

# **The Jupiter Farms Neighborhood Plan**

Recommendations Adopted by Resolution  
by the Palm Beach County  
Board of County Commissioners  
July 5, 1994

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## Prologue

### Introduction

Palm Beach County recognizes that neighborhood planning offers one of the best channels for citizen participation in county government. As a local initiative, neighborhood planning brings the community together to decide its vision for the future, to outline the goals that will articulate that vision and to establish a specific list of objectives that map the way.

Since March 1992, the residents of Jupiter Farms have assembled, with the encouragement of the Palm Beach County Commission and the technical assistance of both the Treasure Coast Regional Planning Council and the Palm Beach County Planning, Zoning & Building Department, to produce a strategic guide for this growing community. This strategic plan demonstrates a commitment by Jupiter Farms residents to maintain and preserve the rural character of their area.

These recommendations will be implemented over the years to come as they are used to guide future development in the community. Also included in this plan are descriptions of the thoughts and discussions of local residents which generated the recommendations.

This plan will help shape the future of Jupiter Farms. As requests for rezonings and comprehensive plan amendments occur, planning bodies and elected officials will use the document as a tool to make decisions. The plan's recommendations will help determine whether development proposals fit with the community's original vision, goals and objectives.

The success of the plan depends on community involvement in enforcing its provision to insure the visions and goals are achieved. The Palm Beach County Planning Division will also monitor implementation as part of its work program. Once the planning process concludes, neighborhood associations inherit the responsibility of attending County Commission meetings where decisions on local initiatives will occur. Over the long term, as voters elect new officials, the advocates of the neighborhood plan can educate officials about the plan's purpose and vision.

## Mission Statement

The purpose and intent of the Jupiter Farms Neighborhood Plan is to provide a decision-assisting handbook for elected officials and policy makers, to inform them of the future development goals and vision of Jupiter Farms, and maintain a strategic guide that educates as well as reflects the needs, concerns and aspirations of the Jupiter Farms community.

## Acknowledgements

Thanks and appreciation are extended to the following people and organizations who assisted the community throughout the planning process:

- Palm Beach County District 1 Commissioner Karen Marcus and her staff
- Richard McLaughlin of the Treasure Coast Regional Planning Council
- Board of County Commissioners of Palm Beach County
- Palm Beach County Planning Division, especially former Director Dennis Foltz and Senior Planner Carl A. Flick
- Rev. Terry Neal and the congregation of the Jupiter Farms Community Church
- South Indian River Water Control District and the managing director, Gale English
- The South Florida Water Management District
- Burt Reynolds Ranch
- Everyone who took an interest and participated in the planning effort

The members of the original Jupiter Farms Neighborhood Planning Committee and the Jupiter Farms Neighborhood Plan Conflict Resolution Group are listed on the following pages. To demonstrate the geographic diversity of representation, the approximate location of each member's home is shown on maps *4a* & *4b*. Both of these groups gave considerable time and effort to the planning process and deserve recognition for their efforts.

THE JUPITER FARMS NEIGHBORHOOD PLANNING COMMITTEE  
FEBRUARY 1992 - DECEMBER 1993

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Rick Alleman	Environmentalist	151st Lane
Rob Barcomb	Engineer	110th Avenue North
*Nancy Carney	Real Estate Agent	150th Court North
Jacqui Charbonneau	Attorney	129th Drive North
Carol Clark	Journalist	P. O. Box 364
Susan Daniels	Developer	Whippoorwill Trail
Mary Dettmers	Publicist	126th Terrace North
Bill Dodson	Engineer	118th Trail North
Jack Epter	Chiropractor	West Indiantown Road
A. C. Freel	Engineer, Retired	North 152nd Street
*Wray Jordan	Land Surveyor	108th Trail North
Nancy Long	Maintenance Tech.	134th Way North
Katharine Murray	Homemaker	174th Court North
Terry Neal	Pastor	175th Road North
*Les Tripp	Banker	Alexander Run
David Tucker	Accountant	178th Road North
David Wakefield	Sm.Business Owner	165th Road North
*Mary Wakefield	Bookkeeper	165th Road North
*Spike Von Zamft	Real Estate Broker	Jupiter Farms Road

\* Also served on the Jupiter Farms Neighborhood Plan Conflict Resolution Group, January 1994 - May 1994.

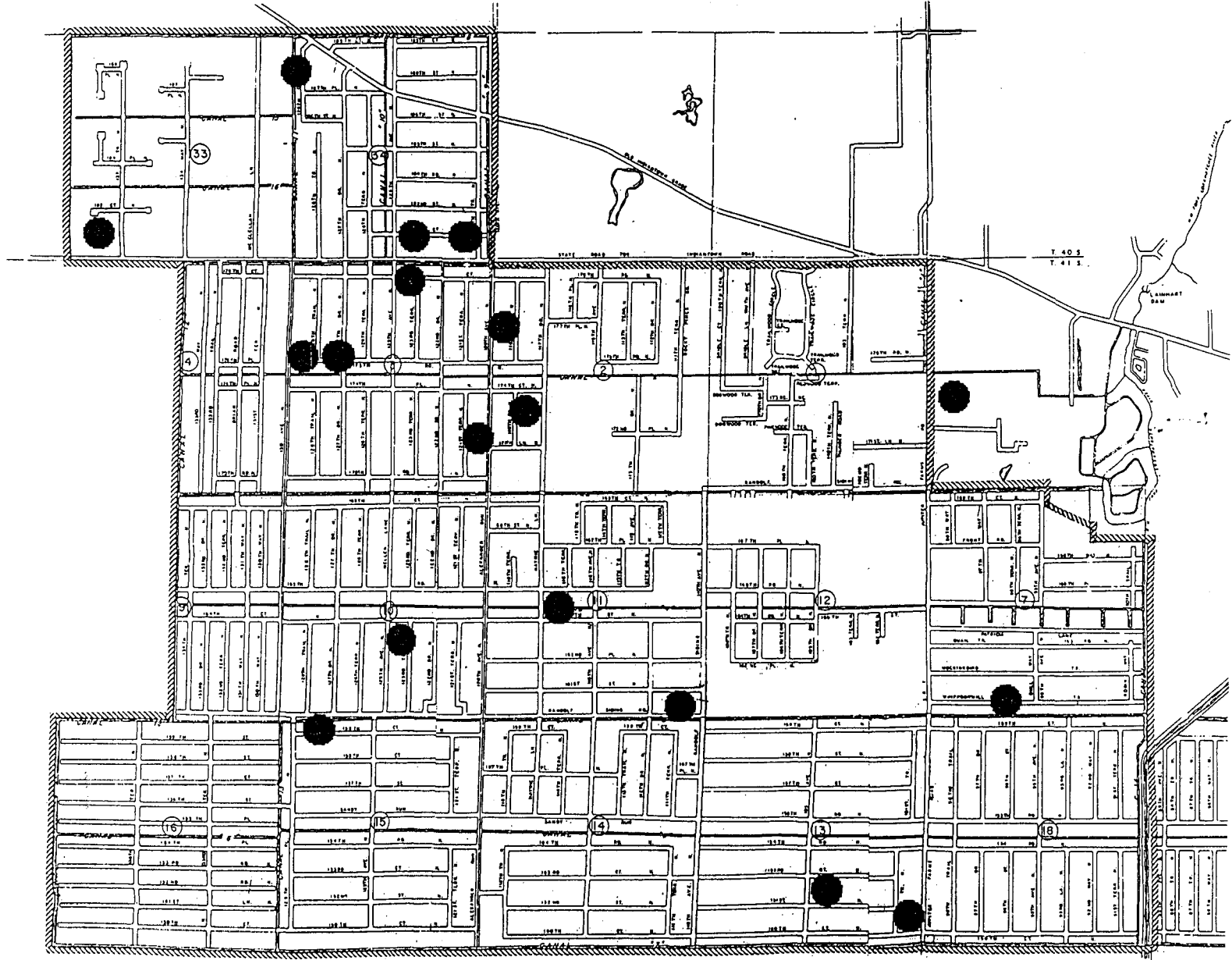
The Jupiter Farms Neighborhood Plan  
Conflict Resolution Group  
January - May 1994

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Nancy Carney	Real Estate Agent	150th Court North
Wray Jordan	Land Surveyor	108th Trail North
Les Tripp	Banker	Alexander Run
Mary Wakefield	Bookkeeper	165th Road North
Spike Von Zamft	Real Estate Broker	Jupiter Farms Road
Fred Martin	Banking	Thunder Road
Pat Greene	Film industry	Alexander Run
Peggy Kirton Ellis	Self employed	Alexander Run
Linda Kender	Apparel business	Mellen Lane
Mike Daniel	Marine business	N. 96th Way

# Jupiter Farms Neighborhood Plan

## Neighborhood Planning Committee Members

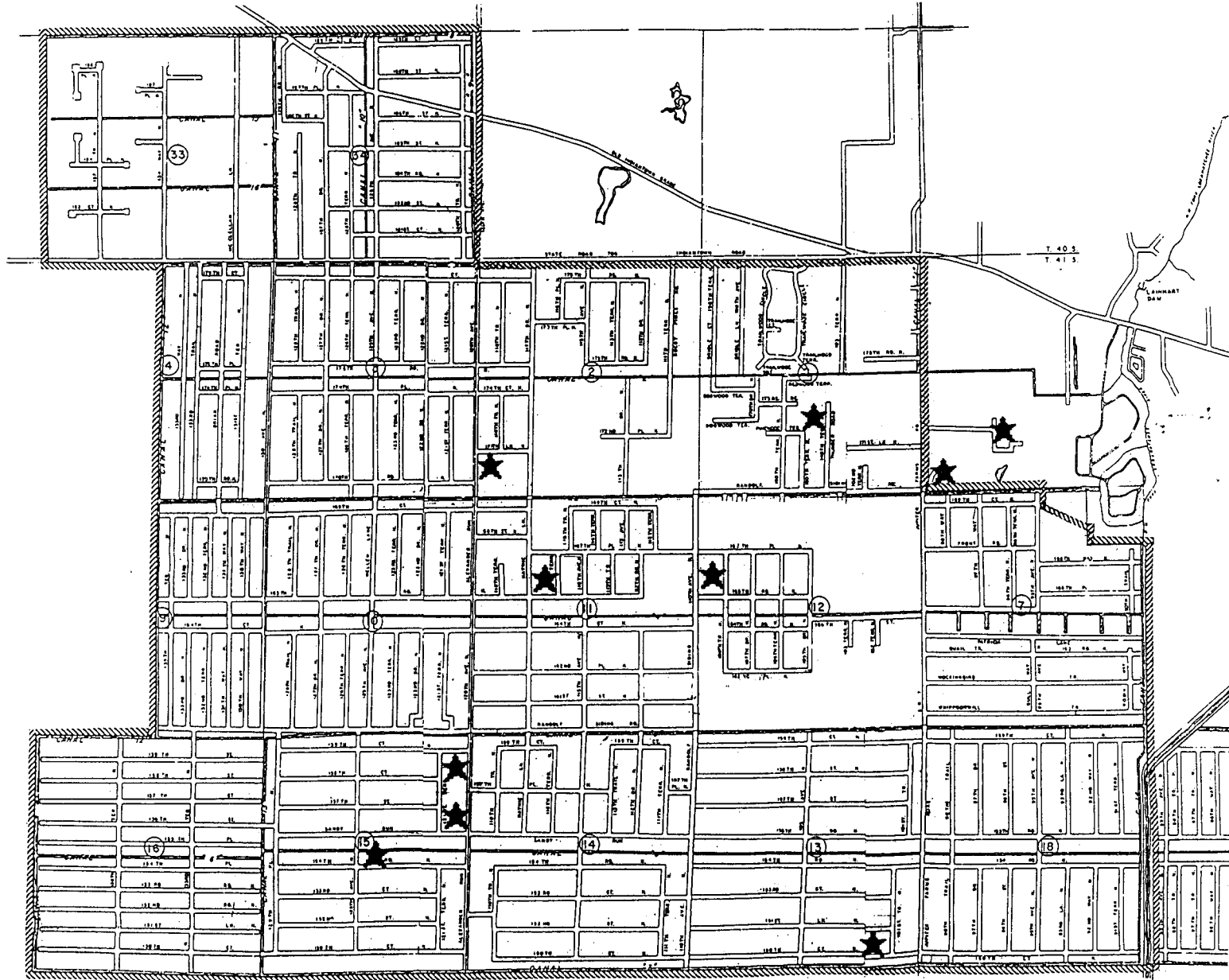


//// Plan Boundary

● Indicates approximate location of a Neighborhood Planning Committee member's home

# Jupiter Farms Neighborhood Plan

## Conflict Resolution Group Members



//// Plan Boundary

★ Indicates approximate location of Conflict Resolution Group member's home

## I. Historical Background

### A. History of the Planning Effort

In 1990, a change in the future land use designation of a parcel located at the corner of Jupiter Farms and Indiantown roads was granted with what was perceived as little apparent community interest. In 1991, when the property owner requested a zoning change and approval for a shopping center, significant opposition was expressed by some members of the community. As a result of the controversy, the residents of Jupiter Farms requested the assistance of Palm Beach County in the creation of a neighborhood plan.

In June of 1992, the community hosted a planning charrette with the help of the Treasure Coast Regional Planning Council and Palm Beach County. Before and after the charrette, the community held weekly public meetings, which were advertised and received press coverage. During these forums, the opinions of local residents were expressed, information was presented by knowledgeable professionals and governmental agencies, and decisions were made. The neighborhood plan boundaries established at the charrette are shown on map *7a*.

In December of 1993, the planning effort stalled when differences of opinion occurred in the community as to the overall direction of the neighborhood plan. Palm Beach County offered to mediate the dispute and organized a conflict resolution group of ten persons. Five persons had served on the original planning committee and five additional persons were selected by the County based on their prior stated opposition to the plan. Each of the latter five expressed a willingness to work toward a compromise plan that the Jupiter Farms community could endorse.

The Palm Beach County Planning Division held another community-wide meeting in January of 1994 to re-establish the plan's goals and objectives as well as its future vision. These became the operating parameters of the conflict resolution effort and are listed on page 6. The plan's recommendations and the following pages were guided by these goals and objectives.

After the community-wide meeting in January, the conflict resolution group met weekly to revise the recommendations and reach consensus on issues. In May of 1994 the group and the community concluded the mediation effort and developed plan recommendations that a majority of residents could agree upon.

The plan recommendations were presented to the Board of County Commissioners (BCC) in a workshop on May 24, 1994 and were subsequently adopted by resolution on July 5, 1994. During the July 5, 1994 adoption hearing, the BCC directed planning staff to write an accompanying text to the adopted set of recommendations. Consequently, the text of the plan is not part of the adopted plan. This document constitutes that text.



**B. Visions and Goals for Jupiter Farms:**

● Goal: Determine the future for the Jupiter Farms area by developing a neighborhood plan as a general policy guide. The policy guide should incorporate the following objectives:

- ◇ Objective: Avoid any additional government restrictions
- ◇ Objective: Avoid any neighborhood plan recommendation that results in an increase in taxes and assessments
- ◇ Objective: Preserve the environment by education, not regulation
- ◇ Objective: Address the educational needs of Jupiter Farms
- ◇ Objective: Establish a policy or policies that address land use within the plan boundaries. Concentrate on the following:
  - Articulate a community position on non-residential land uses
- ◇ Objective: Articulate an overall transportation strategy for the area
  - Articulate a community position on the State Road 7 alignment
  - Articulate a community position on the issue of a southern access
- ◇ Objective: Gain community consensus for an agreed upon neighborhood plan; if no consensus can be reached, abandon effort

● Vision for the next 20 years:

- ◇ A rural or "exurban" community exists with the same visual ambience as today
- ◇ Minimal commercial activity occurs
- ◇ Additional major access route(s) exist
- ◇ The tolerant atmosphere continues to thrive
- ◇ The community feels well represented and connected to pertinent local governments
- ◇ The environment continues to thrive
- ◇ Wildlife thrives
- ◇ Animal husbandry continues
- ◇ A variety of agricultural uses exist
- ◇ The sense of community uniqueness pervades
- ◇ The outside image of the community remains positive.

### **C: The Future: Jupiter Farms in 20 years**

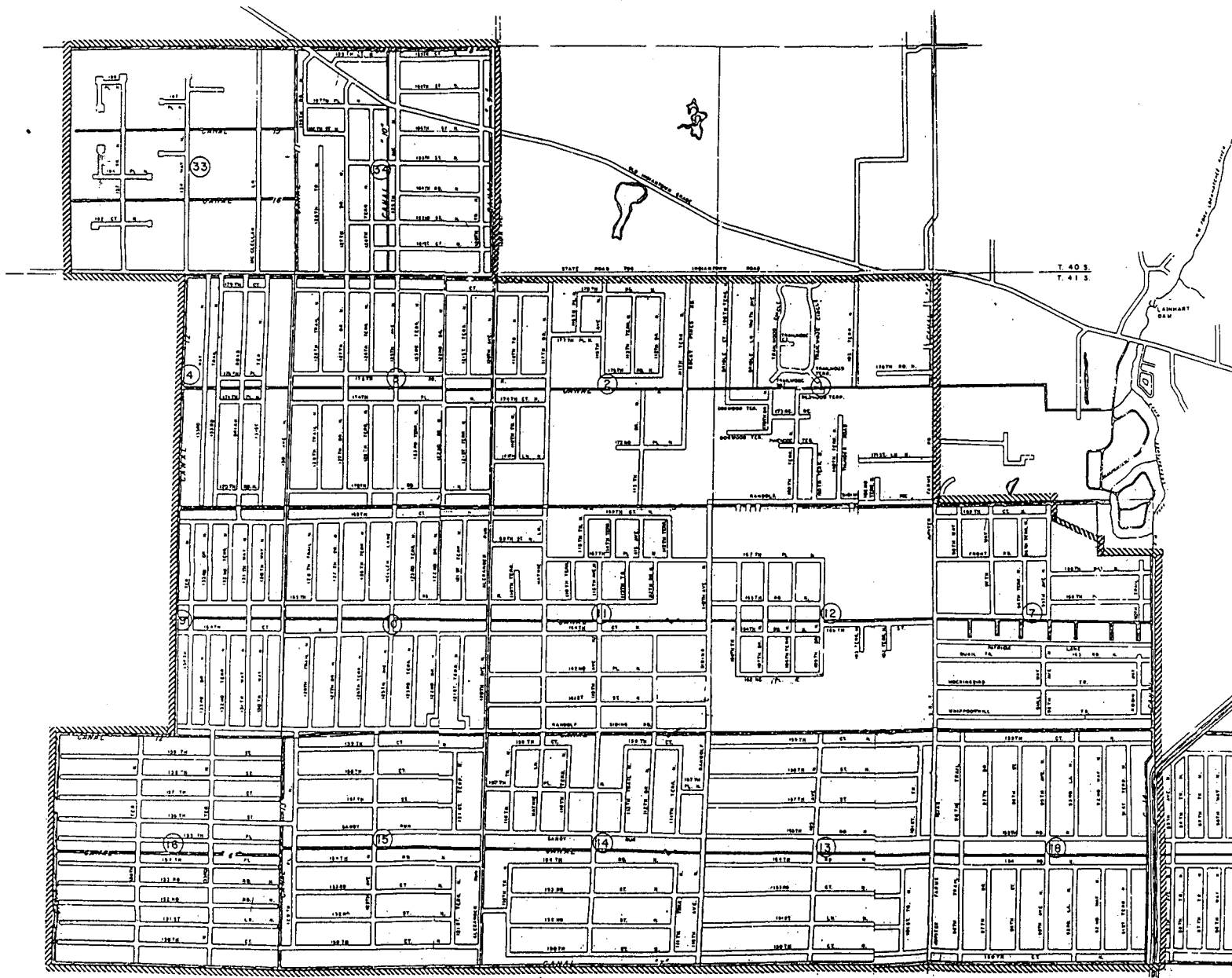
Jupiter Farms is currently at a crossroads. From 1980-1995, the number of homes built on this 12.5 square-mile area has increased from 400 to nearly 3,000 (see table 7b). By the time of Palm Beach County's buildout, near the year 2016, more than 5,000 homes will have been built throughout 8,000 acres. This expansion in the number of homes will result in a population increase of 36%. (see table 7c) This will have a significant impact on the natural resources in the region and the community's need for services.

In twenty years it is hoped that residents practice voluntary conservation techniques to help lessen the impact of suburban development on the ecosystems within Jupiter Farms. Residents will appreciate a community as a habitat for humans, wildlife and native flora and fauna and as a model of an ecologically responsible settlement. The challenge is to develop a strategic neighborhood plan that will accommodate an increasing population, yet preserve to the greatest extent possible, a welcome environment for native plants and animals. The community recognizes that it is also preserving the environment that sustains Jupiter Farms, especially the water table and the headwaters of the Loxahatchee River. The ecology is only one of many reasons why the neighborhood is treasured by its residents.

Jupiter Farms is also well known as an excellent place to raise horses, pets, and farm animals, as well as grow crops. For the future, the community sees itself sustaining its rural environment, with enough land to raise horses, cows and other animals, to grow fruits, vegetables and other crops, and with an infrastructure and ambience conducive to such pursuits.

# Jupiter Farms Neighborhood Plan

## Plan Boundaries



7A

# Jupiter Farms Neighborhood Plan

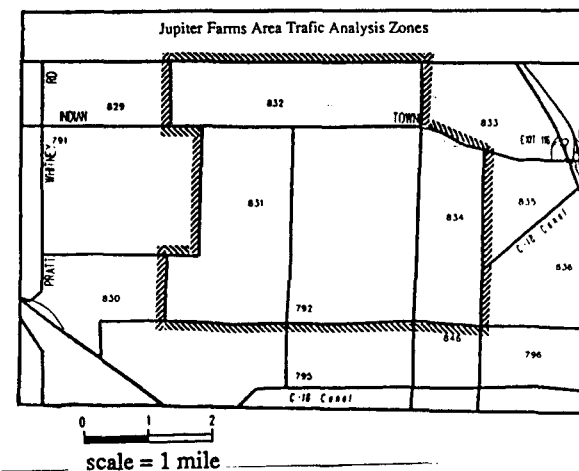
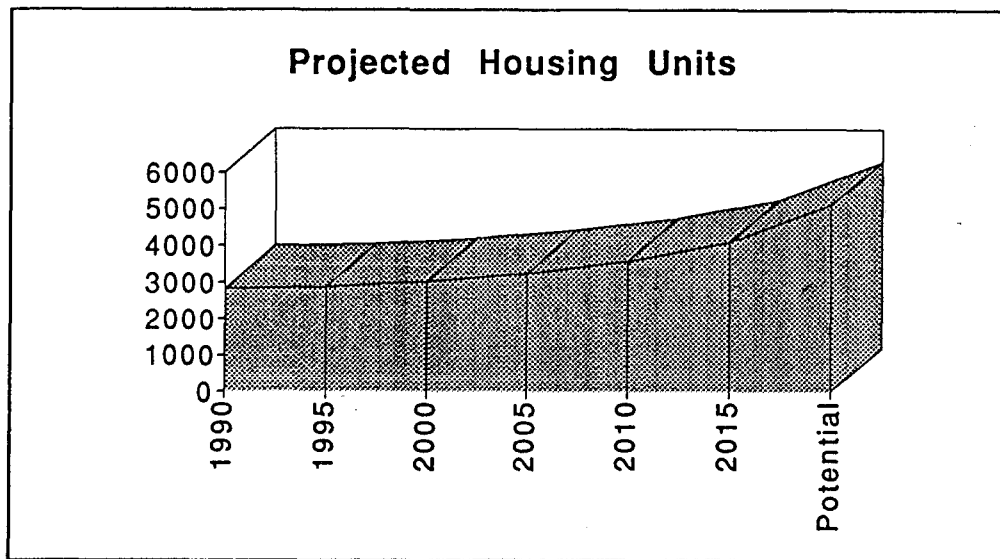
## Jupiter Farms Area Housing Unit Projections By Traffic Analysis Zones

Housing Unit Projections By Year							
TAZ	1990	1995	2000	2005	2010	2015	Potential Build Out
792	1004	1052	1089	1146	1235	1383	1717
831	1344	1349	1398	1473	1589	1783	2216
832	217	219	241	273	319	385	492
834	263	267	305	359	435	539	692
<b>Total Units</b>	<b>2828</b>	<b>2887</b>	<b>3033</b>	<b>3251</b>	<b>3578</b>	<b>4090</b>	<b>5117</b>
<b>% Change in 5 Yr. Period</b>		<b>2%</b>	<b>5%</b>	<b>7%</b>	<b>10%</b>	<b>14%</b>	<b>25%</b>

Source: Palm Beach County Planning Division, 1994 Population Projections

Note: Projections are based on sources deemed most reliable by Palm Beach County.

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## Jupiter Farms Neighborhood Plan

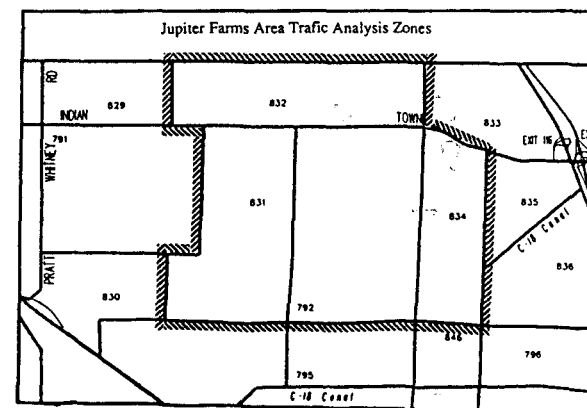
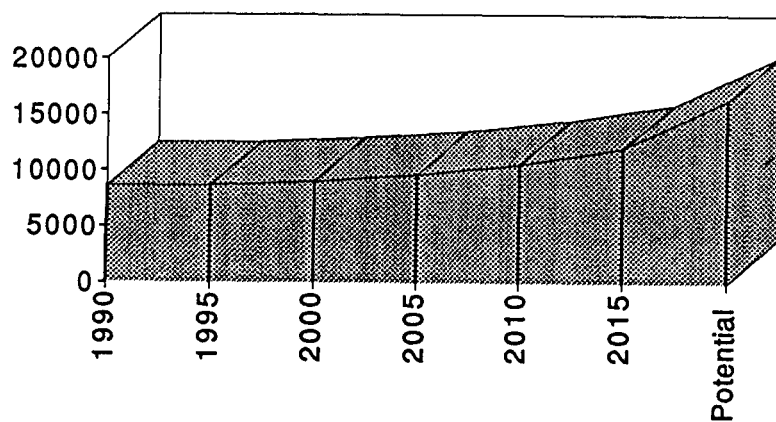
### Jupiter Farms Area Population Projections By Traffic Analysis Zones

<b>Population Projections By Year</b>							
<b>TAZ</b>	<b>1990</b>	<b>1995</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>Potential Build Out</b>
792	3031	3170	3259	3415	3671	4101	5408
831	4121	4049	4168	4382	4722	5289	7236
832	631	623	684	771	902	1084	1529
834	785	779	883	1037	1255	1549	2173
<b>Total Population</b>	<b>8568</b>	<b>8621</b>	<b>8994</b>	<b>9605</b>	<b>10550</b>	<b>12023</b>	<b>16346</b>
<b>% Change in 5 Yr. Period</b>		<b>1%</b>	<b>4%</b>	<b>7%</b>	<b>10%</b>	<b>14%</b>	<b>36%</b>

Source: Palm Beach County Planning Division, 1994 population projections

Note: Projections are based on sources deemed most reliable by Palm Beach County.

### Projected Population Growth



0 1 2  
scale = 1 mile

## II. Inventory and Analysis

### A. Land Use

#### *Introduction*

Jupiter Farms is located in the northernmost part of Palm Beach County and west of Florida's Turnpike. Map 7a shows the plan boundaries. In general, the boundaries of the study area are: the C-18/C-14 Canal along the east, Indiantown Road to the north, west to Mack Dairy Road, north to the Martin County line, east one mile, continuing south to Randolph Siding Road, extending one mile west and then two miles south to a drainage canal which forms the southern border of the study.

#### *Character and Demographics*

In general, Jupiter Farms consists mostly of residential development. The density in Jupiter Farms will remain low (approximately 1 unit per 1.25 acres at buildout). As more families move into the area, it will become more suburban in character.

The community can be characterized as family-oriented. Tables 14a and 14b describe the population characteristics of Jupiter Farms. Eighty-two percent of the families are married and could be considered middle class. Seventy percent of the households earn between \$35,000 and \$99,000 annual income. By contrast, thirty nine percent of Palm Beach County residents earn between \$35,000 and \$99,000.

The age profile (table 14c) indicates that approximately one third of residents are less than twenty years of age. In addition forty-five percent are between the ages of twenty-one and forty-four years old. This is indicative of a young child-bearing population.

#### *History*

The modern development of Jupiter Farms began in 1923 when the South Indian River Drainage District was created by the South Indian River Farming group. (Map 14d shows the present boundaries of the district.) The initial public works of the district involved digging drainage canals (between 1923 and 1929) that were used mostly for agricultural purposes. Crops were primarily cucumbers, tomatoes, peppers and others types of produce.

Local agriculture continued to thrive until the early 1960's when the area started its conversion to residential use. By the mid 1960's, most of the property within the District was registered with the Florida Installment Land Sales Board for sale as a home site subdivision. John D. MacArthur had acquired a majority of the land and was instrumental in its development as residential. The first houses were built in the late 1960's and early 1970's. Mellen and Haynie Lanes were the first roads and were named for the area's first residents.

During the late 1970's the district was renamed the South Indian River Water Control District (SIRWCD). To accommodate residential development the district submitted its second plan of reclamation. It provided for a water control system that would permit all lands included within the District to be used for residential home sites.

In the 1960's and early 1970's, the District finished laying out a network of graded roads that

provided access to all parcels. After completion of this network, several additional roadway improvement programs were implemented. In cooperation with the County, a plan was developed to pave many of the District's major collector roads. Today the area is a residential community with a school, churches, fire station, and a community park.

### *Residential Land Use*

In 1989 the County adopted its current comprehensive plan which assigned a specific land use designation to all lands within unincorporated Palm Beach County. The Jupiter Farms area has a future land use designation of 1 residential unit per 10 acres, referred to as Rural Residential 10 (RR10). This designation requires that all newly created lots must be a minimum of 10 acres. Previously divided lots of less than 10 acres have been exempted from the ten-acre minimum and can have a single family home built on them.

