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 May 7, 2019 and contains text changes to the Future Land Use, Coastal Management, and Conservation elements of the comprehensive plan. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

The proposed amendments in strikeout and underline format for each element are included in the exhibits. Outlined below is a summary of the proposed amendments:

Future Land Use Element

- Revise Policy 1.13.5 to modify the completion date for adopting a new mixed-use zoning district for properties 100 acres and less in size.
- Revise Objective 1.18 to modify the completion date for developing transit-oriented development criteria that will require developments to support transit use if located within ½ mile of a public transit stop.
Coastal Management Element

- Revise Policy 2.6.4 to extend the date requiring the Town to investigate and report the feasibility of integrating consideration of climate change impacts, and adaptation and mitigation strategies into the comprehensive plan to align timing with the Town’s Evaluation and Appraisal Review amendment process in 2023.
- Revise Policy 2.6.5 to extend the date requiring the Town to investigate and report the feasibility of identifying Adaptation Action Areas and areas vulnerable to coastal storm surge and sea level rise impacts to align with the Town’s Evaluation and Appraisal Review amendment process in 2023.

Conservation Element

- Revise Policy 1.10.2 to extend the date for upgrading the Town’s current Florida Green Building Coalition “silver certification” to “gold certification” to align with the current application process.
- Revise Policy 1.10.4 to support the development of community gardens and remove the requirement to adopt land development regulations by December 2017.

Regional Impacts

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

Extrajurisdictional Impacts

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on January 28, 2020. 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 – June 19, 2020

Commissioner Dzadovsky from St. Lucie County moved approval of the staff recommendation. Vice Mayor Hmara from the Village of Royal Palm Beach seconded the motion, which carried unanimously.

Attachments
List of Exhibits

Exhibits

1  General Location Map
2  Proposed Text Changes to the Future Land Use Element in Strikeout and Underline Format
3  Proposed Text Changes to the Coastal Management Element in Strikeout and Underline Format
4  Proposed Text Changes to the Conservation Element in Strikeout and Underline Format
Exhibit 1
General Location Map
owners of properties that wish to architecturally rehabilitate, refurbish or upgrade existing properties.

Policy 1.13.5 By December 2020 2021, the Town shall adopt a new mixed-use zoning district in the land development regulations for properties 100 acres or less in size, which shall establish:

a) minimum requirements for mandatory workforce housing units; and

b) maximum sizes for a proportion of the residential units in the district.

**Transit Oriented Development**

**Objective 1.18** By December 2020 2023, the Town shall develop criteria to require that developments located within a half-mile of public transit will support transit use.

Policy 1.18.1 Encourage greater densities and intensities around designated Tri-Rail stations.

Policy 1.18.2 Develop criteria which will guide the location of transit-oriented developments.

Policy 1.18.3 Encourage Transit Oriented Development (TOD) that provides a development pattern with a mix of uses located within a half-mile radius of designated Tri-Rail stations. Such uses may include but not be limited to: housing, retail, office, institutional and restaurant and be designed to provide 18 hours of daily activity.

Policy 1.18.4 TOD projects shall be designed utilizing the principles of traditional urban design to achieve a pedestrian friendly environment to support transit users.

Policy 1.18.5 Develop a block structure of streets to improve circulation and support pedestrian walkability.

Policy 1.18.6 Develop design standards, locations, and features for transit stops.
Exhibit 3
Proposed Text Changes to the Coastal Management Element in Strikeout and Underline Format

COASTAL MANAGEMENT ELEMENT:
Goals, Objectives and Policies

Goal 2. The protection of human life and capital facilities from the destructive effects of hurricanes and natural disasters by limiting public expenditures and development activities in identified hurricane vulnerability zones, providing for safe and effective emergency evacuation and establishing procedures for post-disaster redevelopment.

Climate Change Objective and Policies

Objective 2.6 The Town shall adopt and implement strategies which increase community resiliency and protect property, infrastructure, and cultural and natural resources from the impacts of climate change, including sea level rise, changes in rainfall patterns, and extreme weather events.

Policy 2.6.1 The Town shall continue its participation in the Southeast Florida Regional Climate Change Compact.

Policy 2.6.2 The Town shall collaborate with Palm Beach County to increase regional resilience by sharing technical expertise, participating in annual summits, assessing local vulnerabilities, advancing agreed upon mitigation and adaptation strategies, and developing joint state and federal legislation policies and programs.

Policy 2.6.3 The Town shall coordinate with Palm Beach County, other local governments, and other federal, state and regional agencies and private property owners to develop initiatives and goals to address climate change.

Policy 2.6.4 By December 2020, the Town shall investigate and report the feasibility of integrating consideration of climate change impacts, and adaptation and mitigation strategies, into existing Comprehensive Plan goals, objectives and policies and land development regulations.

Policy 2.6.5 By December 2020, the Town shall investigate and report the feasibility of the use of Adaptation Action Areas as provided by Section 163.3177(6)(g)(10), Florida Statutes, to identify areas vulnerable to coastal storm surge and sea level rise impacts.

Policy 2.6.7 The Town shall continue to promote the use of mitigation strategies to increase energy efficiency and conservation, and to reduce greenhouse gas emissions. The mitigation strategies may include, but are not limited to, the adoption of Comprehensive Plan policies or land development regulations pertaining to land use and transportation strategies such as requiring compact residential development, incentives for mixed use and redevelopment projects that maximize internal trip capture, clustering residential densities along transit routes, improving access to transit and non-motorized movement, requiring interconnectivity among adjoining parcels of land, and incentives for green building methods.

Policy 2.6.8 The Town shall utilize best practices and initiate mitigation strategies to reduce the flood risk in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.
Exhibit 4
Proposed Text Changes to the Conservation Element in Strikeout and Underline Format

CONSERVATION ELEMENT:
Goals, Objectives and Policies

Goal 1: To conserve, protect and enhance the functions and values of the natural resources within Jupiter to ensure the highest environmental quality possible.

Green Design

Objective 1.10 To encourage and promote effective green design theories and techniques for new development, redevelopment and infill projects including sustainable site development, water efficiency (including stormwater runoff), energy efficiency, sustainable material selections (including alternate paving materials to reduce heat island effects), urban agriculture and improved indoor environmental quality.

Policy 1.10.1 The Town shall maintain and amend as necessary land development regulations to promote and support green design theories and techniques, and which provide incentives for same.

Policy 1.10.2 By December 2019, the Town will strive to upgrade its current Florida Green Building Coalition "Florida Green Local Government Silver Certification" to a Gold Certification.

Policy 1.10.3 The Town will continue to support existing farmers markets, public markets, and similar activities and encourage the development of additional markets throughout the Town to provide residents with access to fresh, local produce.

Policy 1.10.4 By December 2017, the Town will adopt land development regulations to allow The Town shall support the creation of community gardens at a scale that is appropriate to the Town’s neighborhoods, particularly in areas that have vacant or underutilized land.