

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 5G

From: Staff

Date: December 12, 2008 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Village of Golf Comprehensive Plan
DCA Reference No. 08RWSP1

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, *Florida Statutes*, requires that Council review local government comprehensive plan amendments prior to their adoption. Under the provisions of this law, the Department of Community Affairs (DCA) prepares an Objections, Recommendations, and Comments (ORC) Report on a proposed amendment only if requested to do so by the local government, the regional planning council, an affected person, or if an ORC Report is otherwise deemed necessary by the DCA. If an ORC Report is to be prepared, then Council must provide DCA with its findings of consistency or inconsistency with the Strategic Regional Policy Plan (SRPP), and provide any comments and recommendations for modification on the proposed amendments within 30 days of its receipt.

Background

The Village of Golf has proposed text amendments to the Infrastructure, Conservation, Intergovernmental Coordination, and Capital Improvements Elements of the Village Comprehensive Plan. The proposed amendments are exempt from the twice per year limitation on amendments (Rule 9J-11.006(1), Florida Administrative Code) because they are to incorporate the local Water Supply Facilities Work Plan (WSFWP) into the comprehensive plan as required in the Florida Statutes. The Village has requested a formal review of the proposed amendments by the DCA.

Evaluation

The purpose of the text amendments is to address statutory requirements (Chapters 373.0361(7) and 163.3177(6)(c), Florida Statutes) by providing coordination of the Village's 10-Year WSFWP with the South Florida Water Management District's

(SFWMD) Lower East Coast Regional Water Supply Plan (LECWSP). The highlights of the proposed amendments are as follows:

The Village has revised the data and analysis for each of the referenced elements with up-to-date information.

1. Infrastructure Element

- New Goal 10.0 in the Potable Water Sub-Element is to implement water supply planning consistent with statutory requirements.
- New Objectives are to:
 - a. Approve the 10-Year WSFWP (of July, 2008).
 - b. Coordinate land use and future land use changes with the availability of water supply and water supply facilities.
 - c. Revise potable water level of service standards within the amount permitted.
 - d. Protect the quality of water sources, both traditional and alternative.
 - e. Implement intergovernmental coordination between interested parties in support of regional water supply planning.
 - f. Develop a financially feasible WSFWP that recognizes land uses within the area.

2. Conservation Element

- A new goal, objective and policy are repeated from the Infrastructure Element. The goal adds reference to recognizing the benefits of implementing conservation and alternative water resources.

3. Intergovernmental Coordination Element

- The new objectives and policies are similar to those in the Infrastructure and Conservation Elements.

4. Capital Improvements Element

- New Policy 1.6.1 is to prioritize the replacement of facilities, correction of facility deficiencies, and the provision of future water supply and facility needs.
- New Policy 1.6.2 is to identify possible revenue resources to fund water supply and facility projects.

Extrajurisdictional Impacts

The proposed amendments were provided to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) after transmittal to the DCA. The notice of the amendments was distributed by IPARC on October 24, 2008. Council is not aware

of any objections to the proposed amendments. It is not anticipated there will be detrimental extrajurisdictional impacts as a result of the amendments.

Effects on Significant Regional Resources or Facilities

Analysis of the proposed amendments indicates that they would not have adverse effects on significant regional resources or facilities.

Analysis of Consistency with Strategic Regional Policy Plan

Comments/Recommendations

A. Infrastructure Element

1. Proposed Policy 1.2.1 indicates that water supply concurrency must be established during the building permit stage. It is not clear what is meant by “established”. Perhaps the policy should indicate that concurrency should be “met” or “satisfied”.
2. Proposed Policy 1.4.1 indicates that potable water will be conserved through the implementation of reuse programs and conservation strategies and techniques. The local government should be able to specify what programs, strategies, and techniques are to be utilized.
3. Objective 1.6.0 (and Objective 1.6.0 in the Capital Improvements Element) is to develop a financially feasible WSFWP that “recognizes” land uses within the area. This could be better stated as “to develop a financially feasible WSFWP to accommodate the existing and future land use types, intensities and densities within the area”.

B. Intergovernmental Coordination Element

4. Objective 1.7.0 and its implementing policies make reference to coordination with “interested parties” and “local governmental entities”. The Village should be more specific regarding who they will coordinate with (Palm Beach County, SFWMD, etc) and what types of coordination mechanisms shall be utilized.

