

ORDINANCE NO. 365

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING AND UPDATING THE VARIOUS ELEMENTS OF THE TOWN'S 2011 COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on November 15, 2011, pursuant to Ordinance 333, the Town Commission of the Town of Jupiter Island, Florida (Town) adopted a Comprehensive Plan consistent with the "Local Government Comprehensive Planning and Land Development Regulation Act" (the "Act"); and,

WHEREAS, the Florida Department of Community Affairs, now known as the Department of Economic Opportunity, previously determined that the Town's 2011 Comprehensive Plan was complied with the provisions of the Act; and,

WHEREAS, beginning in 2015, the Town's Local Planning Agency (LPA) began reviewing the 2011 Comprehensive Plan, including the Goals, Objectives and Policies contained in its various Elements, and the data and analyses upon which these Goals, Objectives and Policies were based; and,

WHEREAS, the LPA has recommended amendments and additions to some of the Goals, Objectives and Policies contained in the various Elements of the 2011 Comprehensive Plan; and,

WHEREAS, the LPA also reviewed the data and analyses contained in the 2011 Comprehensive Plan upon which the Goals, Objectives and Policies of the various Elements are based; and,

WHEREAS, the LPA recommends that the data and analyses contained in the various Elements of the 2011 Comprehensive Plan be updated and modified as appropriate; and

WHEREAS, following notice, the LPA conducted a public hearing as required by Section 163.3174(4)(a), Fla. Stat. and at this hearing voted to recommend to the Town Commission the proposed amendments, the text and Future Land Use Map of which is set forth in Exhibits A and B, and Figure 1, all of which are attached hereto; and

WHEREAS, following notice, the Town Commission conducted a transmittal public hearing pursuant to Section 163.3187(1)(c)3., Fla. Stat., to consider the LPA's recommendations pertaining to its proposed amendments to the 2011 Comprehensive Plan; and

WHEREAS, at the transmittal public hearing, the Town Commission considered the proposed amendments pursuant to Section 163.3184(11), Fla. Stat., and after considering public comments, and the recommendation of the LPA has authorized the transmittal of the proposed amendments to the Florida Department of Economic Opportunity, appropriate reviewing agencies and any other local government or governmental agency that has filed a written request and requested their comments pursuant to Section 163.3184(3)(b)1., Fla. Stat.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, FLORIDA:

Section 1. The whereas clauses are incorporated herein and constitute the legislative findings of the Town Commission.

Section 2. Ordinance No. 333 of the Town of Jupiter Island, the Comprehensive Plan of the Town of Jupiter Island, is hereby amended as set forth in the attached composite Exhibits A & B, and Figure 1, all of which are incorporated herein.

Section 3. The Town Clerk is hereby directed to transmit the required copies of the proposed amendment to the Comprehensive Plan to the Department of Economic Opportunity and all other agencies pursuant to Section 163.3184(3)(c)2., Fla. Stat.

Section 4. Severability. If any section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held by a court to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this Ordinance.

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

Section 6. Effective Date. The provisions of this Ordinance shall become effective pursuant to Section 163.3184(3)(c)4., Fla. Stat.

PASSED UPON FIRST READING THE 23RD DAY OF MARCH, 2017.

PASSED AND ADOPTED UPON SECOND READING FOLLOWING THE PUBLIC HEARING THE 2nd DAY OF October, 2017.

TOWN OF JUPITER ISLAND, FLORIDA



Whitney P. L.
Mayor

Elizabeth F. Allen
Vice Mayor

Maurice M. Calloway
Commissioner

Commissioner

Commissioner

ATTEST:

Steven Calverle
Town Clerk

Attachments: Exhibit "A" – Comprehensive Plan Amendments

Exhibit "B" – Updated Data & Analysis Elements

Figure "1" - Amended Future Land Use Map



*Town of Jupiter Island
Comprehensive Plan
~~November, 2011, 2016~~ March, 2017*

COMPREHENSIVE PLAN
Town of Jupiter Island

Town Commission

Mayor ~~Harry Charleston~~ Whitney Pidot
Vice Mayor ~~William G. Brown~~ Betsy Allen
Commissioner ~~Barbara Carr~~ Maura Collins
Commissioner ~~Charles Falcione~~ Peter Conze
Commissioner ~~Anne O'Laughlin Scott~~ C. Barrows Hall

Local Planning Agency

~~Margaret A. Cole~~ Robert Rowden, Chair
~~John Payson~~ Joseph Taddeo, Vice Chair
Mali Annibali, Member
Scott Hughes, Member
~~Robert Rowden~~ Trent Steele, Member
~~Ellen Dwinell~~ Kathy Dunne, Alternate
Henrietta Fridholm, Alternate

Staff

Town Manager Gene Rauth
Town Clerk Gwen Carlisle
Director of Planning Building and Zoning Wayne Bergman
Planning Consultant ~~Dr. Richard G. Orman~~ Thomas Baird, Esquire
Administrative Assistant Dana Rankin

Town of Jupiter Island
Comprehensive Plan Amendments, ~~February~~ March,
2017 ~~DCA~~ Objections, Recommendation and
Comments
Town Commission Review, 11-15-11

Town of Jupiter Island
Comprehensive Plan
~~November, 2011, 2016~~ March, 2017

Prepared by
R.G. Orman & Company, Inc.
~~April, 2011, Rev. November, 2011~~

TABLE OF CONTENTS

Changes are highlighted in yellow appear in colored text -with deletions struck through
and additions underlined

Town Profile	3
Vision Statement.....	4
<u>Objectives and Policies Not Applicable</u>	<u>4</u>
<u>Future Land Use Element</u>	<u>5</u>
Future Land Use Map	6
Transportation Element	11
Traffic Circulation Map	12
Housing Element	<u>1615</u>
Infrastructure Element	<u>1817</u>
SMRU Service Area Map	<u>1918</u>

Town of Jupiter Island 2
*Comprehensive Plan Amendments, ~~February~~March,
2017~~DCA~~*Objections, Recommendation and*
Comments
*Town Commission Review, 11-15-11**

Coastal Management Element	<u>2526</u>
Conservation Element	<u>3233</u>
Recreation & Open Space Element	<u>3637</u>
Intergovernmental Coordination Element	39
Capital Improvements Element	<u>4443</u>
Implementation.....	<u>4746</u>
Plan Monitoring.....	47
Public Participation.....	<u>4847</u>

TOWN PROFILE

The Town of Jupiter Island is situated on a barrier island at the south end of Martin County. The Town consists of approximately 1,643 acres of land bound on the east by nine miles of ocean frontage and on the west by the Intracoastal Waterway - Indian River Lagoon Aquatic Preserve. The Town's permanent population is 817 according to the 2010 census, with a seasonal population of approximately 3,000.

The Town was established by the Florida Legislature in 1953. The climate and environmental resources of Jupiter Island have contributed to the development of a high-quality, low-density residential community that seeks to preserve natural resources to the maximum extent possible. The primary land uses in the Town are single-family residential development in secluded estates and homes and conservation/preservation. The few commercial land uses within the Town exist primarily to serve residents. The remaining vacant land is designated for single-family residential, recreational and conservation uses.

*Town of Jupiter Island
Comprehensive Plan
~~November, 2011, 2016~~ March, 2017*

The Town utilizes a Town Commission/Manager form of government. The Town is governed by a five-member Commission elected for four-year overlapping terms. The Commission elects its Mayor and appoints a Town Manager and Town Attorney and other employees to provide for proper operation of the Town. A total of ~~38-49~~54 employees carry out the functions of Public Safety, Public Works, Building and Zoning, Finance and Administration. The Town residents are very public service oriented. Almost 40-63 residents serve on the many boards and committees that make the Town run successfully. Residents are also active outside the Town to help with various programs of community interest.

The Town follows the procedures set forth in Chapters 166 and 200 of the Florida Statutes in establishing the budgetary data. The ad valorem tax or "property tax" is a major revenue source for the financing of budgets to meet the Town's needs. Each year, the county Property Appraiser determines the total value of each parcel of property based on its fair market value. There are ~~705-609~~ taxable parcels within the Town. The Town's ~~2010-2016~~ taxable value established by the Martin County Property Appraiser is ~~\$1,933,391,613~~ 2,224,350,947.

TOWN VISION

The Town of Jupiter Island is a barrier island community, between the Indian River Lagoon and the Atlantic Ocean, where the beauty of nature will always dominate the presence of man. Our vision for the future is illustrated by the traditions of the past, formed by a community of caring individuals who, with imagination and heart, have combined the island's beautiful gifts of nature with those of tradition and family. Inherent in the character of the Town are tranquility, seclusion and safety. The residents of Jupiter Island will faithfully

*Town of Jupiter Island
Comprehensive Plan Amendments, ~~February~~ March,
2017 ~~DCA Objections, Recommendation and~~
Comments
~~Town Commission Review, 11-15-11~~*

endeavor to preserve and nurture their unique community for all future generations.

OBJECTIVES AND POLICIES NOT APPLICABLE

No objectives or policies pertaining to the discouragement of the proliferation of urban sprawl are necessary or applicable in the Town because it is virtually developed, and the only areas for potential development are located on "in-fill" parcels.

No policies are necessary or applicable to the protection of potable water wellfields since there are now no such facilities in the Town, nor are any expected in the future.

FUTURE LAND USE ELEMENT

The Town of Jupiter Island Future Land Use Plan is organized into the four different land use classifications listed below. The regulatory significance of each of these land use categories is set forth in Sections 01.02.01.00 through 01.02.05.00:

1. Residential
2. Recreation
3. Conservation/Preservation
4. Public Facilities

The *Residential* land use category is intended primarily to permit development of single-family structures. The Residential district is intended to permit one-family detached dwellings and other customary accessory uses and buildings, provided such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Any accessory building should be located on the same lot with the principal

Town of Jupiter Island 5
Comprehensive Plan Amendments, ~~February~~ March,
2017 ~~DCA~~ Objections, Recommendation and
Comments
Town Commission Review, 11-15-11

*Town of Jupiter Island
Comprehensive Plan
~~November, 2011, 2016~~ March, 2017*

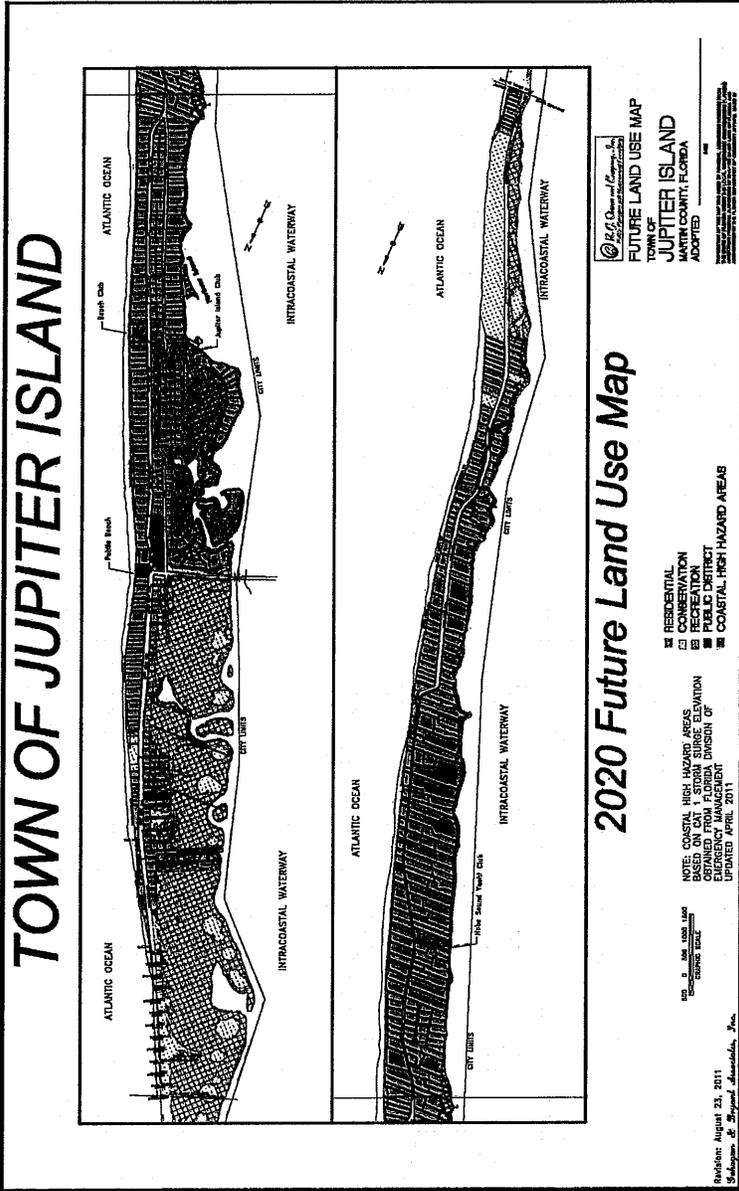
building. Such permitted accessory buildings and uses should include, but not necessarily be limited to, staff quarters, private garages, guest houses, beach houses, tennis courts and swimming pools. No more than two (2) accessory buildings for living quarters, as defined in the Town's Zoning Ordinance, should be permitted.

The *Recreation* land use category designates locations for publicly and privately owned or controlled recreational lands and other open space areas intended for active or passive use. Designation of an area in this category signifies the expectation that the area will continue to be put to recreation and open space use for the foreseeable future. Sites designated in the Recreation category should not be used for other than the intended purposes without careful consideration of the most appropriate use and a properly enacted amendment to the Future Land Use Plan.

The *Conservation/Preservation* land use category is intended to designate land areas for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

The *Public Facilities* land use category designates locations for publicly-owned infrastructure systems, such as right-of-ways, sewer, solid waste, drainage, potable water, educational, and public health systems. ~~public schools,~~ public buildings, grounds and facilities. Designation of an area in the Public category signifies the expectation that the area will continue to be put to public use for at least the next five years. Sites designated in this category should not be used for other than public purposes without careful consideration of the most appropriate non-public use and a properly enacted amendment to the Future Land Use Plan.

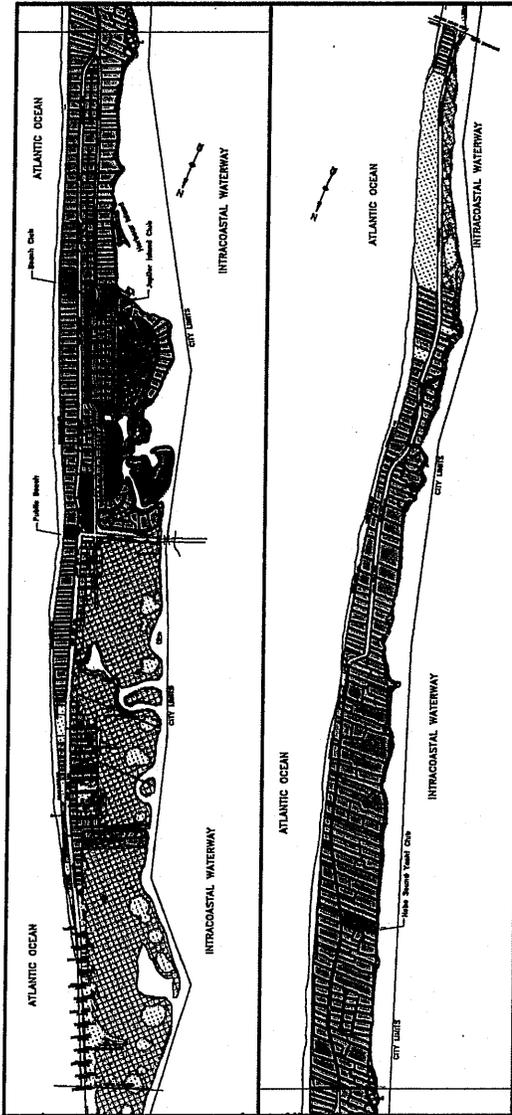
*Town of Jupiter Island
Comprehensive Plan Amendments, ~~February~~ March,
2017 ~~DCA~~ Objections, Recommendation and
Comments
Town Commission Review, ~~11-15-11~~*



2017 DCA Objections, Recommendation and
 Comments
 Town Commission Review, 11-15-11

Formatted: Font color: Black

TOWN OF JUPITER ISLAND



FUTURE LAND USE MAP
TOWN OF
JUPITER ISLAND
 JUPITER COUNTY, FLORIDA
 ADOPTED

2020 Future Land Use Map

Energy Conservation Strategy & Green House Gas Reduction Strategy
 The Florida (pedestrian and bicycle friendly pathway) runs from the
 south to north on River Rd. to Greenville Rd., east to Gomez and
 the entire island has been designated with a 30 MPH speed limit to allow
 for Golf Cart usage on all roads.

- RESIDENTIAL
- COMMERCIAL
- RECREATION
- PUBLIC DISTRICT
- COASTAL HIGH HAZARD AREAS

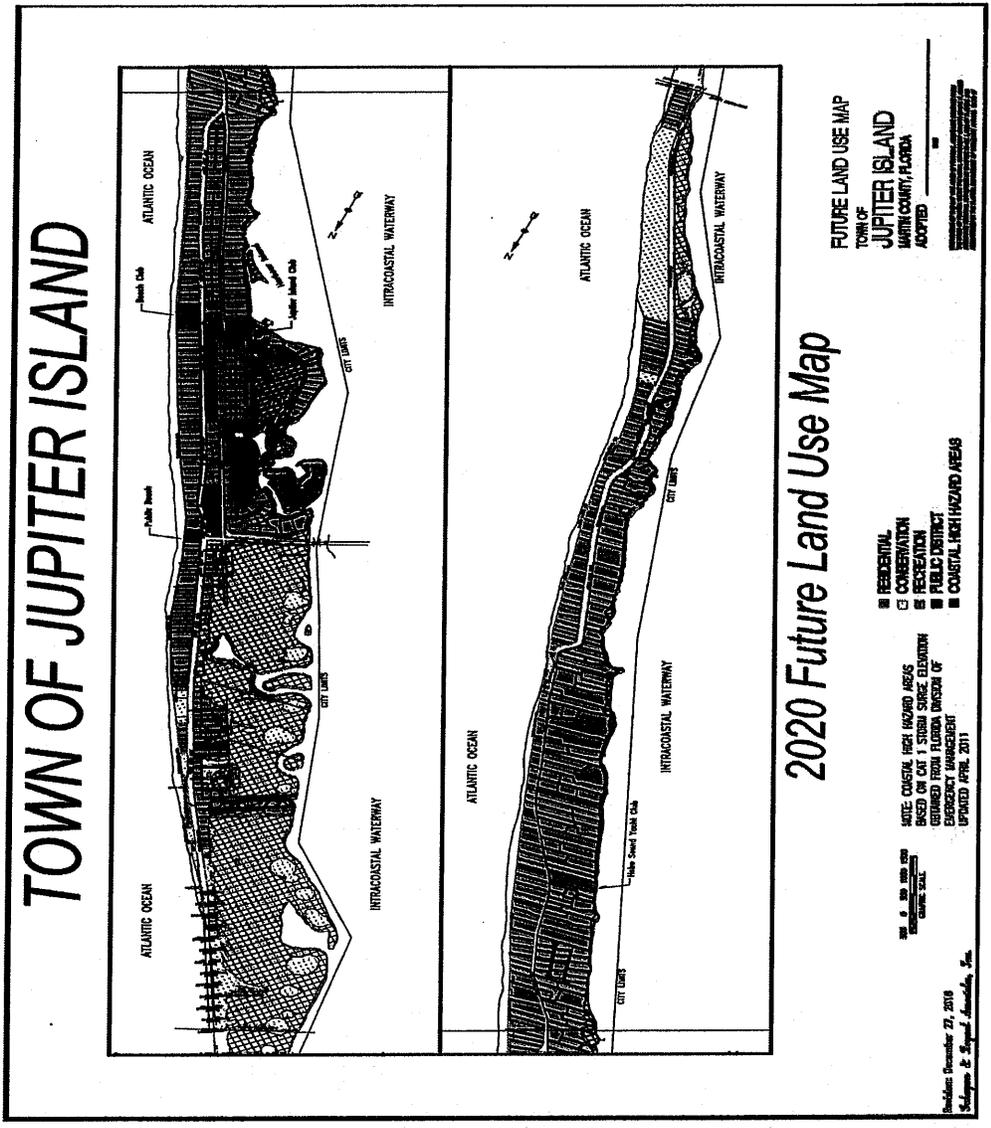
NOTE: COASTAL HIGH HAZARD AREAS
 BASED ON CAT 1 STORM SURGE ELEVATION
 OBTAINED FROM FLORIDA DIVISION OF
 ENVIRONMENTAL PROTECTION
 UPDATED APRIL 2011

DATE: 11-15-11
 DRAWN BY: [Name]
 CHECKED BY: [Name]

Revisions: February 10, 2018
 [Name]
 [Name]

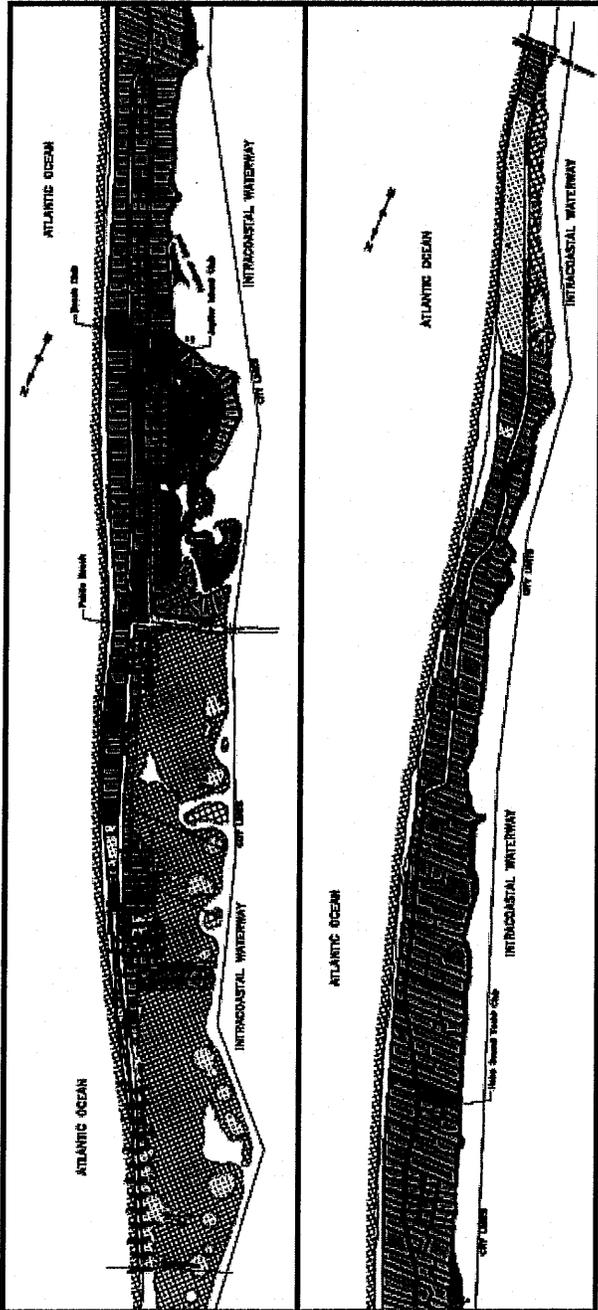
Comments

Town Commission Review, 11-15-11



Comments
 Town Commission Review, 11-15-11

TOWN OF JUPITER ISLAND



Florida Comprehensive Strategic & Green Islands City Redevelopment District
 The Florida Comprehensive Strategic & Green Islands City Redevelopment District (the District) is a special district created by the Town of Jupiter Island, Florida, to provide for the development and management of the District. The District is located on the south side of the island, east to Gomez and west to the Intracoastal Waterway. The District has been designated with a 30 MPH Speed Limit to allow for cost cost usage on all roads.