Approximately sixty percent of the lots in Jupiter Farms have been developed, and the area is projected to have 5100 homes at the time of build-out (see table 7b). The majority of lots are approximately 1 1/4 acres, but 485 lots range in size from 2.5 to 5.0 acres, 44 lots are between 5.0 and 10 acres, and 18 lots are 10 acres or more. Although many lots have yet to be developed, growth is predictable based on the small number of dividable lots.

### *Non -Residential Land Use*

Non-residential uses are limited and include commercial, agricultural, and public/private institutional uses. Map 14e illustrates all of the existing non-residential land uses located throughout the plan's boundaries. Map 14f depicts several major non-residential uses located in Jupiter Farms including the elementary school, Jupiter Farms Community Shopping Center and Jupiter Farms Community Park.

The Jupiter Farms Community Shopping Center is being built in three phases at the corner of Jupiter Farms and Indiantown Roads. When completed, the center will contain a grocery store, offices, restaurants, banks, a gas station and other commercial uses. The developer has also dedicated 5,000 square feet to be dedicated as a civic site. Map 14g shows the master site plan for the parcel.

The fire station, community park, SIRWCD office, and the Burt Reynolds Ranch are all located along Jupiter Farms Road. The Burt Reynolds Ranch is a commercial operation that includes film studios, a feed store, petting zoo, a restaurant, and other attractions. The community park has lighted ballfields, and basketball and tennis courts.

Other non residential uses are dispersed throughout the planning area. Most are of an agricultural nature with the exception of a campground located on 130th Avenue North just south of Indiantown Road and the elementary school on Haynie Lane.

### *Zoning*

Jupiter Farms has one residential zoning districts that is consistent with the RR10 future land use designation. It is the predominant zoning category and is called Agricultural Residential (AR). Permitted uses include agriculture, home businesses, and private stables. Typical uses which require various approvals by government agencies include produce stands, accessory

dwelling, nurseries, and day care centers.

A second heretofore unused zoning district is Country Residential (CRS) which is similar to AR but more restrictive in the types of uses allowed. The CRS district was created in 1990 specifically for rural communities such as Jupiter Farms and The Acreage and eliminates some of the more intense uses allowed in AR. While this district is compatible with the RR10 designation, no property owners in Palm Beach County have requested a rezoning to CRS. See pages 14h and 14i to compare the two.

The Residential Estate District (RE) is also present in Jupiter Farms. However, this district was used prior to the adoption of the 1989 comprehensive plan and is not compatible with the RR10 land use designation. Parcels zoned prior to 1989 are considered to be allowed non-conforming uses. If the property owner was to request a rezoning, he or she would need to conform with a zoning district compatible with the RR10 land use designation.

### *Natural Environment*

At the regional level, Jupiter Farms is located adjacent to several areas that are either preserved as natural resources or an organized effort to acquire that designation is underway. (See Figure #14j) Both at the state and local level, greenway projects are underway to assure the establishment of wildlife corridors to link large areas of preserved lands together. These areas include: the Loxahatchee Slough to the south, the Loxahatchee River to the east, Jonathan Dickinson State Park to the northeast, the proposed Pal Mar environmental acquisition area to the north, and both the Du Puis Reserve and J.W. Corbett Wildlife Management Area to the west. The Loxahatchee River's headwaters provide essential undisturbed habitats for endangered wildlife and plant species, preserve recreational environments and offer a supply of high quality potable water.

Jupiter Farms contains two major ecosystems: 1) the drier, upland areas, consisting mostly of pine flatwoods; and the wet, low-lying areas known as wetlands. Although most of the upland lots have already been developed in Jupiter Farms, over 100 undeveloped acres can be defined as Type A or Type B wetlands. There is also a range of upland and wetland habitats containing a diversity of native plant species. Identified plant ecosystems include wet prairies, freshwater marshes, cypress swamp, mesic pine flatwoods, wet pine flatwoods, oak/cabbage palm hammocks and tropical hardwoods.

### *Loxahatchee Slough*

Before canals were dug, the Loxahatchee Slough acted as a large natural reservoir flowing north into the Loxahatchee River Basin. Today the canals of Jupiter Farms and the C-14 form the headwaters of the North Fork of the Loxahatchee River, a federally-designated Wild and Scenic River. The larger C-18 Canal (running parallel and unconnected to the C-14) now acts as the source for the South Fork of the Loxahatchee River. Map 14k shows the drainage basin of the river which includes the slough.

The Slough is also of historical significance. Historically, it extended south to Dade County. Native Americans canoed the uninterrupted waterway to trade as far south as the Florida City area. Map 14l shows the general location of an archeological survey being conducted by Florida



Atlantic University in cooperation with the Palm Beach County Parks and Recreation Department. Recently, archaeologists discovered artifacts that may indicate the Seminole Indians had a settlement in the area as late as the 1870's. The discovery is significant because historians previously believed that the Seminoles left the region permanently after the Second Seminole Indian War in 1838. This archaeological site has potential for recreation and cultural activities.

#### *Interagency Plan*

The South Florida Water Management District (SFWMD) is responsible for the health of the Loxahatchee River, Florida's only federally designated "Wild and Scenic River" (see map 14m). Experts from SFWMD, SIRWCD and Palm Beach County have indicated that current canal drainage from Jupiter Farms, especially from western properties, is excessive. Valuable rain water discharges quickly into the canals and empties into the Northwest Fork of the Loxahatchee River before it can percolate into the water table.

An "Inter-agency Water Management Plan" involving SFWMD, SIRWCD and Palm Beach County has been developed. It has two components. The first is a series of weirs or dams that would compensate for western properties in Jupiter Farms being several feet higher above sea level than eastern properties. The operation of these weirs by SIRWCD would allow for water levels to be maintained more consistently throughout the area. The second component is a pump, to be purchased by SFWMD, located on the southern border of Jupiter Farms to pump excess storm water into a preserve area of the Loxahatchee Slough. Some water can then percolate into the aquifer while stored for eventual release into the river. Negotiations with the MacArthur Foundation (the owner of the affected land in the slough) are currently underway, and studies are being conducted to examine all potential impacts.

#### *Historic/Recreational Resources: Old Indiantown Grade*

Within the Jupiter Farms planning area, on the north side of Indiantown Road, a road bed winds northwest from Mack Dairy Road to the Palm Beach/Martin County line. Called the Old Indiantown Grade, this road is a segment of a former route extending outside the planning area boundaries. It was the only direct route from Jupiter to Indiantown until the 1950s, when the present alignment was constructed.

Historically, this roadway may follow the approximate route of the trail used by early settlers between Jupiter and Indiantown. It reference is found on maps dating from the mid-1800s (see map 14n). Evidence suggests that the route was constructed around 1913-16 by prison labor and does not follow the historic routes of several military campaigns of the 1830s. The historical characteristics are currently under study to determine if the road has any significance.

Today, the dirt road inside the planning area boundaries is maintained by SIRWCD, and has private homesites adjacent to its right-of-way (See boundary map page 7a). North of the County line, the Old Indiantown Grade traverses the Pal-Mar area. Because of its location, the roadway has the potential to be used as part of a recreational trail system that could help link the region's natural areas.

The Loxahatchee Historical Society has lead an effort to preserve the trail for public use. On March 2, 1993, the Palm Beach County Board of County Commissioners adopted a resolution

establishing the segment of Old Indiantown Road from Mack Dairy Road to the county line as a scenic byway for use as a hiking trail. In addition, the Community Foundation of Palm Beach and Martin County awarded the society a grant to study the feasibility of developing Old Indiantown Road as a recreational trail.

### Land Use Issues/problems

#### *Land Use Issues*

At issue within the community is the preservation of the uniqueness of the area, its rural character, and uses consistent with rural neighborhoods. There are several approaches that may be utilized to accomplish this goal: 1) retaining the future land use designation of RR10, 2) maintaining the status quo along Jupiter Farms Road, 3) keeping the Jupiter Farms neighborhood outside the Urban Service Area Boundary, and 4) limiting non-residential land uses to those that primarily serve the neighborhood.

The consensus among residents is that neighborhood-oriented, non-residential land uses should be allowed in Jupiter Farms if they do not produce excessive traffic and enable the community to become more self-sufficient. Allowing home occupations in rural areas is acceptable. Non-residential uses that would also be considered appropriate for Jupiter Farms are those that serve the local area rather than the entire region of northern Palm Beach County. Use of compatible rural architecture and design can also enhance the rural atmosphere.

Land uses along Indiantown Road are a concern to many residents. Citizens recognize there are several ways the existing parkway character of Indiantown Road could be damaged. Indiantown Road is the gateway to Jupiter Farms. Lining it with strip commercial establishments and parking lots does not present a favorable image or further the objectives of the Palm Beach County Comprehensive Plan. A progressive widening of the roadway, too much access from side roads, billboard advertising, and the existence of many inappropriate non-residential buildings would also detract from the road's parkway character. Development along Indiantown Road, from 130th Street to Florida's Turnpike, should be respectful of the entrance into Jupiter Farms.

While Jupiter Farms may be rural in character there is still a need to locate public services and facilities such as parks, EMS stations, and schools throughout the neighborhood. As these facilities are developed care should be taken in locating them in appropriate places and designing them in such a way as to compliment the surrounding area. Jupiter Farms Road is appropriate for locating such public buildings. Clustering these types of land uses in a central area can create an identifiable center for the community.

#### *Zoning Issues*

A desire exists within the community to ensure that existing zoning approvals or special exceptions shall be considered conforming uses for the future. Map 14o shows the zoning districts for Jupiter Farms as of October 1993. Additionally, the CRS (Commercial Residential District) zoning classification has been identified as another zoning category consistent with the rural character of the area but heretofore unused. Tables 14h and 14i show the different uses permitted in each zoning district.

Citizen involvement in the land use and zoning decisions made in Jupiter Farms will ensure appropriate uses continue to be compatible. The county has a Development Review Committee (DRC) that reviews proposals for new development. The DRC conducts public hearings in order to receive comment on specific types of uses called "Conditional Uses". Conditional uses are listed for each zoning district listed in *Tables 14h* and *14i*. These conditional uses are scrutinized in greater detail to ensure they are compatible with the surrounding area. Many citizens expressed frustration with not knowing when new development was approved in their neighborhood. By monitoring these public hearings the community can have greater input into the approval process.

#### *Conservation issues*

The drainage canal system and the filling of low-lying areas for homesites makes human habitation of wetlands possible. These changes permanently alter the existing ecological system. Remaining wetlands are valuable resources to be both appreciated and preserved because they catch the rain, purify it, and deliver drinkable water to homes. Without these natural filtration systems, a community like Jupiter Farms can become dependant on costly water service from an outside source. (maps *14p* and *14q* show the water and sewer providers located near Jupiter Farms)

Living in harmony within a wetland environment is possible if individuals make a conscious effort to do so. There are many simple techniques residents can employ that will lessen the impacts of residential development. Some techniques include: 1) the use of ponds and low areas to contain stormwater runoff, 2) gradual sloping of ponds and wetlands 3) use of native plants, 4) Xeriscaping, 5) establish natural buffers between property lines to create wildlife corridors, 6) use of drip irrigation systems and 7) reduce or eliminate the use of chemical such as herbicides and fertilizers.

Public purchase of remaining, high-quality wetlands in Jupiter Farms could accomplish several desirable goals. First, it would assure certain valuable wetland habitats are not filled in and otherwise disturbed by development. Secondly, wetland areas designated for preservation provide places for residents to "mitigate" any disturbances to wetlands on their own properties. This is known as "mitigation banking" and is another way of satisfying the no net loss rule. It is also suggested that residents consider preserving areas on their properties as open space and coordinate with one another, formally and informally, to link those environments that sustain native wildlife throughout the planning area.

Many governmental and private agencies have information on mitigation and the preservation and enhancement of our environment. These include the Palm Beach County Department of Environmental Resource Management, South Florida Water Management District, South Indian River Water Control District, the Florida Game and Fresh Water Fish Commission, the Palm Beach County Agricultural Extension Service, the Florida Conservation Foundation, the Florida Wildlife Federation, the Florida Native Plant Society, the Florida Audubon Society and the Florida Defenders of the Environment, to name just a few.

#### *Loxahatchee Slough issues*

The slough is an important asset to Jupiter Farms and a magnificent natural resource deserving

protection. Regulation of development affecting the Slough is a primary concern of Jupiter Farms residents. The community may wish to investigate designating the Loxahatchee Slough as a natural preserve. To date, the community has advocated including the Loxahatchee Slough into the Greenways Program. In addition, Jupiter Farms residents may want to monitor Palm Beach Gardens' comprehensive plan amendments, and contact the South Florida Water Management District for research information.

*Old Indiantown Grade issues*

Preservation of the Old Indiantown Grade has also been discussed. Preserving this scenic corridor for public use as a recreational trail would be difficult since much of the roadway traverses privately owned land. The community agreed to support a recreational trail feasibility study that was researching the possible significance of the road. That study has since been completed. While the actual road bed that is privately owned would be difficult to acquire, the segments of the roadway that are available to the public could be integrated into a larger trail system that would bypass privately owned lands. Efforts are underway to link the publicly owned sections of the Old Indiantown Grade within Palm Beach County with the portion traversing Martin County. If completed the trail may eventually connect to Indiantown in western Martin County.

## Jupiter Farms Neighborhood Plan

### Jupiter Farms Area Households By Type

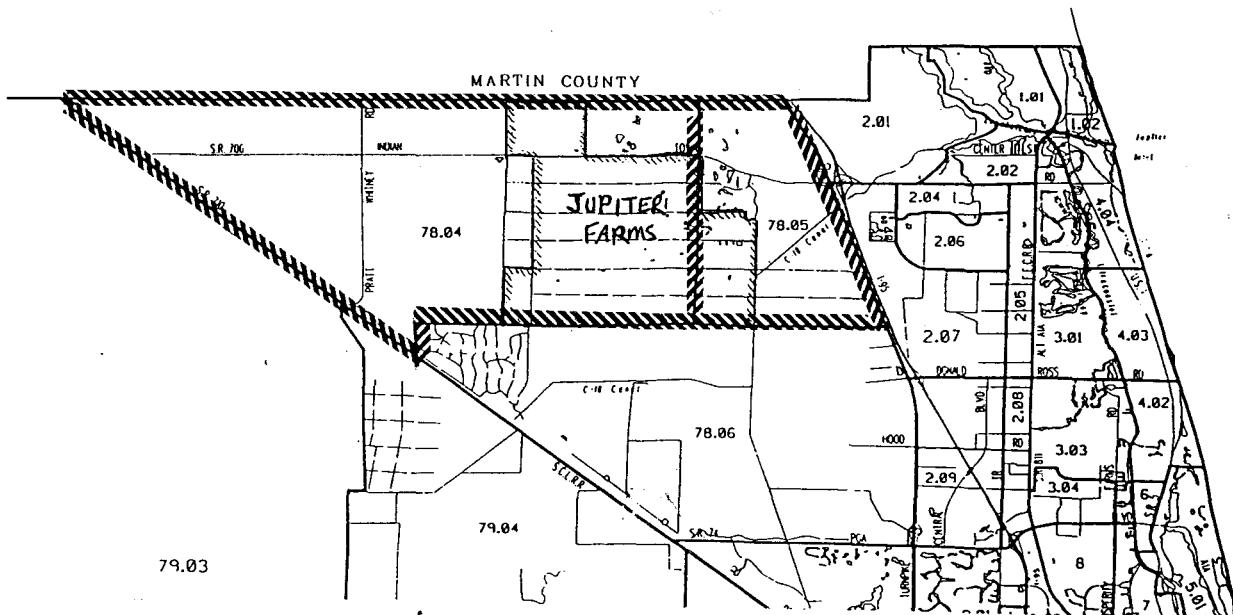
HOUSEHOLDS	TRACT 78.04	%	TRACT 78.05	%	TOTAL	%
<b>Families</b>	<b>2,156</b>	<b>89%</b>	<b>761</b>	<b>89%</b>	<b>2,917</b>	<b>89%</b>
Married-Couple	1,992	82.66%	709	83.22%	2,702	82.82%
Male Householder	65	2.70%	24	2.82%	89	2.73%
Female Householder	99	4.11%	28	3.29%	127	3.89%
<b>Nonfamily</b>	<b>254</b>	<b>11%</b>	<b>91</b>	<b>11%</b>	<b>345</b>	<b>11%</b>
Householder living alone	149	6.18%	49	5.75%	198	6.07%
Householder 65yrs +	22	0.91%	3	0.35%	25	0.77%
Other	83	3.44%	39	4.58%	122	3.74%
<b>Total Households</b>	<b>2,410</b>	<b>100%</b>	<b>852</b>	<b>100%</b>	<b>3,262</b>	<b>100%</b>

#### Miscellaneous Statistics

Persons living in households	7,724	2,741	10,465	99%
Persons per household	3.20	3.22		

Source: 1990 U.S. Census

Note: Census Tracts 78.04 and 78.05 include areas outside the Study Area



1990 U.S. Census Tracts

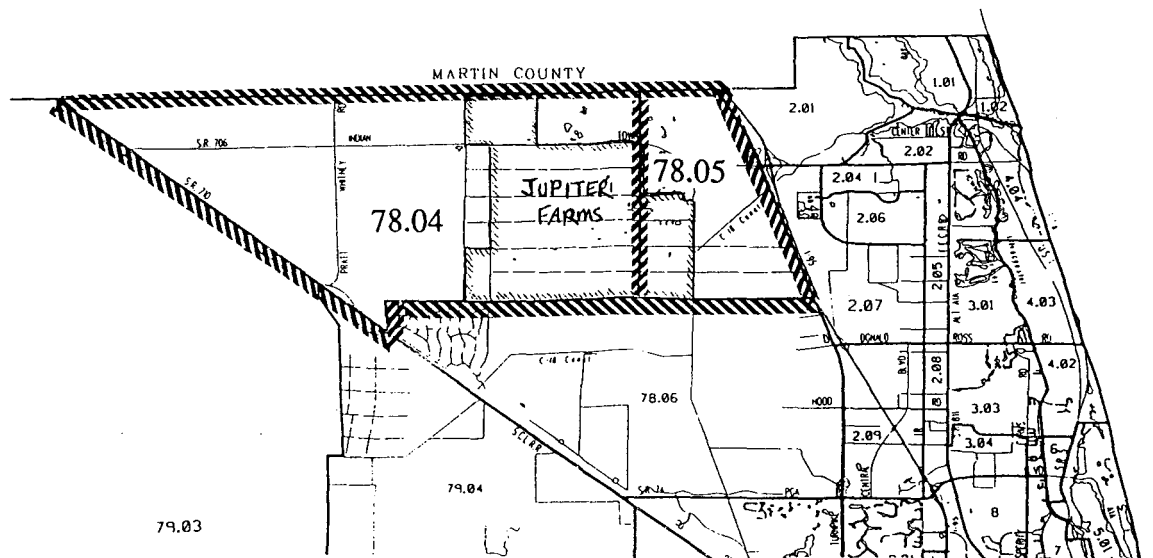
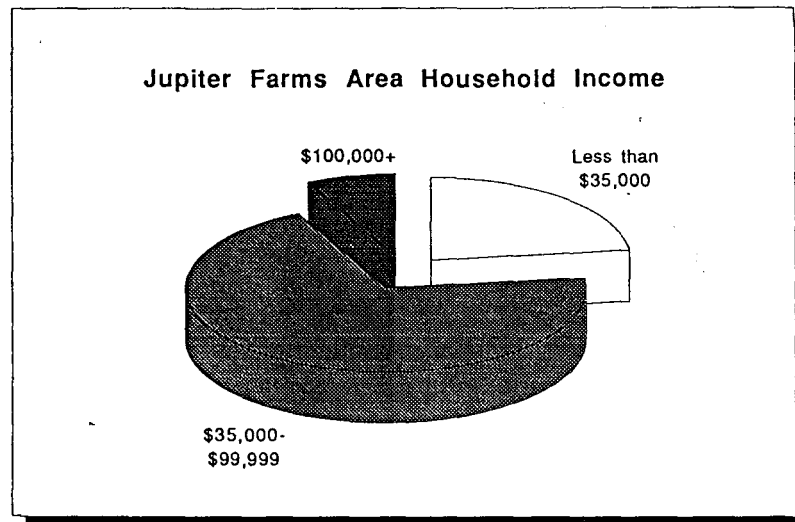
## Jupiter Farms Neighborhood Plan

### Jupiter Farms Area 1990 Household Income

<i>Census Tract</i>	<i>Less than \$35,000</i>	<i>\$35,000-\$99,999</i>	<i>\$100,000 +</i>	<i>TOTAL</i>
Palm Bch County	195,350	144,361	26,420	366,131
78.04	542	1,705	175	2,422
78.05	227	621	57	905
Jupiter Farms Area*	769	2,326	232	3,327

#### Percentage of Population

<i>Census Tract</i>	<i>Less than \$35,000</i>	<i>\$35,000-\$99,999</i>	<i>\$100,000 +</i>
Palm Bch County	53%	39%	7%
78.04	22%	70%	7%
78.05	25%	69%	6%
Jupiter Farms Area*	23%	70%	7%



**1990 U.S. Census Tracts**

**Boundary of Tracts 78.04 & 78.05**

Source: 1990 U.S. Census 15% population sample

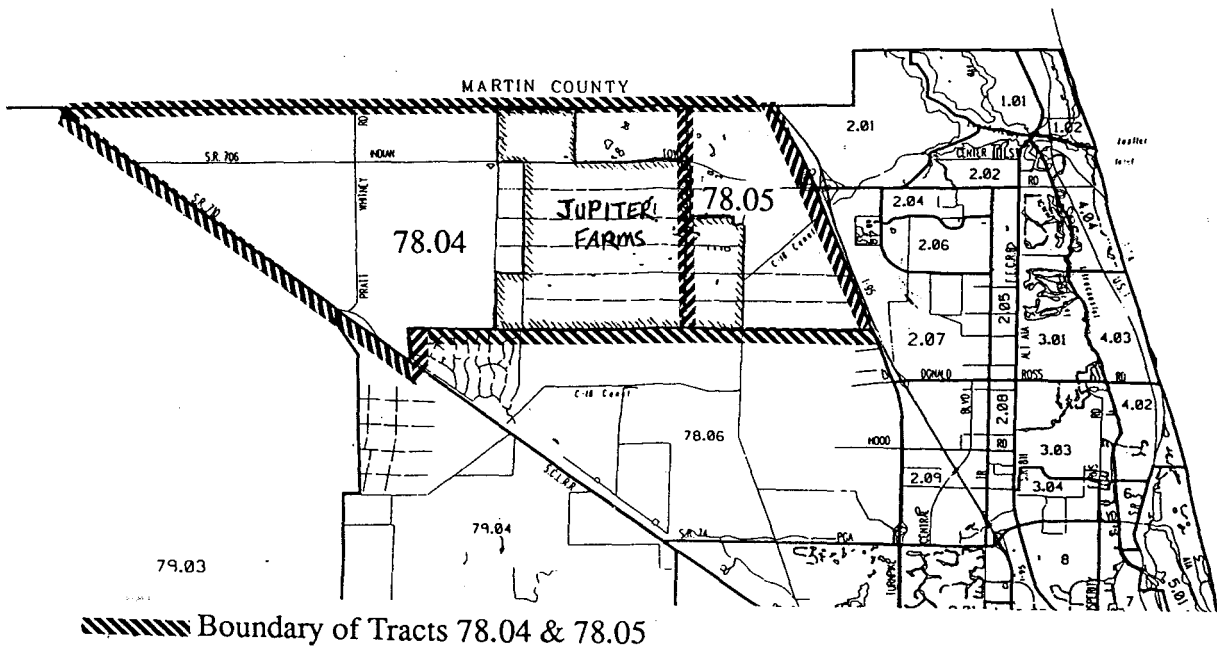
\*Combined total for census tracts 78.04 and 78.05

Note: Census tracts 78.04 and 78.05 include areas outside the Study Area

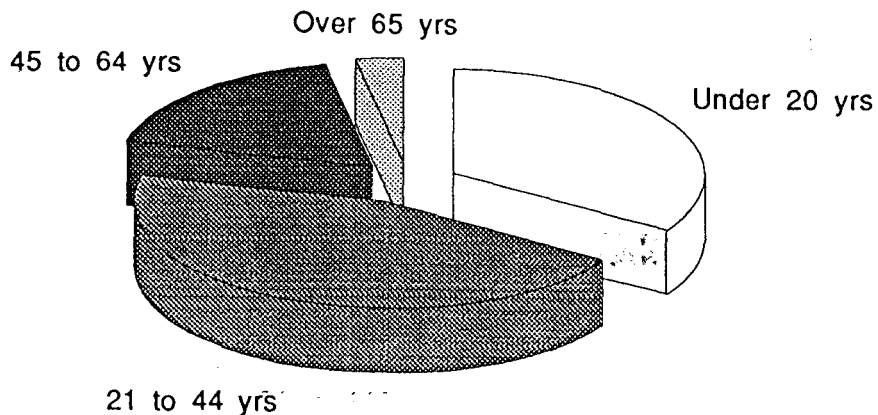
Palm Beach County Planning Division, 1994

## Jupiter Farms Neighborhood Plan

Jupiter Farms Area*				
1990 Age Profile				
Age Group	Tract 78.04	Tract 78.05	Total	Percentage
Under 20 yrs	2672	957	3629	34%
21 to 44 yrs	3394	1312	4706	45%
45 to 64 yrs	1436	411	1847	18%
Over 65 yrs	283	71	354	3%
<b>Total Population:</b>			<b>10,536</b>	



**Jupiter Farms 1990 Age Profile**

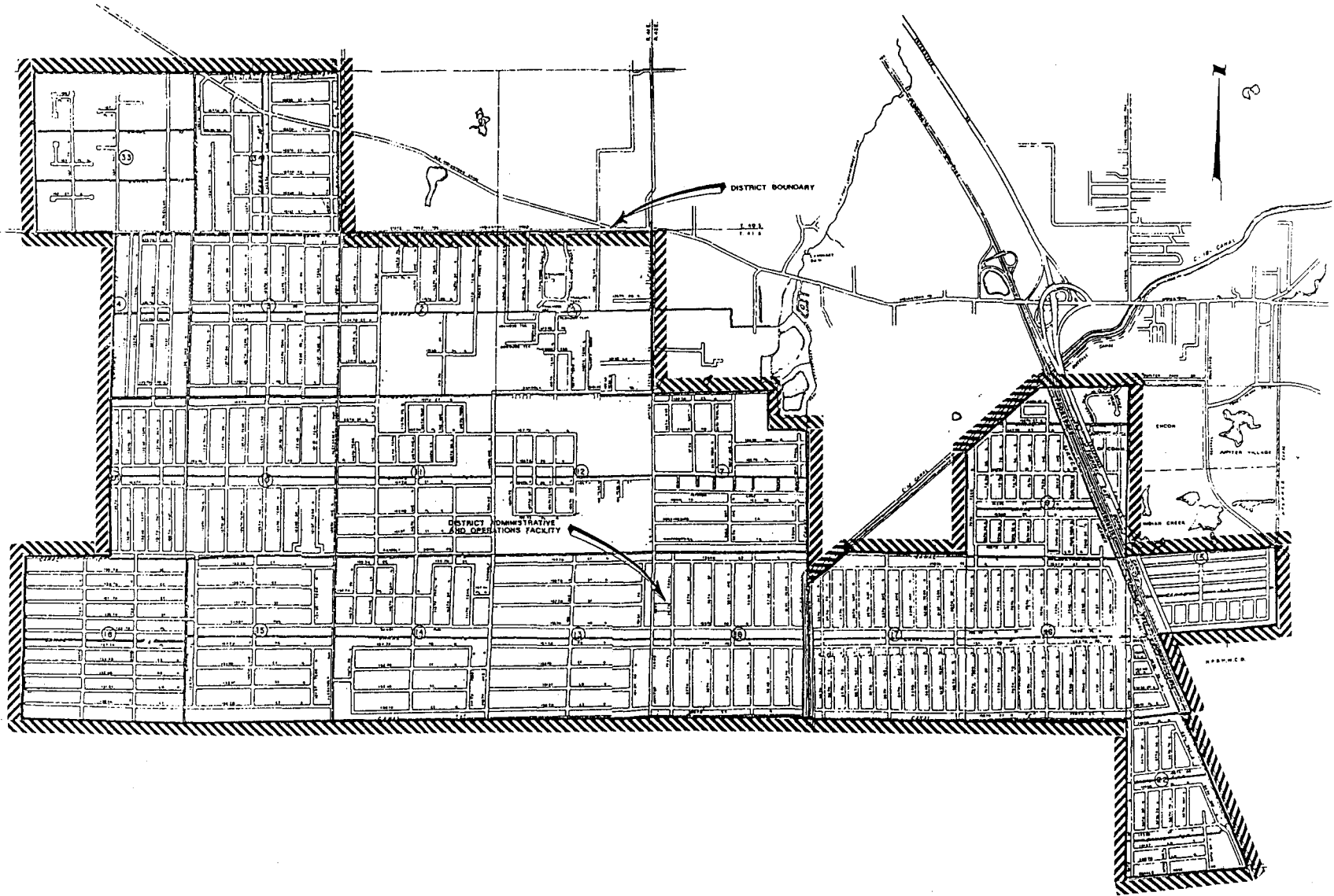


\*Census Tracts 78.04 & 78.05 include areas outside the study area

Source: 1990 U.S. Census

# Jupiter Farms Neighborhood Plan

## South Indian River Water Control District Boundaries

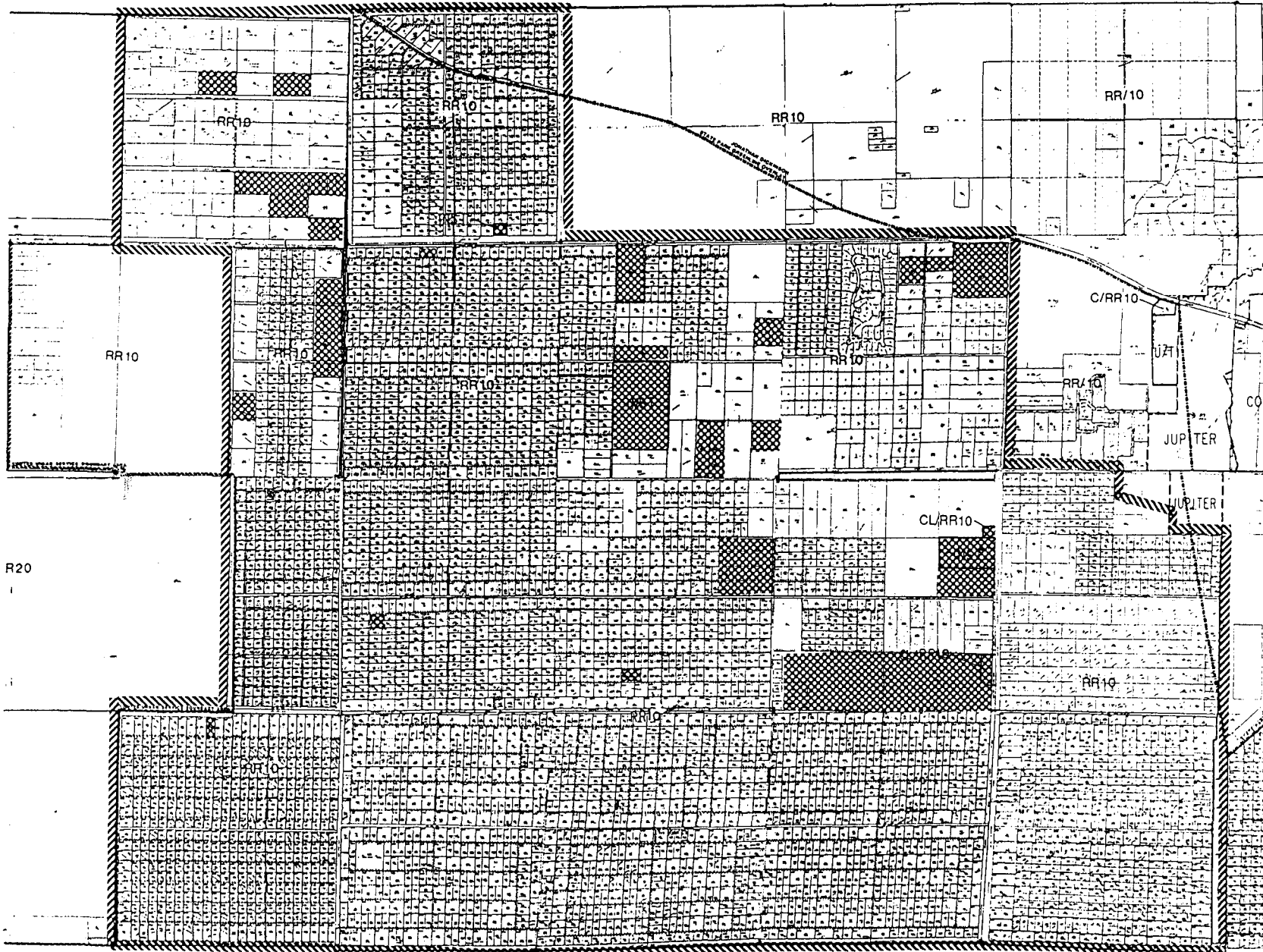


14 D





# Jupiter Farms Neighborhood Plan

Existing Non-Residential Land Uses in Jupiter Farms (schools, parks, nurseries, businesses, campgrounds, utilities)



