

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 5J

From: Staff

Date: December 12, 2008 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Town of Manalapan 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 Town of Manalapan has proposed text amendments to the Future Land Use, Infrastructure, Conservation, Intergovernmental Coordination, and Capital Improvements Elements of the Town 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 Town's Water Supply Facilities Work Plan (WSFWP) into the comprehensive plan as required in the Florida Statutes. The Town 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 Town's 20-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:

1. Future Land Use Element

- A new policy is proposed to coordinate current and future land uses with the availability of water supply.

2. Infrastructure Element

- Objective 1.6.0 indicates the Town will comply with its 20-Year WSFWP and update the Plan at least every five years.
- Policy 1.6.1 incorporates the WSFWP by reference into the Town Comprehensive Plan.
- Policy 1.6.2 commits the Town to consistency with the SFWMD LECWSP.

3. Conservation Element

- A new policy indicates that the WSFWP shall ensure that adequate water supplies are available to serve the needs of the Town, as well as the needs of the Town of Hypoluxo which is served by Manalapan.
- A new policy is to coordinate water supply planning with Hypoluxo, the Palm Beach County Department of Environmental Resources Management, and the SFWMD.
- A new policy encourages Florida Friendly landscaping, low volume irrigation fixtures, and the capture of wastewater to be used for irrigation.

4. Capital Improvements Element

- A new policy indicates the Town shall incorporate capital improvements affecting the Town potable water level of service into the 5-Year Schedule of Capital Improvements.

Extrajurisdictional Impacts

The proposed amendments were not provided to the Palm Beach County Intergovernmental Plan Amendment Review Committee prior to transmittal. However, there should be no 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

Council has no comments/recommendations for modification to the proposed amendments. The amendments are considered to be consistent with the SRPP.

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

Exhibit 1 General Location Map Town of Manalapan