Revised: June 16, 2017
 Schuyler & Spang Associates, Inc.

2020 Future Land Use Map

FUTURE LAND USE MAP
 TOWN OF
JUPITER ISLAND
 BREVARD COUNTY, FLORIDA
 ADOPTED: _____

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RECREATION
- COASTAL HAZARD AREAS
- COASTAL HERITAGE AREAS

NOTE: COASTAL HERITAGE AREAS
 ARE SHOWN IN LIGHT GRAY
 COASTAL HERITAGE AREAS
 DEPARTMENT, UPDATED 2015

SCALE: 1" = 100' (AS SHOWN)
 NORTH ARROW

Revised: June 16, 2017
 Schuyler & Spang Associates, Inc.

For the most part, the land use categories shown on the Future Land Use Map coincide with the existing land use and zoning pattern in the Town. Since its inception, the Town has been a planned residential and resort community. The existing platting arrangement and land use and zoning patterns largely reflect the original intentions of the Town's founders. Land use mapping locations as depicted on the Future Land Use Map therefore represent land use *locational strategies* that have been well thought out over time, with due consideration given to the suitability of each land use module for the category assigned to it. Future Land uses shall accommodate at least the minimum amount of land required to accommodate the medium projections of the University of Florida's Bureau of Economic and Business Research for at least a 10-year planning period, unless otherwise limited.

Goals, Objectives & Policies (01.0400.00.00)

01.0501.00.00 GOAL: To preserve and enhance the Town's community character as a high quality, single-family residential community.

01.0501.01.00 OBJECTIVE: To eliminate or reduce land uses inconsistent with the community character, as set forth in this Future Land Use Plan.

01.0501.01.01 POLICY: The Future Land Use Plan should be interpreted as the exact intent of the Town's ~~of Jupiter Island~~ Local Planning Agency and Town Commission.

01.0501.01.02 POLICY: Land use areas as shown on the Future Land Use Plan ~~in~~ Map should be delineated along logical demarcation lines.

01.0501.01.03 POLICY: Zoning map designations and zoning ordinance text should be consistent with the Future Land Use Plan. Zoning map or text amendments inconsistent with this Future Land Use Plan should be reviewed as Comprehensive Plan amendments.

01.0501.01.04 POLICY: Elimination or reduction of existing ~~plan~~ non-conforming land uses should be accomplished with proper respect for the vested rights of property owners.

01.0501.01.05 POLICY: Expansion of non-conforming land uses should be prohibited.

01.0501.01.06 POLICY: Additional commercial development should not be permitted except to enhance the quality of services at the Jupiter Island Club and the Hobe Sound Yacht Club.

01.01.01.07 POLICY: The Town should change the zoning designation of the residentially zoned properties that have been placed into conservation/preservation to conservation/preservation on the zoning map.

01.0501.02.00 OBJECTIVE: To achieve a simple energy-efficient and energy conserving land use pattern with a high degree of use compatibility within each land use category, and category and which are based upon green house gas reduction strategies.

01.0501.02.01 POLICY: Zoning regulations should protect single-family residential development from the encroachment of incompatible land uses.

01.01.02.02 POLICY: The Future Land Use Plan will be based upon energy-efficient land use patterns that account for existing and future electric power generation and transmission and energy conservation.

01.0501.03.00 OBJECTIVE: To maintain the ambiance and quality of life in the Town as provided for in this Comprehensive Plan through the implementation of appropriate land development regulations.

01.0501.03.01 POLICY: Consistent land development regulations should be adopted for the purpose of plan implementation. At a minimum, such land development regulations should regulate the following:

1. Zoning of properties in accordance with the land use designations as delineated on the Future Land Use Map, and zoning text in accordance with the Land Use Plan explanatory text, including establishment of densities and intensities of use for each land use category;
2. The number, size and placement of signs;
3. The development of land within areas subject to seasonal or periodic flooding;
4. Drainage and stormwater management;
5. Maintenance of safe and convenient on-site traffic flow;
6. Provision of adequate parking space on developed properties; and

7. Subdivision or replatting of land. Replatting provisions should require that any building permit which building relating thereto would utilize more than one lot or portion thereof, file a replat of all affected lots. In addition, no partition of lots should be allowed to create nonconformities as to other development code provisions. The standards for minimum lot size and width shall be strictly enforced, provided, however, that in certain instances a reduction of the minimum lot width may be permitted by the Board of Adjustment (with appeal to the Town Commission) after holding a public hearing and finding that the following standards are met:
- a. That there would be no net loss of light, air and open space as a result of the reduction in standard;
 - b. That the lot provides adequate space for driveways and access easements;
 - c. That sight-lines to the Ocean or the Indian River from existing or future homes on adjacent lots are not unreasonably compromised;
 - d. That the building footprint for the principal residence and all accessory buildings is shown on the plat in a manner to limit any future construction to the area within the footprint so designated; and
 - e. That the reduction in lot width does not exceed fifteen percent (15%) of the required width

01.0501.04.00 OBJECTIVE: To promote the rehabilitation and restoration of older structures.

01.0501.04.01 POLICY: The zoning ordinance should be reviewed to assure that its provisions do not preclude the renovations of existing residential structures.

01.0501.05.00 OBJECTIVE: To coordinate future land uses with the capacity of facilities and services.

01.0501.05.01 POLICY: The level of service standards adopted in Sections 02.01.01.01 and 04.01.01.01 of the Comprehensive Plan for Transportation and ~~infrastructure~~ Infrastructure facilities should be applied to all applications for development approval.

01.0501.05.02 POLICY: Developments that would impact existing facilities by reducing the level of service below adopted levels and which are to be constructed prior to the availability of scheduled improvements, should pay for such impacts or provide their own facilities constructed to Town specifications.

01.0501.05.03 POLICY: All development orders should be specifically conditioned on the availability of facilities and services necessary to serve the proposed development with infrastructure at adopted service level standards.

01.0501.06.00 OBJECTIVE: To ensure the availability of suitable land for utility facilities necessary to support proposed development.

01.0501.06.01 POLICY: Suitable land should be dedicated or reserved by the Town for utility facilities necessary to support proposed development.

01.0602.00.00 GOAL: To plan for, and where appropriate, restrict development which would damage or destroy natural or historic resources.

01.0602.01.00 OBJECTIVE: To protect, conserve or enhance wetlands and natural vegetation.

01.0602.01.01 POLICY: Marine and estuarine wetlands should be protected from dredge and fill activities associated with development through standards that meet or exceed existing Federal, State, County and/or Town regulation of these activities.

01.0602.01.02 POLICY: Future disruptions or degradations of wetlands should be accompanied by mitigation measures to insure no net loss in wetland acreage.

01.0602.01.03 POLICY: The Town should continue to conduct on-site inspection of building sites prior to any clearing in preparation for construction in order to assure that mangrove and other upland littoral zone vegetation is protected and accommodated in the site design.

01.0602.01.04 POLICY: The Town's clearing and landscaping requirements ~~should be revised to~~ require a permit before any clearing or grubbing may begin on all subdivision lots or development sites.

01.0602.02.00 OBJECTIVE: To protect, conserve or enhance living marine resources and wildlife habitats.

01.0602.02.01 POLICY: New point-sources of pollution discharging directly into the Indian River lagoon, or into drainage structures leading to the lagoon, should be restricted.

01.0602.02.02 POLICY: Development should be designed to accommodate stormwater on-site in accordance with applicable performance standards.

01.0602.03.00 OBJECTIVE: To coordinate with any appropriate resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes and approved by the Governor and Cabinet.

01.0602.03.01 POLICY: The Town should continue to adopt specific policies and land development regulations when necessary in order to coordinate with any approved resource planning and management plan affecting the Town's resources. The Town should keep itself informed about the preparation of such plans.

01.0602.04.00 OBJECTIVE: The Town's LDRs should be modified to include the coordination of future land uses with appropriate topography and soil conditions.

01.0602.04.01 POLICY: Decisions regarding future land development should consider the natural topography of the development site and the soil types occurring on the site.

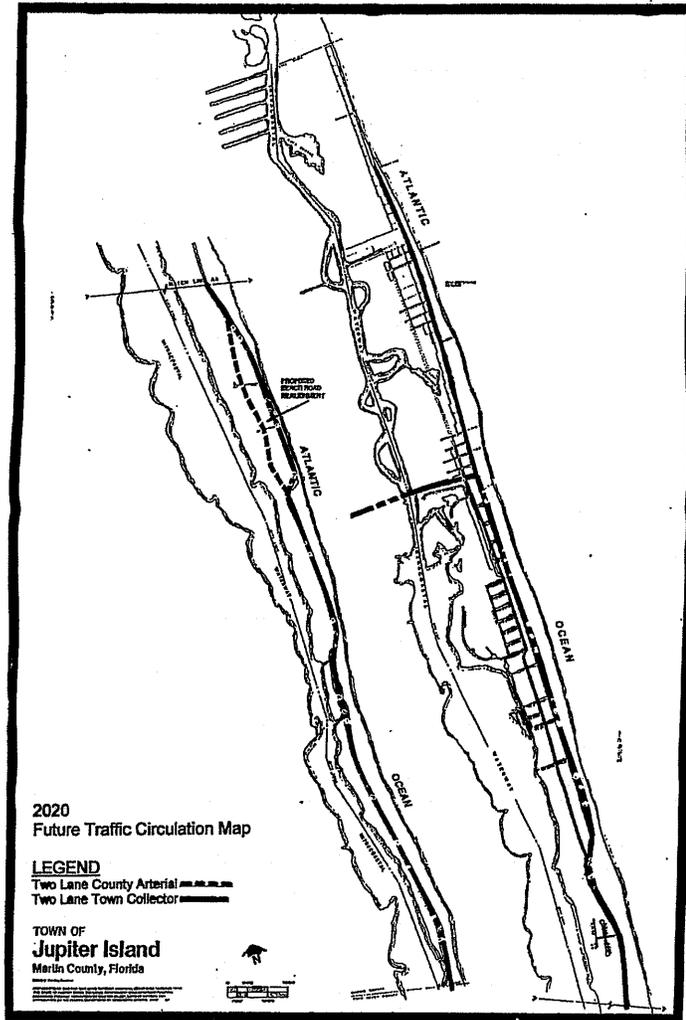
TRANSPORTATION ELEMENT

The purpose of the Transportation Element is to establish the desired and projected transportation system and to plan for the future motorized and non-motorized Transportation system. The future Transportation system is supported by the goals, objectives and policies set forth herein and is depicted on the Future Transportation Map.

The Transportation Element support document describes and analyzes current and future conditions of the Town of Jupiter Island Transportation system. The system includes all roads, streets and highways and other public accessways dedicated and opened to public travel. These include primarily Martin County Road 707, which is the major north-south route through the Town and is classified as a minor arterial road, and Gomez Road and North Beach Road, are the primary Town roads, which are classified as a collector

~~streetroad.~~ The remaining ~~streets-roads~~-within the Town are classified as local residential ~~streetsroads~~.

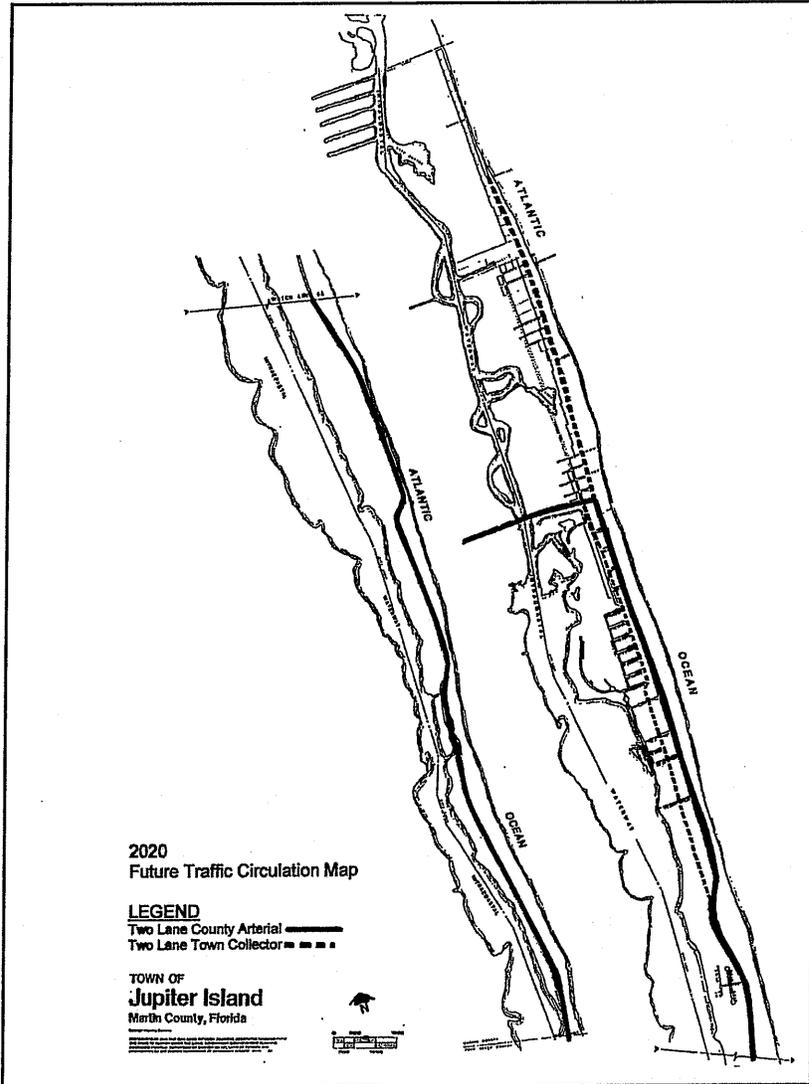
The future Transportation plan for the Town is embodied in the Transportation goals, objectives and policies and the Future Transportation Map. The components of the future system will remain essentially the same as at present, ~~with the exception of the possible westward relocation of a segment of the South Beach Road right-of-way.~~ The adopted level of service to be maintained for all roads within the system is Level of Service ~~C-A~~ or such other standard as may be required by the Florida Department of Transportation (FDOT).



Town of Jupiter Island
Comprehensive Plan Amendments, February
2017 ~~DCA~~ *Objections, Recommendation and*
Comments
Town Commission Review, 11-15-11

*Town of Jupiter Island
Comprehensive Plan
~~November, 2011, 2016~~ March, 2017*

*Town of Jupiter Island
Comprehensive Plan Amendments, ~~February~~ March,
2017 ~~DCA~~ Objections, Recommendation and
Comments
Town Commission Review, 11-15-11*



*Comprehensive Plan Amendments, ~~February~~ March,
2017 ~~DCA~~ Objections, Recommendation and
Comments
Town Commission Review, 11-15-11*

Goals, Objectives & Policies (02.00.00.00)

02.01.00.00 GOAL: To establish the desired transportation system in the Town of ~~Jupiter Island~~ and particularly to plan for the future motorized and non-motorized Transportation systems.

02.01.01.00 OBJECTIVE: To provide safe, efficient, and cost-effective vehicular and pedestrian movement through the Town of ~~Jupiter Island~~, while providing for reduction of greenhouse gases.

02.01.01.01 POLICY: The Town should maintain a Transportation Level of Service ~~C~~ A on all of the Town's roadways.

02.01.01.02 POLICY: The Town will continue to maintain "The Ramble" (~~sidewalk system~~) as a safe pedestrian alternative, a pedestrian and bicycle path used by residents and visitors, which provides for an alternative mode of transportation that reduces greenhouse gases and helps with energy conservation.

02.01.01.03 POLICY: The Town's 30 MPH speed limit encourages ~~to use~~ using golf carts as an alternative transportation method. The use of golf carts provides a reduction in greenhouse gas emissions.

02.01.01.03-04 POLICY: The Town's Land Development Regulations (LDRs) should be revised to address the control of connections and access points of driveways and roads to roadways.

02.01.01.04-05 POLICY: The Town's LDRs, to be adopted within one year of the required date of submittal to ~~DCA~~ the State DEO for the Comprehensive Plan, should provide for safe and convenient on-site traffic flow.

02.01.02.00 OBJECTIVE: ~~To protect the threatened segment of South Beach Road from future coastal erosion by relocating a portion of the road right-of-way as proposed on the Future Land Use Map. The relocation of the road right-of-way should be undertaken according to the principles outlined in Policies 02.01.02.01 through 02.01.02.05 below.~~

02.01.02.01 POLICY: ~~Relocation of the right-of-way should conform to existing property lines as much as possible.~~

02.01.02.02 POLICY: Where conformance to existing property lines is not possible or feasible, the route should be laid out in such a way as not to create small parcels of property having little or no economic value. The route should be laid out so as to leave parcels of land of sufficient size to be used or sold under existing zoning regulations, with a minimum of variances required. This policy will help reduce or eliminate economic loss to abutting property owners and reduce the costs of condemnation substantially.

02.01.02.03 POLICY: The privacy of all properties along the relocated right-of-way should be protected as much as possible. Although the right-of-way probably will have to be 50 feet wide by law, the paved portion of the road should be a 25 foot wide section centered within the right-of-way. Landscaping should be placed along the unimproved portions of the right-of-way to help protect the privacy of abutting properties.

02.01.02.04 POLICY: The new right-of-way should be laid out and approved immediately, although construction should not be undertaken until it becomes necessary in order to protect the road from coastal erosion. Future land development should be coordinated with the proposed relocation and any construction that would interfere with the planned route should not be permitted. The proposed right-of-way has been delineated on the future land use map and has been indicated on surveys of lots since the adoption of the comprehensive plan.

02.01.02.05 POLICY: The natural environment should be protected from any negative impacts of the new right-of-way.

02.01.02.06 POLICY: The Town should officially request that the Martin County Comprehensive Plan be revised to reflect the preservation of the alternative right-of-way. This has not been done by Martin County.

02.01.0302.00 OBJECTIVE: ~~To protect the threatened segment of North Beach Road against future coastal erosion. The Town has determined that relocating the road right-of-way on both North Beach and South Beach Roads is unfeasible.~~

02.01.0302.01 POLICY: The Town has assumed ownership of the North Beach Road right-of-way and no modification of the road profile has been accomplished. The Town has determined that relocating the road right-of-way is unfeasible.

02.01.02.02 POLICY: The Town should work in partnership with the County, State and Federal agencies to protect the road right-of-ways through on-going beach protection efforts.

02.01.0403.00-00 OBJECTIVE: To coordinate the future Transportation system and future land uses of the Town.

02.01.0403.01-01 POLICY: Future traffic improvements or changes to the Town's Transportation system should be coordinated with the proposed future land uses as shown on the adopted Future Land Use Map. Conversely, future land use and development should be coordinated with the proposed future Transportation system as shown on the adopted Future Transportation Map.

02.01.0504.00 OBJECTIVE: To coordinate transportation planning and traffic improvements with the future transportation plans and traffic improvement programs of Martin County.

02.01.0504.01 POLICY: The Town should convey to Martin County its concerns regarding anticipated rapid county population growth, which could have a significant impact on the Town's roadway system.

02.01.0504.02 POLICY: The Town should coordinate closely with Martin County to ~~insure~~ ensure that needed drainage, safety and maintenance improvements to County Road 707 within the Town's limits are made part of the County's Five-Year Road Program. The Town should keep itself informed about all County planned road improvements ~~by the County~~ that will impact the Town's Transportation system.

02.01.06.00 OBJECTIVE: ~~To protect existing and future rights of way from encroachment from buildings. Policy under this objective was deleted~~

02.01.0704.02-03 POLICY: For all County right of ways in the Town, the Town shall enter into negotiations with Martin County to amend the Joint Planning Agreement with Martin County which will control any sale of right-of-way, the width of pavement, use of roads for bicycles and golf carts, landscaping within rights-of-way and any other issue which would change the character and ambiance of the Town.

HOUSING ELEMENT

The purpose of the Housing Element is to provide appropriate goals, objectives and policies and to demonstrate the Town's commitment to meet identified or projected deficits in the supply of housing. These plans and policies address government activities as well as provide direction and assistance to the efforts of the private sector.

The Housing Element support document presents an inventory and analysis of existing and future conditions of housing in the Town of Jupiter Island. The community is characterized by many affluent winter residents who occupy large single-family homes. These homes often provide accessory quarters for guests and employees. The only multiple-family units within the Town are the guest rooms at the Jupiter Island Club and special dormitory-type housing provided for employees of the ~~club~~ Club.

The Town's plan for future housing is set forth in the goals, objectives and policies presented below. In accordance with the Future Land Use Plan, all new housing in the Town will be exclusively single-family residences. However, it will be the Town's policy to continue to permit accessory housing units on single-family lots to accommodate guests and employees of the residents. In addition, special housing for employees of the Jupiter Island Club will continue to be permitted.

Goals, Objectives & Policies (03.00.00.00)

Each goal, objective or policy has been annotated where change is recommended.

03.01.00.00 GOAL: To provide for safe, decent, ~~energy~~**energy-efficient** and sanitary housing at a range of costs and types necessary to meet the needs of the present and future population of the Town of Jupiter Island.

03.01.01.00 OBJECTIVE: To ~~insure-ensure~~ that new housing in the Town of Jupiter Island will be compatible with the community character.

03.01.01.01 POLICY: The Town's Land Development Regulations ~~should~~ require the Town to work with developers from the inception of a project to ensure ~~it~~ **the project** meets the needs of the Town and is consistent with the Town's high-quality, low-density residential character.

03.01.01.02 POLICY: In accordance with the Future Land Use Goals, Objectives and Policies, all future housing development within the Town of Jupiter Island should be restricted to single-family residences. However, the Town should continue to allow provision of housing units accessory to single-family residences for the use of guests and employees and provision of dormitory-style housing for employees of the Jupiter Island Club and guest accommodations at the Jupiter Island Club in the same manner as they are now constructed.

03.01.01.03 POLICY: The Town's LDRs ~~should~~ ensure the compatibility of new housing proposals with existing natural resources and with the environmentally sensitive Coastal Zone.

03.01.01.04 POLICY: The Town should ~~provide for a new study of~~ **continue to review** the historic significance of housing stock and should notify each owner of identified property of the results.

