

**COASTAL MANAGEMENT
ELEMENT:**

*Goals, Objectives
and Policies*

Goal 1. The protection of coastal natural resources through the development and implementation of programs and procedures that balance coastal development activities with the preservation of natural resources and provide for mitigation of development impacts.

Coastal Natural Resources Objective and Policies

Objective 1.1: To protect and preserve the functions and values of coastal wetland and natural dune systems which include the creation of environmentally sensitive zoning districts in which regulations will be established for the protection of natural resources which will include the following:

Policy 1.1.1 The Town shall maintain a program and a set of standards to protect sensitive areas from adverse impacts of urban development. This program will be implemented through the creation of environmentally sensitive areas as defined in Conservation Policy 1.1.2 and 1.1.3.

Policy 1.1.2 At a minimum, environmentally sensitive areas shall be defined as those areas which contain one or more of the following natural resources:

- a) rare, threatened and endangered wildlife and vegetation. A complete list is defined by U.S. Fish and Wildlife Service, Florida Fish and Wildlife Conservation Commission, Treasure Coast Regional Planning Council, Florida Endangered Plant

- Advisory Council, Palm Beach County, and the Florida Department of Environmental Protection (DEP);
- b) rare and unique upland habitat;
- c) wetlands and deepwater habitats;
- d) special geologic formations;
- e) artifacts of archeological or historic significance;
- f) within public water supply system wellfield cone(s) of influence; and
- g) within floodways and areas subject to flooding.

Policy 1.1.3

In addition to the other conservation policies, any proposed development, in an environmentally sensitive area shall comply with the following:

- a) Proposed development in or abutting an environmentally sensitive area shall submit, as part of an application for a site plan an environmental assessment report which contains:
 - 1) an inventory of existing vegetation and wildlife based on a field survey, including where applicable, submerged lands surveys for coastal properties;
 - 2) an identification of wildlife or vegetation listed as endangered, threatened or species of special concern and whether or not the environmentally sensitive area potentially will attract and support off site species and wildlife use;
 - 3) an assessment of the land, including submerged lands, identifying the location of all environmentally sensitive or protected habitat or vegetation;

- 4) an analysis of the functional viability and quality of the various sensitive or protected habitats;
- 5) a discussion of the impacts, both positive and adverse, on the resources within the habitats;
- 6) a discussion concerning whether there is any irreplaceable or irretrievable environmental damage,
- 7) a mitigation plan or a marine stewardship plan to be incorporated into any development orders for development proposed on waterfront properties on the Intracoastal Waterway, Loxahatchee River, Jones Creek, Sims Creek, Limestone Creek, and Jupiter River, excluding development or redevelopment of individual single-family lots on manmade canals, that describes actions to be taken to replace those functions and values of the ecological community(s) lost as a result of developing the land, including submerged lands.
- 8) A maintenance and management plan which shall be submitted and approved for all environmentally sensitive areas and/or mitigation sites proposed, and shall at a minimum address the following:
 - a. Areas designated environmentally sensitive shall be identified and mapped on the approved site plan.
 - b. Maintenance schedules and methodologies for the removal of exotic and invasive species.
 - c. Wildlife enhancement provisions, including the installation of food sources, shelter, nesting and roosting facilities, etc., and the

survivability of the habitat preserved.

- b) Development shall be defined as:
 - 1) a reconstruction, alteration of the size, or material change in the external appearance of a structure on land;
 - 2) a change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices or dwelling units in a structure or on land;
 - 3) alteration of a shore or bank of a seacoast, river, stream, lake, pond or canal, including any coastal construction as defined in Section 162.021, Florida Statutes;
 - 4) commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land;
 - 5) demolition of a structure;
 - 6) clearing of land as an adjunct of construction;
 - 7) deposit of refuse, solid or liquid waste, or fill on a parcel of land.

Exceptions to the above definition are defined in Section 380.04, F.S.

Policy 1.1.4 Protection and management of wetland and deepwater habitats shall be in a manner consistent with the adopted policies of the Treasure Coast Regional Planning Council, the South Florida Water Management District, and as well as, the Loxahatchee River Aquatic Preserve Management Plan, and the Loxahatchee Wild and Scenic River Management Plan.

Policy 1.1.5 The Town shall maintain land development regulations that require all development to set aside through selective clearing and other construction activity, as a minimum, 25 percent of each

native plant community which occurs on-site. Increased conservation of native plant community types which are determined to be regionally rare or endangered may be provided in exchange for decreased conservation of native plant community types which are common. To encourage such exchanges an additional unit of regionally rare or endangered upland may be set aside in exchange for use of two units of common habitat. Such set aside habitat shall be preserved in viable condition with intact canopy, understory, and ground cover. Determination of regional endangered or rare status will be based upon those communities that have been identified by the Treasure Coast Regional Planning Council.

Policy 1.1.6 The Town will continue to encourage the re-establishment of wetlands in previously drained areas where feasible and will encourage future development and use of wetlands only for purposes which are compatible with their natural values and functions.

Policy 1.1.7 Spoil islands should be retained in public ownership and modified to serve as green areas, bird roosting, nesting and feeding areas and when appropriate, water oriented recreation areas. In the event new spoil islands are created, they should be designed to serve recreation, wildlife and other public use. Revegetation efforts on all spoil islands should utilize 100 percent native vegetation adapted to existing soil and climatic conditions.

Policy 1.1.8All mosquito impoundments shall be modified to provide the multiple functions of marine fisheries habitat, water quality enhancement and adequate mosquito control.

Policy 1.1.9 The Council supports the efforts of the South Florida Water Management District to reestablish wetland vegetation along the banks of the C-18 Canal.

Policy 1.1.10 The Town's Coastal Planning Area encompasses the following as they occur along the Atlantic Ocean, Intracoastal Waterway, Jupiter Inlet and all estuarine waters within the Town boundaries:

- a) Water and submerged lands;
- b) Shoreline;
- c) The coastal barrier located east of the Intracoastal Waterway from the Town's southern boundary north to the Jupiter Inlet;
- d) Living marine resources;
- e) Marine wetlands;
- f) Water-dependent or water-related facilities;
- g) Public access facilities related to the above areas; and
- h) All lands adjacent to the above areas where development may impact the integrity and/or quality of these areas.

