

TOWN OF JUNO BEACH

COMPREHENSIVE

DEVELOPMENT PLAN



340 OCEAN DRIVE
JUNO BEACH, FL 33408

COMPREHENSIVE DEVELOPMENT PLAN

Town of Juno Beach, Florida

ADOPTED
January, 1990

Amended on July 17, 1991 by Ordinance #413

Amended on February 24, 1993 by Ordinance #437
(Small Scale Amendment – Seminole Golf Club Property)

Amended on July 14, 1993 by Ordinance #432

Amended by Ordinance #457 (Second Reading on April 26, 1995)

Amended on January 8, 1997 by Ordinance #488
Effective March 5, 1997

Amended on February 26, 1997 by Ordinance #492
Effective March 29, 1997

Amended on June 24, 2020 by Ordinance #717

Amended on March 23, 2022 by Ordinance #746



TABLE OF CONTENTS

INTRODUCTION	1 - 5
COMPREHENSIVE DEVELOPMENT PLAN / FUTURE LAND USE PLAN	6 - 9
FUTURE LAND USE	10 - 16
TRAFFIC CIRCULATION	17 - 21
HOUSING	22 - 25
INFRASTRUCTURE	26 - 43
CONSERVATION	44 - 50
RECREATION AND OPEN SPACE	51 - 54
COASTAL MANAGEMENT	55 - 64
INTERGOVERNMENTAL COORDINATION	65 - 67
CAPITAL IMPROVEMENTS	68 - 73
PROPERTY RIGHTS	74

INTRODUCTION

Sections 163.3161-163.3215, Florida Statutes (i.e. Community Planning Act) establish basic requirements for the format and content of the Juno Beach Comprehensive Development Plan.

Chapter 163.3164(10), Florida Statutes, defines “Comprehensive Plan” as a “Plan that meets the requirements of Sections 163.3177 and 163.3178”. Section 163.3177 lists the elements of the Comprehensive Plan; studies and surveys, and requires:

1. Written and graphic material necessary to support the principles, guidelines and standards for the orderly and balanced future economic, social physical, environmental and fiscal development of the area;
2. Elements of the Comprehensive Plan must be consistent with each other and the Plan shall be economically feasible;
3. A CAPITAL IMPROVEMENTS element, to be reviewed on an annual basis, designed to consider the need for and the location of public facilities to encourage the efficient use of such facilities;
4. Coordination of the Comprehensive Plan with: (1) those of adjacent municipalities; (2) the County; (3) The Region (Treasure Coast Regional Planning Council); and (4) the State Comprehensive Plan;
5. Policy recommendations for the implementation of the Comprehensive Plan; and
6. The following elements: FUTURE LAND USE; TRAFFIC CIRCULATION; INFRASTRUCTURE; CONSERVATION; COASTAL MANAGEMENT; RECREATION AND OPEN SPACE; HOUSING; INTERGOVERNMENTAL COORDINATION; CAPITAL IMPROVEMENTS; and PROPERTY RIGHTS.

In addition, it is required that local Comprehensive Plans be compatible with and further the Treasure Coast Regional Planning Council Regional Policy Plan and the Florida Comprehensive Plan.

Further, the following two (2) provisions of Chapter 163, Florida Statutes are emphasized by the State:

1. Local governments are charged with setting levels of service for public facilities in their Comprehensive Plans in accordance with which development must occur and permits will be issued; and
2. Public facilities and services needed to support development shall be available concurrent with the impacts of such development.

Format Requirements

The Comprehensive Development Plan shall consist of those items listed below. All other documentation may be considered as support documents. Support documents need not be adopted unless the local government desires to include all or part thereof within the Comprehensive Development Plan. All background data, studies, surveys, analyses and inventory maps adopted as part of the Comprehensive Development Plan shall be available for public inspection, while the Comprehensive Development Plan is being considered for adoption and while it is in effect. Unless local government desires to include more, the Comprehensive Development Plan shall consist of:

1. Goals, Objectives and Policies;
2. Requirements for capital improvements implementation;
3. Procedures for monitoring and evaluation of the local plan;
4. Required maps showing future conditions; and
5. A copy of the local Comprehensive Development Plan adoption ordinance at such time as the Plan is adopted.

The Comprehensive Development Plan format shall include:

1. A table of contents;
2. Numbered pages;
3. Element headings;
4. Section headings within elements;
5. A list of included tables, maps, and figures;
6. Titles and sources for all included tables, maps and figures;
7. A preparation date; and
8. The name of the preparer.

All Maps included in the Comprehensive Development Plan shall include major natural and manmade geographic features, city, county, and state lines, when applicable; and shall contain a legend indicating a north arrow, scale, and date.

Data and Analysis Requirements

All Goals, Objectives, Policies, standards, findings and conclusions within the Comprehensive Development Plan and its support documents shall be based upon relevant and appropriate data and analysis. Support data or summaries thereof shall not be subject to the compliance review process. All tables, charges, graphs, maps, figures and data sources, and their limitations shall be clearly described where such data occur in the above documents.

Local governments are encouraged to utilize any original data necessary to update or refine the Comprehensive Development Plan data base, so long as methodologies are professionally accepted.

Data are to be taken from professionally accepted existing sources, such as the United States Census, State Data Center, State university System of Florida, regional planning councils, water management districts, or existing technical studies or surveys are deemed necessary by a local government, appropriate methodologies shall be clearly described or referenced and shall meet professionally accepted standards for such methodologies.

The Comprehensive Development Plan shall be based upon resident and seasonal population estimates and projections. Resident and seasonal population estimates and projections shall be either those provided by the University of Florida, Bureau of Economic and Business Research, those provided by the Executive Office of the Governor, or shall be generated by the local government.

All data and analysis requirements are contained in the SUPPORT DOCUMENTATION for the Comprehensive Development Plan document.

Level of Service Standard Requirements

Level of service standards shall be established for ensuring that adequate facility capacity will be provided for future development and for purposes of issuing development orders of development permits, pursuant to Section 163.3202(2)(g), Florida Statutes. Each local government shall establish a Level of Service standard for each public facility located within the boundary for which such local government has authority to issue development orders of development permits.

Internal Consistency Requirements

The required elements shall be consistent with each other. All elements of a particular Comprehensive Development Plan shall follow the same general format. Where data are relevant to several elements, the same data shall be used, including population estimates and projections.

Each map depicting future conditions must reflect Goals, Objectives, and Policies within all elements and each such map must be contained within the Comprehensive Development Plan.

Plan Implementation Requirements

Recognizing that the intent of the Legislature is that local government Comprehensive Plans are to be implemented, pursuant to Subsection 163.3161(5), and Sections 163.3194, and 163.3201, Florida Statutes, the sections of the Comprehensive Development Plan containing Goals, Objectives, and Policies shall describe how the local government's programs, activities, and land development regulations will be initiated, modified or continued to implement the Comprehensive Development Plan in a consistent manner.

Monitoring and Evaluation Requirements

For the purpose of monitoring, evaluating, and appraising the implementation of the Comprehensive Development Plan, the Comprehensive Development Plan shall contain a section

identifying seven (7) year monitoring, updating, and evaluation procedures to be followed in the preparation of the required seven (7) year Evaluation and Appraisal Report. That section shall address:

1. Citizen participation in the process;
2. Updating appropriate baseline data and measurable objectives to be accomplished in the first five (5) year period of the Plan, and for the long-term period;
3. Accomplishments in the first, five (5) year period, describing the degree to which the Goals, Objectives, and Policies have been successfully reached;
4. Obstacles or problems which resulted in underachievement of Goals, Objectives, or Policies;
5. New or modified Goals, Objectives, or Policies needed to correct discovered problems; and
6. A means of ensuring continuous monitoring and evaluation of the Plan during the ensuing five (5) year period.

Procedural Requirements

The Comprehensive Development Plan, Plan elements, and Plan amendments shall be considered, adopted and amended, pursuant to the procedural requirements of Sections 163.3161 - .3215, Florida Statutes, including but not limited to the following;

1. The Comprehensive Development Plan for the Town shall be prepared and submitted within the same timeframes as the counties in which the municipalities are located and all Plans shall be prepared and submitted in accordance with the schedule adopted by the Department of Community Affairs, pursuant to section 163.3167, Florida Statutes;
2. The Comprehensive Development Plan or element shall be prepared in accordance with Section 163.3174 and Subsection 163.3167(3), Florida Statutes, relating to Local Planning Agencies (LPA). Proposed plans, elements portions thereof, and amendments shall be considered at a public hearing with due public notice by the LPA prior to making its recommendation to the governing body, pursuant to Section 163.3174, Florida Statutes;
3. The Comprehensive Development Plan, element of amendment shall be considered and adopted in accordance with the procedures relating to public participation adopted by the governing body and the LPA, pursuant to Section 163.3181, Florida Statutes. The local government shall submit with its initial transmittal, pursuant to Subsection 163.3167(3), Florida Statutes, and subsequent transmittals, pursuant to Section 163.3191, Florida Statutes, a copy of the procedures for public participation that have been adopted by the LPA and the governing body;
4. The Comprehensive Development Plan and any Comprehensive Development Plan amendments shall be transmitted after formal action by the governing body in

- accordance with the provisions of Section 163.3184, Florida Statutes, and the procedural rule adopted by the Department of Economic Opportunity;
5. The Comprehensive Development Plan shall not be amended more than two (2) times during any calendar year except in the case of amendments directly related to a Development of Regional Impact (DRI), pursuant to Sections 380.05, 380.061, and 163.3187(1)(c), Florida Statutes, or in the case of any emergency, pursuant to Section 163.3187(1)(a), Florida Statutes. The Comprehensive Development Plan, elements and amendments shall be adopted by ordinance and only after the public hearings required by Section 163.3184(15)(b), Florida Statutes, have been conducted, after the notices required by Section 163.3184(15)(b) and (c), Florida Statutes. Upon adoption, the local government shall transmit to the Department of Economic Opportunity a copy of the ordinance and the required notices; and
 6. The Comprehensive Development Plan shall be evaluated and updated as required by Section 163.3191, Florida Statutes. As a copy of the adopted report required by Section 163.3191, Florida Statutes, shall be transmitted to the Department at the time of the governing body's transmittal of related amendments, pursuant to Section 163.3191(4), Florida Statutes.

COMPREHENSIVE DEVELOPMENT PLAN

There are various aspects of growth and development addressed in this Comprehensive Development Plan. Some elements of the Plan are directly related to physical development, while others are socio-economic or management oriented. It is imperative that the user understand this distinction because each type of proposal is considered within the context of comprehensive planning.

Goals, Objectives, and Policies

This Comprehensive Development Plan documents the proposed direction of growth and development in the Town of Juno Beach. The elements set out goals, objectives and policies. These are defined as follows:

A **goal** is a generalized statement that describes an end state of ideal condition which the Town strives to attain. Florida Statute 163.3164, specifically describes a “goal” as, “The long-term end toward which programs or activities are ultimately directed.”

An **objective** is viewed as a more specific statement which contributes to the accomplishment of a goal and serves as a basis for scheduled action and formulation of plan recommendations. Florida Statute 163.3164, specifically describes an “objective” as “A specific, measurable, intermediate end that is achievable and marks progress toward a goal.”

A **policy** applies to a specific objective and provides direction for implementing the goals and objectives of each individual element. Florida Statute 163.3164, specifically describes a “policy” as “The way in which programs and activities are conducted to achieve an identified goal”.

The initial step in developing a Comprehensive Development Plan for Juno Beach involves formulating desirable overall goals and establishing objectives and policies which support and move toward the accomplishment of these goals. To effectively accomplish this requires input from the citizenry, interested persons and the designated local planning agency. The agreed upon goals, objectives and policies are provided herein. These established guidelines will carry through in the development of the Plan and also will be utilized in making future decisions in the development of the Town.

Planning Timeframes

It is the intent of this Comprehensive Development Plan to develop Goals which are obtainable, Objectives which are measurable and Policies that provide the Town with a general direction to follow in order to meet its Goals and Objectives. It is further the intent of this Plan to establish planning timeframes to measure the effectiveness of the Objectives and Policies as adopted. For purposes of this Comprehensive Development Plan, it is presumed that the achievement of Objectives and Policies will occur within the five (5) year planning period, unless otherwise specifically stated or identified in the Plan; or if the Objective or Policy specifically pertains to

the update, revision to, or preparation of new development regulations to implement the Town of Juno Beach Comprehensive Development Plan. Where revisions, updates or preparation of development regulations are required, they will be accomplished within one (1) year from the submittal date of the Comprehensive Development Plan, pursuant to Chapter 163.3202, Florida Statutes (FS), or as State requirements may change from time to time.

FUTURE LAND USE PLAN

It is the purpose of the Future Land Use Plan to identify future land use classifications and to graphically portray these on a Future Land Use Map (FLUM; See Figure 1). The land use patterns reflect those being proposed by the Future Land Use Goals, Objectives and Policies and other elements of this Comprehensive Development Plan.

As established in the Existing Land Use element of the *Support Documentation* for the Comprehensive Development Plan, a significant portion of Juno Beach is presently developed (98.89% of the Residential and Transient/Residential FLU classification is developed, 91.61% of the Commercial FLU classification is developed). In-fill development, redevelopment and a few larger (3 – 5 acre) properties comprise a majority of the Town’s potential future development. Relative to the size of the Town, the largest land development opportunities exist within redevelopment of pre-existing, old and outdated improvements.

Future Land Use Classifications

For purposes of the Comprehensive Development Plan, the following land use classifications, which are applicable to Juno Beach, are used to describe future land uses in the Town.

<u>Low Density Residential:</u>	Residential Development limited to a density not to exceed 5.0 residential dwelling units/gross acre.
<u>Medium Density Residential:</u>	Residential development limited to a density not to exceed 10.0 residential dwelling units/gross acre.
<u>Moderate Density Residential:</u>	Residential development limited to a density not to exceed 15.0 residential dwelling units/gross acre.
<u>High Density Residential:</u>	Residential development limited to a density not to exceed 22.0 residential dwelling units/gross acre.
<u>Transient/Residential:</u>	Land areas and activities related to residential uses of a moderate density, or areas utilized specifically for resort hotel purposes.
<u>Commercial:</u>	Land uses and activities within land areas that are predominantly related to and used for the sale, rental, and distribution of products; and the

provision or performance of business, personal and professional services.

Public Buildings and Grounds:

Lands and structures that are owned, leased, or operated by a government entity, such as police stations, fire stations, utility buildings and facilities, and government administration buildings.

Other Public Facilities:

Land uses and activities within land areas concerned with other public or private facilities and institutions such as churches, clubs, fraternal organizations, or other similar uses.

Recreation and Open Space:

Land uses and activities within areas where recreation occurs and lands are either developed or vacant and concerned with active or passive recreational use. These uses may also be suitable for conservation uses.

Conservation:

Land uses and activities within land areas with high ecological value, and where native habitat restoration and preservation, passive recreation, environmental education, environmental research are the primary uses.

Water Bodies:

Any natural or artificial water body, watercourse, or wetland into which waters flow either naturally or from human-made conveyance for the purpose of storing water.

Transportation:

Land areas used for streets and roads, either private or public rights-of-way for such purposes.

Table 1

Future Land Use Categories by Acreage

<u><i>Land Use</i></u>	<u><i>Acreage</i></u>
Residential	323.88
Low Density	78.87
Medium Density	79.57
Moderate Density	81.80
High Density	83.64
Transient/Residential	11.38
Commercial	126.22
Public Buildings and Grounds	10.30
Other Public Facilities	4.89
Recreation and Open Space	184.96
Conservation	566.51
Water Bodies	23.88
Transportation	71.86
<u>TOTAL</u>	<u>1323.88</u>

Source: Town of Juno Beach Building Department and JLH Associates 2/89; Updated 7/93, 12/94, 7/96, 2/97, 7/12.

FUTURE LAND USE

A Town characterized by a community spirit that: recognizes its historical development patterns and styles, and maintains its established neighborhoods in a safe, secure, beautified and efficient manner.

GOAL: Promote future growth by supporting development and redevelopment that is sustainable, and enhances historical values and architectural styles that will preserve, enhance, and promote the established character of the Town, encourage sustainability and protect natural environmental ecosystem.

