

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8G
From: Staff
Date: April 17, 2015 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Town of Jupiter Comprehensive Plan
Amendment No. 15-4ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from the Town of Jupiter includes text changes to the Housing Element of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to revise the Housing Element to modify policies associated with the Workforce Housing Program (WHP) and the updated affordable and workforce housing needs assessment. The Housing Element objectives and policies related to the establishment of a WHP were adopted in 2008. Since that time the town established a WHP steering committee and gathered significant information from workforce housing stakeholders. Major changes to the Housing Element include the following:

1. **Revised Objective 1.1** – This objective is revised to include an updated Future Needs Assessment. The Town’s needs analysis for affordable (less than 60% of the Area Median Income) and workforce (61% to 140% of the Area Median Income) households has been updated to cover the 25-year period from 2010 to 2035.

2. **Revised Policy 1.2.1** - The moderate income range (81%-120%) is proposed to be broken into the moderate low income (81%-100%) and moderate high income (101%-120%) ranges to provide consistency with Palm Beach County's WHP income ranges. Definitions for workforce (for-sale and rental) housing and affordable housing are also included in Policy 1.2.1 in order to clarify the applicable median household income ranges included in the affordable and WHPs.
3. **Revised Policy 1.2.6** – The proposed changes indicate 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 WHP. The town will reevaluate the linkage as part of the Evaluation and Appraisal Report process, which occurs every seven years.
4. **Revised Policy 1.2.7** – This policy includes revised criteria for residential dwelling units designated as workforce housing. The policy is revised to specify 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.
5. **Revised Policy 1.2.8** – The changes to the requirements in this policy include a mandatory 20% of workforce housing units for residential developments and redevelopment that require a land use change or rezoning. In lieu of developing, payments and donation of land are also included as options.
6. **Revised Policy 1.2.9** – The proposed change revises the WHP density bonus incentives, traffic concurrency incentives, and provides for expedited permitting.
7. **Revised Policy 1.5.2** – The proposed change indicates properties that contain town-required workforce housing units, which propose to redevelop, shall meet workforce housing requirements pertaining to their existing development order and any workforce housing requirements at the time of application submittal.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on August 22, 2014. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

Council should approve this report and authorize its transmittal to the Town of Jupiter and the Florida Department of Economic Opportunity.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Ordinance No. 6-15

