seek the involvement of the TCRPC to provide technical assistance and informal mediation among the Town and County in this joint planning effort, if necessary.

Implementing Future Land Use Policy: Commercial and industrial uses that generate, utilize and/or store hazardous wastes shall be located outside the Town of Jupiter's wellfield cones of influence.

Policy 1.1.10 Jupiter shall identify all cones of influence lying outside its borders and the jurisdiction(s) controlling land use.

Policy 1.1.11 In reviewing comprehensive plans or plan amendments of other local governments, the Town of Jupiter shall identify land use designations within the Town's cones of influence and other policies affecting these areas. If potential incompatibilities are found, the Town shall via the IPARC program seek to resolve the incompatibilities.

Policy 1.1.12 The Town shall notify the Florida Department of Economic Opportunity (DEO) Community Affairs, Palm Beach County and the TCRPC of any potential comprehensive plan incompatibilities, and request that these potential incompatibilities be addressed during the formal process for reviewing the corresponding comprehensive plan or plan amendment.

Policy 1.1.13 If necessary, the Town shall seek informal mediation with the other local government through the IPARC~~Intergovernmental Plan Amendment Review Committee~~, TCRPC or other appropriate entity.

Policy 1.1.14 Jupiter shall seek technical assistance as necessary in implementing this policy.

Implementing Future Land Use Policy: All industrial users shall comply with the provisions of the Palm Beach County Wellfield Protection Ordinance.

Policy 1.1.15 Jupiter shall name one official to act as liaison with the County Department of Environmental Resources Management ~~Department~~, whose duty it shall be to remain abreast of the provisions and intent of the ordinance and its subsequent amendments, and to aid with the administration of these provisions within the Town.

Implementing Future Land Use Policies: The Town shall protect its natural resources.

Policy 1.1.16 Jupiter shall seek technical assistance from the TCRPC, the Florida ~~Game and Freshwater~~ Fish and Wildlife Conservation Commission, U.S. Corp of Army Engineers, South Florida Water Management District, the Florida ~~Council on Rare and Endangered Plants~~ Advisory Council and Animals, U. S. Fish and Wildlife Services, the Palm Beach County Department of Environmental Resources Management, and the Florida Department of Environmental Protection as needed to implement these policies.

Implementing Future Land Use Policy: Historic resources shall be protected through designation as historic sites by the State,~~County~~, or Town.

Policy 1.1.17 The Town ~~Jupiter~~ shall contact the Florida Bureau of Historic Preservation for technical assistance in reviewing and designating potential historic sites for preservation if warranted.

Policy 1.1.18 The Town will coordinate with Palm Beach County to provide for the efficient delivery of municipal services to enclaves located east of the I-95 Expressway upon annexation into the Town.

### **Transportation Element**

Policy 1.1.19 The Town shall review existing goals, objectives and policies of other agencies when revising or altering Jupiter's goals, objectives and policies.

Policy 1.1.20 Continue to have membership and involvement on the Palm Beach County Metropolitan Planning Organization.

Policy 1.1.21 Provide the Florida Department of Transportation documentation on development proposals with state road access to allow for review and comment on development access prior to issuance of a development permit.

Policy 1.1.22 Coordinate with and encourage Palm Beach County to require appropriate mass transit considerations in development approvals granted for high traffic activity projects (major employment centers, commercial centers, etc.).

Policy 1.1.23 The Town from time to time will review and revise its roadway design standards as necessary to assure that the Town and the standards used by the adjacent governmental entities are compatible with one another.

### **Housing Element**

Implementing Housing Policies: The Town shall encourage provisions of adequate affordable and workforce housing.

Policy 1.1.24 ~~The Town~~ Jupiter shall coordinate with ~~seek technical assistance and guidance from the Palm Beach County's Department of Economic Sustainability Housing and Community Development in implementing a Jupiter's workforce housing program (WHP) especially regarding locating WHP units in unincorporated enclaves for the Town.~~

Implementing Housing Policies: The Town shall encourage provisions for housing for people with special needs.

Policy 1.1.25 ~~The Town~~ Jupiter shall seek assistance from the U.S. Health Resources and Services Administration (HRSA) District IX HRS, Palm Beach County Community Services Department, United Way of Palm Beach County, and relevant service providers to these populations.

Implementing Housing Policies: The Town shall provide for the development of elderly care services within residential communities and building code changes to provide barrier-free access and mobility for the elderly and/or handicapped.

Policy 1.1.26 Jupiter shall involve HRSA District IX HRS, the Palm Beach County Community Services Department, and other appropriate agencies serving the elderly or handicapped to develop these policies.

Implementing Housing Policies: Assist non-profit agencies and other support groups to plan and coordinate arrangement for affordable ~~low-cost~~ rental housing and other non-housing support services for farm workers and their families.

Policy 1.1.27 ~~The Town Jupiter~~ shall contact the Palm Beach County Community Services Department, and the Palm Beach County Department of Economic Sustainability ~~Division of Housing and Community Development~~ to identify potential means for the Town to encourage and assist these and other agencies in arranging for ~~low-cost~~ affordable rental housing.

Policy 1.1.28 Jupiter shall continue to implement ~~develop and by June 1999 adopt~~ policies for providing the needed assistance and cooperation.

Implementing Housing Policies: Historically significant structures housing.

Policy 1.1.29 Jupiter shall designate a staff member to stay abreast of available resources for preserving historically significant structures housing, to locate and contact owners of such structures housing in the Town, and to act as liaison between the owners and the appropriate agencies.

Policy 1.1.30 This designated official shall contact the Florida Bureau of Historic Preservation to seek guidance and technical assistance in implementing these policies.

Policy 1.1.31 The Town shall coordinate with Palm Beach County's workforce housing program, as administered through the Division of Planning and Zoning and Department of Economic Sustainability ~~Housing and Community Development~~, to increase the amount of workforce housing stock ~~in the Town~~ built on appropriate remaining vacant lands in unincorporated enclaves.

### **Infrastructure Element**

Policy 1.1.32 The Town, through its Utilities ~~Public Services Department and Water~~ Department, will maintain communication and coordinate with the various private contractors and government agencies that provide solid waste or wastewater services to the Town and its residents. This communication and coordination is anticipated to consist of contracts, memorandums of understanding, interlocal agreements, franchise contracts, letters and phone calls.

Policy 1.1.33 The Town shall continue to assist the Palm Beach County Solid Waste Authority with coordinating the monitoring and disposal of hazardous waste.

Policy 1.1.34 The Town shall assist Palm Beach County through the implementation of the wellfield protection program.

Policy 1.1.35 The Town shall continue to coordinate and cooperate with the Palm Beach County Solid Waste Authority in updating and implementing the county-wide Solid Waste Master Plan.

Policy 1.1.36 The Town shall coordinate with the Loxahatchee River District and have periodic updates on implementation of the recommendations of the South Florida Water Management District's (SFWMD) Water Master Plan.

Policy 1.1.37 Within 18 months of the adoption of SFWMD's 10-year Lower East Coast Regional Water Supply Plan update and any future updates to the Plan, the Town shall amend its Infrastructure Element to consider the District's plan updates. These updates will include the following:

- a) The Town's 10-year water supply plan;
- b) Identification of adequate water supply sources to meet future demand;
- c) Identification of alternate water supply projects.

Implementing Infrastructure Element Policy: The Town's Utility Department shall continue to update, no less than every five years, and implement the recommendations of the Water System Master Plan. The Water System Master Plan shall include a Water Supply Facilities Work Plan for at least a 10-year planning period addressing water supply facilities necessary to serve existing and new development for which the Town's utility is responsible. The Town's Water System Master Plan and inclusive 10-year Water Supply Facilities Work Plan shall consider and be coordinated with the SFWMD's Lower East Coast Regional Water Supply Plan.

Policy 1.1.38 The Town's Utility Department will continue to coordinate the Water System Master Plan, which shall include a Water Supply Facilities Work Plan for at least a 10-year planning period addressing water supply facilities necessary to serve existing and new development for which the Town's utility is responsible, with the SFWMD's Lower East Coast Regional Water Supply Plan.

### **Conservation & Coastal Management Elements**

Implementing Conservation Element Policy: The Town's Utility Department shall continue to update and implement the recommendations of the Water System Master Plan and inclusive 10-year Water Supply Facilities Work Plan, which shall assess projected water needs and sources for at least a 10-year planning period while considering the SFWMD's Lower East Coast Regional Water Supply Plan.

Policy 1.1.39 The Town's Utility Department will continue to coordinate the Water System Master Plan and inclusive 10-year Water Supply Facilities Work Plan, which shall include assessing projected water needs and sources for at least a 10-year planning period, with the SFWMD's Lower East Coast Regional Water Supply Plan.

Policy 1.1.40 Jupiter shall seek review and comment on the Conservation and Coastal Elements from Department of Environmental Protection, the Florida ~~Council on Rare and Endangered Plants Advisory Council~~ and ~~Animals~~, U. S. Army Corp of Engineers, U. S. Fish and Wildlife Services, SFWMD, TCRPC, and other appropriate agencies. The purpose of this review shall be to solicit advice on how to best implement the Conservation and Coastal Elements policies.

Policy 1.1.41 Jupiter shall designate one Town official to act as liaison with the above agencies in implementing the Conservation and Coastal Elements policies.

Policy 1.1.42 Because the following bays and estuaries fall under the jurisdiction of more than one local government, the Town shall cooperate with all governmental entities involved in the management of the Jupiter Inlet, Intracoastal Waterway and the Loxahatchee River and shall provide for protection and preservation of these waterways as specified in Coastal Management Policy 1.1.4. In addition, the Town shall utilize the existing Loxahatchee River Management Coordinating Council (LRCC), composed of representatives from appropriate state, regional, and local agencies, and from area property owners to assist in the preparation or amendment of specific land development regulations for protecting the "wild and scenic" portions of the Loxahatchee River. Membership on the LRCC includes the following: Palm Beach County Department of Environmental Resources Management, Jupiter Inlet District, TCRPC, Palm Beach County and Martin County.

Implementing Conservation & Coastal Management Policy: Defining "environmentally sensitive areas" and the natural resources they contain.

Policy 1.1.43 Jupiter shall contact the U.S. Fish and Wildlife Service, Florida ~~Game and Fresh Water Fish and Wildlife Conservation~~ Commission, the TCRPC, Florida ~~Council on Rare and Endangered Plants Advisory Council~~ and ~~Animals~~, Department of Environmental Protection, U. S.

Army Corp of Engineering, and the Palm Beach County Department of Environmental Resource Management Department to locate existing studies and to provide technical assistance in defining environmentally sensitive areas and the natural resources they contain.

Implementing Conservation & Coastal Management Policies: Protection of groundwater resources.

Policy 1.1.44 Jupiter shall seek technical assistance and information regarding existing regulatory requirements from Department of Environmental Protection, SFWMD, the Loxahatchee River District ENCON, and the Palm Beach County Environmental Resource Management Department.

Implementing Conservation & Coastal Management Policy: The Town will maintain active membership in the Loxahatchee Council of Governments, the Loxahatchee River Management Coordinating Council and the TCRPC.

Policy 1.1.45 The Town will maintain active membership in the Loxahatchee Council of Governments, the Loxahatchee River Management Coordinating Council, and the TCRPC.

Implementing Coastal Management Policy: Safe evacuation from areas of risk during hurricanes.

Policy 1.1.46 The Town will coordinate its efforts with those of the Palm Beach County Emergency Management Division and the School District of Palm Beach County (regarding the use of public schools outside of the coastal high hazard area as emergency shelters) to assure safe evacuation of those people who are at risk during hurricanes.

Implementing Coastal Management Policy: Effective and efficient post-disaster clean-up.

Policy 1.1.47 The Town shall designate a liaison to coordinate with Palm Beach County and the TCRPC during the annual update of the hurricane technical data.

Implementing Coastal Management Policies: Debris removal site.

Policy 1.1.48 The Town shall coordinate with Palm Beach County, the TCRPC and the State Division of Emergency Management to locate and pursue grant funding, if available, such as Hazard Mitigation and Florida Communities Trust to purchase or otherwise acquire the right to use a property of a minimum of 5 acres, in close proximity (five miles or less) to the Town, for the non-exclusive use as a debris removal site.

### **Recreation and Open Space Element**

Implementing Recreation and Open Space Policy: Fishing areas should be separated from vehicular traffic, to protect the safety of both parties.

Policy 1.1.49 Jupiter shall establish written agreements with the Florida Department of Transportation and Palm Beach County MPO to ensure cooperation in planning roadway/bridge projects and to aid in addressing existing or new roadways and bridges.

Implementing Recreation and Open Space Policy: Continue cooperation with the Palm Beach County School Board for use of school and Town recreational facilities.

Policy 1.1.50 Jupiter shall seek written interlocal agreements between the Town and School Board that provide for and encourage joint use and planning of recreation facilities.

The above agreement(s) shall include mutually acceptable standards for development and maintenance of those facilities in joint use and shall address liability of each party.

Implementing Recreation and Open Space Policy: Impacts from County-operated parks shall not unduly burden the Town of Jupiter's public services or financial resources. The County, in cooperation with the Town, shall arrive at a mutually-acceptable agreement regarding provision of services.

Policy 1.1.51 Jupiter shall initiate a written agreement with the County outlining the acceptable tradeoffs of locating County parks within Town borders. This agreement shall address, at a minimum:

Recreational facility impacts, Water impacts, Traffic impacts, Sewer impacts, Public safety impacts

Implementing Recreation and Open Space Policies: Accessibility of recreational facilities.

Policy 1.1.52 Jupiter shall seek a written agreement to allow Town planning input as well as review and comment privileges for County PALMTRAN and other mass transit plans that potential could serve Town recreation facilities. The Town shall use this formal input to encourage provision of mass transit services to recreation facilities and from concentrations of handicapped, elderly, and transportation disadvantaged neighborhoods.

Implementing Recreation and Open Space Policy: The Town's Parks and Recreation Department will continue to work closely with local volunteer organizations, the Palm Beach County Parks and Recreation Department, and surrounding local parks and recreation departments.

Policy 1.1.53 Jupiter shall continue to seek additional joint facilities, interlocal agreements (as appropriate) and program planning with the parks and recreation departments of the County, Village of Tequesta, and Town of Juno Beach in order to maintain adopted Level of Service standards on Town recreation facilities and provide enhanced recreational opportunities to Town residents and, where feasible, to residents of the unincorporated enclaves east of I-95 and west of Alternate A1A.

Implementing Recreation and Open Space Policy: Coordinating the Jupiter Open Space Land Acquisition Program.

Policy 1.1.54 Related to the Jupiter Open Space Land Acquisition Program, the Town will:

- a) Coordinate with the SFWMD and the TCRPC to secure available grant funding to leverage program monies;
- b) Apply to the Florida Communities Trust land grant program to leverage program monies;
- c) Partner with Palm Beach County to purchase suitable lands; and
- d) Enter into joint planning agreements, as appropriate, to manage properties in the program.

### **Capital Improvements Element**

Policy 1.1.55 In reviewing new development or redevelopment proposals or any plan amendment, the Town shall assess the impact as it relates to the issue of concurrency. The evaluation process will become part of the Concurrency Management System as described in the Capital Improvements Implementation section of the Comprehensive Plan.

### **Intergovernmental Coordination Element**

***Goal 2: To provide the Town with mechanisms to coordinate planning efforts with other local governments and service providers.***

**Objective 2.1: Coordination in maintaining adopted Level of Service (LOS) standards for public facilities with the entity having operational responsibility for the facility:**

Policy 2.1.1 Since the Town operates its own potable water system, the Town shall assure that potable water adopted LOS standards are consistent with its records of consumption. The Town shall coordinate with the Loxahatchee River District in maintaining the sanitary sewer adopted LOS standard. The Town shall coordinate with the Palm Beach County Solid Waste Authority in maintaining the solid waste adopted LOS standard. The Town shall coordinate with the Palm Beach and Martin Counties' Transportation Departments and the U.S. and Florida Departments of Transportation in maintaining adopted LOS standards for roadways in the Town. The Town shall coordinate with the South Indian River and North Palm Beach Heights Water Control Districts, South Florida Water Management District, Northern Palm Beach Improvement District and the U.S. Army Corps of Engineers in maintaining adopted LOS standards for stormwater drainage.