14 E

 Non-Residential Land Use

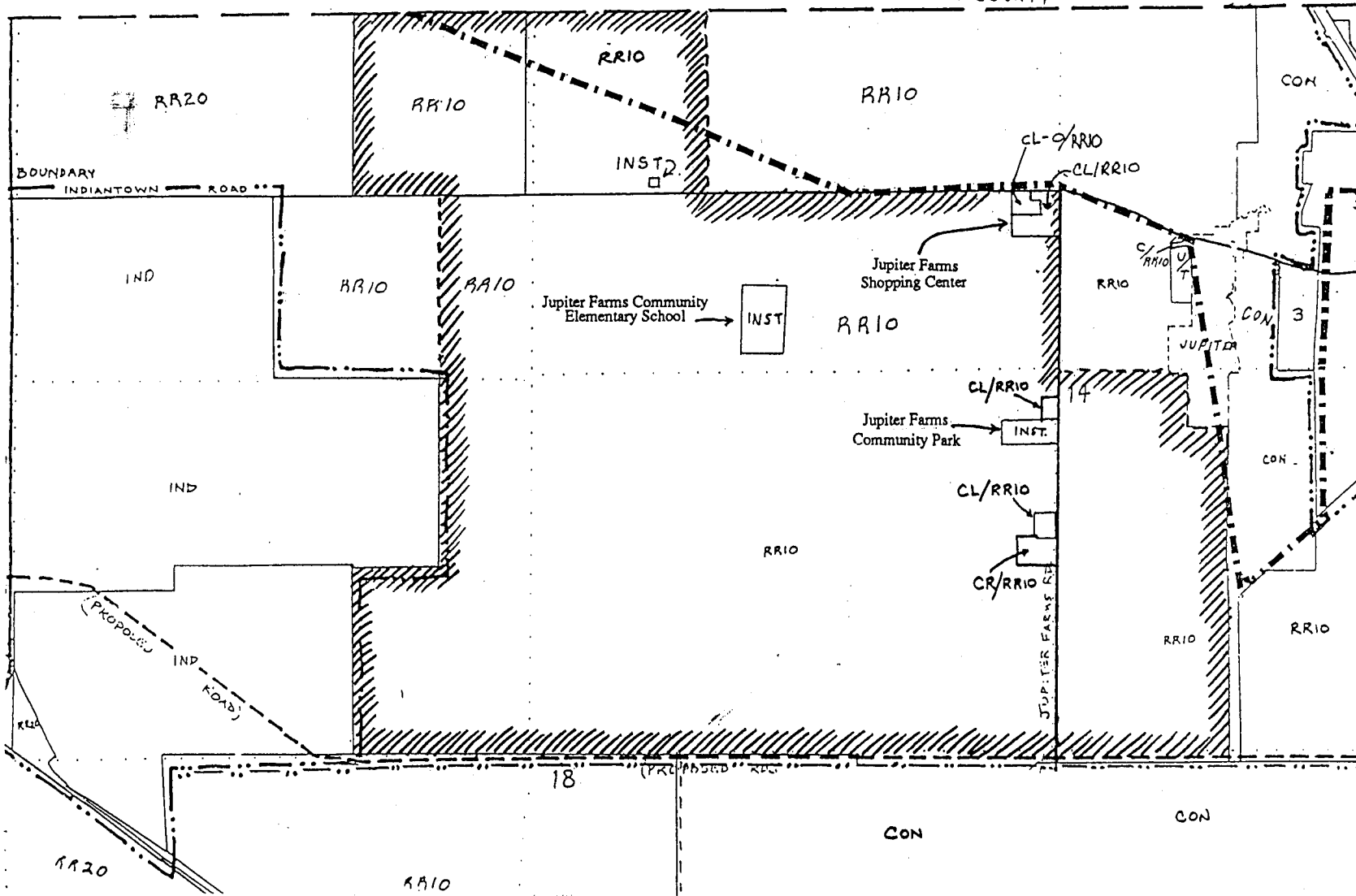
 Plan Boundaries

Palm Beach County Planning Division, 1994

# Jupiter Farms Neighborhood Plan

## Generalized Future Land Use Designations

MARTIN COUNTY



14 f

### Legend

**Land Use Designations:**

INST: Institution  
IND: Industrial

CL-O: Commercial Low Intensity Office Only  
CL: Commercial Low Intensity

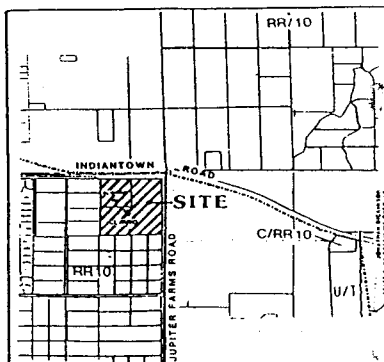
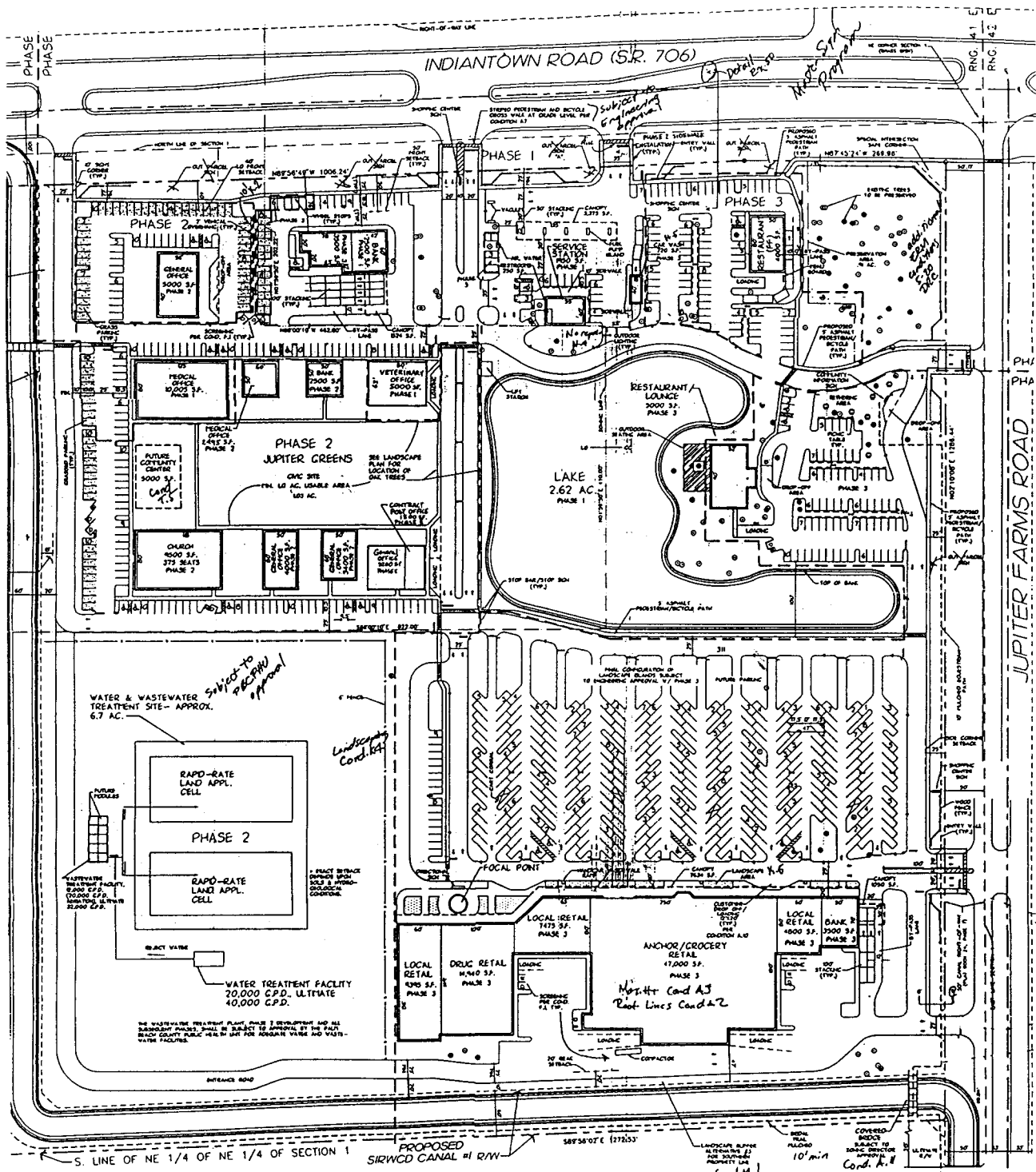
RR10: 1 unit per 10 acres  
RR20: 1 unit per 20 acres

3: 3 units per Acre  
CON: Conservation

Plan Boundary

# Jupiter Farms Neighborhood Plan

## Jupiter Farms Shopping Center Site Plan



# Jupiter Farms Neighborhood Plan

## AGRICULTURAL RESIDENTIAL DISTRICT (AR)

The AR district corresponds with the Rural Residential 10 (RR10) and Rural Residential 20 (RR20) land use designations in the Future Land Use Element of the Comprehensive Plan. The following uses are subject to the Supplementary use standards as indicated in Section 6.4.D.

<p><b>PERMITTED USES:</b></p> <ul style="list-style-type: none"> <li>Agriculture, bona fide</li> <li>Congregate living facility, Type 1</li> <li>Garage sale</li> <li>Home occupation</li> <li>Single-family</li> <li>Stable, private</li> </ul> <p><b>SPECIAL USES:</b></p> <ul style="list-style-type: none"> <li>Accessory dwelling</li> <li>Air curtain incinerator, temporary</li> <li>Amusements, temporary</li> <li>Bed and Breakfast</li> <li>Mobile home dwelling</li> <li>Mobile or temporary retail sales</li> <li>Recycling drop off bin</li> <li>Security or caretaker quarters</li> <li>Stand for the sale of agricultural products</li> </ul> <p><b>PERMITTED SUBJECT TO DRC SITE PLAN:</b></p> <ul style="list-style-type: none"> <li>Greenhouse or nursery, wholesale</li> <li>Kennel, private</li> <li>Park, passive</li> <li>Utility, minor</li> <li>Stable, commercial</li> </ul>	<p><b>CONDITIONAL USE, CLASS B:</b></p> <ul style="list-style-type: none"> <li>Airplane landing strip, accessory</li> <li>Equestrian arena</li> <li>Park, public</li> <li>Veterinary clinic</li> </ul> <p><b>CONDITIONAL USE, CLASS A:</b></p> <ul style="list-style-type: none"> <li>Assembly, nonprofit</li> <li>Cemetery</li> <li>Church or place of worship</li> <li>College or university</li> <li>Communication tower, commercial</li> <li>Congregate living facility, Type 2</li> <li>Day care center, limited</li> <li>Electrical power facility</li> <li>Government services</li> <li>Helipad or heliport</li> <li>Landscape maintenance service</li> <li>School, elementary or secondary</li> <li>Solid waste transfer station</li> <li>Water or wastewater</li> <li>Zoo</li> </ul>
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### PROPERTY DEVELOPMENT REGULATIONS

<p><b>MINIMUM LOT DIMENSIONS:</b></p> <ul style="list-style-type: none"> <li>Size: 10 acres in RR10</li> <li>20 acres in RR20</li> <li>Width: 300 feet</li> <li>Depth: 300 feet</li> </ul> <p><b>MAX. FAR:</b> .15</p> <p><b>MAX. BLDG. COVERAGE:</b> 10%</p>	<p><b>MINIMUM BLDG. SETBACKS:</b></p> <ul style="list-style-type: none"> <li>Front: 100 feet</li> <li>Side: 50 feet</li> <li>Street: 80 feet</li> <li>Rear: 100 feet</li> </ul> <p><b>MAX. BLDG. HEIGHT:</b> 35 feet</p>
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### EXCEPTIONS TO PROPERTY DEVELOPMENT REGULATIONS

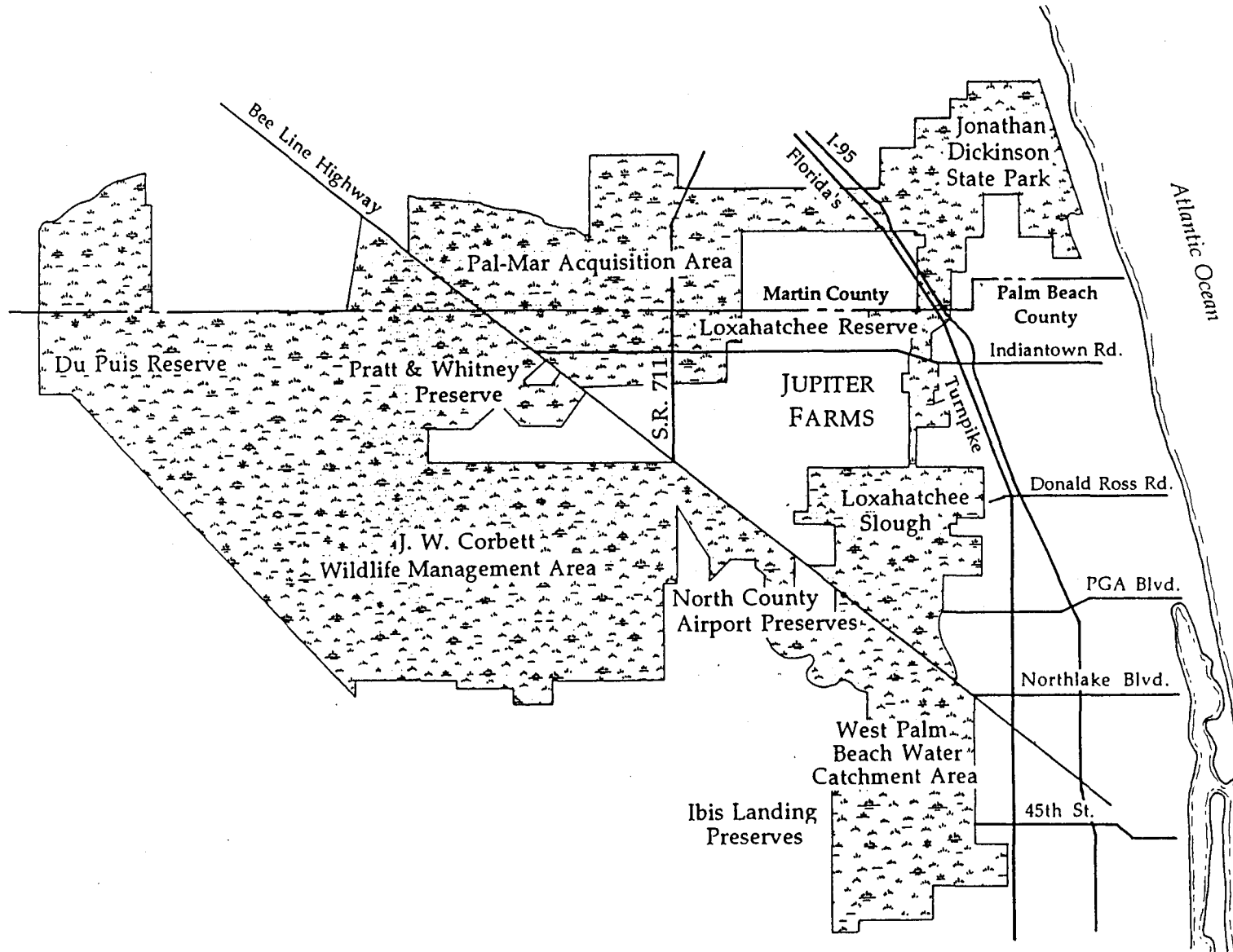
1. Previously created subdivisions (prior to February 5, 1973).
2. Antiquated subdivisions: The following standards shall pertain to the further division and recombination of lots in areas with a Rural Residential Comp. Plan designation. a) Parcels shall not be further divided to form additional parcels unless each parcel created contains 10 or more acres. b) Parcels cannot be reduced in size unless the purpose is to enlarge other parcels in the subdivision; the overall number of reconfigured lots shall not exceed the original amount. c) Parcels can be enlarged by adding land area outside of the subdivision. The number of reconfigured lots shall not exceed the original amount. Adjacent lots of record shall be required to combine to satisfy density requirements if such recombination acts to reduce the nonconformity.
3. Accessory agricultural structure height: Structures accessory to a bona fide agricultural use in the AGR, AP, SA and AR districts may exceed the maximum 35' height restriction up to a maximum of 65', provided that an additional 3' setback is provided in addition to all required setbacks for each 10' of height, or fraction thereof, above 35'.
4. Regulations for accessory structures on conforming lots: On conforming lots in the AR and CRS districts, accessory structures, or activities, such as pens for the keeping of livestock, shade houses and containerized plants may be located within the minimum side or rear setbacks, provided that such structures are not located within 25' of any side or rear property line.
5. Regulations for accessory structures on nonconforming lots: On a single nonconforming lot or parcel of land in the AR and CRS districts, an accessory structure may be constructed a distance of 15' from the rear property line or at least 5' from any established easement in the rear, whichever is the greater distance, and 15' from the inferior side property line, provided that the accessory structure is not located within the required front and street side yard setbacks. Except as provided elsewhere in this Code, structures, or activities, accessory to the principal use such as pens, shade houses and containerized plants shall be located a minimum of 10' from any side or rear property line.

This document is provided as a reference for allowable uses and basic development requirements within each zoning district. The user is encouraged to refer to the applicable sections of the Palm Beach County Land Development Code for detailed information, requirements and specific use regulations.



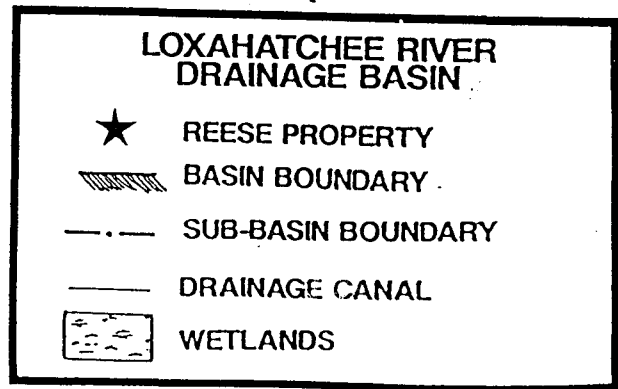
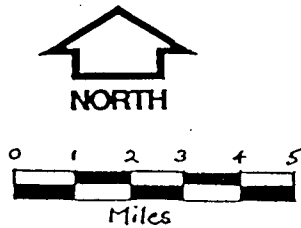
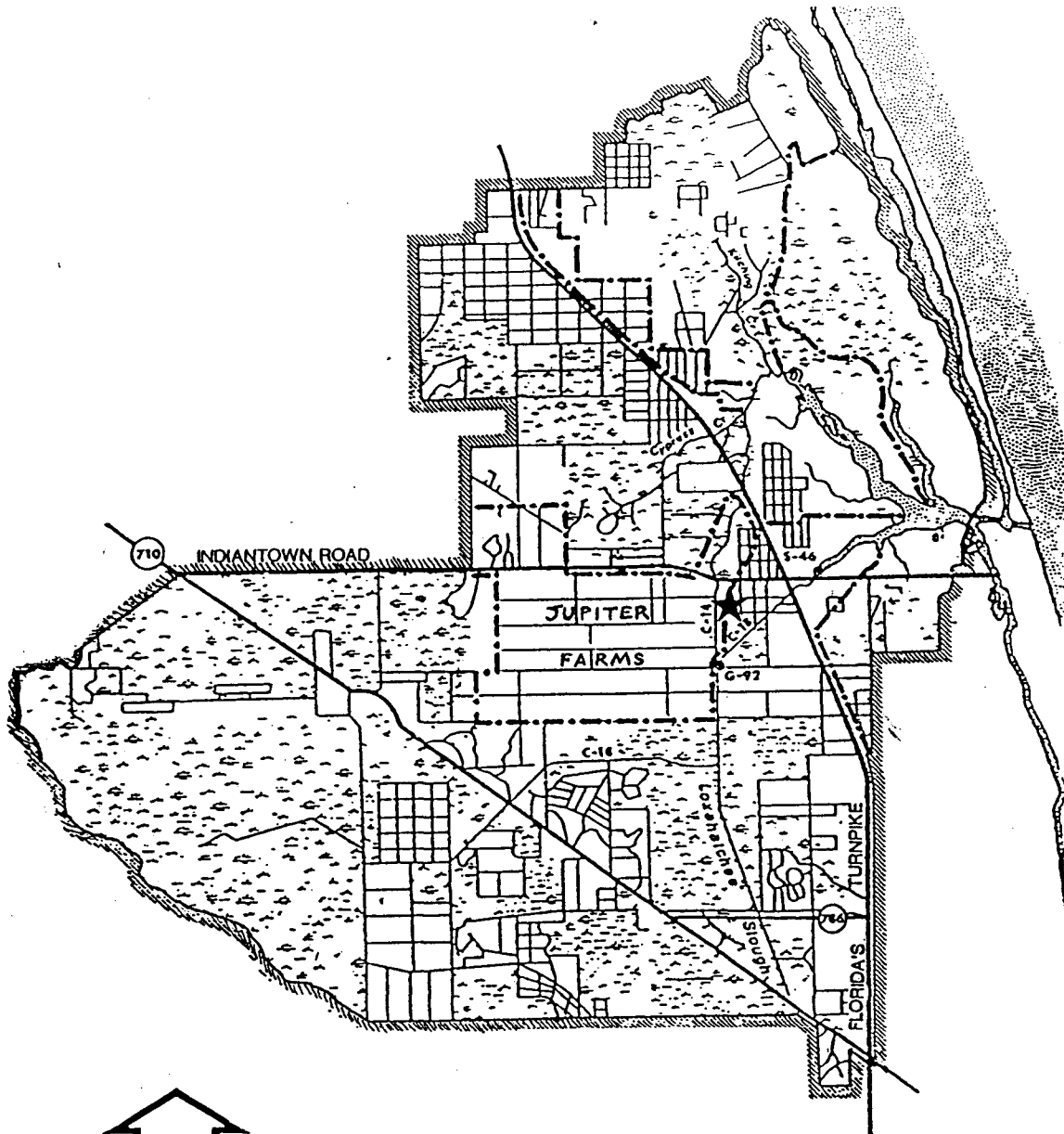
# Jupiter Farms Neighborhood Plan

