

**AGENDA**  
**TOWN OF JUPITER ISLAND**  
**LOCAL PLANNING AGENCY MEETING**  
**WEDNESDAY, JANUARY 7, 2026, 9:00 AM**  
**ISLAND ROOM – TOWN HALL – 2 BRIDGE ROAD**

1. Minutes of the Local Planning Agency Meeting held November 25, 2024.
2. Comprehensive Plan Review
3. Public Comment\*
4. Other Items\*

*\* No advanced materials provided*

**Local Planning Agency:**

Trent Steele, Chair  
Kate Nelson, Vice Chair  
Scott Hughes  
Scott McGraw  
Jim Hauslein  
Erin Charlton, Alternate  
Wendy Nolan, Alternate

**STATE MANDATED STATEMENT**

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the Town prior to the meeting. Please contact the Town Hall, 2 Bridge Road, Hobe Sound, FL 33455, telephone (772) 545-0103.

**MINUTES  
TOWN OF JUPITER ISLAND  
LOCAL PLANNING AGENCY MEETING  
MONDAY, NOVEMBER 25, 2024**

**TIME:** Monday, November 25, 2024 – 9:00 AM  
**PLACE:** Town Hall Island Room – 2 Bridge Rd., Hobe Sound, FL  
**PRESENT:** Present were Chair Trent Steele, and Board Members Scott Hughes, Kate Nelson, Laurie Gaylord, and Jim Hauslein, and Alternate Members Cynthia Keegan and Wendy Nolan. Also present were Town Attorney Thomas Baird, Building Department Director Catherine Harding, Assistant Town Manager/Beach Protection Director John Duchock, IT Director Bill Sutton and Town Clerk Kimberly Kogos.

**CALL TO ORDER AND COMMENTS\***

The meeting was called to order at 9:00 AM. The Committee members introduced themselves.

**1. Minutes of the meeting held January 23, 2024**

**MOTION:** Hughes / Nelson moved to approve the minutes of the Local Planning Agency held on January 23, 2024.

**ACTION:** 5-0 motion passed.

**2. Waterfront Setback Line Study Review and Discussion**

The Town Commission is requesting the LPA provide recommendations on the selection and application of the Waterfront Setback Line Study criteria, thus enabling the consultant to advance further towards preparing a setback line that would be further reviewed by the LPA and Town Commission.

Chair Steele explained the purpose of today's meeting and summarized the Waterfront Setback Line (WFSBL) Study. He noted that the Town Commission at their last meeting had asked the LPA to provide recommendations on the selection and application of the WFSBL study criteria which would enable the consultant to advance further in preparing a setback line that will be reviewed again by the LPA and Town Commission. He mentioned that from the original group of setback criteria provided in the report, criteria numbers 1, 3 and 6 had been eliminated by the Town Commission and the task today is to review criteria numbers 2, 4, 5, 7.

Director Duchock provided an explanation of today's meeting and the WFSBL Study being presented. He introduced the Town's coastal engineering consultant, Jennifer Bistyga, Project Manager with Cummins Cederberg.

Ms. Bistyga greeted the Committee. Chair Steele asked for a brief summary of Cummins Cederberg credentials and confirmed that the organization has completed similar studies. Member Gaylord asked if Cummins Cederberg worked closely with the Department of Environmental Protection (DEP) and Ms. Bistyga confirmed.

Ms. Bistyga began her presentation. She explained that the Town's WFSBL is a line of prohibition which limits the encroachment of upland development into the beach dune system based on specific criteria. The criteria applied for the 2019 WFSBL were:

- 50' landward of the mean high water (MHW)
- 50' landward of the dune (+14')
- 50' landward of existing seawall/coastal structure
- Line of sight between closest habitable conforming buildings within 1,000'
- Average setback from MHW of closest conforming buildings within 1,000'

Member Gaylord asked how long the 50' measuring point had been used. Ms. Bistyga and Director Duchock confirmed that the 50' line has been used since the 2000 and 2019 studies for offset measurements. Director Duchock stated 50' is used as a standard along the state coastlines. He stated that other municipalities use different measuring points (i.e. Palm Beach uses less than 50'). Member Hughes explained that prior to the creation of the WFSBL, the Town used Line of Site as a measuring point, in order to maximize the residents' view. He added that when construction met critical mass and maintaining a line of sight became challenging, the Town opted to create the WFSBL.

Ms. Bistyga continued with the presentation explaining that Florida dune systems are controlled by local and state regulatory agencies, including the DEP. She stated that the DEP utilizes a line called the Coastal Construction Control Line (CCCL) as their governing line. She explained that the goal of the current study has been to be more aligned with the state's CCCL.

Member Hughes asked what conditions the CCCL creates in terms of a buildable structure. He noted that the CCCL does not restrict the location of a structure rather defines the strength or armament of a building. Ms. Bistyga stated that the CCCL was established in Martin County in 1985 and is a line of jurisdiction, not prohibition. She added that it defines the landward limit with the FDEP's authority to regulate construction. If a building is seaward of the CCCL, one must apply for specific permits.

Ms. Bistyga continued to explain the criteria being applied for the new setback line study. Those include:

1. Line of Construction (LOC)/ Uniform Construction Line (seafoam green line)
  - a. Measure average distance between 2023 MHWL and seaward projection of major habitable structures within 1,000 ft of R monument
2. Frontal Dune Ridge
  - a. Identify dune ridge line with Geomorphon Landforms Tool (GIS)
  - b. Apply a 50' setback to ridge for WFSBL criterion
  - c. Heel (landward) line of dune falls within 50' dune setback
3. Townwide 30-Year Erosion Projection (30-YEP)
  - a. Long-term shoreline erosion predicted over a period of 30 years based on historical shoreline changes.

Chair Steele asked why not use the CCCL as the WFSBL? Ms. Bistyga noted that this could be the decision, but the CCCL is a very restrictive line. She stated that the recommendation is not to construct further west of the General Permit Line.

Ms. Bistyga explained the 2024 WFSBL criteria in more detail.

Discussion ensued regarding the various construction lines considered for a construction permit. Ms. Bistyga explained that the DEP reviews permit applications on a site-specific basis while the Town is developing the waterfront setback line on a town-wide basis.

Member Nelson asked if Cummins Cederberg had referred to the Comprehensive Plan and Town Vision in the recommendation. Ms. Bistyga explained that the project team is aware of these documents and looked at this criteria, but is basing the recommendations on the criteria presented. Attorney Baird noted that the Town is conducting a Comprehensive Plan review, and the two studies will be combining their information in some capacity.

Member Nelson asked if beach renourishment was considered in making the recommendation. Ms. Bistyga confirmed that the beach nourishment program is a factor in the formula and referred to the Development of Conceptual Townwide 30-Year Erosion Projection (YEP) presentation slide.

Ms. Bistyga defined the various lines along the preliminary maps. She reviewed the LOC as requested by Member Gaylord and confirmed that the DEP utilizes the minimum position where this current study has recommended using the average LOC position.

Chair Steele referred to his previous home along the 100 block which is close to the ocean and stated that it is helpful to give real world examples for better understanding. Discussion ensued pertaining to a new line potentially creating both non-conforming structures as well as new buildable envelopes.

Member Gaylord asked if the Town has reviewed the number of homes that would become nonconforming and vice versa. Director Duchock noted that the Town will be reviewing and providing that information.

Ms. Bistyga continued with the map review.

Member Hughes asked about today's recommended line versus the 2019 line in regard to the 300 block line, where there is a significant change in the current recommended line. Director Duchock explained that in 2019, the Town looked at the 14' dune elevation, and noted that the dune elevation dips down in the 300 block. He explained that today, the study is using a different methodology that includes the DEP's frontal dune which is not tied to an elevation.

Ms. Bistyga continued reviewing the preliminary maps. Discussion ensued regarding the nourished beach versus a non-nourished beach (in the 400 block and near Blowing Rocks).

Ms. Bistyga concluded her presentation.

Member Hauslien asked about the 2019 WFSBL. Director Duchock confirmed that the 2019 line reviewed both shorelines (ocean side and intracoastal side) while this current study focuses only on the ocean side. Member Hughes referred to the 2019 line and unintended consequences noting that the motivation at that time was to reduce the number of nonconforming structures, and there was no indication that they would be creating buildable sites. He stated that he is hopeful that this time, they would be able to inform property owners of any change and give them a chance to understand what those changes are.

Member Hauslien stated that he has heard that the recommended line helps some and hurts some. He explained that the residents who are negatively impacted do not benefit in any way from those who are positively impacted.

Chair Steele noted that there seems to be more comfort with westerly shifts versus the easterly shifts, especially considering erosion. He asked if there is a way to logically limit or justify not moving the line further east than it already is?

Member Hughes expressed appreciation for conservative views but focused on fairness. He stated that the Town has hired experts to analyze what is fair based on criteria provided by the Town Commission, and if the recommendation is not accepted, a valid explanation as to why it was rejected must be provided.

Chair Steele agreed but asked how much wiggle room is in this report, noting that the consultant stated that the recommended line at this point is not set in stone.

Member Nelson stated she would like to see a Line of Construction that does not incorporate non-conforming structures, and she recommends allowing construction westward of CCCL-GP (General Permit) line.

Member Gaylord asked for a list of oceanfront properties that were purchased since the 2019 line, and the potential impacts to them if the line changes. She read the Florida Statute that speaks to private property rights.

Member Hughes expressed concern over “cherry picking” the data in the report and opined that the two choices are to accept the report as is or simply reject it and stay with the 2019 line. He noted that this report creates buildable envelopes that do not currently exist and expressed concern over the risk the Town exposes itself to if moving the 2019 line.

Member Hauslien agreed that they must be very sensitive to private property rights. He noted that the report creates three different “buckets”:

- The lines seem to line up with each other
- The lines create non-conforming properties
- The lines create buildable envelopes

He expressed that the Commission must be careful and not penalize existing residents.

Chair Steele stated that this line goes west as well as east and will negatively impact some property owners. He noted that this report is purely objective using data points which cannot be argued.

Member Nelson questioned if it makes sense to wait until the comprehensive plan is reviewed. Member Hughes stated that there are time sensitive issues including the ZIP which expires in February.

#### **4. Public Comment\***

Resident Tucker Johnson referred to the Town’s consistent attitude toward pre-existing and non-conforming structures and finding a way to protect the homeowners in storm events and protecting them legally.

He stated that more priority should be placed on not creating a non-conformity where houses exist. He opined that perhaps it may be worth waiting and adding into the equation the value of not creating additional non-conformity where it is not necessary, because it places a burden on the homeowner and creates a potential loss of value on the property.