Objective 1.2 To cooperate with and assist the South Florida Water Management District (SFWMD) and the Department of Environmental Protection (DEP) in protecting and preserving the Loxahatchee Slough/River Corridor which borders on the Town of Jupiter to ensure that the quality of estuarine water is maintained at current levels as determined by the SFWMD using DEP established criteria for water quality classifications as reported in Chapter 17-2, Florida Administrative Code.

Policy 1.2.1 The Town will continue to require adequate conservation buffers for properties abutting the Loxahatchee

Slough/River Corridor. If properties located within the Corridor are annexed into the Town, these properties shall be assigned with the Conservation land use designation.

Policy 1.2.2 Uses allowed within the Conservation future land use designation shall be limited to those are compatible with and preserve the natural character of the area, such as passive recreation, observation areas, hiking and nature trails, canoeing, primitive camping and environmental education facilities. Active recreation uses, such as playing fields, tennis courts, etc. shall be prohibited. All residential, commercial, industrial and community service uses shall be prohibited.

Policy 1.2.3 The Town shall monitor and maintain public access to the river corridor so that the environmental values of the system can be enjoyed, but not overburdened, by users.

Policy 1.2.4 The Town shall participate with the South Florida Water Management District, Palm Beach County, Jupiter Inlet District, Loxahatchee River District and other appropriate agencies to reestablish the historic hydrologic connections between three segments of the corridor.

Policy 1.2.5 The Town supports the proposed South Florida Water Management District C-18 wetland restoration program.

Wildlife and Fisheries Objective and Policies

Objective 1.3: The Town shall maintain the adopted strategies to protect and re-establish coastal wildlife and fisheries populations and habitats which provide

for minimization of development impacts and the preservation of necessary habitat. These strategies include at a minimum:

Policy 1.3.1 Site plan review and evaluation shall consider development impacts on wildlife, fish and habitat. The Town shall require safeguards to prevent or significantly reduce the potential adverse impacts of development activities. These safeguards shall be based upon information derived from the Environmentally Sensitive area criteria.

Policy 1.3.2 Sites proposed for agriculture or development activities within the known range of endangered or threatened species or where such species are expected to occur based upon habitat suitability and species ranges shall be surveyed at the request of local officials by qualified government ecologists prior to approval or commencement of such activities to determine whether or not endangered or threatened plant or animal populations occur.

Estuarine Environmental Quality Objectives & Policies

Objective 1.4: The Town shall maintain strategies to ensure that the quality of estuarine water within the Town’s Coastal Planning Area reaches Class 2 definition and maintain that level as determined by measurable chemical constituents.

Policy 1.4.1 The Town shall maintain a surface and stormwater management ordinance. This ordinance is intended to minimize degradation of surface waters through treatment of stormwater runoff. At a minimum, specified treatments should include maximum feasible on-site

retention, establishment of littoral zones in lake management systems and wetland areas and use of grassy swales for filtration. This policy shall apply to both existing and new systems.

Policy 1.4.2 Retrofitting of substandard public drainage systems shall occur during repair, expansion, or redevelopment activities. This policy is intended to address water quality problems resulting from inadequately maintained systems, or those systems constructed previous to a complete understanding of the effects of stormwater runoff on water quality.

Policy 1.4.3 The Town seeks the cooperation and participation of all surrounding local governments in minimizing and eventually eliminating pollutant sources and excess silt entering estuarine waters. Consistent with this effort the Town will maintain active membership on the Loxahatchee Council of Governments, Loxahatchee River Management Coordinating Council and the Treasure Coast Regional Planning Council.

Policy 1.4.4 The Town shall not permit significant alteration of tidal flushing and circulation patterns by development activities without demonstrated proof by the applicant that such alteration will not have a negative impact on the natural environment.

Policy 1.4.5 The Town shall prohibit canals as defined in this Section. For purposes of this policy a canal is defined as any artificial waterway providing access to waters of the State or to any of the rivers, streams, creeks, canals, or other waters of the State or their tributary systems for the purposes of navigation, aesthetics, recreation, and/or enhancement

of property. This definition expressly excludes non-residential canals required for agricultural irrigation and drainage purposes. Also excluded are appropriately designed swales and ditches approved by the Engineering and Public Works Director as necessary for controlled outflow of surface water.

Policy 1.4.6 Effective turbidity control mechanisms and procedures shall be used to protect water quality in areas adjacent to construction activities.

Preservation of Marine Natural Systems Objective and Policies

Objective 1.5:
The Town shall adopt and maintain policies to protect and preserve the functions and values of marine natural systems. The land development regulations shall provide for the protection and enhancement of natural resources and include at a minimum:

Policy 1.5.1 The Town adopts and shall implement the Loxahatchee Wild and Scenic River Management Plan.

Policy 1.5.2 The Town adopts and shall implement the Loxahatchee River Aquatic Preserve Management Plan.

Policy 1.5.3
Sloping revetments, living shorelines, artificial reef modules, and interlocking blocks shall be used in high energy areas to more effectively dissipate wave forces, boat wakes and reduce the effects of bottom scouring. Improvements to enhance environmental systems and habitat, such as living shoreline enhancements, the installation of rip rap, oyster habitat, and planting of mangroves shall be provided along waterfronts,

wherever feasible. New seawalls shall only be permitted to protect existing development where they previously existed. New bulkheads on properties where they did not previously exist shall be located landward of coastal wetlands and their ecotones.

Policy 1.5.4 Land development activities that are feasible only through dredging and filling of submerged and wetland areas should be discouraged.

Policy 1.5.5 Buffer zones of vegetation and/or riprap, to provide for an environment for native vegetation, should be established between any area of urban development and adjacent waterways. The native vegetation should consist of coastal plants such as mangroves, salt wart or sea ox-eye daisy and other coastal plants identified in Section 62-340.450, Florida Administrative Code.

