

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8H  
From: Staff  
Date: March 20, 2015 Council Meeting  
Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the Town of Jupiter Comprehensive Plan  
Amendment No. 15-2ESR

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 a text amendment to the Future Land Use 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 modify the text in Policy 1.8.5 of the Future Land Use Element to allow all legal non-conforming uses within the Indiantown Road Overlay Zoning (IOZ) District to expand by 10 percent. The existing text allows 10 percent expansion, but only applies to a select number of non-conforming uses, such as gas stations, car washes, fast food, convenience stores, and vehicle dealerships. The proposed amendment would allow any legal non-conforming use that existed within the IOZ District at the time of its adoption on March 6, 1990 to continue to exist and expand by up to 10 percent provided the expansion would facilitate the redevelopment and improvement of the property.

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 December 3, 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.

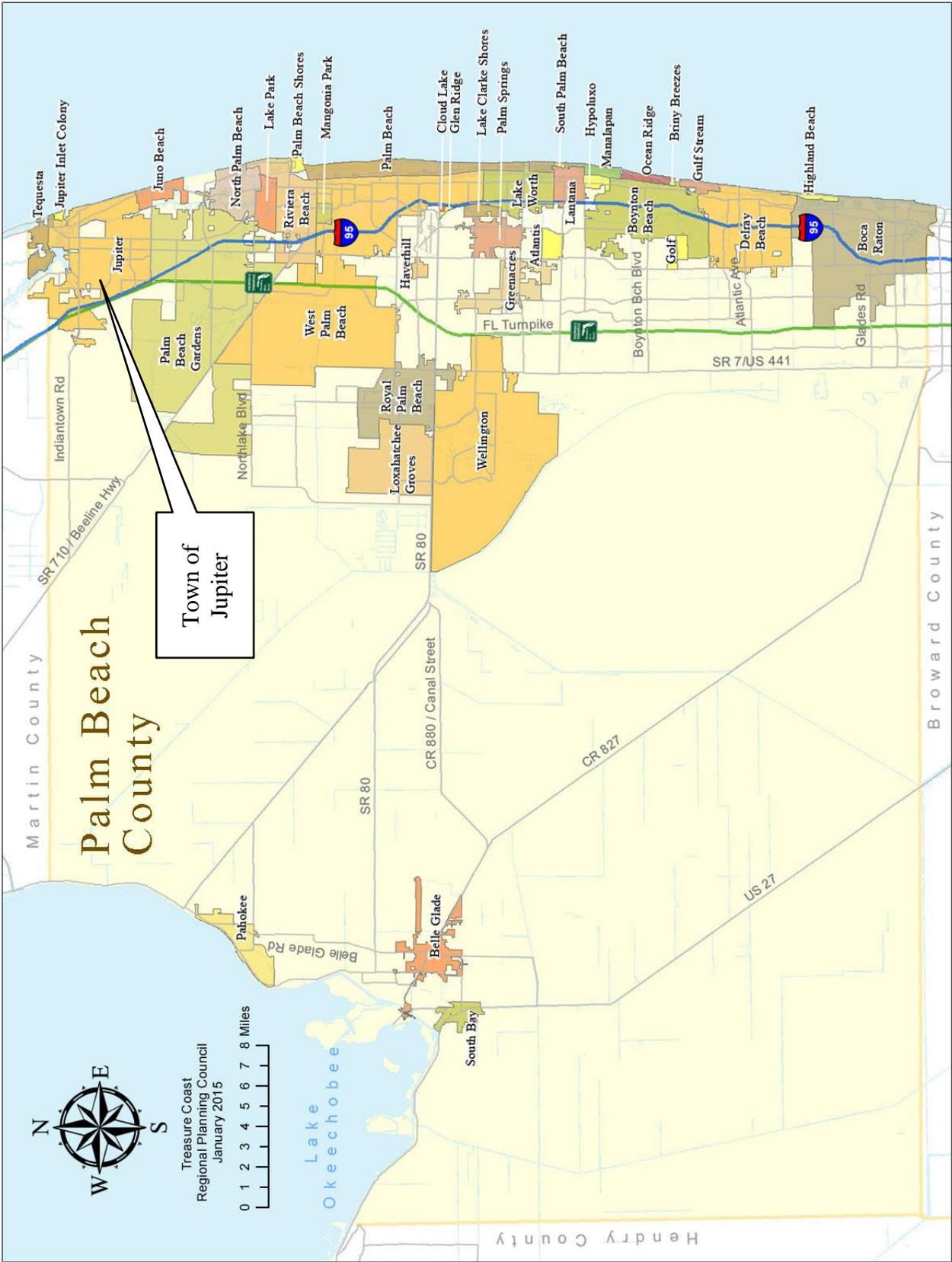
### Attachments

## **List of Exhibits**

### **Exhibit**

- 1 General Location Map
- 2 Proposed Text Change in Underline and Strikethrough Format
- 3 Map of the Indiantown Road Overlay District