Exhibit 1 General Location Map

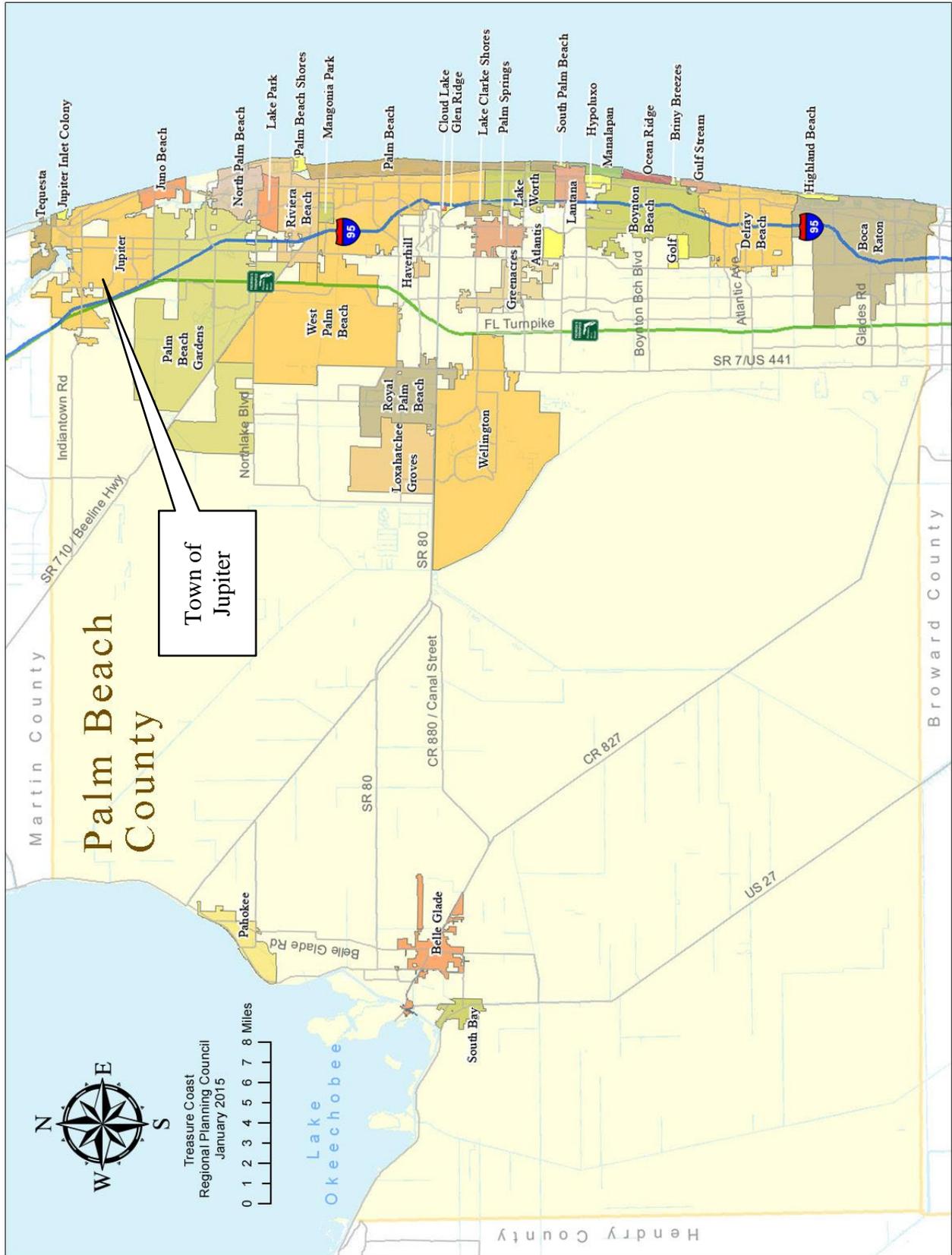


Exhibit 2
Ordinance No. 6-15

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ORDINANCE NO. 6-15

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 HOUSING ELEMENT PERTAINING TO POLICIES REGARDING WORKFORCE HOUSING AND OBJECTIVE 1.1 REGARDING AFFORDABLE AND WORKFORCE HOUSING NEEDS ASSESSMENT; 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 the amendments proposed herein (the Amendments) and;

WHEREAS, the Amendments are set forth in Exhibit "A" which is attached hereto and incorporated herein; and,

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

3 **WHEREAS**, pursuant to Section 163.3184(11), Florida Statutes, the Town Council has
4 conducted a public hearing to consider the transmittal of the Amendments, and after considering
5 public comments, and the recommendation of the Town's Local Planning Agency, and the
6 Planning and Zoning Department staff has authorized the transmittal of the Amendments to the
7 Florida Department of Economic Opportunity, appropriate reviewing agencies and any other
8 local government or governmental agency that has previously filed a written request and
9 requested that their comments be considered in the review of the Amednments.

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

12 **Section 1.** The whereas clauses are incorporated herein as the legislative findings of
13 the Town Council.

14 **Section 2.** Ordinance No. 57-89 of the Town of Jupiter, entitled "Comprehensive
15 Plan of the Town of Jupiter," is hereby amended to reflect the changes to objectives and
16 policies of the Housing Element related to the Town's Workforce Housing Program and its
17 affordable and workforce housing needs assessment, as shown in the attached Exhibit "A",
18 which is incorporated herein.

19 **Section 3.** The Town Clerk is hereby directed to transmit the required copies of the
20 proposed Amendments to the Comprehensive Plan to the Department of Economic Opportunity
21 and all other parties pursuant to Section 163.3184(3)(c)2., Florida Statutes.

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.

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

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1 **Section 6.** Effective Date. The provisions of this Ordinance shall become effective
2 pursuant to Section 163.3184(3)(c)4., Florida Statutes.

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4 Attachment: Exhibit "A" - Text amendments to the Comprehensive Plan

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6 V:\Staff\WP51\COMPLAN\Amendments\2015-04 Administrative\2015-04_DEO Transmittal_Proposed\Ord_6-
7 15_Transmittal.doc March 19, 2015

EXHIBIT A of Ordinance #6-15

Town of Jupiter Comprehensive Plan

2015-04 Amendment (Text)

March 17, 2015

Location: Housing Element

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 3 4 for very-low, low, and moderate low and moderate high income households in the Town.