03.01.02.00 OBJECTIVE: To ~~insure-ensure~~ adequate community infrastructure and essential services to meet the need of new housing units.

03.01.02.01 POLICY: The Town should examine the capacity of existing infrastructure and essential services and plan, through the Capital Improvements Element of the Comprehensive Plan, for needed improvements to serve new housing.

03.01.03.00 OBJECTIVE: To contribute the Town's population to the regional need for affordable housing.

03.01.03.01 POLICY: The Town should participate in any county or regional plan, such as an urban county Community Development Block Grant Program, which permits

municipalities that cannot provide low income housing to contribute their population to a regional plan for the purpose of meeting regional housing needs.

~~**03.01.03.02 POLICY:** To the extent that the Town laws pertaining to manufactured housing and group homes being permitted in any residential district, are contravened by State law, as finally interpreted by the courts, the Town's LDRs will be modified.~~

~~**03.01.03.03-02 POLICY:** The Town should request Martin County to utilize some of the substantial ad valorem tax dollars paid by the Town to address the regional issue of adequate low and moderate income housing.~~

~~**03.01.04.00 OBJECTIVE:** The Town shall provide strategies for increased energy-efficiency related to design and construction of new housing.~~

~~**03.01.04.01 POLICY:** Standards, plans and principles to be followed in energy-efficiency in the design and construction of new housing and in the use of renewable energy resources shall be developed and incorporated within the LDR's.~~

INFRASTRUCTURE ELEMENT

The purpose of the Infrastructure Element is to provide for necessary public facilities and services, including sanitary sewer, solid waste, drainage, potable water and natural groundwater aquifer recharge, in correlation with future land use projections.

The five main components of the Infrastructure Element are examined in the element's data support document. For each component, the existing conditions and future needs are analyzed. The existing public infrastructure facilities and services in the Town of Jupiter

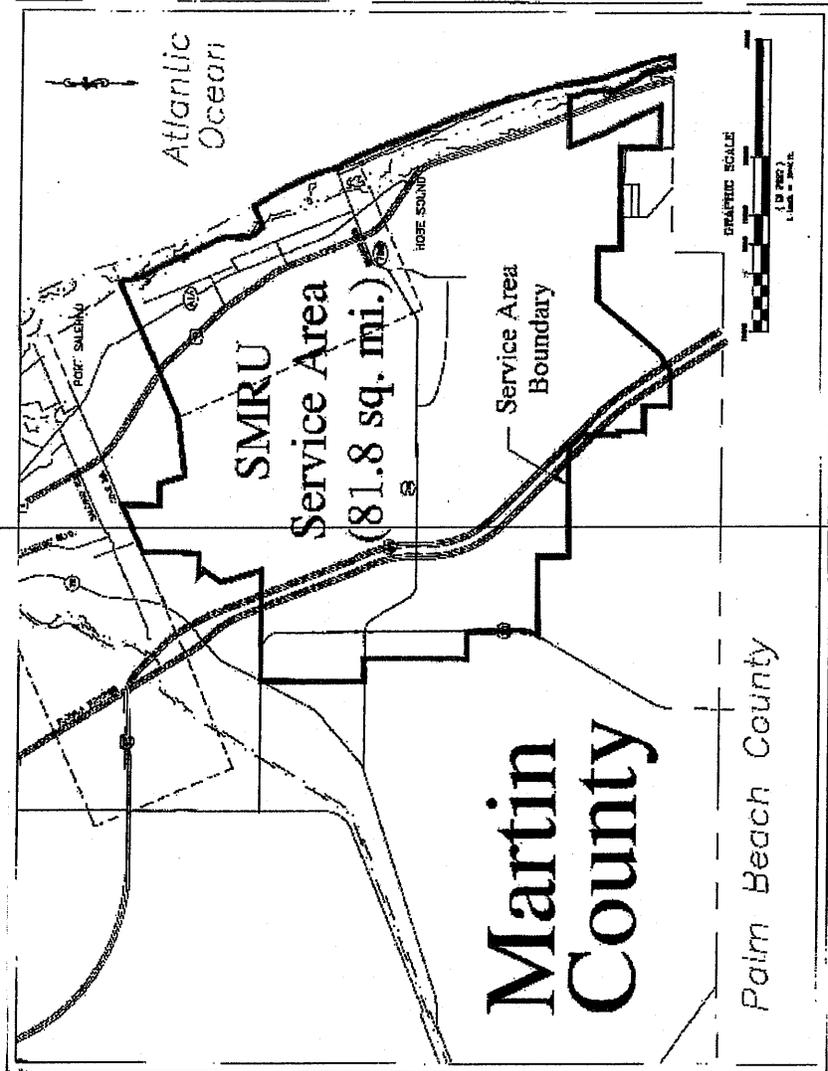
~~Island~~ are limited to solid waste collection and disposal and the ownership of the water utility and conveyance of the sanitary sewer from the Jupiter Island Club.

The Town provides garbage ~~collection, yard waste, and recycling collection~~ and disposal for all its residents and the ~~club~~ Jupiter Island Club facilities.

Potable water supply service is provided within the Town by ~~the~~ Town owned South Martin Regional Utility (SMRU), with the exception of the 600 Block which receives water from the Village of Tequesta, which is owned by the Town.

~~There are two sanitary sewer service systems within the municipal boundaries of the Town. The public systems service the Jupiter Island Club and the 600 Block of S. Beach Road. Please refer to figure 4.2.1 in the Infrastructure Element, Data and Analysis. All other residential and developed properties are served by on-site septic tanks. is provided to nine homes at the extreme south end of the Town. Such service may be extended to all homes north to the Blowing Rocks Conservation Area.~~

The SMRU also provides potable water supply service and wastewater treatment service to some of southeastern Martin County (see Maps ~~3, Current Water Customer Area, and Map 4, Current Wastewater Customer Area~~ below). The SMRU has been issued Water Use Permit number 43-00066-W by the South Florida Water Management District, for which SMRU submitted a map (~~permit exhibit no. 6~~) depicting a ~~the~~ potential "Service Area" that includes the Town and a larger portion of the unincorporated area of southeastern Martin County than SMRU currently serves (see Maps ~~below~~-5).

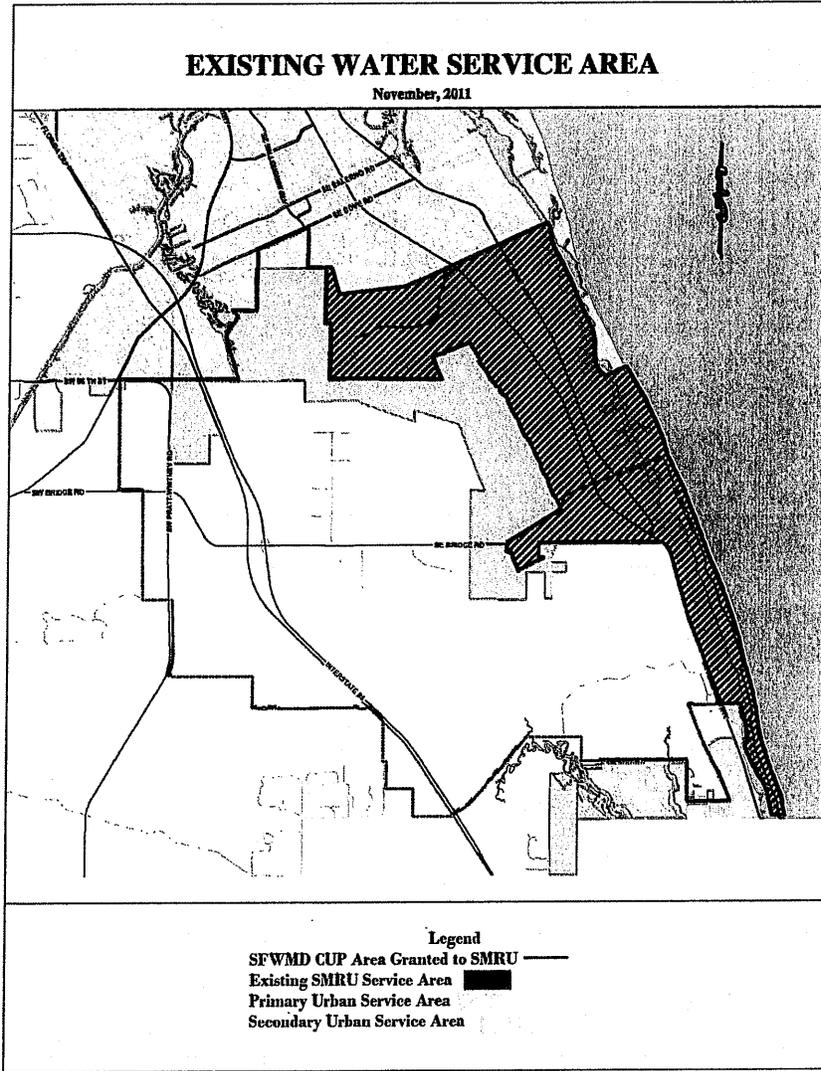


*Town of Jupiter Island
Comprehensive Plan
~~November, 2011-2016~~ March, 2017*

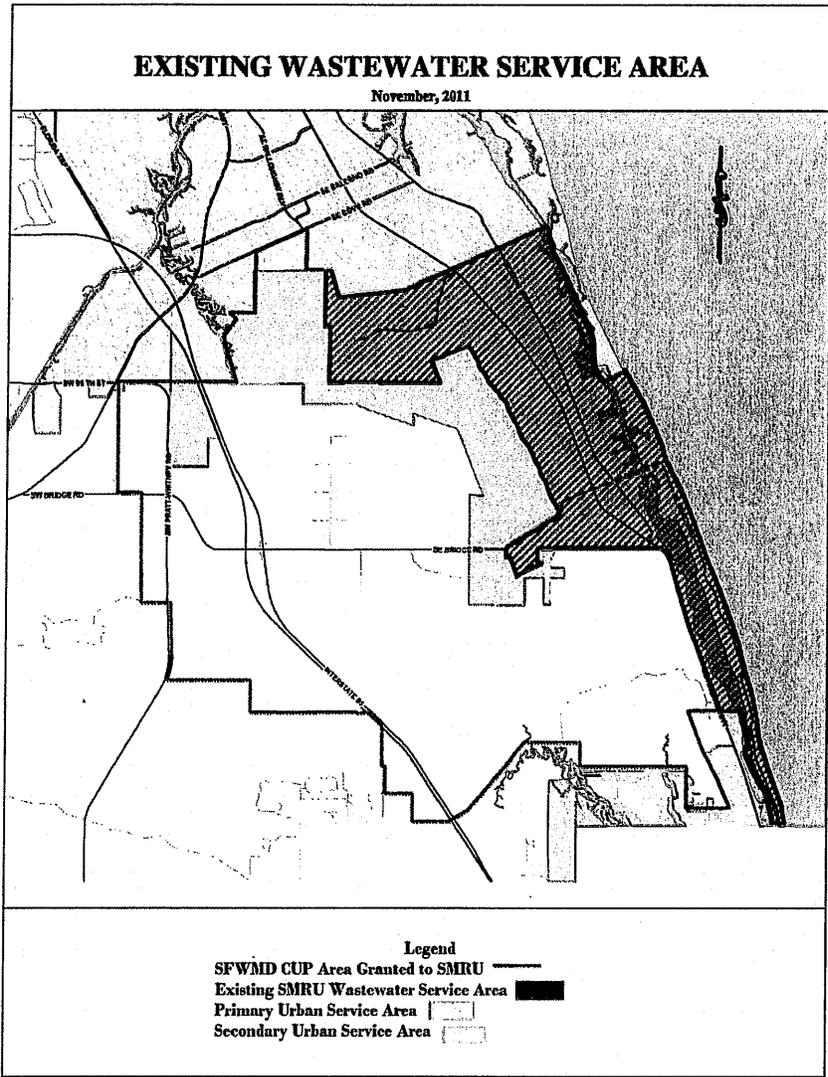
SMRU Service Area Map

*Town of Jupiter Island
Comprehensive Plan Amendments, ~~February~~ March,
2017 ~~DCA Objections, Recommendation and~~
~~Comments~~
~~Town Commission Review, 11-15-11~~*

Formatted: Font: Italic



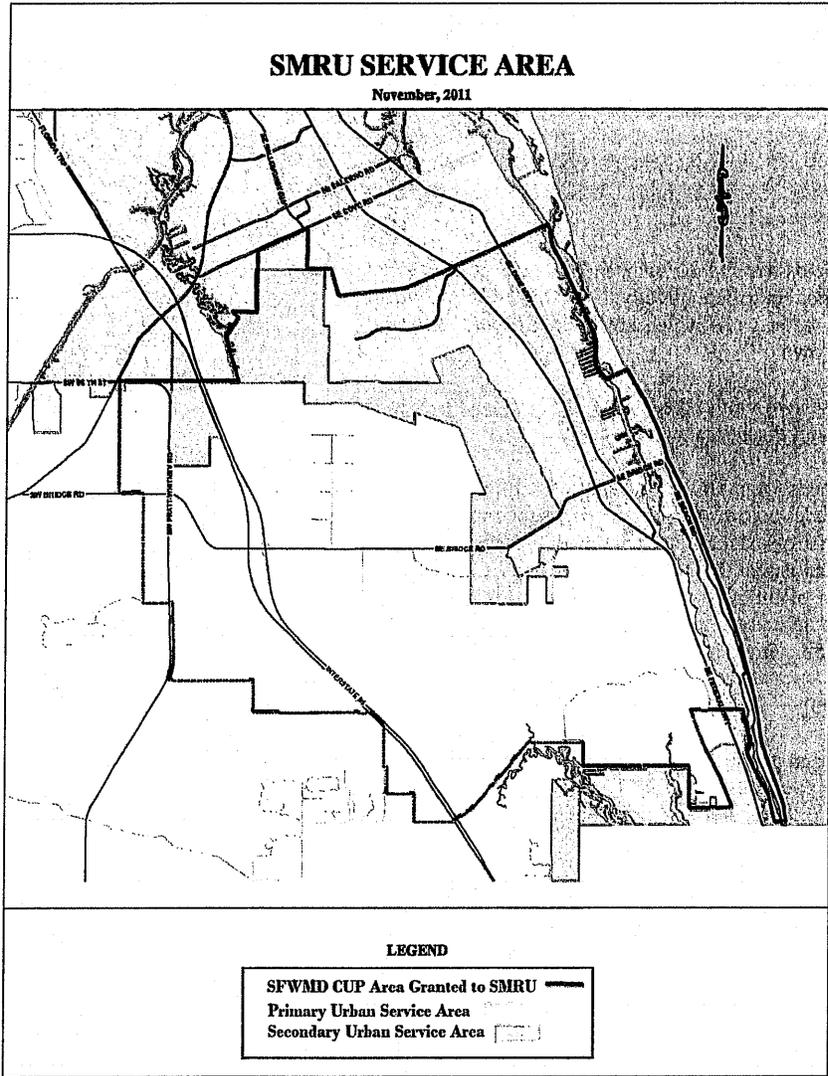
Formatted: Font: Italic



*Town of Jupiter Island
Comprehensive Plan
~~November, 2011, 2016~~ March, 2017*

*Town of Jupiter Island
Comprehensive Plan Amendments, ~~February~~ March,
2017 ~~DCA Objections, Recommendation and~~
Comments
Town Commission Review, 11-15-11*

Formatted: Font: Italic



Irrigation quality water is not available at this time on Jupiter Island. Irrigation quality water produced by SMRU is sold to bulk users on the mainland. Irrigation quality (IQ) water is utilized by the Jupiter Island Club. Infrastructure exists within the Town for IQ water, however 100% of the IQ water is committed to mainland customers at this time, but is not available to residential properties on the Island.

There are no potable water wells or wellfields within the Town, and it has been determined that the Town's land area probably does not contribute directly to recharge of the surficial aquifer that supplies the SMRU potable water wells which are located on the mainland outside the municipal boundaries of the Town.

There is no central stormwater drainage system within the Town. Gomez Road is served by an exfiltration stormwater system without discharge to any waterbody.

The plan for meeting the Town's future needs for public infrastructure facilities or services is outlined in the goals, objectives and policies below. The plan provides for a water supply facilities work plan which meets the needs of existing and new development within the Town for the next ten years. The work plan is required by Section 163.3177(6)(c) Florida Statutes. The Data and Analysis portion of the plan has been amended to provide the background for the work plan. Included here are revised goals, objectives and policies intended to define and guide the implementation of the work plan.

Goals, Objectives & Policies (04.00.00.00)

04.01.00.00 GOAL: To provide the needed public facilities for the Town in a manner which: protects investments in existing facilities; promotes orderly, compact urban growth, while maintaining an acceptable level of service; protects the natural environment; and protects natural resources.

04.01.01.00 OBJECTIVE: To continue to ensure that at the time a development permit is issued by the Town, adequate infrastructure facility capacity is available or will be available when needed to serve the development.

04.01.01.01 POLICY: The Town should adopt the following level of service standards which should be used as the basis for determining the availability of facility capacity and the demand generated by a development.

<i>Facility</i>	<i>Level of Service Standard</i>
<u>Municipal Roadways</u>	LOS "A" at peak hour
Solid Waste Disposal	Collect and dispose of 9 pounds of solid waste/capita per day.
Stormwater Drainage	Design storm frequency for a 35- year, 24-hour storm duration, as <u>found in the SFWMD ERP Information Manual Volume IV. The stormwater management devices and structures should be designed with a safety factor of 20% beyond the level of service standard and should include for ongoing maintenance of the devices and structures, recorded in the Florida DOT Rainfall Intensity Curves which were in use in 1970.</u>
Potable Water Supply	Provide water quality at levels <u>meeting or exceeding levels</u> required by regulatory agencies and in quantities at <u>678-600 gallons/capita/day</u> (inclusive of irrigation) for the Town and <u>175 gallons/capita/day</u> (inclusive of irrigation) <u>per system-wide for SMRU.</u>
<u>Wastewater Supply</u>	<u>Provide wastewater collection service at levels required by regulatory agencies and in quantities not exceeding 100 gallons/capita/day for the Town, as well as system-wide.</u>

04.01.01.02 POLICY: All improvements for replacement, expansion or increase in capacity of facilities should be compatible with the adopted level of service standards for the facilities.

04.01.01.03 POLICY: The Town should annually update facility demand and capacity information for SMRU based on development permits issued by the Town and according

Town of Jupiter Island
Comprehensive Plan Amendments, ~~February~~ March,
2017 ~~DCA~~ Objections, Recommendation and
Comments
Town Commission Review, ~~11-15-11~~

to information from the County on development permits issued to other users of SMRU potable water supply and wastewater treatment services.

04.01.01.04 POLICY: The Town should coordinate with all other nearby local governments to promote compatibility between their comprehensive plans and development permit procedures and the availability of SMRU potable water supply and wastewater treatment facilities.

04.01.01.05 POLICY: The Town shall coordinate with Martin County to ensure that urban services such as potable water supply service and wastewater treatment service to be provided by SMRU to new or existing development outside the municipal boundaries of the Town shall occur only when the comprehensive plan provisions, land development regulations and urban services boundary of the County are fully met.

04.01.02.00 OBJECTIVE: To develop and maintain a five-year schedule of capital improvement needs for public infrastructure facilities, to be updated annually in conformance with the review process for the Capital Improvements Element of this plan.

04.01.02.01 POLICY: Proposed capital improvement projects should be evaluated and annually ranked according to criteria established by the Town Commission. Some policy considerations are:

- a) The proposed project is required to protect the safety, health of the public or fulfill the Town's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
- b) The proposed project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes redevelopment.
- c) The proposed project represents a logical extension of facilities and services within a designated service area.
- d) The proposed facility is required to maintain the adopted level of service.

04.01.03.00 OBJECTIVE: To provide effective stormwater management through the use of natural sheet flow and percolation.

04.01.03.01 POLICY: The Town should continue to regulate development to assure that adequate on-site containment of stormwater is achieved.

04.01.03.02 POLICY: The Town should identify those areas where the sheet flow is interrupted and causing flooding of public spaces and streets and provide capital improvements which will remedy the problems. The Town has undertaken a program of stormwater improvements via exfiltration in conjunction with the repaving of Town roadways.

04.01.05.00 OBJECTIVE: To assure an adequate quantity of high quality potable water for current and future residents of the Town.

04.01.05.01 POLICY: The Town should adopt and implement a water supplemental facilities work plan in cooperation with the South Florida Water Management District and Martin County.

04.01.05.02 POLICY: The Town of Jupiter Island should continue to investigate the purchase of the water distribution system at the extreme south end of its jurisdiction to assure all Town residents of high quality potable water.

04.01.05.03 POLICY: The Town should continue to permit disposal of wastewater effluent through the use of septic tanks while protecting the quality of surface and ground water.

04.01.05.04 POLICY: The Town, during the development of its LDRs, should continue to study water usage and recommendations for reduction of use for irrigation purposes and enforce the SFWMD Model Water Conservation Ordinance.

04.01.05.05 POLICY: The Town should require as a condition of any building permit that the irrigation plan be reviewed for the conservation of water.

04.01.05.06 POLICY: The Town should require all new construction and renovation to utilize ultra-low water conserving plumbing fixtures.

04.01.0706.00 OBJECTIVE: To adopt a water supply work plan for the South Martin Regional Utility (SMRU) that is consistent with the Upper East Coast Regional Water Supply Plan (RWSP) of the South Florida Water Management District (SFWMD).

04.01.0706.01 POLICY: The Town shall coordinate with SFWMD to develop the water supply work plan for potable water supply to serve users within the municipal boundaries of the Town. The Town shall coordinate with SFWMD and Martin County to develop the

*Town of Jupiter Island
Comprehensive Plan
November, 2011, ~~2016~~ March, 2017*

water supply work plan for users within the urban services district boundaries of unincorporated Martin County who are served by SMRU.

04.01.0706.02 POLICY: The Town shall develop a water supply work plan for SMRU that anticipates supplying potable water to a total population of ~~29,344 persons~~ **500 persons** (Source: SFWMD, ~~2016~~ Upper East Coast Water Supply Plan Update) by the year ~~2020~~ **2040**, which includes ~~3000~~ **3,800** persons as the seasonal peak population of the Town (Source: Data and Analysis).

04.01.0706.03 PolicyPOLICY: The Town ~~shall has~~ adopted the approved 10 Year Water Supply Work Plan, prepared by Brown and Caldwell, dated March 5, 2008, authored by Rick Olsen, P.E., -as a part of this comprehensive plan.

04.01.0706.04 PolicyPOLICY: The Town shall adopt a revised Ten (10) Year Water Supply Work Plan 2015 - 2025 as a part of this comprehensive plan within 18 months after the South Florida Water Management District approves the 2016 Upper East Coast Water Supply Plan Update.

Formatted: Font: Bold

~~04.01.06.05 POLICY: Any update to the Ten (10) Year Water Supply Facilities Work Plan 2015-2025 will be done following the requirements of Chapter 163, Florida Statutes.~~

Formatted: Font: Bold

Formatted: Body Text 3, Don't add space between paragraphs of the same style

04.01.0807.00 OBJECTIVE: To achieve full operation of the 4 mgd reverse osmosis (RO) plant utilizing the Floridian Aquifer, by ~~2020~~ **2025**.