Member Hughes stated the 2000 line literally moved around houses to reduce creating non-conformity while the 2019 line did it with very few exceptions. He opined that the Town’s priority has always been to support the status quo.

Member Gaylord stated that the current line is very closely aligned to the 2019 line. She suggested approving the recommended line, or rejecting it and keep the 2019 line.

Member Hughes restated the desire to analyze the number of non-conforming homes the recommended line would create, as well as the number of buildable envelopes. He added that there is a front yard setback line and would like to analyze the impacts to those parcels where the potential line changes. Additionally, he suggested creating a new zoning district for beach homes.

Member Hauslien suggested keeping the 2019 line and keep the seafoam green line as well (keep 2019 and not penalize current homeowners).

Member Gaylord referred to the Cummins Cederberg Task 4 that is still to be completed and consists of creating the final maps and report. Director Duchock explained the scope of work and task process. He explained that the town is gathering feedback and public input, then the Commission will review that information and use that to shape a final line. He explained the process as it has evolved which will add another workshop and LPA meeting.

Chair Steele summarized by asking the committee if there were any criteria the committee would like to add to or delete from the current criteria.

Member Nelson recommended not permitting the creation of any non-conforming structures, referring to criteria #4. She stated, "If you look at the existing setback, it actually says, 'Every setback of closest conforming building'. I think our LOC for major...? [verbiage not clear]...should be *conforming* buildings, not 'all'...right now, it includes 'all'." She expressed how existing homes in the 600 block will not be conforming because they are in the dune...they would not qualify for a DEP permit.

Member Hughes suggested controlling such a situation with a policy shift in the LDRs which would say that permitting ability to improve their property would be limited in such a way that an expected "life span" is created that would change attitudes about existing structures. He emphasized treating everyone fairly across the board.

Chair Steele stated that the task before them is to decide if the criteria is what should be considered when creating the final line, or if there is something else that should be considered. Member Hughes expressed that the criteria is exactly what the Town Commission wanted and the Committee should support it.

Member Hauslien recommended using the criteria in such a way that would not create nonconforming structures and shrink building envelopes. He emphasized not to penalize homeowners relative to the 2019 line.

Member Hughes stated that he feels each homeowner should have the opportunity to see exactly how the recommended line would affect their individual property. In order to do that, he noted that the committee is requesting additional information:

- Properties that would become non-conforming
- Properties that are currently non-conforming that would become conforming
- Properties that would become buildable that are not currently buildable
- Properties that are currently buildable that would become not buildable due to loss of square footage.

Chair Steele noted that the Committee agrees on these recommendations.

Resident and LPA Alternate, Wendy Nolan, stated that she is concerned about eastward movement of permitted development, especially considering climate change. She expressed that dunes come and go, sharing that her property was washed out to the ocean years ago. She stated that she does not agree with adding buildable property closer to the water.

Chair Steele emphasized that this study is based on scientific criteria so no one can state that any specific property is receiving favor or is being penalized. Since the data is scientific, it is indisputable.

Member Nelson asked if the Town is engaged in an overall risk assessment. Director Duchock stated that the Town is beginning a vulnerability study that reviews the effects of sea level rise, among other risk factors including 100-year storm erosion. However, the study is focused on Town-owned property and assets versus private property.

Chair Steele again gained consensus on the comfort of the committee pertaining to the criteria that has been advanced by the Town and consultant for the purpose of redrawing the line, with the understanding that more information has been requested.

Chair Steele stated that the next comment is not on the agenda but is a matter that needs to be addressed. He stated that the committee is currently without a Vice Chair and asked the Commission to appoint a Vice Chair.

5. **Next meeting date - To be determined\***

6. **Adjourn\***

The meeting adjourned at 11:03am.

Respectfully Submitted,

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Kimberly Kogos, Town Clerk

Date: December 12, 2025  
To: John Duchock, Town of Jupiter Island  
From: Ali Palmer, Kimley-Horn  
Subject: Comprehensive Plan Update  
Attachments: December 2025 Comprehensive Plan Draft

## Summary of December 2025 Draft:

During the November 20, 2025 Town Commission meeting, Kimley-Horn received guidance regarding additional revisions to the goals, objectives, and policies. The December 2025 draft reflects several notable changes to the policies compared to the November 2025 draft. Each of the major policy changes have been included in this document, the most critical changes are outlined as follows:

### Urban Sprawl

- Land development regulations are strengthened to prevent urban sprawl by strictly enforcing minimum lot size and width requirements, with limited exceptions and variance processes, while ensuring effective screening and preservation of open space, light, and sight-lines

### Flood Protection & Dune Management

- Explicitly recognize dunes as essential infrastructure for flood protection and require the maintenance of a continuous, healthy dune system as part of the Town's Level of Service standards.
- Establish a comprehensive dune master plan that categorizes dune types and management zones for ongoing development and maintenance.

### Evacuation Routes & Public Safety

- Strengthened language around hurricane evacuation planning and coordination with Martin County Emergency Management..

### Hazard Mitigation & Waterfront Setback

- Policies added to confirm the establishment of a waterfront setback line in the Land Development Regulations, and prohibiting development east of the oceanfront setback line except for dune crossovers.

### Manatee Protection

- Policy added to promote and expands manatee slow-speed zones in critical habitats, with requirements for signage, public education, and compliance with wildlife protection standards.

### Sea Turtle Protection

- Policies introduced to enhance protection for sea turtles, including measures for restrictive lighting, habitat preservation and requirements for compliance with wildlife safeguarding standards.

### Septic to Sewer

- Policy initiatives address the assessment of transition from septic systems to sewer connections to improve environmental quality and public health over the next 25 years.

## December 2025 Draft Major Policy Revisions

### Future Land Use

**1.1.2.2 Policy 1.1.3.2:** To prevent urban sprawl, new lots may only be created if they fully comply with all land development regulations for size, width, and other requirements. Creating lots that do not meet these standards is prohibited with the exception of what is listed in this element.

**Policy 1.1.4.2:** To prevent urban sprawl, new lots may only be created if they fully comply with all land development regulations for size, width, and other requirements. Creating lots that do not meet these standards is prohibited with the exception of what is listed in this element.

**Policy 1.1.4.4.:** The standards for minimum lot size and width shall be strictly enforced if subdivision or replatting is proposed, provided , however, that in certain instances a reduction of the minimum lot width may be permitted through the variance process and approved by the Board of Adjustment Development Review Board (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;
- e. That the reduction in lot width does not exceed fifteen percent (15%) of the required width. The overall size and scale of development on a lot shall not result in increased visibility of structures from adjacent properties or public rights-of-way, and

- f. To ensure effective screening, all properties must provide buffering that obscures the view of all building floors from neighboring properties and public rights-of-way.

**OBJECTIVE 1.1.6: The Town shall continue to implement land development regulations that can meet established level of service standards and discourage urban sprawl.**

**01.01.05.01 Policy 1.1.6.1:** A concurrency analysis shall be conducted prior to the approval of any application for development, and no development order shall be issued unless:

1. Existing facilities and services meet the Town's ~~The~~ level of service standards adopted in Sections ~~02.01.01.01 and 04.01.01.01~~ of the Comprehensive Plan for Transportation, Capital Improvement, and Infrastructure facilities elements; or should be applied to all applications for development approval.

2. ~~01.01.05.03 All~~ ~~The final development orders should be specifically is~~ conditioned on the availability of facilities and services necessary ~~to serve the proposed development at the time the impact of development will occur,~~ consistent with the Town's Concurrency Management System and the ~~infrastructure at~~ adopted level of service standards.

**01.01.05.02 Policy 1.1.6.2:**-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~~ will be required to pay for such impacts or provide their own facilities constructed to Town specifications. Payments shall be made, and construction of facilities shall be completed, before a certificate of occupancy is issued by the Town for said development.

**Policy 1.2.1.4:** All existing native vegetation within the dune areas, east and west of the waterfront setback line, should be preserved on property within all future land use designations to maintain the existing dune crest and mitigate major erosion events.

**OBJECTIVE 1.2.4: Recognize the adopted Soil Map of Jupiter Island and ensure that all future land use decisions, including designations on the Future Land Use Map, are coordinated with the identified soil and topographic characteristics of the area.**

**Policy 1.2.4.1:** The Soil Map is hereby adopted by reference as Figure X-X

**Policy 1.2.4.4:** The Town will also utilize available data sources for wetlands, uplands, and critical habitats when delineating future land uses and evaluating requests for changes in land use.

## Transportation

~~02.01.02.02~~ **Policy: Objective 2.1.2** The Town should work in partnership with the County, State and Federal agencies to protect the road rights-of-way through on-going beach protection efforts.

**Policy 2.1.2.1:** The Town's should work with County, State, and Federal agencies to protect, enhance, and maintain its dune and beach systems by help safeguard and strengthen public right-of-ways and evacuation routes.

## Housing

**Policy 3.1.2.2:** No building permits for new homes shall be issued unless essential infrastructure—potable water, sewer or septic, roadway, stormwater drainage, and electricity—is installed and operational.

## Infrastructure

**Policy 4.1.4.3:** Assess the transition from Onsite Sewage Treatment and Disposal Systems (commonly referred to as septic systems) to sanitary sewer throughout the Town over the next 25-year planning horizon, concluding in 2050.

**OBJECTIVE 4.1.8: To improve flood protection from storms and storm surge through the use of beach and dunes as infrastructure.**

**Policy 4.1.8.1:** The Town should manage beaches and dunes in accordance with the goals, objectives, and policies of the Coastal Management Element.

**Policy 4.1.8.2:** Dunes should be considered infrastructure for flood protection and the Town should support efforts to maintain a continuous healthy and robust dune system in accordance with the Level of Service standards of Policy 4.1.1.1.

## Coastal Management

**GOAL 5.1: To promote the conservation and preservation of the town's natural resources and coastal wildlife habitat to plan for, and where appropriate, restrict development which would damage or destroy the natural, archeological, or historic resources of the coastal area.**

~~05.01.02.04~~ **Policy 5.1.2.1:** Improvements to the Town's beaches should continue to be implemented in a manner that does not damage or destroy and protects and enhances natural beach wildlife habitats and dune areas serving as optimal habitat for nesting sea turtles and other native species of flora and fauna.

**Policy 5.1.2.3:** Regulate beachfront lighting, beach and dune preservation, stabilization, and restoration to ensure the health and wellbeing of vital sea turtle habitat throughout the island.

**Policy 5.1.2.4:** Implement specific prohibitions on development processes and activities which may be disruptive to the nesting, migratory, hatching, or other behaviors of sea turtles.

**Policy 5.1.2.5:** Facilitate reduction of light pollution and negative impacts of lighting on sea turtle nesting and hatchlings through continued strengthening of lighting ordinances and enforcement of lighting restrictions during sea turtle nesting season.