Objective 1: To manage growth within planning horizons. The Town shall establish a 5 year **(2025)** and 10 year **(2030)** planning horizon with projected population to provide data for the evaluation and analysis of this Comprehensive Plan and its elements.

Policy 1.1: The following table establishes population projections through the 10 year planning horizon for use in Data, Inventory and Analysis sections of all Elements of this Comprehensive Plan:

Table 3.1

<u>Future Population Estimate</u>			
Year	2010	2019	2030
Total Permanent Population	3,176	3,442	3,767

Source: Florida Estimates of Population 2019, Bureau of Economic and Business Research (BEBR), College of Liberal Arts and Sciences, University of Florida.

Objective 2: To manage growth, development and redevelopment through the preparation, adoption, implementation, and enforcement of land development regulations which: coordinate future land uses with the appropriate topography, soil conditions, ecosystem sensitivity, and the availability of facilities and services. Prevent, eliminate, or reduce uses inconsistent with the Land Use Goal, Future Plan, and Future Land Use Map; and which require redevelopment, renewal, or renovation, where and when necessary through the establishment of standards for density and intensity of land development.

Policy 2.1: The Town shall update, maintain, and enforce its subdivision regulations consistent with local needs and State platting requirements.

Policy 2.2: Regulate the use, density, and intensity of land development that is consistent with this FUTURE LAND USE element and which will support the land uses

and population.

- Policy 2.3: Implementing ordinances, regulations and requirements regarding the development of land shall consider adjacent land uses and promote compatibility with those uses.
- Policy 2.4: Regulate areas subject to seasonal and periodic flooding by requiring adequate drainage and stormwater management by enforcing a floodplain protection ordinance and drainage facilities regulations.
- Policy 2.5: Maintain sign regulations in the Town of Juno Beach Comprehensive Zoning Ordinance that are consistent with the community spirit established in the FUTURE LAND USE GOAL.
- Policy 2.6: Ensure safe, efficient, and convenient traffic flow (both vehicular and pedestrian) and vehicle parking needs.
- Policy 2.7: As part of the site plan review and land development process, ensure that public facility, utility and service authorizations, as applicable, have been procured from the appropriate regulatory and permitting agencies prior to issuing any development order or permit.
- Policy 2.8: Development orders and permits shall not be issued that would result in a reduction of the level of services, for the affected any public facilities, below the level of service standards adopted in this Comprehensive Development Plan.
- Policy 2.9: Maintenance of existing housing, buildings and property shall be ensured by adopting the most current housing, building and other construction codes.
- Policy 2.10: Land development regulations adopted to implement this Comprehensive Development Plan shall be based on and be consistent with the following standards for residential land use densities as indicated below:
- a. Low density residential - not to exceed 5.0 residential units per gross acre.
 - b. Medium density residential - not to exceed 10.0 residential units per gross acre.
 - c. Moderate density residential - not to exceed 15.0 residential units per gross acre.
 - d. High density residential - not to exceed 22.0 residential units per gross acre.
- Policy 2.11: Land development regulations shall contain Planned Unit Development provisions which allow design flexibility within a project under unified control as a means of preserving natural resources, environmentally sensitive and open space areas, and which allow for mixed land use alternatives and opportunities.

- Policy 2.12: Residential subdivisions or development areas shall be designed to include an efficient system of internal circulation of both vehicular and non-vehicular traffic, including the provision of collector streets to feed vehicular traffic to arterial roads and highways, as well as provision of pedestrian and bicycle paths, if deemed appropriate.
- Policy 2.13: Land development regulations adopted to implement this Comprehensive Development Plan shall be based on and be consistent with the following standards for commercial land use intensities as indicated below:
- a. Location shall be in accordance with the Future Land Use Map. Commercial uses shall not be permitted within areas designated for residential development on the Future Land Use Map, unless as part of an approved residential PUD.
 - b. The Building Site Area Requirements, as established in the CG - Commercial General, CO - Commercial Office and MC – Medical Commercial zoning districts, shall provide the basis for intensity of use and be the development criteria standards for general commercial, commercial office and medical commercial development, respectively, in Juno Beach.
- Policy 2.14: Periodically review, enhance and enforce land development regulations that identify use, location and building site area standards that are in harmony with the Future Land Use Map. Such uses include Public Buildings and Grounds, Other Public Facilities, Recreation/Open Space and Beaches and Shores.
- Policy 2.15: Land development regulations shall contain performance standards for:
- a. Buffering landscape and open space requirements
 - b. Parking and loading
 - c. Special Exception Uses
 - d. Planned Unit Developments (PUDs)
 - e. Site Plan Review
 - f. Special Supplementary Regulations
 - g. Conservation and preservation of natural environmental and physical features
 - h. Urban Design Standards for Public Use Areas
 - i. Architectural theming and incentives.
- Policy 2.16: New development areas shall be permitted only when central water and wastewater systems are available or will be provided concurrent with the impacts of development.
- Objective 3: To protect the natural, environmental and historic resources and the character

of Juno Beach, as prescribed in the FUTURE LAND USE GOAL, when undertaking development or redevelopment activities in Town.

- Policy 3.1: The developer/owner of any site shall be responsible for the on-site management of stormwater runoff in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed those prescribed by the South Florida Water Management District.
- Policy 3.2: The Town land development regulations shall address and limit activities which have the potential to contaminate land and water resources. Specifically, industrial land uses shall not be permitted.
- Policy 3.3: The Town shall encourage protection of potable water wellfields by regulatory authorities having land use jurisdiction in aquifer recharge areas serving the Seacoast Utilities Authority and Town of Jupiter Water Utilities systems by continued enforcement of the Palm Beach County Wellfield Protection Ordinance.
- Policy 3.4: Species of plants and animals listed in the CONSERVATION support documentation as endangered or threatened shall be protected from land clearing activities in with the environmental and habitat standards established in other elements of this Plan.
- Policy 3.5: At the time of each required Comprehensive Development Plan update, the Town shall consider the need to identify, designate and protect historically significant properties.
- Policy 3.6: The Town shall develop standards and criteria that promotes the preservation through redevelopment of certain areas in Juno Beach that have historical significance, or which are of special preservation interest.
- Policy 3.7: Saturn Lane, Zephyr Way, Beachbound subdivision, and other areas worthy of historical value to the Town of Juno Beach, and worthy of preservation or redevelopment, shall not be developed at higher than medium density residential or a density already established for its area.
- Policy 3.8: The Town shall maintain environmentally sensitive land regulations within the Town's Zoning Code of Ordinances.
- Objective 4: To issue development orders and permits for future development and redevelopment activities only if public facilities and services necessary to meet level of service standards are available concurrent with impacts of the development.
- Policy 4.1: The development of residential and non-residential land shall be timed and staged in conjunction with provision of supporting community facilities, such

as streets, utilities, and police and fire protection services.

Policy 4.2: Public facilities and utilities shall be located to: (1) maximize service efficiency; (2) minimize public costs; and (3) minimize impacts upon the natural environment.

Policy 4.3: Remaining properties not utilizing central water and wastewater systems shall be governed by the provisions of Chapter 381, Florida Statutes, Chapter 64E-6,, Florida Administrative Code, and Palm Beach County Environmental Control Rules 1 and 2, which regulate the use and installation of individual water and sewage disposal systems.

Objective 5: To coordinate with appropriate governments and agencies to minimize and mitigate potential mutual adverse impacts of future development and redevelopment activities.

Policy 5.1: Requests for development orders, permits or project proposals shall be coordinated, as applicable, with adjacent municipalities, Palm Beach County Planning Agency, Palm Beach County, Treasure Coast Regional Planning Council, Special Districts, South Florida Water Management District, and other State and Federal regulatory and permitting agencies.

Policy 5.2: The Town shall coordinate with the Town of Jupiter Utilities Water Department or Seacoast Utility Authority, as applicable, to review all future proposed land use change applications to ensure the availability of adequate water supplies.

Policy 5.3: The Town shall include the Town of Jupiter Water Utilities Department or Seacoast Utility Authority, as applicable, in the site plan review and land development process of all proposed development subject to these processes to ensure that water supplies are available to service that development.

Objective 6: To promote a cohesive and unified development approach to future development of the remaining vacant, undeveloped areas in the Town, as well as, to future development of potential annexation areas which are currently vacant and available for development.

Policy 6.1: Where adjacent properties are presently vacant, available for future development, and which are proposed for similar development according to the FUTURE LAND USE MAP, the Town shall work closely with development interests to encourage cohesive and uniform development of those areas. The Town shall develop specific land development incentives to encourage such development.

Policy 6.2: The Town shall continue coordinating with Palm Beach County in the review of "Site-Specific Proposals" located within the unincorporated areas of Palm

Beach County, and that lie within the adopted Annexation Area of Juno Beach, to protect the Town's future interests and strive toward development patterns and styles similar to those adopted by Juno Beach in this Comprehensive Development Plan.

- Policy 6.3: To encourage voluntary annexation(s) of areas located within the Juno Beach adopted Annexation Area, the Town shall coordinate proposed land uses with development interests to ensure development of areas that will be compatible with Juno Beach in the future, while providing appropriate incentives to encourage annexations that promote cohesive and uniform development.
- Policy 6.4: In the event of future annexations that have sufficient size to site schools or co-locate schools with public facilities such as: parks, libraries, and community centers prior to the amendment to incorporate the area into the Town Comprehensive Plan, the Town shall coordinate with Palm Beach County School Board to determine the need to site a school in the annexed area. The Plan amendment will allow for a public school if there is a need.
- Objective 7: To supply Palm Beach County, Department of Public Safety, Division of Emergency Management with population estimates and densities for Juno Beach upon request by the County.
- Policy 7.1: The Town Manager shall provide up-to-date population estimates and densities of the population in Juno Beach upon request, to Palm Beach County for consideration and inclusion in its Comprehensive Emergency Management Plan (CEMP).
- Objective 8: To discourage urban sprawl in future development by maintaining an Annexation Area that is logical and practical regarding future extension and provision of urban services.
- Policy 8.1: The Annexation Area map that has been coordinated and mutually agreed upon by the Town, Palm Beach County and neighboring municipalities, and that meets the intent of the Objective, shall be revised and updated as necessary.
- Objective 9: Maintain land development regulations for planned unit development, mixed-use development, and other development concepts.
- Policy 9.1: The Town shall maintain in its zoning regulations, and other applicable land development regulations, the use and implementation of these innovative development concepts.
- Objective 10: The Town shall encourage sustainable design by supporting green initiatives for new developments and redevelopments.
- Policy 10.1: The Town shall encourage green policies and actions that support sustainability, in

addition to reducing greenhouse gas emissions, fertilizer and pesticides.

Policy 10.2: The Town will continue to support walkways, bike lanes, pedestrian interconnectivity and other design elements that encourage walkable communities and transit readiness.

Policy 10.3: The Town shall support green building construction that promotes certification by Leadership in Energy and Environmental Design (LEED), US Green Building Council (USGBC), Florida Green Building Coalition (FGBC) or any comparable certification organizations.

Objective 11: Encourage redevelopment while promoting strong sense of community, and consistent quality of design that protects neighborhood integrity and historic and environmental resources.

Policy 11.1: The Town shall encourage infill and redevelopment of existing properties with consideration of the following:

1. Address the impact of redevelopment activities on natural and historic resources.
2. Provide for visual continuity of the community through the application of sound principles of architectural design and landscaping.
3. Be consistent with the character of the neighborhood.

TRAFFIC CIRCULATION

- GOAL:** A safe, sufficient and integrated traffic circulation system within Juno Beach that provides for controlled movement of vehicular and non-vehicular traffic in and through the community.
- Objective 1:** To provide an efficient interrelationship between the traffic circulation system and various land use activities.
- Policy 1.1:** Street location and design in developing areas should be carefully analyzed to ensure they accommodate demand of the area and do not create adverse impacts on existing streets and traffic flows.
- Policy 1.2:** Review and update, where necessary, the off-street parking and loading requirements that presently exist in the Town of Juno Beach Comprehensive Zoning Ordinance.
- Policy 1.3:** Study, review and identify appropriate circumstances for limited on-street parking, and develop criteria, standards and regulations for such use.
- Policy 1.4:** Scrutinize ingress/egress, the placement of median cuts, and other traffic control features generated by land use activities in regard to overall traffic flow and movement between vehicular and non-vehicular, motorized and non-motorized traffic.
- Policy 1.5:** The Town shall review the traffic circulation plans of Palm Beach County and neighboring municipalities, as they become available, for compatibility with this TRAFFIC CIRCULATION element.
- Policy 1.6:** The Town shall require traffic impact studies for all future commercial development, major residential developments and mixed-use developments.
- Policy 1.7:** To satisfy the majority of traffic circulation demand created by growth and development consistent with the time frames and priorities established in the five (5) year and ten (10) year planning periods.
- Policy 1.8:** The Town shall continue to use the County’s Traffic Performance Standard Ordinance to ensure that adequate roadway capacities will be available when necessitated by development.
- Policy 1.9:** The Town shall continue to require and encourage a system of bicycle paths and pedestrian walkways that link residential areas to commercial and other high use areas.
- Objective 2:** To establish traffic circulation that is safe and offers controlled movement of vehicular and non-vehicular, motorized and non-motorized traffic.

- Policy 2.1: The Town shall review all proposed development for its accommodation of bicycle and pedestrian traffic needs.
- Policy 2.2: Maintain adequate street signs, lights, and markings to ensure traffic control and safety in Juno Beach.
- Policy 2.3: Ensure that the town review any future roadway improvement to State Road A-1-A (pursuant to Division 8 - Coastal Construction, Article IV – Supplemental Regulations, Chapter 34, Code of Ordinances of the Town of Juno Beach), with regard to environmental considerations and protection of the dune system.
- Policy 2.4 Properties along State Road A-1-A from Loggerhead Park to the northern Town limits shall not be allowed a motorized vehicular driveway connection onto State Road A-1-A. However, this shall not prohibit an access used for emergency purposes only.
- Policy 2.5: The Town shall maintain and enforce strict requirements within its development codes that regulate proper sight distances at connection and access points of driveways and roads to roadways to eliminate visual barriers that hinder safe and controlled circulation of traffic.
- Policy 2.6: The Police Department shall publish annual accident frequency reports for collector and arterial roads in Juno Beach.
- Policy 2.7: For general transportation planning purposes, the Town shall support and maintain a Level of Service C Standard and D at peak hour for collector and arterial roads serving Juno Beach.
- Policy 2.8: Work cooperatively with surrounding jurisdictions to provide a compatible traffic control system within the Town and surrounding areas to the extent practical and feasible.
- Policy 2.9: Neptune Road shall remain a cul-de-sac, in an effort to limit through traffic, control vehicular movement, and to maintain the character of the street.
- Objective 3: To identify right-of-way needs and laneage requirements for roads and streets within the Town of Juno Beach and protect those rights-of-way from building encroachment through the site plan review and land development processes.
- Policy 3.1: Examine existing street rights-of-way to determine whether they are adequate to meet future projected demands or whether condemnation of rights-of-way, special setbacks or purchase of additional rights-of-way will be necessary to meet Town demands.
- Policy 3.2: The Town shall prepare and adopt an Official Traffic Circulation Map that identifies functional roadway classifications and laneage requirements based

upon the TRAFFIC CIRCULATION element and the FUTURE LAND USE element of this Comprehensive Development Plan.

- Policy 3.3: The Town shall provide for parking tracts and alternative street designs in its development regulations to allow for maximum flexibility in providing traffic circulation when site limitations prevent acquiring normal required rights-of-way.
- Objective 4: To ensure adequate traffic circulation and access to existing and new developments as part of the land development review process.
- Policy 4.1: The Town shall strictly enforce subdivision regulations during the plan review and implementation processes at the time of site plan review and prior to the issuance of permits.
- Objective 5: To develop a beautification and improvement program for the areas used by the general public (e.g., roads, sidewalks, bicycle paths, pedestrian walkways, parks and open space areas) to accommodate vehicular and non-vehicular traffic.
- Policy 5.1: Effectively integrate a system of bicycle paths, pedestrian walkways and the street system serving Juno Beach.
- Policy 5.2: Enhance the Town's existing bicycle path system and seek additional pathways for bicycling in Juno Beach. On collector and arterial roads, where deemed appropriate, bike lanes should be provided.
- Policy 5.3: Utilize, where possible, existing road rights-of-way that either have limited use or are not currently developed for combined use of pedestrian walkways and streets.
- Policy 5.4: Require all future developments to provide sidewalks consistent with Town standards and criteria.
- Policy 5.5: The Town shall use and update standards and criteria for beautification of its streets and roadways, bicycle paths and pedestrian walkways.
- Policy 5.6: The Town shall work actively toward creating bicycle and pedestrian links between its existing municipal area and its proposed annexation area.
- Policy 5.7: The Town shall work cooperatively with the private development community in developing beautification and community improvement standards and criteria in an effort to develop a closer and well-coordinated public/private partnership in future beautification and enhancement of Juno Beach.
- Policy 5.8: The Town shall pursue Florida Department of Transportation funds to beautify U.S. Highway 1 as part of the State U.S. Highway 1 corridor beautification program.