04.01.0807.01 POLICY: The Town shall design and permit the RO plant for a potential capacity of 4 mgd when future population increases demands it.

04.01.0908.00 OBJECTIVE: To protect the surficial aquifers from saltwater intrusion.

04.01.0908.01 POLICY: The Town (SMRU) shall operate the RO plant to supplement the water drawn from the surficial aquifers at the south plant especially at times of low surficial aquifer recharge rates as in times of drought.

04.01.0908.02 POLICY: The Town shall continue to monitor and protect the surficial aquifer wells from saltwater intrusion and shall limit the use of those wells at the time of low recharge rates.

04.01.1009.00 OBJECTIVE: To conserve water resource through the use of water conserving techniques such as ~~neriscape~~ water efficient landscaping, ultra-low volume plumbing fixtures, a water conserving rate structure, a leak detection program, a rain sensor device program, water conservation education, and the use of reclaimed water.

~~04.01.10~~**09.01 POLICY:** The Town (SMRU) shall make 100 percent use of reclaimed water at the south system by recharging the groundwater system through ~~septic tanks, drainfields or by~~ reclaimed water irrigation.

~~04.01.10~~**09.02 POLICY:** The Town shall make 100 percent use of reclaimed water at the north system by providing reclaimed water to facilities including the Loblolly Pines and Medalist ~~golf~~ Golf courses ~~Club golf courses~~ for irrigation use.

~~04.01.09~~**09.03 POLICY:** The Town has successfully implemented the Mandatory, Year-Round Landscape Irrigation Conservation Measures, as detailed in Chapter 40E-24, F.A.C., through the use of public information and education, announcements and watering restrictions detailed in monthly newsletters, notices on SMRU water bills, and through notices placed on the Town's website. Enforcement of these mandatory regulations are handled by the Town's Public Safety Department, with warnings and Notices of Violations.

Formatted: Font: Bold

COASTAL MANAGEMENT ELEMENT

The purpose of the Coastal Management Element is to plan for and where appropriate, restrict development activities where such activities would damage or destroy coastal resources, and to protect human life and limit public expenditure in areas that are subject to destruction by natural disaster or sea level rise.

The Coastal Management Element support document provides inventories and analyses of the following concerns in the coastal area: land use, infrastructure, historic resources, natural resources, estuarine environmental conditions, beach and dune systems, hurricane evacuation and post-disaster redevelopment. Located on a barrier island, the Town of Jupiter Island is wholly located within the coastal area and is bounded on the east by oceanic and on the west by estuarine waters. The ocean shoreline continues to experience severe erosion, which is being addressed by the on-going beach renourishment program of the Town. Hobe Sound and Jupiter Sound are within the Indian River Lagoon Aquatic Preserve. In addition to these marine ecosystems, the Town is bounded on the north by the Hobe Sound National Wildlife Refuge of the U. S. Fish and Wildlife Service. Within the southern portion of the Town is another major preserve, the Blowing Rocks Preserve. The Town's location amidst these major coastal environmental systems ~~has a great impact~~ on the Town's future plans.

The Town's plan for coastal resource management is contained within the goals, objectives and policies in the following section. The protection of natural resources from the impacts of development and protection of the residents from natural disaster and sea level rise will continue to be primary concerns in the Town's future planning.

Goals, Objectives & Policies (05.00.00.00)

Each goal, objective or policy has been annotated where change is recommended.

05.01.00.00 GOAL: To plan for, and where appropriate, restrict development which would damage or destroy the natural, archeological, or historic resources of the coastal area.

05.01.01.00 OBJECTIVE: Land Development Regulations ~~will be modified~~ serve to protect, conserve or enhance wetlands, ~~in the coastal area.~~

05.01.01.01 POLICY: Marine and estuarine wetlands should continue to be protected from dredge and fill activities associated with development through standards that meet or exceed existing Federal, State, County and/or Town regulation of these activities.

05.01.01.02 POLICY: Future disruptions or degradations of wetlands should be accompanied by mitigation measures to ~~insure~~ ensure no net loss in wetland acreage.

-05.01.02.00 OBJECTIVE: Land Development Regulations ~~will be modified to~~ protect, conserve or enhance living marine resources and wildlife habitats in the coastal area. ~~This policy has been implemented.~~

05.01.02.01 POLICY: Improvements to the ~~Town's~~ Town's beaches of the ~~Town of Jupiter Island~~ should continue to be implemented in a manner that does not damage or destroy beach wildlife habitats.

05.01.02.02 POLICY: Beach activities, including recreation, beach cleaning and lighting of beach structures should continue to be regulated in a manner that protects sea turtle nesting areas from unreasonable disturbance.

05.01.03.00 OBJECTIVE: Land Development Regulations ~~will be modified~~ continue to protect, conserve or enhance estuarine habitats ~~in the coastal area.~~

05.01.03.01 POLICY: Estuarine fauna, including the Florida manatee, should continue to be protected from damage or destruction by establishment of boating speed limits in any designated manatee habitats, and in waters containing seagrass beds.

05.01.03.02 POLICY: The Town should continue to cooperate with the existing Indian River Lagoon Aquatic Preserves Management Plan and should cooperate with any future resource protection plans, such as resource planning and management plans or estuarine sanctuary plans developed for the Indian River ~~lagoon~~ Lagoon.

05.01.04.00 OBJECTIVE: To maintain or improve estuarine environmental quality.

05.01.04.01 POLICY: ~~The Town shall continue to is very concerned with and opposes the discharges from Lake Okeechobee into the St. Lucie Estuary and that adversely impact the Indian River Lagoon and the Atlantic Ocean, and would support low level water releases from Lake Okeechobee during very dry times.~~

05.01.04.02 POLICY: ~~The Town will continue to press the State and Federal agencies, that are responsible for the discharges and water treatment, to restrict the discharges and to move the water south of Lake Okeechobee.~~

05.01.04.03 POLICY: ~~The Town shall support efforts by State and Federal agencies to create various types of water storage, such as reservoirs north and south of Lake Okeechobee, aquifer storage, recovery wells, deep injection wells, into which the lake can be discharged.~~

05.01.04.01-024 POLICY: ~~The Town should shall foster maintenance of the water quality of the Indian River Lagoon to be maintained at its current designation as of "Good", through cooperation between the Town of Jupiter Island and other local governments having jurisdiction over the lagoon and its shores.~~

05.01.04.02-035 POLICY: ~~The revised-LDRs should restrict new point-sources of pollution discharging directly into the Indian River Lagoon, or into canals leading to the lagoon. This policy has been implemented.~~

05.01.04.03-046 POLICY: ~~The revised-LDR's should shall require future development on any unfortified areas of the estuarine shoreline that lack wetland vegetation to be planted with native vegetation in order to stabilize the shoreline, limit stormwater run-off and soil erosion, and trap sediments and other non-point source pollutants. Hardening of the shoreline, in the event plantings fail to achieve the purpose, should be undertaken in accordance with state and local regulations. This policy has been implemented.~~

05.01.04.04-057 POLICY: ~~The revised-LDRs should shall regulate structures that impede circulation patterns in the lagoon.~~

05.01.04.05-068 POLICY: ~~The revised-LDRs shall restrict activities and land uses known to adversely affect the quality and quantity of natural groundwater, recharge areas, wellhead protection areas and surface waters used as a public water supply.~~

05.01.04.06-079 POLICY: ~~The Town shall vigorously enforce the prohibitions against destroying, modifying or contaminating marine grass beds and tidal marsh areas as required by federal, state and local laws.~~

05.01.04.07-0810 POLICY: The Town shall assure through development review and approval that conservation lands will be protected or restored by requiring that all pertinent interests provide aquatic weed control, invasive species removal and the control of contaminants and excess nutrients.

05.01.05.00 OBJECTIVE: To protect the natural functions of the coastal barrier and protect and enhance the ocean beaches and dunes.

05.01.05.01 POLICY: The Town should continue to implement its on-going beach nourishment or renourishment projects aimed at restoring or maintaining beaches and protecting upland structures for so long as the cost is acceptable to the Town's residents.

05.01.05.02 POLICY: Future improvements on the beaches of the Town of Jupiter Island should be implemented in a manner that protects the natural functions of the coastal barrier, including nourished or renourished beaches, dunes, or berms.

05.01.05.03 POLICY: Future construction along the beaches of the Town of Jupiter Island should be implemented in a manner to preserve existing dune vegetation, and should provide walk-over structures at points of beach access.

05.01.05.04 -POLICY: Removal of natural existing dune vegetation should be prohibited.

05.01.05.05 POLICY: The Town's general ordinances ~~should be revised to prohibit, except for official vehicles,~~ all vehicular traffic on the beach and in primary dunes with the exception of official vehicles.

05.01.05.06 POLICY: Construction, including erection of new seawalls or repair of damaged seawalls, should be permitted seaward of the Martin County Coastal Construction Control Line only in accordance with applicable state and local regulations.

05.01.05.07 POLICY: The Town ~~should~~ will work to allow rebuilding of damaged seawalls and other structures appropriate to the character of the Town.

05.01.06.00 OBJECTIVE: To provide for the protection, preservation or sensitive reuse of historic resources and archaeological resources in the coastal area.

05.01.06.01 POLICY: The Town ~~should~~ will identify any sites that may be eligible for local designation as significant contributors to the aesthetic or architectural character of the community.

05.02.00.00 GOAL: To continue to provide public access, the same as present, to existing county and federal beaches and shores.

05.02.01.00 OBJECTIVE: To maintain the amount of physical public access to beaches and shores consistent with estimated Town needs.

05.02.01.01 POLICY: Existing facilities for public access to beaches and shores should be maintained.

05.02.01.02 POLICY: The existing level of public beach access shall be limited to the Blowing Rocks ~~site~~Preserve, the Hobe Sound Beach ~~site~~, and the Hobe Sound National Wildlife site for the public.

05.02.02.00 OBJECTIVE: To establish level of service standards and phasing of infrastructure improvements in the coastal area.

05.02.02.01 POLICY: The level of service standards adopted elsewhere in this Comprehensive Plan for facilities should be applied to all applications for development approval.

05.02.02.02 POLICY: Developments that would impact existing facilities by reducing the level of service below adopted levels and which are to be constructed prior to the availability of scheduled improvements, should pay for such impacts or provide their own facilities constructed to Town specifications.

05.03.00.00 GOAL: To protect human life and limit public expenditures subsidizing private development in areas subject to destruction by natural disaster or sea level rise.

05.03.01.00 OBJECTIVE: To maintain or reduce hurricane evacuation times.

05.03.01.01 POLICY: Deficiencies in the Town's local hurricane evacuation plan should be identified and remedied. The Town should investigate further the need to revise the designated evacuation routes set forth in the Martin County Hurricane Evacuation Plan.

05.03.01.02 POLICY: The Town ~~should~~will coordinate with Martin County Emergency Management personnel to help ~~insure~~ensure that traffic control points along the Town's evacuation routes are properly manned during evacuation.

05.03.01.03 POLICY: All future improvements to roadways along local evacuation routes should include remedies for any existing flooding problems and any other hazard or transportation constraints.

05.03.01.04 POLICY: The Town shall continue to cooperate with the Treasure Coast Region and Martin County Hurricane Evacuation Plans. Specific procedures for integration into the county and regional hurricane evacuation plans should be adopted.

05.03.02.00 OBJECTIVE: To direct population concentrations away from known or predicted coastal high-hazard areas.

05.03.02.01 POLICY: ~~The coastal high-hazard area should encompass the Category 1 Evacuation Zone as and is delineated on the future Future Land Use map, (FLUM). The Comprehensive Plan and Future Land Use Map (FLUM) will be modified to include revised definitions of the Coastal High Hazard Area. is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.~~

05.03.02.02 POLICY: ~~The "V" zones or velocity zones along the beaches as shown on the Flood Insurance Rate Map, which includes only beach areas, should be used only for recreation and open space purposes.~~

05.03.03.00 OBJECTIVE: To limit public expenditures that subsidize development permitted in ~~"V" zones or velocity zones along the beaches as shown on the Flood Insurance Rate Map, east of existing primary dune~~ except for restoration, protective measures or enhancement of natural resources.

05.03.03.01 POLICY: Town-funded public structures and facilities should not be built in the ~~"V" zones or velocity zones along the beaches as shown on the Flood Insurance Rate Map, east of the existing primary dune~~ except for purposes of public access or resource restoration.

05.03.03.02 POLICY: The hazard mitigation annex of the ~~local peacetime emergency plan~~ Comprehensive Emergency Management Plan and interagency hazard mitigation reports should be reviewed in order to identify specific actions that could be implemented to reduce exposure to natural hazards or sea level rise.

05.03.04.00 OBJECTIVE: To prepare post-disaster redevelopment plans that will reduce or eliminate the exposure of human life and public and private property to natural hazards.

05.03.04.01 POLICY: The Town ~~should~~ will provide immediate response to post-hurricane situations.

05.03.04.02 POLICY: The Town's ~~emergency operations manual~~ Emergency Management Plan, General orders 9.2.3 ~~should~~ outlines specific steps to be taken to institute post-disaster recovery operations.

05.03.04.03 POLICY: A Recovery Task Force ~~should be appointed by the Mayor, prior to the hurricane season. A post-disaster recovery plan should be prepared within the 2011~~ 2016 calendar year and shall include the following:

~~_____~~ 1. ~~Review of emergency building permits;~~

~~Coordination with higher government officials to
prepare disaster assistance applications; and _____~~

~~A redevelopment plan with recommendations to
the Town Commission on hazard mitigation options,
including relocation or reconstruction in place of
damaged public facilities. The Town shall support the Martin County Post Disaster
Redevelopment Plan~~

05.03.05.00 OBJECTIVE: To coordinate coastal area population densities with appropriate regional or local hurricane evacuation plans.

05.03.05.01 POLICY: The sole evacuation route within the Town is Bridge Road (CR 708). The Martin County Hurricane Evacuation Plan directs Town residents who reside north of Bridge Road to use Bridge Road for evacuation and are then directed north onto either A1A and U.S. 1. Town residents who reside south of Bridge Road are directed south to evacuate the Island and then directed north on U.S. 1 or to the Florida Turnpike for evacuation of the area.

05.03.06.00 OBJECTIVE: Development and redevelopment projects shall be reviewed to eliminate inappropriate and unsafe buildings and structures in coastal areas when opportunities arise.

05.03.06.01 POLICY: The Town's Land Development Regulations shall be amended to include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.

05.03.06.02 POLICY: The Town's Land Development Regulations shall be amended to encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.

05.03.06.03 POLICY: The Town's Land Development Regulations shall be amended to identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.

05.03.06.04 POLICY: The Town's Land Development Regulations are currently consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

05.03.06.05 POLICY: The Town's Land Development Regulations currently require that any construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with chapter 161.

05.03.06.06 POLICY: The Town does participate in the National Flood Insurance Program Community Rating System ("CRS") administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents. The Town's current ISO CRS rating is a 7, which results in a 15% flood insurance premium discount for property owners located in a Special Flood Hazard Area.

05.04.00.00 GOAL: To coordinate and cooperate with other local governments in coastal resource protection and management efforts.

05.04.01.00 OBJECTIVE: To establish an intergovernmental coordination mechanism with adjacent local governments, consistent with the policies of the Intergovernmental Coordination Element of this Comprehensive Plan, for area-wide conservation of coastal resources.

05.04.01.01 POLICY: The Town shall review comprehensive plans of adjacent municipalities and Martin County to determine whether or not coastal resources are being managed in a consistent manner.

05.04.01.02 POLICY: The Town should continue to participate in the coordination effort on the Saint Lucie Inlet Management Plan as outlines in the Interlocal Agreement between the Town and Martin County.

05.04.01.03 POLICY: The Town shall adopt by reference the Martin County Manatee Protection Plan as it applies to coastal and intracoastal waters of the Town.

05.04.01.04 POLICY: The Town shall adopt by reference the Martin County Boat Facility Siting Plan except that nothing herein shall preclude the maintenance or expansion of the Jupiter Island Club Marina nor shall it prevent the creation of future docking facilities at the Hobe Sound Yacht Club.

05.04.02.01 POLICY: The Town shall actively pursue any opportunity to obtain easements which would not unreasonably encumber the use of private property.

CONSERVATION ELEMENT

*Town of Jupiter Island
Comprehensive Plan Amendments, ~~February~~ March,
2017 ~~DCA Objections, Recommendation and~~
Comments
Town Commission Review, 11-15-11*

The purpose of the Conservation Element is to promote the conservation, use and protection of natural resources and ultimately to protect and enhance the public health, safety and welfare and the quality of the environment.

The Conservation Element data and analysis support document describes the natural resources of the Town and their significance to the unique quality of life in the Town. The natural resources inventoried include adjacent water bodies, ground water resources, and wetlands, flood plains, minerals, and soils, vegetative communities, and wildlife and air quality. Because of its location on a coastal barrier island, the Town of Jupiter Island contains a wealth of natural resources whose protection and wise use are of primary concern in the community's future planning.

The Conservation Element Goals, Objectives and Policies, set forth below, are the narrative of the Town's plan for conservation of natural resources in the future. The main issues to be addressed, as identified in the Conservation support document, are beach erosion control and monitoring of biological impacts, new beach front residential development, and conservation of potable water resources.

Goals, Objectives & Policies (06.00.00.00)

06.01.00.00 GOAL: To conserve, protect and appropriately manage the natural resources of Town of Jupiter Island to ensure the highest possible environmental quality, and to provide the factors that affect energy conservation.

06.01.01.00 OBJECTIVE: To meet or exceed the minimum air quality levels established by the Florida Department of Environmental Protection.

06.01.01.01 POLICY: The Town ~~should~~ is willing to cooperate with the State and/or Martin County in monitoring air quality.

06.01.01.02 POLICY: The Town ~~should~~ will continue to prohibit the establishment of industrial uses within the Town, which could have an adverse impact on air quality.

06.01.01.04 POLICY: The Town ~~should~~ promotes alternative transportation modes such as golf carts as a means of protecting air quality and providing for energy conservation.

06.01.01.05 POLICY: The Town ~~should~~ assure the continued maintenance of ~~will continue to maintain~~ the "Ramble" as a pedestrian walking path.

06.01.02.00 OBJECTIVE: To protect the environmental quality of the Indian River Lagoon as set forth in the Coastal ~~Management Zone~~ Element Goals, Objectives and Policies.

06.01.02.01 POLICY: The Town should cooperate with all Federal, State and regional regulatory agencies with jurisdiction over wetlands to improve compliance with State and Federal regulations.

06.01.03.00 OBJECTIVE: To conserve the potable water resources of the Town by reducing the amount of water used for irrigation by a factor of five percent (5%) for the period ~~2010-2015~~ to ~~2020~~2025.

06.01.03.01 POLICY: The Town ~~should~~ promotes water conservation practices by residents of the Town and ~~encourage~~encourages the use of water-conserving appliances.

06.01.03.02 POLICY: The Town should cooperate with South Florida Water Management District requests for implementation of emergency water conservation measures.

06.01.03.03 POLICY: The Town shall coordinate with SFWMD to develop a plan to reduce the use of the potable water supply to serve the irrigation needs of users within the municipal boundaries of the Town. The Town shall coordinate with SFWMD and Martin County to develop a plan to reduce the use of potable water supply to serve the irrigation needs of users within the urban services district boundaries of unincorporated Martin County who are served by SMRU. The Town shall develop such a plan for SMRU that anticipates the irrigation needs of a total population of ~~29,344~~500 persons (Source: SFWMD Upper East Coast Water Supply Plan) in its service area by the year ~~2020~~2040, which includes ~~3,000~~800 persons as the seasonal peak population of the Town (Source: Data and Analysis).

06.01.03.04 POLICY: The Town ~~should~~ provide information to prospective developers~~encourages~~ on Xeriscape or water-conserving landscaping principles, including the use of highly drought-resistant plant materials, limiting the areas of turf cover to areas where functional benefits are provided, efficient irrigation systems, and the use of soil improvements and mulches to improve water holding capacity. Improved turf grasses which are ~~specific~~ Florida friendly and salt tolerant should be identified for future use in the Town. A copy of the South Florida Water Management District's Model Xeriscape Landscape Code should be maintained on file at Town Hall for this purpose.

06.01.03.05 POLICY: The Town ~~should~~ requires ~~as a condition of any building permit~~ that the irrigation plans be reviewed for the conservation of water ~~as a condition of the building permit~~ provided in the Florida Building Code.

06.01.03.06 POLICY: The Town ~~should~~ requires ~~that~~ all new construction and renovation ~~to~~ utilize ultra-low water conserving plumbing fixtures ~~as provided in the Florida Building Code.~~

06.01.03.07 POLICY: The Town's LDR's ~~should be modified to~~ include the SFWMD's Surface Water Improvement and Management Plan (SWIM) and future modifications.

06.01.03.08 POLICY: The Town ~~should~~ requires a detailed study of water usage and recommendations for reduction of use for irrigation purposes.

06.01.05.00 OBJECTIVE: To conserve the soils and minerals of the Town.

06.01.05.01 POLICY: Soil erosion ~~should be~~ minimized by consideration of topography, hydrology and vegetative cover in review of site development plans.

06.01.05.02 POLICY: The Town ~~should~~ assists the USDA Soil Conservation Service in any activities or programs directed at minimizing soil erosion.

06.01.05.03 POLICY: The Town ~~should continue to~~ conserves possible mineral resources by prohibiting mining and excavation activities.

06.01.06.00 OBJECTIVE: To appropriately manage and protect the Town's vegetative communities, ~~by revising the LDRs to require every large scale development and public road construction project to conduct environmental assessments.~~

06.01.06.01 POLICY: The natural vegetative communities of the Town should continue to be protected through the designation of large vegetative areas as conservation areas, and through landscaping or other regulations designed to preserve natural and planted vegetation.

06.01.06.02 POLICY: Dune vegetation on the Town of Jupiter Island beaches should be maintained and protected as set forth in the Coastal ~~Management Zone~~ goals, objectives and policies.

06.01.06.03 POLICY: The Town's LDR's ~~should be revised to~~ protect the Indian River Lagoon, the near shore reefs and the mangrove wetlands from degradation associated with development or redevelopment. This policy has been implemented.

06.01.07.00 OBJECTIVE: To protect wildlife habitats and wildlife species, which are endangered and threatened species, and species of special concern, as set forth in the Coastal Management Zone goals, objectives and policies ~~by revising the LDRs to require environmental assessments for large scale projects having ten (10) acres or more. This policy has been implemented.~~

06.01.07.01 POLICY: The Town's Public Safety Police Department ~~should enforces~~ the applicable federal and state regulations restricting activities which adversely affect the survival of endangered and threatened species and species of special concern.

06.01.08.00 OBJECTIVE: To continue to seek, through joint private, federal, state, county and town partnerships, the acquisition of environmentally sensitive lands which protect unique, rare or endangered habitats and, enhance the survival of endangered flora and fauna species.

