

## TREASURE COAST REGIONAL PLANNING COUNCIL

### MEMORANDUM

To: Council Members AGENDA ITEM 5E

From: Staff

Date: June 20, 2008 Council Meeting

Subject: Local Government Comprehensive Plan Review  
Draft Amendments to the Town of Jupiter 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 Jupiter has proposed text amendments to the following elements of the Town Comprehensive Plan: Future Land Use, Conservation, Infrastructure, Intergovernmental Coordination and Capital Improvements. The proposed amendments are exempt from the twice per year limitation on plan amendments because they are to incorporate the regional water supply work plan (Rule 9J-11.006(1)(a)7.u. The Town has requested a formal review of the amendments by the DCA.

#### Evaluation

The purpose of the text amendments is to provide coordination of the Town's 10-Year Water Supply Plan with the South Florida Water Management District's (SFWMD) Lower East Coast Regional Water Supply Plan (LECRWSP).

1. Future Land Use Element

New policies address coordination to avoid incompatibilities with the County Wellfield Protection Ordinance and coordination with the SFWMD during comprehensive plan amendment application reviews to ensure the availability of adequate water supplies.

2. Conservation Element

A new policy commits the Town to update and implement the recommendations of the Water System Master Plan (Town of Jupiter Utilities, Water System Master Plan Update, September 2007).

3. Infrastructure Element

New policies adopt the 2007 Water System Master Plan Update by reference as part of the comprehensive plan; and require a water supply facilities work plan for at least a 10-year period that addresses water supply facilities necessary to serve existing and new development as part of the update to the Water System Master Plan.

4. Intergovernmental Coordination Element

New policies commit the Town's Utility Development to continue to coordinate the Water System Master Plan and to assess projected water needs and sources with the SFWMD LECRWSP. The Master Plan shall include a water facilities water plan.

5. Capital Improvements Element

A revision is made to the level of service standard for potable water.

Extrajurisdictional Impacts

The Town provided the proposed amendments to the Palm Beach County Intergovernmental Plan Amendment Review Committee and the amendments were distributed by the Clearinghouse on April 14, 2008. According to the information available to the Council, no objections have been filed to the proposed 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 Jupiter**