**Policy 5.1.3.2:** Promote and expand manatee slow-speed zones in critical habitats south of the Bridge Road bridge, prohibiting activity that harms submerged lands, while ensuring clear signage, public education, and compliance with state and federal wildlife protection standards.

**Policy 5.1.4.12:** Continue to administer mangrove trimming and permitting as regulated by the Florida Department of Environmental Protection.

**05.01.05.00 OBJECTIVE 5.1.5:** To protect the natural functions of the coastal barrier, with significant effort to ~~and~~ protect and enhance the coastal dunes and ocean beach system as part of the Town's infrastructure.

**05.01.05.04 Policy 5.1.5.4:** Removal of natural existing native dune vegetation should be prohibited, and preservation and enhancement of native dune vegetation should be encouraged.

**Policy 5.1.5.8:** All existing native vegetation within the dune areas, east and west of the waterfront setback line, should be preserved to maintain the existing dune crest and mitigate major erosion events.

**Policy 5.1.5.9:** Develop and maintain a comprehensive dune master plan that categories the different types of dunes in the Town and clearly defines dune management zones that address the various ownership types and functional roles and include recommendations to enhance and maintain the existing dune system tailored to each zone.

**05.03.03.00-OBJECTIVE 5.3.3:** No development shall occur east of the existing primary dune, except for local, regional and state restoration or protective projects. New construction, expansion, or redevelopment in this area is strictly prohibited to protect coastal resilience.

**Policy 5.3.3.1:** Establish a waterfront setback line in the Land Development Regulations where no development (other than dune crossovers) shall be allowed east of the oceanfront waterfront setback line. This waterfront setback line shall not be moved for the purpose of development and construction.

## Conservation

**Policy 6.1.6.4:** The Town's LDR's shall require that all development, including single-family residential development, preserve a portion of their parcel through easement if there is existing, high quality upland, coastal or wetland vegetative habitat on the parcel.

**Policy 6.1.6.5:** The Town's LDR's shall require proposed developments to establish and maintain a vegetated and functional littoral zone as part of the surface water management system for any marine wetlands occurring on all properties, consistent with FDEP standards.

**Policy 6.1.6.6:** The Town's LDR's shall require that existing vegetation, excluding invasives, remain within the required landscape buffers for all parcels.

## Intergovernmental

**08.01.03.01 Policy 8.1.3.1:** The Town ~~developed a revised~~ shall maintain and update the Emergency Management Plan in coordination with the Martin County Comprehensive Emergency Management Plan, and consistent with the policies in the Coastal Management Element.

**08.01.03.04 Policy 8.1.3.4:** ~~The Town should continue to cooperate~~ Revisit and where appropriate, coordinate 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.

**08.01.04.03 Policy 8.1.4.2:** Where the Town is unable to resolve intergovernmental conflicts with local jurisdictions, the Town Commission will determine appropriateness for the respective issues to be mediated as outlined in Florida Statutes.

## Capital Improvements

**09.01.06.04 Policy 9.1.1.4:** Any capital improvements projects defined in the future shall be evaluated and ranked in order of priority according to the following guidelines:

- a. Public Health and Safety: 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. Level of Service: Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, ~~or provides service to developed areas lacking full service, or promotes in-fill development.~~ If public facilities are developer-provided, they shall accommodate public facility demands based upon adopted Level of Service standards.

- c. Financial Feasibility: Whether the project is financially feasible based on the established criteria for evaluating capital improvement projects and its budgetary impacts.
- d. Efficiency: Whether the project represents a logical extension of facilities and services and the effects upon appropriate State agency and/or Water Management District facilities plans shall be evaluated.
- e. ~~Updated every year to reflect a 5-year projection of Capital Expenditures.~~
- e. Quality of Life: Priority should also be given to projects that would enhance the quality of life.

## 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~~ serenity, and safety. The residents of Jupiter Island will faithfully endeavor to preserve and nurture their unique community for all future generations.*

## PURPOSE OF THIS PLAN

Under Chapter 163, Florida Statutes, a comprehensive plan serves as the foundational policy document guiding decision making in a community. Its purpose is to establish principles, guidelines, standards, and strategies that reflect local commitments and provide a consistent framework for governance. The plan sets meaningful and predictable standards, ensuring that quality of life and natural resources on the island are protected and preserved. It also identifies programs necessary for these protections and includes procedures for monitoring and evaluation.

## 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 ~~804~~ ~~847~~ according to the ~~2020~~~~10~~-census, and in ~~2030~~~~18~~ is estimated to be ~~780~~~~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~~ More than 50 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~~ budget and mileage rate. 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~~ 2025 taxable value established by the Martin County Property Appraiser is ~~\$2,432,462,327~~ 981,306,781.

## **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

### Purpose

As an element of the Town Comprehensive Plan required by Section 163.3177(6)(a), Florida Statutes, the purpose of the Future Land Use Element is to designate the proposed future general distribution, location, and extent of land uses within the Town of Jupiter Island. Each land use has approximate acreages and permitted uses, as well as standards for controlling population densities and building intensities consistent with the Town's vision.

~~For the most part,~~ The land use categories shown on the Future Land Use Map generally 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~~ in the Future Land Use Map Series, 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~~ projected Town population for the 10-year and 25-year planning period.

### Goals, Objectives, and Policies

~~01.01.00.00~~ **GOAL 1.1: To preserve and enhance the Town's community character as a high quality, single-family residential community.**

**OBJECTIVE 1.1.1: Manage and coordinate land use through the establishment of Future Land Use Designations with regulations that preserve and protect natural resources and the Town's vision.**

The Town of Jupiter Island Future Land Use Plan is organized into the four different land use classifications designations 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:~~

- Residential
- Recreation
- Conservation/Preservation
- Public Facilities

#### **Policy 1.1.1.1: Residential Future Land Use Designation**

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 shall be permitted as defined in the Town's Zoning Ordinance, ~~should be permitted.~~

#### **Policy 1.1.1.2: Recreation Future Land Use Designation**

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.

**Policy 1.1.1.3: Conservation Future Land Use Designation**

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.

**Policy 1.1.1.4: Public Facilities Future Land Use Designation**

The Public Facilities land use category designates locations for publicly-owned infrastructure systems, such as rights-of-way, 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.

**01.01.01.00-OBJECTIVE 1.1.2: 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 1.1.2.1:** 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 1.1.2.2:** Land use areas as shown on the Future Land Use Map should be delineated along logical demarcation lines.

**01.01.01.03-Policy 1.1.2.3:** Zoning map designations and zoning ordinance text should be consistent with the Comprehensive Plan and this Future Land Use Element 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 1.1.2.4:** 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 1.1.2.5:** Expansion of non-conforming land uses should be prohibited.

**01.01.01.06-Policy 1.1.2.6:** 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 1.1.2.7:** 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.

**Policy 1.1.2.8:** Maintain the Town’s character as a single-family residential community that prioritizes conservation and preservation, as well as the natural beauty and ecological significance of the barrier island.

**01.01.02.00-OBJECTIVE 1.1.3:** To achieve an orderly 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 ensuring that land uses are appropriately integrated and harmonious with surrounding uses.

**1.1.2.1 Policy 1.1.3.1:** Zoning Land Development Regulations should protect single-family residential uses development from the encroachment of incompatible land uses.

**1.1.2.2 Policy 1.1.3.2:** The Future Land Use Map Plan will shall be based upon energy-efficient land use patterns that account for existing and future electric power generation and transmission and energy conservation. To prevent urban sprawl, new lots may only be created if they fully comply with all land development regulations for size, width, and other requirements. Creating lots that do not meet these standards is prohibited with the exception of what is listed in this element.

**01.01.03.00 OBJECTIVE 1.1.4:** 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 1.1.4.1:** 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. Coastal and wetland management

**Policy 1.1.4.2:** To prevent urban sprawl, new lots may only be created if they fully comply with all land development regulations for size, width, and other requirements. Creating lots that do not meet these standards is prohibited with the exception of what is listed in this element.

**Policy 1.1.4.3:** Subdivision or replatting of land. Replatting provisions must comply with land development regulation’s. and should require that Any building permit for a structure that will use which building relating thereto would utilize more than one lot or portion thereof, must file a replat of all affected lots. In addition, no partition of dividing lots should be

~~allowed to in a way that creates nonconformities as to other with other land development code regulations provisions is prohibited.~~

**Policy 1.1.4.4.:** The standards for minimum lot size and width shall be strictly enforced if subdivision or replatting is proposed, provided , however, that in certain instances a reduction of the minimum lot width may be permitted through the variance process and approved by the Board of Adjustment-Development Review Board (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;
- e. ~~That the reduction in lot width does not exceed fifteen percent (15%) of the required width~~ The overall size and scale of development on a lot shall not result in increased visibility of structures from adjacent properties or public rights-of-way, and
- f. To ensure effective screening, all properties must provide buffering that obscures the view of all building floors from neighboring properties and public rights-of-way.

~~01.01.04.00~~ **OBJECTIVE 1.1.5: To promote the rehabilitation and restoration of older structures.**

~~01.01.04.01~~ **Policy 1.1.5.1:** 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 1.1.6: The Town shall continue to implement land development regulations that can meet established level of service standards and discourage urban sprawl. To coordinate future land uses with the capacity of facilities and services.**

~~01.01.05.01~~ **Policy 1.1.6.1:** A concurrency analysis shall be conducted prior to the approval of any application for development, and no development order shall be issued unless:

1. Existing facilities and services meet the Town's The level of service standards adopted in Sections 02.01.01.01 and 04.01.01.01 of the Comprehensive Plan for Transportation, Capital Improvement, and Infrastructure facilities elements; or should be applied to all applications for development approval.

2. 01.01.05.03 All The final development orders should be is specifically conditioned on the availability of facilities and services necessary to serve the proposed development at the time the impact of development will occur, consistent with the Town's Concurrency Management System and the infrastructure at adopted level of service standards.

~~01.01.05.02~~ **Policy 1.1.6.2:** -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~~ will be required to pay for such impacts or provide their own facilities constructed to Town specifications. Payments shall be made, and construction of facilities shall be completed, before a certificate of occupancy is issued by the Town for said development.

~~01.01.06.00~~ **OBJECTIVE 1.1.7: To ensure the availability of suitable land for utility facilities necessary to support proposed development.**

~~01.01.06.1~~ **Policy 1.1.7.1:** Suitable land should be dedicated or reserved by the Town for utility facilities necessary to support proposed development

~~01.02.00.00~~ **GOAL 1.2: To Plan for, and Where appropriate, Restrict development that would damage or destroy natural or historic resources.**

~~01.02.01.00~~ **OBJECTIVE 1.2.1: To protect, conserve, or enhance wetlands and natural vegetation, environmentally sensitive habitats and conservation designated lands, consistent with the Conservation and Coastal Management Elements.**

~~01.02.01.01~~ **Policy 1.2.1.1:** 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 1.2.1.2:** Future disruptions or degradations of wetlands should be accompanied by mitigation measures to ensure no net loss in wetland acreage.