06.01.08.01 POLICY: The Town shall continue to make its best efforts, through joint private, federal, state, county and town initiatives to acquire for public ownership environmentally sensitive habitats, which enhance the survival of endangered flora and fauna species.

06.01.09.00 OBJECTIVE: To properly store, collect, and dispose of hazardous and toxic wastes.

06.01.09.01 POLICY: The Town ~~should continue to~~ prohibits the establishment of uses classified as hazardous waste generators as defined by the U.S. Department of Environmental Protection.

06.01.09.02 POLICY: The Town ~~should cooperates with Martin County in~~ and providing provides the Town's citizens with information on the types of and best practices for the disposal of small amounts of toxic and hazardous wastes.

06.01.09.03 POLICY: The Town should adopt an ordinance on the collection of hazardous and toxic wastes.

RECREATION & OPEN SPACE ELEMENT

The purpose of the Recreation and Open Space Element is to plan for a comprehensive system of public and private recreation and open space sites which are available to the public. The Recreation and Open Space support document presents an inventory and analysis of existing and future recreation and open space resources.

The recreational resources of the Town include the private recreational facilities of the Jupiter Island Club. The club operates four major facilities for use of members and guests,

Town of Jupiter Island
Comprehensive Plan Amendments, ~~February~~ March,
2017 ~~DCA~~ Objections, Recommendation and
Comments
Town Commission Review, ~~11-15-11~~

*Town of Jupiter Island
Comprehensive Plan
~~November, 2011, 2016~~ March, 2017*

including the golf course and club house, tennis club and courts, the main club facility, the Inn, Tangerine Theater and the Beach Club. In addition, many of the large single-family homes in the community have private tennis courts or swimming pools. Public recreational facilities in or near the Town include the Hobe Sound Public Beach, the Hobe Sound National Wildlife Refuge, and the Blowing Rocks Preserve. The purpose of the Recreation and Open Space Element is to plan for a comprehensive system of public and private recreation and open space sites which are available to the public.

The Recreation and Open Space support document presents an inventory and analysis of existing and future recreation and open space resources. The recreational resources of the Town include the private recreational facilities of the Jupiter Island Club. ~~The club operates four major facilities for use of members, including the golf course and club house, tennis club and courts, the main club facility, and the beach club.~~

The Town's plan for future recreation and open space is set forth in the goals, objectives and policies presented below. Maintenance of the Jupiter Island Beach Club and other private recreational opportunities is expected to continue in the future. Public parks and conservation/open space areas are also expected to continue to contribute to the recreational opportunities available both to the Town's residents and to the general public. In accordance with the Coastal Management Goals, Objectives and Policies, further development of public beach access with parking facilities within the Town is not planned.

Goals, Objectives & Policies (9607.00.00.00)

07.01.00.00 GOAL: To ensure provision of sufficient parks, recreation facilities and open space areas to satisfy the health, safety, and welfare needs of Town residents, including special groups such as the elderly and handicapped.

07.01.01.00 OBJECTIVE: To protect lands designated for open space from incompatible land uses ~~and to insure their maintenance intact.~~

07.01.01.02 POLICY: The Town should require the provision of open space within future development sites.

07.01.01.03 POLICY: ~~The Town's LDR's should be revised to ensure no that there will not be a reduction in the amount of open space from that which is currently permitted in the codes. This policy has been implemented.~~

*Town of Jupiter Island
Comprehensive Plan Amendments, ~~February~~ March,
2017 ~~DCA~~ Objections, Recommendation and
Comments
Town Commission Review, 11-15-11*

07.01.02.00 OBJECTIVE: To acquire and maintain environmentally sensitive lands which promote greenways and lands suitable for outdoor recreation through the Town's continuing partnership with The Nature Conservancy, the National Wildlife Refuge and with other federal, state or local agencies in future acquisitions.

07.01.02.01 POLICY: The Town shall continue to coordinate with private, state, federal and county agencies to identify natural area greenways and wildlife corridors which link existing parks, preserves and similar areas for conservation and habitat purposes.

07.01.03.00 OBJECTIVE: To protect existing public access to the public beaches.

07.01.03.03 POLICY: The Town's Comprehensive Plan should continue to allow existing public beach access points as set forth in the Coastal Management Zone Goals, Objectives and Policies.

07.01.03.04 POLICY: No further public beach access points that include public parking areas ~~should~~ shall be developed within the Town of Jupiter Island. ~~The Town should continue to consider, with Martin County and the State of Florida, the improvement of improve access to the existing county beach park within the Town, through utilization of the Martin County public transit system.~~

07.01.03.05 POLICY: The Town ~~should~~ continues to request that Martin County and the State of Florida provide general public access to the St. Lucie Inlet State Park.

07.01.03.06 POLICY: The Town's LDR's ~~should be revised to~~ acknowledge and protect the public nature of the beach located seaward of the mean high water line. ~~This policy has been implemented.~~

07.01.03.07 POLICY: The Town's LDR's ~~should be modified to~~ include an ordinance specifically protecting the points of access: ~~at the Town's south end, the The Nature Conservancy's Blowing Rocks Beach Preserve; in the central town at the County's the Preserve, the Hobe Sound Public Beach Park; at the north end, and the Hobe Sound National Wildlife Refuge Park. This policy has been implemented.~~

INTERGOVERNMENTAL COORDINATION ELEMENT

The purpose of the Intergovernmental Coordination Element is to identify and resolve incompatible goals, objectives, and policies and development proposed in local government comprehensive plans and to determine and respond to the needs for coordination processes and procedures with adjacent local governments, and regional and state agencies. Further, the Intergovernmental Coordination Element provides the principles and guidelines to be used in accomplishing the coordination of the Town's Comprehensive Plan with the plans of the school board and other units of local government providing services but not having regulatory authority over land use.

The Intergovernmental support document provides an inventory of existing coordinating mechanisms between the Town of Jupiter Island and adjacent local governments (including Palm Beach County, the Village of Tequesta and Martin County), ~~the Martin County School Boards, local service providers, independent special districts, regional planning agencies, and State agencies of the State of Florida. For each local government or other entity or agency, the need for continuing coordination and cooperation was analyzed. The Town will continue to monitor its interactions with other agencies and make adjustments as needed.~~

The goals, objectives and policies that follow embody the Town's plan for meeting the purpose of this element in the future. ~~As a result of the inventory and analysis of intergovernmental coordination mechanisms, a need for increased coordination with the Martin County Traffic Engineering Division and the Florida Inland Navigational District was identified. In addition, it was determined that review of The Comprehensive Plans for the~~

Village of Tequesta and Martin County ~~comprehensive plans~~ should be undertaken as they become available in order to determine the need for additional coordination as future development occurs.

Goals, Objectives & Policies (08.00.00.00)

Each goal, objective or policy has been annotated where change is recommended.

08.01.00.00 GOAL: To extend the best cooperative efforts of all municipal agencies to the citizenry, neighboring municipalities, Martin County, regional planning agencies, special districts, Martin County School Board and all State agencies, toward the general purpose of effective and responsive operation of government in the geographic area of concern.

08.01.01.00 OBJECTIVE: To encourage the maximum participation of the Town's residents in the comprehensive planning process.

08.01.01.01 POLICY: The Town should adopt a public participation program that ensures adequate information exchange between the Town government and the citizens and that provides for active involvement by the citizens in the comprehensive planning process.

08.01.02.00 OBJECTIVE: To coordinate future land use decisions within the area of concern.

08.01.02.01 POLICY: The Town does not intend to annex additional lands unless such annexation is determined by special study to have a favorable cost/revenue ratio.

08.01.02.02 POLICY: The Town shall continue to cooperate with the SFWMD toward the implementation of the Upper East Coast Regional Water Supply Plan and the protection of the surficial aquifers from saltwater intrusion.

08.01.02.03 POLICY: The Town shall continue to work in partnership with Martin County and other municipalities to coordinate and address impacts on adjacent municipalities and to coordinate the establishment of level of service standards.

08.01.03.00 OBJECTIVE: To coordinate coastal resource management within the area of concern.

08.01.03.01 POLICY: The Town should ~~developed~~ a revised ~~hurricane evacuation~~ Emergency Management Plan in coordination with the ~~Local Peacetime Emergency Plan of Martin County~~ Comprehensive Emergency Management Plan.

08.01.03.02 POLICY: The Town should ~~increase~~ ~~continue to its coordination~~ coordinate with the St. Lucie Inlet and Jupiter Inlet Navigational Districts to ~~insure~~ ensure that the Town is apprised in advance of any proposed inlet improvements, including regular dredging, sand transfer facilities, and other inlet protection structures which have an impact on the Town's beaches.

08.01.03.03 POLICY: The Town should continue to coordinate its recreation plan with the Florida Department of Environmental Protection (FDEP) Division of Recreation and Parks and Martin County's recreation program.

08.01.03.04 POLICY: The Town should continue to cooperate with the ~~Division of Recreation and Parks, Bureau of Environmental Land Management (BLM)~~ FDEP's Florida Coastal Office in administration of the Indian River Lagoon Aquatic Preserve Management Plan which applies to the estuarine waters adjacent to Jupiter Island. Construction, excavation or other activities waterward of the mean high water line that can impact on estuarine environmental quality should continue to be coordinated with the FDEP.

08.01.03.05 POLICY: The Town should continue to coordinate any beach renourishment projects with the ~~Department of Environmental Protection~~ FDEP Division of Beaches and Shores, and the Corps of Engineers through the formal review and permitting procedures, as well as with Martin County through the Interlocal Agreement.

08.01.03.06 POLICY: The Town should continue to locally administer the Coastal Construction Control Line permitting program within its boundaries, in coordination with the ~~Department of Environmental Protection~~ FDEP.

08.01.03.07 POLICY: The Town should continue to update its coastal construction codes in accordance with any revisions made in the Department of ~~Community Affairs~~ Economic Opportunity (DCADEO) model coastal construction code.

08.01.03.08 POLICY: The Town should continue to cooperate with the Department of Environmental Protection in the administration of the Erosion Control Line Program.

08.01.03.09 POLICY: The Town should continue to participate in and cooperate with State and local programs which protect the natural environment.

08.01.04.00 OBJECTIVE: To ~~insure~~ensure consistency of comprehensive plan goals, objectives and policies within the area of concern with the Treasure Coast Regional Planning Council Regional Policy Plan.

08.01.04.01 POLICY: The Town should review the comprehensive plan goals, objectives and policies of the Village of Tequesta, Martin County and the Regional Policy Plan in comparison with the Town's plan, in order to identify potential conflicts and any need for further coordination efforts.

08.01.04.03 POLICY: The Town should utilize the Treasure Coast Regional Planning Council's informal mediation process for resolving conflicts with other local governments.

08.01.05.00 OBJECTIVE: To ~~ensure~~ consistency of the Town's Comprehensive Plan with the State of Florida Comprehensive Plan.

08.01.05.01 POLICY: The Town should continue coordination of the Comprehensive Plan with the ~~Florida Department of Community Affairs~~DEO to ~~insure~~ensure consistency with the State Comprehensive Plan and compliance with State regulations.

08.01.06.00 OBJECTIVE: To ensure the coordination of coastal area population densities with appropriate regional or local evacuation plans.

08.01.06.01 POLICY: The Town will provide information regarding regional or local evacuation plans to all residents on a regular basis, using the Town website and newsletters.

08.01.07.00 OBJECTIVE: To limit public expenditures that subsidize development in high-hazard coastal areas.

08.01.07.01 POLICY: The Town's Land Development Regulations should require all redevelopment to meet new, safer construction standards as established in the Florida ~~Hurricane Resistant Construction Manual~~Building Code.

08.01.08.00 OBJECTIVE: To communicate with the Martin County School Board to jointly establish cooperation and coordination between the Town and the School Board.

08.01.08.01 POLICY: The Town shall establish pursuant to Section 163.3177(6)(a)(b), by written confirmation by the Martin County School Board, that the Town has no existing

public schools and that the School Board has no short-term or long-term plan to construct a school within the municipal boundaries of the Town.

08.01.09.00 OBJECTIVE: To communicate with Martin County to jointly establish cooperation and coordination between the Town and Martin County.

08.01.09.02-01 POLICY: The Town shall enter into negotiations with Martin County to create a Joint Planning Agreement with Martin County which will control any sale of right-of-way, the width of pavement, use of roads for bicycles and golf carts, landscaping within rights-of-way and any other issue which would change the character and ambiance of the Town.

08.01.10.00 OBJECTIVE: To ensure a meaningful and on-going process for collaborative planning and intergovernmental coordination between the Town (SMRU) and Martin County in regard to water supply, conservation, reuse and water supply project issues.

08.01.10-.01 POLICY: The Town (SMRU) shall promote intergovernmental coordination with Martin County by sharing information regarding water supply needs, in the implementation of alternative water supply projects, including reuse, conservation, and establishing level of service standards.

08.01.10.02 POLICY: Secure the cooperation of neighboring jurisdictions and/or service providers through ~~interlocal~~ **Interlocal** agreements and intergovernmental coordination that address how costs for impacts to public facilities and services (particularly water and sewer systems) will be borne, and by whom, when the impacts are imposed upon the affected entities, jurisdictions and/or service providers.

08.01.11.00 OBJECTIVE: To promote fair and equitable dispute resolution with other jurisdictions as they may arise in the future.

08.01.11.01 POLICY: The Town shall utilize the dispute resolutions processes as prescribed in Section 186.509 F.S. if such disputes arise between the Town and other jurisdictions in the Town's geographic sphere.

CAPITAL IMPROVEMENTS ELEMENT

Goals, Objectives & Policies (09.00.00.00)

09.01.00.00 GOAL: To undertake capital improvements necessary to keep the Town's present public facilities in good condition and to accommodate new development while following sound fiscal practices and the requirements of current Florida statutes and the administrative code.

09.01.01.00 OBJECTIVE: To utilize the Capital Improvement Element as a means to assess the Town's public facility deficiencies and to achieve an affordable implementation schedule.

09.01.01.01 POLICY: The operating budget shall continue to accommodate annual replacements such as police cars, major pieces of equipment and street renovations.

09.01.01.02 POLICY: The Town shall ~~begin~~ continue the annual preparation and update of a five- year capital improvement program, including a one-year capital budget.

09.01.01.03 POLICY: In setting priorities, the following order should be used:

1. Public safety implications: a project to address immediate threats to public safety will receive first priority.
2. Level of service or capacity problems: next in priority would be projects needed to maintain the stated level of service.
3. Ability to finance: a third criterion is the budgetary impact; will it exceed budget projections?
4. Quality of life projects: priority should next be given to those projects not in categories 1, 2 or 3 but that would enhance the quality of life.

09.01.01.04 POLICY: The Comprehensive Plan should guide the decisions to fund Capital Improvements and to guide the priorities among them.

09.01.02.00 OBJECTIVE: To use the Future Land Use Plan and financial analyses of the kind contained herein as a basis for reviewing development applications, in order to maintain adequate levels of service.

09.01.02.01 POLICY: The level of service standard for drainage shall be adequately ~~accommodating~~accommodating stormwater runoff from a twenty-four hour, ~~three~~five-year frequency storm. With a design safety factor of 20% and on-going maintenance of the stormwater systems.

09.01.02.02 POLICY: The level of service standard for the water system shall be at least ~~825-678~~ gallons per person per day (inclusive of irrigation) at a residual pressure of at least 40 pounds per square inch and a static pressure of 55 psig.

09.01.02.03 POLICY: The level of service standard for solid waste collection shall be 9.0 pounds per capita per day.

09.01.02.04 POLICY: The level of service standards for streets shall be Level of Service ~~C-A~~ at peak hour.

09.01.03.00 OBJECTIVE: To require major future development projects to pay their fair share of the public improvement needs they generate.

09.01.03.01 POLICY: The development code review shall include appropriate impact fees and developmental contracts as means of collecting fair share contributions.

09.01.03.02 POLICY: The Town shall ~~adopt~~adopted a concurrency management program which will assure that public facilities are available at the adopted level of service for project development orders issued prior to the adoption of the Comprehensive Plan and after the adoption of the Comprehensive Plan.

09.01.04.00 OBJECTIVE: To implement a concurrency management system whereby public facility requirements will be provided for future development and for purposes of issuing development orders and development permits.

09.01.04.01 POLICY: The LDR's shall ~~be amended to~~ include a Concurrency Management System (CMS) ~~and it shall specify~~ that no development permit shall be issued unless the public facilities necessitated by the project (in order to meet level of service standards) will be in place concurrently with the impacts of the development.

09.01.04.02 POLICY: The LDR's shall ~~specify~~ the levels of service standards found in this plan and shall ~~specify~~ that the concurrency test shall be met at the time a development

order is issued for a specific plan for development, including densities and intensities of development.

09.01.05.00 OBJECTIVE: To ensure a meaningful and on-going process for collaborative planning and intergovernmental coordination between the Town (SMRU), and Martin County in regard to future planning of water system capital improvements.

09.01.05.01 POLICY: The Town (SMRU) will promote intergovernmental coordination by sharing information as to water system capital improvements planning and proposed capital projects.

09.01.06.00 OBJECTIVE: Capital improvements will be provided to: (1) correct existing deficiencies; (2) accommodate needs generated by future growth activities; and/or (3) replace worn out or obsolete facilities, as determined.

09.01.06.01 POLICY: Any capital improvements projects defined in the future shall be evaluated and ranked in order of priority according to the following guidelines:

- a) Whether the project is needed to protect public health and safety, to fulfill the Town's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
- b) Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development.
- c) Whether the project represents a logical extension of facilities and services.
- d) Whether the project is financially feasible based on the established criteria for evaluating capital improvement projects.
- e) If public facilities are developer-provided, they shall accommodate public facility demands based upon adopted Level of Service standards.
- f) Effects upon appropriate State agency and/or Water Management District facilities plans shall be evaluated.
- ~~g)~~ Updated every year to reflect a 5-year projection of Capital Expenditures.

IMPLEMENTATION

IMPLEMENTATION

There are no required capital improvements planned for areas of sanitary sewer system, solid waste disposal, stormwater drainage, potable water supply, or natural groundwater aquifer recharge.

Programs

For purposes of monitoring and evaluation, the principal programs needed to implement this Element are as follows; all are outlined in more detail in the Element:

1. Begin the annual capital programming and budgeting process including development of project selection criteria.

2. Conduct engineering or other studies to pinpoint the cost and timing of the other potential deficiencies.

3. Update by appropriate amendments to the development code to ~~assure~~ensure conformance to the “concurrency” requirements relative to development orders, levels of service and ———public facility timing.

PLAN MONITORING

~~The process of plan monitoring has changed since the adoption of the Town’s plan and it is in the process of review for further change.~~ It is the intent of this plan to follow the current statutory and rule requirements for plan review and monitoring together with other guidelines that may be determined by the Town Commission from time to time.

PUBLIC PARTICIPATION IN THE COMPREHENSIVE PLANNING PROCESS

Comprehensive planning seeks to set forth the community’s goals, objectives and policies for the future. These elements constitute the Comprehensive Plan as it is adopted by the elected officials of the community. In part these elements are based on an inventory of existing conditions, which is set forth in the supporting documents that accompany the Comprehensive Plan. However, the most important basis for the goals, objectives and policies of the plan are the values of the community.

ROLE OF PUBLIC PARTICIPATION

Because the Comprehensive Plan is based on the community’s values, the participation of the citizenry is an essential element of the comprehensive planning process. The long-term goals of the community are at the heart of the Comprehensive Plan. The Local Planning Agency is charged with preparing and administering the Comprehensive Plan, but it is the people of the community who must define the values and goals on which the plan is based. Before a Comprehensive Plan is adopted by a community, the citizens must be given an opportunity to participate.

REQUIREMENTS FOR PUBLIC PARTICIPATION PROGRAMS

*Town of Jupiter Island
Comprehensive Plan Amendments, ~~February~~ March,
2017 ~~DCA Objections, Recommendation and~~
Comments
~~Town Commission Review, 11-15-11~~*

*Town of Jupiter Island
Comprehensive Plan
~~November, 2011, 2016~~ March, 2017*

In recognition of the importance of public participation in the comprehensive planning process, the State of Florida has set forth statutory and administrative rule requirements for adoption of public participation programs. At a minimum the Town shall provide for public participation as required by Florida Statutes and the Florida Administrative Code, as amended.

Optional Procedures

In addition to the above mandatory items, the rule also states that local governments “are encouraged” (but not required) to make available to the general public executive summaries of comprehensive plans and during the ongoing planning process to periodically release information to “keep its citizenry apprised of planning activities.”

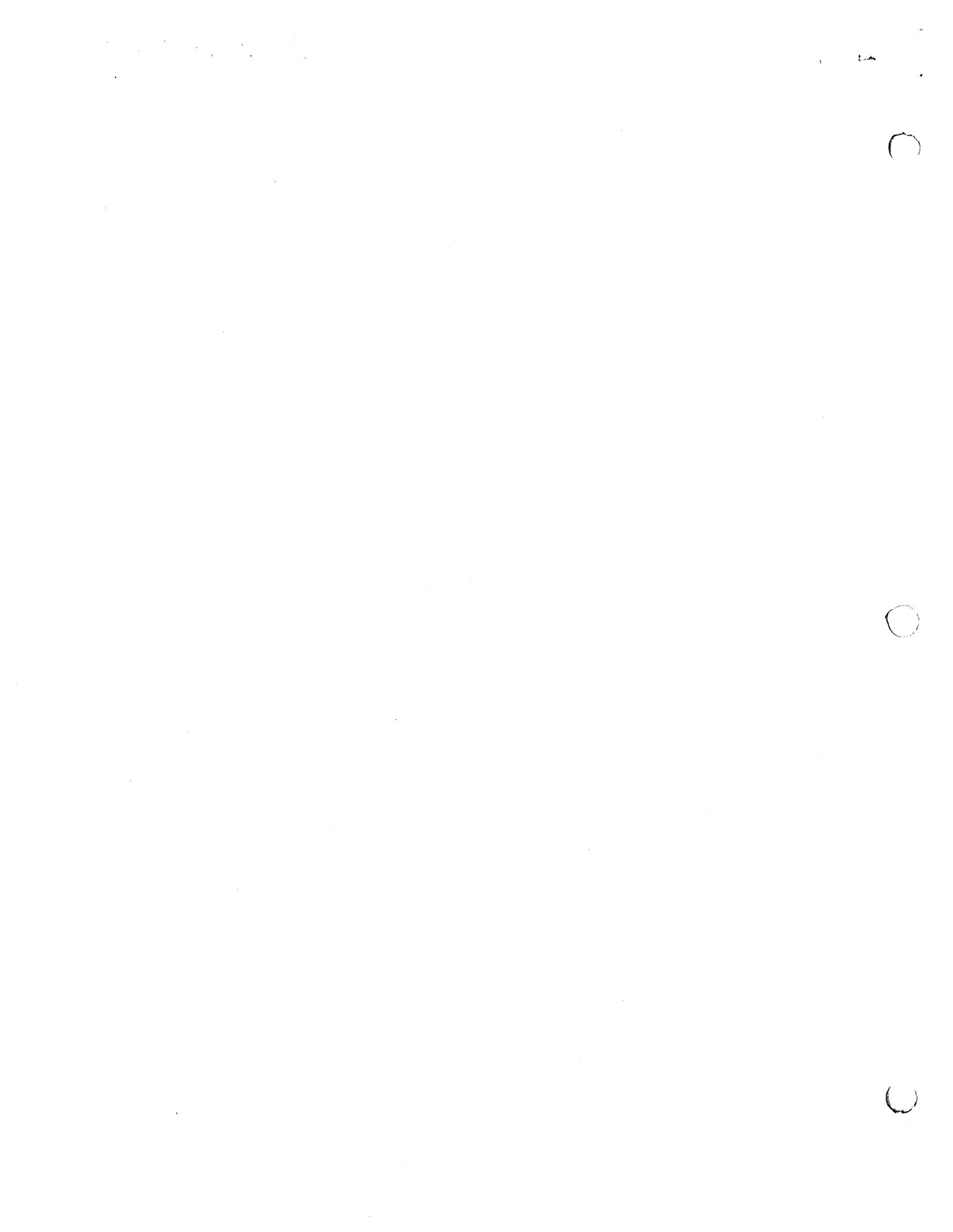
1. Provide executive summaries or copies of the proposed comprehensive plan or plan amendments for public review.
2. Provide, while the planning process is ongoing, for regular release of information to keep the citizenry apprised of planning activities by making schedules, agendas, and minutes of public hearings available to the public throughout the review process. If desired, these items could be made available to the local press.