Policy 1.5.6 A buffer zone of native upland edge (i.e., transitional) vegetation shall be provided and maintained around wetland and deepwater habitats which are constructed or preserved on new development sites. The buffer zone may consist of preserved or planted vegetation, but shall include canopy, understory and ground cover of native species only. The edge habitat shall begin at the upland limit of any wetland or deepwater habitat. As a minimum, ten square feet of such buffer shall be provided for each linear foot of wetland or deepwater habitat perimeter that lies adjacent to uplands. This upland edge habitat shall be located such that no less than 50 percent of the total shoreline is buffered by a minimum width of ten feet of upland habitat. In the U. S. Highway One/Intracoastal Waterway Corridor, where land dedication for the Riverwalk Corridor has occurred, this requirement

may be waived by the Town Council. The upland buffer requirement does not apply to those created deepwater habitats (e.g., stormwater management ponds) less than one-half acre in size nor to drainage canals or stormwater conveyance requiring periodic maintenance.

Policy 1.5.7 Approved upland waterway construction should be done in the dry, if possible, so that shaping and stabilization of the banks can be completed before the "plug" is removed for connection to open waters.

Policy 1.5.8 Dredging for navigational access or flood control should be planned to prevent unnecessary channels. In areas having shallow water shorelines, peripheral canals on the upland, leading to a central navigational channel, should be considered rather than separate access channels for each waterfront landowner.

Policy 1.5.9 All dredging spoil material shall only be placed on suitable upland. Where feasible, sandy spoil should be used for dune construction and restoration projects.

Policy 1.5.10 Docks and piers should not obstruct navigation or public use of waters, and they should be constructed in a manner that does not restrict water flow, nor block views to the water.

Policy 1.5.11 The Town shall coordinate review of estuarine shoreline development with appropriate federal, state, regional and local agencies to prevent irreparable or irretrievable loss of natural coastal resources. Intergovernmental coordination shall also provide cost effective utilization of experts in marine biology, coastal engineering, and soil conservation. To this end, as appropriate, the Town shall

coordinate with public agencies, including the U.S. Department of Interior, U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, National Oceanic and Atmospheric Administration, U.S. Soil Conservation Service, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission, the South Florida Water Management District, the Treasure Coast Regional Planning Agency, and potentially impacted local governments.

Policy 1.5.12 The Town shall make environmental education and management an integral part of park and recreation policies and programs. In addition, the Department of Planning and Zoning shall provide general information assistance and referral services to citizens interested in the impacts of Jupiter's physical development on natural resources and resource conservation.

Policy 1.5.13 The Town shall continue to coordinate with the Florida Department of Environmental Protection related to any anticipated changes to the Town's mangrove protection regulations contained in Chapter 26 of the Town Code.

Policy 1.5.14 No development will be approved in flood hazard areas and floodways, that is, on land immediately adjacent to major drainage and receiving streams, rivers or low areas which are known to be subject to flooding or rushing water and which therefore, create a hazard to life and property. Rather, the Town will encourage that these lands be reserved for conservation, open space, and recreation.

Policy 1.5.15 The Town shall prevent and regulate the construction of flood barriers

which will unnaturally divert flood hazards to other lands.

Policy 1.5.16 All new development along waterfronts, excluding development or redevelopment of individual single-family lots on manmade canals, shall implement a marine stewardship plan to ensure that development activities do not degrade the marine environment or contribute to the erosion of a shoreline. The marine stewardship plan shall demonstrate how the property will contribute to or promote a living shoreline on submerged lands abutting the property being improved or maintained. A marine stewardship plan shall include management practices and requirements to maintain the natural function of the waterfront (e.g., by preserving existing mangroves and where possible adding mangroves to the shoreline; by maintaining habitat within the tidal zone). The marine stewardship plan shall identify areas when improvements are proposed, to restore or enhance the marine habitat through the installation, maintenance, and management of living shorelines and artificial reefs.

Water Dependent and Water Related Objective and Policies

Objective 1.6: The development and implementation of criteria for prioritizing water dependent and water related land use activities within the Town's Coastal Planning Area as identified in this Element.

Policy 1.6.1 The land use activities permitted within the estuarine shoreline zone shall be:

- a) public boat ramps and public use marinas;
- b) other water oriented recreation;

- c) commercial fishing and sport fishing;
- d) water related uses;
- e) water dependent industries or utilities; and
- f) residential with marinas or other water oriented recreation uses.

Policy 1.6.2 The following criteria shall be used in the development and site plan review procedures for all boat ramp projects:

- a) Size and location of boat ramps throughout the Town should be determined by population centers and projected need. Proposed boat ramps should be near significant population center and offer access to large navigable waters.
- b) Non-water related facilities associated with all boat ramp facilities, such as restrooms, pump-out stations, and parking shall be located in upland areas.
- c) Adequate traffic capacity shall be available on all public roads and adequate upland areas shall also be available for the boat ramp parking area.

Policy 1.6.3 The siting of all boat facilities shall be consistent with the guidelines, methodologies, procedures and policies established in the Boat Facility Siting Plan for Palm Beach County prepared by the Treasure Coast Regional Planning Council,

Policy 1.6.4 All site plans shall be reviewed to determine if the site is located in an area designated as low, medium, or high probability of impact to manatees as defined in the Boat Facility Siting Plan.

Policy 1.6.5 If a boat facility is proposed at a location that was not considered an existing or potential site in the Boat

Facility Siting Plan, then the methodology established in the Boat Facility Siting Plan shall be used to determine the appropriateness of the site.

Policy 1.6.6 Preferred locations are defined by the Boat Facility Siting Plan as sites meeting the following performance criteria:

- a) The site is located in an area designates as low probability of impact to manatees;
- b) The site has access to an existing channel leading to the Intracoastal Waterway;
- c) If the proposed development plan requires dredging of submerged land, approval of the development plan shall be based on a review of the permitting agencies to ensure:
 - 1) the site is designed to minimize impacts to natural resources to the extent possible; and
 - 2) impacts to seagrass beds, tidal marsh, and mangrove communities are adequately mitigated.
- d) This policy shall apply to the development of new facilities as well as the redevelopment or expansion of existing facilities.