Consistency with Strategic Regional Policy Plan

The contract agreement between the DCA and the Treasure Coast Regional Planning Council requires Council to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. Council finds the proposed amendments to be CONSISTENT with the SRPP.

Recommendation

Council should adopt the above comments and instruct staff to transmit the report to the Department of Community Affairs.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Future Land Use Map

Exhibit 1 General Location Map Village of Golf

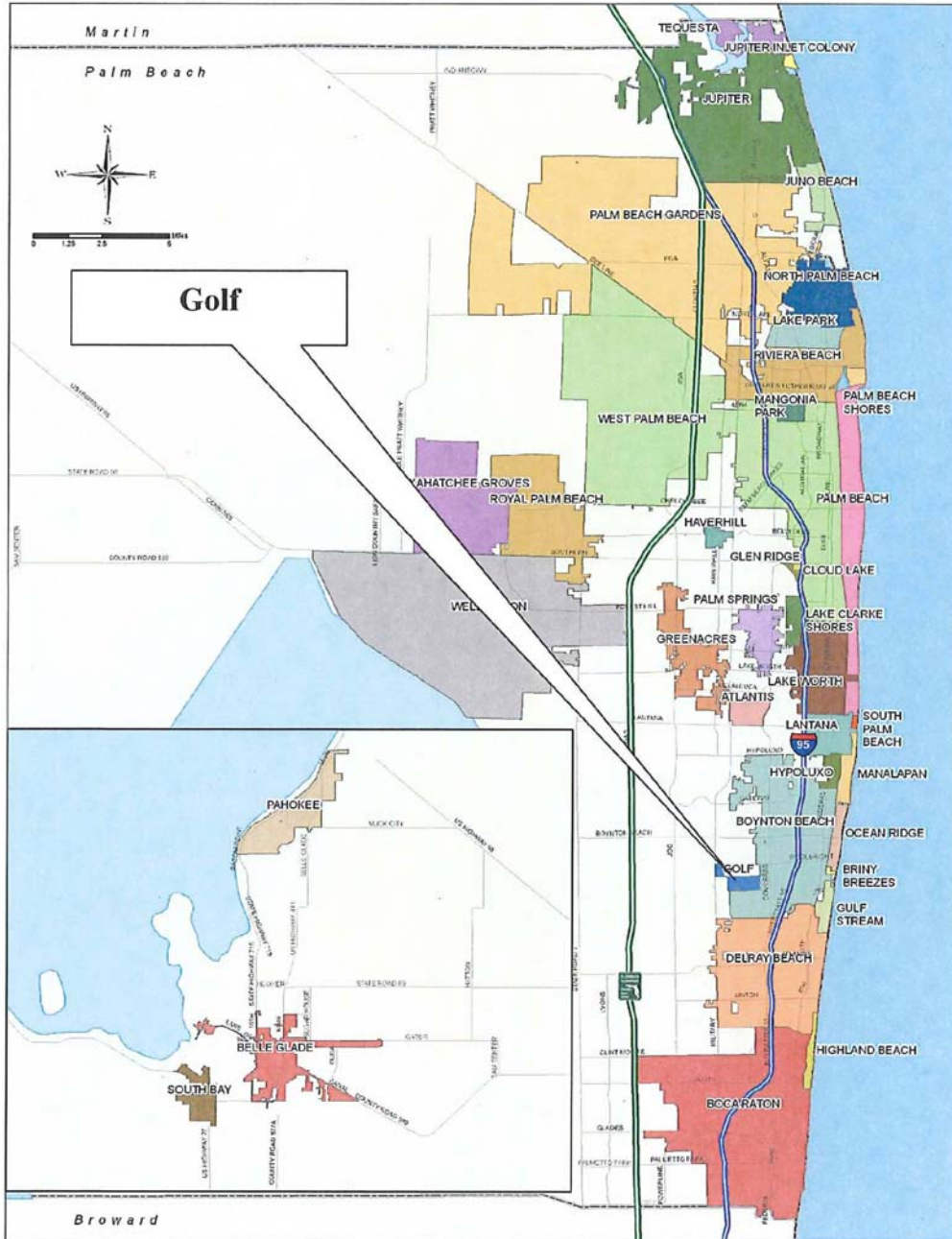


Exhibit 2 Future Land Use Map

Figure 1-1 Existing Land Use Map - Village of Golf, 2005

