

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4D

From: Staff

Date: April 20, 2007 Council Meeting

Subject: Local Government Comprehensive Plan Review  
Draft Amendments to the Town of Jupiter Comprehensive Plan  
DCA Reference No. 07-1

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, *Florida Statutes*, requires that Council review local government comprehensive plan amendments prior to their adoption. Under the provisions of this law, the Department of Community Affairs (DCA) prepares an Objections, Recommendations, and Comments (ORC) Report on a proposed amendment only if requested to do so by the local government, the regional planning council, an affected person, or if an ORC Report is otherwise deemed necessary by the DCA. If the local government requests DCA to prepare an ORC Report, then Council must provide DCA with its own objections, recommendations for modification, and comments on the proposed amendments within 30 days of its receipt.

Background

The Town of Jupiter is proposing two amendments to the Future Land Use Map (FLUM) of the Town Comprehensive Plan. The Town has requested a formal review of the proposed amendments by the DCA.

Evaluation

The FLUM amendments are summarized in Table 1. The location of the subject properties are shown on the attached maps.

**Table 1**  
**Proposed Amendment to the Future Land Use Map**  
**Town of Jupiter Comprehensive Plan**  
**DCA Reference No. 07-1**

<b>Amendment Number/Name</b>	<b>Approx. Acreage</b>	<b>Current FLUM Designation</b>	<b>Proposed FLUM Designation</b>	<b>Approximate Location</b>
1. Delaware Scrub Property (Ord. No. 4-07)	15.9	Commercial	Conservation	North side of Indiantown Road between Jones Creek and Delaware Boulevard.
2. C-18 Natural Area Property (Ord. No. 8-07)	36.0	Residential Low	Conservation	South side of the C-18 Canal west of the Florida Turnpike.
<b>Total:</b>	<b>51.9</b>			

**Future Land Use Map Amendments**

1. *Delaware Scrub Property (Ord. No. 4-07)*

The subject property is 15.9 acres of land owned jointly by the Town of Jupiter and Palm Beach County. The vacant property contains three natural communities and had been on the County’s acquisition list since 1991. The Town is proposing to amend the FLUM designation for the property from Commercial to Conservation. In accordance with an interlocal agreement between the County and the Town, a hiking trail, educational displays, an observation platform, and raised wooden boardwalk will be constructed on the property.

The properties to the north are residential and have Residential FLUM designations. Jones Creek borders the east side of the property. The properties to the south have retail uses and a FLUM designation of Commercial. The properties to the west have existing offices along Indiantown Road with a FLUM designation of Commercial and existing residential uses with a Residential FLUM designation.

2. *C-18 Natural Area Property (Ord. No. 8-07)*

The subject property is approximately 36 acres of land owned by Palm Beach County. The Town is proposing to amend the FLUM designation for the property from Residential Low to Conservation. The vacant property is to be combined with 102.7 acres to the southwest purchased by the County using conservation funds to form the larger C-18 Triangle Natural Area. The property will be used for the purpose of conserving and protecting environmentally sensitive lands.

The property to the north includes the C-18 Canal and Town water re-pump facility and has a FLUM designation of Public Institutional. The properties to the east are residential with a County FLUM designation of Rural Residential 2.5. The properties to the south and west are part of the Palm Beach County C-18 Natural Area and currently have a FLUM designation of Rural Residential 10. The County is in the process of amending the FLUM designation to Conservation.

#### Extrajurisdictional Impacts

The proposed amendments were submitted to the Palm Beach County Intergovernmental Plan Amendment Review Committee and were processed on February 5, 2007. According to the Clearinghouse Coordinator, no objections have been received.

#### Effects on Significant Regional Resources or Facilities

Analysis of the proposed amendments indicates that they would not have adverse effects on significant regional resources or facilities.

#### Analysis of Consistency with Strategic Regional Policy Plan

The amendments are not in conflict with the Strategic Regional Policy Plan (SRPP).

#### Consistency with Strategic Regional Policy Plan

The contract agreement between the DCA and the Treasure Coast Regional Planning Council requires Council to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. Council finds the proposed amendments to be CONSISTENT with the SRPP.

#### Recommendation

Council should adopt the above comments and approve their transmittal to the Department of Community Affairs.

Attachments

## **List of Exhibits**

<b>Exhibit</b>	<b>Amendment</b>
1	General Location Map
2	Amendment Location Map
3	Site Location Map – Delaware Scrub Property
4	Site Location Map – C-18 Natural Area Property







C-18 Natural Area Property  
Current Future Land Use Map

