

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 50

From: Staff

Date: December 12, 2008 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Village of Wellington Comprehensive Plan
DCA Reference No. 08RWSP-1

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 Wellington has proposed text amendments to the Future Land Use, 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 Village 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:

1. Future Land Use Element

- Policy 1.2.7 is revised to indicate that all water supply service extensions must be consistent with the WSFWP.
- Objective 1.3 is revised to indicate that all future development must be consistent with the WSFWP.

2. Conservation Element

- Revised Policy 1.2.5 addresses lawn irrigation restrictions consistent with the WSFWP.
- New Policy 1.2.17 indicates the Village will continue to pursue the use of treated sewage effluent for irrigation.
- New Policy 1.2.18 indicates the Village continue to add lines for future distribution of treated sewage effluent.

3. Recreation and Open Space Element

- New Policy 1.3.10 indicates that wherever possible the Village shall irrigate recreational facilities with reclaimed water.

4. Intergovernmental Coordination Element

- New Policy 1.8.1 commits the Village to continued coordination with Palm Beach County and the Village of Royal Palm Beach to update the WSFWP as necessary.
- New Policy 1.8.2 addresses the potential for Interlocal Service Boundary Agreements for the provision of water service.
- New Policy 1.8.3 indicates the Village shall continue to work with the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) to further the goals of the LECWSP and the Village WSFWP.

5. Capital Improvements Element

- Revised Policy 1.2.1 addresses potable water treatment, the level of service for potable water consumption, fire standards, and the Village responsibility to implement the Capital Improvements Schedule contained in the WSFWP.

6. Infrastructure Element

- The proposed revisions to this element include those necessary as the result of adoption of the WSFWP and the Village Evaluation and Appraisal Report.

- New Objective 1.1 incorporates the WSFWP into the Village Comprehensive Plan. Policies under the objective address:
 1. The use of reclaimed water.
 2. Conditions under which the Village will begin the expand water facilities and increase design flow.
 3. Coordination with the SFWMD LECWSP.
 4. Ensuring that the future land use plan is based on the availability of adequate water supplies.
 5. The requirement that adequate water supply facilities are available to serve new development.
 6. A review of the success in implementing the WSFWP as part of the Evaluation and Appraisal Report process.

- Revised Objective 1.6 and its implementing policies address water conservation programs, measures and strategies as defined in the WSFWP.

Extrajurisdictional Impacts

The proposed amendments were provided to IPARC and were distributed for comment on August 19, 2008. Based on the information available to Council, no objections have been made to the proposed amendments. 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 Village of Wellington