Table 1 – Very Low Income Household Need Analysis 2005 to 2025

| Tenure | Up to 2005 | 2005 to 2010 | 2010 to 2015 | 2015 to 2020 | 2020 to 2025 |
|--------------|--------------|--------------|--------------|--------------|--------------|
| Owner | 1,620 | 271 | 297 | 347 | 138 |
| Renter | 947 | 119 | 115 | 115 | 32 |
| Total | 2,567 | 390 | 412 | 462 | 170 |

Table 2 – Low Income Household Need Analysis 2005 to 2025

| Tenure | Up to 2005 | 2005 to 2010 | 2010 to 2015 | 2015 to 2020 | 2020 to 2025 |
|--------------|--------------|--------------|--------------|--------------|--------------|
| Owner | 1,007 | 133 | 96 | 100 | 0 |
| Renter | 479 | 48 | 37 | 35 | 0 |
| Total | 1,486 | 181 | 133 | 135 | 0 |

Table 3 – Moderate Income Household Need Analysis 2005 to 2025

| Tenure | Up to 2005 | 2005 to 2010 | 2010 to 2015 | 2015 to 2020 | 2020 to 2025 |
|--------------|--------------|--------------|--------------|--------------|--------------|
| Owner | 873 | 98 | 66 | 53 | 0 |
| Renter | 172 | 18 | 16 | 17 | 0 |
| Total | 1,045 | 116 | 82 | 70 | 0 |

(Data Source: 2002 Florida Housing Data Clearinghouse at the Shimberg Center)

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

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

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

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

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

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

Table 4 – Middle Income (121% AMI & Above)
Household Need Analysis 2010 – 2035

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

Data Source: 2014 Florida Housing Data Clearinghouse at the Shimberg Center
 The Florida Housing Data Clearinghouse (FHDC) was founded in 2000 to provide public access to data on Florida's housing needs and supply, subsidized rental housing, and household 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 affordable 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 rents or~~ 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) ~~"VERY LOW INCOME" means an income falling below 60 percent of the median income.~~
- a) "LOW INCOME" means an income falling between 60 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 120 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 ~~Recommend and s~~Support that the ~~Palm Beach Countywide Planning Council 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 ~~jointly~~ in the ~~Palm Beach County~~ Community Development Block Grant (CDBG) program to secure funding for projects in the Town.

Policy 1.2.6 ~~The Town Council may grant a density bonus as part of the Workforce Housing Program to encourage the development of additional "Low Income Housing", subject to the following provisions:~~

- ~~a) The density bonus for such housing may be up to 65 percent of the maximum, allowable density, together with additional density from the transfer of development rights, up to a maximum gross density of 15 dwelling units per acre.~~
- ~~b) At least 25 percent of the total density bonus units in the development must be set aside for households meeting the income guidelines of Policy 1.2.1, in each phase of development, for a minimum of 30 years;~~
- ~~c) To implement the density bonus for affordable workforce housing, the Town's land development regulations shall be amended to address such items as:
 - ~~1. A required Development Agreement between the Town and the land owner.~~
 - ~~2. A deed restriction for the entire property that is approved by the Town Council.~~
 - ~~3. The appreciation from the sale of such property designated shall be limited to a certain percentage per year for a certain period of time (shared equity).~~
 - ~~4. Rent increases shall be based on the adjusted gross annual income of the West Palm Beach-Boca Raton MSA median income.~~
 - ~~5. Other incentives, such as waivers of certain zoning regulations and fees, may also be granted by the Town Council.~~
 - ~~6. Any proposed development that is to contain Low Income Housing shall be compatible with adjacent uses.~~
 - ~~7. The dwelling units shall be of the same design theme as the remainder of the proposed development. (This Policy has been deleted)~~~~

~~Policy 1.2.7 The Town should assess the financial and legal impact of waiving or reducing impact fee charges in order to stimulate construction of workforce housing for very low and low income households. (This Policy has been deleted)~~

~~Policy 1.2.86 By December 2013⁵, 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. The Town will reevaluate the linkage fee as part of the Evaluation and Appraisal Report process.investigate the feasibility of establishing a linkage and/or luxury home fees.~~

~~Policy 1.2.97 By December 2013, ~~t~~The Town's shall establish a Workforce Housing Program requiring that residential dwelling units designated as "Workforce Housing" shall meet the following criteria:~~

- ~~a) Workforce units shall be provided in perpetuity for low and moderate income households for a minimum period of 30 years 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 appreciation from the sale of such property designated as workforce housing shall be limited to a certain percentage per year for a certain period of time (shared equity).~~