COASTAL MANAGEMENT ELEMENT

DATA & ANALYSIS

TOWN OF JUPITER ISLAND, FLORIDA

20162017



Coastal High Hazard Area Definition

The coastal high hazard area is the focus of post-disaster redevelopment planning. Chapter 163.3178(2)(h), Florida Administrative Code, defines the term "coastal high-hazard area" as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. ~~It is also defined as the Zone V on Flood Insurance Rate Maps.~~

The area seaward of the CCCL, in the Town, is designated as the coastal high-hazard area. Due to the landward shift of the 1985 CCCL, a large portion of the areas seaward of the line consists of privately owned and developed properties.

COASTAL AREA LAND USE DATA AND ANALYSIS

Water Dependent and Water Related Uses

Water dependent uses are defined by Florida Administrative Code 18-21.003(71) as activities that can be carried out only on, in, or adjacent to water areas because the activity requires access to the water body or sovereign submerged lands for transportation, recreation, electrical generating facilities, or water supply. The use of the water or sovereign submerged lands is an integral part of the activity.

Beach and shoreline recreational use areas (both private and public), are the only water dependent or related uses in the Town. These sites include beaches, the Hobe Sound Beach, Blowing Rocks Preserve, private docks and the Jupiter Island Club marina. There are no ports or electrical generating facilities dependent on surface waters, or water-related uses directly associated with any such uses in the Town. SMRU operates a Reverse Osmosis Plant which discharges concentrate directly into the ocean approximately a half mile east of the shoreline by the public beach.

Future Need for Water Dependent or Water Related Uses

With the exception of vacant lands designated for recreational or conservation/preservation use on the Land Use Map, no future water-dependent or water-related uses are planned within the Town. The future need for recreational uses, including public beach access, is discussed in the Recreation and Open Space support document.

AREAS IN NEED OF REDEVELOPMENT

There are no areas within the Town which are in need of redevelopment.

Redevelopment of Flood Prone Areas

Flood Prone Areas include areas subject to coastal flooding and the 100-year flood. The impacts of flood zones on future development of vacant parcels are discussed in the Future Land Use Element.

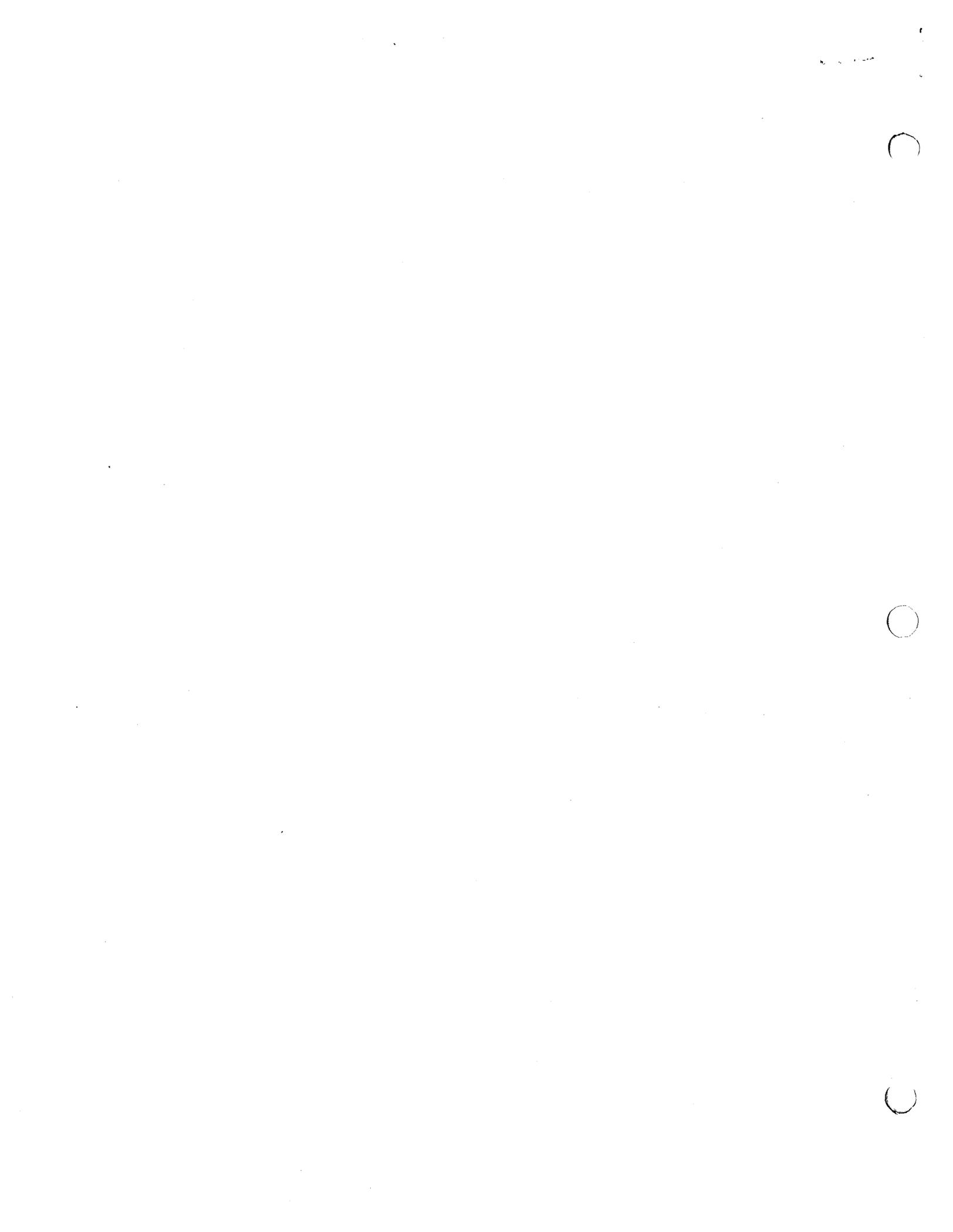


Exhibit "B"

INFRASTRUCTURE ELEMENT

Data & Analysis

Town of Jupiter Island, Florida
20162017

CONTENTS	PAGE
INTRODUCTION	4.3
1) Data Sources.....	4.3
2) Organization.....	4.3
SANITARY SEWER SYSTEM.....	4.3
South Martin Regional Utility	4.4
Population Projections and Water Supply	4.4
SOLID WASTE SYSTEM.....	4.78
Solid Waste Disposal.....	4.78
Future Solid Waste System Needs.....	4.78
STORMWATER DRAINAGE SYSTEM.....	4.78
NATURAL GROUNDWATER AQUIFER RECHARGE	4.89
Wellfield Protection.....	4.89
POTABLE WATER SYSTEM.....	4.89
TEN (10) YEAR WATER SUPPLY FACILITIES PLAN 2010-2020	4.11-12-4.19-20
LIST OF FIGURES	
FIGURE 4.1 SMRU Existing Service Area.....	4.5
FIGURE 4.2 SMRU Existing Wastewater Service Area.....	4.6
<u>FIGURE 4.2.1 Town of Jupiter Island Sewer Service.....</u>	<u>4.7</u>
FIGURE 4.3 SMRU Well Locations	4.9-10
FIGURE 4.4 SMRU Existing Water Service Area.....	4.10-11
LIST OF TABLES	
TABLE 4.1 Town Water Use per Capita 2010 & 2015.....	4.12-13
TABLE 4.2 Town Projected Water Use Balance	4.13-14
TABLE 4.3 Inventory of Water Supply Wells	4.15-16
TABLE 4.4 Population Projection and Potable Water Demand.....	4.17-18
TABLE 4.5 Water Supply Project Summary.....	4.18-19

Formatted: Not Highlight
Formatted: Not Highlight

Formatted: Not Highlight
Formatted: Not Highlight
Formatted: Not Highlight
Formatted: Not Highlight

INTRODUCTION

The Infrastructure Element addresses facilities and issues associated with systems involving Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge. The purpose of this element is to provide the public facilities and services correlated with future land uses as shown on the Future Land Use Map. The Town's plan for providing future infrastructure is embodied in the goals, objectives and policies adopted as part of the Infrastructure Element of the Town's Comprehensive Plan. The purpose of this document is to provide the data and the analyses on which the plan is based.

Data Sources

This document is based on the best available existing data and information. No original data collection or engineering studies were undertaken to complete the required inventories and analyses set forth herein.

Organization

This document is organized into five sections as follows:

- 1) Sanitary Sewer
- 2) Potable Water
- 3) Solid Waste
- 4) Potable Water Supply
- 5) Natural Groundwater Aquifer Recharge

SANITARY SEWER SYSTEM

There are two public sanitary sewer systems within the municipal boundaries of the Town. The public systems are located at the Jupiter Island Club and the 600 block of South Beach Road. All residences and other developed properties are served by individual on-site septic tanks. These septic tanks vary in size and provide anaerobic treatment of the sewage. Residential septic tanks typically range in capacity from 500 to 1,000 gallons.

Effluent from septic tank systems is discharged to a drainfield, where it percolates into the soil. Soil permeability and depth to the water table are limiting factors on septic tank performance and may, in some cases, require construction of elevated drainfield grounds to ensure adequate performance. Figures 1.5-1.7 of the Future Land Use support document identifies the location of soils in the Town. All soils within the Town have been rated by the USDA Soil Conservation Service as having few limitations for septic tank drainfields, with exception of the muck soils. Muck soils (Bessie Muck and Wulfert & Durbin -Muck) exist only in wetland areas that are not likely to be developed as housing sites. In few cases, special preparation would have to be made due to the soil type. The types of vacant lands are discussed in the section of the Future Land Use support document on the development potential of vacant land. While the sandy soils allow for ready percolation, they may also allow marginally treated effluent to reach the groundwater and potentially the waters of the Indian River Lagoon.

Solid residues from septic tanks, called septage, must be removed periodically. Residential systems typically must be cleaned every three to five years. The septic tank systems at the Jupiter Island Club's facilities must be cleaned more frequently, depending on the size of the tank and type of effluent. Septic tanks serving restaurants could require cleaning as often as once each month in the season. Septage is hauled by private contractors to one of the Martin County regional treatment facilities.

Since septic tanks are privately maintained, there is a limited role for the Town except for monitoring to assure that tanks are adequately maintained and that untreated or marginally treated effluent is not reaching the Town's surface water or the Indian River Lagoon.

South Martin Regional Utility

In 1998, the Town purchased two existing private water and sewer systems, the offices and plant of which are located on the mainland in unincorporated Martin County. The two utilities, Hydratech and the Hobe Sound Water Company were merged in 1998 to become the Town owned regional utility known as the South Martin Regional Utility (SMRU). Both former utilities utilized the surficial aquifer for raw water supply. Both utilities experienced problems with this source of raw water. Salt water intrusion and pollutants from run-off made the reliability of the supply suspect. In 2003, SMRU sought and received permission to build a 2.0 MGD reverse osmosis plant utilizing water from the Floridan Aquifer. This plant went on-line in 2004 and has relieved the pressure on withdrawals from the surficial aquifer. It has the capacity for future expansion. Figure 4.1 illustrates the SMRU service area.

Population Projections and Water Supply for SMRU Service Area

The SMRU Service Delivery Area was established in 2003 by Water Use Permit (CUP) No. 43-00066-W. In addition to the service area, the Water Use Permit authorizes the service to 25,151 persons within the SMRU by 2020. The sources of water are:

- North Well Field, Surficial Aquifer – 74.4 MG/Month or 757 MG/Year
- South Well Field, Surficial Aquifer – 99 MG/Month or 1006 MG/Year
- South Well Field, Floridan Aquifer – 195 MG/Month or 1730 MG/Year

The Town's water supply plan contemplates the use of the surficial aquifer supply water to operate at or near capacity in the wet season when the probability of salt water intrusion is low. During the dry season, the reverse osmosis (RO) plant will draw raw water from the Floridan Aquifer and relieve the surficial aquifers.

The residents of the 600 block of South Beach Road have water service from the Village of Tequesta CUP No. 50-00046-W.

The utility treats sewage from the area described ~~on~~ in Figures 4.2 and 4.2.1. The system provides reuse water for mainland irrigation and golf courses.

Figure 4.1
SMRU SERVICE AREA
November, 2011

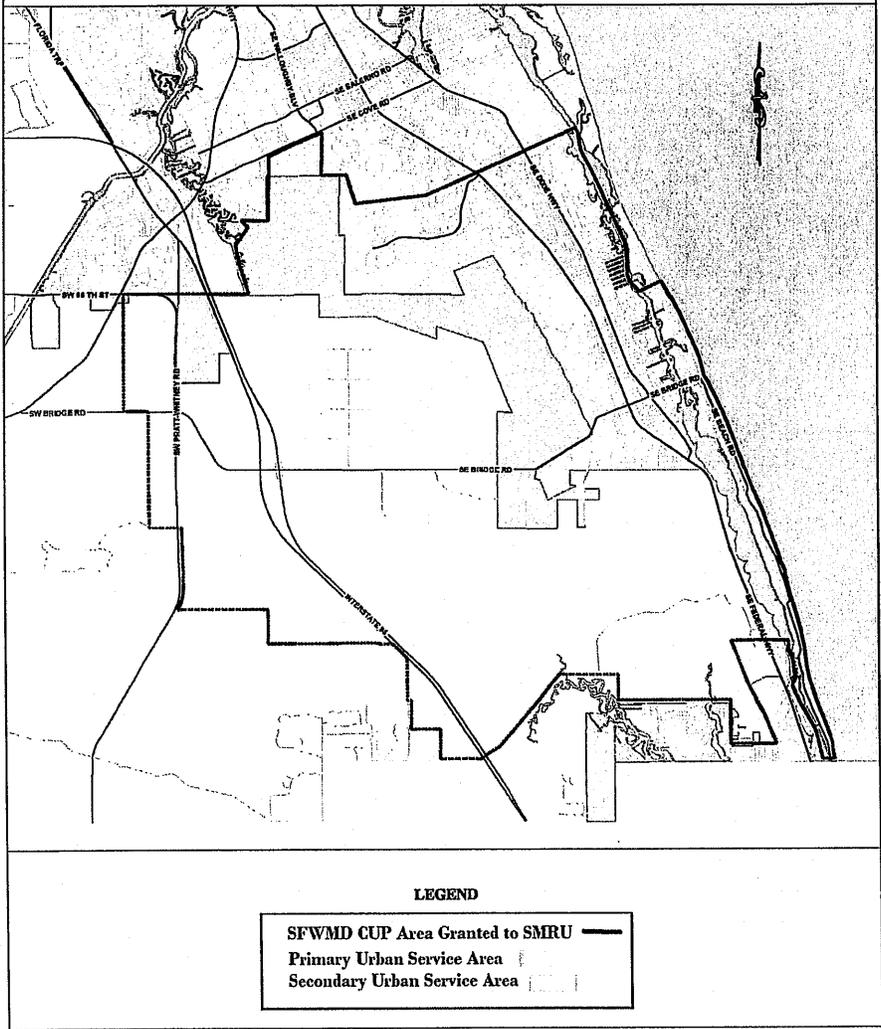


Figure 4.2

Formatted: Font: 11 pt, Bold
Formatted: Justified

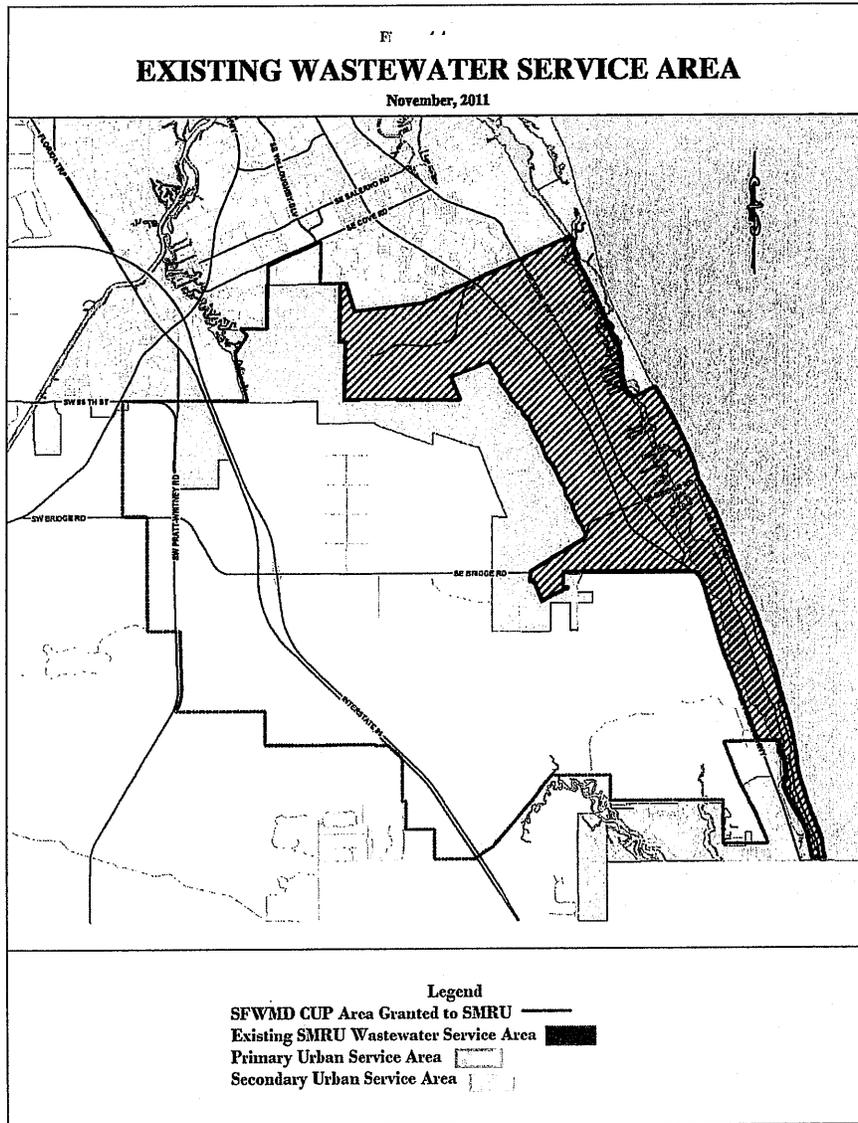
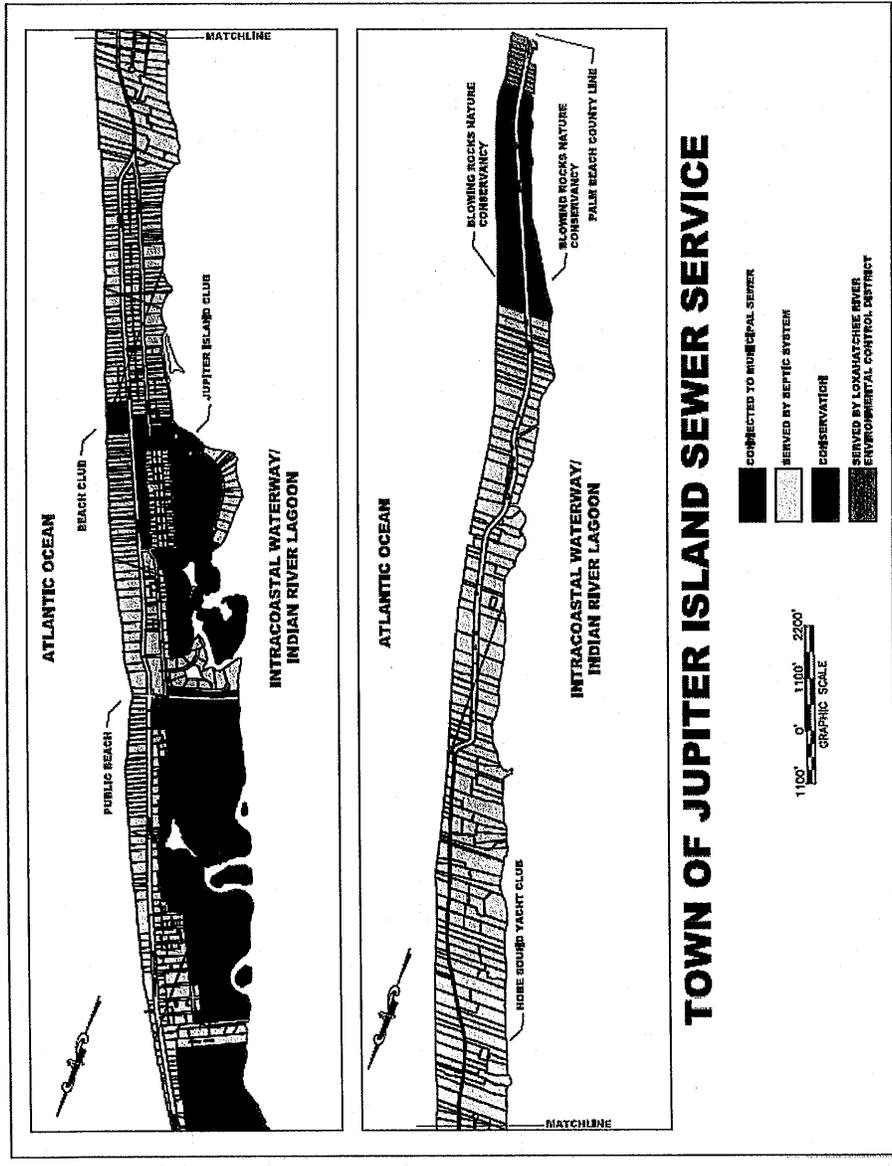


Figure 4.2.1

Formatted: Font: 11 pt, Bold
 Formatted: Justified
 Formatted: Font: 11 pt, Bold



SOLID WASTE SYSTEM

The Town provides garbage collection for all its residents and for the Jupiter Island Club. Residential collection is provided three times each week. Refuse is picked up at back-door storage sites by light truck collection vehicles. The collection vehicles return to the standard rear loading packer to dump their containers. The packer then transports waste to the Martin County landfill.

