TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members

From: Staff

Date: June 20, 2014 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Town of Jupiter Comprehensive Plan
Amendment No. 14-1ESR

Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. TCRPC comments are limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any local government within the Region. TCRPC must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the State Land Planning Agency.

The amendment package from the Town of Jupiter includes two changes to the Future Land Use Map of the comprehensive plan. This report includes a summary of the proposed amendment and TCRPC comments.

Summary of Proposed Amendment

The proposed amendment is to change the Future Land Use designations on two properties in the Parcel 19 Planned Unit Development (PUD), which is located adjacent to Indiantown Road, just west of the Florida Turnpike. The Parcel 19 PUD is a total of 896.1 acres and was approved by the town in 2004. Both subject properties are located in Lakewood, which is the northern portion of the Parcel 19 PUD situated north of Indiantown Road.

The Future Land Use changes are proposed on Property A, which is 25.1 acres; and Property B, which is 3.8 acres. The proposal is to change the Future Land Use designation from Commercial with the Bioscience Research Protection Overlay to Low Density Residential on Property A; and from Low Density Residential to Commercial with the Bioscience Research Protection Overlay on Property B. The Future Land Use designations adjacent to Property A are Low Density Residential to the north, south, and west; and Commercial with the Bioscience Research
Protection Overlay to the east. The Future Land Use designations adjacent to Property B are Low Density Residential to the north, south, and west; Commercial with the Bioscience Research Protection Overlay to the northwest; and not designated to the east, because it is within the Florida Turnpike right-of-way.

The applicant has proposed the change on the 25.1-acre Property A in order to allow development of 275 single family homes, as well as bioscience/research and development, and other commercial uses. The proposed change on the 3.8-acre Property B is in order to combine this parcel with the adjacent 10.3-acre parcel on the northwest side to provide a total of 14.1 acres of Commercial with Bioscience Research Protection Overlay. The applicant has not submitted a site plan for the proposed uses, but is requesting these uses as part of the PUD application.

The proposed changes will result in a net reduction of 21.3 acres of commercial land and a net increase of 21.3 acres of low density residential land within the overall Parcel 19 PUD property. The town staff report indicates the net increase of residential lands on the Parcel 19 PUD property will not have an adverse impact on the provision of public services. Regarding traffic, the analysis provided by the applicant indicates the proposed change will result in a reduction in daily and peak hour trips. The town staff report indicates that the existing daily trip cap on the overall Parcel 19 property will be maintained. Also, the town staff report indicates that the change to low density residential on Property A will reduce prior concerns with the need to provide an appropriate transition to the preserved lands in the nationally designated wild and scenic Loxahatchee River corridor adjacent to the west side of the Parcel 19 property.

**Extrajurisdictional Impacts**

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on October 25, 2013. No extrajurisdictional impacts have been identified.

**Regional Impacts**

No adverse effects on significant regional resources and facilities have been identified.

**Conclusion**

The proposed amendment is consistent with the SRPP.

**Recommendation**

Council should approve this report and authorize its transmittal to the Town of Jupiter and the Florida Department of Economic Opportunity.

**Attachments**
List of Exhibits

Exhibit

1. General Location Map
2. Aerial Location Map
3. Current Future Land Use Map
4. Proposed Future Land Use Map