**Objective 2.2: Establish and maintain specific means of coordination with adjacent local governments and other service providers.**

Policy 2.2.1 The Town shall pursue interlocal agreements with local governments that have identified or adopted future land use designations for adjacent unincorporated areas. These agreements would establish joint planning areas, pursuant to Chapter 163.3177, F.S. The Town shall encourage joint planning agreements that include as many of the following planning consideration as are applicable:

- a) cooperative planning and review of land development activities within areas covered by the agreement;
- b) specification of service delivery;
- c) funding and cost sharing issues within joint planning areas; and
- d) enforcement and implementation.

Policy 2.2.2 The Town shall coordinate with those universities which are part of the State University System, regarding the development of campus master plans or amendments thereto, to be done in accordance with Section 1013.30, F. S.

Policy 2.2.3 The Town recognizes the value of Florida Atlantic University (FAU) and the Town shall coordinate programs and partnerships with FAU.

Policy 2.2.4 The Town will coordinate with Palm Beach County and the Palm Beach School District in order to develop population projections for future school needs.

Policy 2.2.5 The Town will coordinate annually, at a minimum, with other units of local government providing facilities and services, such as, but not limited to Loxahatchee River District~~ENCON~~, Palm Beach County Solid Waste, Martin and Palm Beach County MPOs, North Palm Beach Heights Water Control District, Northern Palm Beach County Improvement District, and the SFWMD~~South Florida Water Management District~~. This coordination shall include obtaining comments on changes to the Town's comprehensive plan, sharing annual reports and updates.

Policy 2.2.6 The Town shall coordinate with all parties of the Palm Beach County Public School Interlocal Agreement in the event it is determined by the Town that an amendment to the agreement is necessary, based on the annual evaluation of coordinating residential development with school capacity.

Policy 2.2.7 The Town shall coordinate with the School District of Palm Beach County to share data on an annual basis in order to improve the public school concurrency process. Specifically,

the Town shall provide the following information regarding new residential development projects within its municipal boundaries to the School District by October 1<sup>st</sup>:

- a) The number of approved dwelling units by type (single-family, townhome, granny flat, condo, loft & other), and, if available, the number of units by type the developer is proposing to build;
- b) The number of Certificates of Occupancy issued in accordance with the Public School Concurrency Interlocal Agreement, as amended (on April 1<sup>st</sup> and October 1<sup>st</sup>);
- c) A list of residential developments, which have submitted applications for development approvals to the Town;
- d) Information on the expiration for development orders and updates if a project has stalled or stopped.

Policy 2.2.8 The Town's Utility Department will continue to coordinate the Town's Water System Master Plan, which includes a 10-year Water Supply Facilities Work Plan, and the Comprehensive Plan with the SFWMD's Lower East Coast Regional Water Supply Plan.

**Objective 2.3: The Town shall participate in intergovernmental coordination processes to insure full consideration is given to the impacts of proposed comprehensive plan amendments and future development on the ability of the Town and adjacent local governments to implement their comprehensive plans and to address areawide land use needs and justification for amendments.**

Policy 2.3.1 The Town shall participate in the Palm Beach County IPARC process and shall cooperate with the TCRPC and all other local governments in a ~~mandatory~~ voluntary dispute resolution process for the purpose of facilitating intergovernmental coordination, as prescribed in Section 186.509, Florida Statutes. The IPARC process is established pursuant to the Comprehensive Plan Amendment Coordinated Review Interlocal Agreement, effective October 1, 1993. The process shall include results and any written determination from the IPARC process as data and analysis to DEOCA with the proposed and adopted comprehensive plan amendments. [Section 163.3177(6)(h)1.c., F.S. (Chapter 2009-96, Section 3)]

Policy 2.3.2 The Town shall use the Palm Beach Countywide Intergovernmental Coordination Process as a regular formal forum in which to deal with issues unique to Palm Beach County and its municipalities. The Multi-jurisdictional Issues Coordination Forum shall be used a means of collaborative planning for matters of inter-jurisdictional significance including, but not limited to, the siting of facilities with countywide significance and locally unwanted land uses.

Policy 2.3.3 Coordinate with the South Florida Regional Transportation Authority (SFRTA), FDOT, the Treasure Coast Regional Planning Council (TCRPC), Palm Tran, the Palm Beach County Metropolitan Planning Organization (MPO), and major employers, as appropriate with regard to the siting of a Tri-Rail Station, expansion of Palm Tran bus service and provision of local trolley service in the Town.

Policy 2.3.4 Coordinate with the ~~Treasure Coast Regional Planning Council (TCRPC)~~ to encourage the development of transit supportive land uses proximate to Tri-Rail stations (Transit Oriented Developments) in the Town.

**Objective 2.4 The Town shall coordinate with local governments within its Water Utility service area (Palm Beach County, Martin County and the Town of Juno Beach) to ensure that all water supply needs can be met through a 10-year planning period, as provided in its Water Supply Facilities Work Plan, consistent with the South Florida Water Management District's Lower East Coast Regional Water Supply Plan.**

Policy 2.4.1 As part of the process of updating the Town Water Utility's Master Plan and 10-year Water Supply Facilities Work Plan, the Utilities Department will coordinate with Palm Beach County, Martin County and the Town of Juno Beach to verify that the projections of water supply demand outlined in these plans are consistent with the projected water demands anticipated by these governments.

Policy 2.4.2 Verification of the projections of water supply demand contained in Policy 2.4.1 will be obtained from Palm Beach County, Martin County and the Town of Juno Beach in writing and provided to the South Florida Water Management District.

Policy 2.4.3 The Town shall, as a part of interlocal agreements, continue to coordinate population projections and future annexation areas with the local governments within its Water Utility service area through the following actions:

- An ongoing Planning and Zoning and Utilities department review, through the IPARC notification system, of all future land use amendments to properties located within the Town's service/future annexation area;
- Once-a-year written notification system, requiring all local governments within the Town's Water Utility service area to provide the Town with (i) major redevelopment plans affecting the service/future annexation area; and (ii) specific to Juno Beach, population projections if different from those provided by Palm Beach County; and
- Once-a-year written notification system, requesting Palm Beach and Martin Counties to provide current population projections and providing Palm Beach County with all changes to the Town-generated population projection numbers.

Policy 2.4.4 The Town shall coordinate its adopted LOS standard for potable water with the local governments within its Water Utility service area, in particular:

- The Town will annually contact these local governments to provide them with information on any changes to its adopted LOS standard to be included in their respective Comprehensive Plan amendments and the renewal of local service agreements; and;
- The Town will also provide these local governments with an implementation schedule of the potable water conservation measures, including reuse.

Policy 2.4.5 The Town shall provide the local governments within its Water Utility service area with a copy of its annual update of the 5-yr Capital Improvements Plan (CIP) for all capacity-related water supply facility projects to be included in their respective CIP updates.

***Goal 3: To provide the Town with a framework to coordinate planning efforts with the other parties of the executed (Bioscience Research Protection Overlay) Interlocal Agreement to protect parcels of land in Northern Palm Beach County for the development of more than eight million square feet of scientific research and bio-technology uses.***

**Objective 3.1 To coordinate the protection of land for the development or redevelopment of more than eight million square feet of scientific research and bio-technology uses with the four municipalities and Palm Beach County. This shall be accomplished by adopting Comprehensive Plan policies and the assignment of a Bioscience Research Protection Overlay to land parcels within the Town to allow for functional interaction with the Scripps Florida Research Institute.**

Policy 3.1.1 In developing the Bioscience Research Protection Overlay to protect sites for the development of scientific research and bio-technology uses, the Town shall provide the municipalities subject to the executed (Bioscience Research Protection Overlay) Interlocal

Agreement and Palm Beach County with all staff reports, data and analyses which the Town has generated, or upon which the Town has relied on in defining the area of the Overlay.

Policy 3.1.2 In assigning the Overlay to a particular site, the Town shall provide the municipalities subject to the executed (Overlay) Interlocal Agreement and Palm Beach County with all staff reports, data and analyses which the Town has generated, or upon which the Town has relied on in assigning particular sites with the Overlay.

# **CAPITAL IMPROVEMENTS ELEMENT:**

## *Goals, Objectives and Policies*

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**Goal 1. The provision of needed public facilities in a timely manner, which protects investments in existing facilities, maximizes the use of these facilities and promotes orderly, compact growth.**

### **Capital Facility Planning Objective and Policies**

**Objective 1.1** The Town shall use the capital improvements element as a means to plan for its needs for capital facilities to meet existing deficiencies or accommodate future growth and replace obsolete or worn-out facilities. The measure of success in using this tool for planning capital facilities shall be the completion of capital facilities as stated in the five-year schedule of capital improvements herein and achieving and the maintainingence of the adopted level of service standards as established in this Plan. ~~The five year schedule will be financially feasible as required by Section 163.3164(32), Florida Statutes.~~ [Section 163.3180(5)(a)-(h), F.S (Chapter 2011-139)]

Policy 1.1.1 The Town shall include all projects for the renewal and replacement of capital facilities identified in the other elements of this Plan and determined to be of large scale and high cost (\$25,000 or greater), as capital improvement projects for inclusion within the five-year "Schedule of Improvements" in this Element.

Policy 1.1.2 All capital facility improvements with costs less than \$25,000 shall be included in the adopted five year capital improvement program and annual budget developed by the Town.

~~Policy 1.1.3 Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:~~

- ~~a) Maintenance of an existing asset~~
- ~~b) Replacement of an existing asset~~
- ~~e) Safety related improvements and enhancements~~
- ~~d) Additional capacity or level of service~~
- ~~e) Enhancement of betterment projects~~

Policy 1.1.3 The Town shall consider the plans of state agencies and the South Florida Water Management District in evaluating capital improvements projects.

Policy 1.1.4 The Town shall direct expenditures for capital facilities which recognize the policies of the other comprehensive plan elements, by following the procedures specified in the Capital Improvements Implementation Procedures.

~~Policy 1.1.5 By November 2008, the Town shall utilize professionally accepted methodologies to ensure the annual update of the five year schedule of capital improvements is financially feasible.~~

Policy 1.1.5 The capital improvement projects must be within the financial capability of the Town (either through debt capacity or ability to fund the improvement outright). The operating costs associated with it shall be identified and shall not exceed the Town's ability to annually fund those costs.

Policy 1.1.6 The Town shall utilize the following standards for the management of debt:

- a) If a project is planned to be funded by general obligation debt, which requires a public referendum, a secondary funding source will be identified in the event the referendum fails or the project will be delayed / deleted until such time as a funding source can be identified.
- b) If a project is to be funded by debt other than general obligation debt, a revenue source will be identified to secure the debt and it will be demonstrated that said funding source is reasonably projected to be sufficient to pay off the debt pursuant to an established debt repayment schedule.
- c) In providing capital improvements, the Town shall limit the maximum ratio of outstanding indebtedness to no greater than 15 percent of the property tax base.

Policy 1.1.7 The Town will consider securing grants or private funds possible to finance the provision of capital improvements, if necessary.

**Development Coordination and Regulation Objective and Policies**

**Objective 1.2 The Town shall coordinate land-use decisions and available or projected fiscal resources with a schedule of capital improvements which maintains adopted level of service standards and meets the existing and future facility needs. The measure of success in using this tool for planning capital facilities shall be the completion identification of capital facilities projects necessary to ensure that as stated in the five-year schedule of capital improvements herein and the maintenance of adopted level-of-service standards are achieved and maintained for the five-year period, as established in this Plan. The projects shall be identified as either funded or unfunded and given a level of priority for funding.** [Sections 163.3177(3)(a)4 and 163.3180(5)(a)-(h), F.S (Chapter 2011-139)]

Policy 1.2.1 The Town shall utilize the following adopted level-of-service standards in reviewing the impacts of new and redevelopment upon the provision of public facilities and services:

*Sanitary Sewer* - 85 gallons per capita per day

*Solid Waste* - 7.13 pounds per capita per day

*Drainage* - Projects shall be designed and operated so that off-site discharges meet State water quality standards, consistent with Chapter 62-25, Florida Administrative Code (adopted by reference)

*Potable Water* - Residential Accounts - 153 gallons per day  
Commercial Accounts - 100 gallons per day per 1,000 square feet

*Transportation Facilities* - The Town, in cooperation with Palm Beach County and the Florida Department of Transportation, shall maintain an adopted level of service standard of D on all County and State maintained roads. The Town shall maintain the following adopted level-of-service standards for all Town-maintained roadways:

- a) Peak-hour two-way – LOS D
- b) Daily - LOS C
- c) Intersection – LOS D

*Recreation Facility Standards* -

<b>Recreation Facility Adopted LOS Standards</b>	
<b>Activity</b>	<b>Facility per Population</b>

Tennis	1 court per 4,000
Baseball	1 field per 6,000
Softball	1 field per 12,000
Football	1 field per 12,000
Soccer	1 field per 5,000
Basketball	1 court per 4,000
Racquetball/Han dball	1 court per <del>6,000</del> <u>7,500</u>
Resource-based Park	1 park per 30,000
Exercise Trail	1 trail per 12,000
Swimming Pool	1 pool per <del>65,000</del> <u>68,000</u>
Community Center *	1.5 square foot per person
Lacrosse	1 field per <del>15,000</del> <u>12,000</u>
Volleyball	1 field per <del>12,000</del> <u>8,000</u>
Skate Parks	1 park per <del>30,000</del> <u>60,000</u>
Roller Hockey	1 rink per 30,000
* expansion or addition in increments of 30,000 sq. ft.	

Policy 1.2.2 Proposed plan amendments and requests for new development, redevelopment, or infill shall be evaluated according to the following guidelines as to whether the proposed action would:

- a) exacerbate any existing condition of public facility capacity deficits, as described in this Plan;
- b) generate public facility demands that may be accommodated by capacity increases planned in the Five-Year Schedule of Improvements;
- c) conform with future land uses as shown on the future land map and urban service areas as described in this Plan.
- d) if public facilities are developer-provided, accommodate public facility demands based upon adopted level-of-service standards;
- e) if public facilities are provided, in part or whole, by Town, demonstrate financial feasibility, subject to this Element; and
- f) affect State agency and water management district plans.

Policy 1.2.3 The Town adopts by reference, the Loxahatchee River District's April 1986 *Master Plan for Irrigation Quality Water Reuse*, as amended by the July 2008 *Irrigation Quality Water Program Evaluation*, to support the irrigation water programs contained in the Town's ~~2007~~ 2012 Water Master Plan Update and ~~inclusive~~ 2014 10-year Water Supply Facilities Work Plan.

Policy 1.2.4 The schedule of proposed capital improvement projects shall give priority to correcting existing deficiencies and the replacement of worn-out or obsolete facilities prior to the extension of new facilities according to the following rank prioritization:

- a) Elimination of immediate public hazards or safety deficiencies.
- b) Meeting regulatory requirements or Federal and/or State mandates.

- c) Correcting existing facility deficiencies in adopted LOS standards.
- d) Replacement of obsolete or worn-out facilities that are projected to cause facility deficiencies in adopted LOS standards prior to expanding other facilities.
- e) Addition or expansion of existing facilities to serve vested developments.
- f) Addition or expansion of existing facilities to serve development needs in designated redevelopment overlay areas that increase the use of existing facilities and promote infill development.
- g) Addition or expansion of existing facilities for new development in currently unserved areas. Expansions of facilities to unserved areas shall be based on projected growth patterns found in the Future Land Use Element.

[Section 163.3177(3)(a)4, F.S (Chapter 2011-139)]

### **Future Development Costs Objective and Policy**

**Objective 1.3 Future development shall bear a proportionate fair-share cost of facilities improvements (transportation improvements shall be consistent with the requirements of Sections 163.3180(5)(h)2.a.-e. (42) and (46), Florida Statutes [F.S.] necessitated by the development in order to maintain the level of service standards adopted herein. Fees shall not exceed a pro-rata share of the reasonably anticipated costs of such improvements. The measure of success for this objective shall be achieving and the maintaining ~~ingenance~~ of the adopted level of service standards and the appropriate sharing of fiscal responsibility for the costs of maintaining level of service standards.** [Section 163.3180(5)(a)-(h), F.S (Chapter 2011-139)]

Policy 1.3.1 The Town shall continue to collect impact fees for the services which it provides. These include extension of water lines and expansion of the system, recreation as per the following policy, the construction of local roads under the jurisdiction of the Town and the associated drainage structures, and visual enhancement improvements for major roadways within the Town's jurisdictional boundaries. Impact fees shall continue to be collected by the Town for the services which Palm Beach County provides and dispersed to the County for provision of these services. The County receives impact fees for roads, sewer, library services, parks, police and fire.

Policy 1.3.2 The Town shall maintain a recreation impact fee ordinance to formalize the dedication of land or cash in lieu of contribution to be applied uniformly to all appropriate new development within Jupiter.