Policy 1.6.7 The Town shall work with the permitting agencies to simplify and streamline the review process for the development or expansion of boat facilities at preferred locations. The goal of the simplified process is to minimize cost to the developer and decrease the time in which it takes to receive permits.

Policy 1.6.8 The creation of new canals or basins for purposes of providing individual docking facilities for residential lots without existing water frontage shall not be permitted.

Policy 1.6.9 In the event that an existing boat facility is destroyed by a disaster, the facility shall be allowed to rebuild to its preexisting condition, provided that the preexisting condition was legally permitted. This policy applies to all boat facilities regardless if the facility is located in an area of low, medium, or high probability of impact to manatees.

Beach and Dune Systems Objective and Policies

Objective 1.7: The Town shall maintain procedures and standards and continue to work with Palm Beach County and other jurisdictional agencies to protect, preserve and restore beach and dune systems and minimize construction-related impacts.

Policy 1.7.1 The Town shall develop a program for the coastal zone area identified in this Element, which provides for, at a minimum, the following:

- a) dwelling unit density limitations;
- b) shoreline protection;
- c) beach/dune protection;
- d) site plan design standards; and
- e) Fish and wildlife protection, e.g., turtles, Manatee.

Policy 1.7.2 The Town shall continue to actively enforce the Coastal Construction Code within the established Coastal Building Zone.

Policy 1.7.3 The Town shall continue to monitor and evaluate jointly with the U.S. Army Corps of Engineers, Florida Department of Environmental Protection, Palm Beach Countywide Coastal Council and other interested parties, major causative factors underlying shoreline erosion and desirable preventative

measures for ablation, preservation and restoration of shorelines.

Policy 1.7.4 Erosion control measures shall be limited to those that do not interfere with normal littoral processes, sea turtle nesting and hatching activities, or negatively impact coastal natural resources such as sabellariid worm reefs. Damaged erosion control structures may be replaced only with structures which are compatible with this intent and identified as necessary to protect existing, previously approved structures.

Policy 1.7.5 Motorized vehicles shall be prohibited from operation on the beach and primary dune system except in an emergency situation or as approved by special permit from the Florida Department of Environmental Protection and Town.

Policy 1.7.6 100 percent of all required landscaping material used on the primary dune system shall be composed of native plants adapted to soil and climatic conditions occurring on-site. In other portions of coastal dune systems and in drought prone areas at least 75 percent of all landscaped areas shall be composed of native or drought tolerant plants adapted to soil and climatic conditions occurring on-site. In all areas, at least 50 percent of all trees and 50 percent of other landscaping material shall be composed of native plants adapted to soil and climatic conditions occurring on-site. To the maximum extent feasible it is recommended that compliance with these requirements be achieved through preservation of existing native plant material.

Policy 1.7.7 The Town shall pursue restoration of dune areas damaged by

pedestrian traffic over the dune and provide for crossovers for pedestrian access. The Town shall adopt an ordinance prohibiting failure to use a crossover, where a crossover is provided and the dune is posted as a "dune restoration area."

Policy 1.7.8 The Jupiter Inlet District is encouraged to recognize the adverse effect that inlets and structures have on the littoral drift and the Town supports the efforts of the Jupiter Inlet District to manage the Jupiter Inlet consistent with the adopted management plan.

Policy 1.7.9 The Town supports the efforts of Palm Beach County to revegetate for the removal of invasive exotics and damaged coastal dune areas along the coastline of the Atlantic Ocean in Jupiter and throughout all of the county.

Coastal Public Access Objective and Policies

Objective 1.8: To ensure the fair share contribution by the Town of needed beach access and the maintenance of this access.

Policy 1.8.1 Necessary access, parking and support facilities shall be developed and maintained for all Town owned shoreline recreation areas. Maintenance shall include regular trash collection and beach cleanup, as well as the provision of public safety efforts and compliance with Town policies and codes.

Policy 1.8.2 Publicly and privately funded projects that improve, change, or in some way support shorefront development shall provide for public access to the shoreline, as well as the necessary support facilities and services, such as bicycle circulation, boardwalks, beach/dune

walkovers, parking lots, restrooms and trash collection, and plan for safe circulation of both vehicles and pedestrians.

Policy 1.8.3 Increase public access to waterfront views and fishing opportunities by developing riverwalks, artificial reefs and piers on public and private lands, as funding becomes available, along the following:

- a) the Loxahatchee River;
- b) the Atlantic Ocean;
- c) creeks, such as Jones and Sims creeks;
- d) the C-18 Canal; and
- e) Intracoastal Waterway.

Policy 1.8.4 Locate boat ramps in areas designated as No Wake Zones, adjacent or in close proximity to existing or planned water dependent or water related land uses, such as marinas, fishing piers, or bridge right of ways. Ensure that adequate uplands exist to provide sufficient acreage for vehicle and boat trailer parking.

Policy 1.8.5 The Town shall actively pursue Florida Inland Navigational District funds and other funding to acquire and develop waterfront access points.

Policy 1.8.6 Through its membership on committees such as the Palm Beach Countywide Coastal Council and the Loxahatchee Council of Governments, the Town will continue to urge surrounding local governments that existing beach accesses within their jurisdictional limits remain open to the public.

Historic Resources Objective and Policies

Objective 1.9: There shall be no loss of historic resources on Town-owned property, and historic resources on private property shall be protected,

preserved, or used in a manner that will allow their continued existence. (Additional historic preservation policies contained in Future Land Use Element [Policies 1.3.26 through 1.3.28] and Housing Element Objective 1.6).

Policy 1.9.1 The Planning and Zoning Department shall consult the Florida Master Site File maintained by the Florida Department of State Division of Historical Resources, and the Town’s list of Certificates to Dig, as part of the development and site plan review procedure to determine if the proposed project will affect historic or archeological resources in the Town.

