

**AGENDA
TOWN OF JUPITER ISLAND
LOCAL PLANNING AGENCY MEETING
TUESDAY, APRIL 28, 2026, 1:00 PM
ISLAND ROOM – TOWN HALL – 2 BRIDGE ROAD**

CALL TO ORDER AND COMMENTS

1. Minutes of the Local Planning Agency Meeting Held January 7, 2026
2. Comprehensive Plan Review Discussion
 - a. Vision, Purpose, Profile
 - b. Future Land Use Element
 - c. Transportation Element
 - d. Housing Element
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

ADMINISTRATIVE STAFF

Town Manager, Robert Garlo
Catherine Harding, Director of Building, Planning & Zoning
Town Attorney, Kyle B. Teal
Town Clerk, Kimberly Kogos

TOWN VISION

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

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
WEDNESDAY, JANUARY 7, 2026**

TIME: Wednesday, January 7, 2026 – 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, Jim Hauslein (remotely), and Scott McGraw, and Alternate Board Members Wendy Nolan and Erin Charlton. Also present were Town Attorney Kyle B. Teal, Building Department Director Catherine Harding, IT Director Bill Sutton and Town Clerk Kimberly Kogos.

CALL TO ORDER AND COMMENTS*

Chair Steele called the meeting to order. The attending members introduced themselves, noting that member Jim Hauslien is attending remotely.

1. Minutes of the Local Planning Agency Meeting held November 25, 2024.

MOTION: Hughes/Nelson moved to approve the minutes of the November 25, 2024, LPA meeting.

ACTION: 7-0 Motion Passed.

2. Comprehensive Plan Review

Director John Duchock greeted the board members, provided background on the purpose of the presentation, and introduced Ali Palmer of Kimley-Horn.

Ms. Ali Palmer of Kimley-Horn greeted the members and presented the Draft Comprehensive Plan, beginning with an overview of the Plan’s purpose, structure, and statutory requirements, including the State’s mandate for both 10- and 20-year planning horizons. She reviewed the project status and timeline, noting that work began in fall 2024 with evaluation and data analysis, followed by a density study, draft updates, and community engagement. She also outlined the State review and approval process for the proposed Plan.

Ms. Palmer summarized notable changes in the Draft Plan, including updates related to urban sprawl, flood protection and dune management, evacuation routes and public safety, hazard mitigation and waterfront setbacks, manatee and sea turtle protection, and septic-to-sewer policies.

A question was raised regarding the compliance of the Town’s Land Development Regulations (LDRs) with the Comprehensive Plan. Attorney Teal confirmed that the LDRs will be brought into compliance once the Comprehensive Plan is finalized and noted that the Town Commission has identified this as a priority.

Ms. Palmer then reviewed major policy revisions, beginning with Future Land Use policies. Discussion followed regarding house size and the number of allowable homes. Additional discussion addressed the overall size and scale of development and visibility from adjacent properties or public rights-of-way, specifically Policy 1.1.4.4 subsections (e) and (f). The Density Study was also discussed, and LPA members requested a copy of the study. Further discussion ensued regarding subdivision, plats, and replats. Consensus was reached on the Future Land Use Element.

Ms. Palmer led the discussion through each element. General consensus was gained on each policy through the Coastal Management Element.

The board recessed for 10 minutes and reconvened at 10:45am, at which time Member Nelson was excused for the remainder of the meeting.

Introducing the Conservation Element, Ms. Palmer reviewed three new policies, including a provision stating that the Town shall require all development—including single-family residential projects—to preserve a portion of the parcel through an easement when existing high-quality upland, coastal, or wetland vegetative habitat is present. A question was raised regarding the definition of high-quality upland, coastal, or wetland vegetative habitat, as no such definitions currently exist in the Comprehensive Plan.

Discussion followed regarding Policies 6.1.6.4 and 6.1.6.5 and their associated easement requirements. It was suggested that these policies either be removed or revised to ensure the protection of sensitive habitat without creating unnecessary intrusion on property owners.

Policy 6.1.6.6, regarding landscape buffers, was discussed. Concern was expressed that the policy could result in overgrown or inappropriate buffering and may prevent property owners from replacing existing vegetation with more suitable plantings.

General consensus was gained regarding the remaining Intergovernmental and Capital Improvement Elements.

3. Public Comment*

There was no public comment.

4. Other Items*

Ms. Palmer noted the next LPA meeting should be scheduled in March based on the current timeline.

Chair Steele adjourned the meeting at 11:32.

Respectfully Submitted,

Kimberly Kogos, Town Clerk



Date: April 22, 2026
 To: John Duchock, Town of Jupiter Island
 From: Ali Palmer, Kimley-Horn
 Subject: Comprehensive Plan Update - Summary of Draft #3 Updates

Purpose

The purpose of this memorandum is to summarize changes made between the December 12, 2025 Draft #2 Comprehensive Plan and the April 13, 2026 Draft #3 Comprehensive Plan.

The purpose of this draft was to address the following items:

1. January 2026 Local Planning Agency meeting
 2. Town Counsel's memo should/shall memo
 3. Community survey
 4. Town Commission during the February and March meetings
-

Summary

General revisions to all elements include the “Should/Shall” memo recommendations

More specifically the following changes were made within each individual element:

1. FUTURE LAND USE ELEMENT (Element 1)

- Reorganization for ease of use.
- **Objective 1.1.2 and Policy 1.1.2.1 (NEW):** The Local Planning Agency will review proposed amendments and rezonings in coordination with the Town Commission and in compliance with state law.
- **Objective 1.1.3:** Explicitly ties low density, barrier island context, and infrastructure capacity to Land Use framework and discourages incremental intensification.
 - **Policy 1.1.3.2 (NEW)** – Discourages density-increasing map amendments
 - **Policy 1.1.3.3 (NEW)** – Discourage urban sprawl by promoting low-density development, environmental protection, and land use patterns that preserve the Town’s character and prevent fragmented, inefficient, or auto-dependent growth.
 - **Policy 1.1.5.5 (NEW)** – New development scale/massing controls (lot coverage, FAR, height, setbacks)

- **Policy 1.1.5.6** – Clearer standards for lot-width variances related to maintaining compatibility and protecting character and density pattern.
- **Policy 1.1.5.7** – Content revised for clarity regarding older structures.
- **Policy 1.1.6.1 (NEW)** - Concurrency exemption language added to exclude redevelopment or replacement of an existing structure that will not increase the size.
- **Policy 1.1.6.3** (mistakenly marked as 1.1.6.1) – Content revised for clarity regarding lands available for utility facilities.