- Objective 6: To maintain the current high level of roadway maintenance.
- Policy 6.1: The Town shall plan maintenance and repair efforts of local streets well in advance of wear and deterioration.
- Policy 6.2: The Town will provide for maintenance and repair funding in the annual budgeting process.
- Policy 6.3: The Town shall encourage the County and State to maintain and repair roads under their jurisdiction such as Ellison Wilson Road, Donald Ross Road, US Highway 1, and Ocean Drive, well in advance of wear and deterioration.
- Objective 7: To scrutinize local public expenditures when developing and maintaining the Town traffic circulation network.
- Policy 7.1: The Town shall keep abreast of current programs of the other levels of government that offer possible alternative sources of funding to improve, expand or maintain Juno Beach's transportation system.
- Policy 7.2: The Town shall coordinate traffic improvements with the Florida Department of Transportation 5-year Transportation Plan, The Treasure Coast Regional Planning Council Regional Policy Plan, and Palm Beach County Traffic plans as part of the site plan review and land development processes.
- Objective 8: To maintain a transportation system that provides for alternative modes of travel.
- Policy 8.1: Support the Palm Beach County Metropolitan Planning Organization in providing alternative means (bus routes) of transportation to Town residents to and from Juno Beach.
- Policy 8.2: The Town supports the concept for the development of a regional public transportation system.
- Objective 9: To involve the Town in multi-jurisdictional traffic circulation and transportation planning activities by coordinating with the Palm Beach County Metropolitan Planning Organization, Florida Department of Transportation, the Treasure Coast Regional Planning Council and any other affected transportation planning authority.
- Policy 9.1: Actively monitor the Palm Beach County Metropolitan Planning Organization's Transportation Planning Agency (TPA) activities to ensure Town input regarding decisions affecting area wide transportation planning issues and other organizations with similar functions.
- Policy 9.2: Comprehensive traffic circulation planning will be coordinated with the future land uses shown on the Future Land Use Map of this plan, the Florida Department of Transportation 5-year Transportation Plan, The Treasure Coast

Regional Planning Council Regional Policy Plan, the Palm Beach County Metropolitan Planning Organization plans and plans, of neighboring jurisdictions.

Policy 9.3: The Town shall review future updates of the Florida Department of Transportation 5-year Transportation Plan and the Treasure Coast Regional Planning Council Regional Policy Plan, and coordinate with Palm Beach County Metropolitan Planning Organization in order to update or modify this element, if necessary, and to further a comprehensive transportation planning process.

HOUSING

- GOAL:** A residential environment that: provides safe, sanitary and otherwise adequate housing and living conditions to its residents and supports county-wide affordable housing policies; embraces creative and innovative architecture and reflects styles characteristic of Juno Beach and South Florida history.
- Objective 1:** To maintain a high quality housing inventory in Juno Beach and to ensure that new construction is of the same high quality.
- Policy 1.1:** Maintain and update land development regulations, as necessary, to ensure that the quality of residential neighborhoods is maintained.
- Objective 2:** To promote residential design of all types that complements and is in concert with efficient provision of community facilities.
- Policy 2.1:** Phase residential development with the availability of urban facilities and services (e.g., utilities, transportation, etc.) in an effort to minimize untimely and undue burden upon the Town's tax base.
- Policy 2.2:** Provide for a broad range of housing types and styles which encourage clustered developments and which maintain the Planned Unit Development concept for major residential development areas and develop other innovative residential development concepts, as necessary, that embrace a strong community identification, which is consistent with the FUTURE LAND USE and HOUSING GOALS of this Plan, and which provides for efficient urban services.
- Objective 3:** To eliminate substandard housing conditions in Town and to ensure that there is no future substandard housing in Juno Beach.
- Policy 3.1:** The Town's designee shall enforce housing/building code regulations and requirements, as established through administrative procedures.
- Policy 3.2:** Continue with strict enforcement of the State of Florida Building Code and updated additions as they apply, to ensure that new building materials and techniques are provided for in an effort to reduce housing construction costs and maintain structural quality in the Town's housing.
- Policy 3.3:** The Town shall establish the following definitions to identify housing conditions in Juno Beach:

Standard Condition – A residential structure meeting all minimum standards for basic equipment and facilities, as set forth in the current edition and Florida Building Code.

Substandard Condition – A residential structure which does not meet all minimum standards for basic equipment and facilities, as set forth in the International Property Maintenance Code, 2021 edition, and updated editions as they apply, and Florida Building Code as determined by the Housing Official, where the costs of rehabilitation, renovation or code compliance are valued at less than fifty percent (50%) of the total value of the structure.

In Need of Replacement – A residential structure which does not meet all minimum standards for basic equipment and facilities, as set forth in the International Property Maintenance Code and Florida Building Code, as determined by the Housing Official, where the costs of rehabilitation, renovation or code compliance are valued at greater than fifty percent (50%) of the total value of the structure.

- Objective 4: To identify residential structures in Town in need of rehabilitation or demolition.
- Policy 4.1: Perform periodic inspections and use the definitions of Standard, Substandard, and In Need of Replacement as standards to determine which residential structures shall be rehabilitated or demolished.
- Policy 4.2: An effort should be made to rehabilitate residential structures, when possible, rather than to demolish said structures.
- Policy 4.3: Assist any efforts made by residents to upgrade neighborhood housing conditions, by providing code enforcement assistance.
- Policy 4.4: Continue administering and enforcing procedures necessary to implement minimum housing regulations oriented to conserving standard condition housing inventory.
- Objective 5: Adequate and affordable housing, consistent with the current character of the Town, shall be encouraged for the existing population and anticipated population growth, including housing to accommodate any defined specialized needs of low and moderate income, elderly, handicapped, or displaced residents.
- Policy 5.1: Require developers to coordinate with the Town during the design of residential developments to ensure that the Town characteristics are maintained, and any special housing needs are accommodated.

-
- Policy 5.2: Eliminate barriers to low and moderate income housing by providing for a variety of housing types that are consistent with densities established in the FUTURE LAND USE element.
- Policy 5.3: Work with the private sector to ensure that standard housing is available to persons that may be displaced through private action prior to their displacement.
- Policy 5.4: To upgrade the quality, where necessary, the Town shall apply and enforce the same housing standards for existing and new mobile homes and manufactured homes per State requirements.
- Policy 5.5: At the time of each Comprehensive Development Plan update, consider the need to designate any housing structures or areas as locally historically significant and in need of special consideration by creating a local historic district or by listing the structure on the State’s historical registry, Master File for historically significant structures or places; or the National Register of Historic Places.
- Policy 5.6: Identify housing areas in Town that are in a non-conforming status, but worthy of preservation and revise land development regulations appropriately to make said uses conforming; also, in concert with these actions, development standards and criteria to preserve and rehabilitate identified areas.
- Policy 5.7: Support programs which attempt to alleviate Countywide housing problems, including the Community Development Block Grant Program and associated activities.
- Policy 5.8: Require that standard housing, at an affordable cost, is available to persons displaced through any public action prior to their displacement by including such a requirement within the Town Land Development Regulations.
- Policy 5.9: Adopt Adult Congregate Facilities and Assisted Living Facilities regulations that are oriented to meeting the needs of elderly or handicapped Town residents.
- Policy 5.10: Participate, under the direction of Palm Beach County, and with other local governments, to develop and implement “fair-share” programs to address countywide low and moderate income housing programs.
- Objective 6: To provide for location of group homes or day care facilities licensed by the Florida Department of Health and Rehabilitative Services in a manner consistent with the character of existing residential neighborhoods.
- Policy 6.1: The Town shall review, and include criteria in its proposed Comprehensive Zoning Ordinance to permit different classes of group homes and day care facilities consistent with State requirements.

- Policy 6.2: The Town’s Planning & Zoning Department shall monitor the development and distribution of group homes and day care facilities to ensure that adequate sites and infrastructure are provided and that over-concentration in any residential area is avoided.
- Objective 7: To continue to rely on the private sector delivery process as the means for providing housing to accommodate Town residents until such time that is demonstrated that alternative housing implementation programs are necessary.
- Policy 7.1: If it is determined that the private sector delivery process is not adequately functioning, in terms of meeting the housing needs of residents, alternative mechanisms, including government and non-profit sector participation shall be considered, including the use of available Federal, State and local assistance programs.
- Policy 7.2: Provide information, technical assistance, and incentives to the private sector to maintain a housing production capacity sufficient to meet projected needs.
- Objective 8: To monitor and protect housing construction from adverse environmental degradation, and which is concurrent with the provision of necessary urban services.
- Policy 8.1: Require housing construction that is compatible with existing natural resources and service capabilities, as defined in the TRAFFIC CIRCULATION, INFRASTRUCTURE elements, that does not adversely impact environmental features.
- Objective 9: To require architectural styles of all future housing and other structures that reflects the “Old Florida” theme sought by the Town.
- Policy 9.1: Continue the application of applicable architectural and building codes that provide for the definition, identification, and regulation of “Old Florida” architectural styles, as well as, necessary incentives to promote this theme.
- Policy 9.2: The Town shall continue to evaluate the “Old Florida” architectural theme during project reviews. For projects requiring Planning & Zoning Board review, the Board shall consider the architectural theme of a project during its review and recommendation, and the Town Council shall consider the architectural theme during its review and final determination (or disposition) of a project.

INFRASTRUCTURE

(Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge)

- GOAL:** Existing and needed future public facilities shall be provided and maintained in a manner to: (1) provide consistent service levels throughout the Town; (2) protect public and private investments; (3) promote orderly, compact urban growth; and (4) ensure the health, safety and welfare of Town residents.
- Objective 1:** To ensure through the land development approval process, at the time a building permit is issued, adequate public facility capacity is available or will be available, at the time of occupancy.
- Policy 1.1:** Public facility Level of Service (LOS) standards, as displayed on TABLE 2, are hereby adopted and shall be used as the basis for estimating the availability of capacity and demand generated by a proposed development project.
- Policy 1.2:** All development and/or redevelopment activities shall be undertaken in a manner consistent with adopted LOS standards.
- Policy 1.3:** The Planning & Zoning Department and Public Works Department shall, in cooperation with public utility service providers, develop procedures to update facility demand and capacity information as development permits are issued.
- Policy 1.4:** Unless specifically permitted by Palm Beach County Environmental Control Rule #1, prohibit the installation of additional septic tank systems within the Town and require all new developments to be served by a central wastewater system.
- Policy 1.5:** Prohibit the installation of new wells for potable water use. However, replacement or repair of existing wells for this purpose shall be permitted until such time requirements are established to connect into a central system. Require all new developments to be served by a central potable water system.
- Policy 1.6:** Consistent with health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new developments no later than the issuance by the Town of a Certificate of Occupancy (CO) or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the Town shall consult with the appropriate water utility to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of the Town's Certificate of Occupancy or its functional equivalent. The Town may meet the concurrency requirement for sanitary

sewer through the use of on-site sewage treatment and disposal systems approved by the Department of Health to serve new development.

TABLE 2

LEVEL OF SERVICE STANDARDS

POTABLE WATER

The Town has established minimum commitments of water supply for residential and commercial/industrial land uses/customers. Those minimum levels of service are:

Jupiter Water Department Service Area:

- 153 gallons per day per capita (residential)
- 100 gallons per day/1000 square feet (commercial/industrial)

Seacoast Utility Authority Service Area:

- 189 gallons per day per capital (all uses)

Potable water service areas are more clearly outlined in Figure 5.1

SANITARY SEWER

The Town has established minimum commitments of sanitary sewer levels of service for residential and commercial/industrial land uses/customers. Those minimum levels of service are:

Loxahatchee River District (LRD):

- 150 gallons per capita per day

Seacoast Utility Authority:

- 107 gallons per capita per day

Sanitary sewer service areas are more clearly identified in Figure 5.2.

Individual Systems:

Average Day Sewage Generation Rate

One (1) septic tank per lot based on a minimum lot criteria established in Palm Beach County Environmental Rule #1.

The use of existing, properly constructed and functioning septic tank systems within the Town is acceptable; however, when analysis indicates that septic tank systems are adversely impacting the environment according to State Water Quality Standards (Chapter 62-302, FAC for surface water, Chapter 62-520, FAC for groundwater and Chapter 64E-9, FAC for bathing places) and that public health standards are endangered, septic tank systems causing the situation will be repaired or replaced.

When a central sanitary sewer system becomes available to currently non-serviced areas, or the current septic tank systems fail to meet Water Quality Standards and endanger the public health, hook-up to the central system shall be required; and, the Palm Beach County LOS Standard of 100 gallons per capita per day shall be the standard implemented.

STORMWATER MANAGEMENT

Design Storm

(in existing developed areas)

Level of Service (LOS)

<u>Northern/Southern Drainage Areas:</u>	Five (5) year frequency, 24 hour duration (one-day); rainfall intensity curve.
<u>Central Drainage Area:</u>	Three (3) year frequency, 24-hour duration (one-day); rainfall intensity curve.

Design Storm

(for future development of existing vacant areas)

<u>Northern/Southern Drainage Areas:</u>	<u>Level of Service (LOS)</u>
1.99 acres & Below	Five (5) Year Frequency, 24 hour duration (1 Day); rainfall intensity curve.
2.0 – 5.99 Acres	Five (5) Year Frequency, 72 hour duration (3 Day); rainfall intensity curve.
6.0 – 9.99 Acres	Ten (10) Year Frequency, 72 hour duration (3 Day); rainfall intensity curve.
10.0 Acres +	Twenty-five (25) Year Frequency, 72 hour duration (3 Day); rainfall intensity curve.

<u>Central Drainage Area:</u>	<u>Level of Service (LOS)</u>
-------------------------------	-------------------------------

1.99 acres & Below	Three (3) Year Frequency, 24 hour duration (1 Day); rainfall intensity curve.
2.0 – 5.99 Acres	Five (5) Year Frequency, 24 hour duration (1 Day); rainfall intensity curve.
6.0 – 9.99 Acres	Ten (10) Year Frequency, 72 hour duration (3 Day); rainfall intensity curve.
10.0 Acres +	Twenty-five (25) Year Frequency, 72 hour duration (3 Day); rainfall intensity curve.

FLOOD PROTECTION

All Areas: All developments that are wholly within or partially within any flood hazard area shall follow the Floodplain Management Ordinance of the Town of Juno Beach.

WATER QUALITY

The Town shall comply with the South Florida Water Management Districts (SFWMD) requirements as identified under Part IV Chapter 373, Florida Statutes, and Rules Chapter 40E-4, and 40E-40, Florida Administrative Code.

*Based upon best available information.

Objective 2: To maintain a five (5) year schedule of capital improvement needs, to be updated annually, in conformance with the CAPITAL IMPROVEMENTS element (CIE). Capital improvements needs are defined as: (1) those improvements necessary to correct existing deficiencies in order to maximize the use of existing facilities; or, (2) those improvements necessary to meet projected future needs without encouraging urban sprawl.

Policy 2.1: Existing and potential deficiencies will be addressed by undertaking the following activities:

Sanitary Sewer –Any capital improvements projected to Loxahatchee River District (LRD) or Seacoast Utility Authority sanitary sewer system located within the corporate limits of the Town of Juno Beach shall be listed and identified in the Capital Improvement Plan within the CIE.

Solid Waste – The program for centralized collection of toxic household and commercial wastes shall be maintained. Continue to request that the Solid

Waste Authority of Palm Beach County (SWA) maintain a program for refuse separation within the Town.

