

ORDINANCE NO. 374

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, FLORIDA, AMENDING ORDINANCE NO. 365, THE COMPREHENSIVE PLAN OF THE TOWN OF JUPITER ISLAND; PROVIDING FOR AMENDMENTS TO THE COMPREHENSIVE PLAN TO IMPLEMENT VARIOUS RECOMMENDATIONS FROM THE EVALUATION AND APPRAISAL REVIEW; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission of the Town of Jupiter Island, Martin County, Florida (Town), has adopted a Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes, formerly known as the Local Government Comprehensive Planning Act" and now known as the Growth Policy Act (the Act); and,

WHEREAS, the Florida Department of Community Affairs, now known as the Department of Economic Opportunity, has previously determined that the Town's Comprehensive Plan was "in compliance" with the Act; and,

WHEREAS, pursuant to Section 163.3174(4)(a) of the Act, the Town's Local Planning Agency (the LPA) has conducted a public hearing to consider amendments to the Comprehensive Plan (the Amendments) as a result of the Evaluation and Appraisal Review; and,

WHEREAS, the LPA has recommended the Amendments which are set forth in the Exhibit "A" which are attached hereto and incorporated herein; and,

WHEREAS, The Town Commission has determined that the Amendments would be in compliance with the Act; and,

WHEREAS, the Town's Local Planning Agency has conducted a public hearing as required by Section 163.3174(4)(a), Florida Statutes to consider the Plan Amendment and has recommended to the Town Commission that it approve the Plan Amendments; and,

WHEREAS, pursuant to Section 163.3184(11), Florida Statutes, the Town Commission has conducted a public hearing to consider the transmittal of the Amendments, and after considering public comments authorized its transmittal pursuant to Section 163.3184(4)(b), F.S.; and,

WHEREAS, the Florida Department of Economic Opportunity and appropriate reviewing agencies have reviewed the Amendments for consistency with the Act pursuant to Section 163.3184(4)(c) and (d), F.S.

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

Section 1. The whereas clauses are incorporated herein as true and correct findings of fact and conclusions of law of the Town Commission.

Section 2. Ordinance No. 365 of the Town of Jupiter Island, entitled "Comprehensive Plan of the Town of Jupiter Island," is hereby amended as set forth in Exhibit "A", a copy of which is attached hereto and incorporated herein.

Section 3. The Town Clerk is hereby directed to transmit the required copies of the Amendments to the Department of Economic Development and all other parties pursuant to Section 163.3184(4)(e)2., Florida Statutes.

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(4)(e)5., Florida Statutes.

PASSED UPON FIRST READING THE 10th DAY OF December, 2018.

PASSED AND ADOPTED UPON SECOND READING FOLLOWING THE PUBLIC HEARING THE 5th DAY OF June, 2019.

TOWN OF JUPITER ISLAND, FLORIDA



Whitby P. [Signature]
Mayor

Maura M. Callens [Signature]
Vice Mayor

[Signature]
Commissioner

ABSENT
Commissioner

[Signature]
Commissioner

ATTEST:
[Signature]
Town Clerk

Attachment: Exhibit "A" - Text amendment to the Comprehensive Plan

COMPREHENSIVE PLAN
Town of Jupiter Island

Town Commission

Mayor Whitney Pidot
Vice Mayor Maura Collins
Commissioner Penelope Townsend
Commissioner Peter Conze
Commissioner C. Barrows Hall

Local Planning Agency

Robert Rowden, Chair
Joseph Taddeo, Vice Chair
Scott Hughes, Member
Trent Steele, Member
Henrietta Fridholm, Alternate

Staff

Town Manager Gene Rauth
Town Clerk Vanessa Mutchnik
Director of Planning Building and Zoning Ruben Cruz
Planning Consultant Thomas Baird, Esquire
Administrative Assistant Dana Rankin

TABLE OF CONTENTS

Town Profile.....3

Vision Statement.....4

Objectives and Policies Not Applicable4

Future Land Use Element.....4
 Future Land Use Map6

Transportation Element10
 Traffic Circulation Map.....12

Housing Element14

Infrastructure Element16
 SMRU Service Territory Map.....17

Coastal Management Element23

Conservation Element29

Recreation & Open Space Element33

Intergovernmental Coordination Element35

Capital Improvements Element39

Implementation.....41

Plan Monitoring.....42

Public Participation.....42

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 was 817 according to the 2010 census, and in 2018 is estimated to be 826, 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.