~~01.02.01.03~~ **Policy 1.2.1.3:** 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 habitat and or any other upland littoral zone vegetation is protected and accommodated in the site design east of the oceanfront waterfront setback line or west of the riverfront waterfront setback line, consistent with the requirements of Chapter 403, Florida Statutes.

~~01.02.01.04~~ **Policy 1.2.1.4:** The Town's clearing and landscaping requirements should require a permit before any clearing or grubbing may begin on all subdivision lots or development sites prior to the issuance of a development permit.

**Policy 1.2.1.4:** All existing native vegetation within the dune areas, east and west of the waterfront setback line, should be preserved on property within all future land use designations to maintain the existing dune crest and mitigate major erosion events.

~~01.02.02.00~~ **OBJECTIVE 1.2.2: To protect, conserve or enhance living marine resources and wildlife habitats.**

~~01.02.02.01~~ **Policy 1.2.2.1:** 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 1.2.2.2:** Development should be designed to accommodate stormwater on-site in accordance with applicable performance standards and the Infrastructure element.

~~01.02.03.00~~ **OBJECTIVE 1.2.3: 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 1.2.3.1:** The Town should continue to adopt specific policies and land development regulations when necessary in order to coordinate with any approved state, regional and local resource planning and management plan affecting the Town's resources. The Town should keep itself informed about the preparation of such plans.

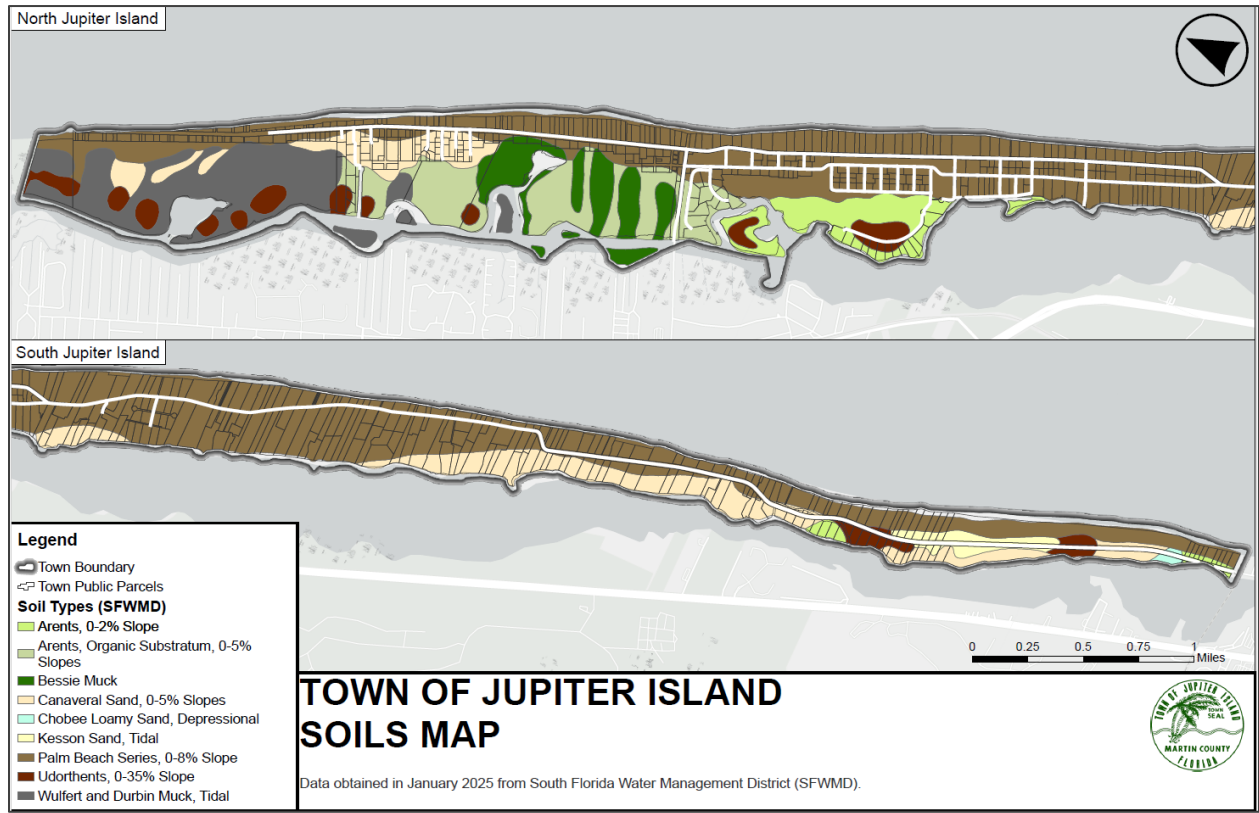
~~01.02.04.00~~ **OBJECTIVE 1.2.4: Recognize the adopted Soil Map of Jupiter Island and ensure that all future land use decisions, including designations on the Future Land Use Map, are coordinated with the identified soil and topographic characteristics of the area.**

**Policy 1.2.4.1:** The Soil Map is hereby adopted by reference as Figure X-X

**Policy 1.2.4.2:** 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 1.2.4.3:** Decisions regarding future land development should consider the natural topography of the development site and the soil types occurring on the site.

**Policy 1.2.4.4:** The Town will also utilize available data sources for wetlands, uplands, and critical habitats when delineating future land uses and evaluating requests for changes in land use.



# TRANSPORTATION ELEMENT

## Purpose

As an element of the Town Comprehensive Plan, required by Section 163.3177(6)(b), Florida Statutes, 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 addressing issues in relationship to the size and character of the Town, with an emphasis on transportation that is safe and coordinated. The future Transportation system is supported by the goals, objectives, and policies, set forth herein, and is depicted on the Future Transportation Land Use Map Series.

The Transportation Element supporting data and analysis 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. Gomez Road and North Beach Road are the primary Town roads and are classified as collector roads. 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 Land Use Map Series. 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, and Policies

**02.01.00.00 GOAL 2.1: 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 2.1.1: To provide safe, efficient, and cost-effective vehicular and pedestrian movement throughout the Town. ~~while providing for reduction of greenhouse gases.~~**

**02.01.01.01 Policy 2.1.1.1: The Town should maintain a Transportation Level of Service (LOS) A on all of the Town's roadways.**

**02.01.01.02 Policy 2.1.1.2: 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 2.1.1.3: The Town's ~~shall enforce a maximum 30 MPH miles per hour (MPH) speed limit throughout the Town, encourages using encouraging the use of golf carts as an alternative transportation method. The use of golf carts provides a reduction in greenhouse gas emissions.~~**

**~~02.01.01.04~~ Policy 2.1.1.4:** The Town's Land Development Regulations (LDRs) should be revised to address the connections and access points of driveways and roads to roadways for the purpose of minimizing conflict points between automobiles.

**~~02.01.01.05~~ Policy 2.1.1.5:** 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.

**~~02.01.02.02~~ Policy: Objective 2.1.2** The Town should work in partnership with the County, State and Federal agencies to protect the road rights-of-way through on-going beach protection efforts.

**Policy 2.1.2.1:** The Town's should work with County, State, and Federal agencies to protect, enhance, and maintain its dune and beach systems by help safeguard and strengthen public right-of-ways and evacuation routes.

**~~02.01.02.00~~ OBJECTIVE Policy 2.1.2.2:** 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 2.1.2.3:** 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.

**~~02.01.03.00~~ OBJECTIVE 2.1.3: To coordinate the future maintain a safe, effective transportation system and with future land uses of the on the Town's roadways.**

**~~02.01.03.01~~ Policy 2.1.3.1:** 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 Facilities Map.

**~~02.01.04.00~~ OBJECTIVE 2.1.4: To coordinate cooperate with Martin County on transportation planning and traffic improvements with in the County's' the future transportation plans and traffic improvement programs of Martin County.**

**~~02.01.04.01~~ Policy 2.1.4.1:** ~~The Town should convey to~~ maintain open communication with Martin County ~~its concerns regarding anticipated rapid county~~ the projected County population growth, which could have a significant and its impact on the Town's roadway system within the Town, including potential adverse impacts on the maintained level of service.

**~~02.01.04.02~~ Policy 2.1.4.2:** The Town should coordinate closely cooperate with Martin County to ensure that needed drainage, safety and maintenance projects within County-owned and maintained roadways improvements to County Road 707 within the Town's limits are adopted in made part of the County's Capital Improvement Plan (CIP), the Martin Metropolitan Planning Organization (MPO) Long Range Transportation Plan and the Florida Department of Transportation's (FDOT) Five-Year Road Work 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 2.1.4.3:** ~~For all County rights-of-way in the Town,~~ The Town shall enter into negotiations with Martin County to amend the Joint Planning Agreement ~~with Martin~~

County which will control ensuring that any decisions regarding County right-of-way within the Town – such as the 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-are carefully monitored.

## HOUSING ELEMENT

### Purpose

As an element of the Town Comprehensive Plan, required by Section 163.3177(6)(f), Florida Statutes, 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 needs within the Town. 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 ~~data and analysis 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 Element~~, 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~~ may continue to be permitted.

### Goals, Objectives, and Policies

**03.01.00.00 GOAL 3.1:** ~~To provide for safe and adequate, decent, energy efficient, and sanitary housing at a range of costs and types necessary to meet the needs of the present current and future population of the Town of Jupiter Island.~~

**03.01.01.00 OBJECTIVE 3.1.1:** ~~To ensure that new housing in the Town of Jupiter Island will be compatible with the community character.~~

**03.01.01.01 Policy 3.1.1.1:** ~~The Town's Land Development Regulations require the Town will to work with developers from the inception of a project to ensure the project meets the Town's needs of the Town and is consistent with the Town's high-quality, low-density residential character through the requirements of the development review process, as defined in the Town's Land Development Regulations.~~

**03.01.01.02 Policy 3.1.1.2:** ~~In accordance with the Future Land Use Element 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, as well 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 complimentary to the existing structures on the Club property.~~

**03.01.01.03 Policy 3.1.1.3:** ~~The Town LDRs should ensure the compatibility of new housing proposals with existing natural resources and with the environmentally sensitive habitats within the Coastal Zone.~~

**03.01.01.04 Policy 3.1.1.4:** ~~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 3.1.2:** To ensure adequate community infrastructure and essential services to meet the need of new housing units.