Policy 1.9.2 Historic and archeological sites shall be incorporated into required setbacks, buffer strips, or open spaces up to the maximum area required by the development regulations. The Town shall consider the feasibility of establishing waivers for non-safety related setback requirements and site planning requirements in order to accommodate historic structures or sites within a proposed development.

Policy 1.9.3 As an alternative to preserving historic or archeological sites, the owner may allow excavation of the site by the Division of Historic Resources or their approved alternate prior to development. Should a site be scientifically excavated, then development may proceed in accordance with the Town’s historic and archaeological preservation ordinance.

Policy 1.9.4 In the event of discovery of any historic or archaeological resources during land development activities on parcels that have not previously been identified, such activity shall be halted

immediately in that area and the Town Planning and Zoning Department and Florida Department of State Division of Historical Resources shall be notified. Proper protection, to the satisfaction of both of these agencies, shall be provided either by preservation or excavation by qualified scientists.

Policy 1.9.5 Historic resources shall be protected through designation as historic sites by the State, Palm Beach County, or the Town.

Policy 1.9.6 The Town shall inventory, designate, and preserve buildings, sites, districts and other resources of historic significance in Jupiter. The Town shall continue to implement its historic and archaeological preservation ordinance and further protect historic and archaeological resources through review of building permit and development applications to ensure their compliance with all applicable historic and archaeological designations.

Policy 1.9.7 Through the implementation of the historic and archaeological preservation ordinance the Town will safeguard the Town’s unique history and heritage, foster civic pride and respect for the accomplishments of the past, and protect and enhance the Town’s attraction to visitors.

Policy 1.9.8 Subsequent to a disaster, the Town shall include the Jupiter Historic Resources Board Chairperson, or their designee, on all local damage assessment teams that are assigned to assess the condition of all historic structures and archaeological resources in the Town.

Policy 1.9.9 The Town will continue to assist the Loxahatchee River Historical Society in implementing its emergency

preparedness plan to protect the documents, records and historical and archaeological artifacts contained within the WWII U.S. Naval Housing Building in the event of a natural disaster.

Policy 1.9.10

To preserve properties within the Town which are historically and archaeologically significant, the Town shall pursue local historic designations or other protective measures, and depict the locations of the following properties either designated or determined to be of local historical or archeological significance on the Future Land Use Map for the following:

- Peoples Congregational Church;
- Jupiter Elementary School;
- Jupiter Inlet Lighthouse (including 360 degrees of the light beam emanating from the lighthouse lamp room);
- Old Town Hall;
- Riverbend Regional Park;
- Sawfish Bay Park;
- Jupiter Inlet Village Marina;
- World War II Naval Housing Building;
- Jupiter Presbyterian Church (originally known as: Jupiter Methodist Episcopal Church South);
- Suni Sands property;
- Civic Center;
- Jupiter FEC Train Depot
- Jupiter and Lake Worth Railway (aka: the Celestial Railway)

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.

Hazard Mitigation and Hurricane Vulnerability Zone

Objective 2.1: The Town shall direct development away from the coastal high hazard areas.

Policy 2.1.1 The Town’s coastal high hazard area shall include the area as defined in Section 163.3178(2)(h), Florida Statutes and shown on the Town’s Hurricane Preparedness Plan Map (see Figure 1).

Policy 2.1.2 The Town shall use the following provisions as a means to direct construction away from the coastal high hazard areas:

- a. Retain undeveloped lands in the coastal high hazard areas as public recreational sites or for other nonresidential uses.
- b. Provide the opportunity for innovative land design which allows for incorporating and enhancing existing natural systems and open areas to serve as natural storm buffers and post disaster staging areas.
- c. Provide for adequate evacuation routes in the event of an emergency.
- d. Provide for recreational needs and other appropriate water dependent and water related uses in a manner consistent with the preservation of natural resources of the dune and beach system.
- e. No new uses other than recreational or water dependent structures shall be allowed in the Coastal Construction Zone (i.e., lifeguard station, restroom facilities, etc.).
- f. All construction occurring within FEMA flood vulnerability zones shall be required to meet storm and flood proofing standards required for a 100-year storm.

- g. In the event of structural damage in excess of 50% of the value of a structure, the structure should be rebuilt to current codes.
- h. All new development and redevelopment seaward of the Coastal Construction Control Lines established pursuant to Section 161.053, F.S. shall comply with the requirements of Chapter 161, F.S. and the Coastal Construction Code of the Town.

Policy 2.1.3 In order to reduce the exposure of life and public and private property to natural hazards the Town shall provide for general hazard mitigation by continuing enforcement of the regulations for building practices as specified in the adopted Coastal Construction Code, and shall further provide general hazard mitigation through the adoption of the future land use map with the adoption of this Comprehensive Plan. The Town shall review and implement those hazard mitigation recommendations of the Hurricane Evacuation Study and applicable existing interagency hazard mitigation reports.

Hurricane Evacuation Objective and Policies

Objective 2.2: To provide for public safety during emergency evacuation by maintaining or reducing the Town’s build-out emergency evacuation clearance time and maintaining an adequate emergency evacuation roadway system and providing for adequate emergency shelters located outside of the coastal high hazard area.

Policy 2.2.1 The Town shall maintain build-out emergency evacuation clearance time for a Category 3 hurricane of 12 hours as supported in the Town’s 2003 US

One Intracoastal Waterway Corridor Hurricane Evacuation Impact Analysis Technical Memorandum.

Policy 2.2.2 All new development proposed within the Hurricane Vulnerability Zone shall include detailed plans and procedures for evacuation in the event of a hurricane.

Policy 2.2.3 All new developments which are projected to increase emergency evacuation clearance times above the adopted Town emergency evacuation clearance time shall mitigate their impacts fully prior to issuance of certificates of occupancy. Such mitigation could include provision of additional emergency shelter, additional traffic lanes or payment of an additional traffic impact fee.