2. TRANSPORTATION ELEMENT (Element 2)

- **Policies 2.1.1.6 – 2.1.1.10 (NEW)** introduce:
 - South Beach Road feasibility study
 - Traffic calming exploration
 - Bicycle traffic management
 - ROW vegetation management standards
 - Regulation of construction vehicle activity
- **Policy 2.1.4.4 (NEW)** and mistakenly listed as 2.1.1.7) – Seek traffic calming mechanisms along South Beach Road with Martin County.
- Removal of “coordinate” throughout policy language.

3. HOUSING ELEMENT (Element 3)

- **Policy 3.1.2.2** – Modified to state that infrastructure must be available no later than CO.

4. INFRASTRUCTURE ELEMENT (Element 4)

- **Policy 4.1.1.1** - Dunes as Flood Infrastructure added explicitly to LOS standards
- “Road” added before “rights of way” in all appropriate instances

5. COASTAL MANAGEMENT ELEMENT (Element 5)

- **Policy 5.1.5.9** – Modified from “Comprehensive dune master plan with management zones” to a “Strategic beach management plan”
- **Policy 5.3.1.5 (NEW)** – Emergency evacuation landing zone evaluation
- **Objective 5.3.3** – Removal of “redevelopment”
- **Policy 5.3.3.1** – Existing non-conformities to be permitted and continue at same intensity.
- **Policy 5.3.4.4 (NEW)** – Volunteer post-disaster beach cleanup program

- Beach public access policies clarify resident vs. general public access

6. CONSERVATION ELEMENT (Element 6)

- **Policies 6.1.6.4 and 6.1.6.5** from Draft #2 draft removed.
- **Policy 6.1.6.4** (renumbered) – Encourages tree preservation (was mandatory in 12-12-25)
- **Policy 6.1.8.2 (NEW)** – Accepting private conservation land donations

7. RECREATION & OPEN SPACE (Element 7)

- **Policy 7.1.3.5 (NEW)** – Explore beach parking fee with Martin County
- **Policy 7.1.3.6 (NEW)** – Explore reduced public beach hours for resource protection

8. IMPLEMENTATION

- Generally updated to be consistent with current statutory requirements
- State Review and Evaluation Process section added
- Ongoing Monitoring and Amendments section added
- Land Development Regulations section added

No substantive changes were made to the following elements since Draft #2

- **INTERGOVERNMENTAL COORDINATION (Element 8)**
- **CAPITAL IMPROVEMENTS (Element 9)**
- **PROPERTY RIGHTS ELEMENT (Element 10)**

Comprehensive Plan Update Town Commission April 22, 2026



TOWN OF
JUPITER ISLAND
FLORIDA

Kimley»»Horn



PURPOSE OF TODAY'S MEETING

Review Draft #3

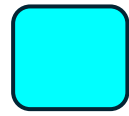
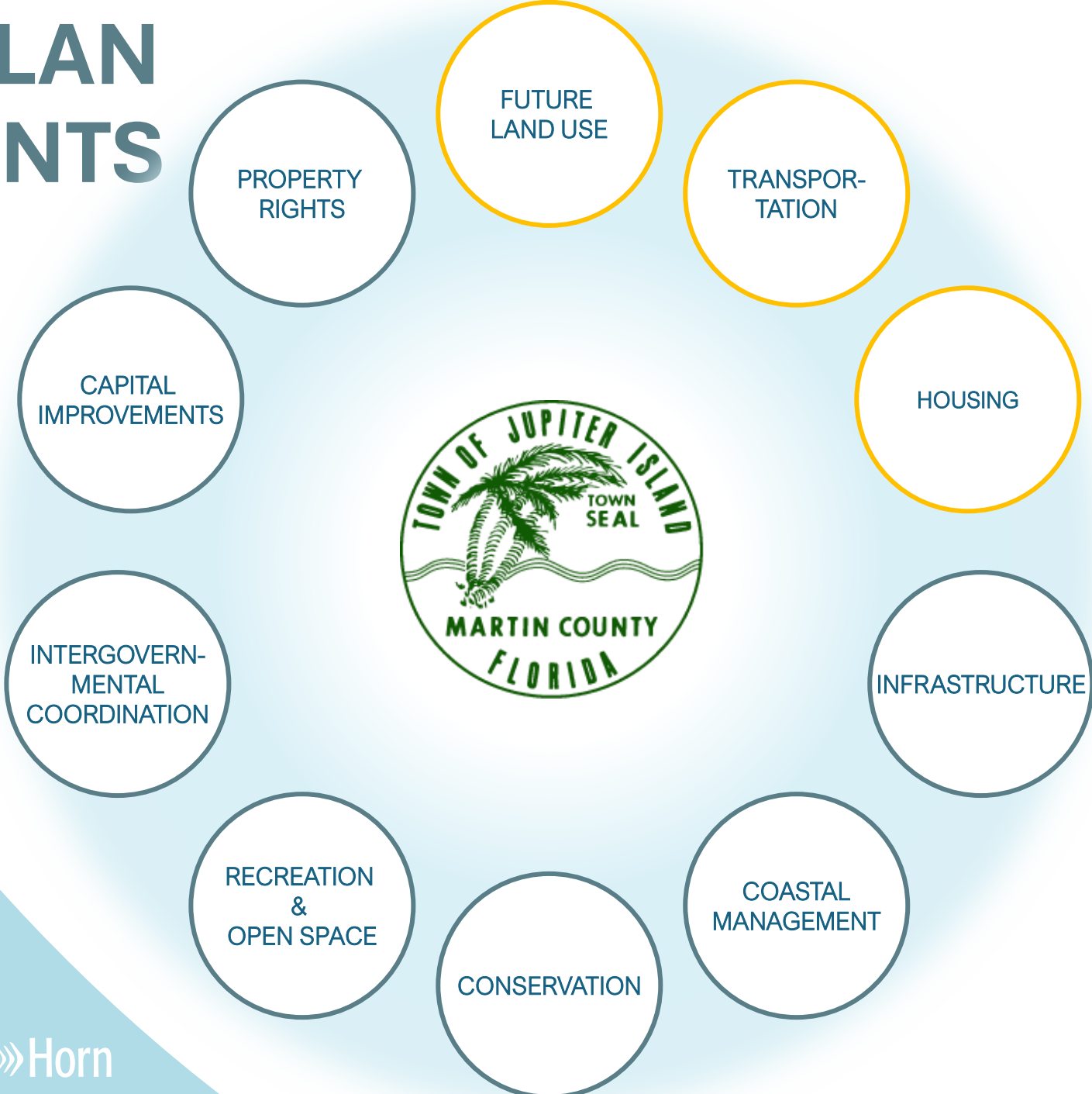
1. Vision, Purpose, Profile
2. Future Land Use
3. Transportation
4. Housing