Refuse from the Jupiter Island Club is picked up in the same fashion as residential waste with the exception of the dumpster maintained by Waste Management for food waste. Collection frequency varies but is done on a daily or demand basis during peak season.

Solid Waste Disposal

Martin County owns and operates a 70 acre Solid Waste Transfer and Recycling Facility located west of Palm City. The County receives solid waste and recycling at the facility and transfers the waste to other receiving sites. Landfill operations were closed in 2005 and operation has continued as a transfer station for the last 11 years. The Town expects operations to continue into the infinite future.

Future Solid Waste System Needs

The Town's population projections indicate a seasonal population at built-out (estimated to occur in 2030) of 3,780. In order to maintain the current high level of service, the Town will continue to operate with two packer trucks and a four man crew to handle the seasonal population.

The packer trucks are staged at the Public Works facility on the mainland off of Bridge Road. Waste transfers take place behind secured gates in a designated area. The system has been functioning in this manner for a number of years and provides separation from the residents. Cleanup occurs daily and non-recyclable waste is hauled out on a daily basis. Recycling is hauled out weekly or biweekly depending on the volume. Additional efficiencies may be realized by locating the trucks closer to Jupiter Island eliminating the time and distance to haul from the Island to the Public Works facility. However, the desired cost/benefit ratio may not be achievable due to high land values in areas closer to the Town.

STORMWATER DRAINAGE SYSTEM

The Town's stormwater facilities are a combination of swales and exfiltration systems located in the road right of ways. In most locations however, the stormwater sheet flows into natural lower lying areas adjacent to the roadways. This system of sheet flow and percolation provides enough water movement to allow roads to remain passable during most storms and the roads to clear within 30 minutes of the end of a heavy rainfall event. The expansion of the stormwater system will focus on percolation methods without direct discharge to water bodies and will follow the roadway replacement schedule. Areas which need additional stormwater capacity will be evaluated at the time of roadway design and budgeted for in the capital plan.

New residential development is required to retain stormwater from a 3 year, 24 hour storm event. This provides reasonable retainage on site and avoids discharge to the Town's roads and adjacent properties. It is recommended that the Town consider adopting stricter standards in which stormwater from a 5 year, 24 hour storm event is required to be held on site.

NATURAL GROUNDWATER AQUIFER RECHARGE

The hydrology and hydrogeology of the strata underlying the Town is discussed in the Conservation Element's data and analysis section. Since none of the wellfields providing raw water for the Town's potable water supply are located in the Town, the Town must plan for recharge areas elsewhere. See Figure 4.3 for wellfield locations.

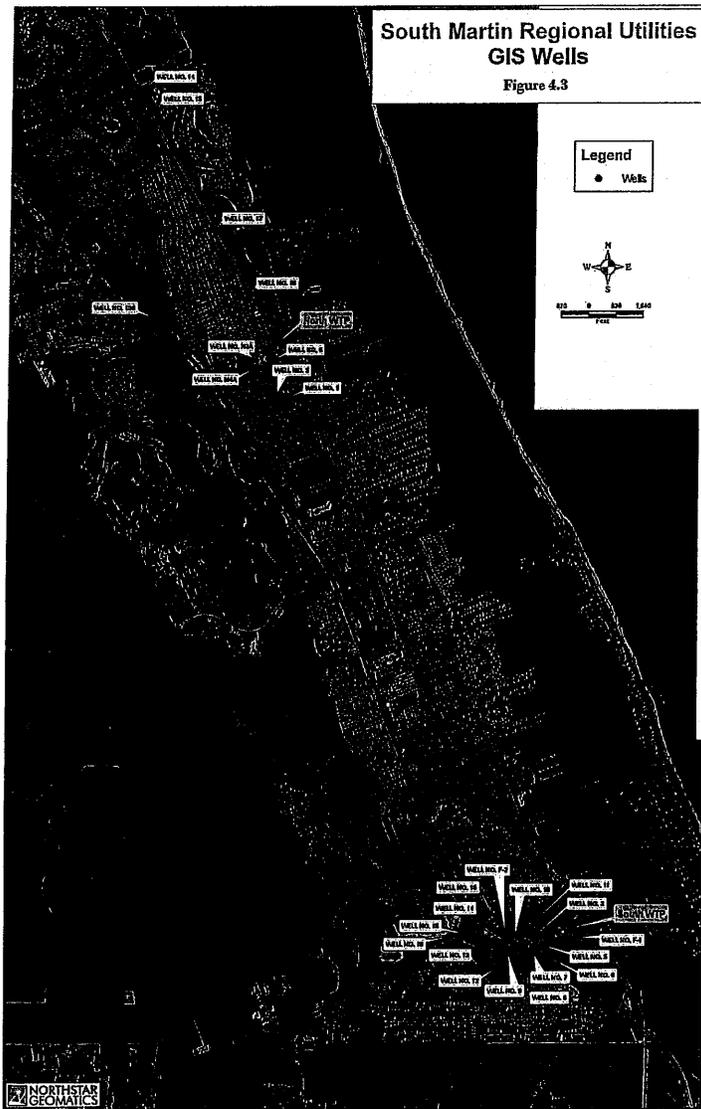
Water in the surficial aquifer moves slowly from northwest to southeast, thus it does not seem likely that the upland areas of the Town make any contribution to the recharge of the surficial aquifer. However, the soils of the Town are very permeable and contribute significant amounts of water to the small portion of the surficial aquifer underlying the Town. The percolation of water into the subsoil and surficial aquifer does create small lenses of fresh water of varying quality. A study of such lenses indicated that the only area where any lens is of sufficient capacity to provide irrigation is in near proximity to the golf course. There the lens is recharged by the irrigation of the golf course.

Wellfield Protection

There are no well-fields within the Town's municipal boundaries. The Town's utility, SMRU, is actively monitoring and protecting the 29 existing surficial wells and their related well-fields in unincorporated Martin County.

POTABLE WATER SYSTEM

The water distribution system on the Island was previously provided by two privately owned water systems, The Hobe Sound Water Company and Hydratech. The Town consolidated ownership of the two systems and water is supplied to the system from the Town's South Martin Regional Utility with the exception of the homes in the 600 Block of South Beach Road. The houses located in the 600 block receive potable water from the Village of Tequesta. Figure 4.4 illustrates SMRU's Water Service Area.



**Pages 4-11 through 4-19 contain the Data & Analysis from the SMRU*
TEN (10) YEAR WATER SUPPLY FACILITIES PLAN 2010-2015 – 2020-2025

Water Supply Demand Projections

UEC Regional Supply Plan Evaluation

The 2016 Upper East Coast (UEC) Regional Water Supply Plan Update provides updated population projections for the UEC region and the associated revised population projections for each water utility that provides water within this region. The Town and the other unincorporated areas of southeast Martin County are served by SMRU. As part of the ~~UEC Plan~~UEC Plan Update, SMRU has projected adequate water supply from both currently permitted and the future proposed alternative water supplies to meet updated population projections listed in the ~~UEC Plan~~UEC Plan Update for 2025. ~~The UEC is scheduled to be updated in 2016 but it not available at this time.~~

Population

The Town's population is estimated to be between 817 and 857 (2010 U.S. Bureau of Census). Although this is believed to be the permanent population, it is estimated that 3,000 people reside within the Town during the winter season. This projection is consistent with the population growth observed in Jupiter Island. Between the 2000 census and the 2010 projections, the population has grown by about 197 people.

Water Use

Finished Water Consumption

Potable water use for the Town is presented in Table 4-1. Because water is not metered as it enters the Town from SMRU, water demand was calculated by tabulating water bills for each active account and averaging the demand for these accounts over a one year period. The daily average per capita usage is calculated from these monthly totals. Using the 2010 population estimates of 817 residents, an average usage of 669 gallons per capita per day (GPD) can be calculated. In Table 4-1, however, usage has been calculated based on the population estimates for the Town and the most current annual water billing information for 2010 and 2015. Because water demand is proportional to population, the estimated daily average per capita usage varies significantly from the numbers calculated using the BEBR population estimates. The actual numbers reflect the household density and per capita usage.

TABLE 4.1 TOWN WATER USE PER CAPITA 2010 & 2015 (DATA IN GALLONS)

2010 Month	Total Monthly Water Use (gallons)	Daily Avg	Town of Jupiter Island 2010 Population	Monthly Per Capita Use (gallons)	Daily Average Per Capita Use (gallons)
January	41,547,818	1,340,252	3,000	13849	447
February	32,823,932	1,172,283	3,000	10941	391
March	43,173,136	1,392,682	3,000	14391	464
April	43,715,903	1,457,197	3,000	14572	486
May	43,463,120	1,402,036	1,909	22767	734
June	43,619,238	1,453,975	1,909	22849	762
July	58,043,675	1,872,377	1,909	30405	981
August	50,975,402	1,644,368	1,909	26703	861
September	50,793,278	1,693,109	1,909	26607	887
October	59,013,159	1,903,650	1,909	30913	997
November	52,078,048	1,735,935	3,000	17359	579
December	40,551,342	1,308,108	3,000	13517	436
Total	559,798,051			20406	669

2015 Month	Total Monthly Water Use (gallons)	Daily Average Water Use	Town of Jupiter Island 2015 Population	Monthly Per Capita Use (gallons)	Daily Average Per Capita Use (gallons)
January	36,114,906	1,164,997	3,000	12038	388
February	39,830,808	1,422,529	3,000	13277	474
March	37,804,354	1,219,495	3,000	12601	406
April	53,440,900	1,781,363	3,000	17814	594
May	45,210,897	1,458,416	1,909	23683	764
June	54,004,197	1,800,140	1,909	28289	943
July	64,769,310	2,089,333	1,909	33928	1094
August	51,719,499	1,668,371	1,909	27092	874
September	44,166,421	1,472,214	1,909	23136	771
October	46,135,700	1,488,248	1,909	24167	780
November	50,790,922	1,693,031	3,000	16930	564
December	40,302,447	1,300,079	3,000	13434	433
Total	564,290,361			20533	674

As previously described, the population estimate of 817 does not reflect the actual household size at different times during the year. During peak season, it is estimated that between live-in domestic help and seasonal population, the average household climbs to 5 persons per residence.

Table 4.1 above, provides the average per capita usage for 2010 and 2015. The population numbers are based on the 2010 U.S. Bureau of Census data. The daily average per capita use for 2010 and 2015 was 669 and 674 gallons respectively. Non-potable water use such as agriculture or industrial use does not exist on Jupiter Island.

Conservation and Reuse

Conservation Plans, Objectives and Policies

Existing

Martin County Ordinance No. 285, known as the Martin County Landscape Ordinance (adopted in March 1986), provides for the preservation and protection "...of native vegetation whenever possible to encourage the planting of native plant material..." as well as other provisions for landscaping. Planting and caring for native vegetation involves the least amount of energy and irrigation use. All landscaping plans must be developed and then approved by the Town before they may be implemented. The Town encourages removal of exotic vegetation and installation of native plant material. The Town has successfully implemented the Mandatory, Year-Round Landscape Irrigation Conservation Measures, as detailed in Chapter 40E-24, F.A.C., through the use of public information and education, announcements and watering restrictions detailed in monthly newsletters, notices on SMRU water bills, and through notices placed on the Town's website. Enforcement of these mandatory regulations are handled by the Town's Public Safety Department, with warnings and Notices of Violations.

Future

The Town has no future plans for additional conservation measures for water use at this time. It is recommended that all approved landscaping plans be re-evaluated for current technology use and water conservation techniques such as planting native water-efficient species to ensure the least amount of irrigation water is used for maximum vegetation growth.

WATER SOURCE IDENTIFICATION

Table 4-2 presents a water use budget for existing and projected demand for the Town compared to existing and projected water supplies for SMRU as presented in the ~~UEC Plan~~ UEC Plan Update. The variance between SMRU supply and The Town's demand is shown in Table 4-2. As indicated, there is sufficient supply available through 2025.

Table 4-2. Town of Jupiter Island Projected Water Use Balance			
Year	Demand (MGD)	Supply* (MGD)	Variance
2010	1.59	8.148.6	7.01
2020	1.59	10.3410.6	9.01
2025	1.59	10.3410.6	9.01

* = Supply data is taken from the UEC Water Supply Plan summary for SMRU.

Table 4-3
 South Martin Regional Utility – Inventory Of Water Supply Wells

Well Number	Total Depth (ft. below existing grade)	Diameter (inches)	Pump Capacity (gpm)	Status	Aquifer
South Wellfield					
S-3	82	16	500	Standby	Surficial
S-5	96	16	258	Primary	Surficial
S-6	85	16	258	Primary	Surficial
S-7	90	16	500	Standby	Surficial
S-8	104	20	258	Standby	Surficial
S-9	104	20	258	Primary	Surficial
S-10	105	16	258	Primary	Surficial
S-11	110	16	258	Standby	Surficial
S-12	104	20	258	Standby	Surficial
S-13R	104	20	258	Standby	Surficial
S-14	100	16	258	Primary	Surficial
S-15	100	16	400	Primary	Surficial
S-16	105	16	369	Primary	Surficial
S-19	125	16	258	Primary	Surficial
F-1	1400	12	1725	Primary	Floridan
F-2	1400	12	1725	Primary	Floridan
North Wellfield					
N-1A	130	8	300	Standby	Surficial
N-2A	130	8	240	Primary	Surficial
N-3A	214	10	350	Standby	Surficial
N-4A	150	8	170	Primary	Surficial
N-6	75	4	100	Primary	Surficial
N-10B	110	10	100	Primary	Surficial
N-14	203	10	500	Primary	Surficial
N-15	206	10	500	Primary	Surficial
N-16	160	10	400	Primary	Surficial

Alternative Water Source Projects

In 2003, SMRU expanded its R/O treatment capacity by 2.0 MGD in order to meet projected demands. As the Town does not have any substantial projected growth the existing alternative water supply projects as set forth in the ~~UEC Plan~~ UEC Plan Update are sufficient to meet the water supply demand of the Town.

Reuse Projects

In 2011 SMRU extended the existing Irrigation Quality (IQ) water distribution system into the Town limits; however, currently one-hundred percent of the IQ water is committed to mainland customers.

Conservation

No additional water supply conservation plans are needed to meet the water supply demands of the Town, however, future conservation plans are encouraged to be developed to further offset potable use for irrigation.

SUPPLEMENT TO THE TOWN'S "TEN (10) YEAR WATER SUPPLY FACILITIES WORK PLAN: 2010-2015-2020-2025"

Water Supply Demand Projections

UEC Regional Supply Plan Evaluation

The 2016 UEC Regional Water Supply Plan Update amended population projections for SMRU includes the Town and other unincorporated areas of southeast Martin County. Table 4.4 presents a summary of the population projections and water supply demands for SMRU as contained in the 2016 UEC Water Supply Plan Update. The vast majority of the population growth projected to occur within SMRU's service area will occur in unincorporated Martin County. SMRU has projected adequate water supply from both currently permitted and proposed alternative water supplies to meet the new population projections listed in the ~~UEC Plan~~ UEC Plan Update for 2015 and 2025.

Water Use

Raw Water Consumption

Based on the Limiting Conditions established in the CUP, up to 1,997 million gallons (MG) of groundwater from both the Surficial Aquifer System (SAS) and Floridan Aquifer System (Floridan) may be withdrawn. The maximum daily allocation may not exceed 8.41 MG with a maximum daily withdrawal limit of 6.37 MG from the SAS. Current brackish water withdrawal makes up the difference at approximately 2.30 MGD for RO treatment. Additional detailed

information on the current allocation, permitted use and all limiting conditions may be found in the CUP.

Table 4-4: SMRU Population Projection and Potable Water Demand

Item	2005 (Existing)	2015 (Projected)	2025 (Projected)
Water Use			
Population	19,534	29,403	37,536
Per Capita (gallons per day finished water)	259	259	259
Potable Water Demand (average annual in MGD)	5.10	7.63	9.73
Available Water Supply (MGD)			
SAS CUP Allocation	5.50	5.54	5.54
Floridan CUP Allocation	2.00	2.00	2.00
Reclaimed or Reuse Water	0.80	1.70	1.70
Bulk Water Purchases	0.18	0.00	0.00
Net Available Water Supply	8.48	9.20	10.04*
Water Use Balance	3.42	1.58	-0.52
Water Supply Projects as presented in the UEC Plan UEC Plan Update (available water in MGD)			
SAS & Floridan Annual Allocation = 8.64 MGD			
Irrigation Quality Water Improvement	1.39	1.39	1.39
Irrigation Water Supply and Storage	0.00	1.50	1.50
Floridan Supply Expansion	0.00	2.00	2.00
Low-Quality Surficial Groundwater Irrigation Supply	0.00	0.50	0.50
Water Made Available	1.39	5.39	5.39
Water Surplus / (Deficit) (MGD)	5.34	6.97	4.87

Non-Potable

SMRU does not stipulate non-potable demands as part of its current CUP and no other non-potable demands exist.

Conservation and Reuse

Conservation Plans

EXISTING - -Planting and caring for native vegetation involves the least amount of energy and irrigation use. All landscaping plans must be developed and then approved by the Town before they may be implemented.

FUTURE – The Town has no future plans for additional conservation measures for water use at this time. It is currently recommended that all approved landscaping plans be re-evaluated for current technology use and water conservation techniques such as planting native water-efficient species to ensure the least amount of irrigation water is used for maximum vegetation growth.

Reuse Plans

EXISTING – SMRU currently produces approximately 800,000 GPD of treated effluent at their Waste Water Treatment Plant (WWTP), 100% of which is reused for irrigation purposes. This volume is accounted for in the current water demand. SMRU’s WWTP was re-rated to 1.4 MGD from 1.2 MGD in order to meet an anticipated 10-year storm event. 100% of the treated effluent reused for irrigation purposes will offset potable water use throughout the service area.

FUTURE – No future projects are planned.

UTILITY SERVICE

The current CUP for SMRU expires on October 8, 2032.

SMRU and Martin County Utility have entered into a Joint-Planning Agreement for planning the water and sewer service needs for southern Martin County.

WATER SUPPLY PROJECTS NEEDED TO MEET PROJECTED DEMANDS

Table 4.5 presents the water supply projects proposed by SMRU and included in the UEC Water Supply Plan 2006 Amendment. Included are the projects, anticipated date of implementation and capacity made available by each project:

Table 4-5: SMRU Water Supply Project Summary			
Project Type and Description	Cumulative Capacity (MGD)		
	2015	2017	2025
Traditional^a			
Supplemental Irrigation Water Sources Project	0.5	0.5	0.5
Alternative			
Captured Storm Water / Surface Water	0	0	0
Brackish Water			
Reverse Osmosis Water Plant Expansion	2	2	2.2
Seawater	0	0	0
Reclaimed Water^b			
SMRU Irrigation Quality Water Improvement Program Project	1.4	1.4	1.4
Irrigation Water Supply Pumping Stations and Storage Project	1.5	1.5	1.5
Additional Potable Water Needed	0	0	0
Total	5.39	5.39	5.59

a. This traditional project does not create any potable water.

- b. *Reclaimed water in some applications may reduce per capita demands or offset some limitations on resource availability. This will be examined on a case-by-case basis during the permitting process*

Traditional Supply Projects

Supplemental IQ Sources

SMRU currently has sufficient capacity to meet projected demands through 2020. Additional permitted allocation from the SAS is unlikely.

Alternative Supply Projects

SMRU expanded the South Water Plant in 2003 to include a 2.0 MGD Low Pressure Reverse Osmosis (LPRO) water treatment system. The system is provided water from two Floridan Aquifer production wells. The SMRU plant operates at 85% capacity, producing 2.0 MGD and discharging the reverse osmosis concentrate into the Atlantic Ocean approximately half a mile east of the Public Beach.

Reuse and Reclaimed Supply Projects

SMRU has constructed piping and other appurtenances to provide approximately 1.4 MGD of an irrigation quality water improvement program.

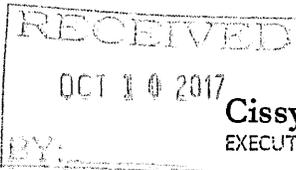
Additionally, a 5 million gallon reservoir has been constructed and an irrigation water supply pumping station has been completed and can be used as a "storage buffer" to balance fluctuating irrigation quality water demand.

Any update to the Ten (10) Year Water Supply Facilities Work Plan 2015-2025 will be done following the requirements of Chapter 163, Florida Statutes.

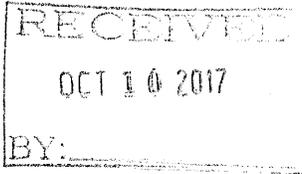
Rick Scott
GOVERNOR



FLORIDA DEPARTMENT of
ECONOMIC OPPORTUNITY



Cissy Proctor
EXECUTIVE DIRECTOR



October 5, 2017

Mr. Wayne Bergman, LEED-AP
Director of Planning, Building and Zoning
Town of Jupiter Island
2 Bridge Road
Hope Sound, Florida 33455

Dear Mr. Bergman:

Thank you for submitting the **Town of Jupiter Island's** plan amendment No. 17-1ESR adopted by **Ordinance No. 365 on October 2, 2017**, for our review pursuant to the Expedited State Review process. The adopted package was received by the Department on **October 5, 2017**.

We have conducted a preliminary inventory of the plan amendment package to verify the inclusion of all required materials. The submission package was determined to be complete on **October 5, 2017**, and your adopted plan amendment will be reviewed pursuant to the process set forth in Chapter 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review.

If you have any questions, please contact Adam Biblo, Regional Planning Administrator who will be overseeing the review of the amendments at (850) 717-8503.

Sincerely,

D. Ray Eubanks, Administrator
Plan Review and Processing

DRE/ts

cc: The Honorable Whit Pidot, Town of Jupiter Island

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TDD equipment via the Florida Relay Service at 711.



Sales Rep: Mereida Cardenas (N9103)

Phone:

Email:

> Account Information

Date: 10/03/17

Account Number: 434700 (T10003802)

Name: TOWN OF JUPITER ISLAND

Contact: GCARLISLE@TJI.MARTIN.FL.US

Email: gcarlisle@tji.martin.fl.us

Address: 2 BRIDGE RD, HOBE SOUND, FL, 33455

Phone: (772) 545-0100 Fax: (000) 000-0000

> Insertion Information

This is a proof of your ad scheduled to run on the dates indicated below.

Please confirm placement prior to deadline by contacting your account

rep at .