Stormwater Management –Institute a program of annual inspections of the drainage system throughout Town as a means of monitoring the efficiency of the system. Results of the inspections and other general assessments of the drainage system serving Juno Beach shall be identified as required in its annual National Pollutant Discharge Elimination System (NPDES) Report. Any deficiencies requiring upgrades or new capital improvements shall be reflected, as appropriate, in the 5-Year Schedule of Improvements.

Potable Water –Any capital improvements projected by the Jupiter Water Department or Seacoast Utility Authority potable water system located within the corporate limits of the Town of Juno Beach shall be listed and identified in the Capital Improvement Plan within the CIE.

Groundwater Aquifer Recharge –Through the occupational license procedure identify and regulate businesses that potentially could pollute the surrounding groundwater supply.

Policy 2.2: A Capital Improvements Coordinating Committee headed by, and appointed by, the Town Manager shall be created for the purpose of evaluating and ranking capital improvements projects proposed for inclusion in the five (5) year schedule of needs.

Policy 2.3: Guidelines shall be developed to evaluate and rank proposed capital improvement projects using the following priority levels:

Level One – Whether the project is needed to protect health and safety in order to fulfill the Town’s legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.

Level Two – Whether the project increases the efficiency of use of existing facilities, prevents or reduces future improvement costs, provides services to developed areas currently lacking full service, or promotes infill development.

Level Three – Whether the project represents a logical extension of facilities and services.

Objective 3: To continue to provide solid waste collection services and stormwater management to meet existing and projected future demands.

Policy 3.1: The basic solid waste collection service policy shall consist of the following components:

1. Maintain a high level of service for the residents of the Town with a system that ensures the lowest possible cost to Juno Beach taxpayers relative to the highest level of service.
2. Maintain a public information service in order to keep the citizens of the Town aware of collection schedules and placement of refuse containers, yard clippings, and other special wastes for collection.
3. Require a collection service that best serves the residents of Juno Beach.
4. Develop and maintain regulations that address, but not be limited to, the location of containers and other solid waste to be collected, requirements of residents to place solid waste for collection at a reasonably determined time prior to collection, and the enforcement of said regulations to avoid potential health hazards from solid waste being scattered about.

Policy 3.2: The basic stormwater management policy shall consist of the following components:

1. Continue routine maintenance of catch basins and conduits.
2. Regulate swale plantings and sodding.
3. Encourage appropriate land use activities in flood prone areas.
4. Protect environmentally sensitive areas by controlling adjacent activities.
5. Provide the use of street sweeping, when necessary.
6. Require use of vegetation, mulches, and berms for control of pollutants from construction sites.
7. Enforce the Flood Protection Ordinance to maintain the flooding protection provided by natural features.
8. A priority function of Pelican Lake shall be as a stormwater retention lake.

Objective 4: To support the Solid Waste Authority of Palm Beach County as the provider of solid waste disposal services to the Town of Juno Beach in meeting existing and projected future demands.

Policy 4.1: Maintain and align the Town’s recycling requirements with Florida Statutes, Section 403.706.

Objective 5: To continue to depend on current providers to operate sanitary sewer and potable water facilities to meet existing and projected future demands, unless it is determined that alternative operational mechanisms can be instituted to increase efficiency and quality of service within the Town of Juno Beach.

Policy 5.1: Require a consistent level of service for property owners and residents of the Town by service providers.

Policy 5.2: Require periodic monitoring of rate structures so that the lowest possible cost for established LOS standards results to Town taxpayers and/or residents.

- Policy 5.3: Periodically review operational responsibilities in light of developing and maintaining the most efficient service at the most reasonable cost.
- Policy 5.4: The use of existing properly constructed and functioning septic systems within the Town may be acceptable. However, when analysis indicates that septic tank systems are adversely impacting the environment, according to State Water Quality Standards, and public health standards are endangered, septic system causing the situation shall be repaired or replaced.
- Policy 5.5: When a central sanitary sewer system becomes available to existing non-sewer areas, or the existing septic systems fail to meet State Water Quality Standards, thereby endangering the public health, connection to the central system shall be required.
- Objective 6: To incorporate stormwater drainage regulations into the Subdivision Regulations Ordinance and Comprehensive Zoning Ordinance, where appropriate, which shall provide for protection of natural drainage features and ensure that future development utilizes stormwater management systems in a manner to protect the functions of recharge areas and natural drainage features.
- Policy 6.1: The Town shall remain abreast of new stormwater requirements as promulgated by the State and the South Florida Water Management District (SFWMD) and shall revise local policies and regulations, as necessary, to remain consistent with new requirements. The Town shall limit post-development runoff rates and volumes to predevelopment conditions and preserve existing natural drainage features.
- Policy 6.2: Protect and preserve water quality by use of construction site Best Management Practices (BMPs) and the incorporation of techniques such as on-site retention, use of pervious surface and native vegetation.
- Policy 6.3: Work cooperatively with property owners, when necessary, in the development of erosion control plans where areas experience erosion of shorelines or banks.
- Policy 6.4: Review plans for future construction and development for compatibility with the natural landscape qualities and environmental characteristics and habitats existing within the Town.
- Policy 6.5: Continue to require the preservation, conservation and priority use of native vegetation in Juno Beach.
- Policy 6.6: Cooperate with the adjacent municipalities in an effort to protect and conserve unique vegetative communities that are common to and between jurisdictions.
- Policy 6.7: Continue to provide protection of the coastal dune by maintaining regulations and procedures that prevent the deterioration of the vegetation and structural quality of the coastal dune through the Town's zoning regulations.

- Policy 6.8: Develop regulations, as necessary and appropriate, that conserve the upland, coastal and wetland vegetative communities existing in Juno Beach.
- Policy 6.9: Protect endangered and/or threatened plant and vegetative communities from future development.
- Policy 6.10: Maintain and enforce land development regulations so that development is planned in accordance with natural characteristics of the land such as slope elevation, drainage patterns and natural vegetation.
- Objective 7: To actively participate in potable water supply, water conservation and water reuse programs of the Jupiter Water Utilities Department, Seacoast Utility Authority, and the South Florida Water Management District (SFWMD), on an ongoing and an emergency basis.
- Policy 7.1: The Town shall implement and enforce Water Shortage Emergency Provisions, established under Chapter 40E-21, Florida Administrative Code (F.A.C.), upon declaration of a water shortage emergency by the SFWMD, and reference the Palm Beach County Mandatory Year-Round Irrigation Conservation Measures (Section 3-7) as detailed in 40E-24, F.A.C. for successful implementation.
- Policy 7.2: Florida Friendly Landscaping practices shall be promoted by the Town when considering all proposals for development and/or redevelopment.
- Policy 7.3: The Town shall promote the use of low volume fixtures when reviewing all building permit applications.
- Policy 7.4: Promote and institute, where practical, water conservation techniques and programs in cooperation with potable water suppliers, the SFWMD and other applicable agencies and jurisdictions such as use of low volume plumbing fixtures, wastewater re-use, dual conveyance, gray water, and others, where feasible. Also, encourage the use of low water use plumbing fixtures in all new buildings or in conjunction with permitted renovations in accord with Florida Water Conservation Act, Section 553.14, Florida Statutes and, promote educational programs and other conservation programs instituted by Seacoast Utilities and the Town of Jupiter Water Utilities Department.
- Policy 7.5: Encourage construction of water storage facilities consistent with the Town's water suppliers' Water Supply Facilities Work Plans to accommodate and conserve necessary future water needs.
- Policy 7.6: Cooperate and coordinate with Seacoast Utility Authority, Jupiter Water Utilities Department and the SFWMD in the preparation and updates to their Water Supply Facilities Work Plans to ensure applicable input of data and information pertinent to those Plans.

- Policy 7.7: Every 5 years, the Town shall incorporate necessary 10-Year Water Supply Plan directives.
- Policy 7.8: The Town shall encourage its water suppliers to consider revising potable water LOS standards to include residential and non-residential categories.
- Objective 8: The Town shall annually, in conjunction with the yearly budget process, evaluate the Town’s drainage system to determine whether extension of, or increase in capacity of, drainage facility is necessary to meet future needs.
- Policy 8.1: The Public Works department shall inspect the Town’s drainage system in accordance with the NPDES program to identify any needs and/or deficiencies.
- Policy 8.2: The Town shall continue to monitor the water quality in Pelican Lake and investigate the implementation of a storm event related sampling program to evaluate the effect stormwater quality has on the overall quality of the lake.
- Policy 8.3: All projects in excess of \$25,000.00 shall be submitted to the Capital Improvements Coordinating Committee and scheduled in the annual updates to the CIE of this Plan.
- Policy 8.4: Projects as they occur shall be incorporated into the Five Year Schedule of Improvements as presented in the CIE of this Plan.
- Policy 8.5: All applicable federal and state regulations shall be reviewed and the appropriate permits shall be obtained prior to the Town authorizing project construction.
- Policy 8.6: All improvements for replacement, expansion or increase in capacity of facilities shall comply with the adopted LOS standards identified in Policy 1.1 of this Plan.
- Objective 9: The Town shall engage with the SWA to ensure operation and maintenance of waste facilities that meet existing demands and coordinate and administer the extension of, or increase in the capacity of facilities to meet future needs within the Town of Juno Beach.
- Policy 9.1: The Town shall continually maintain a high level of coordination with the SWA in order to ensure the Town’s input to the management of established landfill sites and the purchase/development of any future landfill sites, transfer stations and other alternative methods of solid waste disposal.
- Policy 9.2: The SWA shall be responsible for financing needed transfer and disposal facilities to serve the Town.
- Policy 9.3: The Town shall actively participate in the review of the SWA’s Integrated Solid Waste Management which, is scheduled for updating every three (3) years after adoption.

- Policy 9.4: The Town shall continually encourage and work with the SWA to establish priorities for the replacement or correction of existing facility deficiencies and actively participate in the evaluation of future facility needs.
- Objective 10: The Town shall adopt and maintain a Ten (10) Year Water Supply Facilities Work Plan (WSFWP).
- Policy 10.1: The “Ten (10) Year Water Supply Facilities Work Plan” shall be adopted as part of this INFRASTRUCTURE element of the Town of Juno Beach Comprehensive Plan. The Town shall amend this Comprehensive Plan and 10-Year Water Supply Facilities Work Plan within eighteen (18) months of a South Florida Water Management District (SFWMD) regional water plan update when approved by their governing board.

Town of Juno Beach “Ten Year Water Supply Facilities Work Plan”

This section of the INFRASTRUCTURE element represents the “Ten (10) Year Water Supply Facilities Work Plan (WSFWP)” for the Town of Juno Beach.

As previously stated, the SFWMD adopted the Lower East Coast Regional Water Supply Plan update in November 2018. Per Section 163.3117 (c)3, Florida Statutes, municipalities and water suppliers must adopt a related WSFWP and supportive amendments to their comprehensive plans.

Municipalities and local suppliers are required to coordinate with the SFWMD in the preparation of their WSFWP in order to identify needed facilities for at least the ten (10) year planning period, confirming that: (1) adequate water supply is available, considering the regional water supply plan; and, (2) infrastructure plans necessary to serve projected need have been prepared.

Specifically, WSFWP comprehensive plan amendments must:

- Demonstrate that the local government has coordinated with the appropriate water management district’s regional water supply plan, as well as all water suppliers.
- Ensure that the local government’s future land use plan is based upon the availability of adequate water supplies, public facilities, and services.
- Ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the local government issues a certificate of occupancy, and consult with the applicable water supplier prior to approving a building permit to determine whether adequate water supplies will be available to serve new development by the anticipated issuance date of the certificate of occupancy.
- Revise the five-year schedule of capital improvements to include any water supply, reuse

and conservation projects and programs to be implemented during the five-year period.

- Revise the Conservation Element to assess projected water needs and sources for at least a ten-year planning period, considering the appropriate regional water supply plan.
- To maintain internal consistency, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with the regional water supply plan and regional water supply authorities.
- Clearly define responsibilities for planning, financing, construction and/or operation of the water supply facilities by all entities providing service within its jurisdiction, regardless of ownership responsibility for the individual facilities, including: (1) water supply source, service areas, existing demands and future projects, (2) treatment types and losses, (3) distribution facilities, and (4) bulk sales agreements.

The Town of Juno Beach does not own, operate or maintain potable water distribution system lines within the Town. Water treatment is provided by Seacoast Utility Authority and Jupiter Water Utilities Department. These service areas are outlined in the map/FIGURE 5.1. There are no Town-owned public water wellfields, or treatment and/or storage facilities located within the Town of Juno Beach municipal boundaries. Therefore, there are no “cones of influence” from public water wellfields that must be considered by the Town in the distribution and types of land use applied in Juno Beach.

As part of the site plan review and land development processes, the Town requires developers to coordinate with the Town’s water suppliers’ potable water systems being proposed for new developments. This is required to provide assurance that minimum level of service for potable water is maintained.

All of Juno Beach’s population is currently served by Seacoast Utility Authority’s and the Town of Jupiter Water Utilities Department’s central potable water distribution systems. The entire Town of Juno Beach lies within the Seacoast Utility Authority and Town of Jupiter Water Utilities Department service areas as shown in the map FIGURE 5.1.

The following regional issues were identified in the 2018 SFWMD Lower East Coast Regional Water Supply Facilities Work Plan: 1) Fresh water and groundwater are limited and future withdrawals could have impacts on the regional wetlands, existing legal issues and salt water intrusion. As a result, additional alternative water supplies need to be developed; 2) Surface water allocations from Lake Okeechobee and the Water Conservation Areas are limited in accordance with the Lake Okeechobee Restricted Allocation Area (RAA) criteria; 3) Construction of additional storage systems (e.g., reservoirs, aquifer storage and recovery systems) to capture wet season flow volumes will be necessary to increase water availability during dry conditions and attenuate damaging peak flow events from Lake Okeechobee; 4) Expanded use of reclaimed water is necessary to meet future water supply demands and the Ocean Outfall Law; and, 5) Expanded use of brackish groundwater from the Floridan aquifer

system requires careful planning and wellfield management to prevent undesirable changes in water quality. These issues are primarily relevant to the Seacoast Utilities and Town of Jupiter Water Utilities as the Town's water suppliers. However, various conservation techniques are implemented by Juno Beach through Objectives and Policies adopted in this Comprehensive Plan and through land development regulations.