Project Schedule

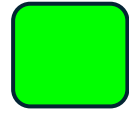
DATE	TASK
13-Apr	Draft #3 to be delivered
22-Apr	Town Commission - Present Draft #3 – Part 1
19-May	Town Commission update - Present Draft #3 – Part 2
23-Jun	Town Commission update - Present Draft #3 – Part 3
30-June	Completion of 2026 Legislative Session
July	Town Commission – Legislative and Legal Update
September	Draft #4 to be delivered
September	Town Commission - Present Draft #4
October	LPA - Transmittal Hearing
November	Town Commission - Transmittal Hearing
December	30-day state review
January	Draft #5 (final draft) to be delivered
February	Town Commission – Adoption Hearing



2045 PLAN ELEMENTS



LPA Input and Survey Results



Town Counsel Memo



FUTURE LAND USE ELEMENT



Future Land Use

TOWN VISION

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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~~ 2040-census, and in ~~2030~~ 2048 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 ~~2047~~ 2025 taxable value established by the Martin County Property Appraiser is \$2,432,462,327 981,306,781.



TOWN OF
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FLORIDA

Future Land Use

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



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Future Land Use

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.

OBJECTIVE 1.1.2: Ensure that the Comprehensive Plan and Future Land Use Element are consistently interpreted, administered, and implemented through an established Local Planning Agency and coordinated decision-making by the Town Commission, with land development regulations and map designations maintained in conformance with the Comprehensive Plan.

Policy 1.1.2.1: The Town shall establish a Local Planning Agency (LPA). As required by Section 163.31714, Florida Statutes, the LPA shall have the authority and duty to review proposals for Comprehensive Plan text and map amendments, and rezonings.

~~01.01.01.01~~ **Policy 1.1.2.2** The Future Land Use Plan should be interpreted as the exact intent of the Town's Local Planning Agency and Town Commission.

~~01.01.01.03~~ **Policy 1.1.2.3:** Zoning map designations and zoning ordinance text shall 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.



Future Land Use

01.01.02.00-OBJECTIVE 1.1.3: To achieve 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. **Preserve the Town's established low-density, environmentally sensitive development pattern by achieving an orderly land use framework that ensures a high degree of compatibility within and between land use categories, and that integrates development in a manner consistent with the Town's barrier island context, infrastructure capacity, and adopted vision.**

01.01.02.02 Policy 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.

Policy 1.1.3.1: 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.

Policy 1.1.3.2: Amendments to the future land use map or the zoning map that propose to increase the density of residential lands shall be discouraged unless it can be demonstrated that such amendments are consistent with the existing character and density of abutting properties and the Town.

Policy 1.1.3.3: The Town should discourage urban sprawl by reinforcing existing land use patterns characterized by low residential density, limited intensification, and strong environmental protection. Although urban sprawl is not a current development concern within the Town, this policy is intended to ensure that future land use decisions do not incrementally introduce fragmented, inefficient, or auto-dependent development patterns that are incompatible with the Town's unique character.

This should be accomplished through:

1. Maintaining large-lot, low-density residential land use designations;
2. Limiting land use amendments or development approvals that would increase development intensity beyond levels historically supported by the Town;
3. Ensuring that changes to land use or zoning do not generate expanded demands on public infrastructure or services inconsistent with the barrier island setting; and
4. Coordinating land use decisions with conservation, coastal management, and infrastructure policies to promote predictable, compact, and environmentally responsible development outcomes.

01.01.04.00-OBJECTIVE 1.1.4: To eliminate or reduce land uses inconsistent with the community character, as set forth in this Future Land Use Plan.

01.01.04.02 Policy 1.1.4.1 Land use areas as shown on the Future Land Use Map should be delineated along logical demarcation lines.

01.01.04.03 Policy 1.1.4.2: Elimination or reduction of existing non-conforming land uses should be accomplished with proper respect for the vested rights of property owners.

01.01.04.04 Policy 1.1.4.3: Expansion of non-conforming land uses should be prohibited.

01.01.04.05 Policy 1.1.4.4: 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.



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Future Land Use

~~01.01.03.00~~ **OBJECTIVE 1.1.5:** 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.

Policy 1.1.5.1: The Town shall strive to ensure that the Land Development Regulations are enforced through the permit review process and through the Code Compliance Section of the Building Department.

~~01.01.02.01~~ **Policy 1.1.5.2:** Zoning Land Development Regulations should shall protect single-family residential uses development from the encroachment of incompatible land uses.

~~01.01.03.01~~ **Policy 1.1.5.3:** Consistent land development regulations shall 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

~~01.01.03.01.07~~ **Policy 1.1.5.4:** Subdivision or replatting of land Replatting provisions must comply with the and development regulations. 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 1.1.5.5: The Land Development Regulations shall include development standards intended to preserve the Town's character by ensuring that the scale, massing, and intensity of development remain proportional to lot size and consistent with surrounding development patterns. Such standards shall prevent buildings from occupying a disproportionate share of individual lots and shall limit proximity of a structure to the property line that is inconsistent with the Town's low-density, natural and tranquil character. These standards may include, but are not limited to, minimum lot size, maximum lot coverage, maximum floor area ratios or floor area limitations, building height limitations, building setbacks, articulation and massing requirements, and required landscaping and open space.