Policy 2.2.4 All residential developments vulnerable to coastal flooding shall provide emergency shelter space to accommodate the 25 percent of development residents who are expected to seek shelter locally, or as Palm Beach County hurricane evacuation technical studies deem appropriate. Emergency shelter space shall be allocated at 40 square feet per person, or as technical studies deem appropriate. In addition, new mobile/manufactured home developments outside areas vulnerable to flooding shall provide shelter space as required above unless the development meets established wind load requirements. Shelter space may be established either on-site or off-site, provided this space is located, equipped and stocked with provisions in accordance with the specifications provided by the Palm Beach County Emergency Management Director. The on-site shelter space option will not be available to developments that lie within the coastal high hazard area. No certificates of

occupancy shall be issued for any units until such time as the developer can verify that emergency shelter space to accommodate the needs generated by development is available.

Policy 2.2.5 Existing emergency evacuation routes that are inadequate shall be given priority in the Capital Improvements Schedule of this Plan. Inadequate roadway links have insufficient traffic capacity, are subject to flooding and prone to blockage by tree fall in high winds. Inadequate roadway links are identified in the Lower Southeast Florida Hurricane Evacuation Study Technical Data Report.

Policy 2.2.6 An ongoing program to be administered by the Town’s Engineering and Public Works Department shall be developed to remove trees prone to high wind damage along identified emergency evacuation routes to eliminate hazardous tree fall condition along these routes.

Policy 2.2.7 Emergency technical data reports and plans used in emergency management for hurricanes, floods, nuclear power plant emergencies and other emergencies should be updated annually to reflect changes in population size and distribution, location of high-risk populations, adequacy of transportation systems and emergency shelters located outside of the coastal high hazard area and the latest scientific findings affecting emergency management.

Policy 2.2.8 Public information should continue to be developed and disseminated by the Palm Beach County Emergency Management Director and the Town as appropriate, on who should evacuate, how to evacuate, the location of emergency shelters (including public schools) outside

of the coastal high hazard area and what services are available for the population in a hurricane.

Policy 2.2.9 The Town will coordinate with the School District of Palm Beach County to identify public schools located within its boundaries (outside of the coastal high hazard area), which could serve as additional emergency shelters.

Policy 2.2.10 The Town’s Hurricane Preparedness Plan Map Series contained in this Element consists of maps related to the following:

- Hurricane Evacuation Zones (Figure 1);
- Hurricane Tide Surge Zones (Figure 2).

Both maps include the geographical location of evacuation routes, hurricane shelters and the Coastal Construction Zone within the Town. The Hurricane Tide Surge Zones map includes the geographical location of the Coastal High Hazard Area within the Town.

Policy 2.2.11 The Town will continue to utilize the Federal Emergency Management Agency’s Incident Command System and coordinate as necessary with Palm Beach County and the State to respond to all emergency situations.

Post-Disaster Redevelopment Objective and Policies

Objective 2.3: The establishment of post-disaster procedures for immediate and long term response to a hurricane or natural disaster including cleanup and redevelopment.

Policy 2.3.1 The Town Manager shall appoint a Post-Disaster Recovery Task Force. It shall include, at a minimum, the Town Manager, Chief of Police, appointed fire department representative, the Public Service Director, Emergency Management Director, Director of Planning and Zoning, and other members at the discretion of the Commission. Staff shall be provided by the departments whose directors sit on the Task Force.

Policy 2.3.2 The Post-Disaster Recovery Task Force shall, after adoption of this Plan, prepare the following procedures to:

- a. review and approve or deny emergency building permits;
- b. coordinate with federal and state officials to prepare disaster assistance applications;
- c. analyze and recommend to the Town Council hazard mitigation options including abandonment, reconstruction, or relocation of damaged public facilities;
- d. prepare a redevelopment plan;
- e. recommend amendments to the Comprehensive Plan, Local Emergency Plan and other appropriate plans;
- f. establish and set up emergency shelters and communication center; and
- g. provide for the siting and/or acquisition of a debris removal site.

Policy 2.3.3 Immediate cleanup and repair actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions. These actions include the following:

- a) repairs to potable water, wastewater and power facilities;
- b) removal of debris;
- c) stabilization or removal of structure about to collapse; and

- d) minimal repairs to make dwellings habitable.

Policy 2.3.4 The Town should coordinate with Palm Beach County and the Treasure Coast Regional Planning Council during the annual update of the hurricane technical report to:

- a) identify structures in the Hurricane Vulnerability Zone;
- b) inventory the assessed value of identified structures;
- c) judge the utility of the land for public access;
- d) make recommendations for acquisition when post-disaster opportunities arise; and
- e) identify sites of sufficient size (5 to 10 acres) that would be suitable for a potential debris removal site.

Policy 2.3.5 The Town shall continue to work with adjacent local communities and Palm Beach County to acquire a property of adequate size, in the event of a Category 4 or 5 hurricane, for the non-exclusive use as a temporary debris reduction site in close proximity (five miles or less) to the Town, to meet the Town's stated needs as well as those of the other partners.

Coastal Infrastructure Objective and Policies

Objective 2.4: To establish levels of service, service areas and phasing of infrastructure to ensure that adequate public facilities and services are available to existing residents and visitors to the Town.

Policy 2.4.1 The level of service (LOS) standards adopted elsewhere in this Comprehensive Plan for public facilities and the additional standards under this

objective shall be applied by the Town’s Department of Planning and Zoning whenever development orders or permits are requested. The 12-hour emergency evacuation clearance time established by the hurricane evacuation policies shall also be considered a level of service standard for roads in the Hurricane Vulnerability Zone.

Policy 2.4.2 Beach renourishment projects shall meet the following level of service standards:

- a) beach fill must include a protective berm high enough to prevent flooding by a ten-year storm event; and
- b) beach renourishment projects shall have a design life of at least five years.

Policy 2.4.3 The Department of Planning and Zoning shall require that all applicants for development permits in the coastal zone demonstrate that the project will not lower the adopted levels of service for necessary public facilities. Developments which would impact existing facilities by reducing the level of service below adopted standards, and which are to be built prior to the availability of scheduled facility improvements shall pay for such impacts.

