

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4E

From: Staff

Date: March 21, 2008 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Town of Jupiter Inlet Colony Comprehensive Plan
DCA Reference No. 08-1ER

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 an ORC Report is to be prepared, then Council must provide DCA with its findings of consistency or inconsistency with the Strategic Regional Policy Plan (SRPP), and provide any comments and recommendations for modification on the proposed amendments within 30 days of its receipt.

Background

The Town of Jupiter Inlet Colony has proposed text amendments to all elements of the Town Comprehensive Plan. The amendments are related to the Town's Evaluation and Appraisal Report (EAR), which was adopted on May 22, 2006 and found sufficient by the DCA on July 28, 2006. The Town has requested that the DCA carry out a formal review of the amendments.

Evaluation

Following is a profile of the Town of Jupiter Inlet Colony, taken from the Town's EAR:

Jupiter Inlet Colony is located in the northern portion of eastern Palm Beach County. The Village of Tequesta abuts the Colony on the north, the Loxahatchee River and Jupiter Inlet abuts its southern boundary, and the Atlantic Ocean bounds its eastern limits. The westerly boundary is situated just west of the Intracoastal Waterway (ICWW)

adjacent to Lighthouse Park in the Town of Jupiter. There are nearly 140 acres, or 0.2 square miles, contained within the corporate limits of the Colony.

There has been very little change in Jupiter Inlet Colony since original adoption of its Comprehensive Plan. This has been due primarily to its near build-out status, small size and locational setting of the community. The Colony is almost built-out. The Town is entirely a single family community with a combined administrative/police building and a private Beach Club located at the southeastern part of the Town located where the Inlet meets the Atlantic Ocean. There are only two (2) vacant single family lots at the present time, and the Colony is 99.6% developed. Local streets serve this community and there is a network of walkways throughout the Town for pedestrian use and access to the ocean. Housing status, economic and social conditions of the population, the provision of essential services and the financial feasibility of accommodating the limited growth potential of this middle to upper income community has changed minimally since adoption of the current Plan.

As the above profile suggests, the Town is essentially an incorporated subdivision, one of several in the Treasure Coast Region. The population of the Town is estimated at under 400, with a peak seasonal population of approximately 500. One of the requirements for the preparation of an EAR is that local governments identify major issues, if applicable, (Chapter 163.3191(1)(c)). The Town identified no major issues, but agreed to a scope of work for the EAR as part of a letter of understanding with the DCA.

Significant amendments proposed by the Town are summarized below, by element:

1. Future Land Use Element

No significant amendments proposed.

2. Transportation Element

- Changes the name of the element from Traffic Circulation
- Revises Objective 5 to address coordination and cooperation with transportation organizations.
- New Policy 5.1 commits the Town to participate in the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) and the Multijurisdictional Issues Forum.
- New objectives and policies deal with:
 - a. Support for the County Metropolitan Planning Organization (MPO) in providing for an energy efficient multi-modal transportation system.
 - b. The reduction of per capita vehicle miles traveled and discouraging single-occupant vehicle trips.

- c. Encouraging the use and provision of mass transit facilities.
- d. Support for the maintenance of para-transit transportation services.
- e. Support to the MPO regarding transportation services for the transportation disadvantaged.

3. Housing Element

No significant changes proposed.

4. Infrastructure Element

- New Policy 3.3 supports stormwater drainage that meets State Water Quality Standards.

5. Coastal Management Element

- New Policy 1.5 addresses the preservation of existing wetland vegetation adjacent to the Indian River Lagoon Estuary.
- New Policy 2.3 addresses the filtering of stormwater pollutants via landscaping.
- New Policy 4.7 supports minimizing or avoiding adverse effects on the coastal mangrove system.
- New Policy 5.3 seeks the protection of mangrove areas and sea grass beds.
- New Objective 6 and Policy 6.2 address post disaster redevelopment planning and response.

6. Conservation Element

- Revised Policy 2.3 indicates that the Town will revise the Level of Service (LOS) as necessary to conserve potable water supplies.

7. Recreation and Open Space

- New Policy 1.7 addresses coordination and cooperation on activities that may result in impacts to the public facilities and services of a neighborhood jurisdiction.
- New Policy 1.8 commits to interlocal agreements and intergovernmental coordination when necessary to determine fair share impacts to public facilities and services.

8. Capital Improvements Element

- New 5 and 10 year schedules of improvements are proposed.

Extrajurisdictional Impacts

The Town does not currently participate in IPARC, but has proposed a new policy that would commit the Town to participate in IPARC. The proposed amendments were submitted to IPARC by the Town, but after they were transmitted to the DCA. Council is not aware of any significant extrajurisdictional impacts that would occur as a result of the amendments.