Ad Id: 1764464 P.O. No.: Total Cost: \$148.50

Tag Line: NOTICE OF PUBLIC HEARING NOTICE OF P

Start Date: 09/26/17 Stop Date: 09/26/17

Number of Times: 1 Class: 16250 - Public Notices

Publications: TC-TC News-Press-Tribune, TC-Internet tcpalm.com

> Ad Proof

I agree this ad is accurate and as ordered.

**NOTICE OF PUBLIC HEARING
NOTICE OF PROPOSED
COMPREHENSIVE PLAN
AMENDMENTS
TOWN OF JUPITER ISLAND,
FLORIDA**

The Town of Jupiter Island, Florida proposes to adopt an Ordinance amending the Comprehensive Plan Future Land Use Element, Transportation Element, Housing Element, Infrastructure Element, Coastal Management Element, Conservation Element, Recreation and Open Space Element, Intergovernmental Coordination Element, and Capital Improvements Element, along with the Future Land Use Map:

AN ORDINANCE OF THE TOWN OF JUPITER ISLAND, FLORIDA, AMENDING AND UPDATING THE VARIOUS ELEMENTS OF THE TOWN'S 2011 COMPREHENSIVE PLAN; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

The Town of Jupiter Island Commission will hold a public hearing on the proposed adoption of the above titled ordinance. The ordinance and the complete amendments to the Comprehensive Plan may be inspected or obtained at Town Hall. The public hearing will be held on October 2, 2017, at 3:30

p.m., or as soon thereafter as the matter may be heard, at Town Hall, 2 Bridge Road, Hobe Sound, Florida, 33455.

All interested persons are invited to attend and be heard. Written comments may be filed with the Town of Jupiter Island for consideration.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Town Commission with respect to any matter considered at such meeting, he or she will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the American with Disabilities Act, a person with disabilities needing any special accommodations to participate in the Town Commission meetings should contact the Clerk's office at Town Hall at (772) 545-0103.

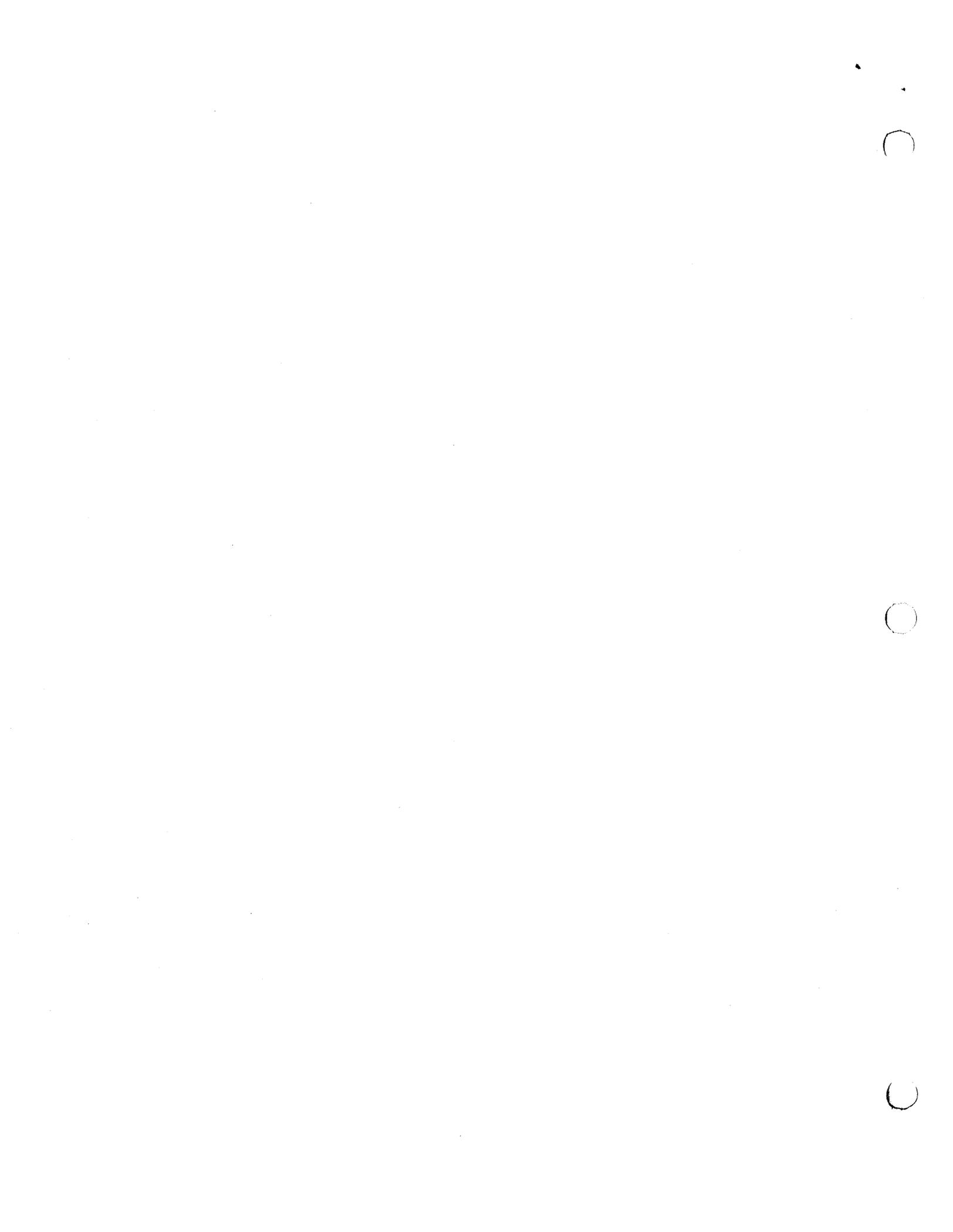
General Information: Information on the above item will be available on Friday of the week preceding the meeting

at the Town of Jupiter Island Town Hall.

For further information call (772) 545-0150 or email: wbergman@tji.martin.fl.us

(Published: Stuart News - September 26, 2017)
TCN 1764464

Thank you for your business. Our commitment to a quality product includes the advertising in our publications. As such, Gannett reserves the right to categorize, edit and refuse certain classified ads. Your satisfaction is important. If you notice errors in your ad, please notify the classified department immediately so that we can make corrections before the second print date. The number to call is 877-247-2407. Allowance may not be made for errors reported past the second print date. The Treasure Coast Newspapers may not issue refunds for classified advertising purchased in a package rate; ads purchased on the open rate may be pro-rated for the remaining full days for which the ad did not run.



Public Legal Notice for the Comp Plan Amendments:

**NOTICE OF PUBLIC HEARING
NOTICE OF PROPOSED COMPREHENSIVE PLAN
AMENDMENTS
TOWN OF JUPITER ISLAND, FLORIDA**

The Town of Jupiter Island, Florida proposes to adopt an Ordinance amending the Comprehensive Plan Future Land Use Element, Transportation Element, Housing Element, Infrastructure Element, Coastal Management Element, Conservation Element, Recreation and Open Space Element, Intergovernmental Coordination Element, and Capital Improvements Element, along with the Future Land Use Map:

AN ORDINANCE OF THE TOWN OF JUPITER ISLAND, FLORIDA, AMENDING AND UPDATING THE VARIOUS ELEMENTS OF THE TOWN'S 2011 COMPREHENSIVE PLAN; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

The Town of Jupiter Island Commission will hold a public hearing on the proposed adoption of the above titled ordinance. The ordinance and the complete amendments to the Comprehensive Plan may be inspected or obtained at Town Hall. The public hearing will be held on October 2, 2017, at 3:30 p.m., or as soon thereafter as the matter may be heard, at Town Hall, 2 Bridge Road, Hobe Sound, Florida, 33455.

All interested persons are invited to attend and be heard. Written comments may be filed with the Town of Jupiter Island for consideration.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Town Commission with respect to any matter considered at such meeting, he or she will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the American with Disabilities Act, a person with disabilities needing any special accommodations to participate in the Town Commission meetings should contact the Clerk's office at Town Hall at (772) 545-0103.

General Information: Information on the above item will be available on Friday of the week preceding the meeting at the Town of Jupiter Island Town Hall.

For further information call (772) 545-0150 or email: wbergman@tji.martin.fl.us

(Published: Stuart News – September 26, 2017)

1
C

O

C

TOWN OF JUPITER ISLAND

2 BRIDGE ROAD
HOBE SOUND, FLORIDA 33455

TELEPHONE
(772) 545-0100

FAX
(772) 545-0188

October 3, 2017

Mr. Ray Eubanks
Plan Processing Administrator
State Land Planning Agency
Florida Department of Economic Opportunity,
Bureau of Comprehensive Planning
Caldwell Building
107 East Madison – MSC 160
Tallahassee, Florida 32399-4120

Re: **Transmittal of the Town of Jupiter Island Adopted Comprehensive Plan Amendments – Jupiter Island 17-1ESR**

Dear Mr. Eubanks,

Attached please find three copies of the Town's revised Comprehensive Plan Amendments, with Data & Analysis Elements.

Submittal of the Plan to Review Agencies

By copy of this letter and concurrent with this transmittal, the Town of Jupiter Island certifies that it has forwarded copies of this Comprehensive Plan Amendment package to the Treasure Coast Regional Planning Council, the South Florida Water Management District, the Florida Department of Transportation, and the Florida Department of Environmental Protection. Only the Department of Economic Opportunity and the South Florida Water Management District provided actual comments on the Proposed Amendments; however the other mentioned agencies have requested a copy of the Adopted Amendments.

Public Hearings

The Town of Jupiter Island's Local Planning Agency ("LPA") held a public hearing to discuss the revised Amendments on September 20, 2017. The LPA approved the revised

amendments and made a motion to have the Town Commission adopt the Amendments to the Comprehensive Plan. The Town Commission held a public hearing on October 2, 2017 and adopted the revised Comprehensive Plan Amendments by adopting Ordinance No. 365 on Second Reading.

Local Contact Person

Should questions arise, please contact:

Wayne Bergman, LEED-AP
 Director of Planning, Building and Zoning
 Town of Jupiter Island
 2 Bridge Road
 Hobe Sound, FL 33455

Telephone No. (772) 545-0151
 Fax No. (772) 545-0188
 wbergman@tji.martin.fl.us

Contents of the Adopted Plan Amendment Package

The enclosed revised Amendments are a comprehensive update of the Town's current Comprehensive Plan, which includes all nine Elements (Future Land Use, Transportation, Housing, Infrastructure, Coastal Management, Conservation, Recreation and Open Space, Intergovernmental Coordination, and Capital Improvements); and includes an updated Data & Analysis for each Element. The Amendment package includes this transmittal letter; partial minutes of the September 20, 2017 LPA meeting; partial minutes of the October 2, 2017 Town Commission meeting; copies of the public notices for the meetings; and a revised Future Land Use Map.

Each Element of the Comprehensive Plan includes the existing text, with additions noted in underline format and deletions noted in ~~striketrough~~ format. The table which follows summarizes the changes to each Element (with the recent requested revisions highlighted in yellow and underlined). The revisions were requested by Chief James D. Stansbury, Bureau of Community Planning and Growth, Department of Economic Opportunity; and Deborah Oblaczynski, Policy & Planning Analyst, Water Supply Implementation Unit, South Florida Water Management District.

Element Name	Goal, Objective, Policy Number, Map or Table	Changes Made [Florida Statutes, if required]
Introduction - Cover Sheet		Updated document date ¹ , Town Commission members, Local Planning Agency members, staff members, and footer title ² .
Introduction - Table of Contents		Added Objectives and Policies Not Applicable, updated page numbers.

¹ Updated date appears on each page of the document.

² Updated footer title appears on each page of the document.

Introduction - Town Profile		Added Indian River Lagoon Aquatic Preserve to the Intracoastal Waterway name, updated number of Town employees, updated parcel count and taxable value of the Town.
Introduction - Objectives and Policies not Applicable		Added this small section to list the two statutory requirements that are not applicable to the Town - the proliferation of urban sprawl and the potable water wellfields.
Future Land Use		Changed the title of the Element to Future Land Use, added a listing of infrastructure systems to the Public Facilities land use category description.
Future Land Use	Future Land Use Map (FLUM)	Revised the FLUM to show current designation of parcels placed into Conservation and 512 South Beach Road placed into Residential and to revise the Coast High Hazard Area along the beaches in accordance with Florida Statutes 163.3178(2)(h).
Future Land Use		Amended the opening narrative "to accommodate at least the minimum amount of land required to accommodate the medium population projections of the University of Florida's Bureau of Economic and Business Research for at least a 10-year planning period". [F.S. 163.3177(6)(a)4]
Future Land Use	Policy 01.01.01.07	Added a Policy to have the zoning map reflect the change of property designations as Residential land is changed to Conservation land.
Future Land Use	Objective 01.01.02.00, Policy 01.01.02.02, and Future Land Use Map	Amended the Objective and added the Policy to include energy-efficient land use patterns, greenhouse gas reduction strategies, and revised the FLUM to depict energy conservation. [F.S. 163.3177(6)(a) and (d)]
Transportation	Future Traffic Circulation Map, Objective 02.01.02.00, Policies 02.01.02.01 through 02.01.02.06, Objective 02.01.02.00, Policy 02.01.02.02	Amended the opening narrative, amended the Future Traffic Circulation Map, deleted Objective 02.01.02.00, deleted Policies 02.01.02.01 through 02.01.02.06, amended Objective 02.01.02.00, and added Policy 02.01.02.02 - to remove the alternate South Beach Road future right-of-way.
Transportation	Objective 02.01.01.00, Policy 02.01.01.02 and	Amended the Objective, amended Policy 02.01.01.02 and added Policy 02.01.01.03 - to include strategies to address reduction in greenhouse gas emissions.

	Policy 02.01.01.03	[F.S. 163.3177(6)(b) and (j)]
Transportation	Policy 02.01.01.05	Amended to list the Department of Economic Opportunity (DEO).
Housing	Goal 03.01.00.00, Objective 03.01.04.00 and Policy 03.01.04.01	Amended Goal 03.01.00.00, added Objective 03.01.04.00 and added Policy 03.01.04.01 – to include standards, plans and principles to be followed in energy efficiency in the design and construction of new housing and in the use of renewable energy resources. [F.S. 163.3177(6)(f)1.h and i.]
Housing	Policy 03.01.03.02	Deleted the Policy relating to manufactured housing and group homes in residential districts.
Infrastructure		Amended the opening narrative to indicate the areas of the Town that are served by public water and sewer systems and listed the solid waste removal services performed by the Town.
Infrastructure	SMRU Overall Service Area Map, SMRU Existing Water Service Area, and SMRU Existing Wastewater Service Area	Updated the old SMRU Service Area Map with three new maps, which show the SFWMD CUP area, and the Primary and Secondary Service Areas.
Infrastructure	Policy 04.01.09.02	Amended the opening narrative and amended Policy 04.01.09.02 which describes the current use of Irrigation Quality water and its use on the mainland.
Infrastructure	Policy 04.01.03.02	Amended the opening narrative and amended the Policy to add exfiltration stormwater management systems as part of Town road repaving projects.
Infrastructure	Policy 04.01.01.01	Amended the Level of Service Standards for municipal roadways, stormwater drainage, potable water supply, and added wastewater supply as a category.
Infrastructure	Policy 04.01.06.02	Amended the Policy to reflect revised population estimates.
<u>Infrastructure</u>	<u>Policy 04.01.06.03</u>	<u>Amended the Policy by adding the 10 Year Water Supply Work Plan title, date, and author.</u>
<u>Infrastructure</u>	<u>Policies 04.01.06.02 and 04.01.06.04, and Throughout the Data & Analysis - Ten (10) Year Water Supply Facilities</u>	<u>Amended the Policies and Facilities Plan by referencing the 2016 Upper East Coast Water Supply Plan Update.</u>

	<u>Plan 2015-2025</u>	
<u>Infrastructure</u>	<u>Policy 04.01.06.04 and Throughout the Data & Analysis - Ten (10) Year Water Supply Facilities Plan 2015-2025</u>	<u>Amended the Policy and Facilities Plan by referencing the 2015-2015 planning period that was used in the Facilities Work Plan.</u>
<u>Infrastructure</u>	<u>Policy 04.01.09.03 and the Data & Analysis - Ten (10) Year Water Supply Facilities Plan 2015-2025, Conservation and Reuse</u>	<u>Added the Policy and amended the Data and Analysis - Ten (10) Year Water Supply Facilities Plan 2015-2025, Conservation and Reuse to address the landscape irrigation conservation measures as detailed in Chapter 40E-24, F.A.C.</u>
<u>Infrastructure</u>	<u>Data & Analysis - Sanitary Sewer System, Population Projections and Water Supply for SMRU Service Area</u>	<u>Amended the Data & Analysis, Sanitary Sewer System, Population Projections and Water Supply for SMRU Service Area, to reference the Consumptive Use Permit (CUP) numbers for South Martin Regional Utility and the Village of Tequesta.</u>
<u>Infrastructure</u>	<u>Data & Analysis - Table 4-4</u>	<u>Amended the information contained in Table 4-4 to be consistent with the information found in the current Consumptive Use Permit (CUP) and the 2016 Upper East Coast Water Supply Plan Update.</u>
<u>Infrastructure</u>	<u>Data & Analysis - Ten (10) Year Water Supply Facilities Plan 2015-2025, Water Supply Projects</u>	<u>Amended the Facilities Plan by stating that there are no areas of the Town that rely on domestic self-supply water systems and that all geographic areas of the Town are served by public water.</u>
<u>Infrastructure</u>	<u>Infrastructure Element and Data & Analysis - Existing Wastewater Maps</u>	<u>Amended both the Infrastructure Element Narrative in the Comprehensive Plan and the Data & Analysis by adding a new map (Figure 4.2.1) showing the entire Town and the areas served by on-site septic systems and by public sewers.</u>
<u>Infrastructure</u>	<u>Data & Analysis - Ten (10) Year Water Supply Facilities Plan 2015-2025, Supplement Section</u>	<u>Amended the Facilities Plan by referencing Florida Statute 163 requirements for any update to the Ten (10) Year Water Supply Facilities Plan.</u>
<u>Infrastructure</u>	<u>Policy 04.01.09.01</u>	<u>Amended the Policy by deleting the terms "Septic Tanks" and "Drainfields" from the Policy on reclaimed water.</u>

Coastal Management	Goal 05.03.00.00 and Policy 05.03.03.02	Amended the opening narrative, Goal, and Policy to acknowledge destruction caused by sea level rise.
Coastal Management	Goal 05.01.00.00, Objective 05.01.06.00	Amended the Goal and Objective to preserve historic and archaeological resources. [F.S. 163.3177(6)(g)]
Coastal Management	Policy 05.01.04.01, Policy 05.01.04.02, and Policy 05.01.04.03	Amended Policy 05.01.04.01 and added Policies 05.01.04.02 and 05.01.04.03 to address the Lake Okeechobee discharges into the St. Lucie Estuary; to press State and Federal agencies to direct future discharges to the south; and to support State and Federal agencies to create reservoirs north and south of Lake Okeechobee.
Coastal Management	Policies 05.03.02.02 and 05.03.03.01, and Objective 05.03.03.00	Deleted Policy 05.03.02.02 and amended Objective 05.03.03.00 and Policy 05.03.03.01 to update the requirements of the FEMA "V" flood zone.
Coastal Management	Policies 05.03.04.02 and 05.03.04.03	Amended policies to reflect current Emergency Management Plan and the Martin County Post Disaster Redevelopment Plan for post disaster recovery and redevelopment planning.
Coastal Management	Objective 05.03.06.00, Policies 05.03.06.01 through 05.03.06.06	Added the Objective and Policies to require redevelopment components that address and minimize the risks of floods. [F.S. 163.3178]
Coastal Management	Policy 05.04.01.02	Amended the Policy to reference the Interlocal Agreement between the Town and Martin County in the coordination of the St. Lucie Inlet Management Plan.
<u>Coastal Management</u>	<u>Policy 05.01.004.01</u>	<u>Amended the Policy to allow for the low level water releases from Lake Okeechobee during very dry times.</u>
<u>Coastal Management</u>	<u>Policy 05.01.04.03</u>	<u>Amended the Policy to include other types of water storage being considered in addition to reservoirs.</u>
<u>Coastal Management</u>	<u>Data & Analysis, Coastal High Hazard Area definition and Policy 05.03.02.01</u>	<u>Amended the definition of "Coastal High Hazard Area" to match Florida Statute 163.3178(2)(h).</u>
Conservation	Goal 06.01.00.00 and Policy 06.01.01.04	Amended the Goal and Policy to include factors that affect energy conservation. [F.S. 163.3177(6)(d)]
Conservation	Policy 06.01.03.04	Amended the Policy to include "Florida friendly".
Conservation	Policies 06.01.03.05 and 06.01.03.06	Amended the Policies to include the Florida Building Code.

Conservation	Objectives 06.01.06.00 and 06.01.07.00	Removed the requirement for environmental assessments for large-scale development and public road construction projects.
Recreation and Open Space	Policy 07.01.03.04	Removed the reference to the Martin County Public Transit system.
Recreation and Open Space	Policy 07.01.03.07	Amended the Policy to clearly define the public beach access points within the Town.
Intergovernmental Coordination		Revised the opening narrative.
Intergovernmental Coordination	Objective 08.01.09.00 and Policy 08.01.02.03	Added the Objective to establish better communication and coordination with Martin County and added the Policy to address impacts on adjacent municipalities and coordinating the establishment of level of service standards. [F.S. 163.3177(6)(h)3.a and b]
Intergovernmental Coordination	Policy 08.01.03.01	Amended this Policy to reference the correct Emergency Management Plan.
Intergovernmental Coordination	Policy 08.01.03.05	Amended the Policy to reference the Interlocal Agreement ("ILA") executed between the Town and Martin County pertaining to the St. Lucie Inlet and the adopted 2016 St. Lucie Inlet Management Plan.
Intergovernmental Coordination	Policies 08.01.03.07 and 08.01.05.01	Amended the Policies to list the Department of Economic Opportunity (DEO).
Intergovernmental Coordination	Policy 08.01.06.01	Added the Policy to address providing the Town residents with the regional and local evacuation plans through the Town newsletters and Town website.
Capital Improvements	Policy 09.01.02.01	Amended the Policy to reference the five-year frequency storm for stormwater management design, along with a design safety factor of 20% and the requirement for on-going maintenance of the stormwater systems.
Capital Improvements	Policy 09.01.06.01	Amended the Policy by adding a guideline to update each year of the five-year projection of Capital Expenditures.

The Amendments are not applicable to an area of critical State concern. Please contact me with any questions.

Sincerely,



Whit Pidot
Mayor, Town of Jupiter Island

Cc: Suzanne E. Ray, Florida Department of Environmental Protection
Stacy L. Miller-Novello, P.E., Florida Department of Transportation, District Four
Michael Busha, A.I.C.P., Treasure Coast Regional Planning Council
Terry Manning, A.I.C.P., South Florida Water Management District
Gene Rauth, Town Manager
Wayne Bergman, Director of Planning, Zoning & Building
Tom Baird, Esq., Associate Town Attorney