## Environmental Preserves of the Loxahatchee River Region



143

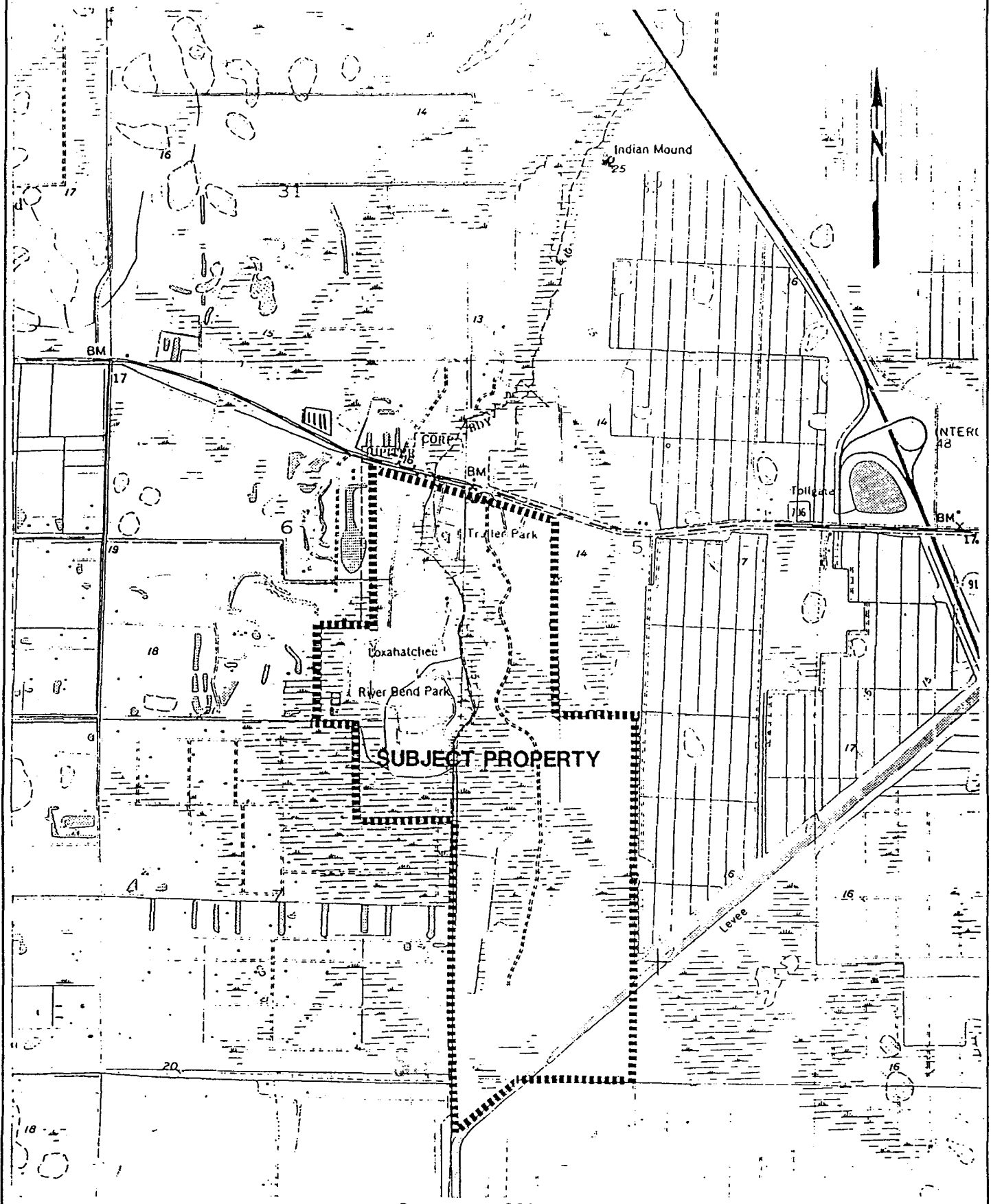
# Jupiter Farms Neighborhood Plan



SOURCE: U.S. Geological Survey

# Jupiter Farms Neighborhood Plan

## Proposed Archeological Survey Location Map



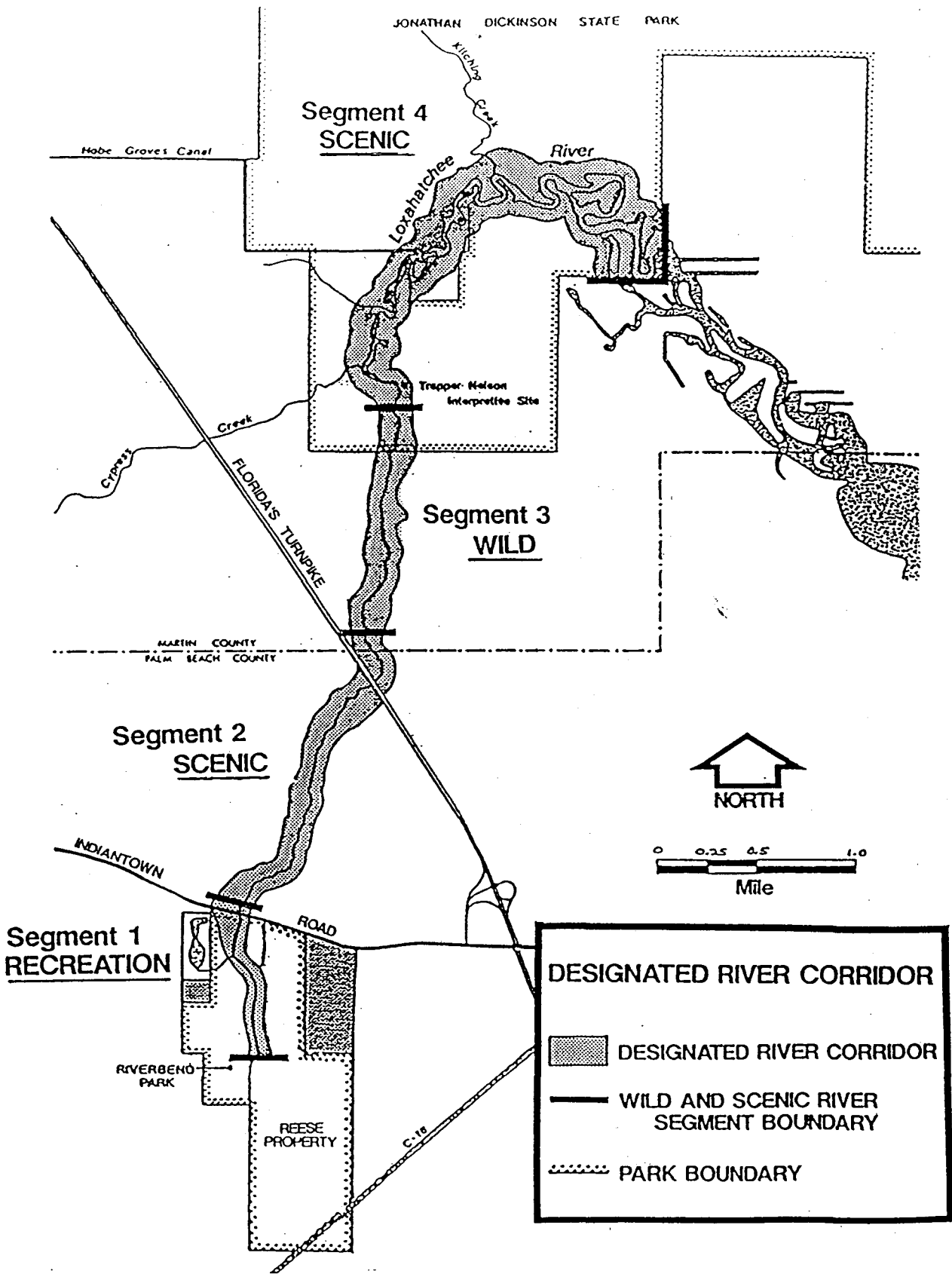
Source: U.S.G.S., Rood Quad

Palm Beach County Planning Division, 1994



# Jupiter Farms Neighborhood Plan

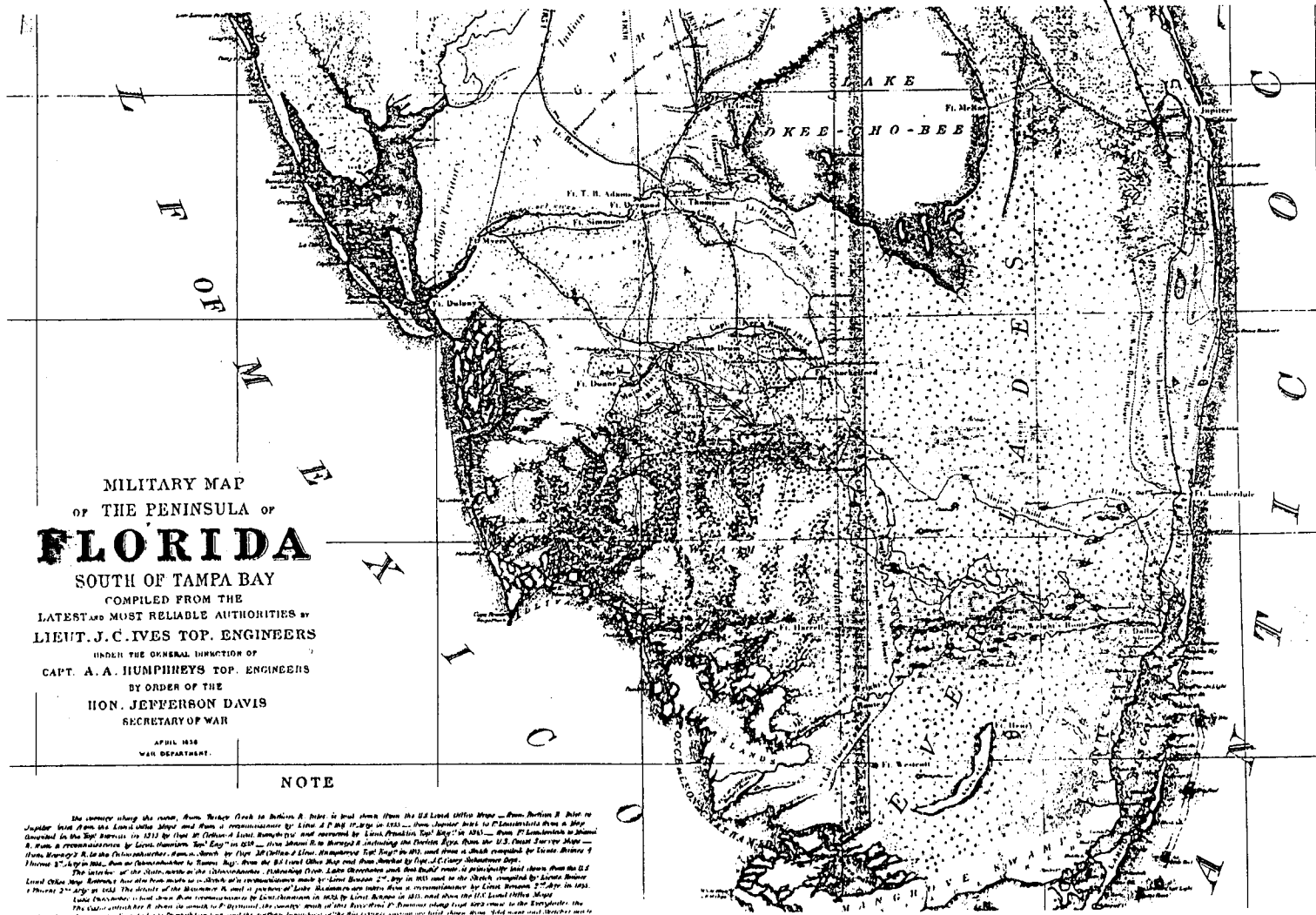
## Loxahatchee River Corridor



# Jupiter Farms Neighborhood Plan

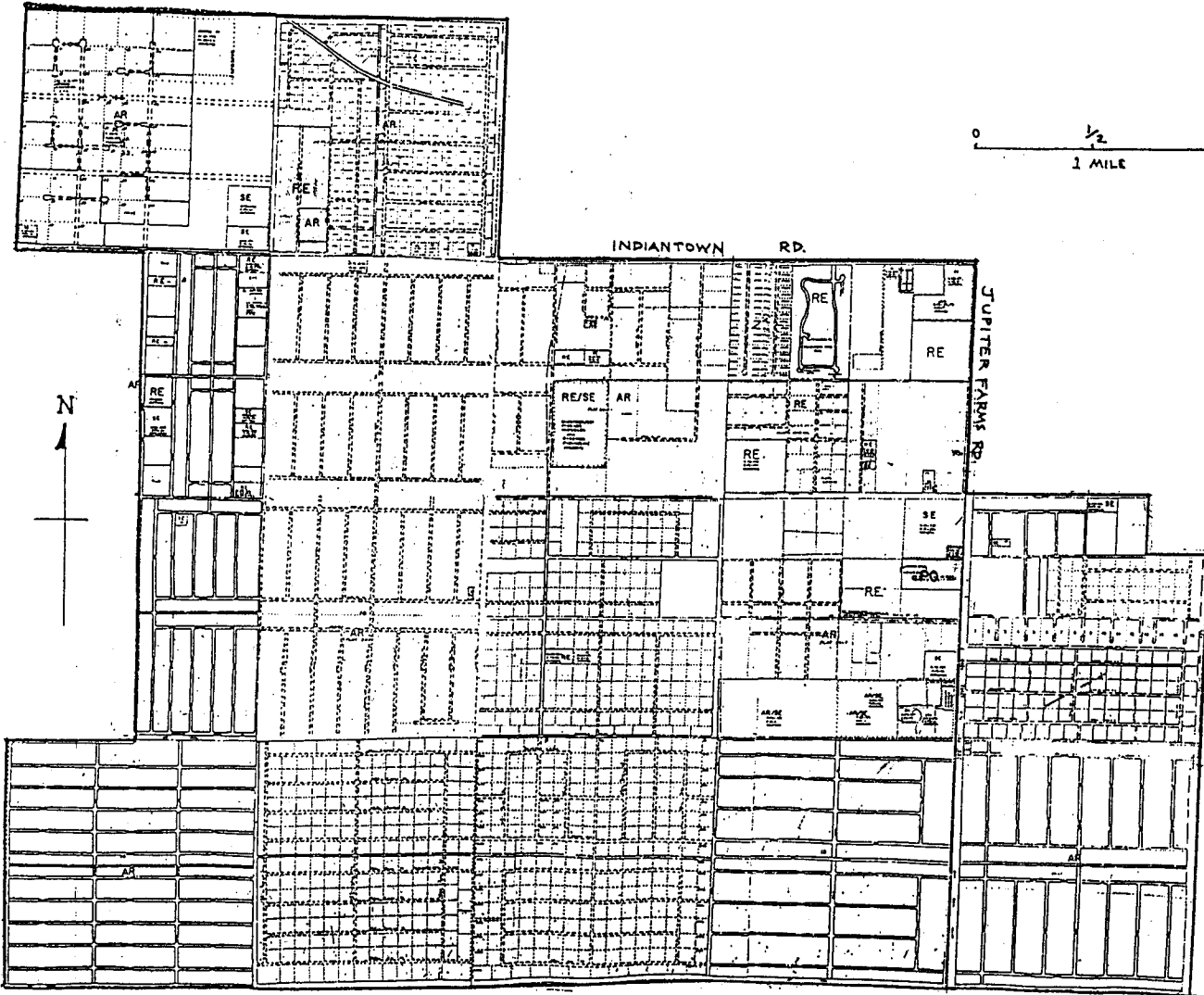
## Historic Map of Florida, South of Tampa Bay

Location of  
Jupiter Farms



14N

# Jupiter Farms Neighborhood Plan Zoning District Map October 8, 1993



Zoning districts established. In order to carry out and implement the Comprehensive Plan, the following thirty-eight (38) districts are hereby established.

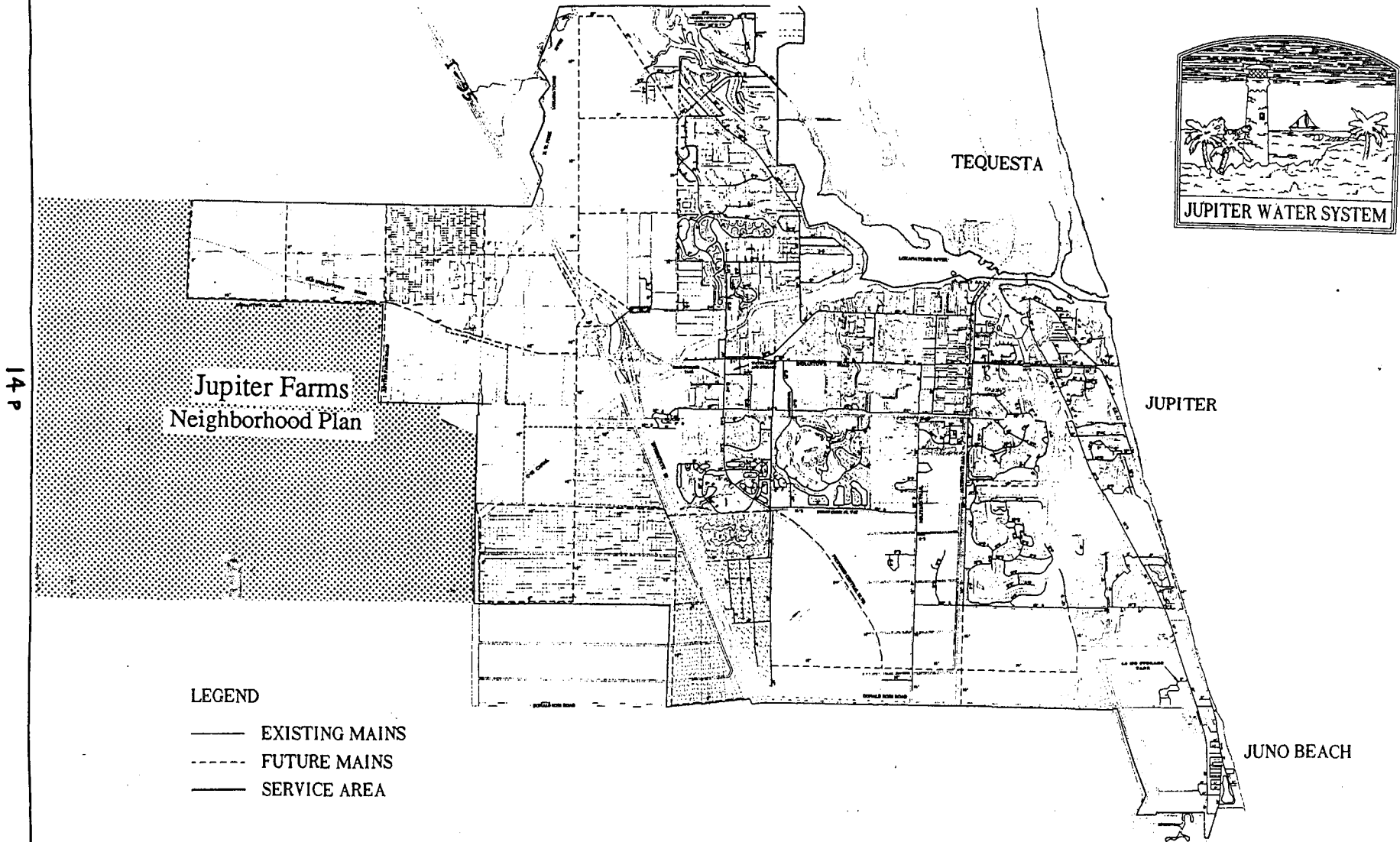
1. PC, Preservation/Conservation District
2. AGR, Agricultural Reserve District
3. AP, Agricultural Production District
4. SA, Special Agricultural District
5. RSER, Rural Services District
6. AR, Agricultural Residential District
7. CRS, Country Residential District
8. RE, Residential Estate District
9. RT, Residential Transitional District
10. RTS, Residential Transitional Suburban District
11. RTU, Residential Transitional Urban District
12. RS, Single-Family Residential District
13. RM, Multi-Family Residential (Medium Density) District
14. RH, Multi-Family Residential (High Density) District
15. CN, Neighborhood Commercial District
16. CLO, Limited Office Commercial District
17. CC, Community Commercial District
18. CHO, Commercial High Intensity Office District
19. CG, General Commercial District
20. CRE, Commercial Recreation District
21. IL, Light Industrial District
22. IG, General Industrial District
23. PO, Public Ownership District
24. NE-O, Native Ecosystem Overlay District
25. WCRA-O, Westgate/Belvedere Homes Overlay District
26. R&T-O, Research and Technology Overlay District
27. GA-O, Glades Area Economic Development Overlay District
28. PBIA-O, Palm Beach International Airport Overlay District
29. PUD, Residential Planned Unit Development District
30. TND, Traditional Neighborhood Development District
31. MXP, Mixed Use Planned Development District
32. MUPD, Multiple Use Planned Development District
33. PIPD, Planned Industrial Park Development District
34. MHPD, Mobile Home Park Planned Development District
35. RVPD, Recreational Vehicle Park Planned Development District
36. SWPD, Solid Waste Disposal Planned Development District
37. IOZ, Indian Town Road Overlay District
38. COZ, Conditional Overlay District

THE PLANNING DIVISION OF PALM BEACH COUNTY

14-0

# Jupiter Farms Neighborhood Plan

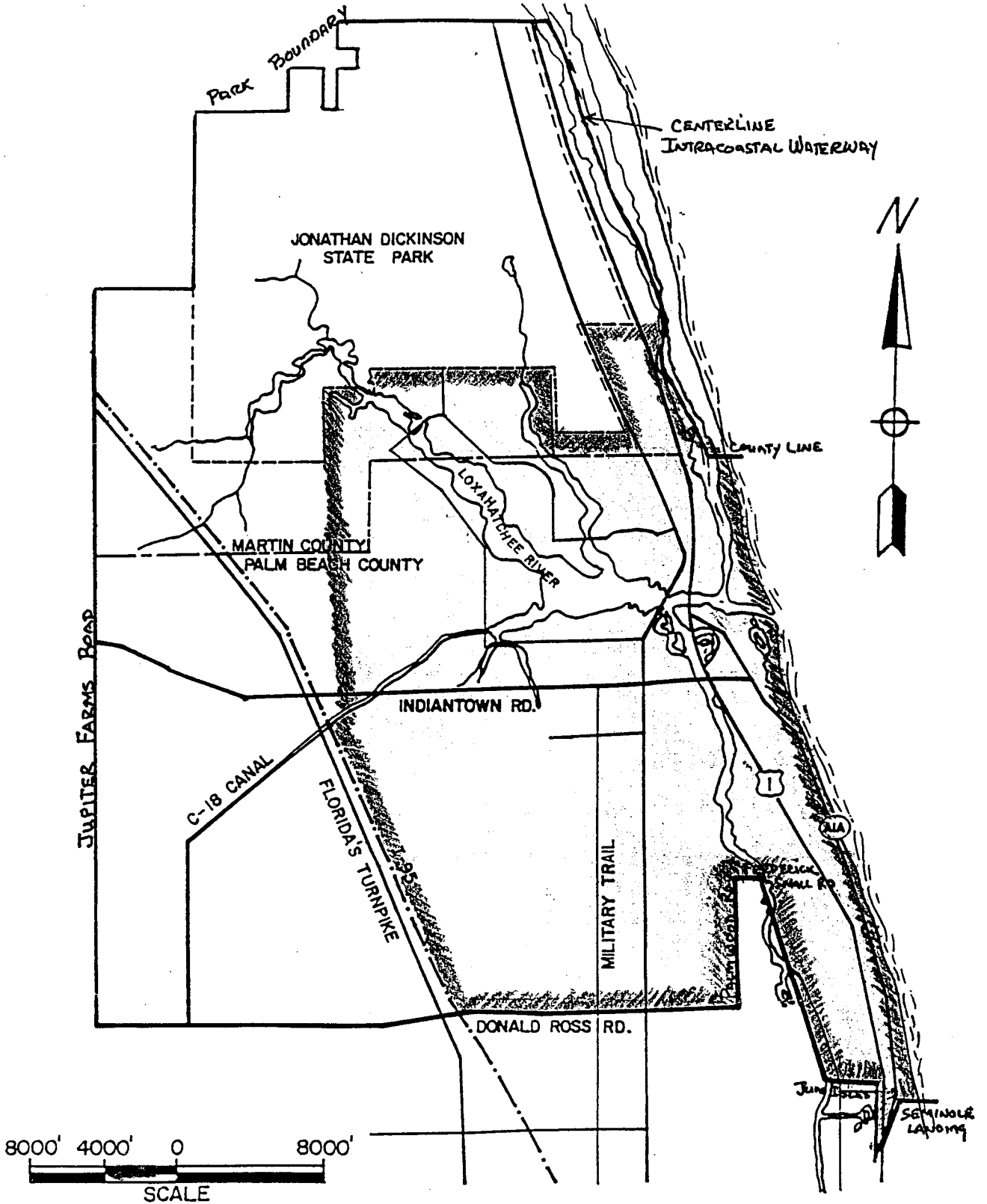
## Town of Jupiter Water System Service Map and Transmission System



14 P

# Jupiter Farms Neighborhood Plan

Current Boundary For Sewer Service



- District Boundary
- ▨ Current Service Area

## **B. Traffic Circulation**

### *Introduction*

Several types of roads are present within the plan boundaries. The existing local road network is a system of two-lane streets maintained by SIRWCD. The internal street network is arranged in a grid pattern that follows the same alignment of the canals. Swales and culverts are also in place to assist in drainage. Internal streets are primarily unpaved two lane rural type roads and follow. SIRWCD internally planned major collectors to be placed equidistantly throughout Jupiter Farms. These are high quality, two-lane paved rural roads. Once SIRWCD brought several District streets up to the County's standards for paving and right of way widths, the County assumed maintenance of these roads. Map 19a shows the paved roads within the district.

In addition to the major collector roads the County is responsible for Indiantown and Jupiter Farms Roads. Indiantown Road is part of the state roadway system and is maintained by both the State and Palm Beach County.

Palm Beach County maintains several traffic and road planning tools. To plan for future routes and expansion of existing roadways, the County has the Thoroughfare Right of Way Identification Map. Only two roads in the Jupiter Farms area are identified as thoroughfares: Indiantown and Jupiter Farms Roads.

As part of the plans of reclamation implemented by SIRWCD, local streets were built to provide residential access to all of the homes in the District. After the roads were completed, the District retained responsibility for maintaining them as high quality, unpaved roads. Residents are assessed annually by the District to pay for these and other services SIRWCD provides to the community.

Another tool used by the County is the Level of Service (LOS). Ranging from A through F, the LOS measures a road's existing traffic volumes. 'A' indicates light traffic while 'F' indicates a road that is over capacity with vehicles. If the level of service is exceeded new development can not occur until the capacity of the road is increased to accommodate the additional trips.

In May of 1994 Indiantown Road was operating at an LOS of 'F' which exceeds the countywide adopted LOS of 'D'. Map 19b shows the 1994 traffic counts for roads in northern Palm Beach County. Indiantown Road had a traffic count of 15,833 cars west of Jupiter Farms Road compared to 23,717 between the Turnpike and Jupiter Farms Road. Because of the congestion on Indiantown Road, the County has included it on the Five Year Road Plan. Table 19c shows the costs and phases of the road widening project. Map 19d shows the phase to be completed in 1995 between Florida's Turnpike and Jupiter Farms Road. Maps 19e through 19j show detailed plans for the second segment between Jupiter Farms Road and 130th Avenue North to be completed in fiscal year 96/97.

Jupiter Farms Road is maintained by the County as a two lanes facility. When the planning effort began in 1992, Jupiter Farms Road was designated on the Thoroughfare Right of Way Identification Map as the future extension of State Road 7. The proposed route bisects the

Loxahatchee Slough, the largest tract of land left in its natural state in eastern Palm Beach County. Map 19k shows all possible corridors under consideration as of December 1994.

*General condition/maintenance of roads*

The existing system of two-lane local streets maintained by SIRWCD and Palm Beach County is adequate for internal circulation within the Farms. The unpaved roads are graded on a regular basis by SIRWCD to maintain safety standards. The paved roads maintained by Palm Beach County were built within the last 15 years and are in good condition.

*Traffic Circulation Issues/Problems*

*Road Paving*

At the 1992 charrette, and at subsequent meetings, the community considered paving Haynie Lane from Indiantown Road to the Jupiter Farms Community Elementary School. Paving the road would facilitate school bus traffic on Haynie Lane and reduce traffic congestion on Alexander Run. As a result of paving Haynie Lane, traffic and speeding could increase creating an unsafe environment for pedestrians, including children accessing the adjacent elementary school on foot or bicycle. The residents, at this time, are not prepared to promote any initiative for paving roads within Jupiter Farms.

A majority of residents agreed that dirt roads should remain unpaved. At issue was the expense of paving roads and setting up parameters for residents who wish to have their roads surfaced. A possible solution is to allow residents the option of paving a particular segment if all owners agree to pay the costs. Paved roads maintained as high quality two-lane rural roads would be appropriate for Jupiter Farms.

*Objections to the County Thoroughfare Plan  
State Road 7*

It was determined by consensus at the 1992 charrette that Jupiter Farms Road should not become a link in the proposed extension of Road 7. The citizens recognize that this State highway would not only divide their community, but fundamentally change its character. The eventual alignment for State Road 7 should take into account established communities, in addition to relieving the traffic burden off I-95, Florida's Turnpike and providing access to Martin County. Some other considerations involving the extension of State Road 7 were discussed at the 1992 charrette and at other meetings. These include:

- 1) A northern extension of State Road 7, if needed for regional transportation or emergency evacuation for southern communities, could possibly connect and run northwest along a portion of the Beeline Highway (State Road 710) and then connect to Seminole Pratt-Whitney Road (State Road 711). This alternative has better traffic handling opportunities than the Jupiter Farms Road option.
- 2) Martin County residents have expressed their agreement to this alternate route.
- 3) The Palm Beach County Comprehensive Plan, North Palm Beach County and Southern Martin County Planning Forum, and the Treasure Coast Regional

Planning Council currently advocate infill development east of I-95 and Florida's Turnpike.

- 4) Extending State Road 7 through the Loxahatchee Slough is ecologically irresponsible for reasons described earlier in the conservation section.
- 5) The citizens of Jupiter Farms have suggested that a portion of the road right-of-way along the entire length of Jupiter Farms Road could be developed into a naturally landscaped corridor for non-vehicular traffic.
- 6) The cost savings of not running a State Road 7 causeway alignment through the Loxahatchee Slough wetlands, and placing the route upon the pre-existing roadways of State Roads 710 and 711 could amount to between 20 - 40 million dollars.

#### *Jupiter Farms Road*

Jupiter Farms Road is of concern to local citizens because of its potential for increased traffic congestion. It is likely that this road will exceed its planned capacity as the neighborhood approaches build out. Surveys, however, indicated that residents supported Jupiter Farms Road remaining a two-lane rural road.

Balancing the need to manage traffic with the desire to maintain the road's rural character is a major issue for the community. While managing traffic is important many residents feared widening Jupiter Farms Road would hurt its character. Other issues debated by the community concerned what to do with the right of way acquired for the State Road 7 extension, how to preserve its rural character and the number of lanes necessary for traffic management.

The right of way acquired for the extension of State Road 7 could be used for pathways if no longer needed for automobile traffic. Developing a portion of the road right-of-way along the entire length of Jupiter Farms Road as a naturally landscaped corridor for non-vehicular traffic has support from the community. Such a pathway would provide residents with safe alternative modes of transportation along the activity center of Jupiter Farms and help to preserve the road's rural character.

#### *Indiantown Road*

Speeding traffic along Indiantown Road is of fundamental concern to the citizens of Jupiter Farms. Considering the number of school bus stops along this corridor, this situation increases the chances for mishaps. Widening the road without consideration of reducing the limit will only encourage more speeding.

A consensus among local citizens is for Palm Beach County to make every effort to minimize the impacts that a four lane (and eventually 6 lanes) boulevard will have. Indiantown Road between 130th Street North and Florida's Turnpike is planned to have a design speed of 50 mph. This will not only require that efficient traffic calming techniques such as native plantings and non-vehicular pathways be employed in the road design, but also having the County commit to enforcing the speed limit. Maintaining existing native vegetation along Indiantown Road is also



desirable.

A four-lane divided boulevard with sufficient landscaping along its perimeter as the main entrance to the community may maintain or enhance local property values and the unique character of Jupiter Farms. The community has met with the Palm Beach County Traffic Engineering Division for the purpose of establishing design criteria to ensure Indiantown Road west of the Florida Turnpike is constructed so as to minimize impacts on the rural nature of Jupiter Farms. In other parts of the country, rural parkways provide positive neighborhood images while effectively handling large volumes of traffic.

An additional concern is the volume of traffic on Indiantown Road combined with its posted speed limit makes it difficult for pedestrians to cross. There is also a high number of accidents along the road. Crossing will be more dangerous when it becomes four lanes. To better facilitate pedestrian, bicycle, and equestrian crossings a possible solution is to install a pedestrian-activated traffic signal at the corner of Alexander Run and Indiantown Road. The signal will also help to physically bind the northern and southern parts of the community. Designing the signal so that it can be activated by people on bicycle or horseback may encourage the use of alternative modes of transportation. Other crossings along Indiantown Road, such as at Jupiter Farms Road, may also be appropriate. Marking the road pavement with striping, signage and other means conforming to County specifications would be needed. Such markings not only designate the actual crossing for non-vehicular traffic, but more importantly caution drivers on a regular basis that people and horses cross the road.

#### *Alternate Southern Access*

Providing an alternate access into and out of Jupiter Farms is an issue that received much attention during the 1992 charrette, and in subsequent surveys and meetings. At the present time the only way out of the community is via Indiantown Road. This situation results in traffic congestion, inefficient traffic flow along Indiantown Road, and long waits at cross streets to enter traffic. The majority of residents want an alternate access to relieve traffic congestion along Indiantown Road; to avoid the limitations which result by not having another way in or out in case of emergencies, and to offer more convenience to southern destinations. However, some members fear that if a connection between Jupiter Farms Road and Donald Ross Road were engineered and constructed, the incentive to use Jupiter Farms Road as a link in the proposed extension of State Road 7 would increase.

A southern route is one way to relieve congestion on Jupiter Farms and Indiantown Roads, reducing the need for future roadway expansion. An alternate access, however, can be an invitation to unwanted traffic through Jupiter Farms. At least seven options for alternate access to and from Jupiter Farms were presented during the 1992 charrette:

1. Do not construct an alternate access from Jupiter Farms
2. Restrict southern access to two lanes from Jupiter Farms Road to Donald Ross Road, linking to I-95
3. Construct a southern access connecting Jupiter Farms Road to State Road 7 (four-lane highway) through a portion of the Loxahatchee Slough to the Beeline Highway

4. Construct a southern access from Alexander Run connecting to the Beeline Highway
5. Construct a southern access restricted to two lanes from 133rd Road to the Beeline Highway
6. Construct an eastern extension of 150th Court North connecting to Donald Ross Road, linking to I-95, and
7. Construct an extension of Randolph Siding Road west to Seminole Pratt-Whitney Road.

