

ORDINANCE NO. 371

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF JUPITER ISLAND, AS SET FORTH IN ORDINANCE NO. 288, AS AMENDED, BY AMENDING ARTICLE I, GENERAL PROVISIONS, SECTION 1.01, LEGISLATIVE PURPOSE AND INTENT, ADDING PURPOSE "H" RELATING TO ENERGY-EFFICIENT AND ENERGY CONSERVING LAND USE DESIGN; AMENDING ARTICLE II, DEFINITIONS, SECTION 1.00, BY ADDING A DEFINITION FOR "COASTAL HIGH HAZARD AREA"; BY AMENDING ARTICLE IV, SUPPLEMENTAL REGULATIONS, ADDING SECTION 3.21, "ENERGY EFFICIENT AND ENERGY CONSERVATION" TO THE DEVELOPMENT STANDARDS; BY AMENDING ARTICLE XI, CONCURRENCY MANAGEMENT, SECTION 1.01, AMENDING THE LEVELS OF SERVICE RELATING TO ADEQUATE FACILITIES; AND BY AMENDING ARTICLE XIII, COASTAL WETLANDS MANAGEMENT, SECTION 2.00, ADDING FINDING "I" RELATING TO FLOOD PREVENTION MATTERS; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The Land Development Regulations of the Town of Jupiter Island are hereby amended at Article I, General Provisions; Section 1.01, by adding item H to read as follows:

*ARTICLE I, General Provisions;
Division I, In General;
Section 1.01, Legislative Purpose and Intent.*

H. Achieving an energy-efficient and energy conserving land use design pattern based upon greenhouse gas reduction strategies.

Section 2. The Land Development Regulations of the Town of Jupiter Island are hereby amended at Article II, Definitions, Section 1.01, by adding the following definition:

*ARTICLE II, Definitions;
Section 1.00, Definitions.*

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 the Hurricanes (SLOSH) computerized storm surge model.

Section 3. The Land Development Regulations of the Town of Jupiter Island are hereby amended at Article IV, Supplemental Regulations, Division III, Development Standards, by adding a new Section 3.21. to read as follows:

*ARTICLE IV, Supplemental Regulations;
Division III, Development Standards.*

Sec. 3.21 Energy-Efficiency and Energy Conservation.

Development and redevelopment of Town properties shall achieve an energy-efficient and energy conserving land use pattern, based upon greenhouse gas reduction strategies. These reduction strategies include the use and promotion of golf carts, bicycles, walking, the installation of energy efficient mechanical equipment, the use of solar technologies, and the use of renewable energy sources.

Section 4. The Land Development Regulations of the Town of Jupiter Island are hereby amended at Article XI, Concurrency Management, by amending Section 1.01 A, B, C, and D, to read as follows:

*ARTICLE XI, Concurrency Management;
Section 1.01, Adopted Level of Service Standards and Procedures.*

- A. The Level-of-Service Standard for streets shall be Level-of-Service "A", except as otherwise as required by the Comprehensive Plan.*
- B. The Level-of-Service Standard for sewage disposal shall be at those levels required by regulatory agencies and in quantities not exceeding 100 gallons / capita / day.*
- C. The Level-of-Service Standards for drainage shall be the detention of storm water runoff from a five (5) year, twenty-four (24) hour storm, as set forth in the South Florida Water Management District Environmental Resource Permits ("ERP") Information Manual. The stormwater management structures and devices shall be designed with a safety factor of 20% more than the level of service standards. The stormwater structures and devices shall also include a plan and program for future ongoing maintenance.*

D. The Level-of-Service Standard for potable water shall meet or exceed levels required by regulatory agencies and in quantities at 600 gallons / capita / day, inclusive of irrigation.

E. The Level-of-Service Standard for solid waste shall be nine (9) pounds per capita per day.

Section 5. The Land Development Regulations of the Town of Jupiter Island are hereby amended at Article XIII, Coastal and Wetlands Management, Section 2.00, by adding item "I", to read as follows:

I. Development and redevelopment projects shall be reviewed to eliminate inappropriate and unsafe buildings and structures in coastal areas, and:

1. 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;

2. 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;

3. 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.

Section 6. Repeal of Ordinances in Conflict.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7. Severability.

If any court of competent jurisdiction holds any word, part, section, paragraph or provision hereof to be unlawful or unconstitutional, such ruling or finding shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect.

Section 8. Codification.

This ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Jupiter Island.

Section 9. Effective Date.

This Ordinance shall become effective immediately upon passage.

PASSED UPON FIRST READING THE 21ST DAY OF FEBRUARY, 2018.

PASSED AND ADOPTED UPON SECOND READING THE FOLLOWING
PUBLIC HEARING THE 12th DAY OF March, 2018.

(SEAL)

TOWN OF JUPITER ISLAND, FLORIDA

Whitby D. P. 25
Mayor

Elizabeth Abbe
Vice Mayor

Maura M. Calluse
Commissioner

Peter Honcep
Commissioner

S. B. Han
Commissioner



ATTEST:

Lizwen Cortese
Clerk