Policy 1.3.3 Fair-share drainage impact fees shall be assessed to all development where the County is not responsible for providing similar facilities. The fees shall be based on average trip length produced by the development, applied to the construction cost of related structures.

Policy 1.3.4 Proportionate fair-share costs for transportation facilities improvements shall be based on the criteria contained in the Town's land development regulations.

Policy 1.3.5 The Town shall continue to apply concurrency to transportation facilities and incorporate the criteria contained in Section 163.3180(5), F.S., as applicable to the Town, into the corresponding land development regulations. In addition, the Town's schedule of transportation improvements shall include transportation improvements included in the Palm Beach County Metropolitan Planning Organization's transportation improvement program adopted pursuant to Section 339.175(8), F.S. to the extent that such improvements are relied upon to ensure concurrency and financial feasibility.

[Section 163.3180(5)(a)-(h), F.S (Chapter 2011-139)]

Policy 1.3.56 ~~By November 2008,~~ The Town shall continue to pursue alternative funding sources to offset the projected decrease in revenues from impact fees as the Town approaches buildout.

Policy 1.3.7 The Town shall continue to use the Concurrency Management System to issue development orders conditioned on the following:

- a) The availability of existing public facilities associated with the adopted LOS standards; and
- b) The funding, based on existing or projected funding sources, of public facilities listed in the Town's five-Year Schedule of Capital Improvements that are needed to maintain adopted LOS standards.

Policy 1.3.8 If the projected revenues to support capital improvements become unavailable, the Town shall amend the relevant LOS standards in the Comprehensive Plan or prohibit any development that would lower the adopted LOS standards that are included in the Concurrency Management System.

Policy 1.3.9 The Town shall continue operation of its Concurrency Management System. The Concurrency Management System is used to determine whether adequate facilities exist, when the impacts of development are expected to occur, to maintain adopted LOS standards set in the Comprehensive Plan. The latest point in the application process for the determination of concurrency is prior to the approval of an application for a development order which contains a specific plan for development, including the densities and intensities of development.

Policy 1.3.10 The concurrency requirements for the public facilities and services listed in Policy 1.2.1 shall be met by any one of the following standards:

- a) The necessary facilities and services are in place at the time a development order is issued;
- b) A development order is issued subject to the condition that the necessary facilities and services will be in place and available to serve the development no later than the issuance of a certificate of occupancy or completion;
- c) The necessary facilities are under construction and bonded for completion at the time a development order is issued; or
- d) The necessary facilities and services are guaranteed and secured by a completion bond, letter of credit, or other acceptable form of surety, which has been approved by the Town Attorney. The surety agreement shall guarantee that the necessary facilities and services will be in place and available to serve the development no later than the issuance of a certificate of occupancy or completion.

### **Fiscal Management Objective and Policies**

**Objective 1.4 The Town shall manage its fiscal resources to ensure the provision of needed capital improvements for previously issued development orders and for future development and redevelopment. The Town shall utilize the annual review and update of the Capital Improvements Plan (and the associated schedule of capital improvements) along with the concurrency management system adopted herein, to continue to demonstrate its ability to finance needed improvements identified in the individual comprehensive plan elements and to manage the land development process so that public facility needs created by previously issued development orders or future development do not exceed the ability of the local government to fund and provide the needed capital improvements. The measure of success in using this tool for planning capital facilities shall be the completion of the capital facilities as stated in the five year schedule of capital improvements and the maintenance of adopted level of service standards as established in this Plan.**

Policy 1.4.1 Prior to the issuance of certificates of occupancy, the Town shall provide for all public facilities needed to serve development for which development orders were previously issued.

Policy 1.4.2 In providing capital improvements, the Town shall limit the maximum ratio of outstanding indebtedness to no greater than 15 percent of the property tax base.

Policy 1.4.3 As part of its budgeting process the Town shall develop, adopt and annually update a five-year capital improvement program which will include the annual capital budget which is currently prepared. ~~By November 2008, the Town will ensure the annual update of the five year schedule of capital improvements is financial feasible consistent with the requirements of Section 163.3164(32), Florida Statutes.~~

Policy 1.4.4 The Town will consider securing grants or private funds possible to finance the provision of capital improvements, if necessary.

Policy 1.4.5 Within 3 years after approval of a building permit, the Town shall provide that all associated transportation facilities will be in place or under construction.

Policy 1.4.6 The Town shall include, as part of the Town's annual update of the five year schedule of capital improvement, a summary of whether the 110 percent de minimis transportation impact threshold on Town maintained roadways is exceeded. If the 110 percent threshold is exceeded on a Town maintained roadway, the associated de minimis exception shall be dissolved.

Policy 1.4.7 Outside funding (i.e. from developer contributions, other governments or funding pursuant to referendum) for the Town's five year schedule of capital improvements shall be guaranteed in the form of a development agreement or interlocal agreement.

Policy 1.4.8 Prior to the issuance of a building permit or functional equivalent, the Building Department will consult with the Town's Water Utility to confirm that adequate water supplies will be available to service new development no later than the anticipated date of the issuance of the certificate of occupancy or its functional equivalent.

### **Limiting Public Expenditures in High Hazard Areas**

**Objective 1.5 To limit public expenditures in the identified coastal high hazard area to necessary public services and for restoration or enhancement of natural resources, and to adopt a future land use plan with this comprehensive plan which directs population concentrations away from known or predicted coastal high-hazard areas.**

Policy 1.5.1 The Town coastal high hazard area shall be identified as those land areas east of the Coastal Construction Control Line, as defined by the Florida Department of Environmental Protection.

Policy 1.5.2 Public funds shall not be used for infrastructure or service expansion or improvements in the Coastal high hazard area unless such funds are necessary to:

- a) provide services to existing development (structures approved for development prior to the adoption of this policy);
- b) provide adequate evacuation in the event of an emergency; or
- c) provide for recreational needs and other appropriate water dependent and water related uses in a manner consistent with the preservation of the natural resources of the dune and beach system.

Policy 1.5.3 The Town shall ensure that building and development activities are carried out in a manner which minimizes the danger to life and property from hurricanes and natural disasters by continuing enforcement of the adopted Coastal Construction Code.

**Public School Concurrency**

**Objective 1.6 The Town shall coordinate with the Palm Beach County School District concerning all land development decisions which include residential development in order to maintain a minimum level of service standards for public schools consistent with the Interlocal Agreement on School Concurrency and Public School Facilities Element Policies 1.1.1 and 1.1.3.**

Policy 1.6.1 The School District of Palm Beach County shall maintain minimal level of service standards for public school facilities, as defined in the Public School Facilities Element. In the case of public school facilities, the issuance of development orders shall be based upon the School District of Palm Beach County’s ability to maintain the minimum level of service standards.

Policy 1.6.2 The level of service standards for all public schools within the Town of Jupiter shall be those described in Public Schools Facilities Element Policies 1.1.1 and 1.1.3.

Policy 1.6.3 Applications for development orders which include any residential component shall provide a determination of capacity by the School District of Palm Beach County that the proposed development will meet the public school facilities level of service. A determination by the School District is not required for existing single family legal lots of record, in accordance with the Public School Facilities Element Policy 1.1.8.

Policy 1.6.4 In determining that the necessary facilities and services shall be in place when the impacts of development occur, the procedures maintained in Capital Improvements Policy 1.4.1 shall continue to consider the facilities and services to be in place when:

- a) The construction of public school facilities or provision of services is the subject of a binding and guaranteed contract with the School District of Palm Beach County that is executed and guaranteed for the time the Development Order is issued;
- b) The phasing and construction of the improvements are made binding conditions of the approval of the development order;
- c) The necessary facilities or services are under construction and bonded at the time that the Development Order is issued; or
- d) Construction appropriations are specified within the first three years of the most recent approved School District of Palm Beach County Six Year Capital Improvement Schedule, as reflected in Table 11 of this element, which shall reflect the addition of Florida Inventory of School Houses (FISH) capacity for each school as shown in Appendix A (Concurrency Service Area Table) of the Public School Facilities Element Support Data and Analysis.

Policy 1.6.5 In accordance with Objective 1.6, Policy 1.5.3, and upholding the exceptions detailed therein, prior to issuance of a Development Order by the Town of Jupiter, the School District of Palm Beach County shall determine that the level of service for public school facilities can be achieved and maintained. The necessary public school facilities shall be considered to be in place when sufficient capacity exists in the Concurrency Service Area (CSA) in which the proposed development is located, or an immediately adjacent CSA.

Table 11 The School District of Palm Beach County Six Year Capital Improvement Schedule.  
[Table 11 is shown on the following pages.]

# TOWN OF JUPITER TOWN MANAGER'S OFFICE



**DATE:** May 5, 2016  
**TO:** Honorable Mayor and Members of Town Council  
**THRU:** Andrew D. Lukasik, Town Manager  
**FROM:** John Sickler, Planning and Zoning Director

**SUBJECT:** **EVALUATION AND APPRAISAL REVIEW (EAR)-  
BASED COMPREHENSIVE PLAN TEXT  
AMENDMENTS** – To modify the Future Land Use, Transportation, Housing, Conservation, Coastal Management, Recreation and Open Space, Intergovernmental Coordination and Capital Improvements elements related to incorporating statutorily required changes and additional changes based on input from the public, business community and strategic initiatives contained in the Town's 2016 Plan. JB

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**Ordinance #11-16**  
**PZ #s 15-1528 thru 1531,**  
**15-1543, 16-1815, 16-1842 &**  
**16-1878**  
**DMK**

**Meeting dates:** **PZ 04/12/16 (Acting as the Local  
Planning Agency)**  
**TC 05/03/16 – 1<sup>st</sup> Reading**  
**TC 08/16/16 – 2<sup>nd</sup> Reading**

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*Applicant:*  
*Request:*

Town-initiated  
EAR-based text amendments to Comprehensive Plan elements related to the following:

1. *Future Land Use Element:*
  - a. Inlet Village Area (tropical environment, uses that attract different age groups, flexibility of uses for properties south of A1A);
  - b. Commercial, Mixed-Use, Riverwalk Flex and Public/Institutional future land use designations;
  - c. Reevaluation of Indiantown Road Overlay Zoning District Design Guidelines;
  - d. Promote the use of design standards contained in the Town Code.
2. *Transportation Element:*
  - a. Coordination with governmental agencies and Florida East Coast (FEC) Railway regarding potential passenger service on FEC railroad;
  - b. Promote the use of "Complete Streets" design standards to improve pedestrian and bicycle safety;
  - c. New policy to require a traffic study be completed by December 2017 to establish the Town's adopted Level of Service (LOS) standard for the portion of A1A in the Inlet Village;

- d. New policy requiring consideration be given to buildout conditions when reviewing land use applications;
  - e. Coordination with the Florida Department of Transportation (FDOT) during the US1 Bridge replacement design phase;
  - f. Changes to the Sidewalk/ Pedestrian Facilities Map and the Bicycle Transportation Master Plan.
3. *Housing Element* – Modify the required Workforce Housing Program regulations related to providing flexibility for how and where workforce housing requirements are met.
  4. *Conservation Element* - Modify green design theories to include urban agriculture uses (farmers markets, fresh local produce and community gardens).
  5. *Coastal Management Element* - Modify the list of historical and archaeological significant sites meriting protection to include three additional sites (Suni Sands, Civic Center and Jupiter FEC Train Depot).
  6. *Recreation and Open Space* – Revise adopted LOS standards for recreational facilities.
  7. *Intergovernmental Coordination Element* – Revise objectives and policies to incorporate statutorily required changes and include name changes of state and regional agencies.
  8. *Capital Improvements Element* – Revise adopted LOS standards for recreational facilities and revise objectives and policies to incorporate statutorily required changes.

***Town Council Action (05-03-16).***

At their May 3, 2016 meeting, the Town Council **approved** (by a 4-1 vote) on first reading of the Comprehensive Plan text amendments with one change to proposed Transportation Objective 2.4 to eliminate the reference to any potential transit service through the Town. The corresponding changes to Objective 2.4 are noted below in a grey highlighted format:

**Objective 2.4 To address general safety concerns along the Florida East Coast (FEC) Railroad corridor, and associated with the anticipated All Aboard Florida Brightline express train service through the Town and Tri-Rail service to the Town, the Town shall coordinate with FEC Industries, LLC and appropriate federal, state and county agencies to ensure that FEC Industries, LLC utilizes these projects include appropriate safety measures for to protect Town residents and visitors, consistent with the Federal Rail Safety Act of 1970 (Public Law 91-458).**

A clean copy of revised Objective 2.4 has been included in Exhibit A of Ordinance #11-16. In addition, the Town Council directed staff to review potential modifications to the following objectives and policies for 2<sup>nd</sup> reading, based on their discussion at the meeting:

- Future Land Use Element (FLUE) existing Policy 1.3.11;
- FLUE existing Policies 1.13.2 and 1.13.4;
- FLUE proposed Objective 1.19 and Policies 1.19.1-1.19.3;
- Conservation Element existing Policy 1.9.4;
- Recreation and Open Space Element existing Policy 1.1.9;
- Capital Improvements Element existing Policy 1.2.1.

Finally, the Town Council directed staff to research what other Palm Beach County municipalities or the County are doing to address requirements for regulating sober homes.

***Local Planning Agency Recommendation.***

At their April 12, 2016 meeting, the Planning and Zoning Commission, acting as the Local Planning Agency (LPA), recommended approval (by a 6-0 vote) of the subject text amendments with changes to the following policies:

- Future Land Use Element-
  - Policy 1.3.9 Commercial Future Land Use designation;
  - Policy 1.3.17 Public Institutional Future Land Use;
- Transportation Element-
  - Policy 2.2.9;
  - Objective 2.4 and Policy 2.4.1;
- Conservation Element–Policy 1.1.4.

Staff has incorporated the LPAs changes as noted in the corresponding analysis section in the staff report and noted the changes in Exhibit A of Ordinance #11-16.

***Staff Recommendation.***

Based upon the facts and findings contained herein, staff recommends that the Planning and Zoning Commission, acting as the Town's Local Planning Agency (LPA), recommend that the Town Council **Adopt** the proposed Comprehensive Plan text amendments as shown (in a ~~strike-through~~ and underline format) in Exhibit 1.

The staff report analysis and attachments have been organized so that the reader can review the analysis in the staff report in tandem with the language proposed in each element of the Comprehensive Plan (Exhibit 1- Proposed EAR-based Comprehensive Plan text amendments). Specific language changes have not been shown in the staff report for brevity.

***Background.***

Every seven years, the Town is required by State statute to review its Comprehensive Plan and submit Evaluation and Appraisal Review (EAR)-based amendments for approval to the Florida Department of Economic Opportunity (DEO). Since the last Evaluation and Appraisal Report in 2006 and adoption of the associated Comprehensive Plan amendments in 2008, the applicable statutory requirements were significantly reduced and the overall process has been streamlined. The Town was only required to submit an EAR letter to the DEO, instead of a comprehensive report like the one completed in 2006. The letter acknowledges that proposed Comprehensive Plan text amendments, which are necessary to comply with statutory changes adopted since the last EAR, will be transmitted to the DEO by June 1, 2016. Additional Comprehensive Plan text amendments are proposed to align with the Town's strategic priorities (as contained in the [2016 Strategic Plan](#)) and address other emerging issues.

An executive summary outlining the proposed EAR-based Comprehensive Plan amendments was presented to the Town Council at their March 1, 2016 meeting (see Attachment B – meeting minutes). It was then presented to the Planning and Zoning Commission (acting as the Local Planning Agency) at their March 8, 2016 meeting (see Attachment C – meeting minutes).

Staff addressed the specific comments raised by both the Town Council and the Local Planning Agency in the analysis section of the staff report in each element. Some general comments about the process include the following:

- A Town Councilor noted the EAR-based Comprehensive Plan amendments include a lot of material and they requested it be available in advance of scheduled public hearings.  
Staff Comment: As is typical, staff e-mails the Town Council the Planning and Zoning Commission agenda with the staff reports approximately five weeks before the item goes to the Town Council. This includes everything except the recommendation of the Planning and Zoning Commission and any associated updates that is later forwarded as part of the Town Council agenda. Also, staff established a [page](#) on the Planning and Zoning Department webpage devoted to the proposed amendments and included a summary and a link to the website in the next Town Times. Staff has had meetings with interested residents and property owners to discuss the proposed EAR-based Comprehensive Plan amendments.
- A Local Planning Agency member asked if the Town has a plan to develop a long range planning vision for the community.  
Staff Comment: Staff notes that the Town has always actively utilized the Comprehensive Plan to establish a long range planning vision. In addition, the Town has expanded its strategic planning process over the recent years. Some of the strategic priorities involve long range planning associated with the Inlet Village, transit-oriented development, historic preservation and open space programs. Additionally, strategic planning includes public involvement processes consisting of community surveys and focus groups. While a longer range visioning initiative has been discussed in the past, none is currently scheduled.