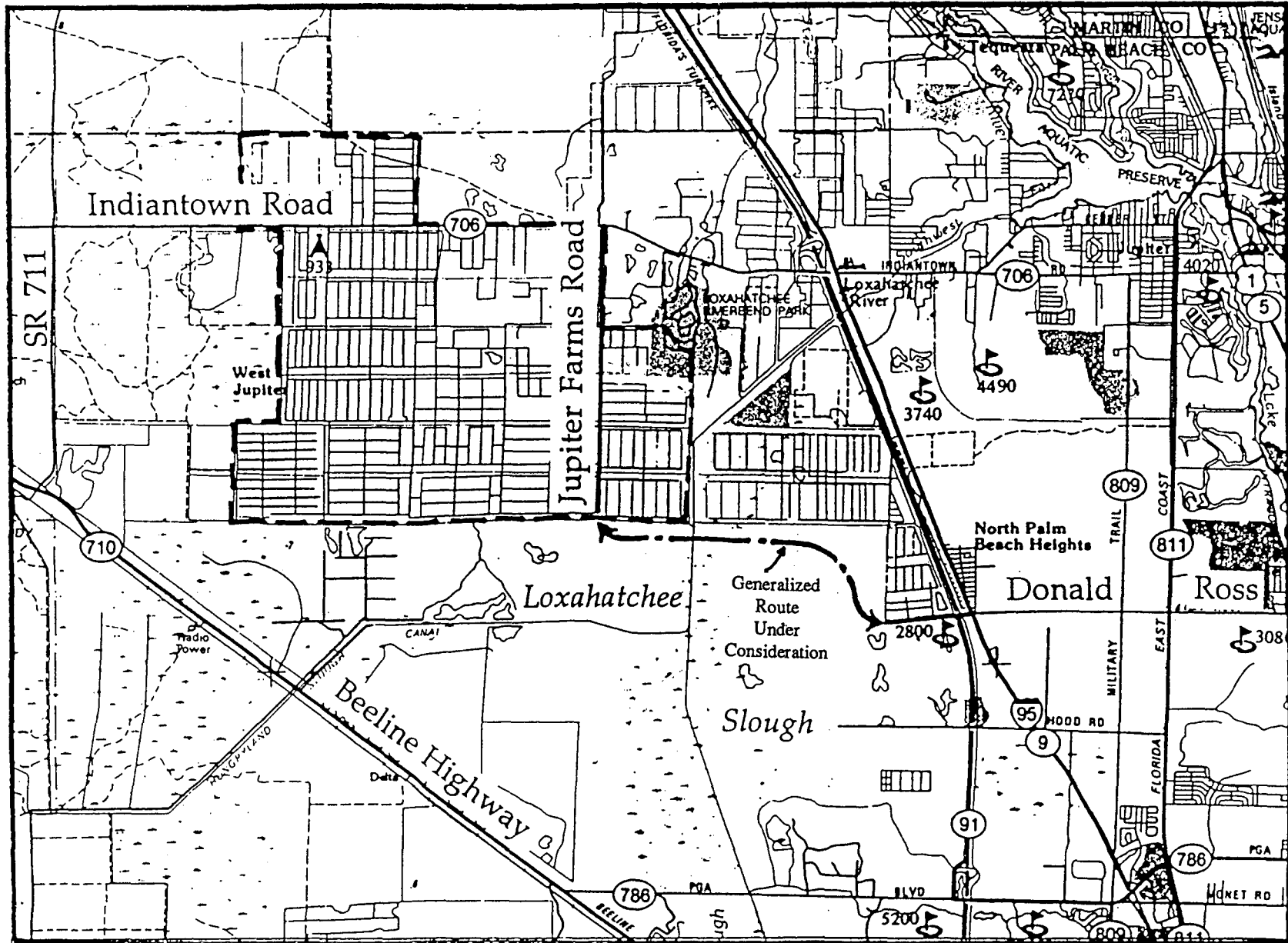
The connection between Jupiter Farms Road and Donald Ross Road is supported by the majority of residents as a possible alternate route. Figure 19l shows a conceptual route accepted by the community during the planning process. In response to the issue the Engineering Division began studying the feasibility of providing a southern access to Jupiter Farms in the summer of 1994.

#### *Traffic Enforcement and Safety*

Another issue of concern to the community is traffic enforcement throughout Jupiter Farms and along Indiantown Road. A possible method of reducing excessive speeding would be to enforce the existing speed limit. The posted speed limit throughout Jupiter Farms is 30 mph, and 20 mph within school zones.

To date, local residents have reviewed the traffic calming research materials offered by the County. Calming strategies incorporate several ideas: reducing the line of sight, road widths, and additional landscaping. The community may wish to continue developing effective traffic calming strategies for local roads.

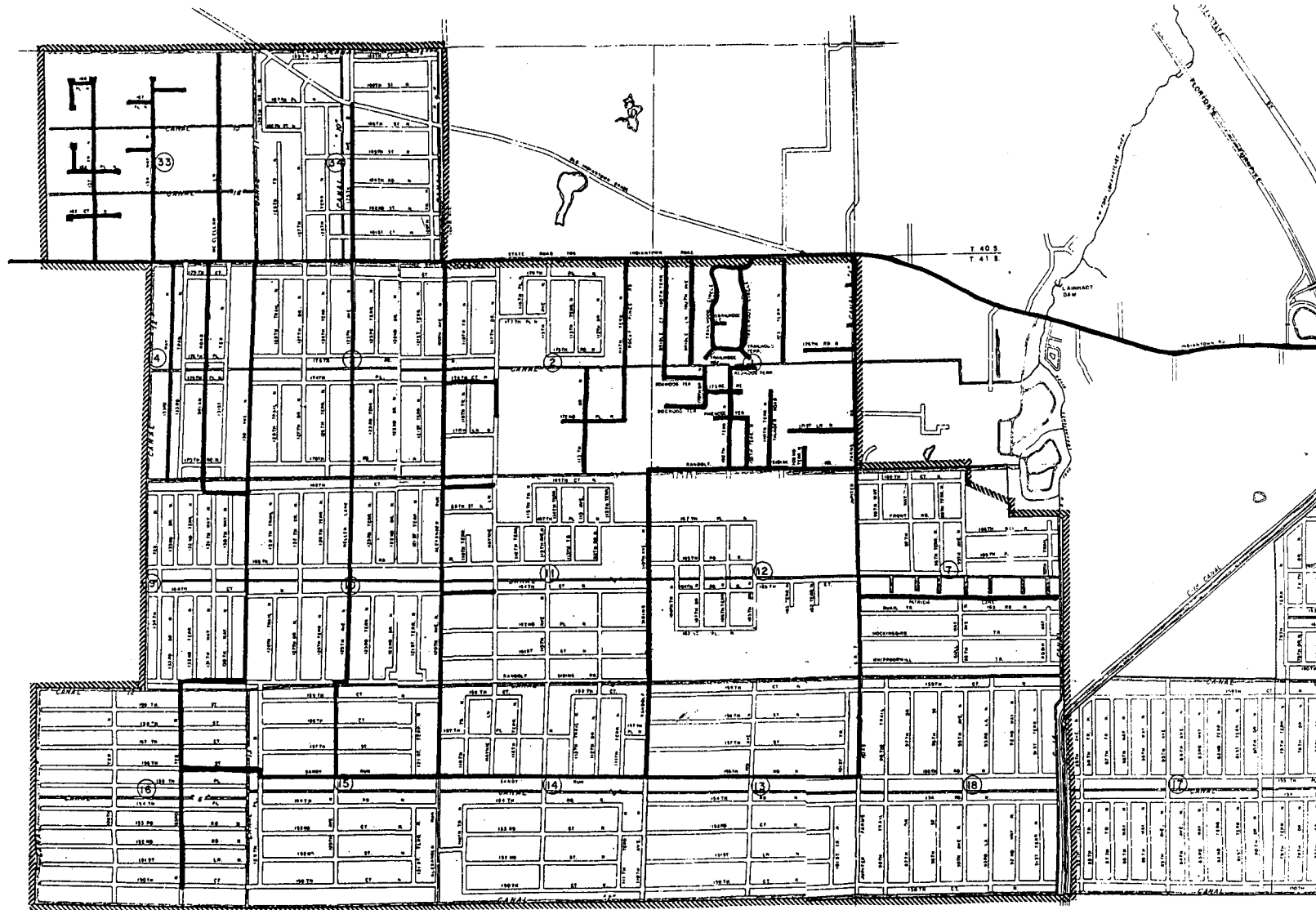
**Jupiter Farms Neighborhood Plan**  
Recommended Alternate Southern Access  
Jupiter Farms Road to Donald Ross Road



V 61

# Jupiter Farms Neighborhood Plan

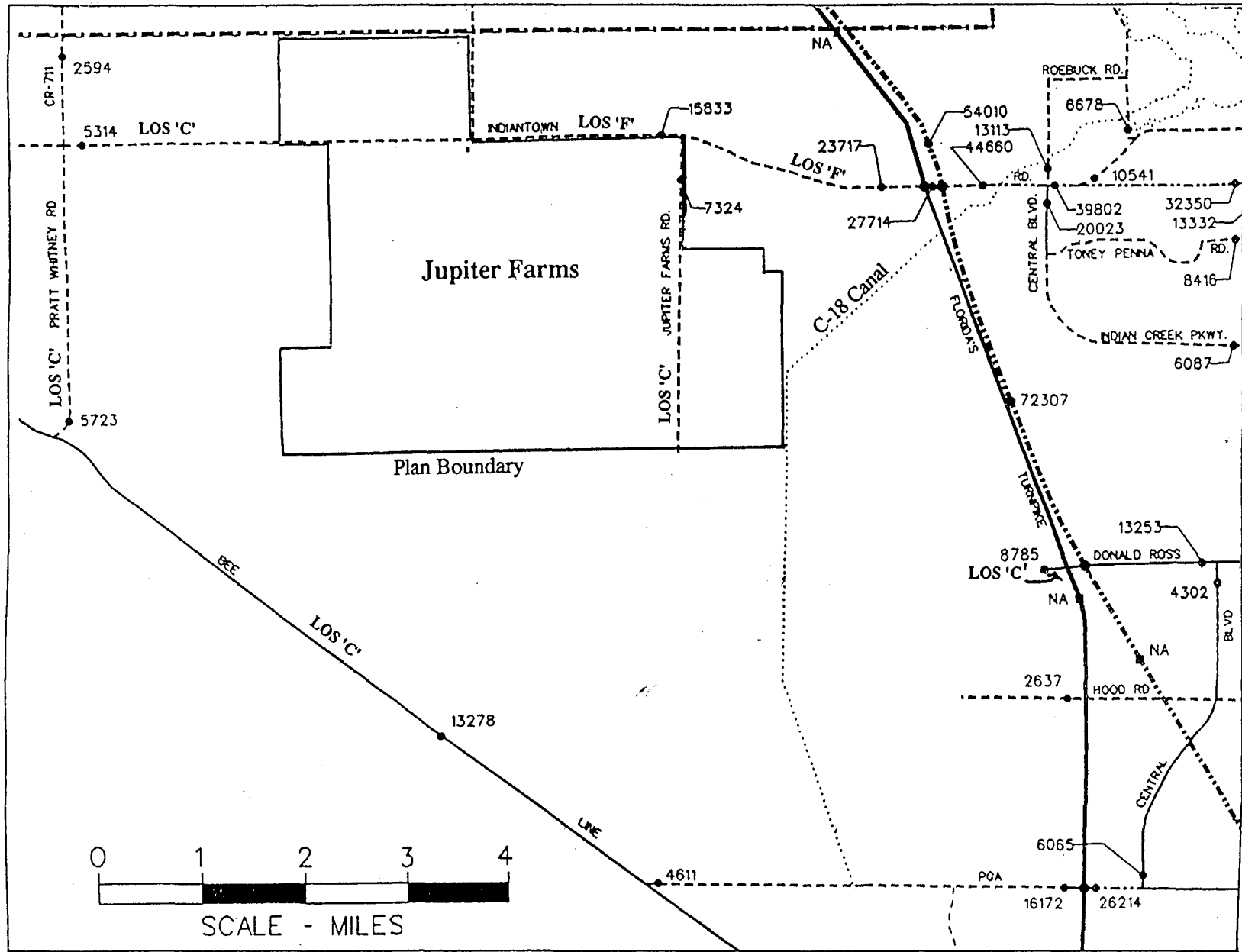
## Jupiter Farms Paved Roadways



Paved Roads     
  Unpaved Roads     
  Plan Boundaries

# Jupiter Farms Neighborhood Plan

## 1994 Levels Of Service for Roads in the Jupiter Farms Area



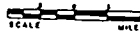
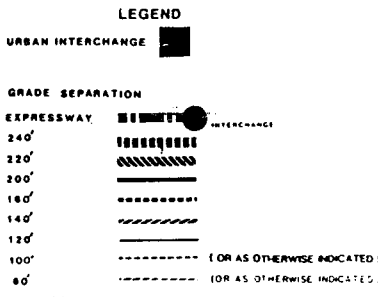
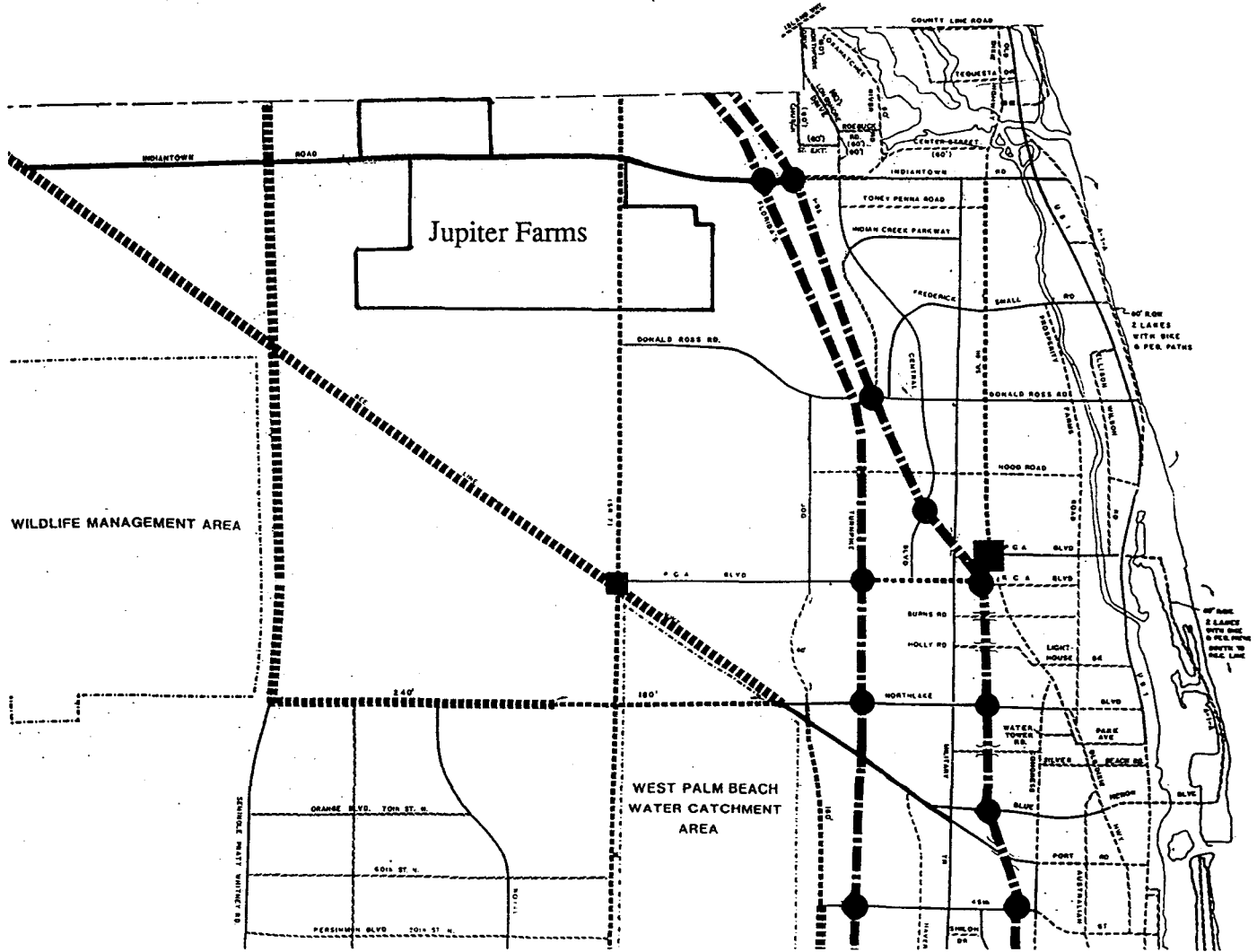
16

# Jupiter Farms Neighborhood Plan

Roads Within the Plan Area Included in the 1993 Five Year Road Plan

(\$ in 1,000's)

PROJECT	LIMITS	DESCRIPTION	FY 93/94 COST- PHASE	FY 94/95 COST- PHASE	FY 95/96 COST- PHASE	FY 96/97 COST- PHASE	FY 97/98 COST- PHASE
Indiantown Rd	130th Ave - Jupiter Farms RD	3.1 mi, 4 Lanes	0	1,724 Right of Way	0	6,010 Construction	0
Indiantown Rd	Jupiter Farms Rd - FL Turn- pike	2.5 mi, 4 Lanes	0	7,151 Construction	0	0	0

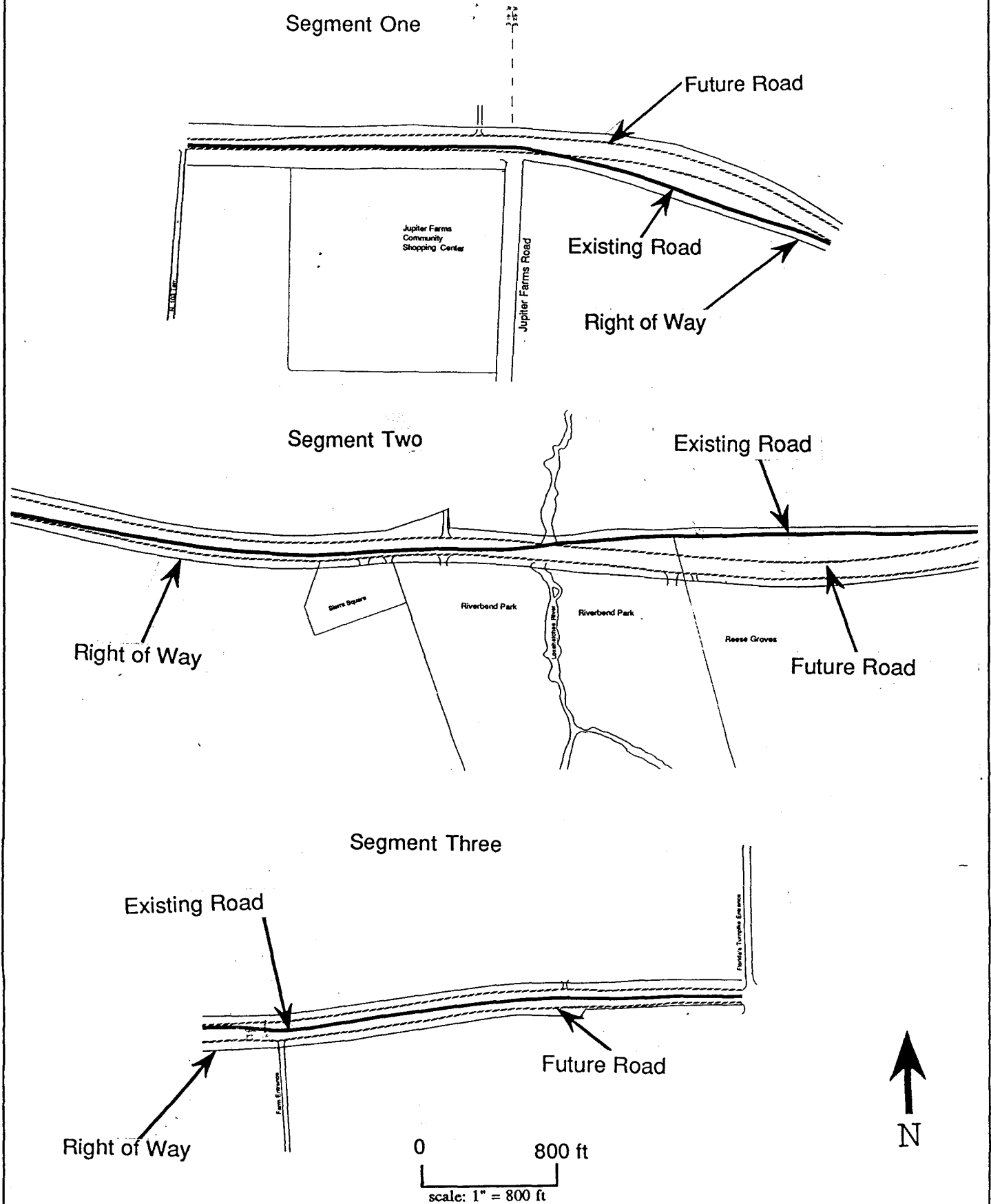


Source: Palm Beach County Engineering Department, July 1994

Palm Beach County Planning Division, 1994

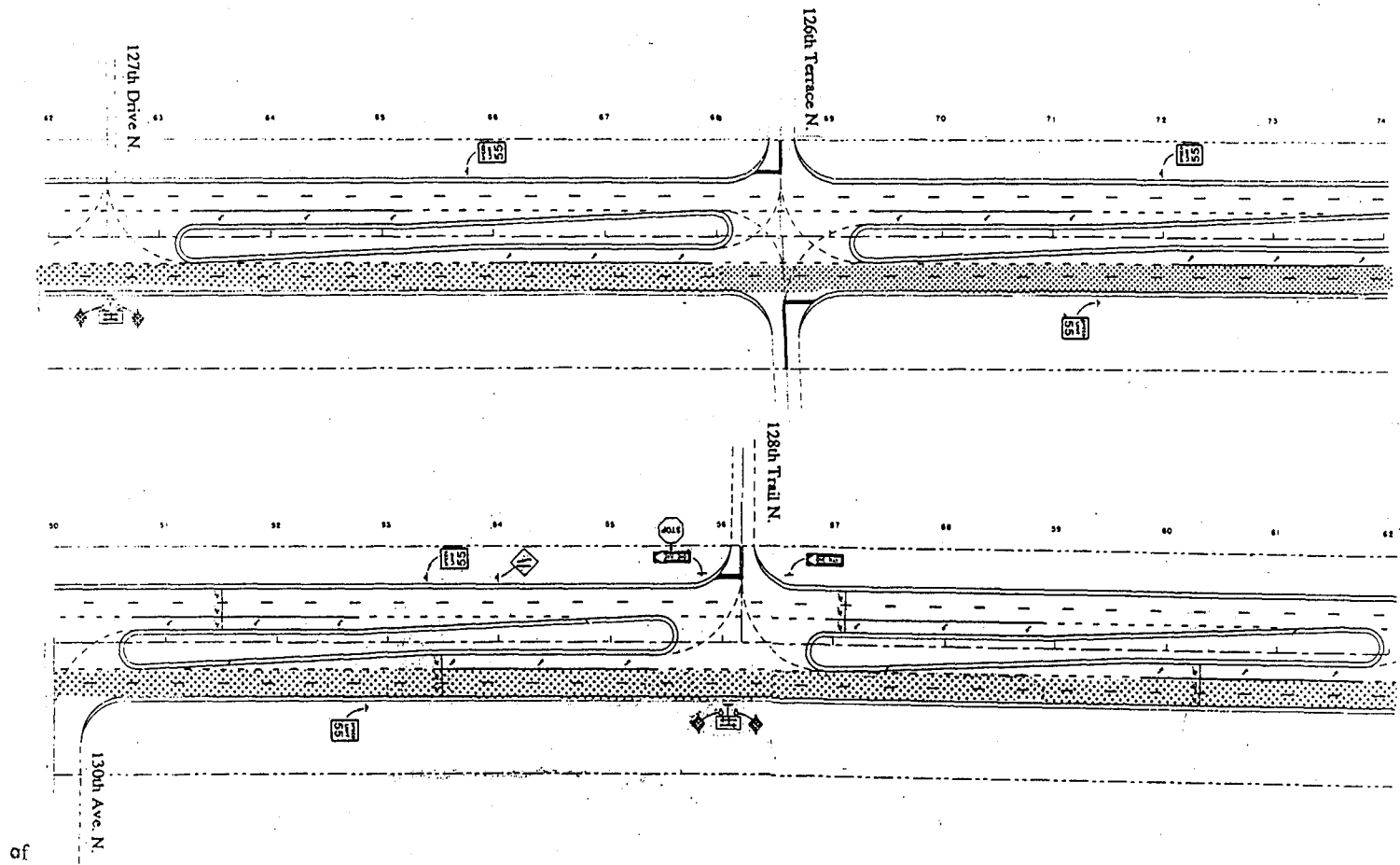
# Jupiter Farms Neighborhood Plan

Planned Improvements to Indiantown Road Between N. 103 Terr. and Florida's Turnpike



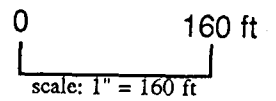
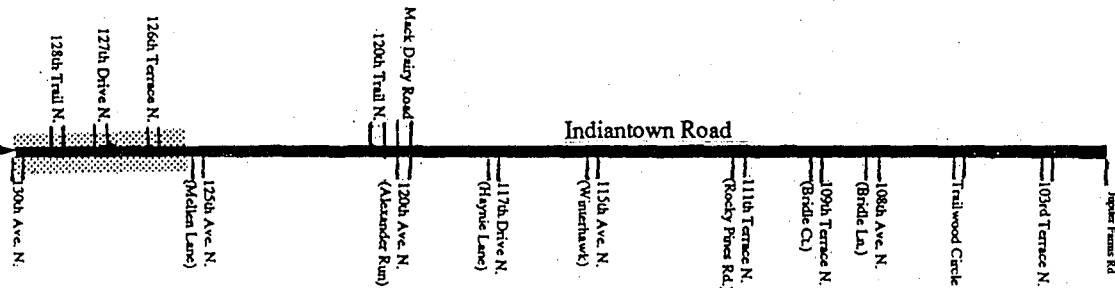
# Jupiter Farms Neighborhood Plan

## Improvements to Indiantown Road West of Jupiter Farms Road



19 F

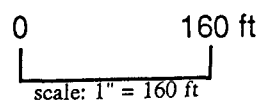
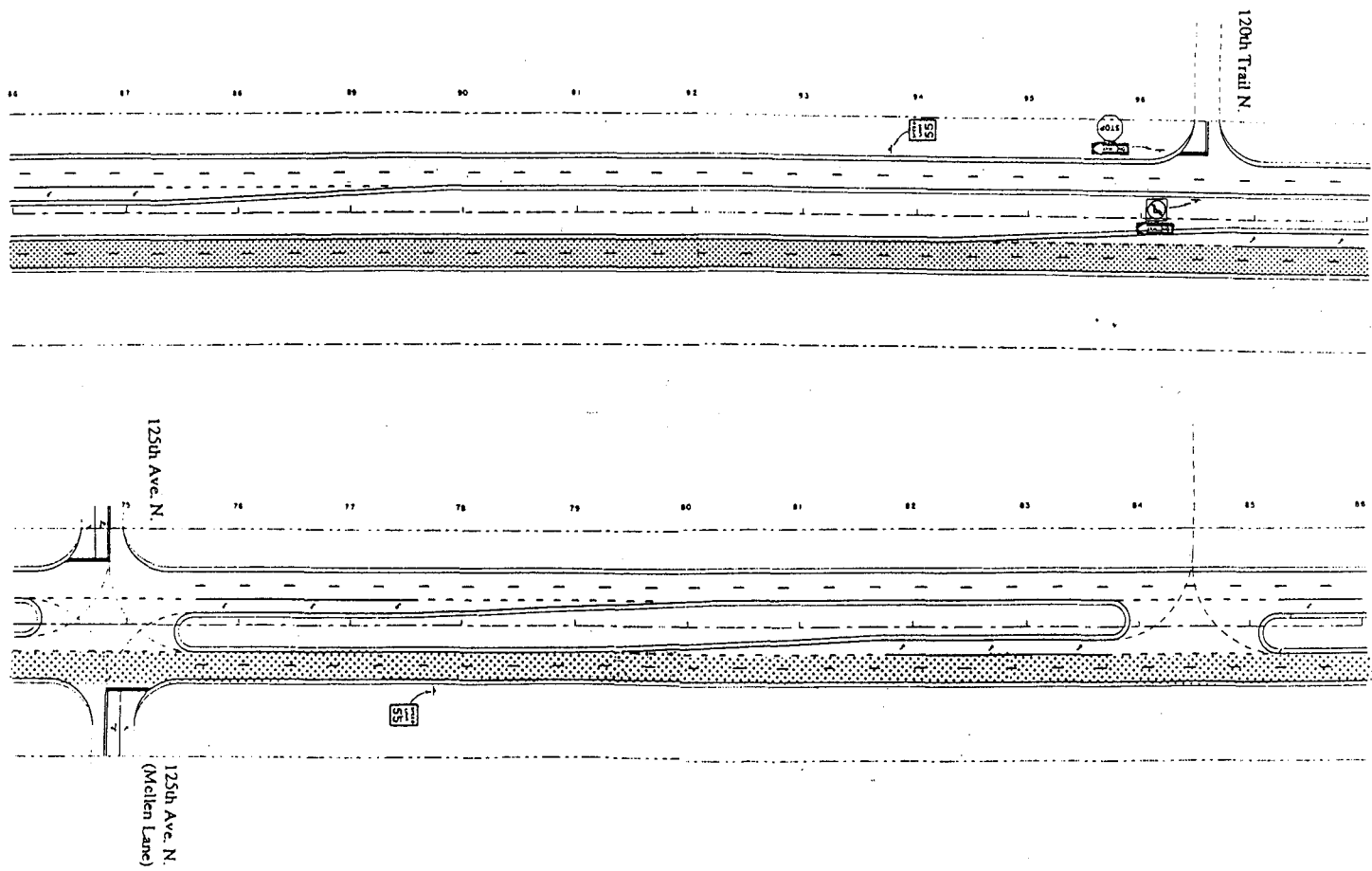
Relative location of this map in relation to the entire road widening project