The Town Charter establishes 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. The Town Manager is responsible for retaining employees to provide for proper operation of the Town. A total of 90 employees carry out the functions of Public Safety, South Martin Regional Utility (SMRU), Public Works, Building and Zoning, Finance and Administration. The Town residents are very public service oriented. Almost 64 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 Martin County Property Appraiser determines the total value of each parcel of property based on its fair market value. There are 597 taxable parcels within the Town. The Town's 2017 taxable value established by the Martin County Property Appraiser is \$2,432,462,327.

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 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:

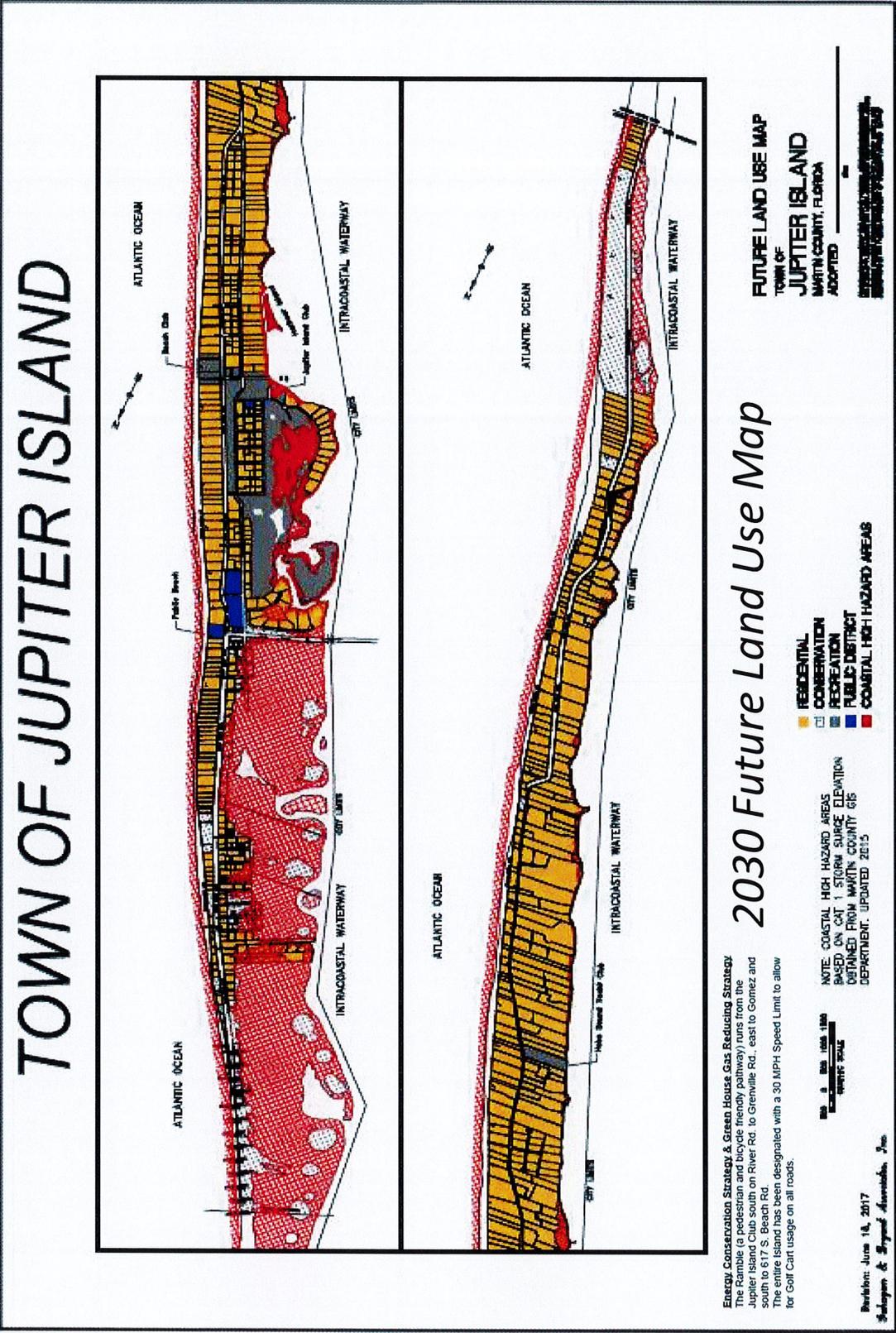
1. Residential
2. Recreation
3. Conservation/Preservation
4. Public Facilities

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 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 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.