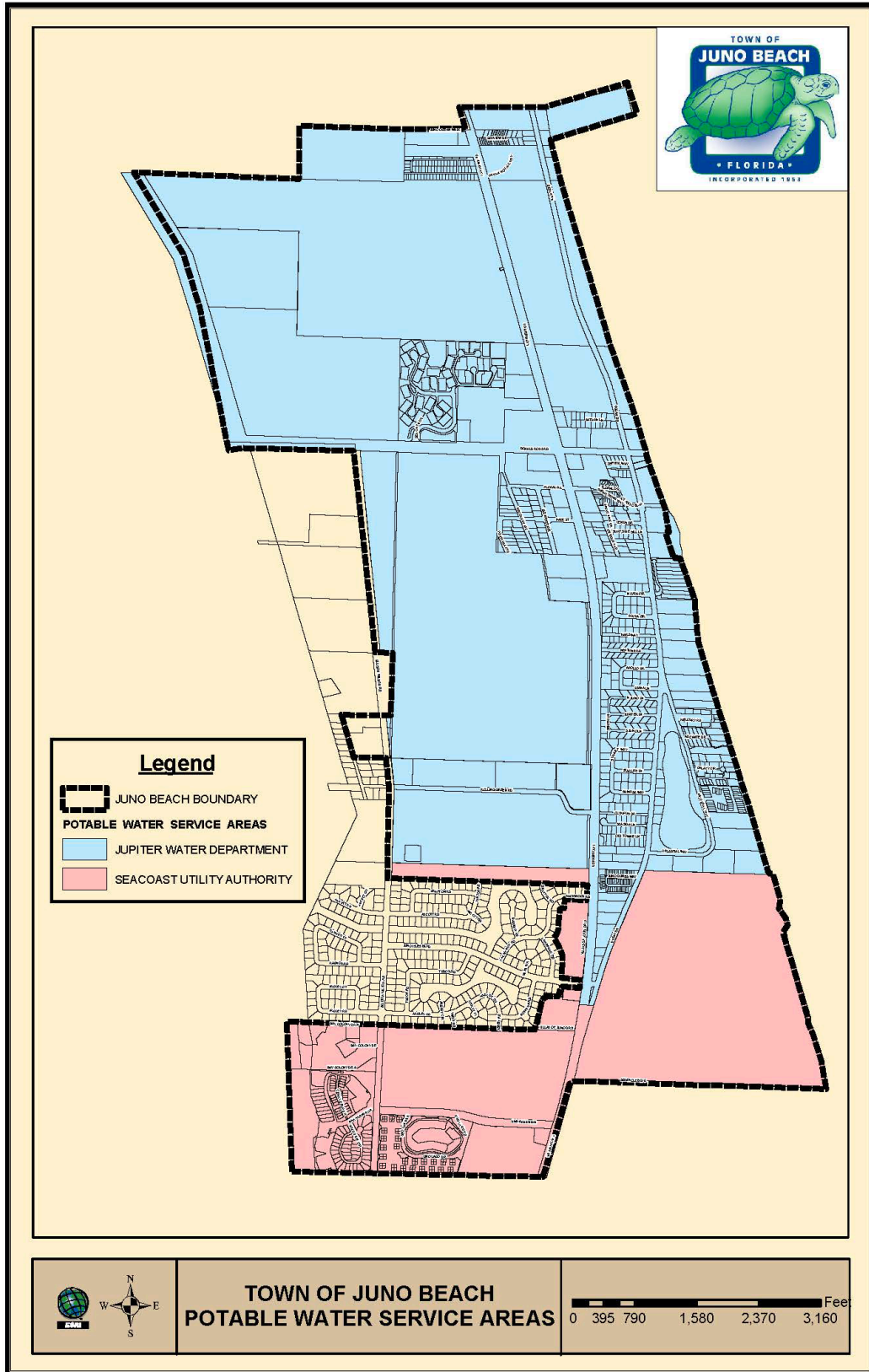


Figure 5.1

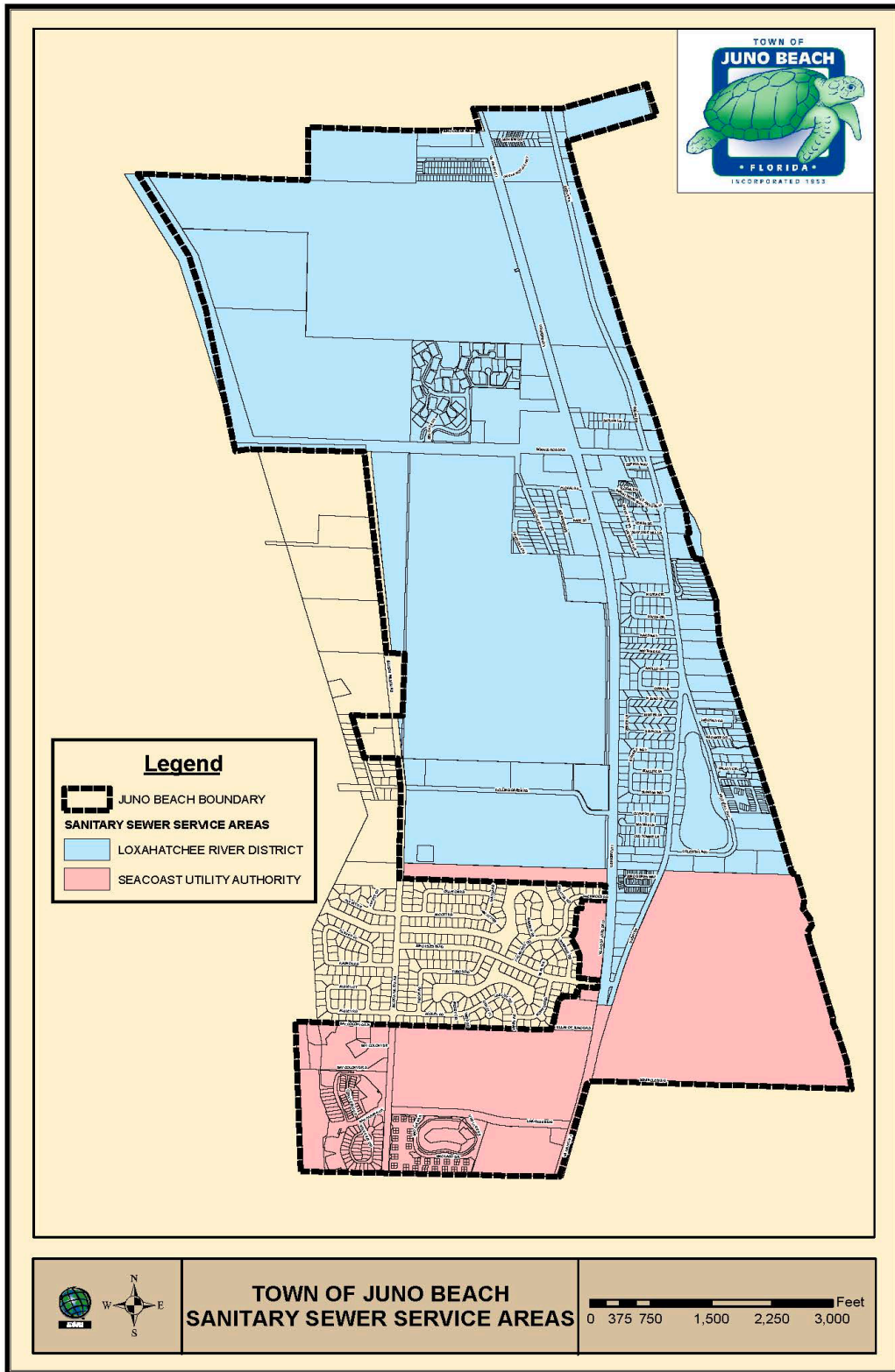


Figure 5.2

Water Supply Demand Projections

The Town’s potable water LOS is consistent with those established by Seacoast Utility Authority and the Town of Jupiter Water Department. Specifically, those LOS standards are identified below:

Town of Jupiter Water Utilities Department

The Town of Jupiter has established minimum commitments of water supply for residential and commercial/industrial land uses/customers. Those minimum levels of service are:

- 153 gallons per day per capita (residential)
- 100 gallons per day/1000 square feet (commercial/industrial)

Therefore, the Town of Juno Beach has adopted the same level of service for potable water for that area within its corporate limits being served by the Town of Jupiter.

The population being provided potable water service in Juno Beach represents a small percentage of the Town of Jupiter service area population receiving potable water service. In 2020, Juno Beach's population represented only 4.3% of that total, and the percentage is only projected to increase minimally to 4.35% in year 2030 (10-year planning period) and only to 4.4% through 2040. The population projections are shown below as extracted from **Table 3-3** in the “Town of Jupiter 10-Year Water Supply Facilities Work Plan, 2019 Update.”

Population and Potable Water Demand Projections

	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2040</u>
Juno Beach (portion)	3465 (4.3% of Total)	3536 (4.3% of Total)	3653 (4.35% of Total)	3913 (4.4% of Total)
Total (Jupiter Service Area)	79,974	81,848	83,953	89,090

It is stated in the “Town of Jupiter 10-Year Water Supply Facilities Work Plan, 2019 Update” that water demand projections for the Town of Jupiter service area through 2040 are based on respective population forecasts and assume that the average gross per capita water demand from 2016 to 2018 remains stable through 2040. The Update also illustrates that the annual average raw water demand does not exceed the annual average day combined raw water allocation of 29.84 MGD through the year 2040. It also illustrates that the design treatment capacity of 30.0 MGD is sufficient through 2040 to meet the daily demand with all treatment units in service. Therefore, by virtue of being calculated as part of the overall Town of Jupiter Water Utilities potable water supply service demands, the Town of Juno Beach potable water supply demands portion of the total Jupiter area demand is being met today, and will continue be met during the 10-year planning period and beyond.

Seacoast Utility Authority

Presently, raw water is taken from four surficial aquifer wellfields pursuant to an existing SFWMD water use permit that expires in 2032. The permit allocates 240 gallons per capita day (GPCD) raw water sufficiently to yield Seacoast's 189 gpcd finished water level of service (LOS).

Therefore, the Town of Juno Beach has adopted the same potable water LOS for that portion of Juno Beach served by Seacoast Utility.

Information provided by Seacoast Utility indicates that of their total potable water provided and consumed within their service area, Juno Beach properties only consume approximately 2% of the demand. Existing treatment and pumping capacity for the entire Seacoast service area exceeds current build-out demand projections. Therefore, the Juno Beach portion of the demand is being met today and will continue to be met during the 10-year planning period and beyond.

Based on the information provided above, both the adopted Town of Jupiter Water Utilities 10-year Water Facilities Supply Plan and the Seacoast Utility Authority approved Consumptive Use Permit and information provided to the Town, concludes that there are adequate capacities to serve the projected Juno Beach population demand for at least the required 10-year period of this Plan. Neither the Town of Jupiter Water Utilities Department or Seacoast Utility Authority have any planned capital improvements within the corporate limits of the Town of Juno Beach in their 5-year schedules of improvements.

Water Supply Source and Project Identification

As previously identified, central potable water supply is provided to the Town of Juno Beach by both Seacoast Utility Authority and Jupiter Water Department.

Seacoast Utility Authority currently operates two fully interconnected lime softening water treatment facilities with a total treatment capacity of 30.5 million gallons per day (MGD). In 2014, Seacoast completed a \$75 million replacement, lime softening capacity with a single centralized 30.5 MGD membrane treatment plant. The facility includes 26.0 MGD of nanofiltration capacity to treat surficial aquifer water sources; 3.5 MGD of low pressure reverse osmosis capacity to treat the more brackish Floridan aquifer water, and 1.0 MGD of surficial aquifer bypass water.

Jupiter Water Utilities Department operates a water system that is fully comprised of membrane water treatment technologies. The treatment system utilizes both Surficial Aquifer (fresh ground water) and Floridan Aquifer (brackish ground water) as its raw water supply. The Surficial Aquifer supply is treated through nanofiltration, while the brackish Floridan Aquifer is processed through reverse osmosis. Each plant is capable of producing one half of the system's 30 MGD rated capacity. There is one plant located within the Town of Juno Beach.

Comprehensive Plan Element Updates

Potable water supply, urban water conservation and reuse are all stressed as important issues of

the SFWMD Lower East Coast Water Supply Plan and individual Water Supply Facilities Plans. The following OBJECTIVES and Policies are either contained in, or proposed for inclusion in, this Comprehensive Plan. They are pertinent to, and directly relate to, the water supply, conservation and reuse issues. They are identified by the Comprehensive Plan element herein.

FUTURE LAND USE

Policy 4.2: The Town shall coordinate with the Town of Jupiter Water Utilities Department or Seacoast Utility Authority, as appropriate, to review all future proposed land use change applications to ensure the availability of adequate water supplies.

Policy 4.3: The Town shall include the Town of Jupiter Water Utilities Department or Seacoast Utility Authority, as appropriate, in the site plan review and land development process of all proposed development subject to these processes to ensure that water supplies are available to service that development.

INFRASTRUCTURE

*See new and revised Objectives and Policies listed above in this Infrastructure Element.

CONSERVATION

OBJECTIVE 2: To protect and conserve potable water supplies.

Policy 2.2: Continue to cooperate with the South Florida Water Management District in the conservation of potable water supplies during periods of drought, declared water shortages, or water shortage emergencies, by supporting the District's Water Shortage Plan.

Policy 2.4: Participate in the formulation and coordination of the implementation of potable water conservation programs developed by the Town of Jupiter Water Utilities Department and Seacoast Utility Authority as part of their respective Water Supply Plan and Consumptive Use Permits.

Policy 2.5: Cooperate with the Town of Jupiter Water Department and Seacoast Utility Authority in the development and implementation of water reuse programs, to the extent that they are applicable to Juno Beach.

INTERGOVERNMENTAL COORDINATION

OBJECTIVE 1: Maintain planning coordination with adjacent municipalities, Palm Beach County, the Palm Beach County School Board and current municipal service providers.

Policy 1.12: Require all applicants for development approval to procure written confirmation from the applicable water supplier, of availability of potable water service, prior to the issuance of a building permit.

Policy 1.13: At the time of each required Evaluation and Appraisal Report (EAR), confirm the availability of potable water service consistent with the SFWMD Water Supply Plan and the Town of Jupiter Water Utilities, and Seacoast Utility Authority's respective Water Supply

Facilities Plans.

Policy 1.14: The Town shall request the Town of Jupiter Water Utilities and Seacoast Utility Authority to provide assurances that there will be adequate potable water supply allocations available to meet future projected growth and development in Juno Beach, either through interlocal agreement, Ordinance, or other effective means.

Policy 1.15: Require coordination of the Town of Juno Beach “10-Year Water Supply Facilities Work Plan” with the Town of Jupiter Water Supply Facilities Plan, Seacoast Utility Authority’s plans and the South Florida Water Management District’s Lower East Coast Regional Water Supply Plan and future updates to these Plans

CAPITAL IMPROVEMENTS

The purpose of the Capital Improvement Element and the five-year Schedule of Improvements is to identify the capital improvements necessary to implement the Comprehensive Plan and ensure that adopted LOS standards are achieved and maintained for concurrency-related facilities. If LOS standards cannot be met, the local government must deny applications for development orders and permits until the deficiency is addressed. The Schedule of Improvements must address deficiencies. As previously revealed, there are no capital improvements within the Town of Juno Beach to the potable water distribution systems planned by water suppliers, identified within their 5-year planning period; therefore, none appear in the Town’s CIE Schedule of Improvements.

CONSERVATION

- GOAL: “A quality natural environment which protects, conserves, restores, maintains and enhances the natural resources of the community, and which is compatible with Juno Beach.”

- Objective 1: The Town shall maintain and update when necessary, a program to protect, enhance and improve the water quality of surface waters (e.g. Pelican Lake) within the Town’s jurisdiction.
 - Policy 1.1: Continually pursue efforts to improve the water quality in Pelican Lake by providing aeration, planting and maintaining littoral zones, and clean-up of the lake, as well as efforts identified with the overall management plan for Pelican Lake.
 - Policy 1.2: Work cooperatively with the applicable environmental agencies and entities to improve the environmental qualities, wetland functions, and stormwater management of Pelican Lake.
 - Policy 1.3: Future development around surface water bodies, including Pelican Lake, under the Town’s jurisdiction should be limited to uses of land that do not degrade water quality below acceptable water quality standards.
 - Policy 1.4: The Town shall commit the necessary resources to maintain and conserve the environmental integrity of Pelican Lake.
 - Policy 1.5: Utilize the services of The Florida Fish & Wildlife Conservation Commission, Federal wildlife agencies or approved supplier, if stocking of Pelican Lake with fish becomes a desirable situation.
 - Policy 1.6: Strive to minimize direct or indirect stormwater runoff that may degrade the quality of surface waters through the Town’s continued participation in the NPDES (National Pollution Discharge and Elimination System) Stormwater Permitting Program.

- Objective 2: To protect and conserve potable water quality and supply.
 - Policy 2.1: Promote and institute, where practical, water conservation techniques and programs in cooperation with the South Florida Water Management District and other appropriate agencies and jurisdictions.
 - Policy 2.2: Continue to cooperate with the South Florida Water Management District in the conservation of potable water supplies during periods of drought, declared

water shortages, or water shortage emergencies by supporting the District’s Water Shortage Plan.

