

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 7C5
From: Staff
Date: September 16, 2016 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Town of Jupiter Comprehensive Plan
Amendment No. 16-2ESR

Introduction

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

The amendment package from the Town of Jupiter contains a proposed change to the Future Land Use (FLU) Map 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 change the FLU designation from General Industrial with a Bioscience Research Protection Overlay to Conservation on 16.6 acres located northeast of Island Way and south of Church Street. The Town of Jupiter acquired the property in 2011 as part of a Developers Agreement. The 16.6 acres is comprised of native upland plant communities that include Pine Flatwoods and Oak Hammock. The property is adjacent to the town's Maintenance Facility and Emergency Operations Center property, which is surrounded by a 20-acre conservation easement.

The town has been working with the Palm Beach County Department of Environmental Resources Management to establish a management partnership on the subject property to include it in a greenway project. The subject property provides a connection between the Limestone Creek Natural Area located to the southeast and the Jupiter Community Park located to the

northwest. The Town Council directed their staff to amend the future land use on the subject property to the Conservation designation. The town staff report indicates the proposed amendment is compatible with surrounding land uses and will have no impact on public facilities and services. Also, removal of the Bioscience Research Protection Overlay from the subject property will not result in any net loss of developable property from the Bioscience lands inventory, since it would have been required to be set aside to meet the environmental preservation requirements upon development.

Regional Impacts

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

Extrajurisdictional Impacts

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on July 11, 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 and the Florida Department of Economic Opportunity.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Location Map
- 3 Current Future Land Use Map
- 4 Proposed Future Land Use Map