Any future Inlet Village related Comprehensive Plan amendments associated with development intensity levels and applying the Town-maintained roadway adopted Level of Service (LOS) standards on A1A (from US1 to Old Jupiter Beach Road) will require more analysis and public input before moving forward through the public hearing process. Staff is concerned with rushing these Comprehensive Plan amendments as part of the current EAR-based Comprehensive Plan amendments, which must be transmitted to the State by June 1, 2016. Specific Comprehensive Plan amendments related to the Inlet Village should follow within a few months after receiving public input.

### ***Analysis.***

#### **I. FUTURE LAND USE ELEMENT**

**A. Supporting Data and Analysis**-The following text amendments are recommended to align with the Town's strategic priorities and address other emerging issues.

1. Inlet Village Area:

- a. *Riverwalk Flex future land use designation (Policies 1.3.11)* – Allowing flexibility from the requirement for active commercial uses on properties south of A1A and encourage a mix of commercial uses that attract different age groups along the waterfront.
- b. *Inlet Village Sector (Policy 1.9.12)* - Create a tropical coastal environment for residents and visitors.

Staff Comment (for both): The future portion of the Riverwalk that will cross over the Oxbow from Burt Reynolds Park runs along unincorporated properties south of A1A. The intent of the requirement to have active commercial uses along the Riverwalk is mainly meant for properties north of A1A along the planned Lighthouse Promenade. The proposed amendment provides flexibility for the

properties south of A1A to have other transitional uses such as office. The Town's Community Redevelopment Agency had identified promoting a mix of uses for different ages and a tropical coastal environment as characteristics that will help define the uniqueness of the Inlet Village.

2. Future land use designations:

- a. *Commercial (Policy 1.3.9)* – Creating a low-impact clean manufacturing sub-category, types of uses allowed could include the manufacturing and distribution of pharmaceutical products, small handheld medical devices, small-scale craft/artisan products or other similar uses and eliminate the heavy products commercial sub-category.

Staff Comment: Creating a low-impact clean manufacturing sub-district will provide flexibility for owners of commercial land that are also assigned with the Town's Bioscience Research Protection Overlay to allow these uses. Allowing the types of manufacturing pertaining to small-scale craft/artisan products could fulfill a desire to establish these types of uses on commercial properties located adjacent to residential uses. Elimination of the heavy products sub-district is recommended because there are no commercial properties in the Town that are suitable for these types of uses. These types of uses are permitted in the industrial land use.

- b. *Mixed-Use (Policy 1.3.10)* – Encourage high-tech, bio-tech and office research uses in Workplace zoning districts.

Staff Comment: There remains about 20 acres of vacant land in the Workplace zoning district (west of Military Trail) in the Abacoa Development of Regional Impact. The property is also assigned with the Bioscience Research Protection Overlay. The proposed change will give properties assigned with the Mixed Use land use designation the same advantage as other Overlay properties assigned with the Commercial and General Industrial future land use designations.

- c. *Public/Institutional (Policy 1.3.17)* – Add recreational facilities and governmental facilities and operations as permitted uses.

Staff Comment: It is logical to include public recreational facilities in the Town as allowable uses in the Public/Institutional future land use designation. The addition of governmental facilities and operations as a permitted use will allow such agencies like the Florida Inlet Navigational District and Jupiter Inlet District to utilize their properties with specific entitled uses. Finally, religious institutions are proposed to be specifically included as allowable uses, since they are one of the common institutions allowed in the institutional zoning districts.

3. *Indiantown Road Overlay Zoning (IOZ) District design guidelines (Policies 1.7.3, 1.7.5 and 1.7.6)* – Modify guidelines to:

- a. Require replacement of street lights on overhead utilities with decorative street lights where appropriate;
- b. Promote Complete Streets concepts, when feasible, with site development and Capital Improvements Plan projects (separation of bicycles and pedestrians from the road, street trees and mid-block crossings);
- c. Clarify mass transit environments includes bus shelters and transit stops.

Staff Comment: These modifications are proposed to implement existing policies approved with development applications and aspects of the *Reevaluation of the IOZ and Manage Traffic* strategic initiatives.

4. *Promote design standards contained in the Code (New Objective 1.19 and Policies 1.19.1-1.19.3)* – The new objective and implementing policies are proposed to:

- a. Require the Town to maintain professionally accepted design standards;
- b. Identify the three special zoning districts (IOZ, MXD, and U.S. One/ Intracoastal Waterway Corridor; Inlet Village is in the U.S. One/ICW Corridor) that contain design standards;

- c. Identify general design guidelines to be considered when developing projects in the three special zoning districts;
- d. Require the Town maintain the architectural and community appearance ordinance.

Staff Comment: These objectives and implementing policies are recommended to establish in the Comprehensive Plan the design guidelines that exist in the Zoning Code. The 2016 Strategic Plan lists “Unique, Small Town Feel” as a strategic result for the Town. The intent of the design guidelines is to enforce the uniqueness of the Town in proposed development and redevelopment projects, avoiding homogenous or typical prototype proposed projects.

5. U.S. Highway One Mixed Use Residential (*Policies 1.9.5*) – Modify to delete the reference to ACLF (assisted congregate living facility).

Staff Comment: ACLF is no longer permitted in the Mixed Use Residential zoning district. Staff is deleting the inconsistency.

6. *Discouragement of strip or highway commercial development (Policy 1.1.3)* – The term unattractive was added as an adjective describing what type of strip or highway commercial development will be discouraged. These types of development can be appropriate provided they are consistent with corresponding design standards contained in the Town Code.
7. There are additional text amendments in the Future Land Use Element to update completion dates.

**B. Statutorily Required Update-** Proposed revised Policy 1.1.1 includes the requirements for a concurrency analysis consistent with the statutory requirements of Section 163.3180(5)(a)-(h), Florida Statutes (Chapter 2011-139).

**C. Internal Consistency with the Comprehensive Plan (for all Elements)-**The proposed EAR-based text amendments to all eight elements are internally consistent with and supportive of the goals, objectives and policies of the current Comprehensive Plan as noted in Attachment A.

## **II. TRANSPORTATION ELEMENT**

**A. Supporting Data and Analysis-** The following text amendments are recommended to align with the Town’s strategic priorities and address other emerging issues.

1. *Coordination with the Florida East Coast (FEC) Industries, LLC and appropriate governmental agencies (New Objective 2.4 and Policies 2.2.1-2.4.3)* – The new objective and implementing policies are proposed to:
  - a. Provide coordination to ensure FEC Industries, LLC is utilizing appropriate safety measures to protect Town residents and visitors, consistent with the requirements of the Federal Rail Safety Act of 1970;
  - b. Ensure adequate pedestrian access barriers are constructed along the portions of the FEC Railroad right-of-way within the Town that experience any pedestrian foot traffic and trespassing;
  - c. Ensure the infrastructure improvements necessary to enable and maintain Federal Quiet Zone designations for all the at-grade railway crossings within the Town are constructed by the Palm Beach County Metropolitan Planning Organization (MPO), which is responsible for providing the improvements;

- d. Coordinate with the Jupiter Inlet District with regard to replacement or renovation of the Loxahatchee River railroad bridge, with an emphasis on enhancing marine based traffic and public safety.

Staff Comment: The new objective and implementing policies are proposed to address the mobility strategic initiative to “enhance public safety along the entire FEC rail corridor with emphasis upon pedestrian and vehicular crossing areas and the Loxahatchee Bridge.” They are proposed to address general safety concerns along the FEC rail corridor raised by the local community.

2. *Include additional design standards promoting “Complete Streets,” where appropriate based on consistency with Town engineering and design guidelines, to improve pedestrian and bicycle safety (Policy 2.2.9, Objective 3.7 and Policies 3.7.1-3.7.3) –* New objective and policies proposed to:

- a. Encourage, during the design phase for roadway improvement, maintenance and enhancement projects within the Town, design standards such as mid-block crossings with protected signals, lower roadway design speed, roadway travel lanes consistent with Florida Greenbook, enhanced bicycle lanes and sidewalk separation;
- b. Continue to implement a Complete Streets system that promotes safety, quality of life and economic development;
- c. Improve safety and mobility while serving the needs of transportation system users (cyclists, pedestrians transit riders and motorists) of all ages and abilities;
- d. Consider implementing Complete Street components and guidelines adopted by the Florida Department of Transportation (FDOT);
- e. Coordinate with FDOT during the design phase of the US1 Bridge replacement to the inclusion of Complete Street system components, as appropriate and consistent with the Town’s Bicycle Transportation Master Plan.

Staff Comment: The new objective and policies are proposed to implement portions of the *Safety* and *Reevaluate the IOZ* strategic initiatives. It is important to note that the Town currently utilizes Complete Streets system components, which are based on the 2014 Complete Streets Policy adopted by the Florida Department of Transportation, and the intent of the amendments is to acknowledge this use. The policy requiring coordination with FDOT during the design phase of the US1 Bridge replacement is recommended because the US1 roadway segment (from A1A to the northern Town boundary) across the bridge currently is rated as cautionary on the Palm Beach County MPO 2015 Bicycle Suitability Map. In addition, the roadway segment is adjacent to the Inlet Village Sector, which is designated as a pedestrian/bicycle multi-modal area. Finally, bicycle and pedestrian safety is a Strategic Plan Initiative.

3. *New policy to require a traffic study be completed by December 2017 to establish the Town’s adopted Level of Service (LOS) standard for the portion of A1A in the Inlet Village (Policy 3.2.11).*

Staff Comment: The Town took over maintenance responsibility and ownership of the roadway segment of A1A from US1 to Old Jupiter Beach Road last year. As a Town road, this segment of A1A is assigned with the Town’s adopted daily traffic LOS standard of C instead of the County’s standard of D. Anticipated development projects in the Inlet Village, as well as other properties, are expected to increase traffic on A1A. Based on potential development in the Inlet Village, staff believes it is appropriate to allow time to complete a traffic study prior to adopting the Town’s adopted daily traffic LOS standard on A1A.

4. *New policy requiring that LOS capacity limitations through buildout are considered when land use applications are reviewed to ensure capacity remains to meet the goals, objectives and policies of the Comprehensive Plan (Policy 3.2.10).*

Staff Comment: The Town is nearly 95 percent built-out and the majority of new development on vacant land will occur along the western Indiantown Road corridor near I-95 and the much will be in the form of redevelopment. Anticipated traffic trips associated with the potential development of properties along the Indiantown Road corridor are identified in the Town's Jupiter Area Traffic Study (JAS). The JAS is based on build-out conditions in the Town, which is anticipated to be 2030. The proposed policy would require land use application reviews consider buildout conditions. The proposed policy will provide the ability to manage growth in all areas of the Town.

5. *Amendments to Figure 3 (Sidewalks/Pedestrian Facilities Map)* – The proposed amendments to Figure 3 are as follows:
  - Addition of future sidewalk link on Commerce Way from Indiantown Road to Commerce Lane and west to Commerce Way West (Pennock Industrial Park);
  - Addition of future sidewalk link on Marrian Avenue from Dimond Street to Felter Street and out to Heights Boulevard (Jupiter Heights neighborhood);
  - Addition of existing and proposed Riverwalk facilities to map and to legend (same as on Figure 4 bicycle facilities map);
  - Addition of schools and parks (including new Cinquez Park Open Space);
  - Addition of bus stops for Palm Tran Route 10;
  - Addition of signalized intersections;
  - Addition of Note 1 (upper left corner of figure), as follows:

“(1) All defined pedestrian facilities (sidewalks, pathways or walkways) are vertically or horizontally separated from roadway pavement.”
  - Addition of existing sidewalks as follows:
    - Donald Ross Road from Town boundary (on west side of the Intracoastal Waterway) to Sea Oats Drive (on eastern side of the Intracoastal Waterway);
    - The Scenic Corridor sidewalk along US 1;
    - Beach Road on south side of the road across Intracoastal Waterway going to Jupiter Inlet Colony;
    - Jupiter Park Drive (along the unincorporated portion of the road);
    - Jupiter Heights neighborhood:
      - Marrian Avenue from Leslie Street to Dimond Street;
      - Harriet Avenue from Leslie Street to Hollywood Street.
    - Jeaga Drive from Heights Boulevard to Central Boulevard;
    - Mallory Boulevard from Frederick Small Road to Indian Creek Parkway;
    - New Haven Abacoa Neighborhood:
      - Schoolhouse Road from Military Trail to Newhaven Boulevard;
      - Newhaven Boulevard from Schoolhouse Road to Frederick Small Road.
6. *Amendments to Figure 4 (Bicycle Transportation Master Plan)* – The proposed amendments to Figure 4 are as follows:
  - Addition of new Cinquez Park Open Space;
  - Addition of signalized intersections;
  - Addition of Bright Horizons day care/school on Dakota Drive at Bismarck Lane intersection;
  - Removal of Jupiter Lakes Boulevard proposed shared use path;
  - Addition of Lighthouse Park (within Jupiter Inlet Lighthouse Outstanding Natural Area);
  - Addition of “Path” after “Multi-use” in the Legend;
  - Addition of Notes (upper left corner of figure) as follows:
    - Bike Lane indicates designated/marked bike lanes adjacent to the travel lanes.
    - Shoulder indicates paved roadway shoulder striped to segregate from travel lane but not a designated marked bike lane. Width varies from 3 feet to 4 feet.

- No sharrow (aka vehicle/bicycle shared lane pavement markings) lanes exist within Town of Jupiter.
  - Multi-use paths are wider pathways (8 feet typical) that are exclusive for pedestrians and bicyclists.
  - Riverwalk indicates multi-use path along the Intracoastal Waterway connecting to the Inlet through Burt Reynolds Park and the Inlet Village.
7. There are additional text amendments in the Transportation Element to:
- Enhance and clarify existing objectives and policies;
  - Incorporate name changes to state and regional organizations;
  - Update completion dates.

**B. Town Council or Local Planning Agency Comments from early March Meetings**

1. A Town Councilor stated the Transportation Element once had a commitment to complete an Indiantown Road Corridor Master Plan (ITR-CMP). With the processing of the EAR-based Comprehensive Plan amendments, it is an opportunity for the Town Council to embrace some kind of ITR-CMP with regard to approving projects consistent to it and addressing the level of service.  
Staff Comment: Staff notes that while the commitment to complete the ITR-CMP by a date certain was removed from the Town's Comprehensive Plan in 2009, it is still listed as an option to mitigate LOS deficiencies in Transportation Element Policy 3.2.8 (see Exhibit 1). Further, Palm Beach County amended its Comprehensive Plan and Unified Land Development Code in 2009 to remove requirements to adopt and maintain corridor master plans throughout the County.
2. A Town Councilor recommended that an additional policy be added to the Transportation Element objective pertaining to coordination with the Florida East Coast (FEC) Industries, Inc. and other governmental agencies for the potential new passenger train service, specifically associated with the need to replace the railroad bridge over the Loxahatchee River.  
Staff Comment: Staff has proposed new Transportation 2.4.3 Element Policy (see above) requiring coordination with the Jupiter Inlet District and FEC Industries, Inc., to renovate or replace the Loxahatchee River Bridge, with an emphasis on marine based traffic and public safety concerns.
3. A Planning and Zoning Commission member recommended that the need for pedestrian access barriers along the FEC Railroad be required for safety reasons, whether the All Aboard Florida Brightline express happens or not.  
Staff Comment: Proposed New Transportation Element Objective 2.4 (see above) has been updated to state coordination efforts should be for general safety concerns.

**III. HOUSING ELEMENT**

**A. Supporting Data and Analysis-** The following text amendments are recommended to align with the Town's strategic priorities and address other emerging issues.

1. *Revisions to the mandatory Workforce Housing Program requirements related to providing flexibility for how and where workforce housing requirements are met (Policy 1.2.10).*  
Staff Comment: The proposed change will allow the flexibility pertaining to where required workforce housing units can be located (on-site or off-site) to be determined in the Workforce Housing Program land development regulations contained in the Zoning Code.

2. *Inclusion of in lieu and land donation restrictions for workforce housing units required as part of density bonus provisions (Policy 1.2.10).*

Staff Comment: Staff has included the language in land development regulations that requires additional workforce housing units required due to the provision of density bonuses to be built.

