Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council 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 Island was received on March 30, 2017 and contains proposed text changes to the Introduction and the Future Land Use, Transportation, Housing, Infrastructure, Coastal Management, Conservation, Recreation and Open Space, Intergovernmental Coordination, and Capital Improvements elements of the comprehensive plan. The proposed changes comprise a complete update of the plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment includes text changes to the Introduction and all elements of the comprehensive plan (Future Land Use, Transportation, Housing, Infrastructure, Coastal Management, Conservation, Recreation and Open Space, Intergovernmental Coordination, and Capital Improvements) including updated Data and Analysis. Because of the extensive volume of material in the amendment package, the revised elements have been provided as a supplement to this report on Council’s website. The significant changes in the comprehensive plan are summarized below:
**Introduction**

- Update the cover page listing of Town Commission and other officials as well as updated the Town profile data.
- Add a statement regarding Objectives and Policies that are Not Applicable.

**Future Land Use Element**

- Revise the Future Land Use Map designation of certain parcels placed into Conservation and a particular residential property.
- Amend the opening narrative to acknowledge accommodating the “medium” projected population per BEBR.
- Revise Objective 01.01.02.00, Policy 01.01.02.02 and the Future Land Use Map to include energy efficient land use patterns and energy conservation.

**Transportation Element**

- Amend the opening narrative, amend the Future Traffic Circulation Map, delete Objective 02.01.02.00 and Policies 02.01.02.01 through 02.01.02.06, amend Objective 02.01.02.00, and add Policy 02.01.02.02 in order to remove the alternate South Beach Road future right-of-way.
- Amend Objective 02.01.01.00 and Policies 02.01.01.02 and 02.01.01.03 to add strategies to reduce greenhouse gas emissions.

**Housing Element**

- Amend Goal 03.01.00.00 and add Objective 03.01.04.00 and Policy 03.01.04.01 to add energy efficient design and construction standards and principles for new housing construction and in the use of renewable energy resources.
- Delete Policy 03.01.03.02 regarding manufactured housing and group homes.

**Infrastructure Element**

- Remove the South Martin Regional Utility (SMRU) map and replace it with maps showing the South Florida Water Management District Consumptive Use Permit area, and the Primary and Secondary services areas.
- Amend Policy 04.01.09.02 regarding irrigation quality water.
- Amend Policy 04.01.03.02 to add exfiltration stormwater management systems as part of Town road repaving projects.
• Amend the level of service standards for Town roadways, stormwater drainage, potable water supply, and wastewater in Policy 04.01.01.01.

• Revise the population estimates in Policy 04.01.06.02.

Coastal Management Element

• Amend the opening narrative, Goal 05.03.00.00 and Policy 05.03.03.02 to acknowledge destruction caused by sea level rise.

• Amend Goal 05.01.00.00 and Objective 05.01.06.00 to preserve historical and archaeological resources.

• Amend Policy 05.01.04.01 and add Policies 05.01.04.02 and 05.01.04.03 to address discharges from Lake Okeechobee into the St. Lucie Estuary by pressing State and Federal agencies to direct future discharges to the south and by supporting the creation of reservoirs north and south of Lake Okeechobee.

• Delete Policy 05.03.02.02 and amend Objective 05.03.03.00 and Policy 05.03.03.01 regarding FEMA flood zone “V”.

• Amend Policy 05.03.04.02 and 05.03.04.03 to coordinate with the current Emergency Management Plan and the County’s post-disaster recovery and redevelopment plan.

• Add Objective 05.03.06.00 and Policies 05.03.06.01 through 05.03.06.06 to require redevelopment to address and minimize the risk of floods.

Conservation Element

• Amend Goal 06.01.00.00 and Policy 06.01.01.04 to add factors that affect energy conservation.

• Amend Policies 06.01.03.04 through 06.01.03.06 to include “Florida Friendly” requirements as well as the Florida Building Code.

• Amend Objectives 06.01.06.00 and 06.01.07.00 to remove the requirement for environmental assessments for large-scale development and public road construction projects.

Recreation and Open Space Element

• Amend Policy 07.01.03.07 to define the public beach access points in the Town.
**Intergovernmental Coordination Element**

- Add Objective 08.01.09.00 and Policy 08.01.02.03 to establish better communication with Martin County and to address impacts on adjacent municipalities and coordinating level of service standards.

- Amend Policy 08.01.03.05 to reference the interlocal agreement between the Town and Martin County concerning the 2016 St. Lucie Inlet Management Plan.

- Add Policy 08.01.06.01 regarding dissemination of regional and local evacuation plans to Town residents.

**Capital Improvements Element**

- Amend Policy 09.01.02.01 to include use of a five-year frequency storm for stormwater design with a 20% safety factor and a requirement for maintenance.

- Amend Policy 09.01.06.01 to include guidance to update each year of the five-year projection of capital expenditures.

**Regional Impacts**

No adverse effects on regional resources or facilities have been identified.

**Extrajurisdictional Impacts**

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on March 31, 2017. No extrajurisdictional impacts have been identified.

**Conclusion**

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

**Recommendation**

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

**Attachments**
List of Exhibits

Exhibit

1 General Location Map
Exhibit 1
General Location Map

Town of Jupiter Island