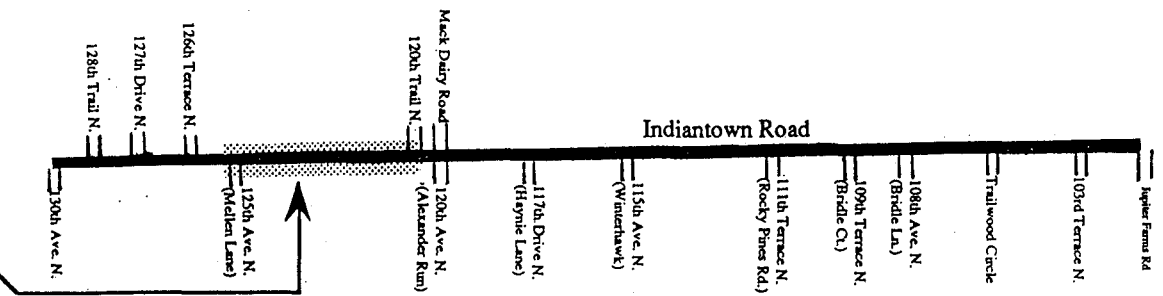


# Jupiter Farms Neighborhood Plan

## Improvements to Indiantown Road West of Jupiter Farms Road



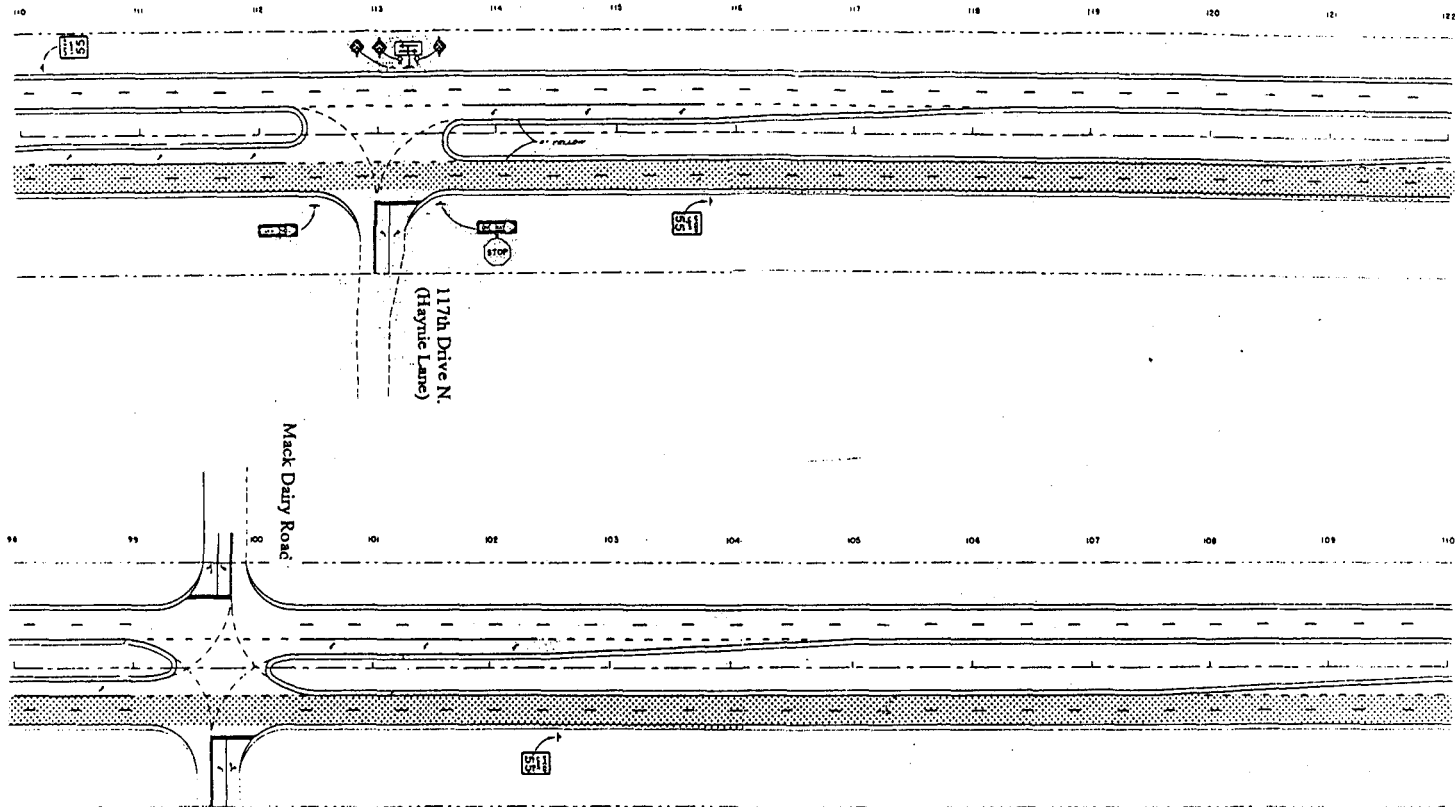
Relative location of this map in relation to the entire road widening project



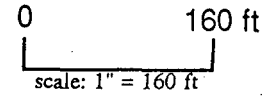
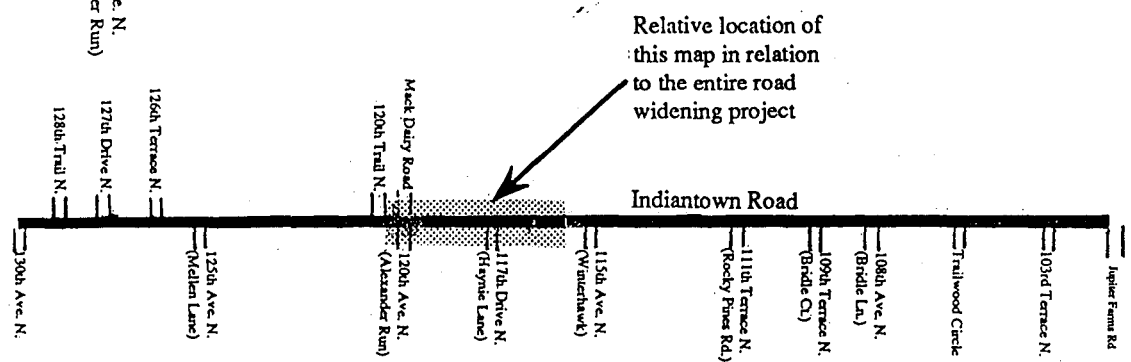
Existing Roadway

# Jupiter Farms Neighborhood Plan

## Improvements to Indiantown Road West of Jupiter Farms Road

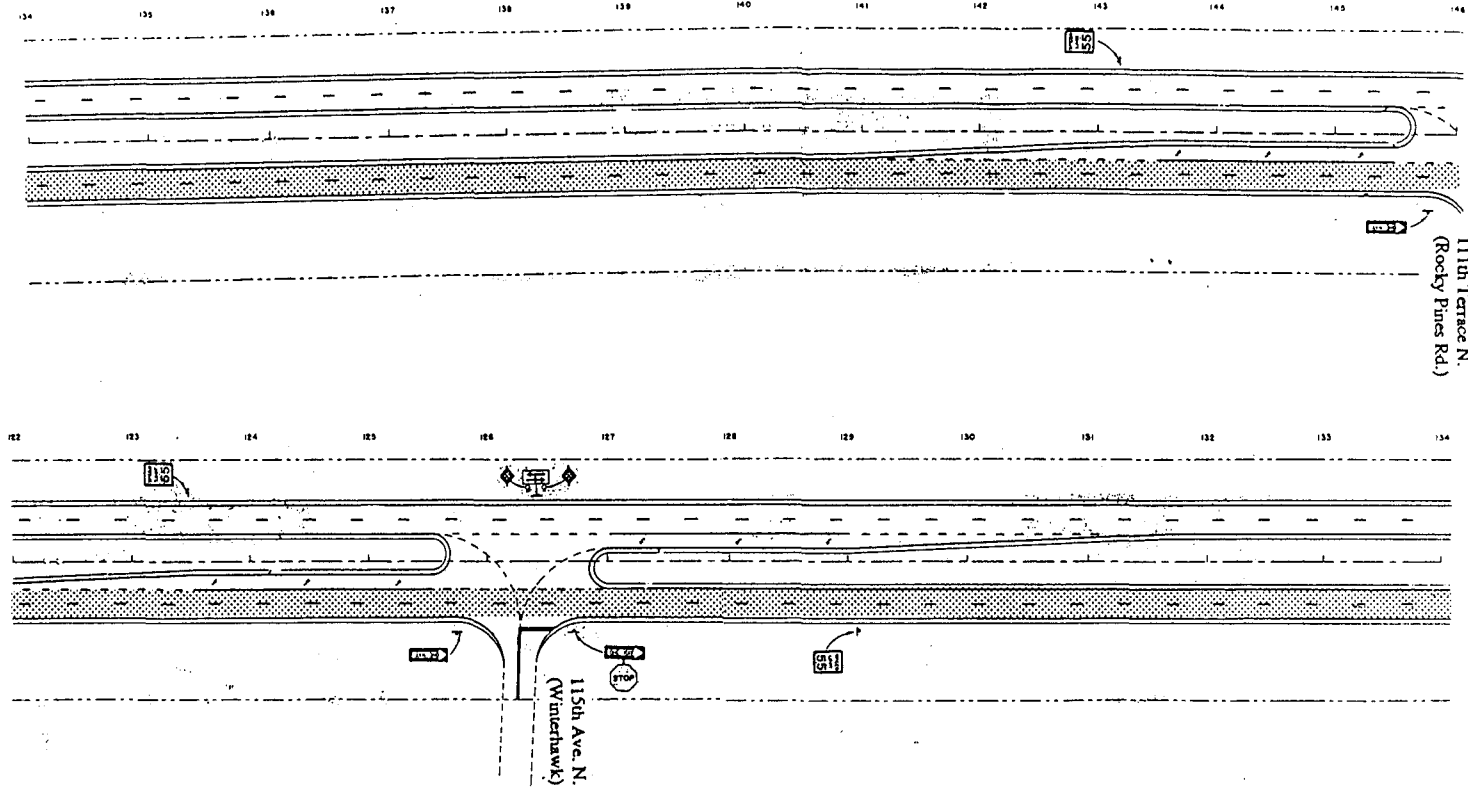


19 H

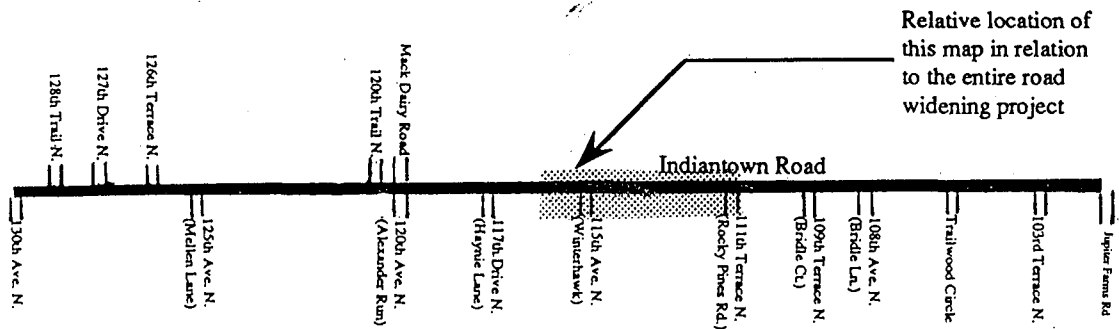


# Jupiter Farms Neighborhood Plan

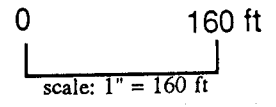
## Improvements to Indiantown Road West of Jupiter Farms Road



19-1



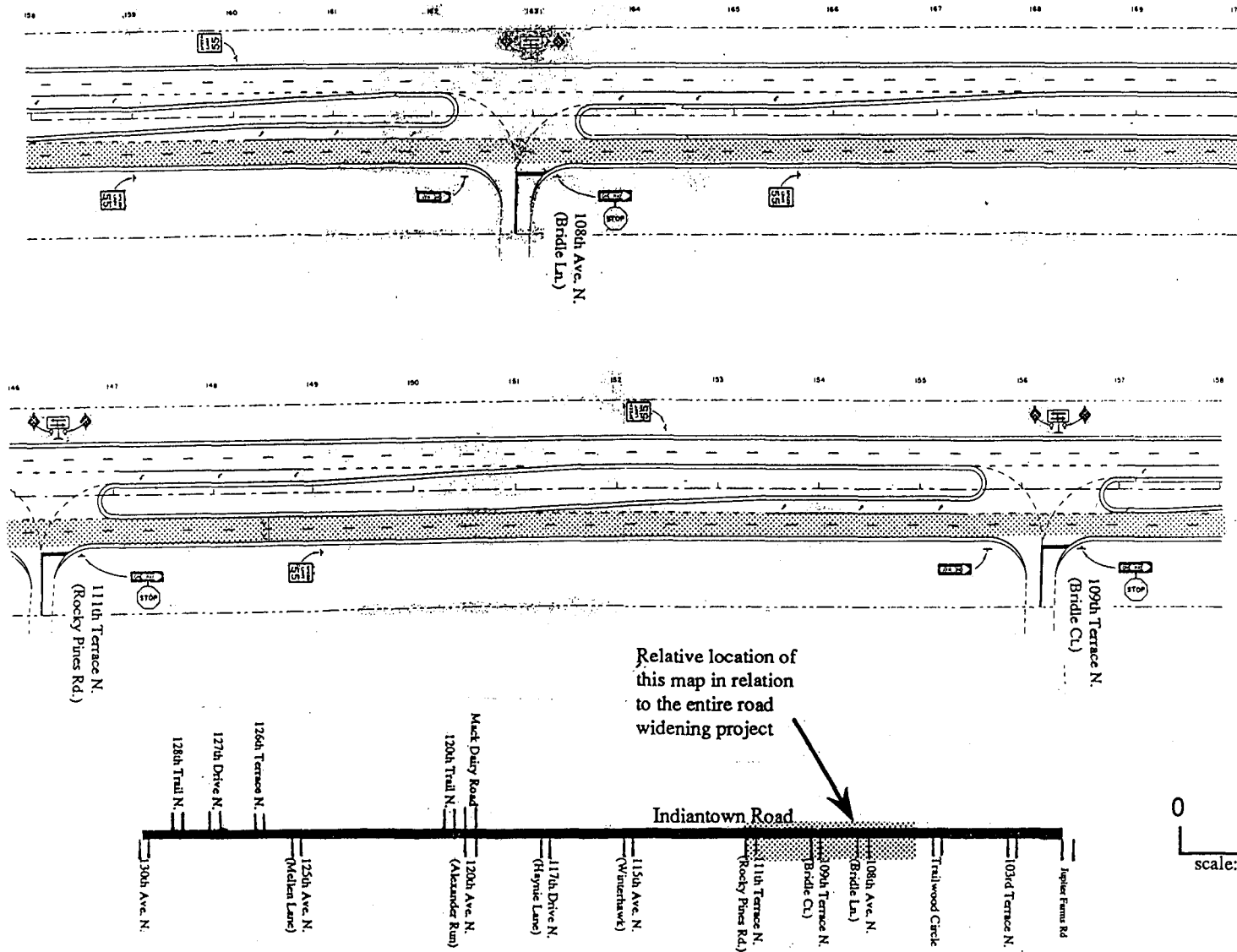
Relative location of this map in relation to the entire road widening project



Existing Roadway

# Jupiter Farms Neighborhood Plan

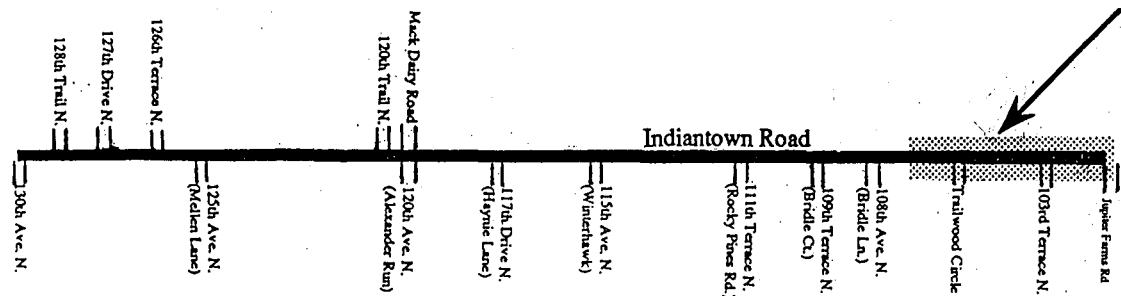
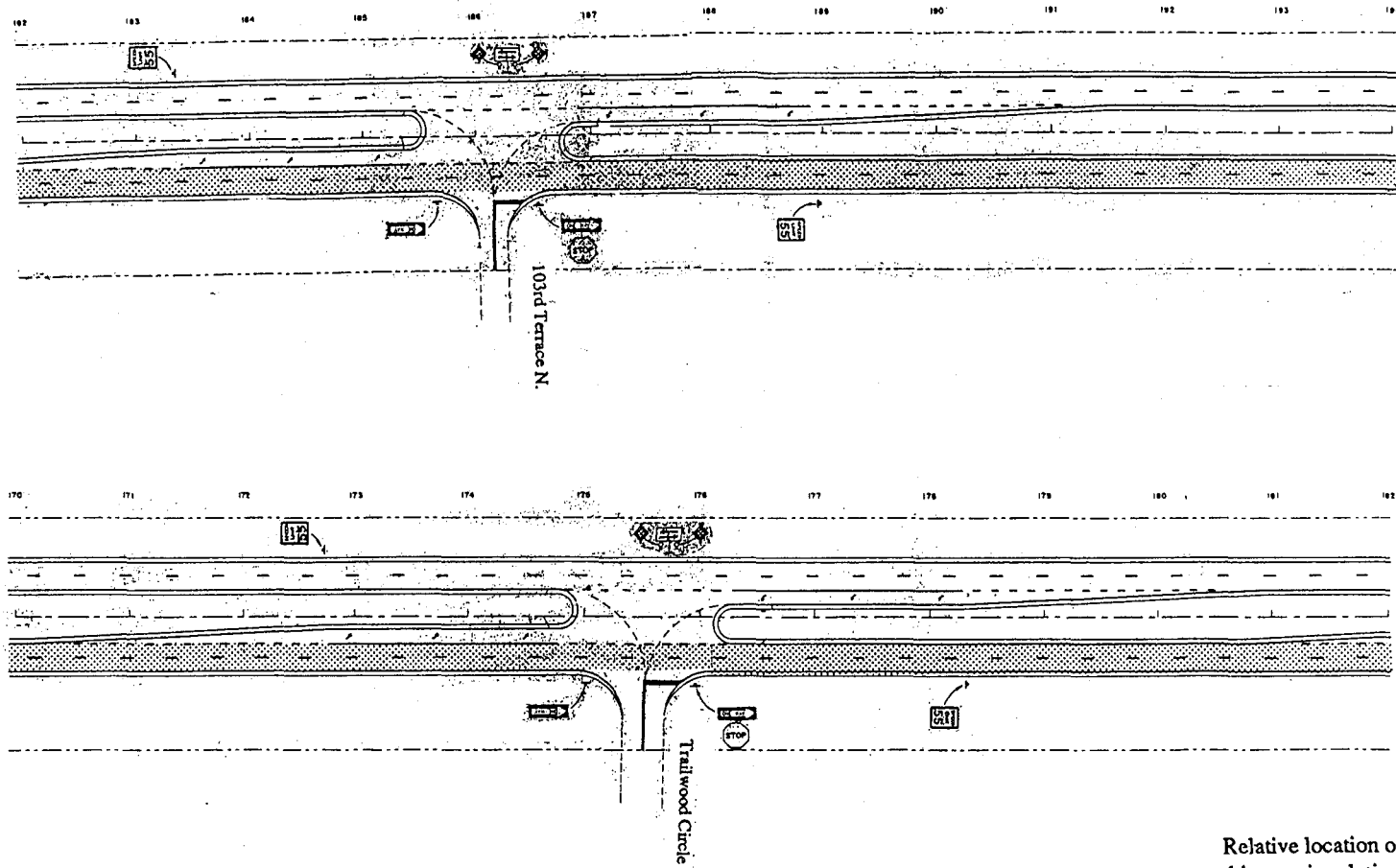
## Improvements to Indiantown Road West of Jupiter Farms Road



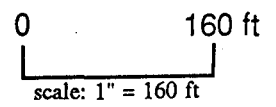
19.5

# Jupiter Farms Neighborhood Plan

## Improvements to Indiantown Road West of Jupiter Farms Road



Relative location of this map in relation to the entire road widening project

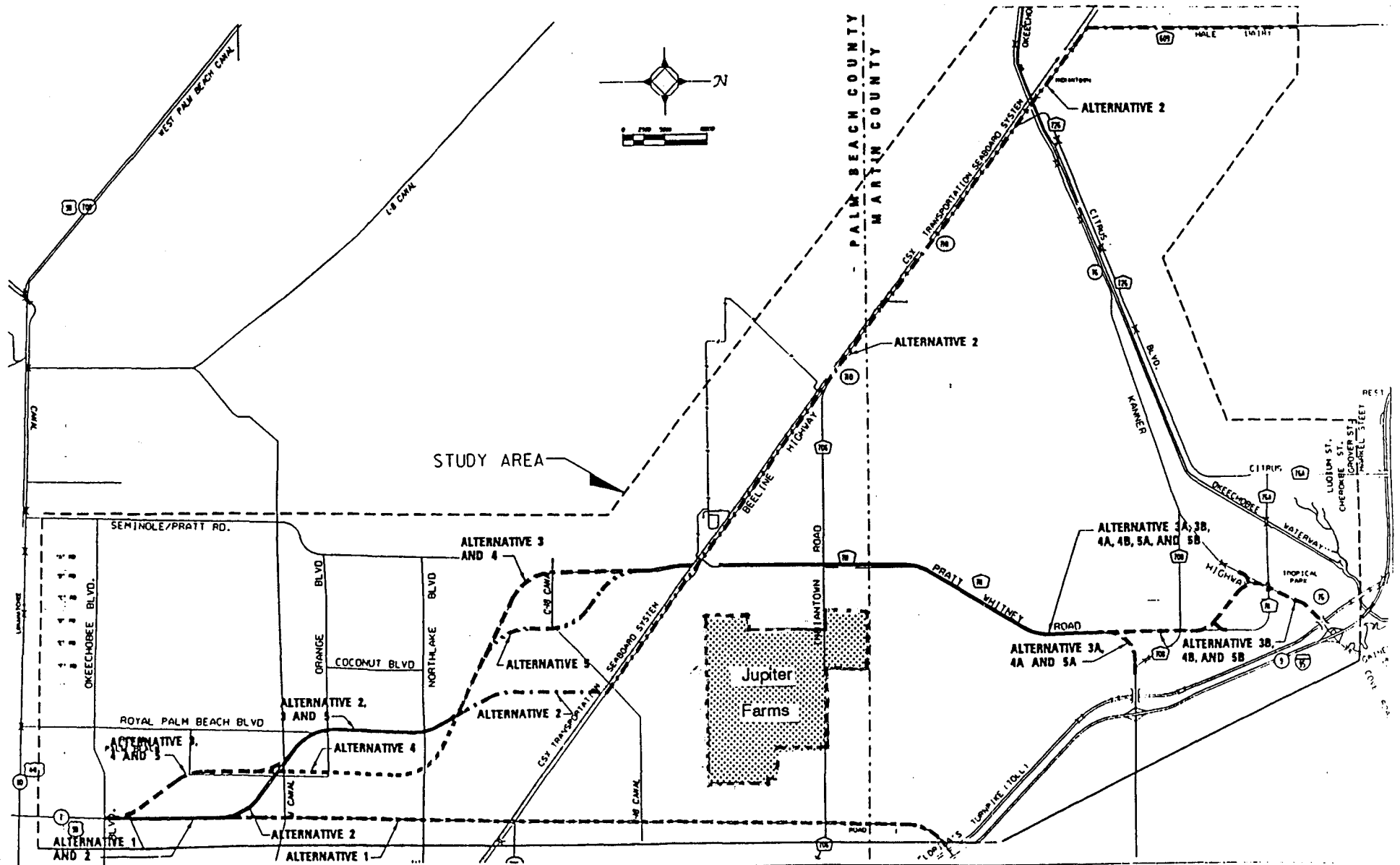


19 K

# Jupiter Farms Neighborhood Plan

## Alternate Corridors of the SR 7 Alignment

761



RSH AEP NO.: 9941325000	SR 7 CORRIDOR PLANNING AND DESIGN STUDY PALM BEACH COUNTY AND MARTIN COUNTY	<b>RSH</b>	WPI NO.: 4598101 SP NO.: 94000-1602	CORRIDOR ALTERNATIVES
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## C. Services to Area

### *Schools*

Map 24a shows the 1994/95 attendance boundaries for elementary schools in Palm Beach County. Jupiter Farms Community Elementary school is the only public school within Jupiter Farms and serves students living west of Jupiter Farms Road. As of September 1994 there were 918 children living within the plan's boundaries registered there. The remaining children (119) are bused to Jerry Thomas Elementary to the east, outside the planning area.

Middle school students living in Jupiter Farms are served by Watson B. Duncan Middle school located in Palm Beach Gardens. For the 1994/95 school year 467 students were registered. Map 24b shows the attendance boundaries for middle schools in Palm Beach County.

Two high schools serve Jupiter Farms, Jupiter Community High School in Jupiter and William T. Dwyer High School in Palm Beach Gardens. Starting in the 1994/95 school year 9th graders living east of Jupiter Farms Road were assigned to Jupiter High. The 400 or so High School Students living on Jupiter Farms Road are assigned to Dwyer High. The remaining number of high school students attending Dwyer High was 396. Map 24c shows the boundaries for high schools in Palm Beach County.

### *Community Center*

Palm Beach County maintains a community center located at Indiantown Road and Central Boulevard in Jupiter. Services include a Headstart program for disadvantaged pre-schoolers, health and community services, after school care for all ages, summer day camp, special events, and other recreation programs. Several agencies are responsible for the programs including the Health Department, Parks and Recreation Department, and Housing and Community Development. The Recreation programs are provided free or at low cost to anyone regardless of income or ability to pay; other services are provided based on income and other requirements.

Recreation Departments of several municipalities operate community centers and parks which also serve residents in the north county area. These include the Town of Jupiter, Palm Beach Gardens and North Palm Beach. Some programs require participants to be residents of the municipality due to high demand.

### *Parks and Recreation*

Currently the Parks and Recreation Department operates six neighborhood and community parks, two district, one regional and eight beach parks in the northern part of Palm Beach County. Map 24d shows the County's inventory of parks. The department is also working with other agencies to preserve and develop several natural resource areas located near Jupiter Farms.

The South Florida Water Management District (SFWMD) recently acquired over 400 acres of Loxahatchee River watershed in the Reese Groves tract. Located on the eastern boundary of Riverbend Park, the land will remain a passive nature preserve (see figures 24e and 24f). In addition, the Palm Beach County Parks & Recreation Department has negotiated a long-term lease with the goal of adding horse and hiking trails. Combined with Riverbend Park, the undeveloped area will offer equestrian and hiking enthusiasts over 600 unspoiled acres in

approximately five to seven years. Riverbend Park is also undergoing an archaeological survey, as described in the land use section.

#### *Neighborhood Parks: Jupiter Farms Community Park*

Jupiter Farms Community Park is to be constructed on Jupiter Farms Road near Palm Beach County Fire/Rescue Station, #14 (See Figure 24g). The park, opened in May of 1995 is an active site for organized sports and community gatherings. A commitment has been obtained from the Palm Beach County Parks and Recreation Department to construct a perimeter bridle path and pedestrian walk as a part of the project. Adding these pathways will occur once all of the currently established park projects have been completed which include lighted baseball and athletic fields, a bicycle path, children's play area and tennis and racquetball courts.

#### *Non-Vehicular Pathways*

One of the community's most distinguishable public amenities is the network of natural rural pathways along the canals. These paths are used by people on horseback, on foot and on bicycle. They provide connections between destinations throughout Jupiter Farms and add to the community's unique character.

#### *Schools Issues/Problems*

##### *Facility Design and Uses*

The 1992 charrette and subsequent community discussion achieved a high degree of consensus about the character of school buildings in this area. At issue was the design of schools that did not allow for passive air systems, use of modular construction, and architecture which detracted from the character of the neighborhood. As public amenities, the community felt that schools should be dignified, respectable public buildings that reflect the local standards. Local citizens have asked that new schools be attractive, durable structures that exhibit an architecture inspiring pride and higher learning among all citizens.

Local citizens identified a lack of opportunity for community oriented functions at their local school. Public buildings such as schools made available to the community further enhances the local atmosphere. Organizations in Jupiter Farms have received support from the principal of the Jupiter Farms Community Elementary School to make the building and its recreational facilities accessible to the residents of the community it serves. The site plan of the school on page 24h shows the possible meeting sites available and the layout of the school.

The vacant tract of approximately 40 acres to the south of the elementary school is also owned by the Palm Beach County School Board and has been identified as environmentally sensitive and unsuitably wet for building. This area could be dedicated as an example of wetland ecology. An educational program developed to teach school children the significance of Florida's natural wetland habitat would be a valuable resource. To that end, the community continues to work with the Palm Beach County School Board, Palm Beach County Planning Zoning & Building Department and the County's Environmental Resource Management Department to preserve the site as an educationally-based nature reserve including a nature walk, an outdoor classroom, and curriculum of the native ecosystem.



### *Neighborhood Schools*

Schools are an important component of a community's quality of life and cohesiveness. One problem has been a lack of bonds among neighborhood residents. By having all elementary aged children attend schools within the community, contact and ties between neighbors is enhanced. For this reason, there was consensus at the charrette and in subsequent discussions that every effort should be made to provide elementary school facilities for all students from kindergarten through grade five within the Jupiter Farms area.

The residents also recognize the desirability of locating a middle school or a high school either within or near Jupiter Farms. In the interest of proper placement for a new elementary school, and possibly a middle and/or high school appropriate to the needs of this growing community, the citizens of Jupiter Farms actively participate in an open dialogue with the Palm Beach County School Board.

Pedestrian access to schools is also a concern. The location of paved pathways connecting with other neighborhood destinations is predominantly ruled by the location of paved roads. The "CAN WALK" organization will continue to pursue funding for paved pathways along all paved roads in cooperation with SIRWCD, Florida Department of Transportation, and Palm Beach County.