**03.01.02.01 Policy 3.1.2.1:** 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.

**Policy 3.1.2.2:** No building permits for new homes shall be issued unless essential infrastructure—potable water, sewer or septic, roadway, stormwater drainage, and electricity—is installed and operational.

**03.01.03.00 OBJECTIVE 3.1.3:** To contribute the Town's population to the regional efforts to establish need for affordable housing.

**03.01.03.01 Policy 3.1.3.1:** 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~~ affordable housing to contribute their population to a regional plan for the purpose of meeting regional housing needs.

**03.01.03.02 Policy 3.1.3.2:** The Town should request Martin County to utilize ~~some~~ a portion 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 3.1.4:** The Town shall provide strategies for increased energy-efficiency related to design and construction of new housing.

**03.01.04.01 Policy 3.1.4.1:** The Town shall develop and incorporate energy-efficiency standards, plans and principles within the LDR's to be followed in energy efficiency in the design and construction of new housing, including and in the use of renewable energy resources shall be developed and incorporated within the LDR's.

## INFRASTRUCTURE ELEMENT

### Purpose

As an element of the Town Comprehensive Plan required by Section 163.3177(6)(c), Florida Statutes, the purpose of the Infrastructure Element is to provide for necessary public facilities and services, including sanitary sewer, solid waste, flood protection, stormwater drainage, potable water, and natural groundwater aquifer recharge, in correlation alignment with the future land use projections element.

The five main components of the Infrastructure Element are examined in the element's data and analysis support document. For each component, the existing conditions and future needs are analyzed. The Town's existing public infrastructure facilities and services in the Town are limited to consist of solid waste collection and disposal, and the management and maintenance of stormwater and flood protection, ownership of the water utility, and management conveyance of the sanitary sewer conveyance from for 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 is provided by the 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 both potable water supply service and wastewater treatment service to ~~some certain areas~~ 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. As part of the permit process, for which SMRU submitted a map depicting defining the "Service Area", that which includes the Town and a larger portion of the unincorporated area of southeastern Martin County than SMRU currently serves (see Map below).

Irrigation quality water is not available at this time in Jupiter Island.

There are no utility scale potable water wells or wellfields within the Town, ~~and~~ It has been determined that the Town's land area ~~probably~~ does not contribute directly significantly to recharge of the surficial aquifer that supplies the SMRU potable water wells, ~~that 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 to meet~~ to meet the Town's future needs for public infrastructure facilities or services is outlined in the goals, objectives, and policies below. The plan incorporates provides for a the SMRU Water Supply Facilities Work Plan by reference, 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, and Policies

**4.01.00.00 GOAL 4.1:** To provide the needed public facilities for the Town in a manner which: protects investments in existing facilities; ~~promotes orderly, compact urban growth,~~ supports planned growth, while maintaining an acceptable level of service (LOS); protects the natural environment; and protects natural resources.

**04.01.01.00 OBJECTIVE 4.1.1:** 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 developments within the Town.

**04.01.01.01 Policy 4.1.1.1:** 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.

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.

Flood Protection:

Potable Water Supply: Provide water quality at levels meeting or exceeding levels required by regulatory agencies and in quantities at ~~600~~ 678 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 100gallons/capita/day for the Town, as well as system-wide.

**04.01.01.02 Policy 4.1.1.2:** 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 4.1.1.3:** 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~~ Martin County on development permits issued to other users of SMRU potable water supply and wastewater treatment services.

**04.01.01.04 Policy 4.1.1.4:** 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.

**04.04.01.05 Policy 4.1.1.5:** 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.

**[SMRU MAP WILL BE ADDED ONCE PROVIDED]**

**04.04.02.00 OBJECTIVE 4.1.2: 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.**

**04.04.02.01 Policy 4.1.2.1:** 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.

**04.04.03.00 OBJECTIVE 4.1.3: To provide effective stormwater management through the use of natural sheet flow and percolation.**

**04.04.03.01 Policy 4.1.3.1:** The Town should continue to regulate development to assure that adequate on-site containment of stormwater is achieved.

**04.04.03.02 Policy 4.1.3.2:** The Town should identify and prioritize stormwater and drainage capital improvements in those areas where the sheet flow is interrupted and causing causes flooding of public spaces and streets or rights-of-way 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.

**04.04.05.00 OBJECTIVE 4.1.4: To assure an adequate quantity of high-quality potable water for to meet the needs of current and future residents of the Town and areas served by SMRU.**

**04.04.05.01 Policy 4.1.4.1:** The Town should adopt update and implement a water supplemental supply facilities workplan 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 4.1.4.2:** 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.

**Policy 4.1.4.3 :** Assess the transition from Onsite Sewage Treatment and Disposal Systems (commonly referred to as septic systems) to sanitary sewer throughout the Town over the next 25-year planning horizon, concluding in 2050.

**04.01.05.04 Policy 4.1.4.4:** The Town, during the development of its LDRs, should continue to study water usage and recommendations for reduction of use for irrigation and other non-potable water needs to decrease the demand for potable water purposes and enforce the SFWMD Model Water Conservation Ordinance.

**04.01.05.05 Policy 4.1.4.5:** The Town should require as a condition of any building permit that the irrigation plan be reviewed for the conservation of potable water.

**04.01.05.06 Policy 4.1.4.6:** The Town should require all new construction and renovation to utilize ultra-low water conserving plumbing fixtures.

**04.01.06.00 OBJECTIVE 4.1.5:** To adopt a 10-Year Water Supply Facilities 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 4.1.5.1:** The Town shall coordinate with SFWMD to develop maintain the water supply facilities 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 update the water supply facilities 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 maintain the water supply facilities 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 4.1.5.2:** 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 4.1.5.3:** 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 .

**04.01.06.06 Policy 4.1.5.4:** 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 4mgd when future population increases demands it.~~

**04.01.08.00 OBJECTIVE 4.1.6: To protect the surficial aquifers from saltwater intrusion.**

~~04.01.08.01 Policy 4.1.6.1: The Town (SMRU) shall operate~~ maintain operation of the RO Reverse Osmosis Water Treatment Plant to supplement the water supply drawn from the surficial aquifers Surficial Aquifer System at the south plant especially at times of low surficial aquifer recharge rates as in times of drought.

~~04.01.08.02 Policy 4.1.6.2: 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 4.1.7: 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 use of reclaimed water.~~

~~04.01.09.01 Policy 4.1.7.1: The Town (SMRU) shall make 100 percent use of reclaimed water at the south system recharging the groundwater system through reclaimed water irrigation.~~

~~04.01.09.02 Policy 4.1.7.2: The Town shall make 100 percent use of reclaimed water at the north system by providing reclaimed water to golf course facilities including Loblolly Pines and Medalist Golf Club golf courses for irrigation use.~~

~~04.01.09.03 Policy 4.1.7.3: The Town has successfully implemented~~ should maintain and continue to enforce the Mandatory, Year-Round Landscape Irrigation Conservation Measures, as detailed in Chapter 40E-24, Florida Administrative Code 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.

**OBJECTIVE 4.1.8: To improve flood protection from storms and storm surge through the use of beach and dunes as infrastructure.**

Policy 4.1.8.1: The Town should manage beaches and dunes in accordance with the goals, objectives, and policies of the Coastal Management Element.

Policy 4.1.8.2: Dunes should be considered infrastructure for flood protection and the Town should support efforts to maintain a continuous healthy and robust dune system in accordance with the Level of Service standards of Policy 4.1.1.1.

## COASTAL MANAGEMENT ELEMENT

### Purpose

As an element of the Town Comprehensive Plan required by Section 163.3177(6)(g), Florida Statutes, 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~~ data and analysis 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 waters 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~~ imposes significant limitations on any the Town's future development 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, and Policies

**05.01.00.00 GOAL 5.1: To promote the conservation and preservation of the town's natural resources and coastal wildlife habitat 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 5.1.1: Land Development Regulations serve to protect, conserve or enhance wetlands and to mitigate the unavoidable adverse impacts of human presence.**

**05.01.01.01 Policy 5.1.1.1: Marine and estuarine wetlands, including seagrass beds and coastal marshes within shallow estuarine waters, 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, except in cases necessary to public safety or overriding ecological necessity.**

**05.01.01.02 Policy 5.1.1.2: 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 5.1.2: Land Development Regulations protect, conserve or enhance living marine resources and wildlife habitats in the coastal area.**

**05.01.02.01 Policy 5.1.2.1:** Improvements to the Town's beaches should continue to be implemented in a manner that does not damage or destroy and protects and enhances natural beach wildlife habitats and dune areas serving as optimal habitat for nesting sea turtles and other native species of flora and fauna.

**05.01.02.02 Policy 5.1.2.2** 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"

**Policy 5.1.2.3:** Regulate beachfront lighting, beach and dune preservation, stabilization, and restoration to ensure the health and wellbeing of vital sea turtle habitat throughout the island.

**Policy 5.1.2.4:** Implement specific prohibitions on development processes and activities which may be disruptive to the nesting, migratory, hatching, or other behaviors of sea turtles.

**Policy 5.1.2.5:** Facilitate reduction of light pollution and negative impacts of lighting on sea turtle nesting and hatchlings through continued strengthening of lighting ordinances and enforcement of lighting restrictions during sea turtle nesting season.

**~~05.01.03.00~~ OBJECTIVE 5.1.3: Land Development Regulations continue to protect, conserve or enhance estuarine habitats.**

**05.01.03.01 Policy 5.1.3.1:** 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.

**Policy 5.1.3.2:** Promote and expand manatee slow-speed zones in critical habitats south of the Bridge Road bridge, prohibiting activity that harms submerged lands, while ensuring clear signage, public education, and compliance with state and federal wildlife protection standards.

**05.01.03.02 Policy 5.1.3.3:** The Town should continue to ~~cooperate~~ align with the ~~existing~~ Indian River Lagoon Aquatic Preserves Management Plan and ~~should cooperate~~ ensure consistency with ~~any~~ relevant 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 5.1.4: To maintain or improve estuarine environmental quality.**

**05.01.04.01 Policy 5.1.4.1:** 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 5.1.4.2:** The Town will continue to ~~press~~ urge 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 5.1.4.3:** 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 5.1.4.4:** The Town shall foster maintenance of the water quality of the Indian River Lagoon to be maintained at ~~its current~~ the designation of "Good", through cooperation between the Town and other ~~local~~ governments agencies having jurisdiction over the lagoon and its shores.

**05.01.04.05 Policy 5.1.4.5:** The LDR's shall 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 5.1.4.6:** 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 5.1.4.7:** The LDR's shall regulate structures that impede circulation patterns in the Indian River lagoon within the town's jurisdiction, such as docks and boardwalk structures.