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 (01.00.00.00)

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

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

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

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

01.01.01.03 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.

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

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

01.01.01.06 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.

01.01.02.00 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 which are based upon greenhouse gas reduction strategies.

01.01.02.01 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.

01.01.03.00 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.

01.01.03.01 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

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

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

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

01.01.05.01 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 facilities should be applied to all applications for development approval.

01.01.05.02 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.

01.01.05.03 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.

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

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

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

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

01.02.01.01 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.

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

01.02.01.03 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.

01.02.01.04 POLICY: The Town's clearing and landscaping requirements require a permit before any clearing or grubbing may begin on all subdivision lots or development sites.

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

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

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

01.02.03.00 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.

01.02.03.01 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.

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

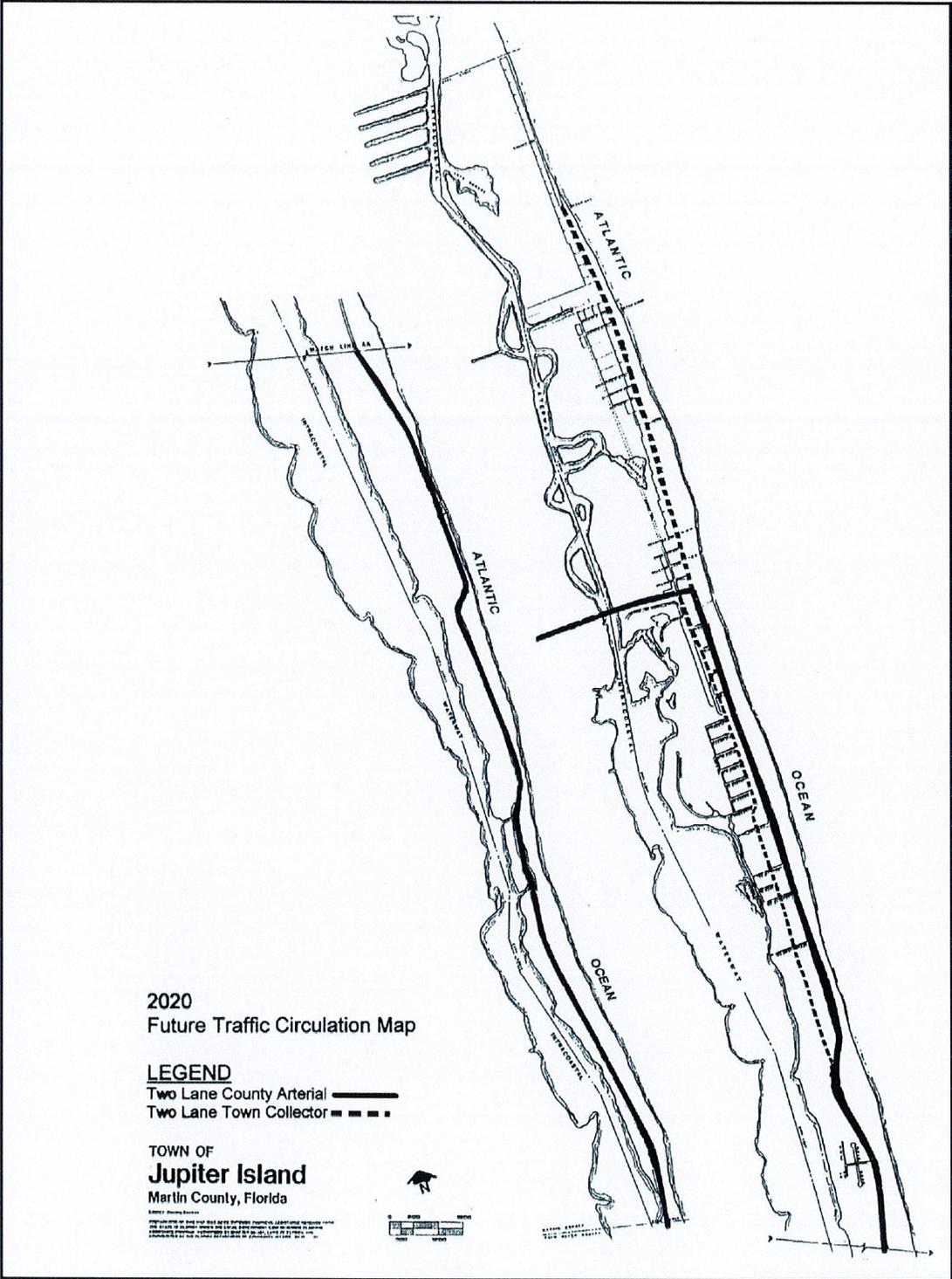
01.02.04.01 POLICY: Decisions regarding future land development should consider the natural topography of the development site and the soil types occurring on the site.