3. *Revise Policy 1.6.8 to include the requirement to maintain “reasonable accommodation procedures” of the Town’s Housing Standards Ordinance to preserve and enhance residential neighborhoods.*

Staff Comment: The proposed changes to Policy 1.6.8 is intended to identify the reasonable accommodation procedures, which were adopted into the Town’s Housing Standards section of the Town Code in 2014. The intent of the regulations are to implement the policy of the Town for processing applications for reasonable accommodations from the Town's housing standards, rules, policies, practices, and procedures for persons with disabilities or handicaps as provided for by the Fair Housing Act (42 U.S.C. 3601 et seq. (FHA) and Title II of the Americans with Disabilities Act (42 U.S.C. 12131 et seq.) (ADA).

**B. Town Council or Local Planning Agency Comments from early March Meetings**

A Local Planning Agency member suggested staff consider the current trend of converting multi-family housing in residential neighborhoods into commercial type uses such as sober homes and half-way houses. The Town may want to address this issue in the Comprehensive Plan to guide how such uses are regulated in the Town Code.

Staff Comment: While this is a good suggestion, staff notes that sober homes and half-way houses are considered residential, not commercial uses and on the advice of the Town Attorney does not believe it is possible to include additional regulations for these uses at this time.

**IV. CONSERVATION ELEMENT**

- A. Supporting Data and Analysis-** The following text amendments are recommended to align with the Town’s strategic priorities and address other emerging issues.

1. *Text amendments are recommended to revise green design theories in Objective 1.10 to include the promotion of urban agriculture and include a reference to alternate paving materials. Two new implementing policies are proposed to:*

- a. *Commit to continued support for existing farmers markets, public markets and similar activities and encourage the development of additional markets to provide residents with access to fresh, local produce (Policy 1.10.3).*

- b. *Require the Town to adopt land development regulations by December 2017 to allow community gardens at a scale that is appropriate to the Town’s neighborhoods (Policy 1.10.4).*

Staff Comment: The term “urban agriculture” refers to growing and raising food crops and animals in an urban setting that is community-based and community-minded, for the purpose of feeding local populations. Urban agriculture can include activities such as community and commercial gardens, farmers markets, personal gardens and urban farms. Providing the framework for the development of sources of local urban agriculture is a way to create a local supply of fresh produce and reduce carbon emissions associated with the delivery of produce from other parts of the country.

2. *Policy to allow for off-site mitigation to create greenways and to enhance existing greenways (revised Policy 1.9.4).*

Staff Comment: Allowing for off-site mitigation to meet preservation requirements during development will benefit new and existing greenways and help avoid instances where onsite preserves sometimes become nuisances, misused and do not contribute to an overall ecosystem.

4. *Include a national wild and scenic river corridor as a type natural resource contained in environmentally sensitive areas (revised Policy 1.1.4).*

Staff Comment: The addition is proposed to acknowledge the 9.5 mile long Loxahatchee River Wild and Scenic Corridor, which was designated by the Department of Interior in 1985. The portion of the corridor within the Town is located west of the Florida Turnpike.

5. There are additional text amendments in the Conservation Element to incorporate name changes to state and regional organizations and provide internal consistency with other Comprehensive Plan elements.

**B. Statutorily Required Update-** New Policy 1.6.4 is proposed to recognize in the Comprehensive Plan the Town's commitment to participating in the National Flood Insurance Program Community Rating System consistent with the statutory requirements of Section 163.3178, F.S. (Chapter 2015-69, section 1). The Town currently has a Community Rating System rating of 7, which provides homeowners with a 15 percent discount on their National Flood Insurance Program insurance annual premium.

**C. Town Council or Local Planning Agency Comments from early March Meetings**

1. A Local Planning Agency member wanted to know if the Town permits green alternative to solid concrete parking.

Staff Comment: Staff has included reference to utilization of pervious paving materials in proposed amendments to Conservation Element Objective 1.10 (see above) pertaining to green design theories. Additional details regarding the use of alternative green design parking surfaces (i.e. turf brick pavers and pervious asphalt) can be added into the Town Code in the future.

2. A Local Planning Agency member wanted to know if new policies are being proposed to address the climate change issues contained in the statutory changes adopted in 2015 as part of Section 163.3178, F.S. (Chapter 2015-69, section 1).

Staff Comment: Proposed New Conservation Element Policy 1.6.4 (see above) and New Coastal Management Element Policy 2.6.8 (see below) address issues contained in the 2015 climate change legislation. Additional Comprehensive Plan text amendments will be proposed sometime next year based on the results of the work on the Climate Change strategic initiative.

**V. COASTAL MANAGEMENT ELEMENT**

**A. Supporting Data and Analysis-** The following text amendments are recommended to align with the Town's strategic priorities and address other emerging issues.

1. *Modify the list of historical and archaeological significant sites meriting protection to include three additional sites (Suni Sands, Civic Center and Jupiter FEC Train Depot) (Policy 1.9.10).*

Staff Comment: The Suni Sands property in the Inlet Village contains a substantial known archaeological site first reported to the State in the 1990s. In addition, the property is significant to the history of the Town related to the Celestial Railroad dock and railroad bed located there in the 1880s and the later establishment of the William Sperry homestead in the early 1900s (including the Sperry Boathouse). For these

reasons, staff recommends the Suni Sands property be included in Policy 1.9.10 as a significant archaeological and historical site meriting protection. It is important to note that inclusion on this list does not assign any local or national historic designations to this site. The other two Town-owned sites (the Civic Center and Jupiter FEC Train Depot) are proposed to be added to the list because they have been locally historically designated by the Town since the last time the policy was updated.

2. *Modify the policy regarding preparing the Town’s Hurricane Preparedness Plan Map to reference the completed map that is included in the Coastal Management Element (Policy 2.2.10).*

Staff Comment: The Town’s Hurricane Preparedness Plan Map is consistent with the County’s corresponding map and shows the location of the hurricane evacuation zones (2-5), designated hurricane shelters and coastal construction zone. A note has also been included that directs households living in manufactured/mobile homes, substandard construction or flood prone areas to evacuate in the case of a Category 1 or higher hurricane.

3. There are additional text amendments in the Coastal Management Element to:
  - Enhance and clarify existing objectives and policies;
  - Incorporate name changes to state and regional organizations;
  - Update completion dates.

**B. Statutorily Required Update-** New Policy 2.6.8 is proposed to recognize in the Comprehensive Plan the Town’s commitment to utilize best practices and initiate mitigation strategies to reduce the risk of flooding in coastal areas that may result from storm events and the related impacts of sea level rise consistent with the statutory requirements of Section 163.3178, F.S. (Chapter 2015-69, section 1). These policies were substantially updated last year as part of the adopted modifications to address marine facilities.

**VI. RECREATION AND OPEN SPACE ELEMENT**

**A. Supporting Data and Analysis-** The following text amendments are recommended to address issues associated with updated population projections.

1. *Revise certain adopted LOS standards for recreational facilities (swimming pool, racquetball/handball, lacrosse, volleyball and skate parks) to meet the needs of Town residents through 2035 (Policy 1.1.9).*
2. *Revise the long-range date to meet future recreational needs of the Town residents from 2025 to 2035 (Objective 1.1 and Policies 1.1.1 and 1.1.2).*

Staff Comment: The proposed amendments to the adopted LOS standards noted in Policy 1.1.9 are based on the combined greater Jupiter Population projections from 2015 to 2035 contained in the following table:

<b>Incorporated &amp; Unincorporated Areas</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>
<i>Town of Jupiter</i>	59,108	60,465	61,678	63,316	65,267
<i>Village of Tequesta</i>	5,645	5,854	5,963	6,114	6,276
<i>Town of Juno Beach</i>	3,359	3,465	3,536	3,653	3,788
<i>Jupiter Inlet Colony</i>	399	401	408	418	430
<i>Unincorporated Palm Beach County</i>	12,767	13,046	13,521	14,186	16,911
<i>Unincorporated Martin County</i>	2,144	2,224	2,307	2,394	2,484
<i>Non-Jupiter Totals</i>	24,314	24,990	25,735	26,765	29,889
<b><i>Combined Greater Jupiter Totals</i></b>	<b>83,422</b>	<b>85,455</b>	<b>87,413</b>	<b>90,081</b>	<b>95,156</b>

The population projections above for the Town of Jupiter, unincorporated Palm Beach County and unincorporated Martin County are from the Town's Water Supply Facilities Work Plan. The unincorporated Palm Beach County projection includes the following areas:

- All but one (homes along Palmwood Road west of the Intracoastal Waterway) of the enclaves east of I-95 and north of Donald Ross Road;
- West of the Florida Turnpike including the Palm Beach Country Estates neighborhood on the southern boundary west approximately 6 miles and north to the Martin County line.

The unincorporated Martin County area includes the area east of I-95 north to the southern boundary of Jonathan Dickinson State Park and east to the northern fork of the Loxahatchee River. The population projections for the Village of Tequesta, Town of Juno Beach and Jupiter Inlet Colony are from Palm Beach County's 2015 Population Allocation Model.

3. There is an additional amendment to Policy 1.1.11 to update a completion date.

## **VII. INTERGOVERNMENTAL COORDINATION ELEMENT**

**A. Supporting Data and Analysis-** The proposed text amendments in the Intergovernmental Coordination Element are intended to:

- Enhance and clarify existing Policy 1.1.24 pertaining to coordinating with Palm Beach County to implement the Town's Workforce Housing Program (WHP), especially regarding locating WHP units in unincorporated enclaves;
- Incorporate name changes to state and regional organizations.

**B. Statutorily Required Update-** An Amendment to existing Policy 2.3.1 is proposed to require the Town to cooperate with the Treasure Coast Regional Planning Council and all other local governments in a mandatory dispute resolution process for the purpose of facilitating intergovernmental coordination, as prescribed in Section 186.509, Florida Statutes (F.S.) The amendment provides consistency the statutory requirements of Section 163.3177(6)(h)1.c., F.S. (Chapter 2009-96, Section 3).

## **VIII. CAPITAL IMPROVEMENTS ELEMENT**

**A. Supporting Data and Analysis-**The following text amendments are recommended to:

1. *Revise certain adopted LOS standards for recreational facilities (swimming pool, racquetball/handball, lacrosse, volleyball and skate parks) to meet the needs of Town residents through 2035 (Policy 1.2.1).*

Staff Comment: The proposed amendments to the recreation adopted LOS standards are identical to those proposed in the Recreation and Open Space Element.

2. *Update references to the currently adopted Town Water Master Plan Update and 10-year Water Supply Facilities Work Plan (Policy 1.2.3).*

Staff Comment: In 2015, the Town adopted updates to the two Town water planning documents as part of the required update to provide for the coordination of the South Florida Water Management District's 2013 10-year Lower East Coast

Regional Water Supply Plan Update. Updating the two Town water planning documents in Policy 1.2.3 is proposed to achieve internal consistency.

**B. Statutorily Required Update-** The following text amendments to the Capital Improvements Element are proposed to provide consistency with statutory requirements as noted:

1. Requirements to achieve and maintain adopted Level of Service (LOS) standards and including the projects needed to accomplish this in a 5-year schedule of capital improvements (Objective 1.1, Objective 1.2, Objective 1.3 and Policy 1.3.4). These amendments provide consistency with Section 163.3180(5)(a)-(h), Florida Statutes (F.S.) (Chapter 2011-139).
2. Requirements that the 5-year schedule of capital improvements identify whether projects are either funded and given a level of priority for funding (Objective 1.2 and Policy 1.2.4). These amendments provide consistency with Section 163.3177(3)(a)4, F.S (Chapter 2011-139).

Additional text amendments (new Policies 1.3.6-1.3.9) are proposed to affirm the Town will continue to utilize the Concurrency Management System.

**C. Town Council or Local Planning Agency Comments from early March Meetings**

A Town Councilor stated they were not in favor of eliminating financial feasibility requirement from the Capital Improvements Element.

Staff Comment: Financial feasibility references in Capital Improvements Element objectives and policies have been retained.

**IX. Intergovernmental Coordination** - Staff has submitted an executive summary of the proposed EAR-based Comprehensive Plan text amendments to the Palm Beach County Interlocal Plan Amendment Review Committee (IPARC). As of the date of this report, staff has not received any comments related to the text amendment.

The data and analysis supporting these text amendments will be included in the transmittal package sent to the Florida Department of Economic Opportunity (DEO).

### ***Conclusion.***

Staff finds the proposed comprehensive plan text amendments necessary, consistent with the comprehensive plan, and supported by data and analysis; therefore, staff recommends **approval** of the amendments.

#### **Attachments:**

Attachment A – Comprehensive Plan objectives and policies consistent with proposed text amendments

Attachment B – March 1, 2016 Town Council meeting approved meeting minutes

Attachment C – March 8, 2016 Local Planning Agency meeting minutes

Attachment D – April 12, 2016 Local Planning Agency draft meeting minutes

## Attachment A - EAR-based Proposed Text Amendments Consistency with Comprehensive Plan

### **FUTURE LAND USE ELEMENT**

Policy 1.9.8 The Town shall continue to require development to be oriented toward the Intracoastal Waterway, Jupiter Lighthouse, and the Jupiter Inlet including provisions allowing for: variable setbacks, landscaping, parking regulations; clustering structures to form public open space; providing opportunities for open vistas of the waterways; developing a point of interest at the terminus along the Riverwalk; providing for access and support amenities to the Riverwalk Corridor such as; screening; sign placement and type; providing for special design treatments: providing for street furniture, lighting and providing for amenities, such as: balconies, porches, and awnings; providing for a system of entry statements which identify the U. S. Highway One Corridor.

Policy 1.10.1 Creation of a Riverwalk Corridor to provide waterfront multi-purpose pedestrian linkages for public entertainment, water-oriented, commercial and residential uses along the Intracoastal Waterway and establish a recognizable, genuine identity that capitalizes on the existing natural features of the Intracoastal Waterway.

Staff Comment (for both policies): The proposed text amendments to Future Land Use Element (FLUE) Policies 1.3.11 and 1.9.12 will help provide flexibility to properties in the Inlet Village along the Riverwalk consistent with the vision of this area as noted in Policies 1.9.8 and 1.10.1. The proposed text amendments are internally consistent with and supportive of Policies 1.9.8 and 1.10.1.

Objective 1.17 The Town shall promote a cluster of sites for bioscience research and biotechnology uses through the creation of an Overlay. The Bioscience Research Protection Overlay is intended to protect parcels of land in the Town for the development of bioscience research and biotechnology uses which are expected to be attracted to Northern Palm Beach County due to the location of the Scripps Florida Research Institute at Florida Atlantic University's Jupiter Campus. The Town shall encourage uses within the Overlay, which are supportive of and compatible with the Scripps Florida Research Institute, or which are accessory to bioscience research and biotechnology uses. The Overlay does not limit the uses currently allowed consistent with the property's land use designation including uses allowed pursuant to planned development approvals and developments of regional impact.

Staff Comment: The proposed changes to the Commercial future land use designation (FLUE Policy 1.3.9) will provide flexibility for owners of properties assigned with the Commercial designation to develop with clean environmental manufacturing uses that are compatible with the Scripps Florida Research Institute. The proposed text amendment is internally consistent with and supportive of Objective 1.17.

Objective 1.7 Maintain Indiantown Road as a dynamic commercial corridor with a unifying identity that is reflective of community values, provides an economically-viable setting for a balanced mixture of land uses, and has safe as well as efficient pedestrian and traffic circulation and access.

Staff Comment: The proposed changes to FLUE Policies 1.7.3, 1.7.5 and 1.7.6 will ensure properties within the Indiantown Road Overlay Zoning (IOZ) District redevelop with attractive uses that promote a safe environment for bicycles and pedestrians. The proposed text amendments are internally consistent with and supportive of Objective 1.7.

### **TRANSPORTATION ELEMENT**

Goal 3: Provide a safe, energy efficient, convenient and economical multi modal transportation system, which provides adequate capacity for the movement of people, goods and services throughout the Town.

Staff Comment: The proposed new Policy 2.2.9 and Objective 3.7 and Policies 3.7.1-3.7.3 are intended to provide for a safe and convenient multi-modal transportation system through the Town consistent with the Complete Streets system. The proposed text amendments are internally consistent with and supportive of Goal 3.

Objective 3.2. Existing and future roadway deficiencies based on standards established in this plan shall be mitigated through a continuous and timely roadway improvement program, as contained in the Town’s adopted 5-year Community Investment Program.