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

Comments/Recommendations for Modification

1. Objective 4 of the Housing Element indicates the Town will provide adequate housing to accommodate the needs of low and moderate income residents. However, the Town limits housing to one type...detached, single family units. Multi-family units are expressly prohibited. Council recognizes that small incorporated municipalities in locations with extremely high land values are unlikely to be able to provide a range of housing type and affordability. However, given the affordable housing problem in Palm Beach County (according to a January 21, 2008 article in the Palm Beach Post, 86 percent of households in Palm Beach County cannot afford to buy a median priced home in the County), it is important that such communities recognize and support the development of a range of housing types and affordabilities in the area in which they are located. Therefore, it would be appropriate for the Town to include policies in its plan which support the provision of an adequate supply of safe and affordable housing to meet the needs of residents of the area, consistent with Regional Goal 2.1; and support a range of housing types and affordabilities in proximity to employment and services, consistent with Regional Goal 2.2.
2. The Town has deleted its LOS standard for potable water. It appears that the Town residents may utilize as much potable water as the Village of Tequesta (the Town's water provider) will make available. The Town indicates that Tequesta has not finalized its Utility Plan and therefore LOS per jurisdiction has not been developed at this time. Instead of considering the amount of water that Tequesta will provide as a basis for LOS, the Town should base the LOS on a reasonable rate of per capita consumption as determined by the Water Management District or similar entity. This is especially important given the recent drought and the acknowledgment that adequate potable water supplies will be difficult to provide for future growth in the region. The Town should also be sure that policies under Objective 2 in the Conservation Element are strong enough to ensure that a

minimum amount of potable water is used to irrigate lawns and landscaping. These could include restrictions on the types of landscaping (drought tolerant) and on frequency of irrigation.

3. New Policy 1.7 in the Intergovernmental Coordination Element addresses coordination and cooperation on activities which may result in impacts to the public facilities and services of a neighboring jurisdiction. This policy, or a separate policy, should commit the Town to participation in the Palm Beach County Multijurisdictional Issues Forum and IPARC.

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 instruct staff to transmit the report to the Department of Community Affairs.

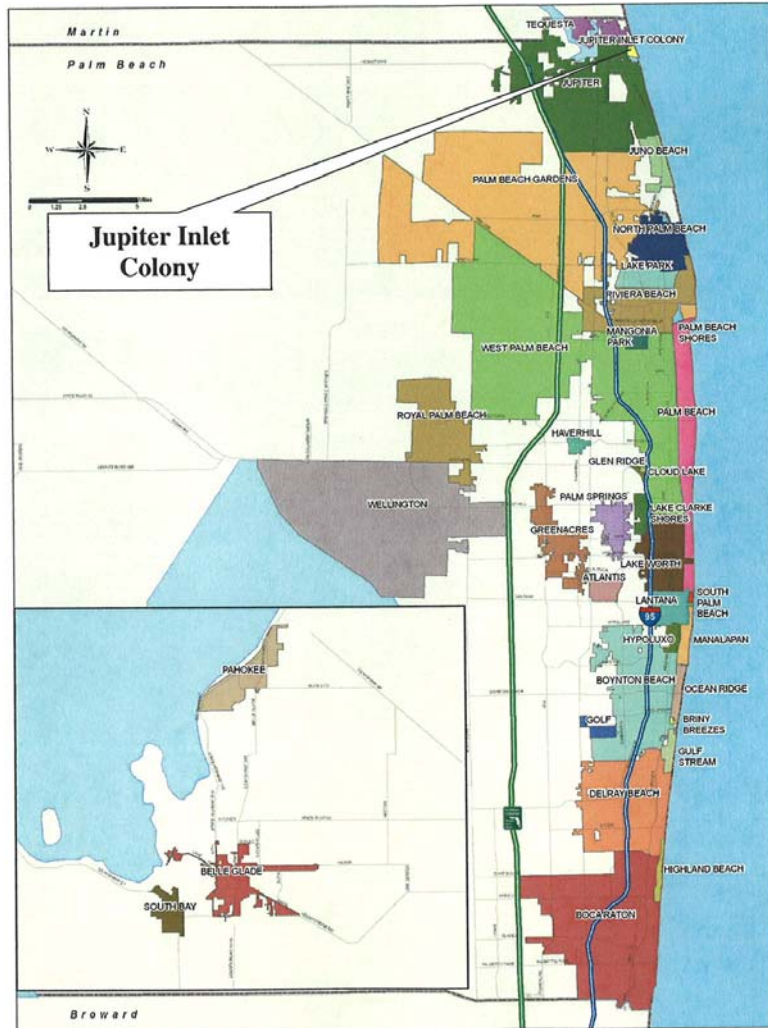
Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Future Land Use Map

**Exhibit 1
General Location Map
Town of Jupiter Inlet Colony**



**Exhibit 2
Future Land Use Map**

