

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 5C

From: Staff

Date: October 17, 2008 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the City of Delray 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 Delray Beach has proposed text amendments to the Public Facilities and Capital Improvements Elements of the City 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 regional water supply plan as required in the Florida Statutes. The City has not requested a formal review of the amendments by the DCA.

Evaluation

The purpose of the text amendments is to address statutory requirements (Chapter 373.0361(7) and 163.3177(6)(c) Florida Statutes) by providing coordination of the City's 20-Year Water Supply Work Plan with the South Florida Water Management District's

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

1. Public Facilities Element

- a. The City's 20-Year Water Supply Facility Work Plan (WSFWP) dated August, 2008, is to be incorporated as a sub-element.

2. Capital Improvements Element

- a. New Policy A.1.10 indicates the City shall allocate funds necessary to implement the 20-Year WSFWP.
- b. New Table RW-CIP is added, entitled "5-Year Capital Improvements Schedule for Reclaimed Water Systems".

Extrajurisdictional Impacts

The City provided a copy of the proposed amendments to the Palm Beach County Intergovernmental Plan Amendment Review Committee on September 22, 2008. As of the date of preparation of this report, Council is not aware of any objections to the proposed amendments. There should be no detrimental extrajurisdictional impacts as a result of 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.

Conclusion

Due to the lack of detrimental extrajurisdictional impacts or effects on significant regional resources and facilities, Council does not recommend that the DCA formally review the proposed amendments.

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.

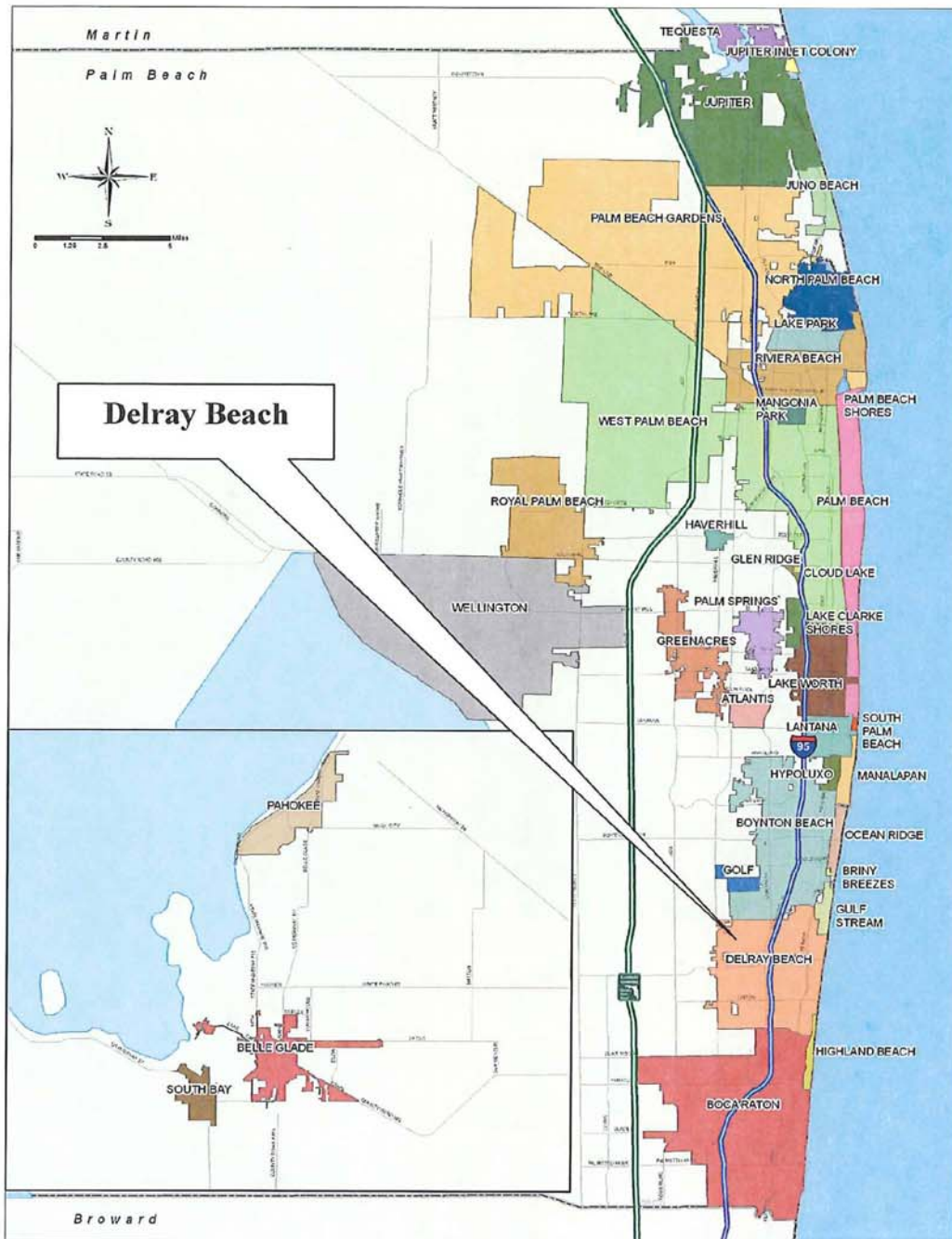
Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Existing Land Use Map #2

Exhibit 1 General Location Map City of Delray Beach



**Exhibit 2
Existing Land Use Map #2**

