

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 5D

From: Staff

Date: July 16, 2010 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Town of Jupiter Comprehensive Plan
DCA Reference No. 10-1

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, *Florida Statutes*, requires that the Treasure Coast Regional Planning Council (TCRPC) 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 the TCRPC 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 has proposed text amendments to the following elements of the Town Comprehensive Plan: Future Land Use, Housing, Transportation, Infrastructure and Capital Improvements. The Town has requested that the DCA formally review the amendments.

Evaluation

1. Future Land Use Element

Existing Policy 1.2.4 seeks the elimination of incompatible land uses upon redevelopment, and prohibits the expansion of such uses. Policies 1.8.5 and 1.8.8 address land uses in the Indiantown Road Corridor and Overlay Zoning District. These two policies are being revised to allow the upgrading and redevelopment of the Jupiter Dodge auto dealership, an existing non-conforming use. The proposed revisions indicate that there is no limitation on the cost of improvements, as long as substantial improvements

are proposed and existing nuisances and non-conformities are reduced. Restrictions also include limitations on additional lot coverage, no increase in number of stories of any building and no expansion onto other properties.

2. Housing Element

The dates in five policies are revised to delay establishment of a Workforce Housing Program and related land development regulations until December 2013. The Town finds the delay is warranted due to the sharp decrease in the price of homes over the last four years. The Town indicates that current economic conditions would create unfair burdens if a mandatory workforce housing program was required at this time.

3. Transportation Element

Policy 3.1.1 is revised to indicate that Level of Service (LOS) D will be the standard for all County and State maintained roads.

4. Infrastructure Element

Policies 1.3.10, 1.4.4 and 1.6.1 are to be revised to adopt the standards contained in Chapter 62-25, Florida Administrative Code (F.A.C.) for stormwater discharges. This will allow the Town to be current with applicable minimum water quality standards and any future revisions made to the F.A.C relative to those standards.

5. Capital Improvements Element

Policy 1.2.1 is to be revised to indicate the Town LOS standard for drainage is that off-site discharges must meet State water quality standards consistent with Chapter 62-25, F.A.C.

Extrajurisdictional Impacts

The proposed amendments were provided to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) by the Town and were noticed to IPARC participants on April 26, 2010. TCPRC staff contacted IPARC and the Palm Beach County staff on June 21, 2010 to determine if there were any objections to the proposed amendments. As of the preparation of this staff report, Council is not aware of any detrimental extrajurisdictional impacts.

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 proposed text amendments, which allowing flexibility in the redevelopment of a non-conforming use, delay the establishment of a workforce housing program, clarify traffic level of service standards and adopt standards consistent with state statutes are not in conflict with the SRPP.

The Town supports its decision to delay the establishment of a workforce housing program (revised Policies 1.2.9, 1.2.10, 1.2.11, 1.2.12) by indicating that median single family home prices have decreased significantly in the last four years. Since median household incomes have increased during the same period, the Town concludes that the affordability of housing has increased in the Town. However, the price of single-family homes is not the only condition that affects the access to affordable housing for the workforce. Regional Goal 2.2 indicates that a range of housing types and affordabilities should be available in proximity to employment and services. Policy 2.2.1.3 is to encourage the development of a mix of residential land uses which provide for a range of housing types and affordabilities. In the interim between now and the date the Town proposes to implement workforce housing policies (December 2013), the Town is encouraged to determine; 1) if the residential land use designations in the Town are adequate to encourage a variety of housing types and sizes; 2) if there are unnecessary regulatory barriers that make it more difficult to build affordable housing; 3) and if a range of housing types and affordabilities exist or can be developed in all areas of the Town, especially those areas where there are employment opportunities.

Consistency with Strategic Regional Policy Plan

The contract agreement with the DCA requires the TCRPC to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. The TCRPC finds the proposed amendments to be CONSISTENT with the SRPP.

Recommendation

The Treasure Coast Regional Planning 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



