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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

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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

Town of Jupiter Comprehensive Plan

2016-01ER Amendment (Text)

May 3, 2016

FUTURE LAND USE ELEMENT:

Goals, Objectives and Policies

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~~ 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:

Table 1. Mixed Use Future Land Use Intensity Measures (A percentage of the project's gross acreage)					
Class	Project Size	Residential	Commercial/ Office¹	Industrial	Parks, Recreation, Open Space, Public/ Institutional
A	Up to 15 acres	Maximum Density of 8 Units/Acre	Maximum of 0.30 FAR ²	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% ³ 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

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.

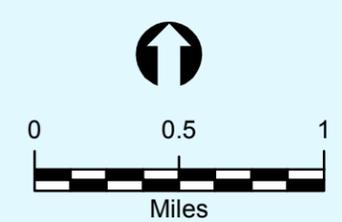
Policy 4.1.2 The Town, to the extent possible, shall encourage the construction of new roads and the expansion of existing roads in a manner that protects existing or proposed residential neighborhoods by diverting or eliminating the flow of non-resident or cut through traffic, and requiring that the 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

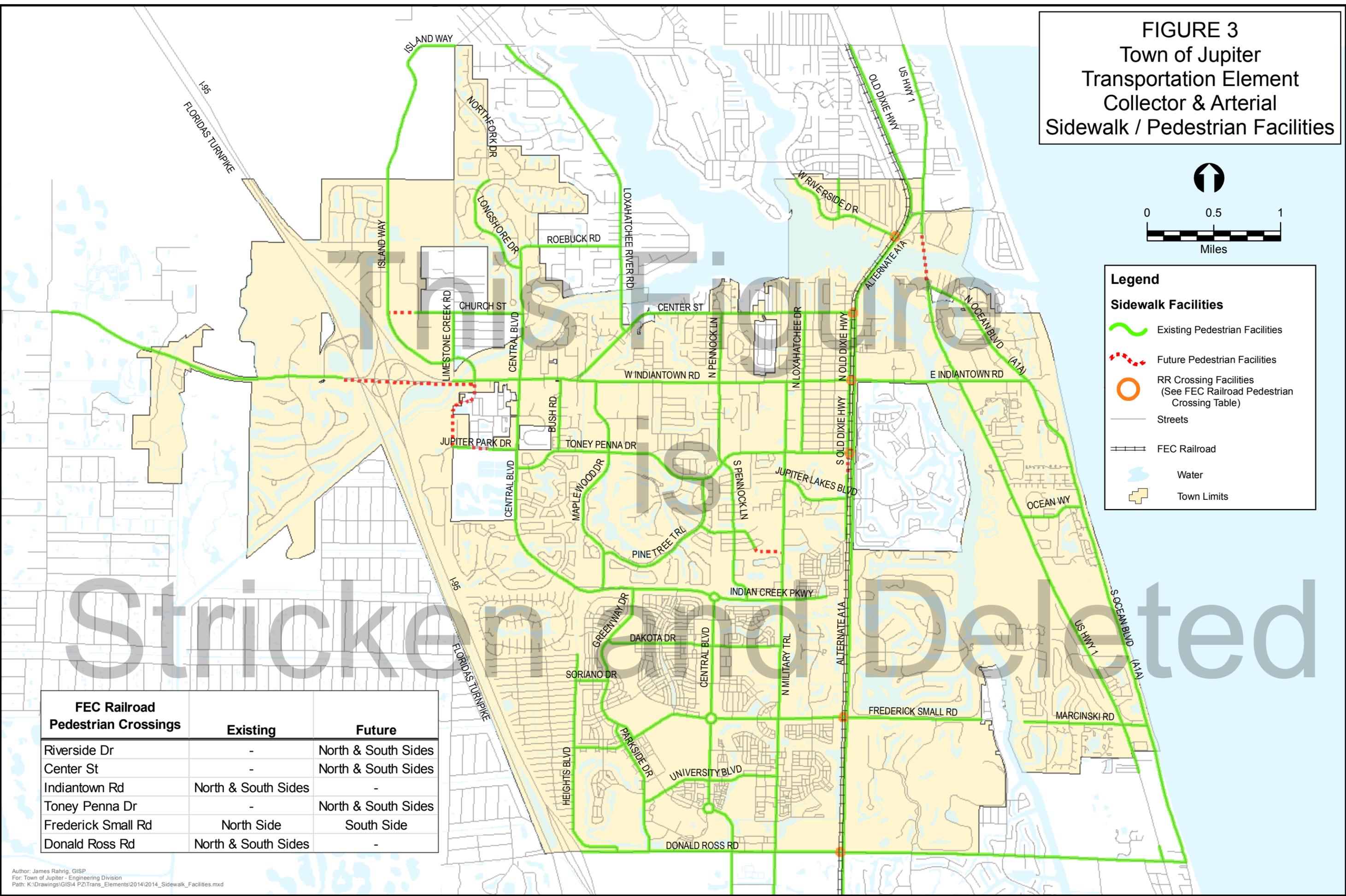


Legend

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	-

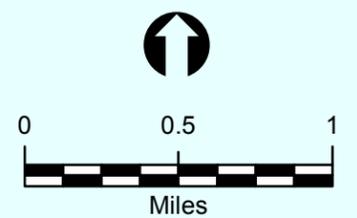


Author: James Rahrig, GISP
 For: Town of Jupiter - Engineering Division
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Note:
1. All defined pedestrian facilities (sidewalks, pathways or walkways) are vertically or horizontally separated from roadway pavement.

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

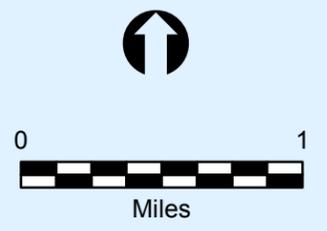


FEC Railroad Pedestrian Crossings	Existing	Future
Riverside Dr	-	North & South Sides
Center St	-	North & South Sides
Indiantown Rd	North & South Sides	-
Toney Penna Dr	-	North & South Sides
Frederick Small Rd	North Side	South Side
Donald Ross Rd	North & South Sides	-

Author: James Rahrig, GISP
For: Town of Jupiter - Engineering Division
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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