# Exhibit 1 General Location Map



## Exhibit 2

### Proposed Text Change in Underline and Strikethrough Format

Location: Future Land Use Element

*Goals, Objectives and Policies*

#### *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.

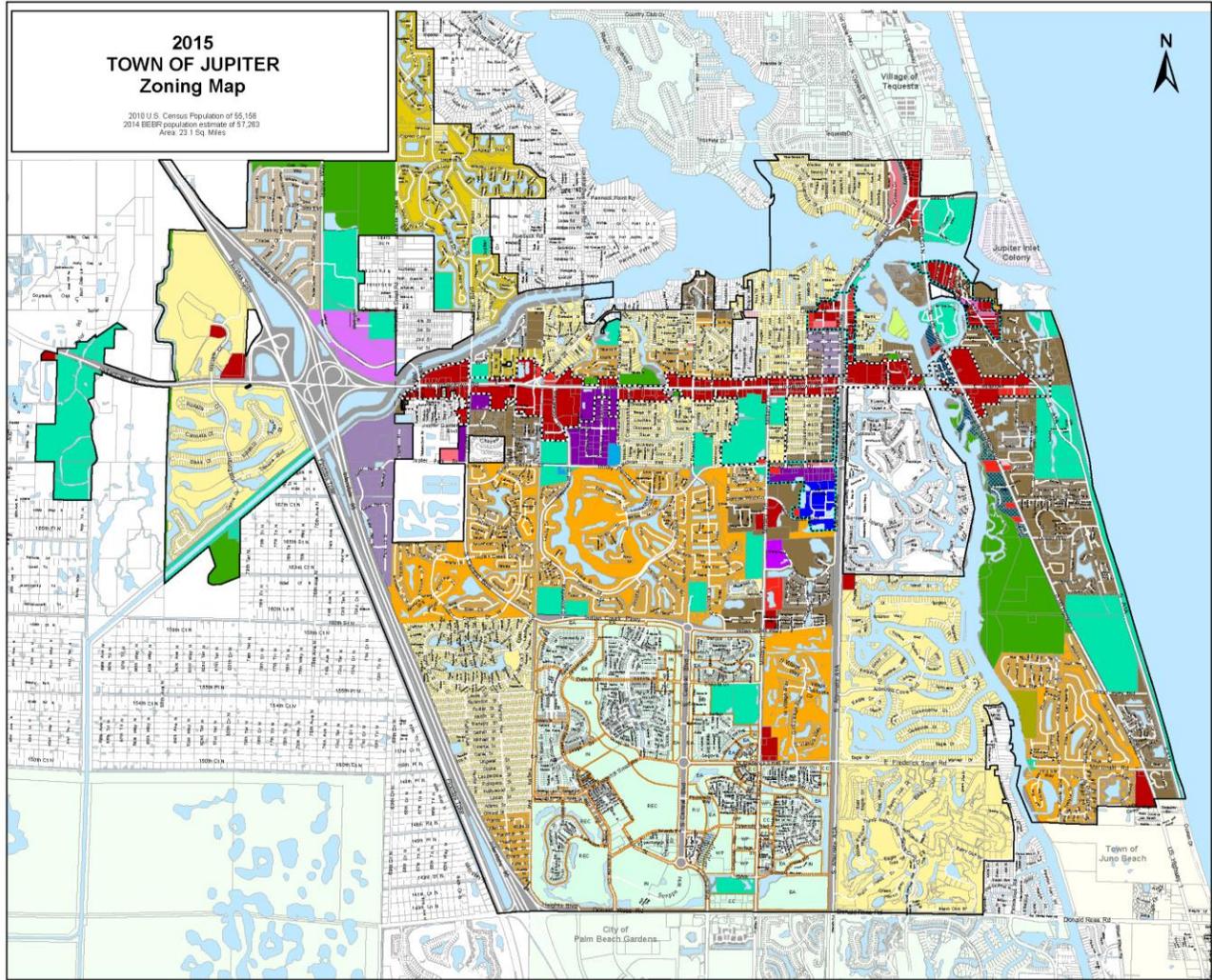
Policy 1.8.5 ~~In accordance with Policy 1.2.4 of the Future Land Use Element Section 27-873 of the Indiantown Road Overlay Zoning District (IOZ) and consistent with the Jupiter Area Study mitigation strategies, all vested, non-conforming uses shall be allowed to remain. As part of the implementation of Objective 1.8, the intent of which is to promote the economic development of Indiantown Road, legal non-conforming uses which existed~~ The Town may allow the following limited, existing legal non-conforming uses approved prior to the adoption of the IOZ on March 6, 1990 (gas stations, car wash, fast food, auto sales and accessory automotive service and repair associated with the auto sales use, and convenience stores) to may expand, upgrade and/or redevelop, provided there is; no increase in existing 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), and no an increase in the existing number of stories of a building and/or parking garage; and no or expansion onto other properties. To encourage redevelopment of the above mentioned legal non-conforming uses, there shall be no limitations to the cost of improvements; provided redevelopment includes substantial improvements and reduction of any existing nuisances and non-conformities on a site. All other non-conforming uses not listed herein shall be eliminated upon redevelopment. 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 are applicable 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.

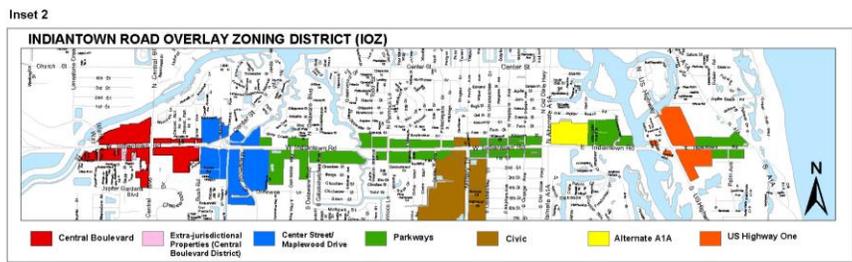
# Exhibit 3 Map of the Indiantown Road Overlay District



- 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 / MIXED USE RESIDENTIAL
  - US 1 / MIXED USE 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**

**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