**05.01.04.08 Policy 5.1.4.8:** The LDR's 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 5.1.4.9:** The Town shall vigorously enforce the prohibitions against, modifying, or contaminating, marine grass beds and tidal marsh areas as required by federal, state and local laws.

**05.01.04.10 Policy 5.1.4.10:** 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.

**Policy 5.1.4.12:** Continue to administer mangrove trimming and permitting as regulated by the Florida Department of Environmental Protection.

**05.01.05.00 OBJECTIVE 5.1.5:** To protect the natural functions of the coastal barrier, with significant effort to ~~and~~ protect and enhance the coastal dunes and ocean beach system as part of the Town's infrastructure.

**05.01.05.01 Policy 5.1.5.1:** The Town should continue to implement its on-going beach renourishment 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 5.1.5.2:** 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 5.1.5.3:** 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 5.1.5.4:** Removal of natural existing native dune vegetation should be prohibited, and preservation and enhancement of native dune vegetation should be encouraged.

~~05.01.05.05~~ **Policy 5.1.5.5:** The Town's general ordinances shall prohibit all vehicular traffic on the beach and in primary dunes with the exception of official vehicles.

~~05.01.05.06~~ **Policy 5.1.5.6:** 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 5.1.5.7:** The Town will work to allow rebuilding of damaged seawalls and other structures appropriate to the character of the Town.

**Policy 5.1.5.8:** All existing native vegetation within the dune areas, east and west of the waterfront setback line, should be preserved to maintain the existing dune crest and mitigate major erosion events.

**Policy 5.1.5.9:** Develop and maintain a comprehensive dune master plan that categories the different types of dunes in the Town and clearly defines dune management zones that address the various ownership types and functional roles and include recommendations to enhance and maintain the existing dune system tailored to each zone.

~~05.01.06.00~~ **OBJECTIVE 5.1.6:** **To provide for the protection, preservation, or sensitive reuse of historic resources and archaeological resources in the coastal area.**

~~05.01.06.01~~ **Policy 5.1.6.1:** 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 5.2:** **To continue to provide public access, the same as present, to existing county and federal beaches and shores.**

~~05.02.01.00~~ **OBJECTIVE 5.2.1:** **To maintain the amount of physical public access to beaches and shores consistent with estimated Town needs.**

~~05.02.01.01~~ **Policy 5.2.1.1:** Existing facilities for public access to beaches and shores should be maintained.

~~05.02.01.02~~ **Policy 5.2.1.2:** The existing level locations 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 5.2.2:** **To establish level of service standards and phasing of infrastructure improvements in the coastal area.**

~~05.02.02.01~~ **Policy 5.2.2.1:** 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 5.2.2.2:** 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 5.3: To protect human life and limit public expenditures subsidizing development in areas subject to destruction by natural disaster or sea level rise.**

**05.03.01.00 OBJECTIVE 5.3.1: To maintain or reduce hurricane evacuation times.**

**05.03.01.01 Policy 5.3.1.1:** ~~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.~~ **Maintain an effective Town Hurricane Evacuation Plan that ensures the orderly and rapid evacuation of the Town in the event of an impending hurricane.**

**05.03.01.02 Policy 5.3.1.2:** 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 5.3.1.3:** 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 5.3.1.4:** The Town shall continue to cooperate with the Treasure Coast Region and ensure consistency with the 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 5.3.2: To direct population concentrations away from known or predicted Coastal High-Hazard Areas.**

**05.03.02.01 Policy 5.3.2.1:** ~~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.~~ **Discourage new development in the Coastal High Hazard Area, defined as the area below the elevation of the category 1 storm surge line, as established by a Sea, Lake, and overland Surges from Hurricane (SLOSH) computerized storm surge model,** as defined in Section 163.3178(2)(h), Florida Statutes.

**05.03.03.00 OBJECTIVE 5.3.3: ~~To limit public expenditures that subsidize development permitted east of existing primary dune except for restoration, protective measures or enhancement of natural resources. No development shall occur east of the existing primary dune, except for local, regional and state restoration or protective projects. New construction, expansion, or redevelopment in this area is strictly prohibited to protect coastal resilience.~~**

**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.~~

**Policy 5.3.3.1:** Establish a waterfront setback line in the Land Development Regulations where no development (other than dune crossovers) shall be allowed east of the oceanfront

waterfront setback line. This waterfront setback line shall not be moved for the purpose of development and construction.

**~~05.03.03.02~~ Policy 5.3.3.2:** The hazard mitigation annex of the Martin County 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 5.3.3.3:** Monitor and 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 5.3.4: 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 5.3.4.1:** The Town will provide immediate response to post-hurricane situations.

**~~05.03.04.02~~ Policy 5.3.4.2:** 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 5.3.4.3:** The Town shall support the Martin County Post Disaster Redevelopment Plan as it aligns with the Town's Emergency Management Plan.

**~~05.03.05.00~~ OBJECTIVE 5.3.5: To coordinate coastal area population densities with appropriate regional or local hurricane evacuation plans.**

**~~05.03.05.01~~ Policy 5.3.5.1:** 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 AIA 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 5.3.6: 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 5.3.6.1:** 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 5.3.6.2:** 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 5.3.6.3:** 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 5.3.6.4:** The Town's Land Development Regulations ~~are currently~~ shall be 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 Title 44 C.F.R. Code of Federal Regulations, Part 60.

**~~5.3.6.6~~ Policy 5.3.6.5:** The Town's Land Development Regulations ~~currently~~ shall require that any construction activities seaward of the Coastal Construction Control Line are established pursuant to s. 161.053 ~~be~~ are consistent with chapter 161.

**~~05.03.06.06~~ Policy 5.3.6.6:** ~~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.~~ Participate in the National Flood Insurance Program Community Rating System as administered by FEMA and endeavor to improve the Town Community Rating System rating.

**~~05.04.00.00~~ GOAL 5.4: To coordinate and cooperate with other local governments in coastal resource protection and management efforts.**

**~~05.04.01.00~~ OBJECTIVE 5.4.1: 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 5.4.1.2:** 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 5.4.1.3:** ~~The Town should~~ Continue to participate in the joint planning and coordination efforts on the regarding the St. Saint Lucie Inlet Management Plan as outlined in the Interlocal Agreement between the Town and Martin County.

**~~05.04.01.03~~ Policy 5.4.1.4:** 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 5.4.1.5:** 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 5.4.1.6:** The Town shall actively pursue any opportunity to obtain easements which would not unreasonably encumber the use of private property.



## CONSERVATION ELEMENT

### Purpose

As an element of the Town Comprehensive Plan required by Section 163.3177(6)(d), Florida Statutes, 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 supporting 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 resources inventoried include adjacent beaches, dunes, water bodies, ground water resources, wetlands, flood plains, minerals, soils, vegetative communities, wildlife, and air quality. Due to ~~it's~~ the Town's 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, residential development intensity, and conservation of potable water resources.

### Goals, Objectives, and Policies

**06.01.00.00 GOAL 6.1: To Conserve, protect, and appropriately manage the natural environment of the Town ensure the highest possible environmental quality, limit impacts to natural resources, and to provide the factors that affect conservation.**

**06.01.01.00 OBJECTIVE 6.1.1: ~~To meet or exceed the minimum air quality levels~~ Maintain an average Air Quality Index of "Good," as established by the Florida Department of Environmental Protection (FDEP).**

**06.01.01.01 Policy 6.1.1.1:** The Town is willing to cooperate with the State and/or Martin County in monitoring air quality.

**06.01.01.02 Policy 6.1.1.2:** The Town will continue to prohibit the establishment of industrial uses within the Town, which could have an adverse impact on air quality.

**06.01.01.03 Policy 6.1.1.3 [MISSING POLICY FROM ADOPTED DRAFT]**

**06.01.01.04 Policy 6.1.1.4:** The Town promotes alternative transportation modes such as golf carts, as a means of protecting air quality and providing for energy conservation to reduce air pollution and support energy conservation.

**06.01.01.05 Policy 6.1.1.5:** 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 6.1.2: To protect the environmental quality of the Indian River Lagoon as set forth in the Coastal ~~Zone~~ Management Element Goals, Objectives and Policies.**

~~06.01.02.01~~ **Policy 6.1.2.1:** 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 6.1.3:** 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 2025 to 2035.

~~06.01.03.01~~ **Policy 6.1.3.1:** The Town shall promote water conservation practices by residents of the Town and encourages the use of water-conserving appliances.

~~06.01.03.02~~ **Policy 6.1.3.2:** The Town should cooperate with SFWMD requests for implementation of emergency water conservation measures.

~~06.01.03.03~~ **Policy 6.1.3.3:** 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 6.1.3.4:** The Town encourages water-conserving landscaping principles, including the use of:

- a. Highly drought-resistant plant materials;
- b. Limiting the areas of turf cover to areas where functional benefits are provided;
- c. Efficient irrigation systems and;
- d. The use of soil improvements and mulches to improve water holding capacity.
- e. Improved turf grasses which are Florida friendly and salt tolerant should be identified for future use in the Town.

~~06.01.03.05~~ **Policy 6.1.3.5:** 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 6.1.3.6:** The Town requires that all new construction and renovation utilize ultra-low water conserving plumbing fixtures provided in the Florida Building Code.

~~06.01.03.07~~ **Policy 6.1.3.7:** The Town's LDR's include the SFWMD's Surface Water Improvement and Management Plan (SWIM) and future modifications.

~~06.01.03.08~~ **Policy 6.1.3.8:** The Town requires a detailed study of water usage and recommendations for reduction of use for irrigation purposes.