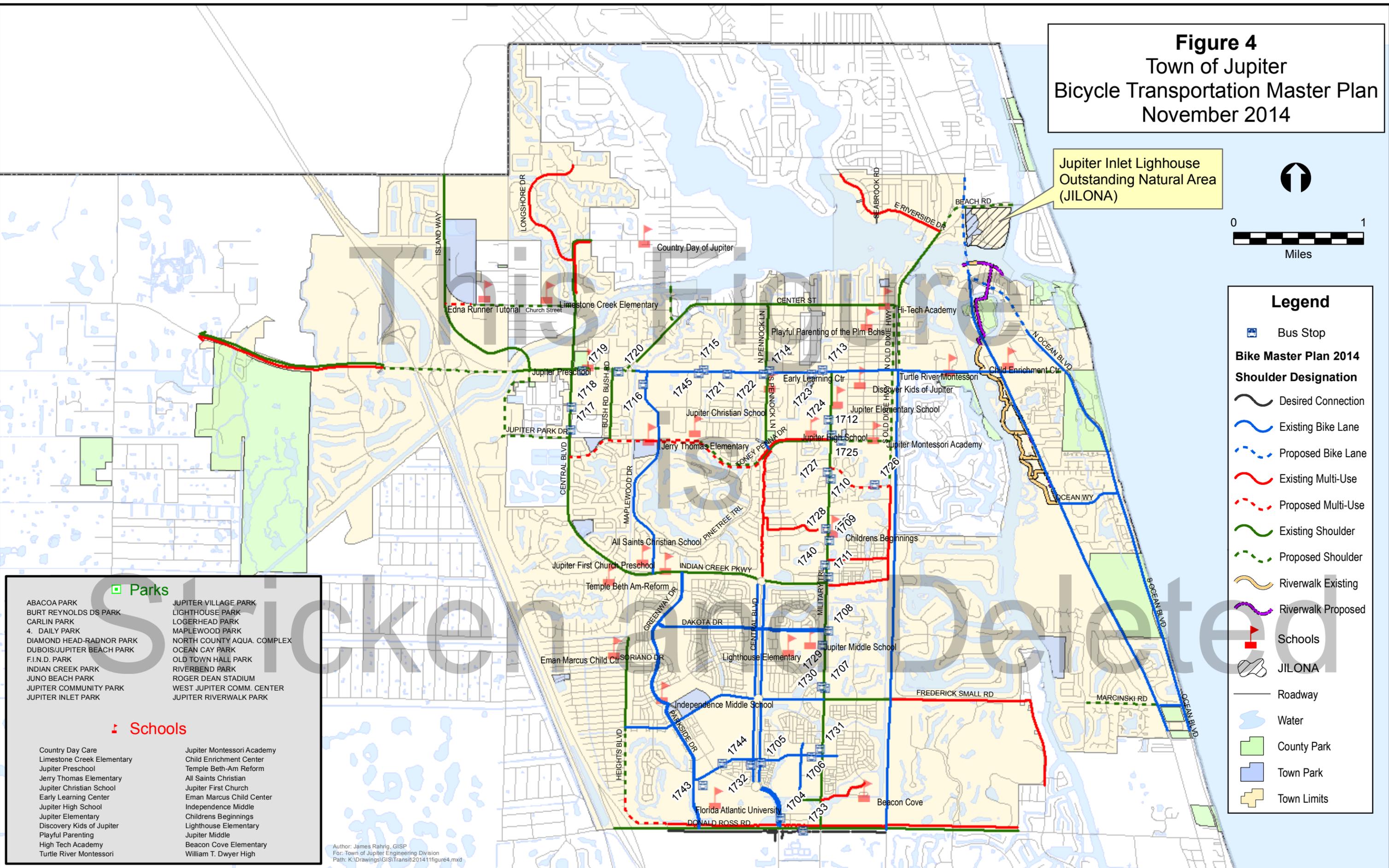
Parks

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
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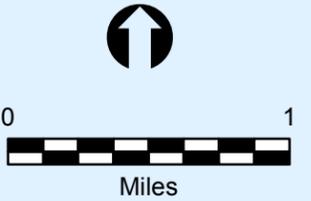


Notes:

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
- 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
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HOUSING ELEMENT:
Goals, Objectives and Policies

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
Total	4,617	241	110	173	156

**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
Total	2,687	127	51	81	91

**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
Total	1,622	67	16	35	53

**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
Total	2,132	66	1	18	69

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

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

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~~ 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.