Future Land Use

~~01.01.03.08~~ **Policy 1.1.5.6:** The standards in the land development regulations for minimum lot size and width should be strictly enforced if subdivision or replating is proposed, provided, however, that in certain instances a reduction of the minimum lot width may be permitted as legal non-conformities or through the variance process and approved by the Board of Adjustment Development Review Board (subject to review by 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 road rights-of-way, unless located in a district that historically allows visibility, and
- f. Consistent with surrounding community character, all properties shall provide effective screening and buffering to obscure views of all building floors from
neighboring properties and public road rights-of-way.
- g. The proposed reduction in the minimum lot width does not circumvent the intent of the land development regulations and the Comprehensive Plan to maintain a compatible land use pattern and to protect the character and density of surrounding residential development patterns.

01.01.04.01 **Policy 1.1.5.7:** The zoning ordinance should be reviewed to assure that its provisions do not preclude the renovations of existing residential structures. The Town shall promote the rehabilitation and restoration of older residential structures by regularly reviewing and, where appropriate, updating the land development regulations to ensure that its provisions do not unnecessarily preclude the renovation or improvement of existing residences.

Future Land Use

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

01.01.05.00 **OBJECTIVE 1.1.6: The Town shall continue to implement land development regulations that require established level of service standards. To coordinate future land uses with the capacity of facilities and services.**

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. 01.01.05.04 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; 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; or

3. Proposed development qualifies as redevelopment or replacement of an existing conforming structure or use and the density or intensity of the development is equal to or less than the previous development or structure. Development consistent with these criteria shall be exempt from the concurrency analysis requirement.

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.

01.01.06.1 Policy 1.1.6.3: Suitable land should be dedicated or reserved by the Town for utility facilities necessary to support proposed development. The Town shall ensure the availability of suitable land for utility facilities necessary to support proposed development by dedicating or reserving land, as appropriate, to accommodate current and future utility needs.

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

Future Land Use

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 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 shall 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 shall 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 shall 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 1.2.1.5: All existing native vegetation within the dune areas, east 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.

01.04.01.07 Policy 1.2.1.6: The Town shall change the zoning designation of the residentially zoned properties that have been placed into conservation/preservation to conservation/preservation on the zoning map.

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

01.02.01.01 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.

Future Land Use

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 1.2

01.02.04.00 OBJECTIVE 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.

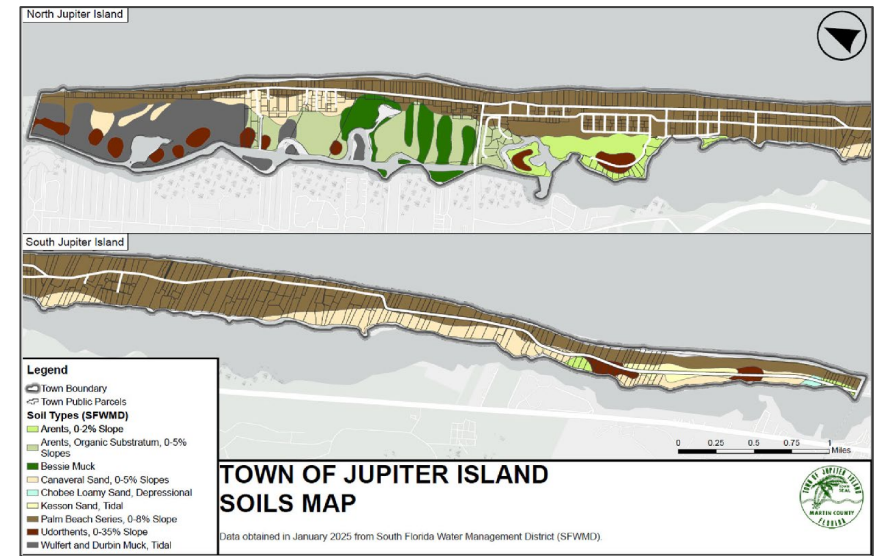


Figure 1.2: Soil Map

TRANSPORTATION ELEMENT



Transportation

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.



Transportation

Policy 2.1.1.6 The Town should conduct a feasibility study to determine opportunities to improve safety, manage traffic and protect community character as it relates to South Beach Road. Specific consideration should be given to the potential benefits and likelihood of Town ownership and control of South Beach Road.

Policy 2.1.1.7: The Town should work with property owners to determine if improvements such traffic calming or sidewalks are desired along portions of North Beach Road. If such facilities are determined to be desired by the community, an evaluation of the available public road rights-of-way and the feasibility of adding sidewalk facilities should be studied.

Policy 2.1.1.8: The Town should evaluate a range of regulatory, operational, and planning strategies to manage and, where appropriate, reduce bicycle traffic on public roadways, including bicycle rules, designated routes, and limited infrastructure measures, with the goal of maintaining safe and efficient vehicular circulation and preserving the Town's character.

Policy 2.1.1.9: The Town should develop a maintenance schedule to ensure that vegetation within the public road right-of-way is trimmed so as to prevent visual obstructions for traffic while maintaining the visual barrier between the road and homes, with emphasis on North Beach Road.

Policy 2.1.1.10: The Town should evaluate the regulation of construction-related vehicle activity within the municipal limits, including hours of operation, as necessary to maintain adopted roadway Level of Service standards, protect neighborhood compatibility, and minimize traffic, noise, and safety impacts. Such regulations may be implemented through ordinances, Land Development Regulations, or development approvals, with reasonable exceptions for emergency and essential public infrastructure work.

~~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 should work with County, State, and Federal agencies to protect, enhance, and maintain its dune and beach systems to help safeguard public road rights-of-way 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.

~~02.01.02.04~~ **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.

02.01.03.04 Policy 2.1.3.1: Future traffic improvements or changes to the Town's Transportation system shall be harmonious with the proposed future land uses as shown on the adopted Future Land Use Map. Conversely, future land use and development shall be harmonious with the proposed future transportation system as shown on the adopted Future Transportation Facilities Map.



Transportation

~~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.

~~02.01.04.00-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 endeavor to enter into negotiations with Martin County to amend the Joint Planning Agreement with Martin County which will control ensuring that any decisions regarding County owned rights-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 road rights-of-way and any other issue which would change the character and ambiance of the Town-are carefully monitored.~~

~~02.01.04.04-Policy 2.1.4.4: The Town should coordinate with Martin County to seek opportunities to introduce traffic calming mechanisms along South Beach Road in order to limit speeding and reduce non-local traffic.~~



HOUSING ELEMENT



Housing

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.