### *Community Center issue*

Every memorable village or small town has a public space that becomes the center of community activity. Whether it is called a community center, meeting hall or town square, this public space gives that community a cohesive identity and a designated place for public discourse. It is a place of opportunity, where local residents can come to know one another, share their knowledge, enjoy the company of their neighbors, and participate in a democratic society. Although Jupiter Farms is not incorporated, a centrally located public facility could only enhance the character and increase the sense of community. Although there was a great deal of discussion during the 1992 charrette and at subsequent meetings, no consensus was reached on the appropriatedness of a community building. It should be noted that the Jupiter Farms Shopping Center has dedicated space for public use. Members of the community may wish to consider this as a possibility.

### *Park Issues*

Some residents identified the lack of availability of Jupiter Farms Community Park as a problem. Members of the community have expressed concern that the park facilities may be monopolized by organized athletic leagues and access to individual park users may be limited. Structured activities sponsored by the County Parks and Recreation Department and other organizations should not exclude opportunities for participation by individuals and their children.

Additional discussion related to Jupiter Farms Community Park centered around providing a western access point and bridle paths. A western access may require the purchase or donation of an easement along private property to connect the park with existing roadways or non-vehicular pathways. Such a connection would prevent a single-point access along Jupiter Farms Road, allow safe access by pedestrians, bicyclists, and equestrians, and provide convenient policing. This connection is discussed in greater length in the section titled: Non-Vehicular

## Pathway Network.

### *Neighborhood Parks*

Currently no substantial or coherent system of public open spaces exists. As Jupiter Farms evolves toward buildout, some residents felt that small public open spaces could be reserved for leisure time activities. Parks accessible to pedestrians, equestrians and children on bicycles can provide positive environments for neighborly interaction.

There can be many impediments to establishing neighborhood parks. Some of these include: questions of ownership, acquisition and development, liability, operations and maintenance costs, access, location and policing. Until these issues can be settled it is unlikely neighborhood parks can be provided in Jupiter Farms.

### *Non-Vehicular Pathways*

During the planning process several possibilities for future pathways were identified. An equestrian pathway around Jupiter Farms Community Park was one suggestion. Additionally, a western access to the park was highly desirable. Another important non-vehicular connection would be between the elementary school and Jupiter Farms Community Park. The opportunity to walk or bicycle between these two destinations would provide a unifying asset to the community. At present, an informal system of pathways exists throughout Jupiter Farms.

No official recognition of an official internal pathway network was recommended due to unresolved issues such as liability, jurisdiction, assessments and crime. The community recognized the importance of a pathway system and endorsed a general policy that the community could benefit by connecting schools, parks and other common amenities with a non-vehicular network.

## D. Governance

### *SIRWCD*

SIRWCD provides for drainage and roads within Jupiter Farms. As discussed in *History* under the Land Use Section the district was granted power to assess residents within its jurisdiction for the various services it provides to the community. Map 14d shows the SIRWCD boundaries. The district is comprised of the Jupiter Farms and Palm Beach Country Estates neighborhoods. Palm Beach Country Estates is located in the eastern portion of the district southeast of the C-18 canal.

### *Palm Beach County*

The governing body responsible for all other aspects of governance and service provision in Jupiter Farms is the County's Board of County Commissioners, (BCC) the elected body which has jurisdiction over the unincorporated portion of Palm Beach County. The BCC enacts various ordinances and policies to protect the citizens of unincorporated Palm Beach County.

The neighborhood planning program is a tool the county has used to enable citizens to have greater say in the development of their neighborhood. This grass-roots program is relatively new and has resulted in the adoption of two neighborhood plans to date: the Jupiter Farms Neighborhood Plan and the Haverhill Area Neighborhood Plan.

### *Review and Evaluation*

Planning Division staff oversees the implementation of the neighborhood plans and coordinates with the implementing agencies. Staff is also responsible for reviewing land use amendments and rezonings to ensure they are consistent with the goals of each plan. Periodically each plan will need to be reviewed and evaluated to determine any changed conditions or unforeseen problems to be addressed.

### *Issues and Problems of Governance*

#### *Public Notice*

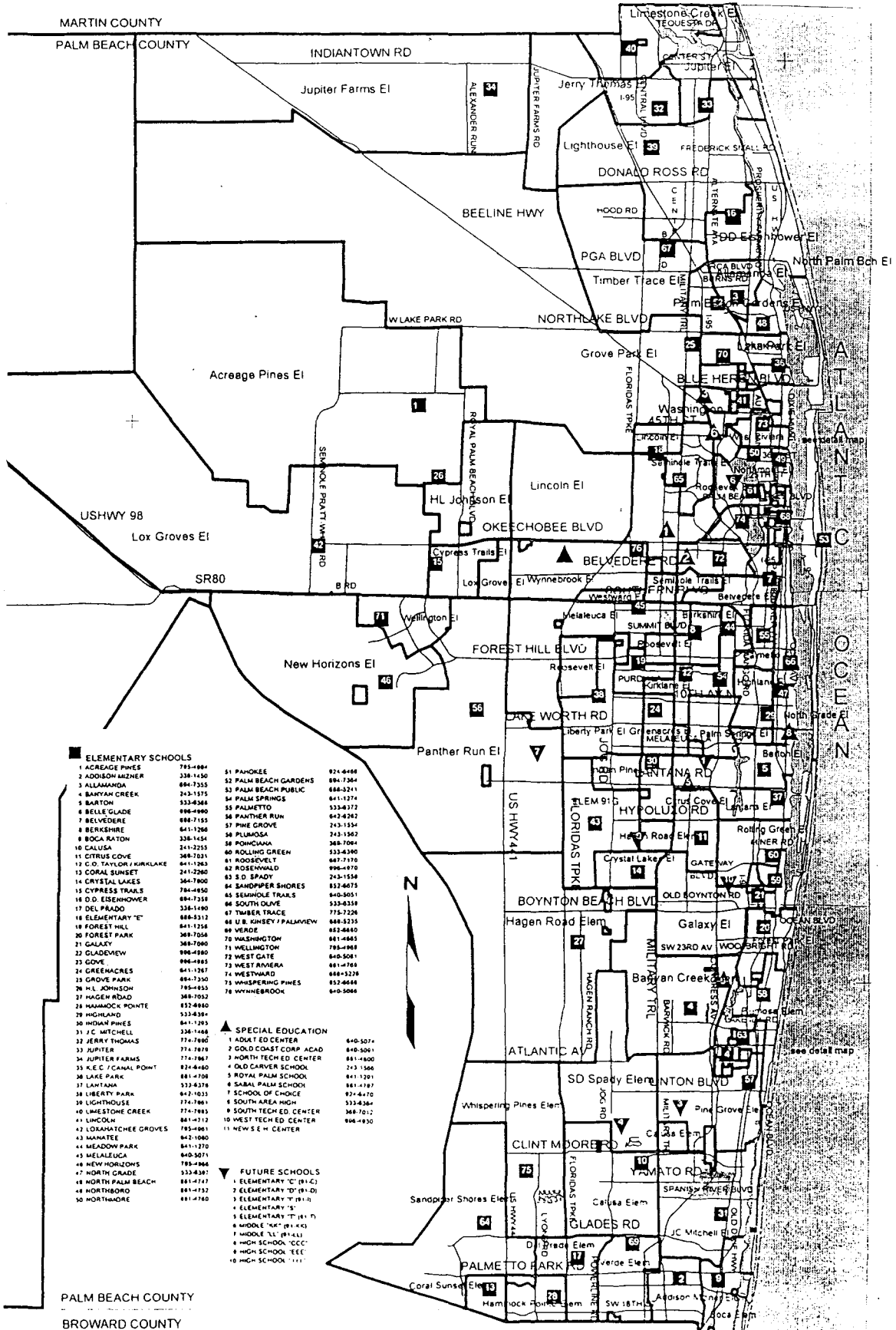
In order for any community to move together in a positive direction, residents need to be well informed of issues pertaining to their community. The community voiced a concern over how to provide an effective means for announcing public meetings that is both cost effective and efficient. To date the community has investigated several methods of notifying the citizens of Jupiter Farms.

Because Jupiter Farms does not currently have any one single place for announcing dates and places of important public meetings and events it was suggested that community billboards be placed in prominent locations where the greatest number of people might see them. Places such as the Valmaron, Burt Reynolds Feed store, Jupiter Farms Community Elementary School and the South Indian River Water Control District office could be appropriate.

Although several official governing bodies are responsible for implementing the plan, the

# Jupiter Farms Neighborhood Plan

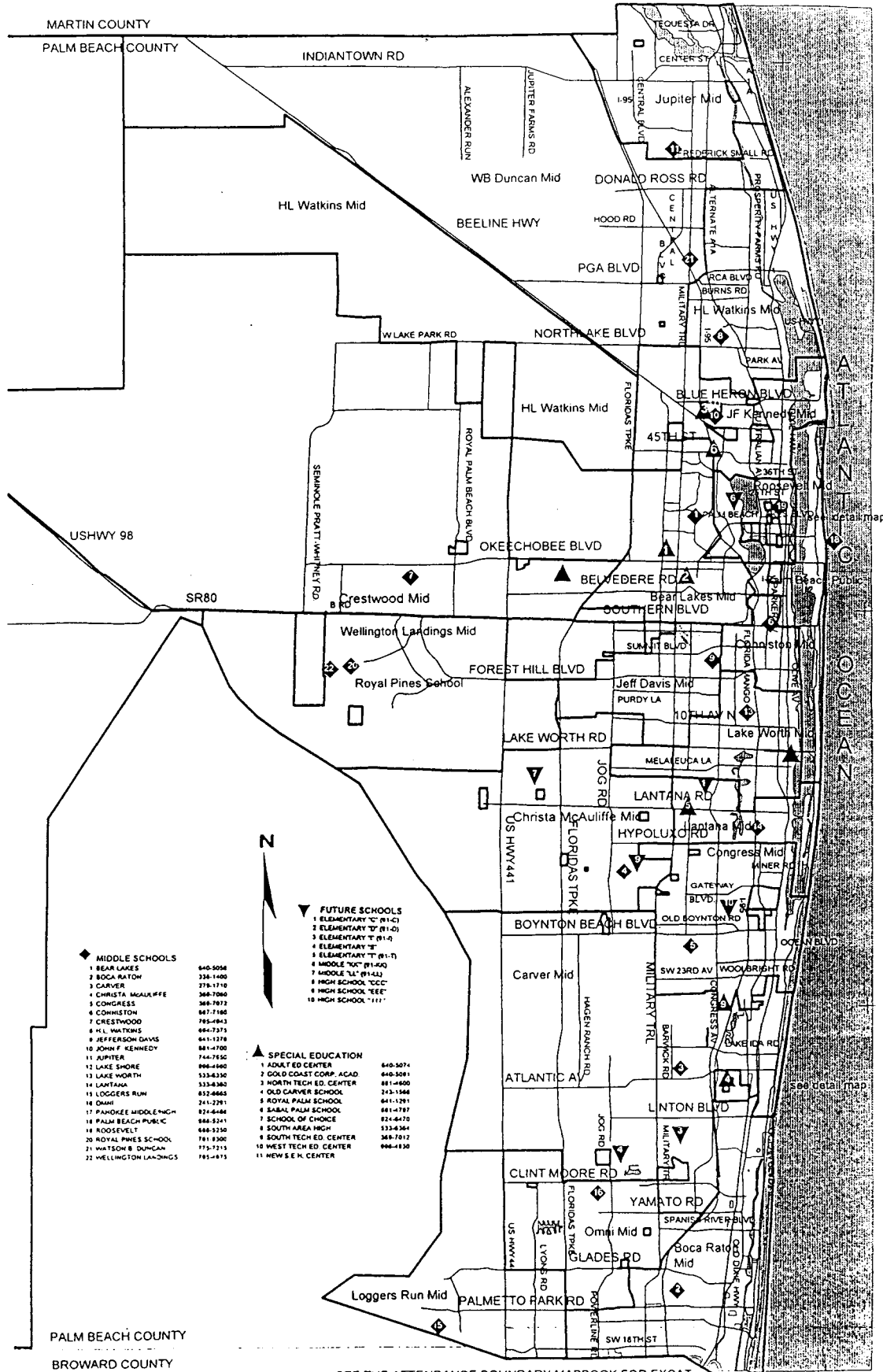
## ELEMENTARY SCHOOL ATTENDANCE BOUNDARY AND LOCATION MAP 1994/95



SEE THE ATTENDANCE BOUNDARY MAPBOOK FOR EXACT BOUNDARY DEFINITIONS

# Jupiter Farms Neighborhood Plan

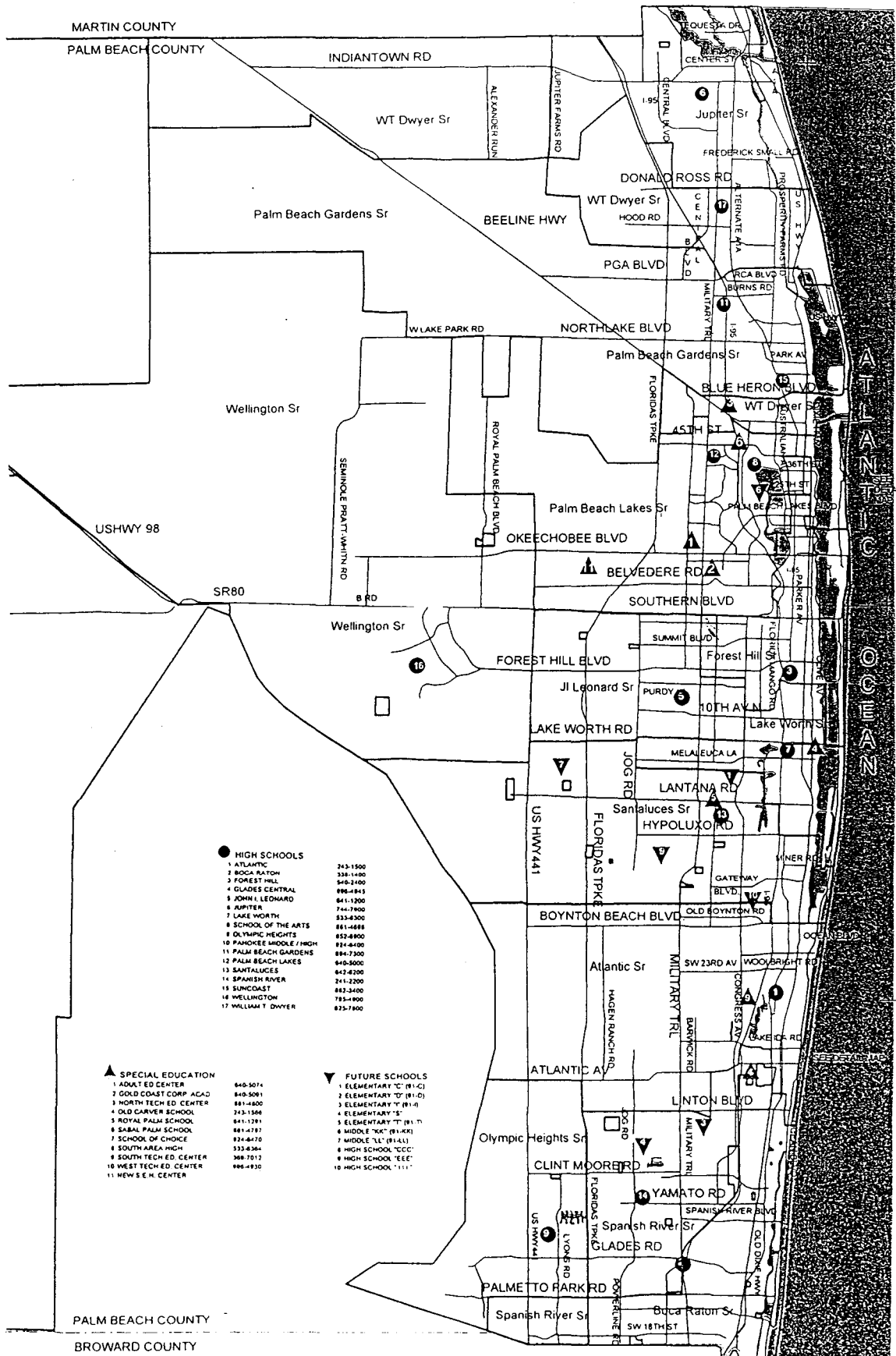
## MIDDLE SCHOOL ATTENDANCE BOUNDARY AND LOCATION MAP 1994/95



SEE THE ATTENDANCE BOUNDARY MAPBOOK FOR EXACT BOUNDARY DELINEATIONS.

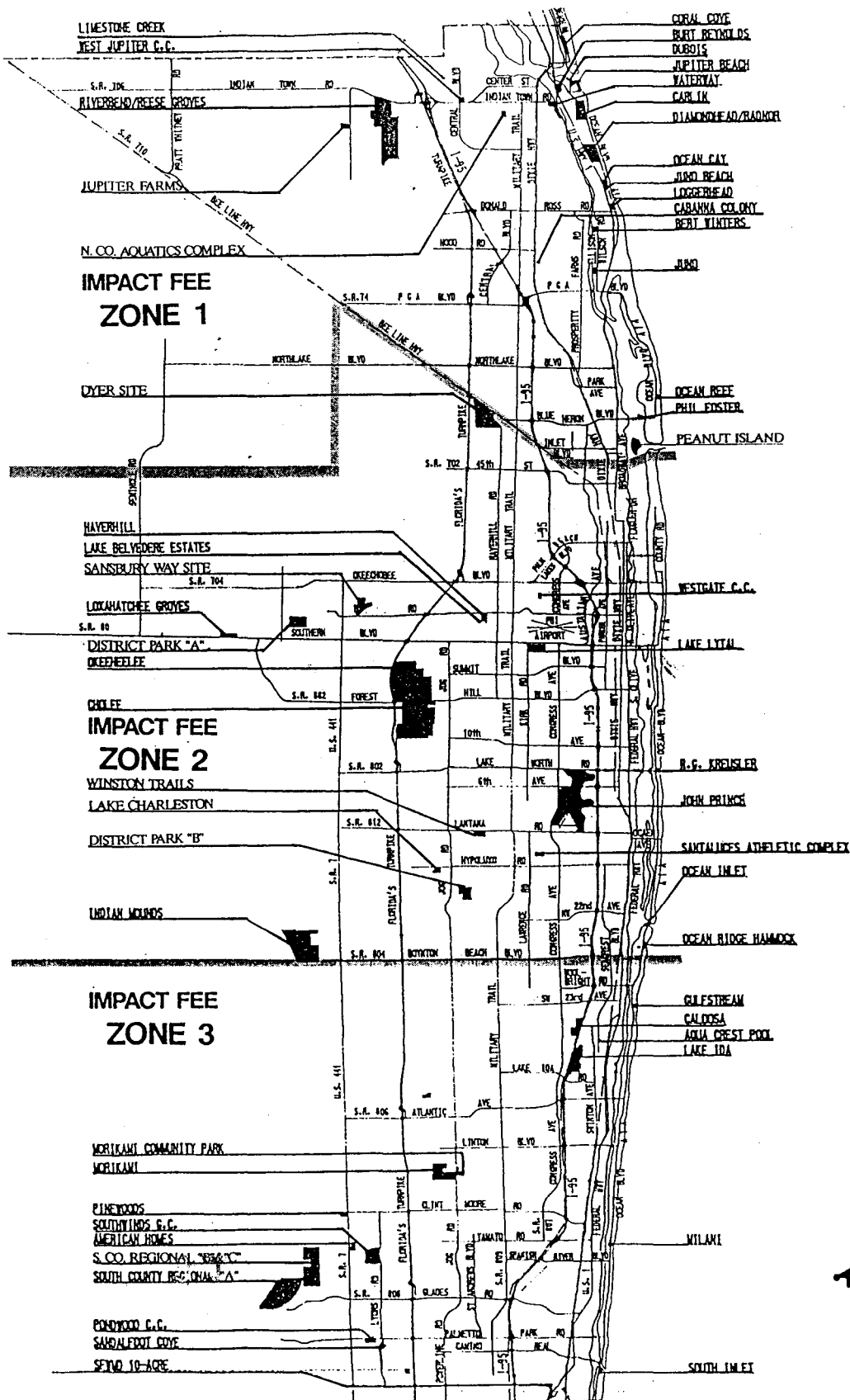
# Jupiter Farms Neighborhood Plan

## HIGH SCHOOL ATTENDANCE BOUNDARY AND LOCATION MAP 1994/95



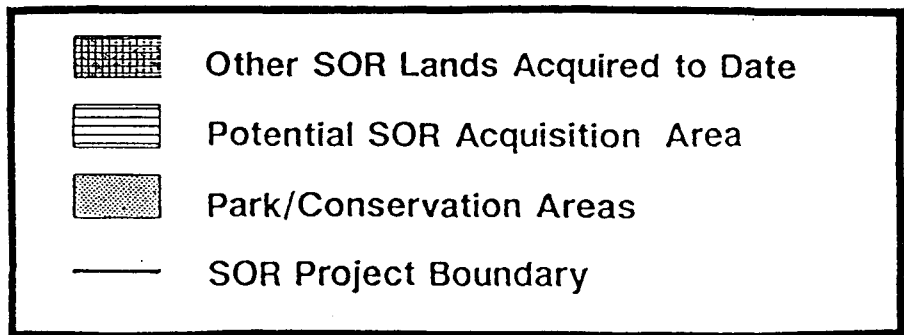
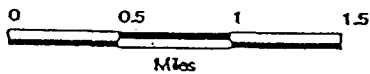
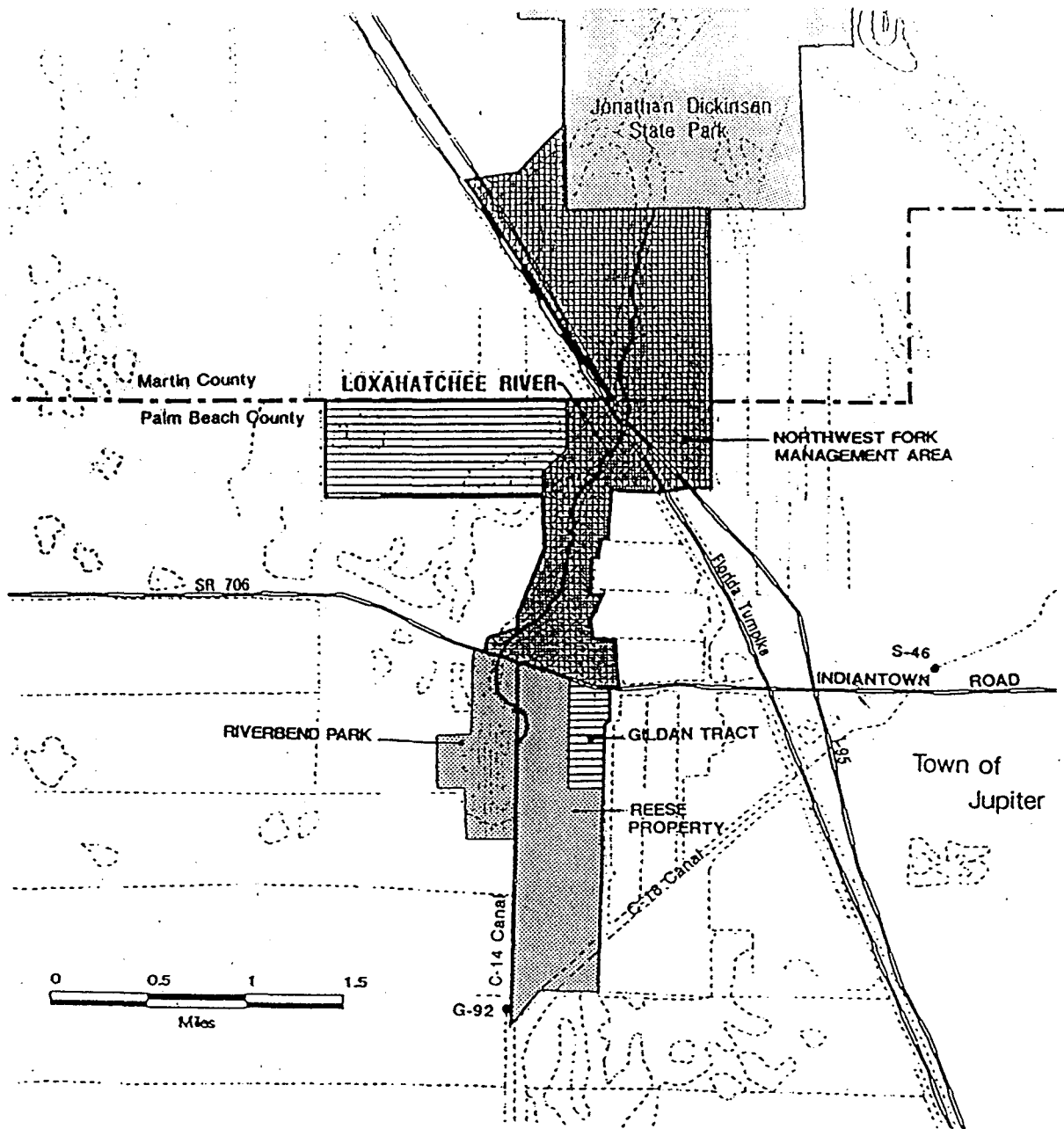
# Jupiter Farms Neighborhood Plan

## Palm Beach County Parks & Recreation Department Park Inventory



# Jupiter Farms Neighborhood Plan

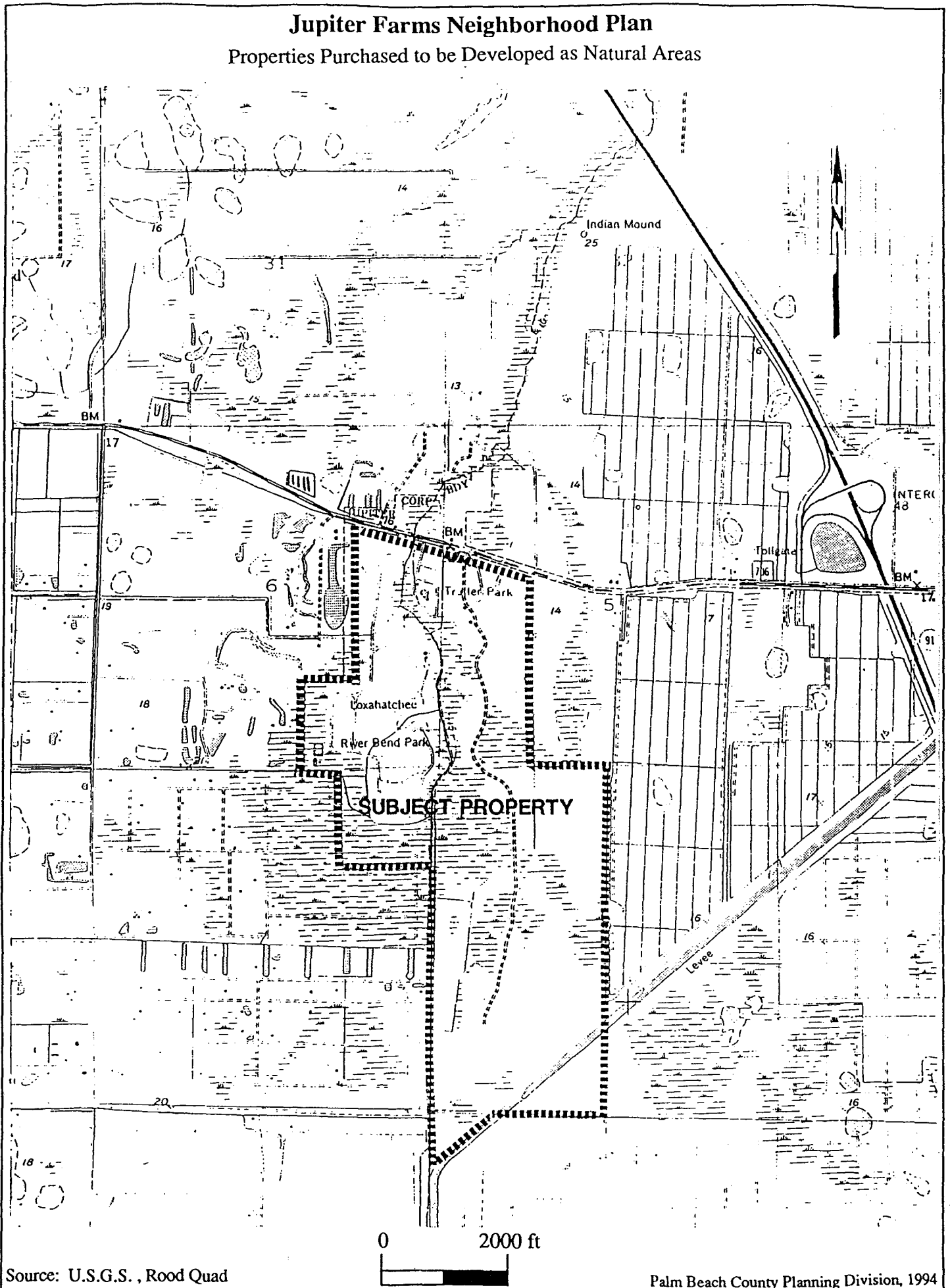
## "Save Our Rivers" Conservation Program