Policy 2.4.4 The Town shall ensure that necessary infrastructure funding and infrastructure is phased concurrent with demand generated by development or redevelopment in the coastal zone at the densities proposed by the future land use plan, consistent with coastal resource protection and emergency evacuation.

Policy 2.4.5 The Department of Planning and Zoning shall review developments that occur in areas of potential natural and man-made disasters for such safety factors as adequacy of

shelter for residents, ability of surrounding roads to accommodate emergency traffic and ability of internal roads to accommodate emergency traffic.

Inter-jurisdictional Resource Management Objective and Policies

Objective 2.5: To ensure that resources occurring in or affecting more than one governmental jurisdiction are effectively managed to preserve, protect and enhance coastal natural systems, wildlife, fisheries and habitat.

Policy 2.5.1 The Town shall continue to coordinate with the appropriate agencies to further and implement the Treasure Coast Strategic Regional Policy Plan, Loxahatchee Wild and Scenic River Management Plan, Loxahatchee River, Indian River Lagoon SWIM Plan and Indian River Lagoon Aquatic Preserve Protection Plans and other such plans and programs as require the involvement of the Town. Appropriate agencies include, but are not limited to, the Treasure Coast Regional Planning Council, U.S. Army Corps of Engineers, South Florida Water Management District, Florida Department of Environmental Protection, Palm Beach County Division of Beaches and Shores, and Florida Department of Economic Opportunity.

Policy 2.5.2 The Town shall coordinate with the Palm Beach and Martin County Soil and Water Conservation Districts and other related agencies in promoting awareness of new information concerning the Loxahatchee River estuary system and the impacts of development on the functions and values of the estuary system.

Policy 2.5.3 The Town will continue to coordinate with, and assist, where

appropriate, those agencies responsible for protection and management of federal wildlife refuges, wild and scenic rivers, state parks, Outstanding Florida Waters, waterways and beaches that occur within or adjacent to the Town. A complete listing of such facilities is contained in the Recreation and Open Space Element of this Plan.

Policy 2.5.4 The Town shall cooperate and coordinate with surrounding local governments as well as State agencies in an effort to protect and preserve existing natural systems.

Policy 2.5.5 The Town will continue to be proactive regarding beach renourishment and erosion issues through coordination with the Jupiter Inlet District, Palm Beach County, State and Federal agencies that are tasked with the planning, delivery and monitoring of associated work.

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 2024, the Town shall prepare and adopt a Sustainability Plan to 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 2025, the Town shall conduct a Vulnerability Assessment to 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 2.6.6 Flooding level of service criteria for existing roadways shall be maintained as established at the time of development, however where practical and economically reasonable the Town shall endeavor to improve roadway flooding level of service in coastal areas prone to tidal flooding.

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.

Policy 2.6.9 The Town shall implement engineering solutions to reduce the risk of flood in coastal areas, which may include the installation of stormwater drainage

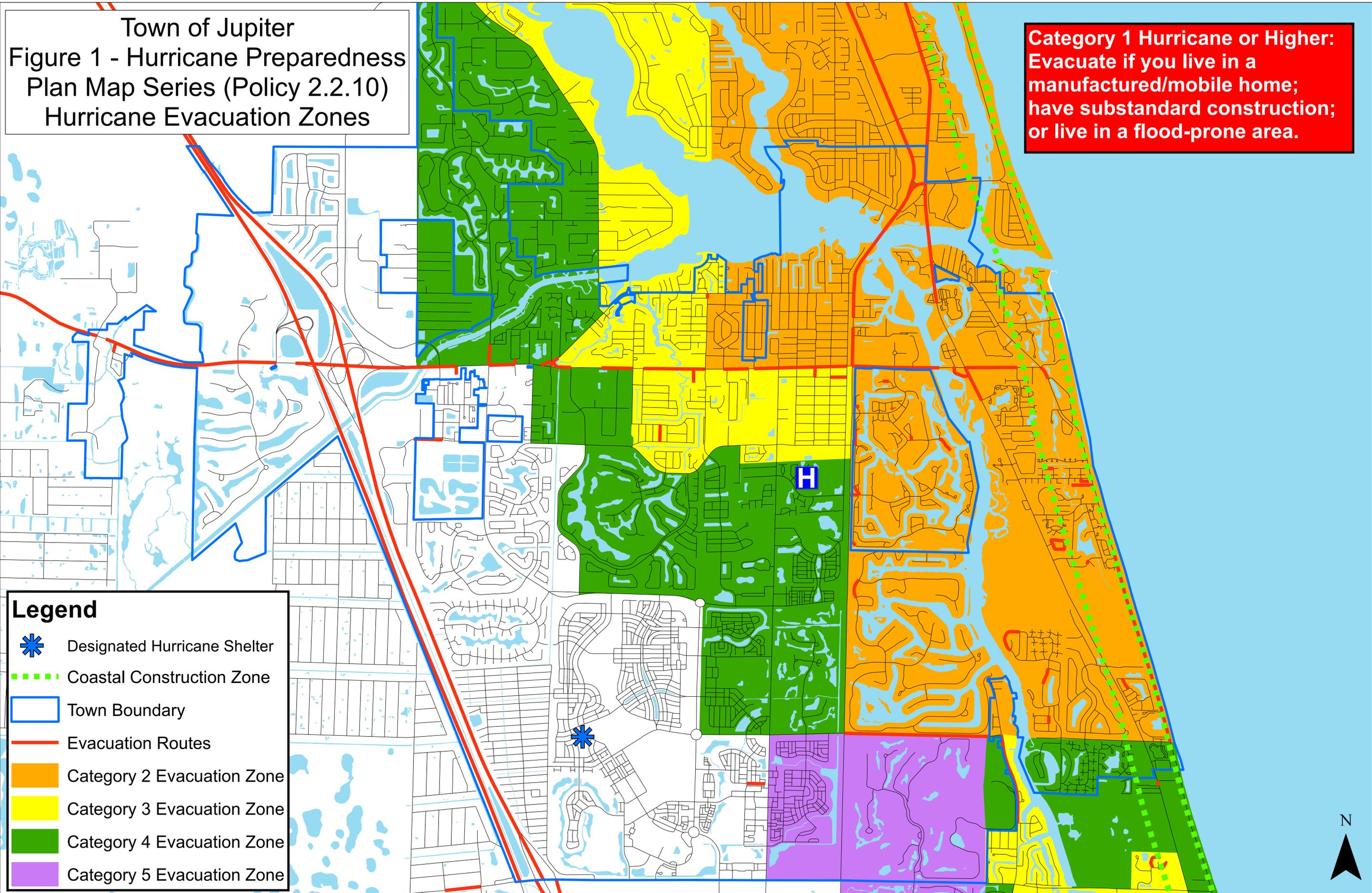
improvements as identified in the Stormwater Master Plan.