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 collector road. The remaining roads within the Town are classified as local residential roads.

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. The adopted level of service to be maintained for all roads within the system is Level of Service A or such other standard as may be required by the Florida Department of Transportation (FDOT).



Goals, Objectives & Policies (02.00.00.00)

02.01.00.00 GOAL: To establish the desired transportation system in the Town and particularly to plan for 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 while providing for reduction of greenhouse gases.

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

02.01.01.02 POLICY: The Town will continue to maintain "The Ramble", 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 using golf carts as an alternative transportation method. The use of golf carts provides a reduction in greenhouse gas emissions.

02.01.01.04 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.

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

02.01.02.00 OBJECTIVE: The Town has determined that relocating the road right-of-way on both North Beach and South Beach Roads is unfeasible.

02.01.02.01 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.

02.01.03.00 OBJECTIVE: To coordinate the future Transportation system and future land uses of the Town.

02.01.03.01 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.

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

02.01.04.01 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.

02.01.04.02 POLICY: The Town should coordinate closely with Martin County to 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 that will impact the Town's Transportation system.

02.01.04.03 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.

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)

03.01.00.00 GOAL: To provide for safe, decent, 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 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 require the Town to work with developers from the inception of a project to ensure 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 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 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 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: 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 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.

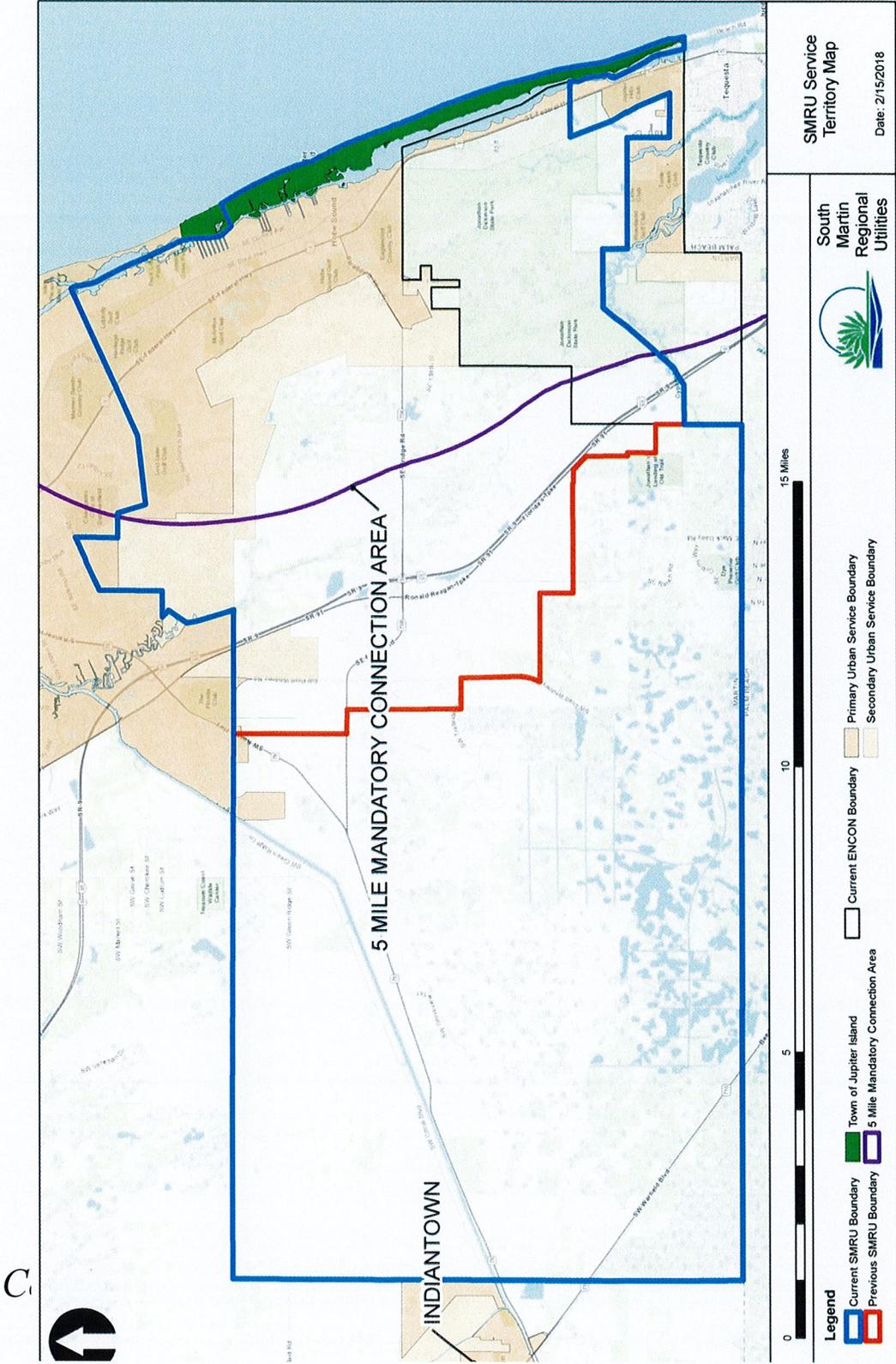
The Town provides garbage, yard waste, and recycling collection and disposal for all its residents and the Jupiter Island Club facilities.