Housing

~~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 available for installation and operation no later than at the time of issuance of a certificate of occupancy.

~~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.



What's Next

19-May	Town Commission Draft #3 – Part 2	1. Infrastructure 2. Coastal Management 3. Conservation
23-Jun	Town Commission Draft #3 – Part 3	1. Recreation and OS 2. Intergovernmental 3. Capital Improvements 4. Property Rights



THANK YOU



TOWN OF JUPITER ISLAND

MEMORANDUM

To: Mayor & Town Commission

Through: Robert Garlo, Town Manager *RG*

CC: Kimberly Kogos, Town Clerk

From: John Duchock, Asst. Town Manager

RE: Agenda Item No. 3 – Comprehensive Plan Review (Kimley-Horn)

Date: 4/14/2026

Background:

Kimley-Horn has provided the attached updated draft Comprehensive Plan. This third draft of the plan document reflects input from the Local Planning Agency workshop held on January 7th, as well as the public survey conducted between January 8th and February 8th. Additionally, the revisions reflect input from Town Counsel regarding “should” versus “shall” and changes directed by the Town Commission during prior meetings.

Kimley-Horn will provide a guided review and discussion of the Town Vision/Profile within the Comp Plan, along with the Future Land Use Element, Transportation Element, and Housing Element. The purpose is to continue the review process and further discuss changes to the first three elements of the plan, while taking into consideration current and pending State legislation.

Recommendation:

Staff is seeking Commission discussion and direction on changes to the Town Vision/Profile, Future Land Use Element, Transportation Element, and Housing Element.

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 census, and in 2018 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.

OBJECTIVE 1.1.2: Ensure that the Comprehensive Plan and Future Land Use Element are consistently interpreted, administered, and implemented through an established Local Planning Agency and coordinated decision-making by the Town Commission, with land development regulations and map designations maintained in conformance with the Comprehensive Plan.

Policy 1.1.2.1: The Town shall establish a Local Planning Agency (LPA). As required by Section 163.31714, Florida Statutes, the LPA shall have the authority and duty to review proposals for Comprehensive Plan text and map amendments, and rezonings.

~~01.01.01.01~~ **Policy 1.1.2.2** The Future Land Use Plan should be interpreted as the exact intent of the Town's Local Planning Agency and Town Commission.

~~01.01.01.03~~ **Policy 1.1.2.3:** Zoning map designations and zoning ordinance text shall 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.

~~01.01.02.00~~ **OBJECTIVE 1.1.3: To achieve 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. Preserve the Town's established low-density, environmentally sensitive development pattern by achieving an orderly land use framework that ensures a high degree of compatibility within and between land use categories, and that**

integrates development in a manner consistent with the Town's barrier island context, infrastructure capacity, and adopted vision.

~~**01.01.02.02 Policy** 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.~~

Policy 1.1.3.1: 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.

Policy 1.1.3.2: Amendments to the future land use map or the zoning map that propose to increase the density of residential lands shall be discouraged unless it can be demonstrated that such amendments are consistent with the existing character and density of abutting properties and the Town.

Policy 1.1.3.3: The Town should discourage urban sprawl by reinforcing existing land use patterns characterized by low residential density, limited intensification, and strong environmental protection. Although urban sprawl is not a current development concern within the Town, this policy is intended to ensure that future land use decisions do not incrementally introduce fragmented, inefficient, or auto-dependent development patterns that are incompatible with the Town's unique character.

This should be accomplished through:

1. Maintaining large-lot, low-density residential land use designations;
2. Limiting land use amendments or development approvals that would increase development intensity beyond levels historically supported by the Town;
3. Ensuring that changes to land use or zoning do not generate expanded demands on public infrastructure or services inconsistent with the barrier island setting; and
4. Coordinating land use decisions with conservation, coastal management, and infrastructure policies to promote predictable, compact, and environmentally responsible development outcomes.

01.01.01.00-OBJECTIVE 1.1.4: To eliminate or reduce land uses inconsistent with the community character, as set forth in this Future Land Use Plan.

01.01.01.02-Policy 1.1.4.1 Land use areas as shown on the Future Land Use Map should be delineated along logical demarcation lines.

01.01.01.04-Policy 1.1.4.2: 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 1.1.4.3: Expansion of non-conforming land uses should be prohibited.

01.01.01.06-Policy 1.1.4.4: 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.

01.01.03.00 OBJECTIVE 1.1.5: 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.

Policy 1.1.5.1: The Town shall strive to ensure that the Land Development Regulations are enforced through the permit review process and through the Code Compliance Section of the Building Department.

01.01.02.01 Policy 1.1.5.2: Zoning Land Development Regulations should shall protect single-family residential ~~uses~~ development from the encroachment of incompatible land uses.

01.01.03.01 Policy 1.1.5.3: Consistent land development regulations shall 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

1.01.03.01.07 Policy 1.1.5.4: Subdivision or replatting of land ~~Replatting provisions must comply with the land development regulations. 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 1.1.5.5: The Land Development Regulations shall include development standards intended to preserve the Town's character by ensuring that the scale, massing, and intensity of development remain proportional to lot size and consistent with surrounding development patterns. Such standards shall prevent buildings from occupying a disproportionate share of individual lots and shall limit proximity of a structure to the property line that is inconsistent with the Town's low-density, natural and tranquil character. These standards may include, but are not limited to, minimum lot size, maximum lot coverage, maximum floor area ratios or floor area limitations, building height limitations, building setbacks, articulation and massing requirements, and required landscaping and open space.

1.01.03.01.08 Policy 1.1.5.6: The standards in the land development regulations for minimum lot size and width should 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 as legal non-conformities or through the variance process and approved by the Board of

~~Adjustment~~ Development Review Board (subject to review by 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 road rights-of-way, unless located in a district that historically allows visibility, and
- f. Consistent with surrounding community character, all properties shall provide effective screening and buffering to obscure views of all building floors from neighboring properties and public road rights-of-way.
- g. The proposed reduction in the minimum lot width does not circumvent the intent of the land development regulations and the Comprehensive Plan to maintain a compatible land use pattern and to protect the character and density of surrounding residential development patterns.