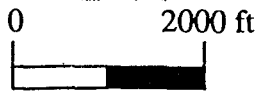


# Jupiter Farms Neighborhood Plan

Properties Purchased to be Developed as Natural Areas



Source: U.S.G.S., Rood Quad

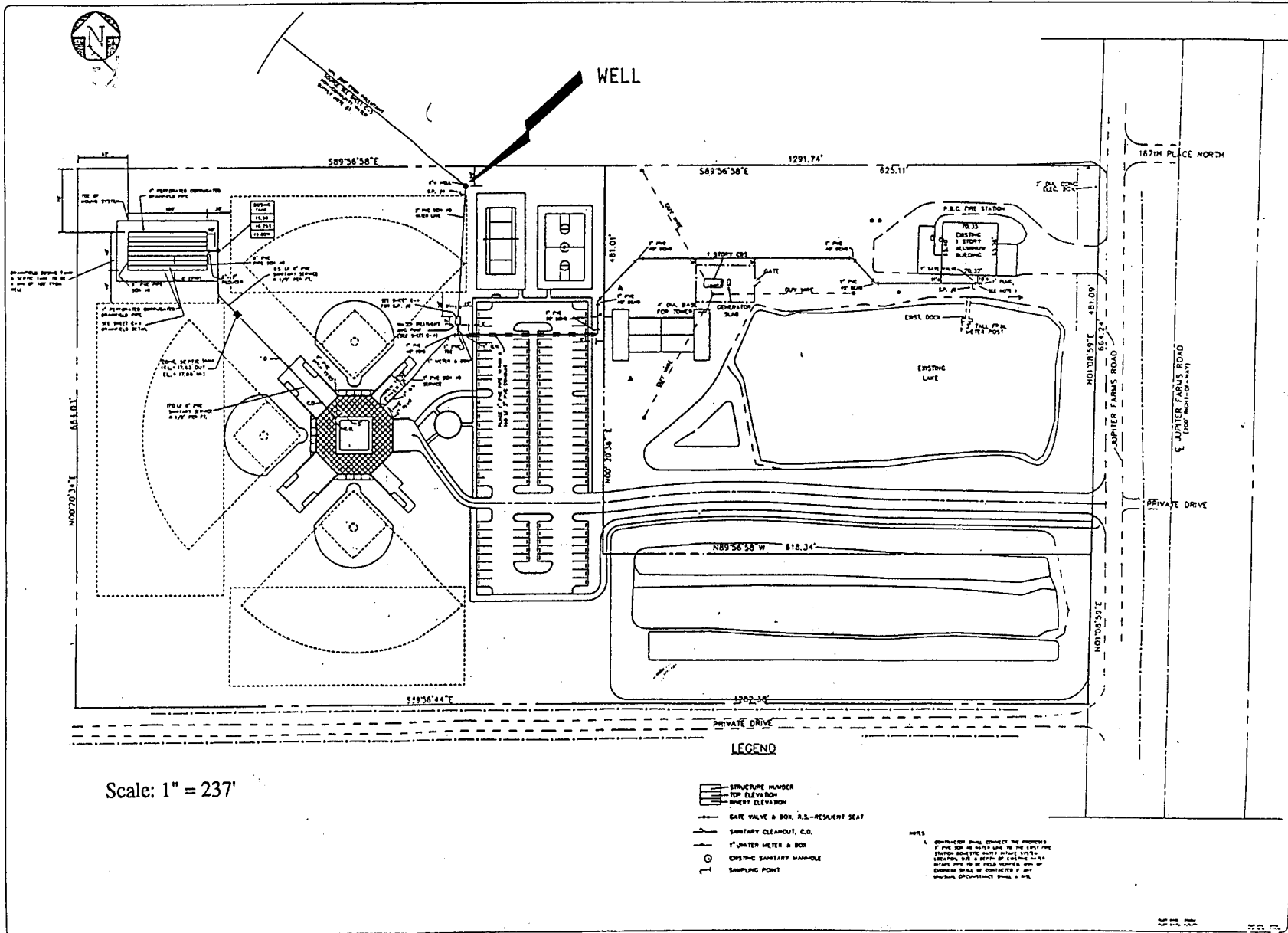


Palm Beach County Planning Division, 1994

# Jupiter Farms Neighborhood Plan

## Jupiter Farms Community Park

### Site Plan



Scale: 1" = 237'

**LEGEND**

- STRUCTURE NUMBER
- TOP ELEVATION
- INVERT ELEVATION
- GATE VALVE & BOX, R.S.-RESILIENT SEAT
- SANITARY CLEANOUT, C.O.
- 1" WATER METER & BOX
- EXISTING SANITARY MANHOLE
- SAMPLING POINT

**NOTES**

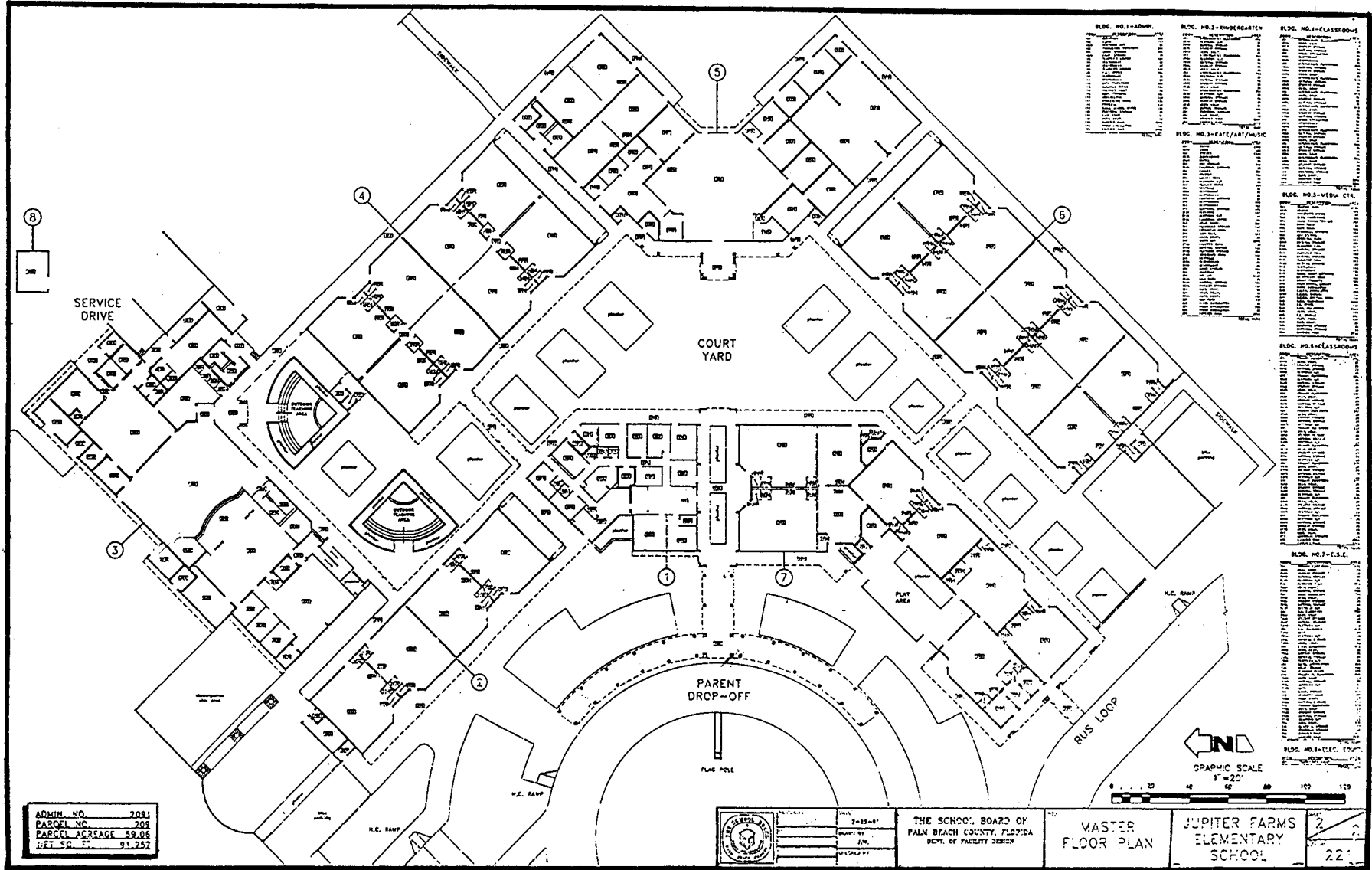
1. CONTRACTOR SHALL VERIFY THE PROPERTIES OF THE SOIL AND THE USE TO THE EXISTING SYSTEM BEFORE THE START OF ANY CONSTRUCTION. THIS IS A PART OF THE CONTRACTOR'S OBLIGATION AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL BE CONTACTED IF ANY UNUSUAL CONDITIONS OCCUR AT ANY TIME.

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# Jupiter Farms Neighborhood Plan

## Jupiter Farms Community Elementary School

### Master Floor Plan



244

ultimate stakeholders are the residents of Jupiter Farms. To ensure visions and goals of the plan are attained the community needs to remain active and informed of possible changes within the area. Many recommendations stressed community involvement to implement the goals of the plan. Without it many of the recommendations will never reach fruition.

### III. Needs

#### Land Use

- Limit the non residential uses along Indiantown Road and throughout the plan boundaries
- Preserve the environment to the greatest extent possible
- Study the historical significance of Old Indiantown Road
- Maintain the present rural character by:
  - Keeping the RR 10 future land use designation
  - Maintaining the present location of the Urban Service Area Boundary
  - Promoting rural design
  - Promoting home occupations
  - DRC review of non-residential uses for compatibility
  - Monitoring government actions regarding land use changes
- Support the Interagency Water Management Plan
- Ensure Currently permitted uses remain permissible

#### Traffic Circulation

##### Indiantown Road

- Widen Indiantown road but maintain its rural parkway character

##### Jupiter Farms Road

- Maintain Jupiter Farms road as either a two lane or three lane facility
- Provide for a naturally landscaped corridor along Jupiter Farms Road
- Monitor activities that threaten rural character of Jupiter Farms Road
- Develop rural design criteria for Indiantown Road

##### Internal Streets

- Keep unpaved roads
- Limit internal streets to two lanes
- Provide for any paved roads through payment by residents with their consent and only with approval by SIRWCD and Palm Beach County
- Maintain internal streets in safe condition

##### State Road 7

- Change the alignment of SR 7 so that it does not run through Jupiter Farms
- Extend SR7 to the NW along the Beeline highway (SR710) and then connect to Seminole Pratt-Whitney Road (SR711)

##### Alternate Southern Access

- Construct an alternative two lane southern access, possibly connecting Donald Ross and Jupiter Farms Roads

##### Traffic Enforcement and Safety

- Reduce the number of speeders along Indiantown Road and Jupiter Farms Road
- Provide for Pedestrian activated traffic signals at major intersections
- Reduce speeding within Jupiter Farms

## **Services**

### **Community Center**

- Make Public buildings available for community activities
- The community should consider the benefits of having a community center within Jupiter Farms

### **Parks**

- Provide western access to Jupiter Farms Community Park
- Consider the benefits and liabilities of an organized system of neighborhood parks/public open spaces
- Ensure use of Jupiter Farms Community Park by individual residents
- Ensure parks are accessible to pedestrians, equestrians, and cyclists

### **Schools**

- Provide neighborhood schools
- Provide educational programs on wetland ecology located on the Jupiter Farms Community Elementary School wetland site
- Discontinue busing children out of Jupiter Farms
- Explore the option of locating a future high school and middle school in Jupiter Farms

### **Non-Vehicular Pathways**

- Ensure funding for paved pathways along all paved roads
- Provide Non-vehicular pathway between Jupiter Farms Community Park and Jupiter Farms Community Elementary

## **Governance**

- Implement plan without raising taxes or levying assessments
- Ensure community involvement
- Provide for review and evaluation of plan
- Ensure effective public notification
- Encourage residents to become responsible for plan
- Identify places for announcing dates and places of important public meetings

## IV. Actions

### Land Use

- Preserve the Loxahatchee Slough
- Implement the Interagency Water Management Plan
- Allow only land uses consistent with rural neighborhoods and rural character
- Allow non-residential land uses that discourage excessive traffic and offer beneficial opportunities for the community
- Complete the study of the historical significance of the Old Indiantown Grade

### Traffic Circulation

#### Indiantown Road

- Develop Indiantown Road as a rural, landscaped boulevard
- Develop right-of-way along Jupiter Farms Road as a naturally landscaped corridor for non-vehicular traffic

#### State Road 7

- Remove the alignment for State Road 7 from Thoroughfare Identification Map for the portion along Jupiter Farms Road between SR710 and Indiantown Road
- Do not extend SR7 through the Loxahatchee Slough to save money and prevent further environmental destruction

#### Alternate Access

- Study possible options for alternative southern access between the southern terminus of Jupiter Farms Road and Donald Ross Road

#### Traffic Enforcement and Safety

- Install pedestrian activated traffic signal at Alexander Run and Indiantown Road and at other appropriate intersections
- Enforce speed limit
- Develop traffic calming strategies

### Services

#### Parks

- Acquire and maintain neighborhood parks (community responsibility)

#### Schools

- Preserve wetland site south of Jupiter Farms Elementary School
- Promote the wetland site south of Jupiter Farms Community Elementary School as an educationally-based nature preserve including a nature walk, an outdoor classroom, and curriculum of the native ecosystem

#### Non-vehicular Pathways

- Construct paved pathways along paved roads
- Construct western access point to Jupiter Farms Community Park and add perimeter bridle paths

### Governance

- Implement the Jupiter Farms plan
- Select site for community billboard

## V. Plan Recommendations

The following is a list of the adopted recommendations and their original numbering:

### Recommendations For Land Use:

**R-10A** All existing future land use designations shown on the Palm Beach County Future Land Use Atlas should remain as presently designated. Flexibility should be shown on this recommendation when community support warrants. All properties currently compatible with the RR10 future land use designation should be encouraged (AR and CRS zoning).

**R-10B** The Jupiter Farms community recommends the Palm Beach County Board of County Commissioners adopt a policy that there be no site specific land use changes or amendments to the land use element of the Palm Beach County Comprehensive Plan prior to the completion of the State Road 7 corridor designation and planning report, or December 31, 1994, whichever comes first.

**R-10E** Schools, elementary and secondary, would be permitted to install and function on self-contained water treatment plants.

**R-10G** All non-residential uses adjacent to residentially zoned property shall not commence prior to 6:00 a.m. or close later than 11:00 p.m. All uses shall abide by the hours of operation unless specifically conditioned otherwise by the County.

**R-10H** The following criteria apply to any new non-residential development within the Jupiter Farms Neighborhood Plan:

1. proposed non-residential development should be neighborhood oriented and shall not depend solely upon customers from outside the Jupiter Farms Planning Area;
2. to promote two-lane roads, proposed non-residential development should not require any roadway expansion, with the possible exception of a turn lane;
3. proposed non-residential development must rely only on its own state-of-the-art well and septic system for operation;
5. the proposed non-residential buildings should comply with the following appearance standards:
  - a) no more than two rows of parking should be provided between the building and the roadway, and all additional parking spaces should be provided to the rear or side of building; Encourage grass parking spaces and the use of trees and shrubs where applicable.
  - b) each building's second floor may contain one residential unit;



- c) non-residential establishments should consider a horse hitching area and drinking water;
- 6. all signs attached to building surfaces shall meet county code; and
- 7. all freestanding signs shall meet county code.

**R-10I** An elementary and/or secondary school would be an encouraged use in or around the community.

**R-10J** Palm Beach County should devote staff time and resources to assist the community of Jupiter Farms to acquire sites and construct buildings that house public uses and community services (i.e.: libraries, post offices, police substations, etc.).

**R-10K** Palm Beach County PZ&B should maintain locational information and an inventory of uses governed by Special Conditions in order to serve as a resource to Palm Beach County Planning, Zoning and Building staff.

**R-10L** The Jupiter Farms community recommends that Palm Beach County modify its Land Use and Zoning Change Notification distance requirement from a distance of 500 feet to a distance of 1500 feet for areas outside the Urban Service Area Boundary.

**R-10M** Palm Beach County should develop a zoning district which allows for an expansion of home occupations which shall include limited personal service, limited office, professional or business, and limited medical and dental clinic. The county's Planning Zoning & Building department should coordinate with the residents of Jupiter Farms to develop criteria for this zoning district and for its incorporation into the Jupiter Farms Neighborhood Plan.

**R-10N** All proposed non-residential development within the Jupiter Farms Planning Area should be evaluated for compatibility and consistency with the existing character when it is reviewed for approval by the Department of Planning, Zoning and Building and the Board of County Commissioners.

**R-10O** The citizens of Jupiter Farms shall pay close attention to land use changes proposed for Jupiter Farms and the surrounding area. Uses incompatible with the community will be vigorously opposed.

**Recommendation For Old Indiantown Grade:**

**R-12** The community supports the study as presently funded for the purpose of determining the possible historic significance, location and potential preservation of the of the Old Indiantown Grade.

**Recommendations Pertaining to the Environment:**

**R-13A** The citizens of Jupiter Farms support the continuation of the Inter-agency Water Management Plan Study, which is to be funded by the South Florida Water

Management District (SFWMD). This study is to be conducted in cooperation with South Indian River Control District (SIRWCD), and the John D. and Catherine T. MacArthur Foundation (MacArthur Foundation) to determine effective means of conserving stormwater runoff from the Jupiter Farms planning area.

Support of the resulting Inter-agency Water Management Plan is based on the understanding that the plan will be funded by SFWMD, and the landowners of Jupiter Farms will not be assessed for these capital improvements.

**R-13B** The Jupiter Farms community encourages Jupiter Farms residents to voluntarily meet the no net loss edict in environmental preservation by compensating for the loss of wetland acreage, value and functions by the creation of new wetlands or the enhancement of existing wetlands.

**R-13C** Philanthropic and other opportunities to obtain and preserve the remaining Class A and Class B wetlands in Jupiter Farms should be explored and pursued. Government should investigate the incorporation of class A or class B wetlands into a 'transfer of development rights' (TDR) or 'purchase of development rights' (PDR) program.

**R-13D** The citizens of Jupiter Farms draw their water from the surficial aquifer and dispose of our sewage and water wastes through septic tanks which affect that aquifer. Therefore, all residents should educate themselves and one another about the local wetland ecology and the habitat it supports.

**R-13E** The Jupiter Farms community strongly endorses greenway concepts and encourages citizen support for the purchase and protection of greenway corridors throughout the Loxahatchee River Basin.

#### **Recommendation For The Loxahatchee Slough:**

**R-14** The citizens of Jupiter Farms strongly support the acquisition, preservation and historic designation of the Loxahatchee Slough. Palm Beach County should actively pursue and devote staff time and resources to preserving this natural environment.

#### **Recommendations for internal streets**

**R-1A** The internal street network of Jupiter Farms should remain a system of two-lane local streets. Paved roads should be maintained as high quality rural roads. All roads should be maintained in a safe condition by South Indian River Water Control District.

**R-1B** Palm Beach County Sheriff's Department should ensure that posted speed limits on all roads within Jupiter Farms are enforced.

**R-1C** One or two locations, such as near the elementary school and along Randolph Siding Road, should be chosen to place Slow Down! signs by a community group(s) to determine their effectiveness. If proven effective the sign program should continue to be provided and maintained by the community group. Signs should conform to plan's recommendations and safety standards.

**R-1E** All newly paved public (county) roadways must include a paved pedestrian pathway.

**Recommendations For Jupiter Farms Road:**

**R-8A** For reasons of ecology and the preservation of community values, the people of Jupiter Farms recommend that State Road 7 should not bisect Ecosite #109, the Loxahatchee Slough, or the Jupiter Farms neighborhood.

**R-8B** For purposes of regional transportation and emergency evacuation for communities south of Jupiter Farms, the community recommends that the State of Florida and Palm Beach County give serious consideration to extending State Road 7 north to State Road 710 (Beeline Highway), and northwest to State Road 711 (Pratt-Whitney Road).

**R-8C** As the Florida Department of Transportation pursues a corridor designation and planning report to study alternate alignments for State Road 7, it should consider the recommendations of an affected community and incorporate relevant sections of the Jupiter Farms Neighborhood Plan into the report.

**R-8D** If the State Road Corridor Designation and Planning Report recommends a location west of the Jupiter Farms Planning Area for State Road 7, Palm Beach County should begin the process to amend the Comprehensive Plan removing any thoroughfare designation bisecting the Jupiter Farms Planning Area from the Thoroughfare Plan Right-of-Way Identification Map, thus reflecting the change.

**R-8E** For Jupiter Farms Road, the Jupiter Farms community prefers a two-lane local road with turn lanes as approved by Palm Beach County (ie: fronting Burt Reynolds Ranch and the intersection of Jupiter Farms and Indiantown Roads), and a two lane southern access from Jupiter Farms Road to Donald Ross Road. The following step-wise preferences should also apply as Palm Beach County incorporates community desires for improving the level of service (LOS) of Jupiter Farms Road:

Step 1: The Palm Beach County Engineering Department shall, within the next fiscal year after plan adoption, fund the study to determine the feasibility of a southern road access (preferring a route skirting the northeast perimeter of the Loxahatchee Slough between Jupiter Farms Road and Donald Ross Road). Funding should be in place within 5 years of the completion of the feasibility study (ie.: placed on the Five-Year Road Program) for acquiring and improving the access to Jupiter Farms Road, and document how much this southern access will reduce traffic congestion for both Jupiter Farms Road and Indiantown Road.

Step 2: However, if LOS D is reached at peak periods on Jupiter Farms Road and the southern access to Donald Ross Road does not appear on the Five Year Transportation Improvement Program by (July 1999), then Jupiter Farms Road should be expanded to a continuous three lane facility (possibly employing a center turn lane).

Step 3: After employing steps 1 and 2, and if they fail to improve traffic congestion on

Jupiter Farms Road, then application for four lanes on Jupiter Farms Road should be considered, but only after local input through a public hearing process.

**R-8F** Considering the expected increase of automobile traffic and in order to encourage safe non-vehicular travel, a pedestrian activated signal should be installed when warranted to allow equestrian and pedestrian traffic to cross Jupiter Farms Road and other locations as needed at Indiantown Road. All non-vehicular crossings should be well marked with advance warning signs and painted striping of the road pavement per County specifications. It is Palm Beach County policy that when signals are in place they shall include pedestrian activation.

**Recommendations For Indiantown Road:**

**R-9A** Indiantown Road between 130th Street and Florida's Turnpike should be designed and constructed as a rural road section (with a maximum speed limit of 50-mph) and having a maximum of four through lanes, and a minimum number of curb cuts.

**R-9B** Palm Beach County Engineering Department shall design Indiantown Road with provisions for non-vehicular pathways and landscaping using native vegetation. Volunteers from the community, the Palm Beach County Engineering Department along with "Beautiful Palm Beaches" (and/or any other organization interested in beautifying roadways), should work together to assure the design of appropriate landscaping for medians and non-vehicular pathways. All native plantings should be provided and installed by community effort. Efforts should be made to save and relocate all appropriate native plantings being removed during the widening of Indiantown Road and Jupiter Farms Road.

**R-9C** With the guidance of 'Beautiful Palm Beaches', the Jupiter Farms community supports the entering into a private agreement (that is acceptable to Palm Beach County) for: 1) the landscape design of Indiantown Road (between Jupiter Farms Road and 130th Road); 2) the subsequent installation of plantings; and 3) its maintenance.

**R-9D** Palm Beach County Sheriff's Department should ensure the posted speed limit on Indiantown Road is enforced.

**R-9F** Palm Beach County should consider the citizens' desire for a pedestrian-activated traffic signal at the corner of Alexander Run and Indiantown Road. When warranted, this signal should be designed so that it can be activated by people on bicycle or horseback as well. Other crossings along Indiantown Road, such as the one existing at Jupiter Farms Road, may be identified for similar treatment.

**R-9G** All intersections on Indiantown Road should be well marked for non-vehicular crossings with advance warning signs and striping of the road pavement.

**R-9J** In order to avoid removing existing trees along the south side of Indiantown Road between the guard rail and the canal, direct the Palm Beach County Engineering Department to explore the option, and if feasible, subsequently request dedication of right-of-way from the property owners (located on the south side of Indiantown Road between Jupiter Farms

Road and 130th Rd.) for the placement of 8 foot wide asphalt bicycle or pedestrian pathways within the drainage easement.

**Recommendations For An Alternate Southern Access:**

**R-11A** Palm Beach County Engineering Department shall conduct a study to determine how to connect Jupiter Farms Road to Donald Ross Road as the preferable southern access for Jupiter Farms.

**R-11B** When such a connection is pursued, the planning process should adhere to the following considerations:

1. The roadway should be similar to Jupiter Farms Road in character. Consideration should be given to any non-vehicular pathway (where feasible) connecting Jupiter Farms Road to a southern alternate access.

Proper signage should be installed to emphasize speed limits and caution for pedestrian, bicycle and equestrian traffic throughout Jupiter Farms; and

2. The roadway should have a minimal negative impact, in terms of environmental disturbance, on the Loxahatchee Slough and neighboring communities.

**R-11C** Palm Beach County and the State of Florida should begin the process to remove from any thoroughfare plans all alignments of State Road 7 that traverse Jupiter Farms, if there is concurrence from the Florida Department of Transportation's State Road 7 Corridor Designation and Planning Report.

**Recommendations For Non-Vehicular Pathway Network:**

**R-2A** The citizens of Jupiter Farms should work to provide safe and attractive places for pedestrian, bicycle and equestrian transportation. These uses should be separated where possible. The community fosters the improvement of safe non-vehicular access to schools, parks and common areas. The remainder of the existing right-of-way for Jupiter Farms Road should be designated as a naturally landscaped corridor for bridle, bicycle, and pedestrian pathways, recognizing the steps outlined in recommendation R-8E.

**R-2B** Any additional paved roads within Jupiter Farms shall have non-vehicular pathways built parallel to the existing roadways. (Refer to recommendation R-1E in the Internal Streets chapter for a related directive.)

**R-2C** Palm Beach County Pathways Program should continue to work in cooperation with Jupiter Farms CAN WALK to provide pathways along all paved public roadways in Jupiter Farms.

**R-2D** A list of projects should be developed by the community for improving and enhancing road right(s)-of-way which would include considerations for pedestrian, bicycle, and equestrian use. Improvements requiring additional assessments would require 51 percent

of a vote overseen and tallied by the supervisor of elections.

**Recommendations For Neighborhood Parks:**

**R-3** The Jupiter Farms community supports in theory the development of local community parks, recognizing that the county currently does not foster the creation of local neighborhood parks. However, in areas where strong sentiment exists for a local park and the affected residents can agree and address attendant issues such as maintenance, liability, access, ownership, location, policing, etc., without the creation of additional assessments/taxes for the community as a whole, residents are encouraged to proceed. It should be noted that local neighbors could install pathways at their own initiative provided that it does not interfere with the county park's schedule, funding or public safety.

**Recommendations For Jupiter Farms Community Park:**

**R-4A** Palm Beach County Parks and Recreation, in coordination with the citizens of Jupiter Farms, should explore the possibility of a non-motorized access into Jupiter Farms Community Park.

**R-4B** Palm Beach County Parks and Recreation should explore the possibility of an equestrian pathway around the perimeter of Jupiter Farms Community Park once the community park has been completed as per original plans (three lighted ball fields). The Jupiter Farms community supports in theory the development of local community parks, recognizing that the county currently does not foster the creation of local neighborhood parks. However, in areas where strong sentiment exists for a local park and the affected residents can agree and address attendant issues such as maintenance, liability, access, ownership, location, policing, etc., without the creation of additional assessments/taxes for the community as a whole, residents are encouraged to proceed. It should be noted that local neighbors could install pathways at their own initiative provided that it does not interfere with the county park's schedule, funding or public safety.

**R-4C** When installing outdoor directional sports lighting at Firehouse Park, Palm Beach County Parks and Recreation should take every reasonable precaution that the lights not illuminate neighboring properties. Excluding lights necessary for security, all park lighting will be operational only between the hours of 8:00 a.m. and 10:00 p.m.

**Recommendations For Neighborhood Schools:**

**R-5A** The citizens of Jupiter Farms shall actively participate in an open dialogue with the Palm Beach County School Board, as should all communities in Palm Beach County.

**R-5B** The Palm Beach County School Board should consider siting and constructing, or expanding, a new elementary school in an appropriate place within Jupiter Farms that is serviced by an efficient water and septic package system. In addition, consider combining both an elementary school and a middle school on the same site.

**R-5C** The Palm Beach County School Board should consider siting and constructing a middle school in an appropriate place within or near Jupiter Farms. The school board should consider the long term planning of the Jupiter Farms area and consider acquisition of a future

high school site to be held in land inventory until growth warrants moving forward with its construction. The location of a new high school should be appropriate to house educational, cultural and athletic opportunities to the students from Jupiter Farms and adjacent communities.

**R-5D** The Palm Beach County School Board should work cooperatively with the community and county government to encourage that any new school buildings are accessible by pedestrians and bicyclists.

**R-5E** All schools are public buildings and should be available for community-oriented functions.

**R-5F** The Palm Beach County School Board should take advantage of the existing wetland area south of Jupiter Farms Community Elementary School as an outdoor classroom for wetland ecology.

**R-5G** All schools should be dignified, respectable public buildings and should incorporate functional windows that allow passive air systems.

**Recommendation For Community Center:**

**R-7** A community center or assembly hall for Jupiter Farms should be constructed in an appropriate location to serve the citizens of Jupiter Farms at the time the community determines such construction is feasible. (The Jupiter Farms Community Shopping Center has set aside 1.2 acres for community use.)

**Recommendation For Public Notice:**

**R-6** Palm Beach County and SIRWCD should communicate with the Jupiter Farms community to make sure that all citizens of Jupiter Farms are notified in a timely fashion of important meetings and information affecting Jupiter Farms and the surrounding area.

**Recommendations For Review and Evaluation:**

**R-15** Palm Beach County PZ&B should maintain locational information and an inventory of uses governed by Special Conditions in order to serve as a resource to Palm Beach County Planning, Zoning and Building staff. (Same wording as recommendation R-10K).

### **Conclusion: A Community With A Plan**

Jupiter Farms is indeed a special place. There is no other place like it in Palm Beach County or elsewhere. The people of Jupiter Farms chose to live here because they treasure the native Florida habitat and the rural, country lifestyle.

In the coming years more people will move to Jupiter Farms. It is hoped the future residents will continue to foster the community's character and ambience.

With more people, more building activity will come as well. It is hoped that each new building will reflect the way the citizens feel about the community and enhance the quality of life, not detract from it.

The residents realize that someday Jupiter Farms will be built out, and that this community will have almost twice as many homes as it has today. Residents need to protect Jupiter Farms' natural and rural character just as other communities protect their golf, boating, or even traditional urban character.

Dealing with change as a function of a community's evolution is one of the motivating forces behind the formation of the neighborhood plan for Jupiter Farms. The community recognizes that the true test of this plan will be its implementation. Change is inevitable. However, by preparing this neighborhood plan, the community is attempting to fashion that evolution so that Jupiter Farms retains the characteristics that make it so valuable.

The Jupiter Farms Neighborhood Plan will be adopted by BCC as a policy guide for Palm Beach County. Subsequently, key elements of the Plan will be implemented incrementally. As a policy guide,, the neighborhood plan will convey how the citizens of Jupiter Farms want their community to evolve from this time forward.

The neighborhood plan is the result of efforts by many residents of Jupiter Farms; talking with one another, working together, arguing over important issues, voting by survey, drawing at the 1992 charrette workshops, or simply listening at neighborhood planning meetings. Residents have participated in this community-building process each in their own way. In this process of planning for the future, residents of Jupiter Farms have learned a great deal about the unique place in which they live and about one another.