

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 5D

From: Staff

Date: July 18, 2008 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the City of Boynton Beach 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 City of Boynton Beach has proposed text amendments to the following elements and sub-elements of the City Comprehensive Plan: Future Land Use, Potable Water, Sanitary Sewer, Conservation and Intergovernmental Coordination. The proposed amendments are exempt from the twice per year limitation on plan amendments because they are to incorporate the City Water Supply Work Plan (Rule 9J-11.006(1)(a)7.u. Florida Administrative Code). The City has requested a formal review of the amendments by the DCA.

Evaluation

The purpose of the text amendments is to address the requirements of Chapter 163.3177(6)(c) of the Florida Statutes. This requires that all local governments that are

subject to a regional water supply plan must adopt a 10-Year Water Supply Facility Work Plan (WSFWP) in their comprehensive plan.

The majority of the new provisions are in the Potable Water Sub-Element. Some of the policy revisions are to policies also being revised as part of the City's Evaluation and Appraisal Report amendments that have yet to be adopted. The most significant amendments are summarized on an element basis in the following:

1. Potable Water Sub-Element

- New Policy 3.C.3.2 commits the City to enforce water use restrictions consistent with any declaration made in accordance with the South Florida Water Management District (SFWMD) Water Shortage Plan.
- New Objective 3.C.7 adopts the 10-Year WSFWP as Exhibit 1 of this sub-element.
- Policies under Objective 3.C.7 commit the City to:
 - a. Maintain a WSFWP for a ten-year planning period.
 - b. Coordinate with the SFWMD to assure consistency of the City WSFWP with the Lower East Coast Regional Water Supply Plan.
 - c. Include capital projects in the first five years of the WSFWP into the financially feasible capital improvement schedule of the Capital Improvements Element.
 - d. Bring on line a new aquifer, storage and recovery well by 2009.
 - e. Expand the reclaimed water system distribution network to serve additional large users and reduce the use of potable water for irrigation.
 - f. Improve the efficiency of water treatment operations.
 - g. Construct up to five new Floridian aquifer supply wells and improve treatment facilities by 2012.

2. Sanitary Sewer Sub-Element

- New Policy 3.A.3.3 addresses expansion of the City reclaimed water system distribution network.

3. Future Land Use Element

- New Policy 1.1.7 indicates the City will require data and analysis demonstrating that adequate water facilities are available as part of all proposed Future Land Use Map amendments.

4. Conservation Element

- New Policy 4.8.4 commits the City to public distribution of information from the SFWMD regarding "Water Wise Landscaping".

- New Policy 4.8.5 addresses the requirement for use of desired vegetation species, “dry and moist” landscaping and an emphasis on native plants.

5. Intergovernmental Coordination Element

- Revised Policy 8.9.1 commits the City to update the WSFWP within 18 months of the Lower East Coast Regional Water Supply Plan.
- New Policy 8.11.2 commits the City to interlocal agreements with utility user adjacent local governments regarding population projections, levels of service and future annexation areas.

Extrajurisdictional Impacts

The City provided the proposed amendments to the Palm Beach County Intergovernmental Plan Amendment Review Committee, and they were distributed on May 13, 2008. Council is not aware of any objections to the proposed amendments. There should be no detrimental extrajurisdictional impacts as a result of these 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 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
City of Boynton Beach**