~~01.01.04.01 Policy 1.1.5.7: The zoning ordinance should be reviewed to assure that its provisions do not preclude the renovations of existing residential structures.~~ The Town shall promote the rehabilitation and restoration of older residential structures by regularly reviewing and, where appropriate, updating the land development regulations to ensure that its provisions do not unnecessarily preclude the renovation or improvement of existing residences.

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

~~01.01.05.00 OBJECTIVE 1.1.6: The Town shall continue to implement land development regulations that require established level of service standards. 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; 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; or

3. Proposed development qualifies as redevelopment or replacement of an existing conforming structure or use and the density or intensity of the development is equal to or less than the previous development or structure. Development consistent with these criteria shall be exempt from the concurrency analysis requirement.

~~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.

~~01.01.06.1~~ **Policy 1.1.6.1:** ~~Suitable land should be dedicated or reserved by the Town for utility facilities necessary to support proposed development. The Town shall ensure the availability of suitable land for utility facilities necessary to support proposed development by dedicating or reserving land, as appropriate, to accommodate current and future utility needs.~~

~~01.01.06.00~~ **OBJECTIVE:** ~~To ensure the availability of suitable land 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 shall 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 shall 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 shall 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 1.2.1.5: All existing native vegetation within the dune areas, east 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.

~~01.01.01.07~~ **Policy 1.2.1.6:** The Town shall change the zoning designation of the residentially zoned properties that have been placed into conservation/preservation to conservation/preservation on the zoning map.

~~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 1.2

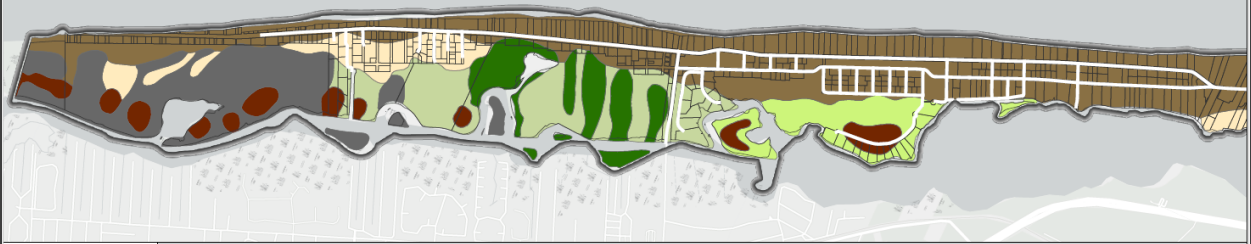
Policy 1.2.4.2: The Town's LDRs should be modified to include the coordination of future land uses with appropriate topography and soil conditions.

~~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.

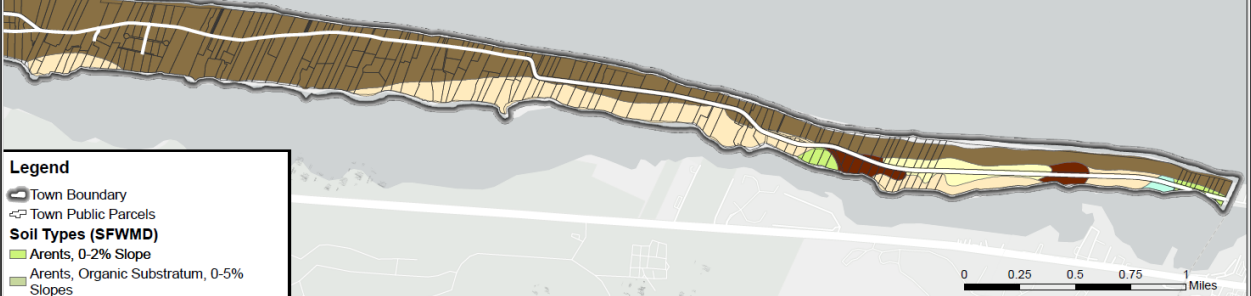
Policy 1.2.4.4: The Town will also utilize available data sources for wetlands, uplands, and critical habitats when delineating future land uses and evaluating requests for changes in land use.

Figure 1.2: Soil Map

North Jupiter Island

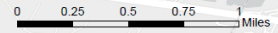


South Jupiter Island



Legend

- Town Boundary
- Town Public Parcels
- Soil Types (SFWMD)**
- Arents, 0-2% Slope
- Arents, Organic Substratum, 0-5% Slopes
- Bessie Muck
- Canaveral Sand, 0-5% Slopes
- Chobee Loamy Sand, Depressional
- Kesson Sand, Tidal
- Palm Beach Series, 0-8% Slope
- Udorthents, 0-35% Slope
- Wulfert and Durbin Muck, Tidal



TOWN OF JUPITER ISLAND SOILS MAP

Data obtained in January 2025 from South Florida Water Management District (SFWMD).



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.

Policy 2.1.1.6 The Town should conduct a feasibility study to determine opportunities to improve safety, manage traffic and protect community character as it relates to South Beach Road. Specific consideration should be given to the potential benefits and likelihood of Town ownership and control of South Beach Road.

Policy 2.1.1.7: The Town should work with property owners to determine if improvements such traffic calming or sidewalks are desired along portions of North Beach Road. If such facilities are determined to be desired by the community, an evaluation of the available public road rights-of-way and the feasibility of adding sidewalk facilities should be studied.

Policy 2.1.1.8: The Town should evaluate a range of regulatory, operational, and planning strategies to manage and, where appropriate, reduce bicycle traffic on public roadways, including bicycle rules, designated routes, and limited infrastructure measures, with the goal of maintaining safe and efficient vehicular circulation and preserving the Town's character.

Policy 2.1.1.9: The Town should develop a maintenance schedule to ensure that vegetation within the public road right-of-way is trimmed so as to prevent visual obstructions for traffic while maintaining the visual barrier between the road and homes, with emphasis on North Beach Road.

Policy 2.1.1.10: The Town should evaluate the regulation of construction-related vehicle activity within the municipal limits, including hours of operation, as necessary to maintain adopted roadway Level of Service standards, protect neighborhood compatibility, and minimize traffic, noise, and safety impacts. Such regulations may be implemented through ordinances, Land Development Regulations, or development approvals, with reasonable exceptions for emergency and essential public infrastructure work.

