

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 5J

From: Staff

Date: October 17, 2008 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the City of Stuart 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 City of Stuart has proposed text amendments to the Future Land Use, Infrastructure, Conservation, Intergovernmental Coordination, 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 Work Plan as required in the Florida Statutes. The City 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 City's 10-Year Water Supply Facilities Work Plan (WSFWP) with the South Florida Water

Management District's (SFWMD) Upper East Coast Regional Water Supply Plan (UECWSP). The highlights of the proposed amendments are as follows:

1. Future Land Use Element
 - a. New Policy B2.5 commits the City to update the WSFWP at the time of each required Evaluation and Appraisal Report.
2. Infrastructure Element
 - a. Objective A.5 is revised to incorporate the WSFWP into the Comprehensive Plan and to use it as a basis to determine future water supply needs for the water service area.
 - b. New Policy A5.5 commits the City to coordinate with the SFWMD and Martin County to update the WSFWP within 18 months of each update of the UECWSP.
 - c. New Policy A5.6 commits the City to assess progress towards implementing directives of the WSFWP and the UECWSP at the time of preparation of the Evaluation and Appraisal Report.
 - d. New Policy A7.2 requires a determination of adequate potable water supply prior to issuing a building permit.
3. Conservation Element
 - a. Revised Policy A3.3 commits the City to coordination with the SFWMD and Martin County in the development and implementation of water conservation programs.
 - b. New Policy A3.4 addresses reducing the consumption of potable water by developing and implementing a water reuse program for large users.
4. Intergovernmental Element
 - a. New Policy A1.17 addresses coordination with Martin County on population estimates and projections for the potable water services area.
 - b. New Policy A5.12 indicates the City will coordinate with the SFWMD and Martin County on updates to the UECWSP and the Martin County Ten-Year Water Supply Work Plan.
 - c. New Policy A7.6 commits the City to coordinate with Martin County to formalize potable water service responsibilities within the City and the Stuart water service area.
5. Capital Improvements Element
 - a. New Policy A2.14 indicates the City will annually incorporate alternative water supply projects identified in the City WSFWP into the schedule of Capital Improvements.

Extrajurisdictional Impacts

Council sent a memorandum to Martin County and the other local governments who requested copies of the City amendment materials requesting comments on the proposed amendments. As of the date of the preparation of this report, no comments have been received.

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
- 2 Water and Sewer Service Area Map

**Exhibit 1
General Location Map
City of Stuart**

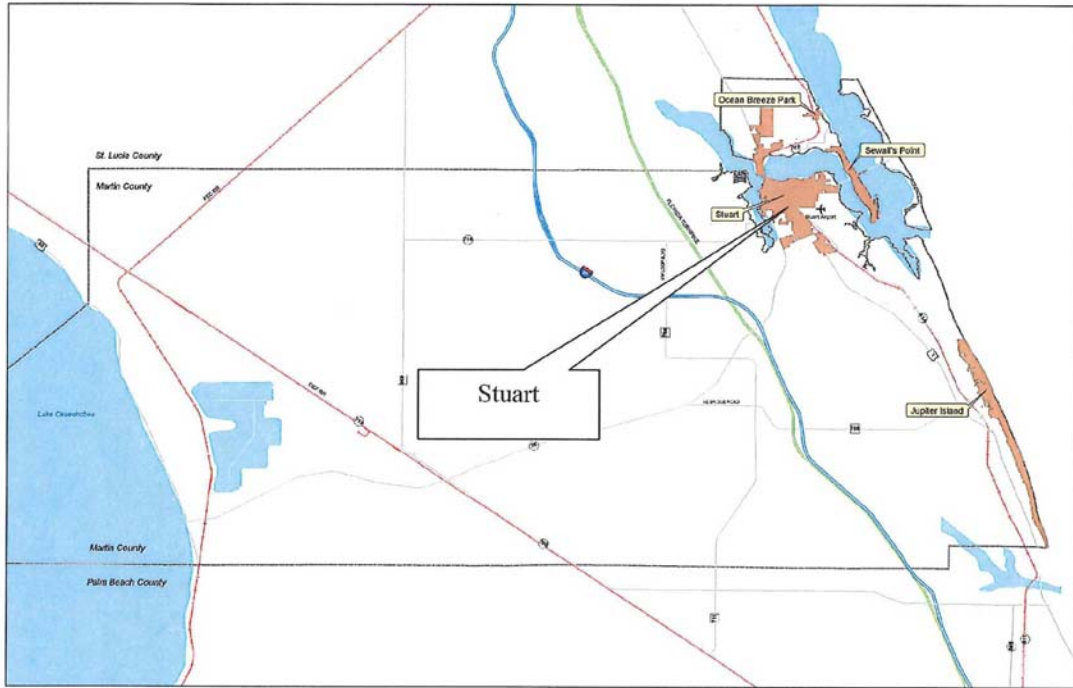


Exhibit 2
Water and Sewer Service Area Map