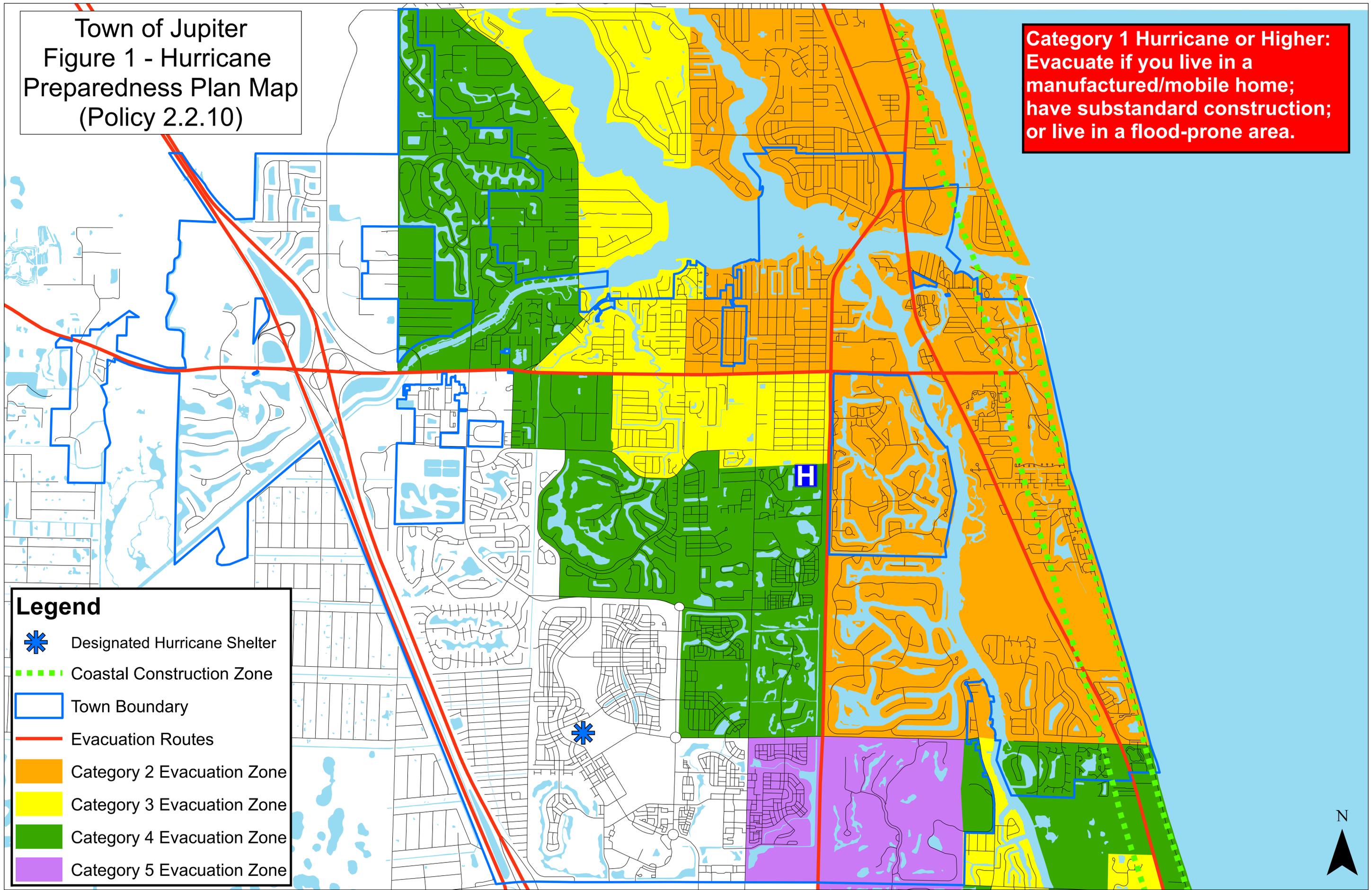
Policy 2.6.5 By December 2018, the Town shall investigate the feasibility of the use of Adaptation Action Areas as provided by Section 163.3177(6)(g)(10), Florida Statutes, to identify areas vulnerable to coastal storm surge and sea level rise impacts.

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

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 6,000 7,500
Resource-based Park	1 park per 30,000
Exercise Trail	1 trail per 15,000
Swimming Pool	1 pool per 65,000 68,000
Community Center *	1.5 square foot per person
Lacrosse	1 field per 15,000 12,000
Volleyball	1 field per 12,000 8,000
Skate Parks	1 park per 30,000 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

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 1st:

- 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 1st and October 1st);
- 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

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 -

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/Han dball	1 court per 6,000 <u>7,500</u>
Resource-based Park	1 park per 30,000
Exercise Trail	1 trail per 12,000
Swimming Pool	1 pool per 65,000 <u>68,000</u>
Community Center *	1.5 square foot per person
Lacrosse	1 field per 15,000 <u>12,000</u>
Volleyball	1 field per 12,000 <u>8,000</u>
Skate Parks	1 park per 30,000 <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.]