TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members                          AGENDA ITEM 4B7
From: Staff
Date: August 14, 2019
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Town of Jupiter Comprehensive Plan
Amendment No. 19-01ESR

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 was received on July 22, 2019 and contains one amendment to the Future Land Use Map. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

In 2011, the subject property was acquired by the Town as part of a development agreement that allowed for bioscience related uses as well as conservation or passive recreation. The proposed amendment changes the future land use designation of an approximately 16.6 acre parcel from General Industrial with Bioscience Research Protection Overlay to Conservation/Preservation and removes the overlay. The subject property is located approximately 2,000 feet north of Indiantown Road with 12.1 acres on the east side and 4.5 acres on the west side of Island Way. Adjacent land uses include the Rialto residential development and Recreation to the North; General Industrial to the south (vacant); the I-95 road right-of-way to the west; and conservation (a greenway connectivity corridor) to the east.

The proposed amendment will reduce the amount of land available for bioscience research and biotechnology uses, but the staff report indicates there are still approximately 112.3 acres remaining of the approximately 625.5 acres assigned with the Bioscience Research Protection Overlay available for appropriate uses. Because the property will not be developed, the staff...
report indicates there will be an overall reduction of impacts to the following infrastructure and services: traffic, potable water, sanitary sewer, stormwater, solid waste, recreation, police, and fire rescue. The staff report also notes the conservation use will help provide a connection to the Loxahatchee Slough system to the south and the Northwest Fork of the Loxahatchee River restoration efforts to the north.

Regional Impacts

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

Extrajurisdictional Impacts

The proposed amendments were circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on May 9, 2019. 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 and the Florida Department of Economic Opportunity.

Council Action – September 20, 2019

Commissioner Smith from Martin County moved approval of the staff recommendation. Commissioner O’Bryan from Indian River County seconded the motion, which carried unanimously.

Attachments
List of Exhibits

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