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

There are two sanitary sewer 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.

The SMRU also provides potable water supply service and wastewater treatment service to some of southeastern Martin County (see Map 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 depicting the "Service Area" that includes the Town and a larger portion of the unincorporated area of southeastern Martin



Irrigation quality water is not available at this time on Jupiter 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.

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>
Municipal Roadways	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 5- year, 24-hour storm duration, as 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.

Potable Water Supply

Provide water quality at levels meeting or exceeding levels required by regulatory agencies and in quantities at 600 gallons/capita/day (inclusive of irrigation) for the Town and 175 gallons/capita/day (inclusive of irrigation) system-wide for SMRU.

Wastewater Supply

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.

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 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 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.

04.01.06.00 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).

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

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

04.01.06.03 POLICY: The Town hereby adopts by reference the Ten (10) Year Water Supply Facilities Work Plan 2017 Update prepared by South Martin Regional Utility (SMRU), as a part of this comprehensive plan.

04.01.06.04 POLICY: The Town shall adopt a revised Ten (10) Year Water Supply Facilities Work Plan –2017 Update 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.

04.01.06.05 POLICY: Any update to the Ten (10) Year Water Supply Facilities Work Plan 2017 Update will be done following the requirements of Chapter 163, Florida Statutes.

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

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

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

04.01.08.01 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.

04.01.08.02 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.

04.01.09.00 OBJECTIVE: To conserve water resource through the use of water conserving techniques such as 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.

04.01.09.01 POLICY: The Town (SMRU) shall make 100 percent use of reclaimed water at the south system by recharging the groundwater system through reclaimed water irrigation.

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

04.01.09.03 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.

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. 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 impacts 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)

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 serve to protect, conserve or enhance wetlands.

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 degradation of wetlands should be accompanied by mitigation measures to ensure no net loss in wetland acreage.

05.01.02.00 OBJECTIVE: Land Development Regulations protect, conserve or enhance living marine resources and wildlife habitats in the coastal area.

05.01.02.01 POLICY: Improvements to the Town’s beaches 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 in accordance with all applicable Federal and State regulations and Town Ordinances, including Jupiter Island Code, Chapter 3, “Animals”, Article II “Sea Turtles”

05.01.03.00 OBJECTIVE: Land Development Regulations continue to protect, conserve or enhance estuarine habitats.

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.

05.01.04.00 OBJECTIVE: To maintain or improve estuarine environmental quality.

05.01.04.01 POLICY: The Town shall continue to oppose discharges from Lake Okeechobee into the St. Lucie Estuary and Indian River Lagoon, 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 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.

05.01.04.04 POLICY: The Town shall foster maintenance of the water quality of the Indian River Lagoon to be maintained at its current designation of “Good”, through cooperation between the Town and other local governments having jurisdiction over the lagoon and its shores.

