

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 5H

From: Staff

Date: September 19, 2008 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the City of Greenacres Comprehensive Plan
DCA Reference No. 08-2

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 Greenacres is proposing text amendments to the Conservation, Infrastructure, Intergovernmental Coordination, and Capital Improvements Elements of the City Comprehensive Plan. The City has requested a formal review by the DCA.

Evaluation

The purpose of the amendments are to address statutory requirements (Chapter 373.0361(7) and 163.3177(6)(c)) of the Florida Statutes by providing coordination of the City's Water Supply Facilities Work Plan (WSFWP) with the South Florida Water Management District's (SFWMD) Lower East Coast Regional Water Supply Plan. The amendments are to require coordination between local government comprehensive planning and regional water supply plans and seek to establish a closer link between development decisions and the availability of water.

In the City of Greenacres, potable water production and distribution is provided by the Palm Beach County Water Utilities Department (PBCWUD). The Palm Beach County 20-Year Water Supply Work Plan was adopted on April 11, 2008.

Some of the highlights of the amendments are as follows:

1. Conservation Element

a. A series of new policies under Objective 2 address:

- Continued implementation of provisions of the City Landscape code that address vegetation, irrigation, and maintenance.
- The continuation of the existing water conservation program.
- Alternative irrigation sources.
- Water conservation through rate structuring.
- Innovative alternative technologies to augment water resources.
- A Reclaimed Water Service Area.

2. Infrastructure Element

- a. Revised Policy 3.6 commits the City to cooperate with the PBCWUD in the implementation of the WSFWP.
- b. New Policy 6.b commits the City to cooperate with the PBCWUD in fulfilling its obligation to plan for future water supplies and to coordinate with the SFWMD on the Lower East Coast Water Supply Plan.
- c. Also in new Policy 6.b, the City adopts the PBCWUD 20-Year WSFWP by reference and commits to coordination on updating the plan.

3. Intergovernmental Coordination Element

- a. Policy 6.c is revised to reduce the Level of Service for potable water to 126 gallons per capita per day consistent with Table 4 of the Conservation Element and Policy 1.a of the Infrastructure Element.
- b. New Objective 4 is that the City will adopt a WSFWP that is consistent with the SFWMD's Lower East Coast Water Supply Plan.
- c. New Policies 4.a and 4.b commit the City to continuous coordination with the PBCWUD.

4. Capital Improvements Element

- a. Table 1C is revised to depict improvements shown in the PBCWUD's WSFWP.

Extrajurisdictional Impacts

The proposed amendments were provided by the City to the Palm Beach County Intergovernmental Plan Amendment Review Committee and were distributed on August 4, 2008. According to the information available to Council, no objections have been made to 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
- 2 Location Map
- 3 Municipal Boundary Map

