

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8C  
From: Staff  
Date: March 18, 2016 Council Meeting  
Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the Town of Jupiter Inlet Colony Comprehensive Plan  
Amendment No. 16-1ESR

Introduction

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

The amendment package from the Town of Jupiter Inlet Colony includes text amendments to the Future Land Use and Coastal Zone Management elements of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to revise Objective 1 in the Future Land Use Element; revise Policies 4.3 and 4.6 in the Coastal Zone Management Element; and add new Objective 12 and Policies 12.1 through 12.8 in the Coastal Zone Management Element. The proposed amendment represents the town's Evaluation and Appraisal Report-based amendments. The proposed amendment addresses new requirements in Section 163.3178, *Florida Statutes*, related to reducing the risk of flooding. The town's consultant reported that the proposed changes were coordinated with the Florida Department of Economic Opportunity in order to meet the intent and purpose of the new legislative requirements.

The Town of Jupiter Inlet Colony is a relatively small coastal residential community that is largely built-out. The majority of the changes to the comprehensive plan focus on redevelopment. New Objective 12 indicates that redevelopment in the coastal areas will be based

on principle strategies and engineering solutions intended to eliminate inappropriate and unsafe development in those areas. The policies supporting this objective call for: coordination with the Federal Emergency Management Agency to determine appropriate and safe development strategies; establishment of avoidance and accommodation strategies to reduce the risks from coastal flooding; analysis of opportunities to reduce stormwater runoff within areas experiencing flooding and storm surge; and maintenance of low impact development design guidelines to reduce stormwater management loads and mitigate flooding impacts in areas vulnerable to high tide events, storm surge, flash floods, stormwater runoff, and related impacts of sea level rise.

### Regional Impacts

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

### Extrajurisdictional Impacts

Council requested comments from adjacent local governments on March 2, 2016. No extrajurisdictional impacts have been identified.

### Conclusion

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

### Recommendation

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

### Attachments

## **List of Exhibits**

### **Exhibit**

- 1 General Location Map
- 2 Text Changes in Underline and Strikethrough Format

# Exhibit 1 General Location Map



## Exhibit 2

### Text Changes in Underline and Strikethrough Format

#### FUTURE LAND USE

##### GOAL

“A Town developed as a single family, Oceanside residential community that provides to its residents a quality of life characterized by a living condition that protects the natural beauty of its environment, that provides a local system of open space and recreational areas, that minimizes the potential threat to the general health, safety and welfare of the community, while striving toward the efficient and economic provision of government services to its populace.”

**OBJECTIVE 1:** To develop and build-out Jupiter Inlet Colony primarily as a low density residential community; ~~supplemented by uses that~~ ning period other land uses will be limited to uses that support the residential land uses and incumbent population.

**Policy 1.1:** All vacant, remaining, platted lots in the peninsula areas of Town shall develop with no more than one (1) single family residence per lot, and in accord with the low density classification (0-5 dwelling units/acre) established on the Future Land Use Map. This shall be accomplished through strict enforcement of the Town’s Zoning regulations.

**Policy 1.2:** The Town shall maintain the existing walkways, Lot C, the Atlantic Ocean beach and Beach Club in a recreation/open space use.

**Policy 1.3:** The Town shall maintain the existing water bodies within Town in a similar manner in the Future Land Use Map.

**Policy 1.4:** Maintain the Police Department/Administration Building and the Jupiter Inlet District property in public buildings and grounds use.

**Policy 1.5:** Residential areas shall be served by local streets that feed local traffic to arterial roads and highways.

**Policy 1.6:** Land uses not shown on the Future Land Use Map shall be prohibited in Town and enforced by strict enforcement of the Town’s Zoning regulations.