05.01.04.05 POLICY: The LDRs restrict new point-sources of pollution discharging directly into the Indian River Lagoon, or into canals leading to the lagoon.

05.01.04.06 POLICY: The LDR’s 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.

05.01.04.07 POLICY: The LDRs shall regulate structures that impede circulation patterns in the lagoon.

05.01.04.08 POLICY: The 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.

05.01.04.09 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.

05.01.04.010 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 prohibit, 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 Federal, State and local regulations.

05.01.05.07 POLICY: The Town 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 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 Blowing Rocks Preserve, the Hobe Sound Beach, and the Hobe Sound National Wildlife site.

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 will coordinate with Martin County Emergency Management personnel to help 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 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.

05.03.03.00 OBJECTIVE: To limit public expenditures that subsidize development permitted 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 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 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.

05.03.03.03 POLICY: Maintain the established Erosion Control Line along the length of the permitted beach nourishment project shoreline and extend the Erosion Control Line where needed to support the expansion of beach nourishment where appropriate, thereby

limiting seaward encroachment of development in those areas.**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 will provide immediate response to post-hurricane situations.

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

05.03.04.03 POLICY: 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 Line 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 and Federal/State park counterparts, 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, Federal and State parks, 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 outlined 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

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, wetlands, flood plains, minerals, soils, vegetative communities, wildlife and air quality. Because of its location on a coastal barrier island, the Town 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 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 is willing to cooperate with the State and/or Martin County in monitoring air quality.

06.01.01.02 POLICY: The Town 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 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 will continue to maintain the "Ramble" as a pedestrian walking path south of Grenville Road and a bike or walking path from Grenville Road to Estrada Road.

06.01.02.00 OBJECTIVE: To protect the environmental quality of the Indian River Lagoon as set forth in the Coastal 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 2015 to 2025.

06.01.03.01 POLICY: The Town promotes water conservation practices by residents of the Town and 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 29,500 persons (Source: SFWMD Upper East Coast Water Supply Plan) in its service area by the year 2040, which includes 3,800 persons as the seasonal peak population of the Town (Source: Data and Analysis).

06.01.03.04 POLICY: The Town encourages 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 Florida friendly and salt tolerant should be identified for future use in the Town.

06.01.03.05 POLICY: The Town requires that irrigation plans be reviewed for the conservation of water as provided in the Florida Building Code.

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

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

06.01.03.08 POLICY: The Town 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 is minimized by consideration of topography, hydrology and vegetative cover in review of site development plans.

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

06.01.05.03 POLICY: The Town 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.

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 Town beaches should be maintained and protected as set forth in the Coastal Zone goals, objectives and policies.

06.01.06.03 POLICY: The Town's LDR's 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 Zone goals, objectives and policies.

06.01.07.01 POLICY: The Town's Public Safety Department 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 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 cooperates with Martin County and 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, 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 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 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 (07.00.00.00)

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.

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 ensure that there will not be a reduction in the amount of open space from that which is currently permitted in the codes.

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 Zone Goals, Objectives and Policies.

07.01.03.04 POLICY: No further public beach access points that include public parking areas shall be developed within the Town of Jupiter Island.

07.01.03.05 POLICY: The Town 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 acknowledge and protect the public nature of the beach located seaward of the mean high water line.

07.01.03.07 POLICY: The Town's LDR's include an ordinance specifically protecting the points of access: at The Nature Conservancy's Blowing Rocks Preserve, the Hobe Sound Public Beach and the Hobe Sound National Wildlife Refuge.

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 need 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 and adjacent local governments including Palm Beach County, the Village of Tequesta and Martin County, School Boards, local service providers, independent special districts, regional planning agencies, and State agencies. 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. Reviews of the Comprehensive Plans for the Village of Tequesta and Martin County 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)

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 developed a revised Emergency Management Plan in coordination with the Martin County Comprehensive Emergency Management Plan.

08.01.03.02 POLICY: The Town should continue to coordinate with the St. Lucie Inlet and Jupiter Inlet Navigational Districts to 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 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 FDEP Division of Beaches and Shores, and the Corps of Engineers

through 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 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 Economic Opportunity (DEO) 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 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 DEO to 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 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 163.31777(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.

08.01.09.01 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 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 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 stormwater runoff from a twenty-four hour, 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 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 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 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 include a Concurrency Management System (CMS) specifying 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 specify the levels of service standards found in this plan and 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

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 ensure conformance to the “concurrency” requirements relative to development orders, levels of service and public facility timing.