~~Policy 1.2.408 By December 2013, ~~t~~The Town's shall establish a mandatory Workforce Housing Program requiring new residential developments and redevelopment of existing developments, that will have a minimum of ten permitted residential dwelling units, to provide a minimum of six percent (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 1.2.419 or Policy 1.2.429. In lieu of developing The 6% requirement can be met through the following, in lieu of developing the mandatory units on site: the total number of units to be developed as Workforce Housing units, a developer may donate land which is restricted to the development of Workforce Housing, or make a payment to the Town's affordable and Workforce Housing Trust Fund in an amount equal to the fair market value of 6% of the value of the Workforce Housing units which are required pursuant to this Policy.~~

- ~~a) Donation of land for the development of workforce housing;~~
- ~~b) In lieu payment to fund workforce housing.~~

~~Policy 1.2.419 By December 2013, ~~T~~The Town hereby establishes ~~shall establish~~ incentives as part of the Workforce Housing Program to encourage the development of Workforce Housing by including the following:~~

- ~~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 meet the affordability requirements of Policy 1.2.1 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;
- 2) ~~A density bonus greater than 30 percent and up to 100 percent of the base density may be permitted in the High Density Residential, Inlet Village Residential, Mixed Use, Riverwalk Flex and Inlet Village Flex land use categories when one or more of the following occurs:~~
- a. ~~more than the minimum 40 percent of bonus units meet the affordability requirements of Policy 1.2.1;~~
 - b. ~~located within an identified infill and redevelopment area, the Inlet Village, or Waterway Commercial and Entertainment Sectors of the US 1 Intracoastal Waterway Corridor;~~
 - c. ~~located within one mile or less from a designated Tri-Rail station;~~
 - d. ~~the timeframes for affordability are extended beyond the minimum period of 30 years for for-sale and rental units;~~
- b) Density bonus incentives for development of additional Workforce Housing units for low-income households:
- 1) The density bonus for low income housing units may be up to 65 percent of the maximum, allowable density, together with additional density from the transfer of development rights, up to a maximum gross density of 15 dwelling units per acre.
 - 2) At least 25 percent of the total density bonus units in the development or redevelopment shall be restricted in perpetuity for housing units meeting the income guidelines of Policy 1.2.1, in each phase of development.
- bc) Traffic concurrency ~~Other incentives:~~
- 4) When determining Town Traffic Performance Standards on Town-maintained roads, the level of service standard permitted for all project's net trips associated with Workforce Housing units on affected roadway segments and intersections shall be up to 30% above the adopted LOS volumes on those segments and intersections. Any project seeking to utilize this Workforce Housing traffic concurrency exception, which significant 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, subject to the 5% adopted level of service significance. The project's net trips associated with the non-workforce units and all non-residential land uses shall be subject to the 1% of adopted level of service significance.
- 2d) Expedited permitting: ~~Any developer expedited permitting process for developments proposing greater than 6% of the proposed residential units as Workforce Housing shall be entitled to expedited permitting.~~

~~Policy 1.2.12 When a future land use designation is changed, which results in an increase in residential density, a minimum of 20 percent of the additional units shall be provided as workforce housing units, meeting the requirements of Policy 1.2.9.~~

~~Policy 1.2.130~~ Developments may utilize the density bonuses in Policy 1.2.69 together with these incentives listed 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 designated 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 1.2.141 ~~By December 2013, t~~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 1.2.152 The Town shall provide education awareness programs, ~~so that to inform the public can gain a better understanding of about~~ the need for affordable and workforce housing in the Town. ~~These programs should also address residents' aversion to the proximity of workforce housing and the general negative public perception regarding workforce housing.~~

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 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 ~~9J-5.003, Florida Administrative Code~~, Definitions.

Policy 1.3.2 The Town shall ~~continue to~~ 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 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 ~~very low,~~ 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 families, 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 designated 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 Prior to the demolition or replacement of existing approved affordable and Workforce Housing units pursuant to Objective 1.5, as a result of redevelopment, which meets minimum code and currently serves very low and low-income occupants, provisions shall be made for alternative housing opportunities in proximity to employment and necessary public services.

~~Policy 1.5.2 The Town shall require that a greater minimum percentage of existing workforce housing be retained on site, upon redevelopment of a property.~~

Policy 1.5.2 Properties which contain Town-required Workforce Housing units, which propose to redevelop, shall meet Workforce Housing requirements pertaining to their existing development order and any Workforce Housing regulations 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 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.

V:\Staff\WP51\COMPPLAN\Amendments\2015-04 Administrative\2015-04_DEO Transmittal_Proposed\EXHIBIT A of Ordinance 6-15.docx March 18, 2015