- Policy 2.3: Participate in the formation and coordinate in the implementation of potable water conservation programs developed by the Town of Jupiter Water Utilities Department and Seacoast Utility Authority as part of their respective Water Supply Plan and Consumptive Use Permits.
- Policy 2.4: Cooperate with the Town of Jupiter and Seacoast Utility Authority in the development and implementation of water reuse programs, to the extent that they are applicable to the Town of Juno Beach.
- Policy 2.5: The Town shall revise the level of service standards, as appropriate, at the time of each Evaluation and Appraisal Report (EAR) based Comprehensive Plan Amendment, or as deemed necessary, which are aimed at conserving the potable water supplies.
- Policy 2.6: Cooperate with the Town of Jupiter Water Utilities and Seacoast Utility Authority to ensure the highest quality drinking water supplies, and safe effective delivery and conveyance of drinking water to the residents of Juno Beach.
- Objective 3: To protect and maintain a level of air quality that, at a minimum, complies with federal, state, and regional pollution control standards.
- Policy 3.1: Support the efforts of local, state and federal pollution control agencies to monitor air quality in Juno Beach and surrounding areas, and coordinate and cooperate with these agencies in order to ensure appropriate local input.
- Policy 3.2: Support the efforts of the Palm Beach County Transportation Planning Agency (TPA) and Health Department in the reduction of air pollution resulting from vehicular use.
- Policy 3.3: Regulate the open burning of trash, garbage, vegetative debris and other materials within Juno Beach.
- Policy 3.4: Continue to utilize the Site Plan review process contained within the Town’s zoning regulations to ensure that future development and redevelopment meets or exceeds air quality set by Palm Beach County Health Department.
- Policy 3.5: Promote the use of energy-efficient vehicles during the Site Plan review process for both private and public uses.
- Objective 4: The Town shall continue to provide for the protection and preservation of at least 50% of the native vegetative communities consistent with its Landscaping

and Site Plan Review requirements of the Town’s zoning regulations and Florida Friendly Landscaping regulations.

- Policy 4.1: Review plans for future construction and development for compatibility with natural landscape qualities, native vegetation communities and habitats existing within the Town.
- Policy 4.2: Continue to require the preservation, conservation and priority use of native vegetation in Juno Beach.
- Policy 4.3: Cooperate with the Town of Jupiter, adjacent municipalities, and Palm Beach County in an effort to protect and conserve unique vegetative communities that are common to and between jurisdictions.
- Policy 4.4: Continue to provide protection and conservation of the integrity of the coastal dune by maintaining regulations and procedures that prevent the deterioration of the vegetation and structural quality of the coastal dune through the Town’s zoning regulations.
- Policy 4.5: Support the conservation of the Atlantic beach area and coastal resources within Juno Beach.
- Policy 4.6: Develop regulations, as necessary and appropriate, that best conserve the upland, coastal and wetland vegetative communities existing in Juno Beach.
- Policy 4.7: Protect plants and vegetative communities that are endangered or threatened and species of special concern from future development.
- Policy 4.8: Coordinate with Palm Beach County, Florida Inland Navigation District (FIND), and State park officials to ensure that any park improvements are sensitive to vegetative/wildlife/marine habitats.
- Policy 4.9: The Town shall enforce its Coastal Construction Control Line (CCCL) along the Atlantic beach properties (that is more restrictive than the State CCCL), and that prohibits construction that would threaten the stability of the dune systems of the beach.
- Objective 5: The Town shall maintain and continue the implementation of the Palm Beach County Sea Turtle Protection Ordinance, by regulating activities that disrupt turtle nesting and by requiring minimum preservation standards for upland wildlife habitats, adopting provisions of the Palm Beach County Mangrove Protection Ordinance and requiring the submittal and review of environmental impact studies as part of the development review process.
- Policy 5.1: Develop regulations, as necessary and appropriate, that conserve wildlife habitats supporting diverse plant and animal life.

- Policy 5.2: Protect endangered and/or threatened wildlife habitats from future development.
- Policy 5.3: The Town shall strictly enforce the Palm Beach County Unified Land Development Code (ULDC), Sea Turtle Protection and Sand Preservation Ordinance in an effort to protect all Sea Turtles.
- Policy 5.4: The Town shall prohibit the use of motorized vehicles and bicycles (except for maintenance monitoring and policing purposes) on the beach areas in an effort to protect turtle nesting sites.
- Objective 6: To ensure that land development and land use activities are compatible with the environmental characteristics of Juno Beach County, State and Federal management plans.
- Policy 6.1: Cooperate with developers especially in the preliminary stages of construction and development, and monitor development activity to ensure that environmental features are not degraded or depleted.
- Policy 6.2: The Town shall coordinate closely with County, State, and Federal agencies to ensure that applicable environmental protection regulations are enforced.
- Policy 6.3: Maintain and enforce land development regulations so that development is planned in accordance with natural characteristics of the land such as slope, elevation, drainage patterns and native vegetation.
- Policy 6.4: Protect the primary dune and beaches from any encroachment by structural developments or removal or disruption of native vegetation.
- Policy 6.5: Require all future development in the Town to accommodate the natural environment, giving special attention to topographic characteristics.
- Policy 6.6: Preserve the low areas in Town either as lakes or drainage easements in any plans for development.
- Policy 6.7: Encourage the use of renewable energy such as solar sources of electrical power.
- Policy 6.8: Continue to monitor and maintain, as necessary, the conservation of natural resources under the jurisdiction of the Town.
- Objective 7: The Town shall amend its Code of Ordinances to provide for the future protection and conservation of fisheries, native vegetation, wildlife and marine

habitats by regulating development and redevelopment that may directly or indirectly threaten these natural resources.

Policy 7.1: Continue to promote the preservation of natural vegetation, wildlife, and marine resources by requiring that future development which has the potential for disruption of these resources submit environmental impact studies as part of the development review process.

Policy 7.2: The Town shall maintain and continue the implementation of the Environmentally Sensitive Lands Ordinance to ensure the future preservation of sensitive and valuable habitats and vegetative communities.

Policy 7.3: The Town shall maintain a hazardous and toxic substances disposal ordinance.

Policy 7.4: Ensure the proper management of native wildlife and vegetative communities including endangered, threatened, and species of special concern. Request the assistance from the Florida Fish and Wildlife Conservation Commission, FDEP, and other applicable agencies, in the implementation of recovery programs for State and Federally-protected plant and animal species as part of development plans (for sites of five acres or greater; or, for sites less than five acres, if identified by State or Federal agencies).

Objective 8: The Town will protect and conserve mangroves and wetlands to ensure that there will be no net loss of the existing wetlands within the Town. The following policies shall apply to all wetland areas (including mangroves).

Policy 8.1: Mangrove and wetland areas within the Town shall be deemed environmentally sensitive, in recognition of their many natural functions and values, and, to further the public interest, shall be protected from incompatible land uses. The Town shall afford protection to all wetlands.

Policy 8.2: The definition of mangroves and wetlands to be used for regulatory purposes by the Town shall be the most comprehensive definition of the definitions of wetlands used by the South Florida Water Management District, the Florida Department of Environmental Regulation and the U.S. Army Corps of Engineers. Representative of these agencies will be contacted for assistance in identifying the location of all wetland areas within the Town.

Policy 8.3: The location of the landward edge of mangrove and wetland areas shall be identified at the time of site development review on a site-by site basis. The Town shall not issue a development order or building permit for a parcel until all wetland areas on that parcel or impacted by the proposed development have been identified and located.

Policy 8.4: No development, including residential development, shall be permitted within mangrove and other wetland areas unless project alternatives, such as transfer

of residential density to upland areas that would avoid mangrove and wetland impacts are unavailable, and sufficient mitigation is provided by the applicant to offset adverse impacts. For purposes of this policy, sufficient mitigation is as required by Florida Administrative Code Rules 62-342.100 through 62-342.850. It is intended that all standards in these citations are to apply to all new development and redevelopment, regardless of whether the development requires a dredge and fill permit from a State or Federal agency.

- Policy 8.5: No dredging or filling shall be permitted within mangrove and wetland areas in the Town unless project alternatives that would avoid mangrove and wetland areas are unavailable and sufficient mitigation is provided by applicant to offset adverse impacts. For purposes of this policy, sufficient mitigation is as required by Florida Administrative Code Rules 62-342.100 through 62-342.850. It is intended that all standards in these citations are to apply to all new development and redevelopment, regardless of whether the development requires a dredge and fill permit from the Florida Department of Environmental Regulation.
- Policy 8.6: In conjunction with a permit issued by the Florida Department of Environmental Protection (DEP), elevated piers, docks, and walkways of no more than five (5) feet in width are allowed within mangrove and wetland areas in the Town.
- Policy 8.7: Within mangrove and wetlands areas, all piers, docks and walkways shall be constructed on pilings.
- Policy 8.8: Bulkheads and seawalls shall be permitted only to stabilize disturbed shorelines or to replace deteriorated existing bulkheads and seawalls.
- Policy 8.9: Drain fields for septic tanks and graywater shall not be permitted in mangrove and wetlands areas.
- Policy 8.10: A buffer zone of native upland edge vegetation around mangrove and wetland areas is required in order to protect the wetland areas from impacts of adjacent development, including stormwater runoff. The buffer zone shall consist of preservation native vegetation, including canopy, understory and ground cover. If there is no native vegetation on the site, then a planted vegetative buffer shall be required. The buffer zone shall begin at the upland limit of any mangrove or wetland area and shall be no less than twenty-five (25) feet wide at any point, unless it is demonstrated that a narrower buffer will be sufficient to prevent degradation of water quality, degradation of biological productivity and decrease in the diversity of plant and animal habitats or otherwise prevent the degradation of the existing wetlands system. For example, a narrower buffer, in combination with other stormwater management techniques, can be used to meet this requirement.

Policy 8.11: Alteration of mangrove and wetland areas by chemical defoliant shall not be permitted. Any mangrove or wetland area that serves as an active nesting site or as a resting or breeding area for a colony of birds shall not be altered.

RECREATION AND OPEN SPACE

GOAL: An integrated system of recreation and open space areas that encourages sustainability of the town’s recreation and open spaces including its significant natural resources such as state and county conservation areas, Atlantic Ocean Beaches, municipal park system and playgrounds to which public access is provided.

Objective 1: To ensure that parks and recreation facilities are adequately and effectively provided within Juno Beach through the coordination of both private and public resources. This shall be accomplished through the site plan review and land development processes.

Policy 1.1: The town shall maintain, improve and beautify, where necessary, the facilities at Kagan Park, Old Town Hall Park and Pelican Lake Park.

Policy 1.2: The Town shall coordinate with and encourage Palm Beach County to maintain and improve, when necessary, the facilities and amenities provided at Juno Dunes Natural Area, Juno Beach Park / Pier, and Loggerhead Park and support the Loggerhead Marine Life Center located at that park facility.

Policy 1.3: Utilize the following definitions and standards for “neighborhood” and “community” parks which shall meet the current and future needs of all age groups in the Town.

Neighborhood Parks – Small park areas, usually less than five acres, that serve neighborhood-type recreational needs. These parks generally provide playgrounds, small courts, and open space for use by all age groups. Small passive parks with walkways, benches, and landscaping are also represented in this category.

Community Parks – These are primarily active recreational areas, usually greater than fifteen (15) acres in size, that serve multi-neighborhood recreational needs. These parks are user-oriented with facilities such as playgrounds, lighted multi-purpose courts and ballfields, recreation centers, and, if size permits, picnic and passive areas. Community Parks have service areas of about 2.5 miles and where feasible, should be planned adjacent to middle or high schools in order to enhance their overall recreational value.

Policy 1.4: Development of a functional active and passive recreation and open space system that contributes to the health and welfare of the residents, links vital natural resources, and supports a high quality of life.
Utilize the following as guideline standards for “active” and “passive” recreational activities:

Active (User-Oriented):

<u>Recreation Activity</u>	<u>Standard (Unit/Pop.)</u>
Tennis	1 court/2,000
Basketball	1 court/2,000
Bocce	1 court/5,000
Shuffleboard	1 court/5,000
L.L. Baseball	1 field/3,000
Sr. Baseball	1 field/6,000
Adult Softball	1 field/6,000
Football/Soccer	1 field/4,000
Exercise Trail	10 Station/10,000
Handball and Racquetball	1 court/5,000
Playground	1 area/3,000
Volleyball	1 court/6,000

Passive (Resource Oriented):

<u>Recreation Activity</u>	<u>Standard (Unit/Pop.)</u>
Picnicking	1 acre/6,000
Fishing (non-boat)	1 site/5,000
Hiking/Nature Trail	1 mile/10,000
Bicycling	1 mile/5,000

Policy 1.5: As part of the development approval process, the Town shall encourage private recreational opportunities to be provided and continued by the private condominiums and enterprises to supplement the public park and recreation areas provided by The Town of Juno Beach.

Objective 2: To provide public access opportunities to open spaces, recreational facilities, cultural and natural reservations throughout the Town which are connected into a cohesive, interrelated overall system.

Policy 2.1: Continue to develop and maintain a public open space and use areas program that: defines what constitutes such areas; that identify and prioritize such project areas throughout Town, and that provide for an integrated system of linkages and interconnections within Juno Beach, as well as to adjacent areas and potential annexation areas of the Town.

Policy 2.2: The Town shall maintain community appearance standards and criteria for development of its public open space and use areas.

Policy 2.3: The town shall emphasize and diligently pursue the landscape, beautification and improvement programs for Pelican Lake and surrounding areas.

Policy 2.4: Maintain, enhance and improve, where necessary, the bicycle path and bicycle lanes that connect the Town's Park and recreational system.

- Policy 2.5: The Town as part of its long-term planning, shall continue to provide a complete sidewalk system throughout the Town that is integrated with other public open space and use areas in Town, and which promotes safe pedestrian movement in and around Juno Beach. Minimum standards for sidewalks should be maintained and incorporated into a community appearance and/or other appropriate land development code.
- Policy 2.6: Investigate the potential use of existing local road rights-of-way that have not been developed or that have limited access use for linear parks or pedestrian walkways.
- Policy 2.7: Investigate the possibility of dedicating private roads to the Town and using said rights-of-way for vehicular and pedestrian uses.
- Objective 3: Provide access to the public beaches and shores within Juno Beach, and provide for the preservation and maintenance of the public beaches and shores.
- Policy 3.1: The Town shall maintain, enhance and beautify, when necessary, the existing access areas to all public beach areas.
- Policy 3.2: Promote dune walkovers to beach areas for better access and preservation of the dune system. Coordinate this with private enterprise, where possible.
- Policy 3.3: As applicable, maintain the beach area and support beach restoration and renourishment projects, when needed.
- Policy 3.4: Provide public education about the importance of dune vegetation, the protection of dune preservation and support beach cleanup events.
- Objective 4: To ensure the adequate provision of parks, recreation and open space areas in Juno Beach through a strong public/private coordination interaction.
- Policy 4.1: Work with landowners/developers in the early stages of planning and design of areas, to improve existing deficiencies in park and recreation facilities. Provide park and recreational areas and the necessary public access to these areas, as needed, for the general public.
- Policy 4.2: The town shall coordinate and work closely with landowners/developers to encourage participation of private enterprises in the beautification and improvement of public recreation and open spaces and use areas within Juno Beach, and public accesses to them (e.g., sidewalks, bicycle paths, pedestrian walkways).
- Policy 4.3: Establish methods for obtaining land(s) to increase the community and neighborhood recreational facilities within the limits of Juno Beach.

Policy 4.4: The Town shall consider land donations from property owners and financial contributions from the private sector for the development of recreational opportunities.

COASTAL MANAGEMENT

GOAL: A coastal area that preserves the integrity of natural coastal features and resources, while providing for the general health and welfare of Juno Beach citizens and protection from natural threats (e.g., storms and other natural disasters, and/or peril of floods).

- Objective 1:** The Town shall provide for the conservation, enhancement, and maintenance of existing coastal resources by incorporating restrictive measures into the land development review process.
- Policy 1.1:** Prohibit development and redevelopment in the coastal area that will adversely impact the beach and dune system, mangroves, the estuarine environment, surface water bodies under the Town’s jurisdiction (e.g. Pelican Lake), and other natural resources such as marine and wildlife habitats.
- Policy 1.2:** Preserve unique, physical features in future development and redevelopment of the coastal area in Juno Beach.
- Policy 1.3:** The Town shall maintain a list of invasive plant species (e.g., exotic and/or other vegetative species that are detrimental to the coastal environment), and require that said species be removed from the Town’s coastal area and coastal high hazard area at the cost of the property owner. Further, property owners shall be required to replace those species with appropriate native coastal dune vegetation, which is necessary to stabilize and preserve those areas.
- Policy 1.4:** The Town shall maintain specific provisions in its landscape regulations to require the restoration and enhancement of coastal resources, including but not limited to estuaries, wetlands, beaches and dunes. The regulations shall provide for the protection of coastal and adjacent upland areas with natural resource or habitat value and establish a program for mitigation.
- Policy 1.5:** The Town shall maintain land development regulations that provide for the coordination of estuarine protection with other applicable local governments and agencies including review of marina siting, drainage plans, alteration of the shoreline, provisions for public access and concerns related to water quality and habitat protection.
- Objective 2:** To prioritize future development in Juno Beach with emphasis along the shorelines given to mixed use, residential, recreational, water-dependent and public use purposes.
- Policy 2.1:** Preserve, develop and improve, when necessary, existing recreational and water-dependent uses in accordance with those identified in the RECREATION AND OPEN SPACE element.