Staff Comment: Both new Policies 3.2.10 (consider buildout conditions when reviewing land use applications) and 3.2.11 (complete traffic study prior to assigning adopted Town LOS service to A1A segment in the Inlet Village) are intended to evaluate potential future roadway deficiencies to determine how best to meet the adopted LOS standards. The text amendments are internally consistent with and supportive of Objective 3.2.

## **HOUSING ELEMENT**

Objective 1.1 To provide adequate Workforce Housing to meet the future needs assessments identified in Tables 1 through 4 for very-low, low, moderate low and moderate high income households in the Town.

Staff Comment: The proposed text amendment to Policy 1.2.10 to provide flexibility measures pertaining to where workforce housing units can be located will help ensure additional such units will be built, rather than in-lieu payments to the Town’s Housing Trust Fund. The text amendments are internally consistent with and supportive of Objective 1.1.

## **CONSERVATION ELEMENT**

Policy 1.10.1 The Town shall maintain and amend as necessary land development regulations to promote and support green design theories and techniques, and which provide incentives for same.

Policy 1.10.2 By December 2019, the Town will strive to upgrade its current Florida Green Building Coalition “Florida Green Local Government Silver Certification” to a Gold Certification.

Staff Comment (for both): The text amendments to Objective 1.10 and new Policies 1.10.3 and 1.10.4 pertaining to allowing urban agriculture and provide for land development regulations to allow community gardens in residential neighborhoods support green design theories and will assist the Town in upgrading its current Florida Green Building Coalition green local government designation. The proposed text amendments are internally consistent with and supportive of Policies 1.10.1 and 1.10.2.

## **COASTAL MANAGEMENT ELEMENT**

Policy 1.9.7 Through the implementation of the historic and archaeological preservation ordinance the Town will safeguard the Town’s unique history and heritage, foster civic pride and respect for the accomplishments of the past, and protect and enhance the Town’s attraction to visitors.

Staff Comment: The proposed text amendment to Policy 1.9.10 to modify the list of historical and archaeological significant sites meriting protection to include three additional sites (*Suni Sands, Civic Center and Jupiter FEC Train Depot*) is intended to safeguard the Town’s unique history and heritage, especially related to the Suni Sands property. The proposed text amendments are internally consistent with and supportive of Policy 1.9.7.

**REGULAR AGENDA**  
**ROUNDTABLE**

**5. Discussion of the Evaluation and Appraisal Report (EAR) Based Comprehensive Plan Amendments.**

Mr. John Sickler, Director of Planning & Zoning reviewed the amendments to the land use element which included providing some commercial land use designations for low impact manufacturing of pharmaceutical and medical device companies.

Councilor Wodraska asked how the amendment changes came about and if they were due to changes in technology. Mr. Sickler explained changes were determined by interest from research and development companies who had some level of manufacturing with a small impact to the area.

Mr. Sickler discussed amendments to the Inlet Village area related to required active commercial use in the Riverwalk Flex and the Inlet Village Flex land use designation. He explained the change for reduction of the Floor Area Ratio (FAR). Mr. Sickler described the tropical coastal setting for landscaping design and changes to related parking policies for shared and offsite parking language. He concluded with the future land use element for the adoption of an Urban Design Standard objective and policy.

Vice-Mayor Kuretski asked for clarification of the term Urban Design Standard as it pertained to Uniquely Jupiter. Mr. Sickler explained an Urban Design Standard was to describe the environment between building, spaces and landscaping. Vice-Mayor Kuretski indicated that staff needed to provide further clarity about the specific scope and intent of this item, because he may not agree to add these urban design standards into the Comprehensive Plan.

Mr. David Kemp, Town Long Range Planner discussed the transportation element changes which included the context-sensitive design standard for roadway projects and new intergovernmental and service provider coordination objectives with policies for potential railway services.

Vice-Mayor Kuretski thought an additional item should be included to collaborate with the Jupiter Inlet District and the Federal East Coast Railway (FEC) in evaluating appropriate replacement alternatives for the 90 year old FEC bridge to consider marine traffic and public safety concerns. The model for such collaborations is the Florida Department of Transportation US1 Bridge Replacement Alternatives Study that has recently commenced.

**Jupiter Yacht Club (Mariner Building) – cont'd**

Comm. Acton observed that there is vacant space between Dive Bar and Café des Artistes in the Entertainment district.

Comm. Acton moved to recommend approval with Staff recommendations; seconded by Vice Chair Rutter. The Commission was polled and the motion carried (6-1 vote).

Posner – Y	Zacarias – Y	Acton – Y	Flinchum – Y
Rutter – Y	Walker – Y	Cipolla - N	

**DISCUSSION:**

**Proposed Evaluation and Appraisal Report (EAR)-based Comprehensive Plan Amendments** – Discussion of proposed text amendments to the Future Land Use, Transportation, Conservation, Coastal Management, Recreation and Open Space, Intergovernmental Coordination and Capital Improvements elements, and Future Land Use Map and Zoning Map amendments.

Chair Walker read the title.

Mr. Sickler noted that the process of updating the Comprehensive Plan has been significantly reduced by the State since it was last done in 2008. He reviewed the proposed changes for the Future Land Use Element as outlined in the executive summary.

Comm. Posner asked if these changes would allow the properties south of A1A along the Riverwalk to have uses other than commercial. Mr. Sickler said yes but the Town would still encourage commercial uses to engage the Riverwalk.

Comm. Acton suggested Staff consider addressing sober homes, halfway houses and the conversion of multi-family housing into these types of commercial uses. The Town may want to address these issues in the Comprehensive Plan as a driver for how they regulated in Town Code.

Comm. Zacarias asked if the Town permitted an alternative to solid concrete parking. Mr. Sickler said Staff would give that consideration.

Comm. Cipolla said there seems to be a growing opinion that everything should be stopped in the Inlet Village until there is a better understanding of what is going to happen there. Mr. Sickler said we would not be entertaining a moratorium as part of the Comprehensive Plan amendments. Chair Walker explained that these changes were in response to the public asking for less intensity and a more tropical environment in Inlet Village.

Comm. Zacarias asked if there was anything in the Comprehensive Plan regarding tree mitigation when property is developed. Mr. Sickler said yes, we have those standards throughout the Town.

**EAR)-based Comprehensive Plan Amendments – cont'd**

Mr. Kemp reviewed the proposed amendments, as outlined in the executive summary, starting with the Transportation Element.

Comm. Acton said the need for pedestrian access barriers along the FEC Railway right-of-way should be written in such a way that it is not dependent upon All Aboard Florida or the expansion of Tri-Rail. It is needed for safety.

Comm. Acton said he questioned the wisdom of reducing the width of travel lanes on major thoroughfares such as Indiantown Road and U.S. Highway One. There are still large trucks and SUVs using these roads and narrower lanes would not be safe. We should provide alternate roads or slow down the traffic by some means other than narrowing the lanes. Mr. Sickler agreed and noted that the words "as appropriate" were included in the provision.

Comm. Posner asked where the funds would come from for pedestrian access safety rails by the railway and Mr. Sickler said that is not determined as part of the Comprehensive Plan. Comm. Posner agreed with Comm. Acton that narrowing the lanes is not a good idea.

Mr. Kemp continued by reviewing the proposed changes to the Housing Element. Comm. Posner asked if payments in lieu of providing workforce housing could be used to rehabilitate existing housing. Mr. Kemp said yes. Mr. Sickler said the Town is working toward eliminating the barriers to providing workforce housing off site.

Comm. Flinchum asked if Staff was going to revisit the issue of accessory dwellings. Mr. Sickler said the Town has provisions for having accessory dwelling units on commercial property without a Mixed Use land use. There are also provisions for granny flats in Abacoa and allocations in some of the neighborhoods.

Comm. Cipolla asked what kinds of guarantees exist to ensure workforce housing remains affordable. Mr. Sickler said there are specific requirements for rental units to remain affordable for 30 years and "for sale" houses to remain affordable in perpetuity with buyer and renter qualifications. Specifics would be required for any project, until such time as more specific policies and procedures are adopted.

Mr. Kemp reviewed the proposed changes to the Conservation Element and the Coastal Management Element.

Comm. Acton asked if the Suni Sands property has been designated historic. Mr. Kemp said it is not being designated through this policy, it will be a site that merits protection as a historical and archaeological site. There is a County master site file number for this property, which identifies it as a known archaeological site.

Comm. Acton said his understanding is that the State list includes properties that may later be determined not to have archaeological significance. He said it was inappropriate to include Suni Sands with sites that have received designation. Mr. Kemp replied that this is a known archaeological site by virtue of it receiving a County master site file number.

**EAR)-based Comprehensive Plan Amendments – cont'd**

Mr. Sickler said that the archaeological significance is public knowledge and it seems appropriate to acknowledge that now. Ms. Thoburn said the site has a low file number in the County system, indicating that it has been considered significant for a long time. Comm. Acton said there should be a strong academic basis for the Comprehensive Plan to consider a site worthy of protection so that properties are not included for political purposes. He acknowledged that the responses Staff gave regarding the Suni Sands property were in-line with what he was saying to validate that the site was worthy of protecting.

Chair Walker asked if the lighthouse has been designated in the Comprehensive Plan. Ms. Thoburn said it has a national designation and it is shown on the Future Land Use Map.

Comm. Posner asked what happens when a site is designated as significant on the Future Land Use Map. Mr. Kemp said if a property contains a known archaeological site, developers need to apply for a certificate to dig simultaneously with any development applications. The Historic Resources Board will determine whether or not to approve a certificate to dig based on a recommendation from the Town's archaeologist. Certificates to dig have guidelines and restrictions.

Comm. Zacarias said Senate Bill 1094 requires local governments to include measures in the Coastal Management Element of their Comprehensive Plan to reduce losses in coastal areas due to sea level rise. Mr. Kemp said Staff will be including those changes but it wasn't discussed as much because it's a statutory requirement. Ms. Thoburn said the Town addressed sea level rise when the marine facilities ordinance was adopted last year.

Comm. Flinchum said there are pros and cons to saving small on-site preserve areas. He did not agree that greenways are necessarily better. He cited the attractive appearance of businesses such as Home Depot and Walgreens and said the tree islands there are important.

Ms. Thoburn replied that those tree islands are greenspace. Staff has found that preserves in urban areas tend to become nuisances and are not kept up. Mr. Sickler added that Jupiter has a high greenspace requirement at 30%.

Mr. Kemp continued by reviewing the recommended changes to the Capital Improvements and Recreation Elements. He also noted that there would be some updates to the Future Land Use Map.

Comm. Acton asked if the Town is still required to use the mid-range BEBR figures for population projections. Mr. Kemp said yes; and they have been almost spot-on from the 2008 projections.

Comm. Zacarias asked if the Town has a plan to develop a long range planning vision with the community. Mr. Sickler said there isn't anything scheduled at this time. The Town has evolved in the strategic planning process. Community surveys are conducted every two years and the public is engaged in the strategic planning process and budget process. These changes have filled some of the void created by the statutory reduction in the EAR process.

**EAR)-based Comprehensive Plan Amendments – cont'd**

Ms. Thoburn said the Town developed some major visioning as part of the 2008 EAR. The Town is still working on Inlet Village and transit-oriented development in conjunction with strategic priorities. Mr. Sickler said the historic preservation and the open space programs are also notable.

Comm. Zacarias said 2018 might be a good time to evaluate the progress made on the visions established in 2008. Perhaps the Town vision should be reviewed every 10 years.

**ADJOURN**

Chair Walker adjourned the meeting at 8:39 p.m.

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**Valerie Hampe, Secretary**

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**PATRICIA WALKER, CHAIR**

**REGULAR AGENDA**  
**ROUNDTABLE**

5. Discussion of the Evaluation and Appraisal Report (EAR) Based Comprehensive Plan Amendments.

Mr. Kemp explained the objectives and implementation policies for the complete street concept, figures to be modified for the adoption for a level of service standard and for traffic projections for A1A between US Highway One and Jupiter Beach Road.

Mr. Kemp mentioned the Transportation Element's policy required coordination with Florida Department of Transportation (FDOT) during the design phase of the US Highway One bridge replacement, required buildout conditions be evaluated when considering land use and zoning applications, and finally some amendments to the pedestrian and bicycle transportation maps, based on comments from FDOT and Town Council.

Vice-Mayor Kuretski suggested the Council embrace a type of Indiantown Road Corridor Master Plan when approving development projects to ensure the Town's Comprehensive Plan level of service commitments are taken into account.

Councilor Kaufer expressed concern with only complete street system components since most complete street concept uses were solely multi-use path. He felt the Town should not always follow the complete street system concept by the book.

Mr. Kemp said the Conservation Element included urban agriculture. He said the new policy would allow community gardens in neighborhoods and off-site mitigation to create greenways or enhance existing greenways.

Mayor Golonka asked was there a category for community gardens. Mr. Sickler said they were addressed as accessory uses. He said they were setting policy framework and would deal with regulations in the future.

Councilor Klug stated Indian Creek desired a garden as well but ran into an issue of location and code requirements. Mayor Golonka stated there may be other issues with urban farming for example chickens in the backyard, which may be a discussion for Council.

Mr. Kemp said they wanted to modify the climate change policies to move up the deadline from December 2018 to December 2017 in the Coastal Management Element to investigate the feasibility to integrate applicable strategies and identify potential adaption action areas.

**REGULAR AGENDA**  
**ROUNDTABLE**

**5. Discussion of the Evaluation and Appraisal Report (EAR) Based Comprehensive Plan Amendments.**

Vice-Mayor Kuretski said he was reluctant to move the deadline up, since there have been past situations wherein staff was not able to fulfill these types of comprehensive plan deadline obligations. He suggested that Staff just endeavor to complete this item early and not changing the deadline. There is no harm in that approach. Mayor Golonka stated she agreed with moving the date up as it was a priority. There was no Town Council consensus about this item.

Mr. Kemp said by moving the deadline up the Town had potential to gain grant funding.

Mr. Kemp mentioned the new hurricane preparedness plan map, which was based on the County's map and modifications to the historically significant sites policy.

Mr. Kemp said the Capital Improvements and Recreation Element had modifications to the location service standards for recreation facilities. He also mentioned some mandatory statutory changes in the Capital Improvements Element that included elimination of financial feasibility requirements.

Vice-Mayor Kuretski was shocked to hear that the state government would have ever mandated that financial feasibility be deleted as a requirement for projects in local government capital improvements plans. He asked Staff to provide him with the actual legislation that staff interprets to mandate removal of financial feasibility requirements from being a comprehensive plan obligation.

Mr. Kemp stated there would be a change to the Housing Element as it pertains to the concerns when there were land use changes. He said there were minor modifications to the Comprehensive Plan policy relating to Workforce Housing.

Councilor Kaufer requested the future agenda material for this item be provided well in advance for the Council and the public to review as it was a huge amount of information.

**REPORTS**

**TOWN ATTORNEY**

- Harbourside Mediation - Mr. Baird informed Council the mediation would resume on March 3, 2016 at 1:00 PM.

1. **EAR-Based Comprehensive Plan Text Amendments** – To modify the Future Land Use, Transportation, Housing, Conservation, Coastal Management, Recreation and Open Space, Intergovernmental Coordination and Capital Improvements elements related to incorporating statutorily required changes and additional changes based on input from the public, business community and strategic initiatives contained in the Town's 2016 Plan. (PZ#s 15-1528, 15-1529, 15-1530, 15-1531, 15-1543, 16-1815, 16-1842 & 16-1878)

***Acting as the Local Planning Agency***

***Town Council consideration:***

May 3, 2016 – 1<sup>st</sup> rdg  
August 16, 2016 – 2<sup>nd</sup> rdg

Chair Walker read the title.

Dave Kemp, principal planner, said the Comprehensive Plan is updated every seven years to address statutory changes adopted since the last evaluation. Additional amendments are proposed to address strategic planning and emerging issues. He reviewed the various elements being amended as indicated in the staff report. The Commissioners commented on the following element changes.

***Future Land Use element.*** Mr. Kemp noted that the amendments regarding development intensity in the Inlet Village will not be included at this time. Those will go forward in a few months when the Town has received more input from the public.

Comm. Fleischmann said some of the changes in the language regarding biotech uses seems like the Town is backing off by allowing the possibility of other uses. Mr. Kemp said yes; the Town is expanding the acceptable uses to include low-impact clean manufacturing inoffices. Comm. Fleischmann agreed with the changes.

Comm. Flinchum said he did not see anything listed under Public Institutional that would allow the communication tower mentioned earlier in the discussion of land use and rezoning. Mr. Kemp said it would be an appropriate use under the government buildings and operations permitted use. Comm. Flinchum asked if parking should be added as a permitted use. Mr. Sickler said maybe "facilities" to broaden the uses.