**Policy 1.7:** Recreation and open space areas shall be limited to community use intensity.

- Policy 4.1:** Future development on the peninsula area of Jupiter Inlet Colony shall be limited to those land uses that are compatible with the physical and environmental characteristics of the barrier island.
- Policy 4.2:** Erosion control measures shall be limited to those that do not interfere with normal littoral processes, sea turtle nesting and hatching activities, or which negatively impact coastal natural resources.
- Policy 4.3:** Beach and dune alteration and construction shall be prohibited except when necessary to provide ~~unless it provides necessary~~ access to coastal resources, or abates serious and significant erosion, and does not significantly impact marine habitat value. Beach and dune alteration/renourishment projects shall be identified in the annual update to the Capital Improvements Element (CIE) and in the five (5) year and ten (10) Year Schedules of Improvements with projected costs and sources of revenue.
- Policy 4.4:** Develop and maintain regulations that require native dune vegetation to be used in landscaping and restoration of dune systems.
- Policy 4.5:** Dune walkovers shall be maintained at all public access points to the beach.
- Policy 4.6:** Expressly prohibit new construction and redevelopment Oceanside of the coastal construction setback line or in an area that would threaten the stability of either the primary dune or the beach itself, except as may be approved by the State and which is consistent with Chapter 161, F.S.
- Policy 4.7:** Avoid or minimize adverse effects on coastal mangrove systems from public works activities, such as drainage activities, mosquito control and others by the review of such projects' adverse impacts on the system.
- OBJECTIVE 5:** Limit public expenditures that subsidize development permitted in "coastal high hazard areas" except in those areas to those that restore and enhance existing natural resources.
- Policy 5.1:** The Colony shall limit such expenditures in the "coastal high hazard areas" in the annual budget process and direct the location of infrastructure away from these areas.

- Policy 10.1:** Ensure that required infrastructure is presently available to future development in the coastal area and redevelopment of coastal areas by requiring that development meet all Level of Service Standards for infrastructure.
- Policy 10.2:** Assure that necessary funding for infrastructure will be available and coincidental with future development in coastal areas by annually reviewing the Colony's budget.
- Policy 10.3:** All future development and redevelopment shall be required to meet all Level of Service Standards established in this Plan at such time of development or redevelopment.
- OBJECTIVE 11:** To assure that the quality of estuarine waters within and outside the jurisdiction of the Colony is maintained through continued participation in the Loxahatchee River Council of Government (COG), Jupiter Inlet District, the LRD, Martin and Palm Beach Counties, and any other affected entity.
- Policy 11.1:** Appoint representatives to attend and report on COG and other jurisdiction's activities, regulatory programs affecting the Loxahatchee River Estuary and its resources.
- OBJECTIVE 12:** Redevelopment in the coastal areas will be based on principle strategies and engineering solutions intended to eliminate inappropriate and unsafe development in those areas.
- Policy 12.1:** The Town shall coordinate with the Federal Emergency Management Agency (FEMA) to determine appropriate and safe development strategies and to identify current inappropriate and unsafe development subject to risk from high tide events, storm surge, flash floods, stormwater runoff and the related impacts of sea level rise as it relates to the Town.
- Policy 12.2:** Amend the SUPPORT DOCUMENTATION to the Town of Jupiter Inlet Colony Comprehensive Plan from time to time to include a listing or map of those areas and properties where repetitive loss, as defined by FEMA, has occurred as a consequence of flooding or storm surge.
- Policy 12.3:** To reduce risk of life and property from coastal flooding, the Town shall establish avoidance and accommodation strategies. These strategies may include: the restoration of vulnerable areas to natural conditions; the acquisition or relocation of 'at risk' struc-

tures; the elevation of existing structures; structural interior modification/retrofit measures; wet floodproofing measures; and, dry floodproofing measures.

**Policy 12.4:**

The Town's land development regulations and Building Code shall be consistent with, or more stringent than, the flood resistant construction requirements established in the Florida Building Code and applicable flood plain management regulations set forth in 44 CFR, part 60.

**Policy 12.5:**

The Town shall periodically review the National Flood Insurance Program Community Rating System (CRS) administered by FEMA to determine whether or not its participation would be beneficial to the Town and its residents.

**Policy 12.6:**

The Town's regulations regarding expansion and reconstruction of non-conforming structures within the coastal high hazard area shall specify that non-conforming structures may not be enlarged or altered, except in conformity with the Florida Building Code and FEMA flood restrictions and requirements; and, that any structure destroyed or damaged to an extent of more than fifty (50%) percent of its replacement cost at time of damage, shall not be reconstructed except in conformity with the Florida Building Code and FEMA flood restrictions and requirements

**Policy 12.7:**

The Town shall analyze opportunities to reduce impervious surfaces and incorporate 'green' infrastructure, where possible, to reduce stormwater runoff within the coastal high hazard area and other areas experiencing flooding and storm surge.

**Policy 12.8:**

The Town shall maintain low impact development design guidelines/standards that were developed as part of its NPDES (National Pollution Discharge Elimination System) Stormwater Permitting Program which reduce stormwater management loads and mitigates flooding impacts for new development or redevelopment within the coastal high hazard area determined to be vulnerable to high tide events, storm surge, flash floods, stormwater runoff and related impacts of sea level rise.