- Policy 2.2: The Town shall establish priorities for shoreline uses consistent with level of Service standards identified throughout all the elements of this Comprehensive Plan. These priorities shall be incorporated into the development review process.
- Policy 2.3: Conserve existing coastal resources along the Atlantic Ocean by promoting the maintenance and improvement of the beach area, public beach accesses, and areas surrounding surface water bodies under the Town’s jurisdiction (e.g., Pelican Lake).
- Policy 2.4: Promote unique and low-density residential development in the defined coastal area of Juno Beach in new developments, as well as, limited water-related, non-residential development in selected areas.
- Policy 2.5: The Town shall maintain criteria for marina siting consistent with the objectives and policies established in the Comprehensive Development Plan and incorporate these criteria into the development review process for future proposed marinas.
- Policy 2.6: The Town shall amend its land development regulations to provide for the required infrastructure necessary to serve development of the coastal area.
- Objective 3: The Town shall develop and maintain regulations to ensure that future development along its Atlantic beaches protects the fragile dune system, minimizes the impacts of manmade structures, and restores or alters beaches and dunes while, at the same time, providing for public access in accordance with the level of service standards established in this and other elements of the Plan.
- Policy 3.1: Vigorously enforce the Town’s 50-foot setback west of the CCCL as adopted by the Town when reviewing primary structures in both new development and redevelopment areas.
- Policy 3.2: Prohibit alteration of the beach area and dune system in future development and redevelopment that are in violation of the Coastal Construction Control Lines (CCCL), established by the State, or local regulations, unless it provides necessary access to coastal resources, abates serious and significant beach erosion, and does not significantly impact dune stabilization or marine and wildlife habitats. Beaches and dune alteration/nourishment projects shall be identified in the annual update to the 5-Year Schedule of Improvements with projected costs and sources of revenue.
- Policy 3.3: Require the rebuilding of the dune by property owners in areas where it has been damaged or destroyed, at such time as those areas are developed or redeveloped.

- Policy 3.4: Require public and private access to the beaches over the dunes only on raised boardwalks (dune walkovers) which do not deteriorate the dune when more than fifteen (15) dwelling units are to be served by such beach access.
- Policy 3.5: Erosion control programs to restore and preserve the beaches and dunes shall be supported, but erosion control measures shall be limited to those that do not adversely interfere with normal littoral processes, sea turtle nesting and hatching activities, or negatively impact coastal resources.
- Policy 3.6: Prohibit the destruction of any native vegetation along the seaward face of the dunes or on the beaches.
- Policy 3.7: Prohibit any motorized vehicles from operating on the dunes or beaches (except for maintenance, monitoring and policing purposes).
- Policy 3.8: Regulate the storage, placement or parking of watercraft or other recreational vessels and vehicles on the beach above the mean high water line.
- Policy 3.9: Maintain regulations that address the prevention of litter in the beach areas and strictly enforce said regulations.
- Policy 3.10: The following level of service standard is adopted for public access to the beach excluding future annexation areas: one (1) public beach access easement for every $\frac{3}{4}$ mile (3,960 feet) length of beach in the Town shall be provided.
- Policy 3.11: The Town shall require that any construction activities seaward of the Coastal Construction Control Lines established in s. 161.053 be consistent with Chapter 161, F.S.
- Policy 3.12: New development and redevelopment 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.60.
- Policy 3.13: The Town shall encourage participation in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance discounts for its residents.
- Objective 4: The Town shall amend its land development regulations when necessary, to ensure that development along its estuarine shoreline will not degrade water quality or destroy valuable coastal habitats.
- Policy 4.1: Ensure that the water quality is preserved in a high quality where the estuarine shoreline is developed or redeveloped.

- Policy 4.2: In the development or redevelopment of the estuarine shoreline, ensure that natural conditions are restored or enhanced.
- Policy 4.3: In an effort to maintain water quality standards and improve the estuarine environmental quality, the Town shall maintain landscaping regulations that promote the use of vegetation to help filter stormwater pollutants.
- Objective 5: To provide for public access to the Atlantic Ocean Beach and Intracoastal Waterway shoreline consistent with the public need.
- Policy 5.1: Consider acquisition by purchase or other means, when available, private accesses to the beach and shoreline areas for public use and access to these areas.
- Policy 5.2: Work with developers/landowners in new developments or in redevelopments, of existing areas within the coastal area to provide public access to the beach and shoreline. The Town shall incorporate into the development review process provisions for the dedication or improvement of public access easement for future development of the shoreline. The required dedications shall first be deemed consistent with and necessary to maintain the adopted Level of Service standard for public access.
- OBJECTIVE 6: To limit public expenditure of funds that subsidize development in the Coastal High Hazard Area (CHHA), except for restoration or enhancement of natural resources. Coastal High Hazard Area (CHHA) is an area particularly vulnerable to the effects of coastal flooding from tropical storm events and is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.
- Policy 6.1: Prohibit the location of infrastructure in the Coastal High Hazard Area and prohibit the expenditure of public funds for infrastructure in said locations.
- Policy 6.2: Solicit Palm Beach County to discourage expenditure of public funds in the expansion to that portion of road A-1-A located within the Coastal High Hazard Area.
- Policy 6.3: Inventory and identify all reimbursable improvements in the Coastal High Hazard Area that are potentially eligible for funding under provisions of the Federal Disaster Assistance Plan. The Town should map such reimbursable improvements for identification purposes.
- Policy 6.4: The Town shall restrict future development in the Coastal High Hazard Area (see Figure 9-1) through regulation of building practices, prohibiting encroachment on the dune system, providing for flood protection measures and

limiting public expenditure for infrastructure in the coastal area to those necessary to protect the general health, safety and welfare of the public.

- Objective 7: The Town shall maintain a hurricane evacuation plan that ensures that hurricane evacuation times within the Town will not exceed eight hours, by providing for evacuation assistance for the elderly and needy, coordinating evacuation procedures with other local agencies and providing for the continued maintenance and protection of designated evacuation routes.
- Policy 7.1: Identify residents in Juno Beach who require special assistance during emergency evacuation and provide the applicable civil and emergency management agencies with the same.
- Policy 7.2: During natural disaster emergencies, provide input to the emergency management center with regard to road conditions, accidents, flooding and other concerns.
- Policy 7.3: Coordinate with the County in the implementation of the Palm Beach County Comprehensive Emergency Management Plan (CEMP).
- Policy 7.4: The Town shall maintain its landscape regulations to encourage the proper trimming/pruning of vegetation along designated hurricane evacuation routes and provide information related to hurricane preparedness to Town residents.
- Objective 8: The Town shall provide for the protection, preservation and sensitive reuse of historic resources by identifying existing structures and areas deemed to have local historic significance.
- Policy 8.1: Identify areas in Juno Beach worthy of preserving their unique historical perspective and relationship to the Town that lie within the coastal area.
- Policy 8.2: Maintain regulations to preserve such historic areas, and that promote unique development and redevelopment of these areas consistent with environmental qualities of the coastal area.
- Objective 9: The Town shall maintain Level of Service standards for development in the coastal area and entire Town, per requirements of the State Planning Law.
- Policy 9.1: Level of Service standards shall be met in future development and redevelopment in the coastal area. Future development and redevelopment shall not be permitted in the Coastal High Hazard Area, unless where such redevelopment is necessary for the continued health, safety and welfare of the public.

- Objective 10: The Town shall develop a post-disaster plan per the development and redevelopment regulations established within the Town’s Code of Ordinances.
- Policy 10.1: The Town shall distinguish between immediate repair and cleanup actions needed to protect the public health and safety, and long term repair and redevelopment by abiding by the following criteria and procedures: 1) coordinate with service providers to mobilize crews, contractors and appropriate entities to assess and re-activate essential services (e.g., power, water, sewer, roads, cable, telephone, etc.) as part of the immediate repair and clean-up activities; 2) coordinate with other entities to issue press releases regarding establishment of a hotline for impacted residents to assess post-disaster damages; 3) cooperate and coordinate with FEMA, DEO, and the PBC Department of Public Safety, and Division of Emergency Management to perform inspections of damages; 4) based on the previous activities, have final repair and redevelopment of damaged facilities performed; and 5) the Town shall seek redevelopment funds to offset local costs of post-disaster redevelopment activities.
- Policy 10.2: The Town shall identify existing sources of Federal and State funding available for post-disaster redevelopment and provide public information that will assist in determining a facility’s potential for redevelopment.
- Policy 10.3: The Town shall evaluate the potential for post-disaster redevelopment by developing an inventory of compromised infrastructure, setting redevelopment priorities and distinguishing between cleanup actions and immediate repair.
- Policy 10.4: The Town shall evaluate and, where appropriate, incorporate the recommendations of inter-agency hazard mitigation reports into the Comprehensive Development Plan.
- Policy 10.5: The Town shall continue to evaluate the potential for redevelopment in areas where unsafe conditions or inappropriate land exist.
- Objective 11: To institute and maintain policies which are specifically designed to retain and enhance the existing beach and dune areas within the Town.
- Policy 11.1: The Town shall maintain liaisons between the County, State and Federal governments, and special taxing districts regarding programs available to preserve its beaches and coastal dune areas.
- Policy 11.2: The Town shall actively seek out such programs on beach/dune preservation.
- Policy 11.3: The Town shall actively seek assistance from the County, Special Taxing Districts, State and Federal agencies to obtain funds for beach and coastal dune restoration.

- Policy 11.4: This beach and dune preservation and restoration efforts where possible, shall be coordinated with neighboring Towns having similar beach and coastal dune impacts.
- Policy 11.5: All beach and dune preservation and restoration efforts shall be melded with existing plans to develop, improve, and provide for public access to Town beaches without harming or impeding the growth of flora on and about the dune areas.
- Policy 11.6: The Town shall establish a repository of information at the Town Center on coastal dune related issues such as, but not limited to, regulations, programs, dune preservation and restoration.
- Policy 11.7: From time-to-time the Town shall evaluate the status of the dune and beach system in Juno Beach.
- Policy 11.8: The Town shall promote beach clean-up programs throughout the year.
- Objective 12: 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, storm surge, high tide events, changes in rainfall patterns, and extreme weather events.
- Policy 12.1: The Town shall participate in the Southeast Florida Regional Climate Change Compact.
- Policy 12.2: 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 12.3: 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 12.4: To determine the coastal area at risk for flooding, the Town shall rely on the 1-foot, 2-foot and 3-foot sea level rise scenarios and maps identified in the Vulnerability Analysis provided by the Southeast Florida Regional Climate Change Compact. Maps identifying the 1-foot, 2-foot and 3-foot sea level rise scenarios can be found on Figures 9-2, 9-3 and 9-4. Based on these figures, the 1-foot level scenario is projected to occur between 2040-2070, the 2-foot level scenario between 2060-2115 and the 3-foot scenario between 2075-2150. The

1-foot, 2-foot and 3-foot level scenarios will be reviewed every seven (7) years as part of the EAR (Evaluation and Appraisal Report) update process.

- Policy 12.5: The Town shall coordinate with the Federal Emergency Management Agency (FEMA) and other applicable Federal, State and Local agencies and review entities to determine appropriate and safe development strategies, and to identify current inappropriate and unsafe development subject to risk from high tide events (Figure 9-5), storm surge (Figures 9-6, 9-7, 9-8, 9-9, 9-10), flash-floods, stormwater runoff and the related impacts of sea level rise as it relates to the Town.
- Policy 12.6: Although not currently impacted by the 1-foot, 2-foot and 3-foot sea level rise scenarios, high tide, and storm surge, any areas identified (areas of particular concern) by the Town (i.e., Police Department, Palm Beach County Fire Rescue, and The Waterford) affected by the 1-foot, 2-foot and 3-foot sea level rise scenarios also identified in the Vulnerability Analysis provided by the Southeast Florida Regional Climate Change Compact should be re-evaluated every seven years.
- Objective 13: Development and redevelopment in the coastal areas will be based on principle strategies and engineering solutions intended to eliminate inappropriate and unsafe development in those areas.
- Policy 13.1 The Town shall educate residents and potential developers of the strategies and engineering solutions, and direct development away from the coastal high hazard areas.
- Policy 13.2: Amend the SUPPORT DOCUMENTATION to the Town of Juno Beach Comprehensive Development Plan at least once every five (5) years beginning in Fiscal Year 2019/2020 to include a listing or map of those areas and properties where repetitive loss, as defined by FEMA, has occurred as a consequence of flooding or storm surge.
- Policy 13.3: 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 adequate evacuation routes in the event of an emergency, to include those areas located within the Coastal High-Hazard Areas.
 - c. All new development and redevelopment seaward of the Coastal Construction Control Line (CCCL) established pursuant to Section 161.053, F.S., shall comply with the requirements of Chapter 161, F.S. and the Coastal Regulations Code of the Town.
- Policy 13.4: To reduce risk of life and property from coastal flooding, the Town shall continue to enforce avoidance and accommodation strategies. These strategies

may include: the restoration of vulnerable areas to natural conditions; the acquisition or relocation of “at risk” structures, the elevation of existing structures, structural interior modification/retrofit measures, wet flood-proofing measures, and, dry floodproofing measures.

- Policy 13.5: The Town's land development regulations and Building Code shall be consistent with, or more stringent than, the flood-resistant construction requirements established in the Florida Building Code and applicable flood plain management regulations set forth in 44 Code of Federal Regulations (CFR), part 60.
- Policy 13.6: Buildings and structures in flood hazard areas not designated as Coastal A zones shall have their lowest floors elevated to or above the base flood elevation plus eighteen inches (18”) or the design flood elevation, whichever is higher.
- Policy 13.7: The Town shall review every two (2) years beginning in Fiscal Year 2019/2020, the National Flood Insurance Program Community Rating System (CRS) administered by FEMA, to determine whether or not its participation would be beneficial to the Town and its residents.
- Policy 13.8: The Town's regulations regarding expansion and reconstruction of non-conforming structures within the Coastal High-Hazard Areas shall specify that non-conforming structures may not be enlarged or altered, except in conformity with the Florida Building Code and FEMA flood restrictions and requirements; and, that any structure destroyed or damaged to an extent of more than fifty (50%) percent of its replacement cost at time of damage, shall not be constructed except in conformity with the Florida Building Code and FEMA flood restrictions and requirements.
- Policy 13.10: The Town shall maintain low-impact development design guidelines/standards, that were developed as part of its NPDES (National Pollution Discharge Elimination System) Stormwater Permitting Program, which reduce stormwater management loads and mitigate flooding impacts for new development or redevelopment within the coastal high hazard area determined to be vulnerable to high tide events, storm surge, flash floods, stormwater runoff and related impacts of sea level rise. Continue to implement low-design guidelines and standards identified the Code Review Attachment to the Town of Juno Beach Fiscal Year 17/18 Annual NPDES Report which are aimed at the following:
- 1) Reduction in impervious surfaces (Ref. Landscape/Open Space Requirements, Zoning Code where Total landscape area is defined as the minimum lot coverage plus impervious area divided by total lot area);

- 2) The use of swales (Ref. Subdivision and Platting Regulations, 15-10-10 - Swales and Swale Grades; and Zoning Code Sec 34-1084 - Landscape Requirements (d), Sec. 34-1088 - Design, installation, maintenance, irrigation and plant materials standards, and Sec. 34-1307 Landscaping of Streets; and,
- 3) Stormwater Control (Ref. Article VI. Nonconforming Status, Code of Ordinances.)