Comm. Acton referred to the definition of "low-impact clean manufacturing" on Page 7 of the proposed changes and said the term "small-scale craft/artisan products" should be defined. He also suggested adding "manufacture of" or another verb such as "sales of" to further clarify the use regarding pharmaceutical products.

Comm. Acton asked what would be gained by now allowing recreational use in land designated as Public/Institutional. Mr. Sickler referred to the FIND property and said it is being used as a park on a daily basis. He also mentioned a park on the back side of the library and Lighthouse Park. Comm. Acton suggested making the use public recreational and not allowing private recreational use. Chair Walker agreed and noted that churches were not included.

***Transportation element.*** Comm. Fleischmann asked if plans for implementing

pedestrian safety measures based on Level of Service (LOS) thresholds was progressing. Mr. Sickler replied that Florida Department of Transportation (FDOT) is doing a study related to pedestrian crossings on Indiantown Road. The Town has a multi-departmental team and has been working with them to make improvements such as mid-block crossings.

Comm. Flinchum asked if potential pedestrian crossing locations should be included on the transportation map. Mr. Sickler said he would work with Engineering to see if the locations are certain enough to be included.

Comm. Acton made the following suggestions:

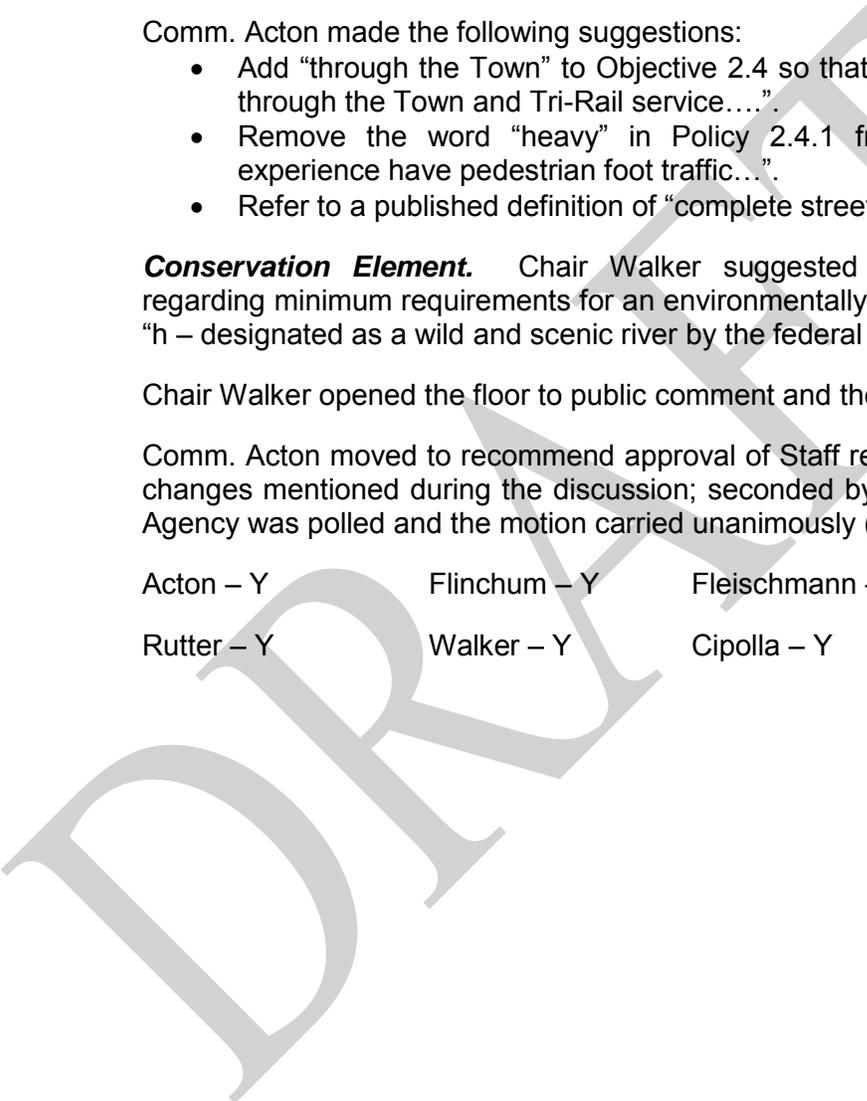
- Add “through the Town” to Objective 2.4 so that it says “... express train through the Town and Tri-Rail service...”.
- Remove the word “heavy” in Policy 2.4.1 from the phrase “...that experience have pedestrian foot traffic...”.
- Refer to a published definition of “complete streets” in Objective 3.7.

**Conservation Element.** Chair Walker suggested modifying Policy 1.1.2 regarding minimum requirements for an environmentally sensitive area by adding “h – designated as a wild and scenic river by the federal government.”

Chair Walker opened the floor to public comment and there was no response.

Comm. Acton moved to recommend approval of Staff recommendations with the changes mentioned during the discussion; seconded by Vice Chair Rutter. The Agency was polled and the motion carried unanimously (6-0 vote).

Acton – Y	Flinchum – Y	Fleischmann – Y
Rutter – Y	Walker – Y	Cipolla – Y



# Data and Analysis for Town of Jupiter Comprehensive Plan EAR-based Text Amendments (2016-ER1)

## *Supporting Data and Analysis*

### **I. FUTURE LAND USE ELEMENT**

#### **A. Supporting Data and Analysis**-The following text amendments are recommended to align with the Town's strategic priorities and address other emerging issues.

##### 1. Inlet Village Area:

- a. *Riverwalk Flex future land use designation (Policies 1.3.11)* – Allowing flexibility from the requirement for active commercial uses on properties south of A1A and encourage a mix of commercial uses that attract different age groups along the waterfront.
- b. *Inlet Village Sector (Policy 1.9.12)* - Create a tropical coastal environment for residents and visitors.

Staff Comment (for both): The future portion of the Riverwalk that will cross over the Oxbow from Burt Reynolds Park runs along unincorporated properties south of A1A. The intent of the requirement to have active commercial uses along the Riverwalk is mainly meant for properties north of A1A along the planned Lighthouse Promenade. The proposed amendment provides flexibility for the properties south of A1A to have other transitional uses such as office. The Town's Community Redevelopment Agency had identified promoting a mix of uses for different ages and a tropical coastal environment as characteristics that will help define the uniqueness of the Inlet Village.

##### 2. Future land use designations:

- a. *Commercial (Policy 1.3.9)* – Creating a low-impact clean manufacturing sub-category, types of uses allowed could include the manufacturing and distribution of pharmaceutical products, small handheld medical devices, small-scale craft/artisan products or other similar uses and eliminate the heavy products commercial sub-category.

Staff Comment: Creating a low-impact clean manufacturing sub-district will provide flexibility for owners of commercial land that are also assigned with the Town's Bioscience Research Protection Overlay to allow these uses. Allowing the types of manufacturing pertaining to small-scale craft/artisan products could fulfill a desire to establish these types of uses on commercial properties located adjacent to residential uses. Elimination of the heavy products sub-district is recommended because there are no commercial properties in the Town that are suitable for these types of uses. These types of uses are permitted in the industrial land use.

- b. *Mixed-Use (Policy 1.3.10)* – Encourage high-tech, bio-tech and office research uses in Workplace zoning districts.

Staff Comment: There remains about 20 acres of vacant land in the Workplace zoning district (west of Military Trail) in the Abacoa Development of Regional Impact. The property is also assigned with the Bioscience Research Protection Overlay. The proposed change will give properties assigned with the Mixed Use land use designation the same advantage as other Overlay properties assigned with the Commercial and General Industrial future land used designations.

- c. *Public/Institutional (Policy 1.3.17)* – Add recreational facilities and governmental facilities and operations as permitted uses.

Staff Comment: It is logical to include public recreational facilities in the Town as allowable uses in the Public/Institutional future land use designation. The addition of governmental facilities and operations as a permitted use will allow such agencies like the Florida Inlet Navigational District and Jupiter Inlet District to utilize their properties with specific entitled uses. Finally, religious institutions are proposed to be specifically included as allowable uses, since they are one of the common institutions allowed in the institutional zoning districts.

3. *Indiantown Road Overlay Zoning (IOZ) District design guidelines (Policies 1.7.3, 1.7.5 and 1.7.6)* – Modify guidelines to:
  - a. Require replacement of street lights on overhead utilities with decorative street lights where appropriate;
  - b. Promote Complete Streets concepts, when feasible, with site development and Capital Improvements Plan projects (separation of bicycles and pedestrians from the road, street trees and mid-block crossings);
  - c. Clarify mass transit environments includes bus shelters and transit stops.  
Staff Comment: These modifications are proposed to implement existing policies approved with development applications and aspects of the *Reevaluation of the IOZ and Manage Traffic* strategic initiatives.
4. *Promote design standards contained in the Code (New Objective 1.19 and Policies 1.19.1-1.19.3)* – The new objective and implementing policies are proposed to:
  - a. Require the Town to maintain professionally accepted design standards;
  - b. Identify the three special zoning districts (IOZ, MXD, and U.S. One/ Intracoastal Waterway Corridor; Inlet Village is in the U.S. One/ICW Corridor) that contain design standards;
  - c. Identify general design guidelines to be considered when developing projects in the three special zoning districts;
  - d. Require the Town maintain the architectural and community appearance ordinance.  
Staff Comment: These objectives and implementing policies are recommended to establish in the Comprehensive Plan the design guidelines that exist in the Zoning Code. The 2016 Strategic Plan lists “Unique, Small Town Feel” as a strategic result for the Town. The intent of the design guidelines is to enforce the uniqueness of the Town in proposed development and redevelopment projects, avoiding homogenous or typical prototype proposed projects.
5. U.S. Highway One Mixed Use Residential (*Policies 1.9.5*) – Modify to delete the reference to ACLF (assisted congregate living facility).  
Staff Comment: ACLF is no longer permitted in the Mixed Use Residential zoning district. Staff is deleting the inconsistency.
6. *Discouragement of strip or highway commercial development (Policy 1.1.3)* – The term unattractive was added as an adjective describing what type of strip or highway commercial development will be discouraged. These types of development can be appropriate provided they are consistent with corresponding design standards contained in the Town Code.
7. There are additional text amendments in the Future Land Use Element to update completion dates.

**B. Statutorily Required Update-** Proposed revised Policy 1.1.1 includes the requirements for a concurrency analysis consistent with the statutory requirements of Section 163.3180(5)(a)-(h), Florida Statutes (Chapter 2011-139).

**C. Internal Consistency with the Comprehensive Plan (for all Elements)-**The proposed EAR-based text amendments to all eight elements are internally consistent with and

supportive of the goals, objectives and policies of the current Comprehensive Plan as noted in Attachment A of the staff report.

## **II. TRANSPORTATION ELEMENT**

**A. Supporting Data and Analysis-** The following text amendments are recommended to align with the Town's strategic priorities and address other emerging issues.

1. *Coordination with the Florida East Coast (FEC) Industries, LLC and appropriate governmental agencies (New Objective 2.4 and Policies 2.2.1-2.4.3)* – The new objective and implementing policies are proposed to:
  - a. Provide coordination to ensure FEC Industries, LLC is utilizing appropriate safety measures to protect Town residents and visitors, consistent with the requirements of the Federal Rail Safety Act of 1970;
  - b. Ensure adequate pedestrian access barriers are constructed along the portions of the FEC Railroad right-of-way within the Town that experience any pedestrian foot traffic and trespassing;
  - c. Ensure the infrastructure improvements necessary to enable and maintain Federal Quiet Zone designations for all the at-grade railway crossings within the Town are constructed by the Palm Beach County Metropolitan Planning Organization (MPO), which is responsible for providing the improvements;
  - d. Coordinate with the Jupiter Inlet District with regard to replacement or renovation of the Loxahatchee River railroad bridge, with an emphasis on enhancing marine based traffic and public safety.

Staff Comment: The new objective and implementing policies are proposed to address the mobility strategic initiative to “enhance public safety along the entire FEC rail corridor with emphasis upon pedestrian and vehicular crossing areas and the Loxahatchee Bridge.” They are proposed to address general safety concerns along the FEC rail corridor raised by the local community.

2. *Include additional design standards promoting “Complete Streets,” where appropriate based on consistency with Town engineering and design guidelines, to improve pedestrian and bicycle safety (Policy 2.2.9, Objective 3.7 and Policies 3.7.1-3.7.3)* – New objective and policies proposed to:
  - a. Encourage, during the design phase for roadway improvement, maintenance and enhancement projects within the Town, design standards such as mid-block crossings with protected signals, lower roadway design speed, roadway travel lanes consistent with Florida Greenbook, enhanced bicycle lanes and sidewalk separation;
  - b. Continue to implement a Complete Streets system that promotes safety, quality of life and economic development;
  - c. Improve safety and mobility while serving the needs of transportation system users (cyclists, pedestrians transit riders and motorists) of all ages and abilities;
  - d. Consider implementing Complete Street components and guidelines adopted by the Florida Department of Transportation (FDOT);
  - e. Coordinate with FDOT during the design phase of the US1 Bridge replacement to the inclusion of Complete Street system components, as appropriate and consistent with the Town's Bicycle Transportation Master Plan.

Staff Comment: The new objective and policies are proposed to implement portions of the *Safety and Reevaluate the IOZ* strategic initiatives. It is important to note that the Town currently utilizes Complete Streets system components, which are based on the 2014 Complete Streets Policy adopted by the Florida Department of Transportation, and the intent of the amendments is to acknowledge this use. The policy requiring coordination with FDOT during the design phase of the US1 Bridge replacement is

recommended because the US1 roadway segment (from A1A to the northern Town boundary) across the bridge currently is rated as cautionary on the Palm Beach County MPO 2015 Bicycle Suitability Map. In addition, the roadway segment is adjacent to the Inlet Village Sector, which is designated as a pedestrian/bicycle multi-modal area. Finally, bicycle and pedestrian safety is a Strategic Plan Initiative.

3. *New policy to require a traffic study be completed by December 2017 to establish the Town's adopted Level of Service (LOS) standard for the portion of A1A in the Inlet Village (Policy 3.2.11).*

Staff Comment: The Town took over maintenance responsibility and ownership of the roadway segment of A1A from US1 to Old Jupiter Beach Road last year. As a Town road, this segment of A1A is assigned with the Town's adopted daily traffic LOS standard of C instead of the County's standard of D. Anticipated development projects in the Inlet Village, as well as other properties, are expected to increase traffic on A1A. Based on potential development in the Inlet Village, staff believes it is appropriate to allow time to complete a traffic study prior to adopting the Town's adopted daily traffic LOS standard on A1A.

4. *New policy requiring that LOS capacity limitations through buildout are considered when land use applications are reviewed to ensure capacity remains to meet the goals, objectives and policies of the Comprehensive Plan (Policy 3.2.10).*

Staff Comment: The Town is nearly 95 percent built-out and the majority of new development on vacant land will occur along the western Indiantown Road corridor near I-95 and the much will be in the form of redevelopment. Anticipated traffic trips associated with the potential development of properties along the Indiantown Road corridor are identified in the Town's Jupiter Area Traffic Study (JAS). The JAS is based on build-out conditions in the Town, which is anticipated to be 2030. The proposed policy would require land use application reviews consider buildout conditions. The proposed policy will provide the ability to manage growth in all areas of the Town.