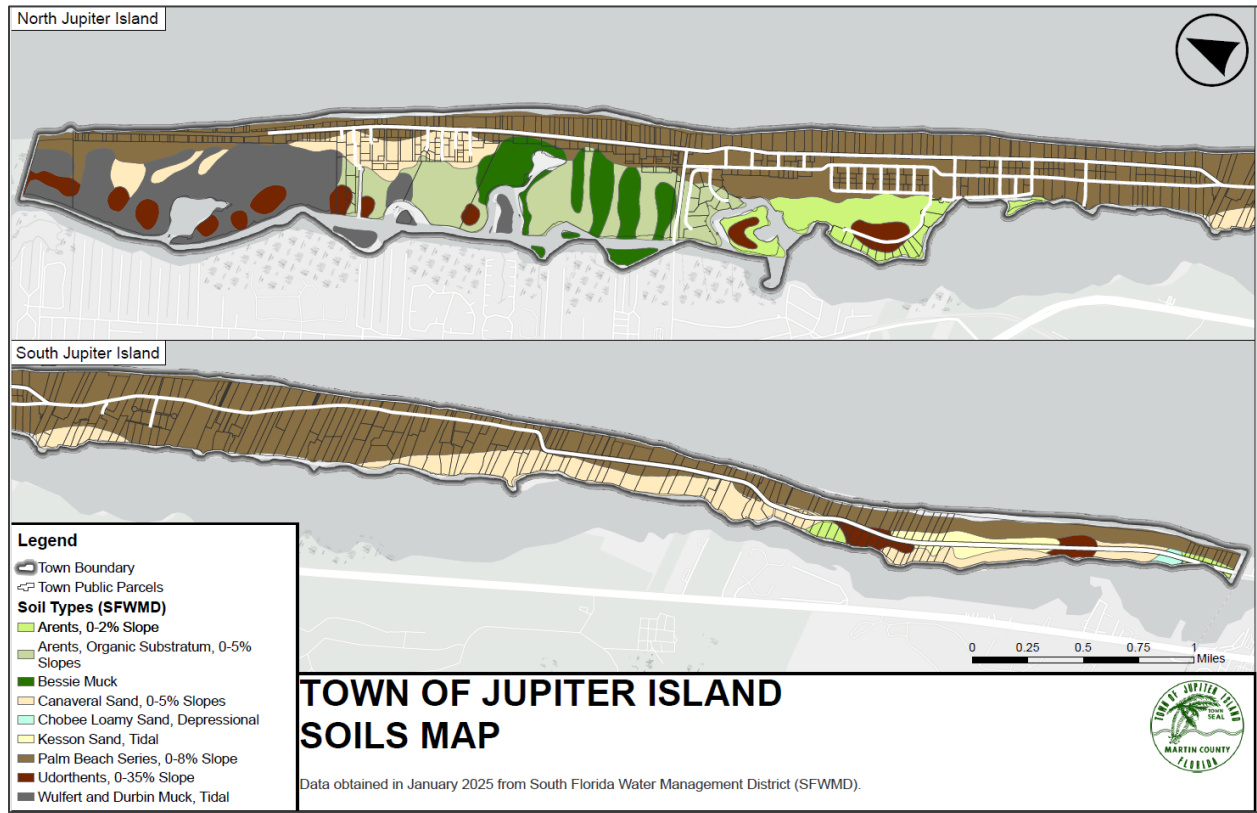
~~[06.01.04 OBJECTIVES AND POLICIES MISSING FROM ADOPTED DRAFT]~~

~~06.01.05.00~~ **OBJECTIVE 6.1.5:** To conserve the soils, sands and minerals of the Town.

**06.04.05.01 Policy 6.1.5.1:** Soil erosion is minimized by consideration of topography, hydrology and vegetative cover in review of site development plans.

**06.04.05.02 Policy 6.1.5.2:** The Town assists the United States Department of Agriculture (USDA) USDA Soil Conservation Service-in any activities or programs directed at minimizing soil erosion.

**06.04.05.03 Policy 6.1.5.3:** The Town conserves possible mineral resources by prohibiting mining and excavation activities.



**06.04.06.00 OBJECTIVE 6.1.6:** To appropriately manage and protect the Town's vegetative communities.

**06.04.06.01 Policy 6.1.6.1:** 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.

**06.04.06.02 Policy 6.1.6.2:** Dune vegetation on Town beaches should be maintained and protected as set forth in the Coastal Zone Management Element goals, objectives and policies.

**06.04.06.03 Policy 6.1.6.3:** The Town's LDR's shall protect the Indian River Lagoon, the natural vegetative communities, near shore reefs, and the mangrove wetlands from degradation associated with development or redevelopment. This policy has been implemented.

**Policy 6.1.6.4:** The Town's LDR's shall require that all development, including single-family residential development, preserve a portion of their parcel through easement if there is existing, high quality upland, coastal or wetland vegetative habitat on the parcel.

**Policy 6.1.6.5:** The Town's LDR's shall require proposed developments to establish and maintain a vegetated and functional littoral zone as part of the surface water management system for any marine wetlands occurring on all properties, consistent with FDEP standards.

**Policy 6.1.6.6:** The Town's LDR's shall require that existing vegetation, excluding invasives, remain within the required landscape buffers for all parcels.

~~06.01.07.00~~ **OBJECTIVE 6.1.7:** 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 Management Element goals, objectives and policies.

~~06.01.07.01~~ **Policy 6.1.7.1:** 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 6.1.8:** 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 for conservation and stewardship of critical environmentally sensitive habitats.

~~06.01.08.01~~ **Policy 6.1.8.1:** 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.

~~6.1.9.1~~ **OBJECTIVE 6.1.9:** To properly store, collect, and dispose of hazardous and toxic wastes.

~~6.1.9.1~~ **Policy 6.1.9.1:** The Town prohibits the establishment of uses classified as hazardous waste generators as defined by the U.S. Department of Environmental Protection .

~~6.1.9.3~~ **Policy 6.1.9.2:** 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 6.1.9.3:** Town should adopt an ordinance on the collection of hazardous and toxic wastes.

## **New Conservation Policies for Consideration:**

**Policy** Protect against loss of air quality by maintaining land use controls that promote only activities compatible with existing land uses and natural systems and prohibit activities that generate air pollutants and other adverse impacts on the environmentally fragile coastal ecosystem.

**Policy** Require erosion and dust control measures on cleared or disturbed sites to prevent fugitive dust and stabilize exposed soil.

**Policy** : To achieve a reduction in the current rates of water consumption, implement the following performance standards in the Town Land Development Regulations:

- a. Encourage the use of reclaimed water for high-capacity needs, such as irrigation through targeted initiatives.
- b. Discourage the use of potable water for irrigation where non-potable alternative sources are available.

## RECREATION AND OPEN SPACE ELEMENT

### Purpose

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 OpenSpace support document presents an inventory and analysis of existing and future recreation and open space resources.

As an element of the Town Comprehensive Plan required by Section 163.3177(6)(e), Florida Statutes, the purpose of the Recreation and Open Space Element is to guide the development and maintenance of a comprehensive system of public and private recreation and open space resources available to the public. This element is supported by an inventory and analysis of existing conditions and future needs.

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, and Policies

**07.01.00.00 GOAL 7.1: To ensure provision of sufficient parks, high-quality recreational 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 persons with disabilities.**

**07.01.01.00-OBJECTIVE 7.1.1: To protect lands designated for open space from incompatible land uses.**

**07.01.01.02-Policy 7.1.1.1:** The Town should require the provision of open space within future development sites.

**07.01.01.03-Policy 7.1.1.2:** 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 7.1.2: To acquire and maintain environmentally sensitive lands that 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 7.1.2.1:** 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 7.1.3: To protect existing public access to the public beaches.**

**~~07.01.03.03~~ Policy 7.1.3.1:** The Town ~~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 7.1.3.2:** 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 7.1.3.3:** No further public beach access points that include public parking areas shall be developed within the Town of Jupiter Island.

**~~07.01.03.06~~ Policy 7.1.3.4:** The Town's LDR's shall acknowledge and protect the public nature of the beach located seaward of the mean high water line.

**~~07.01.03.07~~ Policy 7.1.3.5:** The Town's LDR's shall 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

### Purpose

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. The purpose of the Intergovernmental Coordination Element is to coordinate relationships and to establish the principles and guidelines to be used for joint planning initiatives and coordination with adjacent local governments and other external governmental and quasi-governmental agencies. As an element of the Town Comprehensive Plan required by Section 163.3177(6)(h), Florida Statutes, the Intergovernmental Coordination Element endeavors to ensure that opportunities for joint planning are identified and coordinated, potential disputes are resolved, and interlocal agreements are implemented into the Town's planning processes.

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 Coordination Element supporting data and analysis ~~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, and Policies

~~08.01.00.00 GOAL 8.1: To extend the best cooperative efforts of all municipal agencies to the citizenry, Maintain and strengthen coordination with neighboring municipalities, Martin County, regional planning agencies, special districts, Martin County School Board and all State and Federal agencies, toward the general purpose of effective and responsive operation of government in the geographic area of concern to advance the Town's vision.~~

~~08.01.01.00 OBJECTIVE 8.1.1: To encourage the maximum participation of the Town's residents in the comprehensive planning process.~~

~~08.01.01.01 Policy:~~ The Town should ~~adopt~~ develop 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 8.1.2: To coordinate future land use decisions within the area of concern. Coordinate land use, planning and development decisions with adjacent jurisdictions and relevant agencies.~~

~~08.01.02.01 Policy 8.1.2.1:~~ 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 8.1.2.2:** ~~The Town shall~~ Continue to cooperate with the ~~SFWMD~~ South Florida Water Management District (SFWMD) toward the implementation of the Upper East Coast Regional Water Supply Plan (~~RWSP~~) and the protection of the surficial aquifers from saltwater intrusion.

**08.01.02.03 Policy 8.1.2.3:** 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 8.1.3:** To coordinate coastal resources management within the coastal area of concern.

**08.01.03.01 Policy 8.1.3.1:** The Town ~~developed a revised~~ shall maintain and update the Emergency Management Plan in coordination with the Martin County Comprehensive Emergency Management Plan, and consistent with the policies in the Coastal Management Element.

**08.01.03.02 Policy 8.1.3.2:** ~~The Town should continue to~~ Coordinate with Martin County, FDEP, Palm Beach County, and Jupiter Inlet Navigational Districts to ensure that the Town is apprised in advance of any proposed inlet improvements, dredging, beach nourishment, sand transfer facilities, and other inlet and shoreline protection structures that ~~have an impact on the Town's beaches~~ may impact the Town's coastal areas.

**08.01.03.03 Policy 8.1.3.3:** 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~~ Department of Parks and Recreation regarding Town recreational areas and open spaces.

**08.01.03.04 Policy 8.1.3.4:** ~~The Town should continue to cooperate~~ Revisit and where appropriate, coordinate 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.

**08.01.03.04 Policy 8.1.3.5:** Maintain coordination and cooperative joint planning efforts with the FDEP, US Army Corps of Engineers, Bureau of Ocean Energy Management, and other jurisdictional reviewing and permitting agencies regarding any activities that may impact shoreline, bathymetric, or benthic resources in the Indian River Lagoon.

**08.01.03.05 Policy 8.1.3.6:** ~~The Town should~~ Continue to coordinate with the FDEP Office of Resiliency and Coastal Protection, the Army Corps of Engineers (USACE), and Martin County regarding any regional sand supply, submerged lands leases, beach renourishment and dune restoration 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 8.1.3.7:~~ The Town should continue to cooperate Coordinate with the Department of Environmental Protection FDEP in the administration of the Erosion Control Line Program.