PLAN MONITORING

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

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.

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

February 8, 2019

The Honorable Whitney D. Pidot
Mayor, Town of Jupiter Island
2 Bridge Road
Hobe Sound, Florida 33455

Dear Mayor Pidot:

The Department of Economic Opportunity ("Department") has completed its review of the proposed comprehensive plan amendment for the Town of Jupiter Island (Amendment No. 18-01ER), which was received and determined complete on December 12, 2018. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines our findings concerning the amendment. The Department does not identify any objections to the proposed amendment. However, the Department is providing two (2) comments. The comments are offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is "In Compliance" as defined in Section 163.3184(1)(b), F.S. Copies of comments received by the Department from reviewing agencies, if any, are also enclosed.

The Town should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. **The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, must be held within 180 days** of your receipt of the Department's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(4)(e)1., F.S.

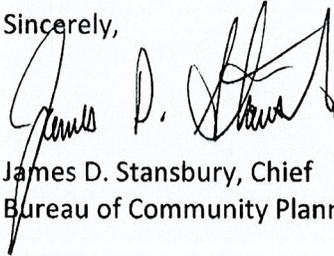
Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

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/TTD equipment via the Florida Relay Service at 711.

The Honorable Mayor Pidot
February 8, 2019
Page 2 of 2

Department staff is available to assist the Town to address the comments. If you have any questions related to this review, please contact Ed Zeno, Planning Analyst, by telephone at (850) 717-8511 or by email at ed.zeno-gonzalez@deo.myflorida.com.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/ez

Enclosures: **Objections, Recommendations, and Comments Report**
Procedures for Adoption
Reviewing Agency Comments

cc: Wayne Bergman, Director of Planning, Town of Jupiter Island
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

**Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
Jupiter Island 18-01ER**

The Department has identified two (2) comments regarding Jupiter Island's proposed comprehensive plan amendment. The comments are provided below, along with recommended actions the Town could take to resolve issues of concern. Comments are offered to assist the local government and will not form the basis for a compliance determination.

Department staff has discussed the basis of the report with Town staff and is available to assist the Town to address the comments.

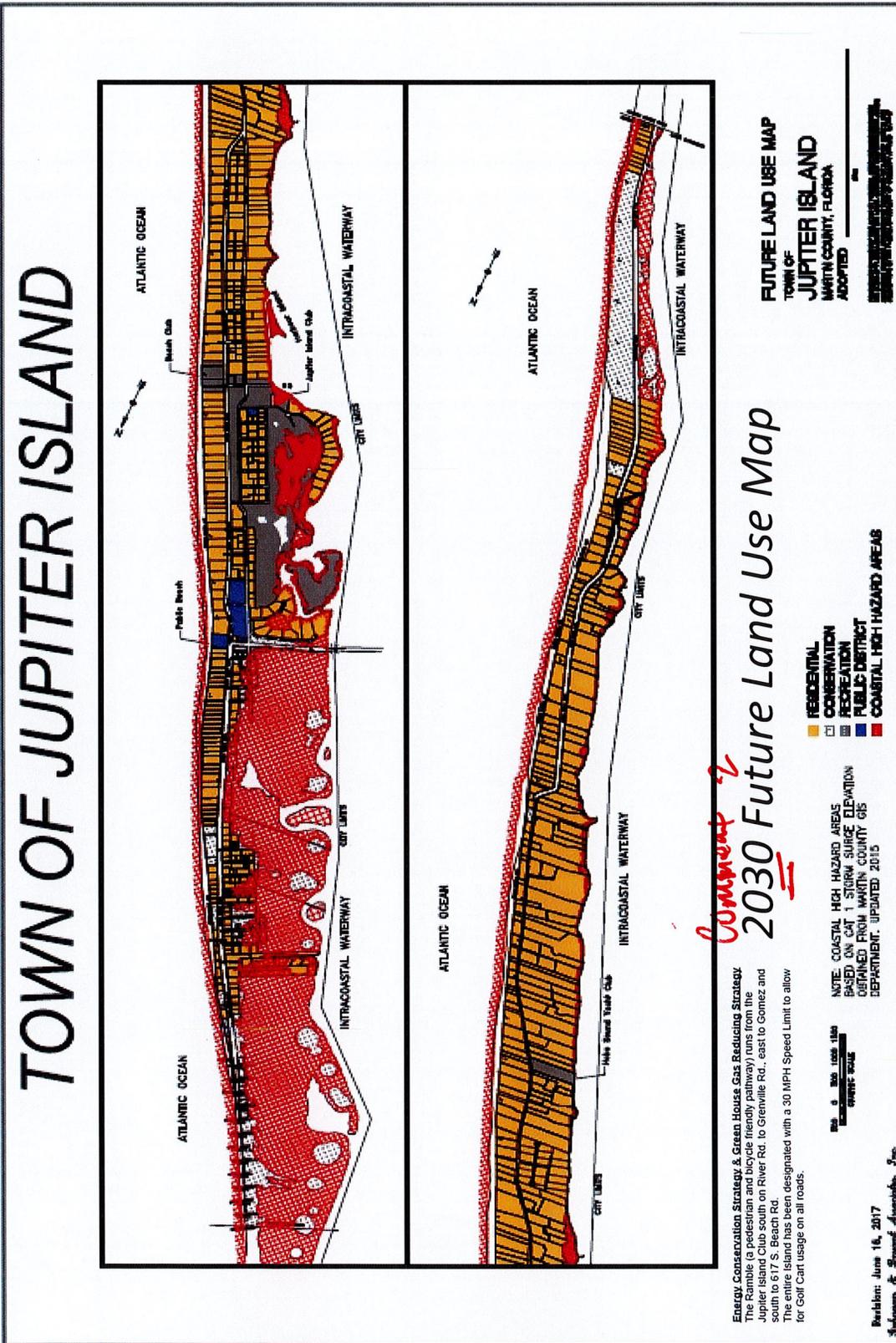
Comment 1: Infrastructure Element Policy 04.01.06.03; Water Supply Facilities Work Plan