~~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 should work with County, State, and Federal agencies to protect, enhance, and maintain its dune and beach systems to help safeguard public road rights-of-way 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 shall be harmonious with the ~~proposed~~ future land uses as shown on the adopted Future Land Use Map. Conversely, future land use and development shall be harmonious 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 endeavor to enter into negotiations with Martin County to amend the Joint Planning Agreement with Martin County which will control ensuring that any decisions regarding County owned rights-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 road rights-of-way and any other issue which would change the character and ambiance of the Town-are carefully monitored.

Policy 2.1.1.7: The Town should coordinate with Martin County to seek opportunities to introduce traffic calming mechanisms along South Beach Road in order to limit speeding and reduce non-local traffic.

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 available for installation and operation no later than at the time of issuance of a certificate of occupancy.

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~~ probably does not contribute directly significantly to recharge of the surficial aquifer that supplies the SMRU potable water wells, ~~that which~~ 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.

Dunes Flood Infrastructure: Dune elevation should be maintained at a minimum of 14 feet.

~~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.

04.01.01.05 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]

04.01.02.00 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.

04.01.02.01 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.

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

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

04.01.03.02 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 public road 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.~~

04.01.05.00 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.

04.01.05.01 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 shall 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 strategic beach management plan that addresses management of the beach and dune system, as permitted by State and Federal regulatory agencies and as required by State statute.

~~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 town resident 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.

Policy 5.3.1.5 The Town should evaluate options for the location of an emergency evacuation landing zone that can serve to supplement emergency evacuation and delivery of recover resources.

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 and expansion 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) should be allowed east of the oceanfront waterfront setback line. Existing non-conformities shall be permitted to continue and to be redeveloped consistent with the existing non-conforming density or intensity. 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.

Policy 5.3.4.4: The Town should develop a volunteer post-disaster beach clean-up program to be initiated as the final phase of post-disaster recovery and redevelopment.

~~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.~~

~~05.04.01.00~~ 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.

~~05.04.02.04~~ **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.

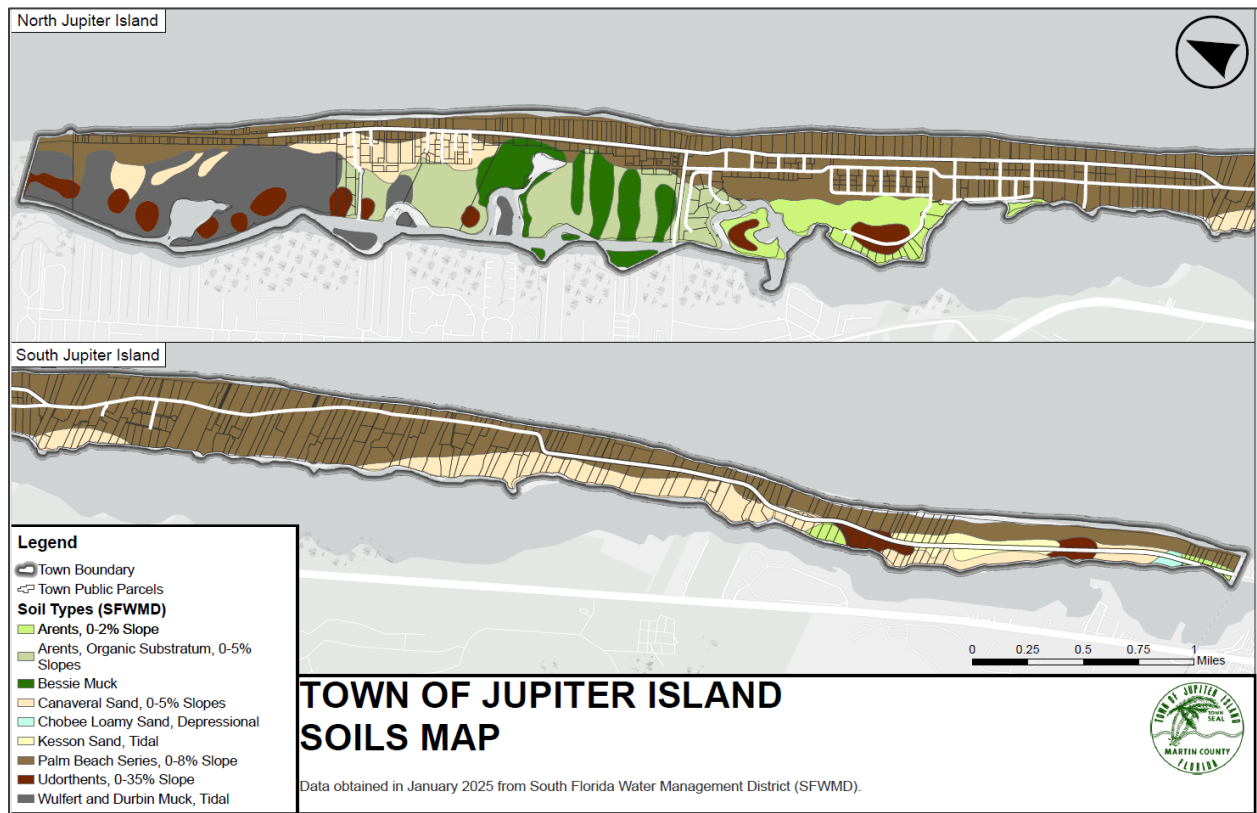
~~-[06.01.04 OBJECTIVES AND POLICIES MISSING FROM ADOPTED DRAFT]~~

~~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 should encourage the preservation of existing trees on all parcels to the greatest extent feasible and practical.

~~06.04.07.00~~ 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.

~~06.04.07.04~~ 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.

~~06.04.08.00~~ 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.

~~06.04.08.04~~ 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.

Policy 6.1.8.2 The Town should establish a process for accepting private donations of environmentally sensitive land that can serve as conservation and open space.

~~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.

~~06.04.09.03~~ Policy 6.1.9.3: Town should adopt an ordinance on the collection of hazardous and toxic wastes.

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 town resident 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.

~~07.01.03.06~~ **Policy 7.1.3.3:** 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 7.1.3.4:** 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.

Policy 7.1.3.5 The Town should explore program development to collect beach access parking fees with Martin County.

Policy 7.1.3.6: The Town should coordinate with Martin County to explore reductions in public beach hours of operation to support consistency with the Blowing Rocks Wildlife Preserve and protect adjacent natural resources.

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 shall ~~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 DEQ 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 shall require all redevelopment to meet new, safer construction standards as established in the Florida Building Code.