Exhibit 1 General Location Map

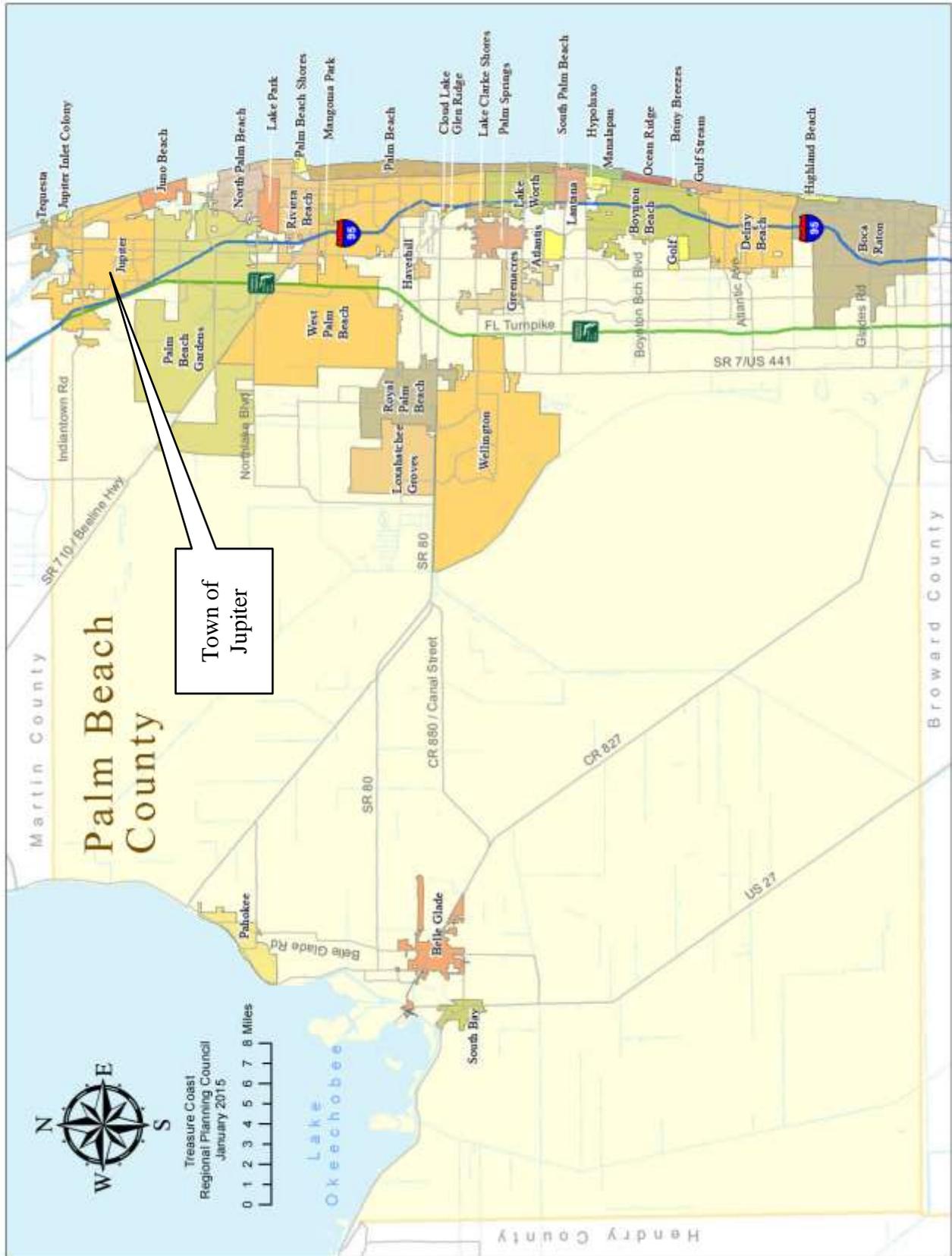


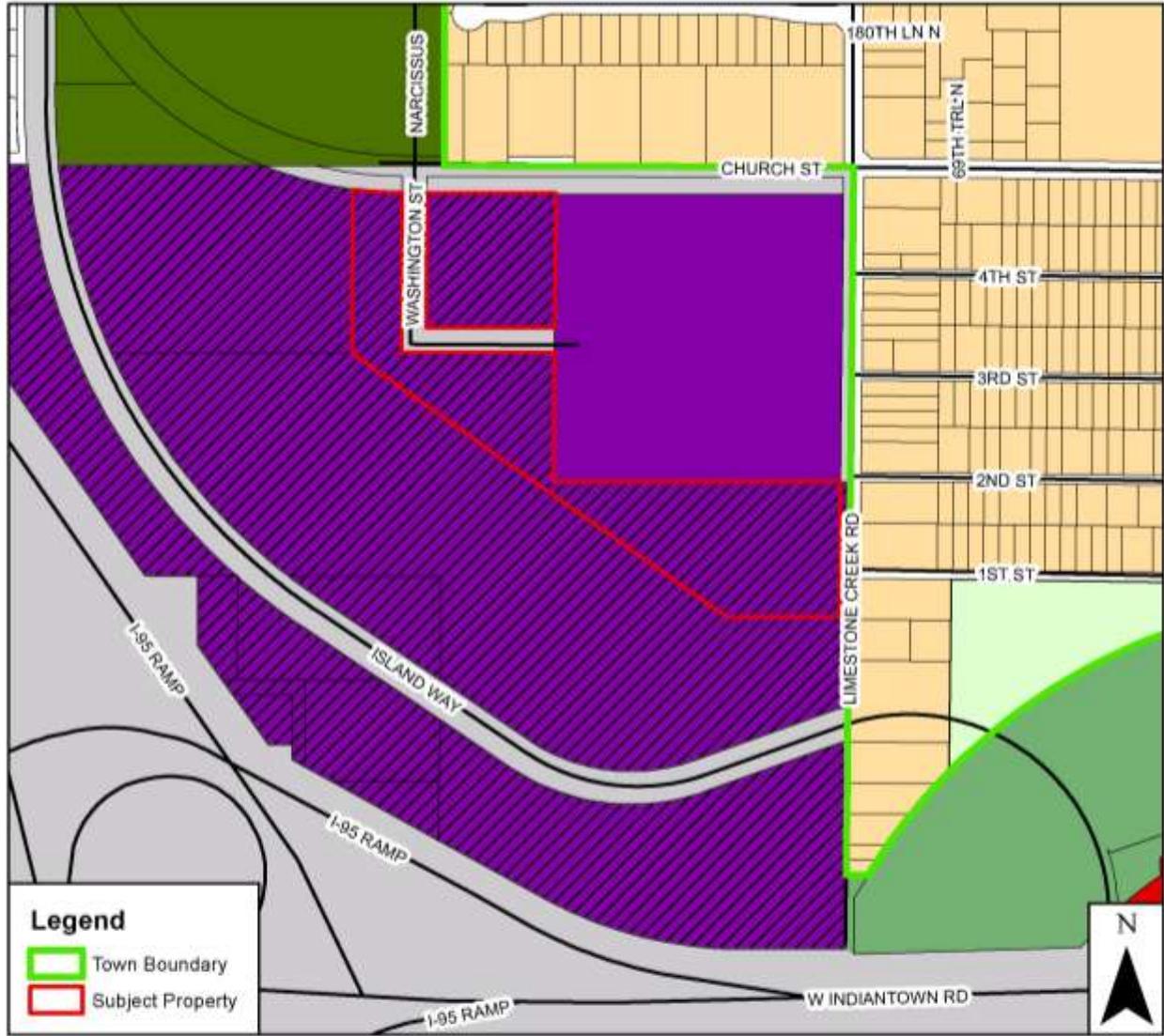
Exhibit 2 Location Map

Attachment A Location Map



Exhibit 3 Current Future Land Use Map

Attachment B Current Future Land Use Map



Legend

- Town Boundary
- Subject Property

**Town of Jupiter
Future Land Use Designations**

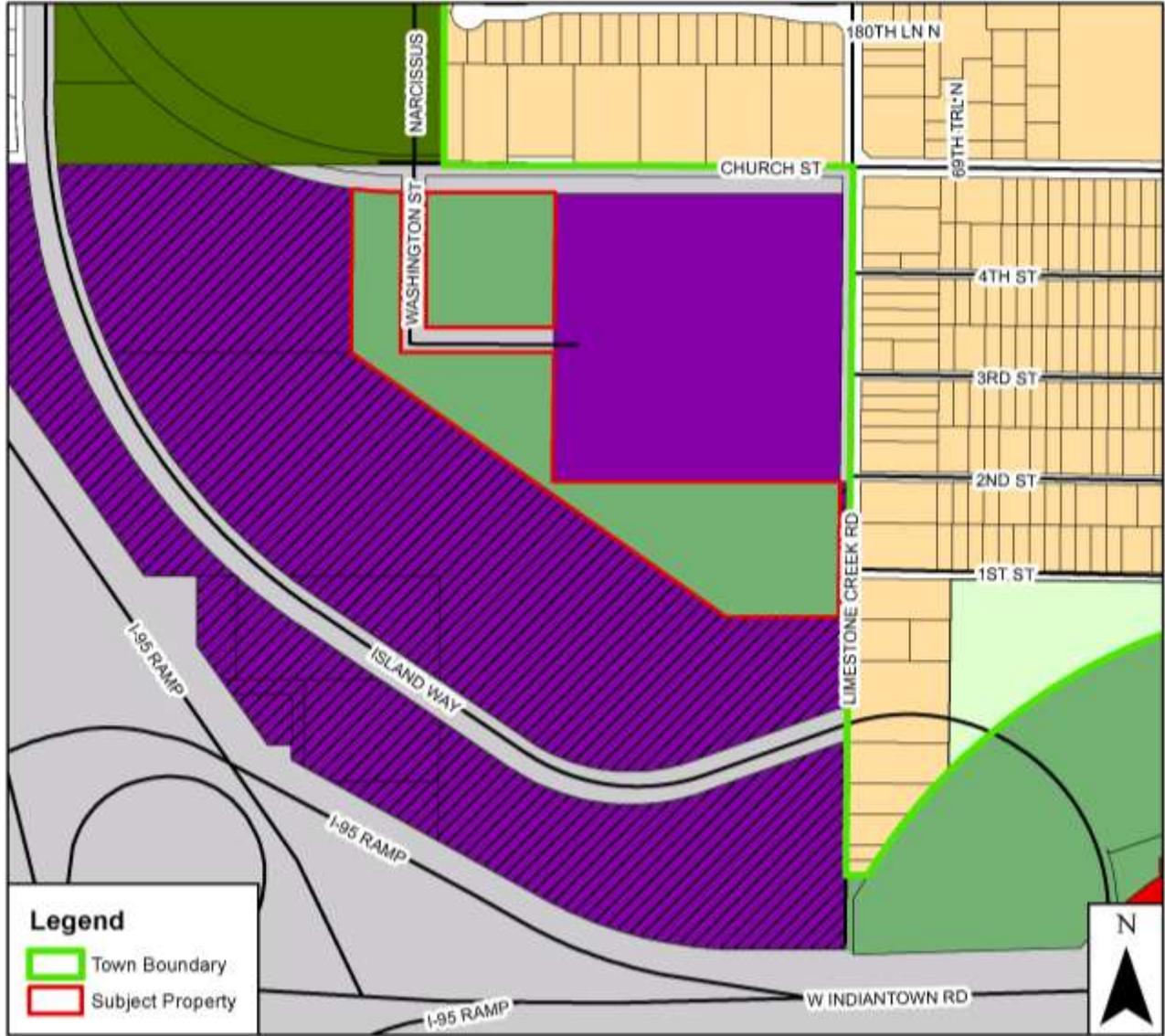
- GENERAL INDUSTRIAL
- CONSERVATION
- RECREATION
- COMMERCIAL
- NOT DESIGNATED
- Bioscience Research Protection Overlay

**Palm Beach County
Future Land Use Designations**

- CONSERVATION
- MEDIUM DENSITY RESIDENTIAL, 5 UNITS PER ACRE (MR-5)

Exhibit 4 Proposed Future Land Use Map

Attachment C Proposed Future Land Use Map



Legend

- Town Boundary
- Subject Property

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