~~08.01.03.09 Policy 8.1.3.8:~~ The Town should continue to participate in and cooperate with State and local programs which acquire environmentally sensitive lands, and protect the natural environment.

~~08.01.04.00 Objective 8.1.4:~~ To ensure consistency of Encourage alignment between the Town Comprehensive Plan goals, objectives, and policies within the area of concern with and the Treasure Coast Regional Planning Council's Strategic Regional Policy Plan.

~~08.01.04.01 Policy 8.1.4.1:~~ 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 Review the comprehensive plans of neighboring jurisdictions, including Martin County, Palm Beach County, and the Village of Tequesta, to identify potential conflicts and any need for further coordination efforts.

~~08.01.04.03 Policy 8.1.4.2:~~ The Town should utilize the Treasure Coast Regional Planning Council's informal mediation process processes for resolving conflicts with other local governments. Where the Town is unable to resolve intergovernmental conflicts with local jurisdictions, the Town Commission will determine appropriateness for the respective issues to be mediated as outlined in Florida Statutes.

**08.01.05.00 Objective 8.1.5: To ensure consistency of the Town's Comprehensive Plan with the State of Florida Comprehensive Plan.**

~~08.01.05.01 Policy 8.1.5.1:~~ The Town should continue coordination of the Comprehensive Plan with the DEO Florida Department of Commerce to ensure consistency with the State Comprehensive Plan and compliance with State regulations.

~~08.01.06.00 Objective 8.1.6:~~ To ensure the coordination of coastal area population densities with appropriate regional or local evacuation plans.

~~08.01.06.01 Policy 8.1.6.1:~~ 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 8.1.7:~~ To limit public expenditures that subsidize development in high-hazard coastal areas.

~~08.01.07.01 Policy 8.1.7.1:~~ 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 Policy 8.1.8:~~ To communicate with the The Town should maintain active communication with the Martin County School Board to jointly establish cooperation and coordination between the Town and the School Board.

~~08.04.08.04~~ **Policy 8.1.8.1:** 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.

~~08.04.09.00~~ **Objective 8.1.9: To communicate with Martin County to jointly establish cooperation and coordination between the Town and Martin County.**

~~08.04.09.04~~ **Policy 8.1.9.1:** The Town shall enter into negotiations with Martin County to create 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 issues which would change the character and ambiance of the Town.

~~08.04.10.00~~ **Objective 8.1.10: To ensure a meaningful and on-going process for collaborative planning and intergovernmental coordination service delivery between the Town (SMRU) South Martin Regional Utility (SMRU) and Martin County in regard to for water supply, conservation, and reuse and water supply project issues.**

~~08.04.10.04~~ **Policy 8.1.10.1:** ~~The Town (SMRU) shall~~ Promote intergovernmental coordination with Martin County and the Village of Tequesta by sharing information regarding water supply needs, in the implementation of alternative water supply projects, including reuse, conservation, and establishing LOS standards. Share data and planning information with Martin County regarding water supply needs, alternative water supply projects, including reuse, conservation, and establishing LOS standards through the SMRU.

~~08.04.10.02~~ **Policy 8.1.10.2:** Secure the cooperation of neighboring jurisdictions and/or service providers through Interlocal agreements and intergovernmental coordination that address how interconnects, supply costs, and 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.

~~8.1.11.1~~ **OBJECTIVE: To promote fair and equitable dispute resolution with other jurisdictions as they may arise in the future.**

~~8.1.11.2~~ **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

## Purpose

As required by Section 163.3177(3)(a), Florida Statutes, the Town's Capital Improvements Element endeavors to outline and respond to the demand for public services, establish a 5-year Capital Improvement Program (CIP) consistent with the Town long-range budget projections, and ensure the level of service (LOS) standards established in the Town Comprehensive Plan are consistent and achieved. The purpose of the Capital Improvements Element is to provide for public facilities while ensuring fiscal solvency and equitably meeting the needs of Town residents.

Every year the appendix shall be updated with the most recently adopted version of the CIP and shall include a five-year schedule of capital improvements.

## Goals, Objectives, and Policies

**09.00.00.00 GOAL 9.1:** ~~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 consistent with the requirements Florida Statutes and the Town administrative code.~~

**09.01.01.00 OBJECTIVE 9.1.1:** ~~To Utilize the Capital Improvements Element as a means to assess the Town's as a tool to assess potential public facility deficiencies and to achieve an affordable implementation schedule.~~

**09.01.01.02 Policy 9.1.1.1:** ~~The Town shall Continue the annual preparation to annually prepare and update of a five-year Capital Improvement Program CIP, including a one-year capital budget, based on decisions and priorities as outlined in the Comprehensive Plan.~~

**09.01.01.03 Policy:** ~~In setting priorities, the following order should be used:~~

- ~~1. Public safety implications:~~
- ~~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 Policy 9.1.1.2:** ~~To use Utilize the Future Land Use Plan and financial analyses of the kind contained Town's Comprehensive Plan and adopted LOS standards established herein as a basis for reviewing development applications in order to maintain adequate levels of service.~~

**03.01.02.01 Policy 9.1.1.3:** ~~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. Examine the capacity of existing infrastructure and service delivery to plan for necessary improvements to support the Town vision.~~

**09.01.06.01 Policy 9.1.1.4:** Any capital improvements projects defined in the future shall be evaluated and ranked in order of priority according to the following guidelines:

- a. Public Health and Safety: 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. Level of Service: Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, or provides service to developed areas lacking full service, or promotes in-fill development. If public facilities are developer-provided, they shall accommodate public facility demands based upon adopted Level of Service standards.
- c. Financial Feasibility: Whether the project is financially feasible based on the established criteria for evaluating capital improvement projects and its budgetary impacts.
- d. Efficiency: Whether the project represents a logical extension of facilities and services and the effects upon appropriate State agency and/or Water Management District facilities plans shall be evaluated.
- e. Updated every year to reflect a 5-year projection of Capital Expenditures.
- e. Quality of Life: Priority should also be given to projects that would enhance the quality of life.

**09.01.01.01 Policy 9.1.1.5:** ~~The operating budget shall continue~~ Continue to accommodate annual replacements such as police cars, major pieces of equipment and street renovations in the operating budget.

**OBJECTIVE 9.1.2: Provide adequate public facilities access and minimize the adverse effects of development by establishing level of service (LOS) standards that maintains access for all.**

**09.01.02.01 Policy 9.1.2.1:** ~~The level of service standard for drainage shall~~ Maintain a minimum LOS for stormwater and drainage to be adequately accommodate stormwater runoff from a 24-hour, five-year frequency storm, with a design safety factor of 20% and on-going maintenance of the stormwater drainage systems.

**09.01.02.02 Policy 9.1.2.2:** ~~The level of service standard for the water system shall be~~ Maintain a potable water LOS of at least 678 gallons per person per day (inclusive of irrigation) at a residual pressure of at least 40 pounds per square inch (psi) and a static pressure of 55 psig psi.

**09.01.02.03 Policy 9.1.2.3:** ~~The level of service standard for~~ Maintain a maximum LOS for solid waste collection and disposal of shall be 9.0 pounds per capita per day.

**09.01.02.04 Policy 9.1.2.4:** ~~The level of service standards for streets shall be~~ Maintain a minimum LOS of "A" for all public roads Level of Service A at peak hour.

**09.01.04.01 Policy 9.1.2.5:** 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 9.1.2.6:** 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.

~~09.01.04.00 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.~~

~~09.01.05.00 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.~~

## PROPERTY RIGHTS ELEMENT

### Purpose

The purpose of the Property Rights Element is to ensure that Town of Jupiter Island respects judicially acknowledged and constitutionally protected property rights. As an element of the Town Comprehensive Plan required by Section 163.3177(6)(i), Florida Statutes, the Property Rights Element endeavors to ensure that the personal and private property of Town residents is respected in Town planning initiatives.

### Goals, Objectives, and Policies

**GOAL 10.1: The Town of Jupiter Island will Make decisions with respect for property rights and with respect for people's rights to participate in decisions that affect their lives and property.**

**OBJECTIVE 1 10.1.1: The Town of Jupiter Island will respect judicially acknowledged and constitutionally protected private property rights.**

**Policy 4-1 10.1.1.1:** The Town of Jupiter Island will Consider in its decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

**Policy 4-2 10.1.1.2:** The Town of Jupiter Island will Consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

**Policy 4-3 10.1.1.3:** The Town of Jupiter Island will Consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

**Policy 4-4 10.1.1.4:** The Town of Jupiter Island will Consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.

**OBJECTIVE 2 10.1.2: People have the right to participate in planning and development decisions that affect their lives and property. The Town of Jupiter Island decision-making will be transparent and follow the public hearing requirements of Florida law so that all people may participate in decisions that affect their lives and property. Land development regulations may provide for additional opportunities for people to participate in public hearings regarding planning and development decisions through the processes and standards contained in Chapter 166, Florida Statutes and the Town's Code of Ordinances.**

**Policy 2-1 10.1.2.1:** All land use and development decisions that affect the lives and property of property owners and residents of the Town shall be made in a public hearing that complies with all applicable laws of the state and town.

**Policy 2-2 10.1.2.2:** The Town of Jupiter Island recognizes that planning and development decisions affect complex systems and have impacts that occur beyond the site of a particular development proposal. Any affected person, as defined in F.S. § 163.3184(1)(a) of the Act may participate in and be a party to a hearing on decisions regarding the site of a development proposal.

**Policy 2-3 10.1.2.3:** An affected person's right to be heard. The Town of Jupiter Island recognizes that it should make planning and development decisions in response to true and accurate

information. In all decisions this policy governs, the Town of Jupiter Island will Provide every affected person(s) an equal opportunity to be heard and to be informed of all information on which the Town of Jupiter Island bases its decision. The Town of Jupiter Island will endeavor not to provide any affected person any greater opportunity to be heard than another affected person.

**Policy 2-4 10.1.2.4:** An affected person's right to be heard.

The Town of Jupiter Island recognizes that it should make planning and development decisions in response to true and accurate information. In all decisions this policy governs, the Town of Jupiter Island will provide every affected person an equal opportunity to be heard, and to be informed of all information on which the Town of Jupiter Island bases its decision. The Town of Jupiter Island will endeavor not to provide any affected person any greater opportunity to be heard than another affected person.

**Objective 3 10.1.3:** People rely on this comprehensive plan and on the zoning designations of properties when deciding how to use property. The Town of Jupiter Island shall strive to make its decision-making reliable and predictable to promote sound, long-term investments in the town.

**Policy 3-4 10.1.3.1:** Majority-plus-one vote required.

The Town of Jupiter Island may only amend the future land use of real property in the town by the affirmative vote of a majority plus one of the Town Commission.