5. *Amendments to Figure 3 (Sidewalks/Pedestrian Facilities Map) – The proposed amendments to Figure 3 are as follows:*

- Addition of future sidewalk link on Commerce Way from Indiantown Road to Commerce Lane and west to Commerce Way West (Pennock Industrial Park);
- Addition of future sidewalk link on Marrian Avenue from Dimond Street to Felter Street and out to Heights Boulevard (Jupiter Heights neighborhood);
- Addition of existing and proposed Riverwalk facilities to map and to legend (same as on Figure 4 bicycle facilities map);
- Addition of schools and parks (including new Cinquez Park Open Space);
- Addition of bus stops for Palm Tran Route 10;
- Addition of signalized intersections;
- Addition of Note 1 (upper left corner of figure), as follows:  
“(1) All defined pedestrian facilities (sidewalks, pathways or walkways) are vertically or horizontally separated from roadway pavement.”
- Addition of existing sidewalks as follows:
  - Donald Ross Road from Town boundary (on west side of the Intracoastal Waterway) to Sea Oats Drive (on eastern side of the Intracoastal Waterway);
  - The Scenic Corridor sidewalk along US 1;
  - Beach Road on south side of the road across Intracoastal Waterway going to Jupiter Inlet Colony;
  - Jupiter Park Drive (along the unincorporated portion of the road);
  - Jupiter Heights neighborhood:
    - Marrian Avenue from Leslie Street to Dimond Street;
    - Harriet Avenue from Leslie Street to Hollywood Street.
  - Jeaga Drive from Heights Boulevard to Central Boulevard;
  - Mallory Boulevard from Frederick Small Road to Indian Creek Parkway;

- New Haven Abacoa Neighborhood:
    - Schoolhouse Road from Military Trail to Newhaven Boulevard;
    - Newhaven Boulevard from Schoolhouse Road to Frederick Small Road.
6. *Amendments to Figure 4 (Bicycle Transportation Master Plan)* – The proposed amendments to Figure 4 are as follows:
- Addition of new Cinquez Park Open Space;
  - Addition of signalized intersections;
  - Addition of Bright Horizons day care/school on Dakota Drive at Bismarck Lane intersection;
  - Removal of Jupiter Lakes Boulevard proposed shared use path;
  - Addition of Lighthouse Park (within Jupiter Inlet Lighthouse Outstanding Natural Area);
  - Addition of “Path” after “Multi-use” in the Legend;
  - Addition of Notes (upper left corner of figure) as follows:
    - Bike Lane indicates designated/marked bike lanes adjacent to the travel lanes.
    - Shoulder indicates paved roadway shoulder striped to segregate from travel lane but not a designated marked bike lane. Width varies from 3 feet to 4 feet.
    - No sharrow (aka vehicle/bicycle shared lane pavement markings) lanes exist within Town of Jupiter.
    - Multi-use paths are wider pathways (8 feet typical) that are exclusive for pedestrians and bicyclists.
    - Riverwalk indicates multi-use path along the Intracoastal Waterway connecting to the Inlet through Burt Reynolds Park and the Inlet Village.
7. There are additional text amendments in the Transportation Element to:
- Enhance and clarify existing objectives and policies;
  - Incorporate name changes to state and regional organizations;
  - Update completion dates.

**B. Town Council or Local Planning Agency Comments from early March Meetings**

1. A Town Councilor stated the Transportation Element once had a commitment to complete an Indiantown Road Corridor Master Plan (ITR-CMP). With the processing of the EAR-based Comprehensive Plan amendments, it is an opportunity for the Town Council to embrace some kind of ITR-CMP with regard to approving projects consistent to it and addressing the level of service.  
Staff Comment: Staff notes that while the commitment to complete the ITR-CMP by a date certain was removed from the Town’s Comprehensive Plan in 2009, it is still listed as an option to mitigate LOS deficiencies in Transportation Element Policy 3.2.8 (see Exhibit 1). Further, Palm Beach County amended its Comprehensive Plan and Unified Land Development Code in 2009 to remove requirements to adopt and maintain corridor master plans throughout the County.
2. A Town Councilor recommended that an additional policy be added to the Transportation Element objective pertaining to coordination with the Florida East Coast (FEC) Industries, Inc. and other governmental agencies for the potential new passenger train service, specifically associated with the need to replace the railroad bridge over the Loxahatchee River.  
Staff Comment: Staff has proposed new Transportation 2.4.3 Element Policy (see above) requiring coordination with the Jupiter Inlet District and FEC Industries, Inc., to renovate or replace the Loxahatchee River Bridge, with an emphasis on marine based traffic and public safety concerns.
3. A Planning and Zoning Commission member recommended that the need for pedestrian access barriers along the FEC Railroad be required for safety reasons, whether the All Aboard Florida Brightline express happens or not.

Staff Comment: Proposed New Transportation Element Objective 2.4 (see above) has been updated to state coordination efforts should be for general safety concerns.

### **III. HOUSING ELEMENT**

**A. Supporting Data and Analysis-** The following text amendments are recommended to align with the Town's strategic priorities and address other emerging issues.

1. *Revisions to the mandatory Workforce Housing Program requirements related to providing flexibility for how and where workforce housing requirements are met (Policy 1.2.10).*

Staff Comment: The proposed change will allow the flexibility pertaining to where required workforce housing units can be located (on-site or off-site) to be determined in the Workforce Housing Program land development regulations contained in the Zoning Code.

2. *Inclusion of in lieu and land donation restrictions for workforce housing units required as part of density bonus provisions (Policy 1.2.10).*

Staff Comment: Staff has included the language in land development regulations that requires additional workforce housing units required due to the provision of density bonuses to be built.

3. *Revise Policy 1.6.8 to include the requirement to maintain "reasonable accommodation procedures" of the Town's Housing Standards Ordinance to preserve and enhance residential neighborhoods.*

Staff Comment: The proposed changes to Policy 1.6.8 is intended to identify the reasonable accommodation procedures, which were adopted into the Town's Housing Standards section of the Town Code in 2014. The intent of the regulations are to implement the policy of the Town for processing applications for reasonable accommodations from the Town's housing standards, rules, policies, practices, and procedures for persons with disabilities or handicaps as provided for by the Fair Housing Act (42 U.S.C. 3601 et seq. (FHA) and Title II of the Americans with Disabilities Act (42 U.S.C. 12131 et seq.) (ADA).

### **B. Town Council or Local Planning Agency Comments from early March Meetings**

A Local Planning Agency member suggested staff consider the current trend of converting multi-family housing in residential neighborhoods into commercial type uses such as sober homes and half-way houses. The Town may want to address this issue in the Comprehensive Plan to guide how such uses are regulated in the Town Code.

Staff Comment: While this is a good suggestion, staff notes that sober homes and half-way houses are considered residential, not commercial uses and on the advice of the Town Attorney does not believe it is possible to include additional regulations for these uses at this time.

### **IV. CONSERVATION ELEMENT**

**A. Supporting Data and Analysis-** The following text amendments are recommended to align with the Town's strategic priorities and address other emerging issues.

1. *Text amendments are recommended to revise green design theories in Objective 1.10 to include the promotion of urban agriculture and include a reference to alternate paving materials. Two new implementing policies are proposed to:*

- a. *Commit to continued support for existing farmers markets, public markets and similar activities and encourage the development of additional markets to provide residents with access to fresh, local produce (Policy 1.10.3).*

- b. Require the Town to adopt land development regulations by December 2017 to allow community gardens at a scale that is appropriate to the Town's neighborhoods (*Policy 1.10.4*).

Staff Comment: The term "urban agriculture" refers to growing and raising food crops and animals in an urban setting that is community-based and community-minded, for the purpose of feeding local populations. Urban agriculture can include activities such as community and commercial gardens, farmers markets, personal gardens and urban farms. Providing the framework for the development of sources of local urban agriculture is a way to create a local supply of fresh produce and reduce carbon emissions associated with the delivery of produce from other parts of the country.

2. *Policy to allow for off-site mitigation to create greenways and to enhance existing greenways* (revised *Policy 1.9.4*).

Staff Comment: Allowing for off-site mitigation to meet preservation requirements during development will benefit new and existing greenways and help avoid instances where onsite preserves sometimes become nuisances, misused and do not contribute to an overall ecosystem.

4. *Include a national wild and scenic river corridor as a type natural resource contained in environmentally sensitive areas* (revised *Policy 1.1.4*).

Staff Comment: The addition is proposed to acknowledge the 9.5 mile long Loxahatchee River Wild and Scenic Corridor, which was designated by the Department of Interior in 1985. The portion of the corridor within the Town is located west of the Florida Turnpike.

5. There are additional text amendments in the Conservation Element to incorporate name changes to state and regional organizations and provide internal consistency with other Comprehensive Plan elements.

**B. Statutorily Required Update-** New Policy 1.6.4 is proposed to recognize in the Comprehensive Plan the Town's commitment to participating in the National Flood Insurance Program Community Rating System consistent with the statutory requirements of Section 163.3178, F.S. (Chapter 2015-69, section 1). The Town currently has a Community Rating System rating of 7, which provides homeowners with a 15 percent discount on their National Flood Insurance Program insurance annual premium.

**C. Town Council or Local Planning Agency Comments from early March Meetings**

1. A Local Planning Agency member wanted to know if the Town permits green alternative to solid concrete parking.

Staff Comment: Staff has included reference to utilization of pervious paving materials in proposed amendments to Conservation Element Objective 1.10 (see above) pertaining to green design theories. Additional details regarding the use of alternative green design parking surfaces (i.e. turf brick pavers and pervious asphalt) can be added into the Town Code in the future.

2. A Local Planning Agency member wanted to know if new policies are being proposed to address the climate change issues contained in the statutory changes adopted in 2015 as part of Section 163.3178, F.S. (Chapter 2015-69, section 1).

Staff Comment: Proposed New Conservation Element Policy 1.6.4 (see above) and New Coastal Management Element Policy 2.6.8 (see below) address issues contained in the 2015 climate change legislation. Additional Comprehensive Plan text amendments will be proposed sometime next year based on the results of the work on the Climate Change strategic initiative.

## **V. COASTAL MANAGEMENT ELEMENT**

**A. Supporting Data and Analysis-** The following text amendments are recommended to align with the Town's strategic priorities and address other emerging issues.

1. *Modify the list of historical and archaeological significant sites meriting protection to include three additional sites (Suni Sands, Civic Center and Jupiter FEC Train Depot) (Policy 1.9.10).*

Staff Comment: The Suni Sands property in the Inlet Village contains a substantial known archaeological site first reported to the State in the 1990s. In addition, the property is significant to the history of the Town related to the Celestial Railroad dock and railroad bed located there in the 1880s and the later establishment of the William Sperry homestead in the early 1900s (including the Sperry Boathouse). For these reasons, staff recommends the Suni Sands property be included in Policy 1.9.10 as a significant archaeological and historical site meriting protection. It is important to note that inclusion on this list does not assign any local or national historic designations to this site. The other two Town-owned sites (the Civic Center and Jupiter FEC Train Depot) are proposed to be added to the list because they have been locally historically designated by the Town since the last time the policy was updated.

2. *Modify the policy regarding preparing the Town's Hurricane Preparedness Plan Map to reference the completed map that is included in the Coastal Management Element (Policy 2.2.10).*

Staff Comment: The Town's Hurricane Preparedness Plan Map is consistent with the County's corresponding map and shows the location of the hurricane evacuation zones (2-5), designated hurricane shelters and coastal construction zone. A note has also been included that directs households living in manufactured/mobile homes, substandard construction or flood prone areas to evacuate in the case of a Category 1 or higher hurricane.

3. There are additional text amendments in the Coastal Management Element to:
  - Enhance and clarify existing objectives and policies;
  - Incorporate name changes to state and regional organizations;
  - Update completion dates.

**B. Statutorily Required Update-** New Policy 2.6.8 is proposed to recognize in the Comprehensive Plan the Town's commitment to utilize best practices and initiate mitigation strategies to reduce the risk of flooding in coastal areas that may result from storm events and the related impacts of sea level rise consistent with the statutory requirements of Section 163.3178, F.S. (Chapter 2015-69, section 1). These policies were substantially updated last year as part of the adopted modifications to address marine facilities.

## **VI. RECREATION AND OPEN SPACE ELEMENT**

**A. Supporting Data and Analysis-** The following text amendments are recommended to address issues associated with updated population projections.

1. *Revise certain adopted LOS standards for recreational facilities (swimming pool, racquetball/handball, lacrosse, volleyball and skate parks) to meet the needs of Town residents through 2035 (Policy 1.1.9).*
2. *Revise the long-range date to meet future recreational needs of the Town residents from 2025 to 2035 (Objective 1.1 and Policies 1.1.1 and 1.1.2).*

Staff Comment: The proposed amendments to the adopted LOS standards noted in Policy 1.1.9 are based on the combined greater Jupiter Population projections from 2015 to 2035 contained in the following table:

<b>Incorporated &amp; Unincorporated Areas</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>
<i>Town of Jupiter</i>	59,108	60,465	61,678	63,316	65,267
<i>Village of Tequesta</i>	5,645	5,854	5,963	6,114	6,276
<i>Town of Juno Beach</i>	3,359	3,465	3,536	3,653	3,788
<i>Jupiter Inlet Colony</i>	399	401	408	418	430
<i>Unincorporated Palm Beach County</i>	12,767	13,046	13,521	14,186	16,911
<i>Unincorporated Martin County</i>	2,144	2,224	2,307	2,394	2,484
<i>Non-Jupiter Totals</i>	24,314	24,990	25,735	26,765	29,889
<b>Combined Greater Jupiter Totals</b>	<b>83,422</b>	<b>85,455</b>	<b>87,413</b>	<b>90,081</b>	<b>95,156</b>

The population projections above for the Town of Jupiter, unincorporated Palm Beach County and unincorporated Martin County are from the Town's Water Supply Facilities Work Plan. The unincorporated Palm Beach County projection includes the following areas:

- All but one (homes along Palmwood Road west of the Intracoastal Waterway) of the enclaves east of I-95 and north of Donald Ross Road;
- West of the Florida Turnpike including the Palm Beach Country Estates neighborhood on the southern boundary west approximately 6 miles and north to the Martin County line.

The unincorporated Martin County area includes the area east of I-95 north to the southern boundary of Jonathan Dickinson State Park and east to the northern fork of the Loxahatchee River. The population projections for the Village of Tequesta, Town of Juno Beach and Jupiter Inlet Colony are from Palm Beach County's 2015 Population Allocation Model.

3. There is an additional amendment to Policy 1.1.11 to update a completion date.

## **VII. INTERGOVERNMENTAL COORDINATION ELEMENT**

**A. Supporting Data and Analysis-** The proposed text amendments in the Intergovernmental Coordination Element are intended to:

- Enhance and clarify existing Policy 1.1.24 pertaining to coordinating with Palm Beach County to implement the Town's Workforce Housing Program (WHP), especially regarding locating WHP units in unincorporated enclaves;
- Incorporate name changes to state and regional organizations.

**B. Statutorily Required Update-** An Amendment to existing Policy 2.3.1 is proposed to require the Town to cooperate with the Treasure Coast Regional Planning Council and all other local governments in a mandatory dispute resolution process for the purpose of facilitating intergovernmental coordination, as prescribed in Section 186.509, Florida Statutes (F.S.) The amendment provides consistency the statutory requirements of Section 163.3177(6)(h)1.c., F.S. (Chapter 2009-96, Section 3).

## **VIII. CAPITAL IMPROVEMENTS ELEMENT**

**A. Supporting Data and Analysis-**The following text amendments are recommended to:

1. *Revise certain adopted LOS standards for recreational facilities (swimming pool, racquetball/handball, lacrosse, volleyball and skate parks) to meet the needs of Town residents through 2035 (Policy 1.2.1).*

Staff Comment: The proposed amendments to the recreation adopted LOS standards are identical to those proposed in the Recreation and Open Space Element.

2. *Update references to the currently adopted Town Water Master Plan Update and 10-year Water Supply Facilities Work Plan (Policy 1.2.3).*

Staff Comment: In 2015, the Town adopted updates to the two Town water planning documents as part of the required update to provide for the coordination of the South Florida Water Management District's 2013 10-year Lower East Coast Regional Water Supply Plan Update. Updating the two Town water planning documents in Policy 1.2.3 is proposed to achieve internal consistency.

**B. Statutorily Required Update-** The following text amendments to the Capital Improvements Element are proposed to provide consistency with statutory requirements as noted:

1. Requirements to achieve and maintain adopted Level of Service (LOS) standards and including the projects needed to accomplish this in a 5-year schedule of capital improvements (Objective 1.1, Objective 1.2, Objective 1.3 and Policy 1.3.4). These amendments provide consistency with Section 163.3180(5)(a)-(h), Florida Statutes (F.S.) (Chapter 2011-139).
2. Requirements that the 5-year schedule of capital improvements identify whether projects are either funded and given a level of priority for funding (Objective 1.2 and Policy 1.2.4). These amendments provide consistency with Section 163.3177(3)(a)4, F.S (Chapter 2011-139).

Additional text amendments (new Policies 1.3.6-1.3.9) are proposed to affirm the Town will continue to utilize the Concurrency Management System.

**C. Town Council or Local Planning Agency Comments from early March Meetings**

A Town Councilor stated they were not in favor of eliminating financial feasibility requirement from the Capital Improvements Element.

Staff Comment: Financial feasibility references in Capital Improvements Element objectives and policies have been retained.

**IX. Intergovernmental Coordination** - Staff has submitted an executive summary of the proposed EAR-based Comprehensive Plan text amendments to the Palm Beach County Interlocal Plan Amendment Review Committee (IPARC). As of the date of this report, staff has not received any comments related to the text amendment.