The amendment seeks to adopt the 2017 update to the 10-year Water Supply Facilities Work Plan. However, corresponding policy language has not been updated to correctly adopt the Water Supply Facilities Work Plan by reference as described in Section 163.3177(1)(b), F.S. In response, the Town should consider revising Infrastructure Element Policy 04.01.06.03 to correctly adopt the Water Supply Facilities Work Plan by reference. An example of a policy can be (suggested changes are in underline/~~strike-through~~):

Infrastructure Element 04.01.06.03 POLICY: "The Town hereby adopts by reference ~~has adopted~~ the 10-Year Water Supply Facilities Work Plan 2017 Update prepared by ~~Brown and Caldwell~~ South Martin Regional Utility (SMRU), dated ~~March 5, 2008~~, authored by ~~Rick Olson, P.E.~~, as a part of this comprehensive plan."

Comment 2: Planning Horizon

The 2020 future planning horizon on the Town's Future Land Use Map referenced in the proposed amendment, projects less than 10 years into the future and no other planning horizon is included in the Town's Future Land Use Element. Chapter 163.3177(5)(a), F.S. provides guidance for comprehensive plans to establish at least two (2) planning periods, one covering at least the first 5-year period occurring after the plan's adoption and one covering at least a 10-year period. Prior to adoption, the Town should consider revising the amendment to establish a planning horizon that is at least 10 years in the future.



TOWN OF JUPITER ISLAND

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

2030 Future Land Use Map

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

NOTE: COASTAL HIGH HAZARD AREAS BASED ON CAT 1 STORM SURGE ELEVATION OBTAINED FROM MARTIN COUNTY GIS DEPARTMENT, UPDATED 2015

Energy Conservation Strategy & Green House Gas Reducing Strategy
 The Ramble (a pedestrian and bicycle friendly pathway) runs from the Jupiter Inlet to the south on River Rd. to Greenville Rd., east to Gomez and 17th S. B. Rd.
 The entire Island has been designated with a 30 MPH Speed Limit to allow for Golf Cart usage on all roads.

Revision: June 16, 2017
 Johnson & Johnson Associates, Inc.

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.

04.01.06.00 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).

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

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

04.01.06.03 POLICY: The Town hereby adopts by reference ~~has adopted~~ the Ten (10) Year Water Supply Facilities Work Plan, 2017 Update prepared by ~~Brown and Caldwell~~ South Martin Regional Utility (SMRU), dated March 5, 2008, authored by Rick Olsen, P.E., as a part of this comprehensive plan.

Summary 1