~~08.01.08.00 Objective 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.

~~08.01.08.04~~ **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.

~~08.01.09.00~~ **Objective 8.1.9:** To communicate with Martin County to jointly establish cooperation and coordination between the Town and Martin County.

~~08.01.09.04~~ **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 road rights-of-way and any other issues which would change the character and ambiance of the Town.

~~08.01.10.00~~ **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.

~~08.01.10.04~~ **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.

~~08.01.10.02~~ **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, if applicable:

- 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 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)(j), 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 4-4 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 2-4 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.

IMPLEMENTATION

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

Programs

For purposes of implementation, monitoring and evaluation, ~~the principal programs needed to implement this Element are as follows; all are outlined in more detail in the Element:~~ the Town shall utilize the following ongoing programs and activities to carry out the goals, objectives, and policies of this Element consistent with Florida Statute:

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

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

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

- Administration of the Town's Capital Improvements Program (CIP) and annual budgeting process, including the periodic review of project needs and prioritization consistent with adopted Levels of Service and fiscal capacity;
- Use of engineering studies, technical analysis, and infrastructure evaluations, as necessary, to identify the timing, cost, and feasibility of public facility improvements required to support adopted land use policies; and
- Periodic review and amendment of the Land Development Regulations and other implementing ordinances to ensure continued consistency with the Comprehensive Plan, including concurrency requirements related to development orders, levels of service, and public facility availability.

PLAN MONITORING

~~It is the intent of this plan to follow the current statutory and rule requirements for plan review and monitoring together with other guidelines that may be determined by the Town Commission from time to time.~~

The Town shall monitor, evaluate, and maintain the Comprehensive Plan in accordance with Chapter 163, Florida Statutes, and the Florida Administrative Code, as amended. Plan monitoring activities shall ensure internal consistency, compliance with state requirements, and alignment with local conditions, community priorities, and adopted Levels of Service.

State Review and Evaluation Process

Pursuant to Section 163.3191, Florida Statutes, the Town shall periodically evaluate the Comprehensive Plan to determine whether amendments are necessary to reflect changes in state law, administrative rules, and local conditions. When updates or amendments are proposed:

- Comprehensive Plan amendments shall be processed in accordance with Section 163.3184, Florida Statutes, including public hearings before the Local Planning Agency and Town Commission.

- Proposed amendments subject to state coordination review shall be transmitted to the State land planning agency, FloridaCommerce, and other applicable reviewing agencies for review and comment as required by statute.
- The Town shall consider state and agency comments received during the review period and determine whether revisions are necessary prior to adoption, consistent with statutory timelines.
- Upon receipt of a determination of no objections or upon addressing required changes, the Town Commission may adopt the amendments by ordinance within the timeframes established under Florida law.

Ongoing Monitoring and Amendments

Plan monitoring may include review of:

- Development activity and land use changes;
- Infrastructure capacity, public facility availability, and fiscal impacts;
- Consistency between the Comprehensive Plan, Future Land Use Map, zoning regulations, and development approvals; and
- Legislative or regulatory changes at the state level affecting comprehensive planning requirements.

Amendments to the Comprehensive Plan may be initiated as needed to address identified issues, maintain compliance with state law, or advance the Town's adopted vision, recognizing that the Town is a largely built-out, low-density residential community with limited growth pressure.

The Town Commission may adopt additional monitoring procedures or administrative guidelines, as appropriate, to ensure the Comprehensive Plan remains current, legally defensible, and responsive to community needs.

PUBLIC PARTICIPATION IN THE COMPREHENSIVE PLANNING PROCESS

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

ROLE OF PUBLIC PARTICIPATION

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

Public participation is a central component of the comprehensive planning process. The Local Planning Agency is responsible for preparing and administering the Comprehensive Plan; however, the Town's residents play a critical role in defining the values, goals, and long-term vision reflected in the Plan. Residents shall be provided meaningful opportunities to participate in the development, evaluation, and amendment of the Comprehensive Plan prior to adoption by the Town Commission.

REQUIREMENTS FOR PUBLIC PARTICIPATION PROGRAMS

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

The Town shall provide opportunities for public participation in the comprehensive planning process as required by Chapter 163, Florida Statutes, and applicable provisions of the Florida Administrative Code. Public participation procedures shall be designed to be transparent, accessible, and appropriate for the scale and character of the Town.

Optional Procedures

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

Consistent with state guidance and best practices for small municipalities, the Town may, but is not required to:

- ~~Provide executive summaries or copies of the proposed comprehensive plan or plan amendments for public review in plain language.~~
- ~~Provide, while the planning process is ongoing, for regular release of information to keep the citizenry apprised of planning activities by making public access to planning documents, hearing schedules, meeting agendas, and adopted minutes of public hearings through the Town's website or other appropriate means. available to the public throughout the review process. If desired, these items could be made available to the local press.~~
- Periodically release information during major planning efforts to keep residents informed of planning activities, deadlines, and opportunities for participation.

LAND DEVELOPMENT REGULATIONS

The Land Development Regulations (LDRs) are the primary implementation mechanism for the Comprehensive Plan and shall be maintained in continuous conformance with the goals, objectives, and policies of the Plan, including the Future Land Use Map.

The Town shall ensure that the Land Development Regulations:

- Are consistent with and implement the Comprehensive Plan, as required by Chapter 163, Florida Statutes;
- Translate long-range Comprehensive Plan policies into clear, predictable development standards appropriate to the Town's low-density, predominantly residential, barrier island context; and
- Support neighborhood compatibility, environmental protection, infrastructure capacity, and the Town's adopted vision.

The Town shall periodically review and, where necessary, amend the Land Development Regulations to:

- Maintain internal consistency with the Comprehensive Plan and consistency among elements;
- Reflect amendments to the Comprehensive Plan or changes in state law or administrative rules;
- Eliminate obsolete, duplicative, or conflicting provisions; and
- Ensure that zoning standards, development criteria, and administrative procedures remain appropriate for a largely built-out community with limited growth pressure.

Development orders, rezonings, and other land use approvals shall be evaluated for consistency with both the Comprehensive Plan and the Land Development Regulations in effect at the time of application. Where a conflict exists, the Comprehensive Plan shall govern, and the Land Development Regulations shall be amended as necessary to maintain compliance.