INTERGOVERNMENTAL COORDINATION

- GOAL:** A network of intergovernmental coordination mechanisms that effectively and efficiently addresses issues and needs necessary to implement the Goals, Objectives and Policies of this Comprehensive Development Plan; and, maintains the current character of the Town and the sustainable use of resources.
- Objective 1:** To maintain planning coordination with adjacent municipalities, Palm Beach County, the Palm Beach County School Board, State and Regional planning agencies, and current municipal service providers.
- Policy 1.1:** Coordinate, as appropriate, with North Palm Beach, Palm Beach Gardens, Jupiter, Palm Beach County, the Palm Beach County School Board, municipal service providers, the Transportation Planning Agency (TPA), Treasure Coast Regional Planning Council (TCRPC), South Florida Water Management District (SFWMD), and appropriate special districts regarding pending land use amendments and land development decisions within Juno Beach.
- Policy 1.2:** All relevant information, provisions, and services necessary for review and comment by affected governments shall, upon request, be supplied by the Town.
- Policy 1.3:** Notify applicable governments of pending planning or development activities on lands adjacent to the Town’s limits which are being considered for annexation into the Town. Comments from adjacent jurisdictions shall be formally considered prior to making a land use planning or development decision in these areas.
- Policy 1.4:** Maintain an official annexation policy using methods and guidelines established by Florida Statutes and Palm Beach County.
- Policy 1.5:** Keep current with State regulations and requirements for group homes and assisted-living facilities.
- Policy 1.6:** Support programs that attempt to alleviate countywide housing problems, including the Community Development Block Grant Program and associated activities.
- Policy 1.7:** Support the Solid Waste Authority of Palm Beach County recycling program within the Town.
- Policy 1.8:** Work cooperatively with surrounding jurisdictions to provide a compatible traffic control system within the Town and surrounding areas.

- Policy 1.9: Formally consider and implement, when appropriate, Goals, Objectives and Policies of the Treasure Coast Regional Planning Council (TCRPC) during the land development decision-making process. The Town should utilize the TCRPC Regional Dispute Resolution Process (RDRP) to resolve conflicts with other local governments.
- Policy 1.10: As part of the site plan review procedures in the Juno Beach Comprehensive Zoning Ordinances, and land development process, the Town shall review proposed development for impacts and relationships to adjacent local governments. Comments from adjacent governments regarding proposed development in Juno Beach shall be formally considered prior to making a land use or development decision.
- Policy 1.11: Continue the current level of participation in the implementation of the Palm Beach County Housing Department of Housing & Economic Sustainability Action Plan Assistance Plan by updating and executing the current Interlocal Agreement upon request by the Palm Beach County Department of Housing & Economic Sustainability. Continue to participate with other local governments, under the direction of Palm Beach County, to maintain a “fair-share” program to address countywide low and moderate income housing needs.
- Policy 1.12: Require all applicants for development approval to procure written confirmation from the applicable water and wastewater service suppliers of availability of water and wastewater service prior to the issuance of a building permit. The developer shall also be required to provide written assurances, prior to issuance of a building permit, that water and wastewater service will be able to be provided to the proposed development.
- Policy 1.13: At the time of each required Evaluation and Appraisal Report (EAR), confirm the availability of water service consistent with the SFWMD Water Supply Plan and the Town of Jupiter Water Utilities and Seacoast Utility Authority Water Supply Facilities Plans.
- Policy 1.14: The Town shall request that the Town of Jupiter Water Utilities and Seacoast Utility Authority to provide assurances that there will be adequate potable water supply allocations available to meet future projected growth and development in Juno Beach, either through interlocal agreement, Ordinance or other effective means.
- Policy 1.15: Require coordination of the Town of Juno Beach "10-Year Water Supply Facilities Work Plan” with the Town of Jupiter Water Supply Facilities Plan, Seacoast Utility Authority's plans and the South Florida Water Management District's Lower East Coast Regional Water Supply Plan, and all future updates to these Plans.

- Policy 1.16: Continue participation in the Intergovernmental Plan Amendment Review Committee (IPARC) to review proposed changes to comprehensive plans of adjacent local governments and the plans of other units of local governments providing services, but not having regulatory authority over the use of land.
- Objective 2: To coordinate with applicable jurisdictions regarding the prevention of the formation of enclaves, pockets or other undesirable land configurations adjacent to or in proximity to the Juno Beach corporate limits.
- Policy 2.1: Actively participate in the comprehensive planning processes of North Palm Beach, Palm Beach Gardens, Jupiter, and Palm Beach County to identify areas in need of annexation.
- Policy 2.2: Actively participate in the comprehensive planning processes of Palm Beach County, North Palm Beach, Jupiter, and Palm Beach Gardens regarding the protection of existing land uses in Juno Beach from potential adverse impacts of development on properties in adjacent municipal jurisdictions.
- Objective 3: To establish Level of Service standards consistent with those of adjacent local governments and current service providers, while recognizing potential differences in local circumstances.
- Objective 4: To coordinate and cooperate with agencies and governments charged with planning responsibilities for infrastructure and services at all levels of government.
- Policy 4.1: Periodically evaluate and strengthen existing agreements, as necessary, in mutual aid for fire and police protection, emergency medical services and civil defense planning and preparedness communications.
- Policy 4.2: Maintain high standards and responsible performance in the development and execution of interlocal agreements with other jurisdictions.

CAPITAL IMPROVEMENTS

- GOAL:** The efficient provision of public facilities to residents of Juno Beach which protects investments in, and maximizes the use of, existing facilities, while promoting sustainable development and redevelopment.
- Objective 1:** To provide capital improvements that correct existing deficiencies, accommodate desired future growth, and/or replace worn-out or obsolete facilities, as indicated in the 5-Year Capital Improvement Plan (CIP) of this element.
- Policy 1.1:** The Town shall include all projects identified in the elements of this Comprehensive Development Plan that are determined to be of relatively large scale and high cost (\$10,000 or greater), as capital improvement projects for inclusion within the 5-Year Capital Improvement Plan. Capital costs shall be defined to include land and improvement costs, including necessary planning, feasibility and/or engineering studies related thereto.
- Policy 1.2:** The Town shall, as a matter of priority, schedule for funding any capital improvement project in the 5-Year Capital Improvement Plan which is designed to correct existing public facility deficiencies, including renewal and/or replacement.
- Policy 1.3:** A Capital Improvements Coordinating Committee shall be created, composed of the Town Manager, Finance Director, and operating department heads for the purpose of evaluating and ranking, in order of priority, projects proposed for inclusion in the 5-Year Capital Improvement Plan.
- Policy 1.4:** Proposed capital improvement projects shall be evaluated and ranked in order of priority, according to the following guidelines:
- (a) Whether the project is needed to protect public health and safety, to fulfill the Town's legal commitment to provide facilities and services, to preserve or achieve full use of existing facilities, including replacement or renewal, or eliminate capacity deficits;
 - (b) Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development,
 - (c) Whether the project represents a logical extension of facilities and services,
 - (d) Whether the project can be financed within the current or projected budgetary framework of the town,

(e) Whether the project recognizes and/or implements policies of the various Comprehensive Development Plan elements.

- Policy 1.5: The CAPITAL IMPROVEMENTS element, including the 5-Year Capital Improvement Plan shall be reviewed by the Capital Improvements Coordinating Committee on an annual basis, as part of the Town's annual budget procedure. Any revisions and/or amendments to the 5-Year Capital Improvement Plan shall be made at that time.
- Objective 2: To limit the expenditure of Town funds for public facilities within high hazard coastal areas, as identified in the COASTAL MANAGEMENT element, to those facilities over which Juno Beach has operational control.
- Policy 2.1: The Town shall continue to expend funds in high hazard coastal areas for replacement and renewal of existing public facilities.
- Policy 2.2: The Town shall continue to provide and require provision of recreational facilities within high hazard coastal areas by implementing a program providing for pedestrian walkways and dune walkovers.
- Policy 2.3: The Town shall continue to expend funds to maintain facilities and services at their existing levels of service, as defined in other elements of this Comprehensive Development Plan.
- Objective 3: To require the parties responsible for development and redevelopment to bear a proportionate cost of facility improvements in order to maintain adopted Level of Service (LOS) standards.
- Policy 3.1: The Town shall require provision of local street, drainage, water and sewer improvements in any new development.
- Policy 3.2: The Town shall require the dedication of public facilities lands, or fees in lieu thereof, as a means of meeting the need for additional General Administrative (including Recreation) and Police capital facilities generated by new residential projects.
- Policy 3.3: The Town shall require from new development and redevelopment the payment of General Administrative (including Recreation) and Police Impact Fees as a method of ensuring that such new development and redevelopment bears its pro rata share of the cost of maintaining the adopted Level of Service Standards for General Administrative (including Recreation) and Police facilities.

- Objective 4: To manage the Town’s fiscal resources to ensure the provision of necessary capital improvements, as per the 5-Year Capital Improvement Plan of this element.
- Policy 4.1: Prior to the issuance of certificates of occupancy, the Town shall ensure that all public facilities have been provided to serve development and redevelopment for which development orders were issued.
- Policy 4.2: In providing capital improvements, the Town shall limit general obligation debt to an amount equal to or less than 5% of the property tax base.
- Policy 4.3: The Town shall annually update the 5-Year Capital Improvement Plan as a part of its budgeting process.
- Policy 4.4: Efforts shall be made to secure grants or private funds, whenever available, to finance the provision of capital improvements.
- Objective 5: To base decisions regarding the issuance of development orders and permits on the coordination of the development requirements included in this Comprehensive Development Plan, the Town land development regulations, and the availability of necessary public facilities needed to support such development.
- Policy 5.1: The Town shall use Level of Service (LOS) standards adopted in the various elements of this Comprehensive Development Plan in reviewing the impacts of new development and redevelopment upon public facility provision.
- Policy 5.2: The town shall maintain an Adequate Facilities Ordinance to ensure that, at the time a development permit is issued, adequate facility capacity, meeting or exceeding the Town adopted Level of Service standards, is available, or will be available, concurrent with the impacts of development.
- Policy 5.3: The Town’s Level of Service (LOS) standard for Police Facilities shall be:
- | | |
|----------------------------------|--|
| Police Administrative Facilities | 868 square feet/1,000 population |
| Number of Uniformed Officers | One (1) uniformed officer/250 annual calls for service |
- Policy 5.4: New development and redevelopment orders and permits shall not be denied based upon the Town’s Level of Service (LOS) standard for Police facilities. The Police facilities LOS standard shall not be added to the Adequate Facilities Ordinance.

- Policy 5.5: Proposed Comprehensive Development Plan amendments and requests for new development or redevelopment shall be evaluated for applicability to the following guidelines, as to whether the proposed action would:
- (a) Result in a reduction of LOS standards or contribute to a problem condition, as described in the INFRASTRUCTURE element, and COASTAL MANAGEMENT element,
 - (b) Exacerbate any existing condition of public facility capacity deficits, as described in the INFRASTRUCTURE element; and RECREATION AND OPEN SPACE element,
 - (c) Generate public facility demands that may be accommodated by capacity increases planned in the 5-Year Capital Improvement Plan,
 - (d) Conform to future land uses as shown on the Future Land Use Map of the FUTURE LAND USE element, and public facility availability as described in the INFRASTRUCTURE (SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUNDWATER AQUIFER RECHARGE) element,
 - (e) Adversely affect service levels anticipated in State agency facilities plans.
- Policy 5.6: Future development and redevelopment shall bear a proportionate cost of facility improvements in order to maintain adopted Juno Beach Level of Service Standards when approval of future development and redevelopment would create a violation of those LOS standards. Proportionate costs are defined to mean 100% of that amount necessary to ensure that Town Level of Service standards are maintained as a result of development approval for those facilities over which Juno Beach has operational control.
- Policy 5.7: If public facilities are provided, in part or whole, by the Town, financial feasibility must be demonstrated subject to this element.
- Policy 5.8: The Town shall impose Impact Fees on new development for new or expanded General Administrative (including Recreation) and Police facilities. Such Impact Fees shall not exceed a pro rata share of the reasonably anticipated cost of such facilities.

**TOWN OF JUNO BEACH
FY 2022 CAPITAL IMPROVEMENT PLAN
October 2021**

	Approved FY 2022	Projected FY 2023	Projected FY 2024	Projected FY 2025	Projected FY 2026	5-YEAR TOTAL
FUNDED BY: ONE-CENT SURTAX REVENUE						
Pelican Lake/Community Events Area Improvements	191,750					191,750
Police Vehicle				55,000	55,000	110,000
Town Center Fire Alarm System	25,000					25,000
ONE-CENT SURTAX PROJECTS & EQUIPMENT TOTAL	216,750	0	0	55,000	55,000	326,750
FUNDED BY: AMERICAN RESCUE PLAN ACT						
Backhoe and Aerial Lift (Flexible)	170,000					170,000
Police Vehicle (Flexible)	65,000	65,000	65,000			195,000
Dune Walkover Renovation-Mercury Road-\$50k (Flexible)	50,000					50,000
Police - Ruggedized Laptops (Flexible)	35,000					35,000
Celestial/Mercury Rd Stormwater Improvement (Restricted)	75,000					75,000
Universe Boulevard Stormwater Improvements (Restricted)	25,000					25,000
AMERICAN RESCUE PLAN ACT EXPENSE TOTAL	420,000	65,000	65,000	0	0	550,000
FUNDED BY: GENERAL FUND, IMPACT FEES, GRANTS AND OTHER SOURCES						
Buildings and Improvements						
Town Center-Restoration & Maintenance	10,000	30,000	10,000	30,000	10,000	90,000
Generator Replacement (BRIC Grant 100%)	200,000					200,000
Total Buildings and Improvements	210,000	30,000	10,000	30,000	10,000	290,000
Streets and Lighting						
Road Improvements-Overlay, Resurfacing		10,000	0	10,000		20,000
Total Streets and Lighting	0	10,000	0	10,000	0	20,000
Stormwater System						
Stormwater/Drainage (Universe Blvd.-Grant 75/25%)	1,975,000					1,975,000
Stormwater/Drainage		10,000		10,000		20,000
Pelican Lake Amenities-Fountains, Aerators		5,000		5,000		10,000
Total Stormwater System	1,975,000	15,000	0	15,000	0	2,005,000
Parks & Amenities						
Pelican Lake/Community Events Area Improve(LWCF Grant 50%)	191,750					191,750
Dune Walkover Renovation-(Mercury Rd-FRDAP Grant 100%)	50,000		50,000		50,000	150,000
Kagan Park-Playground, Exercise Equipment, (FRDAP Grant)	50,000	5,000		5,000		60,000
Hardscape, Landscape, Irrigation, Sidewalks, Etc.	10,000	10,000	10,000	10,000	10,000	50,000
Total Parks & Landscaping	301,750	15,000	60,000	15,000	60,000	451,750
Vehicles, Heavy Equipment, Off-Road						
P&Z Vehicles			25,000			25,000
Police Vehicles, including emergency light setup		55,000	55,000	55,000	55,000	220,000
Police ATV, Bikes, Off-Road			15,000			15,000
Public Works Vehicles			25,000			25,000
Heavy Equipment, Mowers, Tractors, Repairs, 50H-Pump	28,200	30,000	15,000	10,000	15,000	98,200
Total Vehicles, Heavy Equipment, Off-Road	28,200	85,000	135,000	65,000	70,000	383,200
Computers and Electronics						
Electronics-Desktops, Laptops, Printers, Audio, Video, etc.	35,000	20,000	20,000	20,000	20,000	115,000
Network-Servers, Storage, Switches, etc.	10,000	10,000	10,000	10,000	10,000	50,000
Police - Ruggedized Laptops					25,000	25,000
Police - Radios, Radars, Cameras, etc.	10,000	20,000	20,000	20,000	20,000	90,000
Total Equipment	55,000	50,000	50,000	50,000	75,000	280,000
GENERAL FUND, IMPACT FEES, GRANTS, OTHER	2,569,950	205,000	255,000	185,000	215,000	3,429,950
Total Proposed/Projected Annual Expenditures for One-Cent Surtax, ARPA & GF Impact Fees, Grants, Etc.	3,206,700	270,000	320,000	240,000	270,000	4,306,700

PROPERTY RIGHTS

- GOAL:** The Town of Juno Beach shall respect judicially acknowledged and constitutionally protected private property rights.
- Objective 1:** The Town shall ensure that private property rights are considered in local decision making.
- Policy 1:** The following rights shall be considered in local decision making:
1. The right of a property owner to physically possess and control his or her interest in the property, including easements, leases, or mineral rights.
 2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
 3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
 4. The right of a property owner to dispose of his or her property through sale or gift.