Policy 2.6.10 The Town shall utilize the 1-Foot, 2-Foot, and 3-Foot Sea Level Rise in Palm Beach County – Jupiter Area maps identified in the Vulnerability Analysis prepared by the South Florida Regional Climate Change Compact when determining the risks of coastal flooding due to sea level rise.

Policy 2.6.11 The Town’s Floodplain Management Regulations shall be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

Town of Jupiter
Figure 1 - Hurricane Preparedness
Plan Map Series (Policy 2.2.10)
Hurricane Evacuation Zones

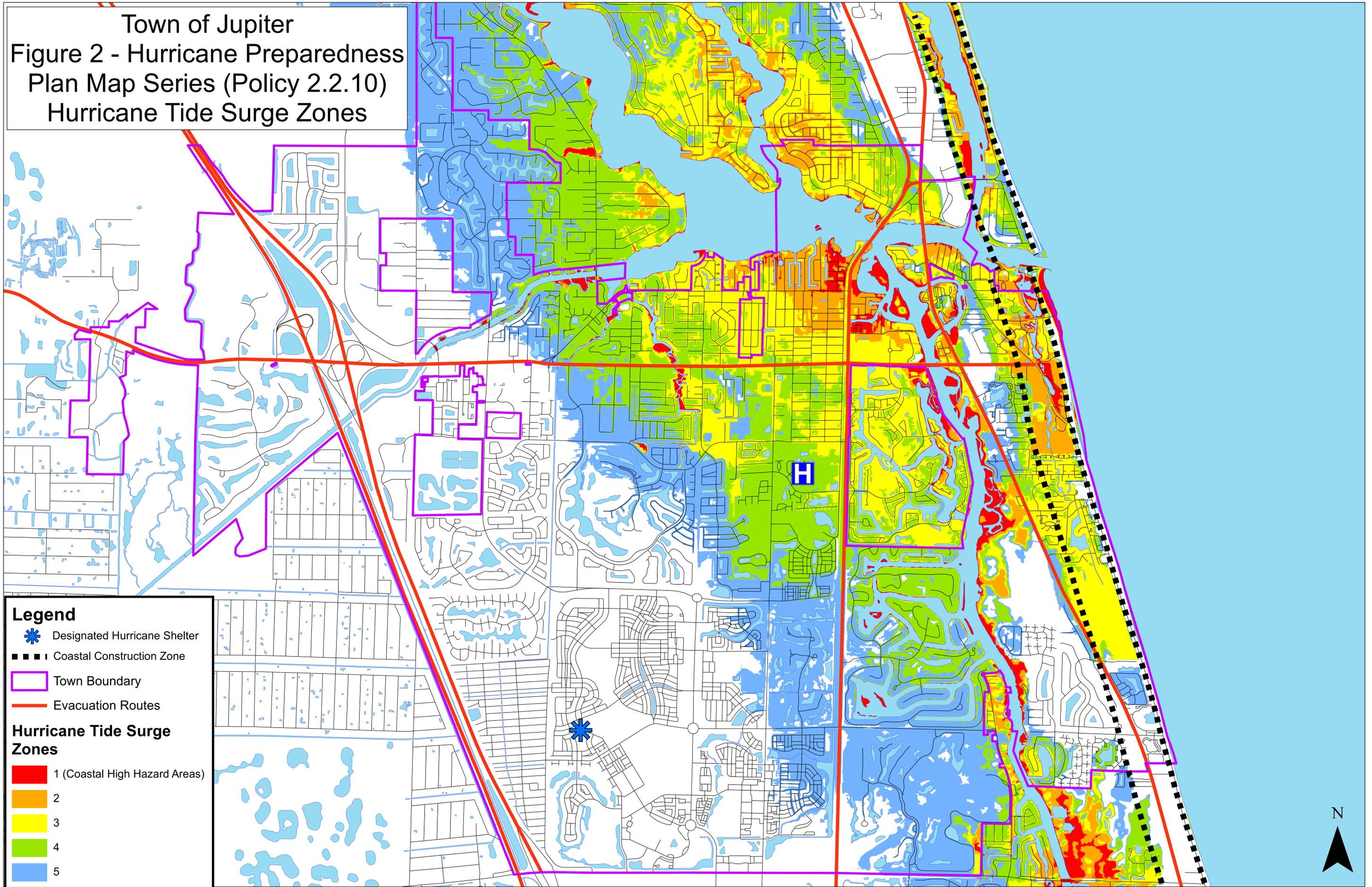
**Category 1 Hurricane or Higher:
Evacuate if you live in a
manufactured/mobile home;
have substandard construction;
or live in a flood-prone area.**



Legend

- Designated Hurricane Shelter
- Coastal Construction Zone
- Town Boundary
- Evacuation Routes
- Category 2 Evacuation Zone
- Category 3 Evacuation Zone
- Category 4 Evacuation Zone
- Category 5 Evacuation Zone

Town of Jupiter
Figure 2 - Hurricane Preparedness
Plan Map Series (Policy 2.2.10)
Hurricane Tide Surge Zones



Legend

- ★ Designated Hurricane Shelter
- Coastal Construction Zone
- Town Boundary
- Evacuation Routes

Hurricane Tide Surge Zones

- 1 (Coastal High Hazard Areas)
- 2
- 3
- 4
- 5