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

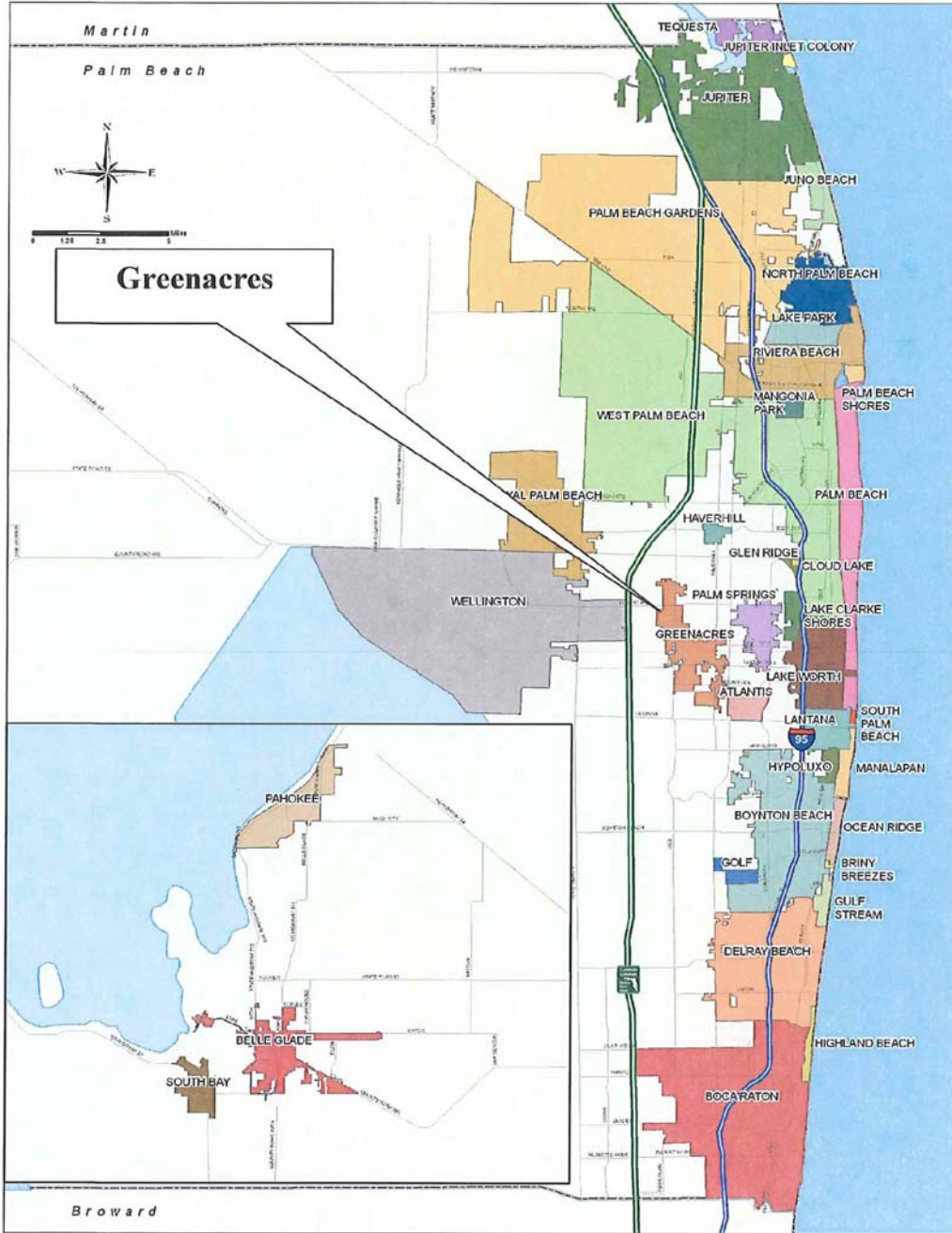


Exhibit 2
Location Map
City of Greenacres

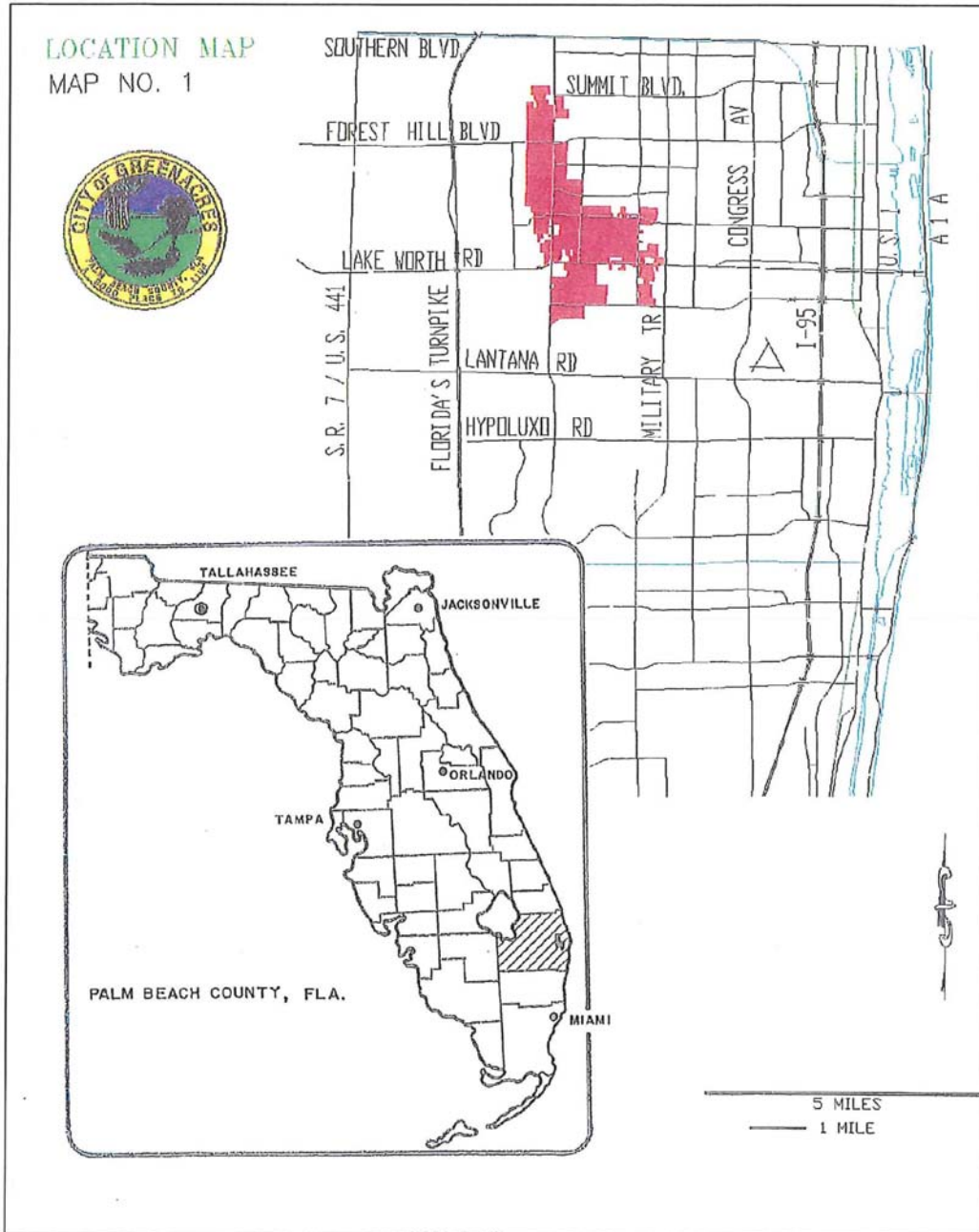


Exhibit 3

