

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 5I

From: Staff

Date: September 19, 2008 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Town of Highland 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 Town of Highland Beach has proposed text amendments to the Future Land Use, Infrastructure, Coastal Management/Conservation, Intergovernmental Coordination and Capital Improvements Elements of the Town Comprehensive Plan. The proposed amendments are exempt from the twice per year limitation on amendments (Rule 9J-11.006(1)7.t Florida Administrative Code) because they are to incorporate the regional water supply work plan as required in the Florida Statutes. The Town has requested a formal review of the proposed 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 Town's 20-Year Water Supply Work Plan with the South Florida Water Management

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

1. Future Land Use Element
 - a. A new policy to coordinate current and future land uses with the availability of water supplies and water supply facilities.
2. Infrastructure Element (Potable Water Sub-Element)
 - a. A new objective to comply with the Water Supply Facility Work Plan (WSFWP).
 - b. New policies to incorporate the WSFWP into the Town Comprehensive Plan by reference and to coordinate with the SFWMD and Palm Beach County on water supply matters.
3. Coastal Management/Conservation Element
 - a. New policies address:
 - Ensuring that adequate water supplies and facilities are available to meet demands.
 - Coordination with Palm Beach County (PBC) Utilities Department, PBC Environmental Resources Management Department, and the SFWMD on facility planning.
 - Coordination with PBC Utilities to estimate system demand and capacity.
 - Encourage use of Energy Star rated and Water Sense certified fixtures.
 - Encourage Florida Friendly Landscape guidelines and principles.
 - Participation in the SFWMD Water Savings Incentive Program.
4. Intergovernmental Coordination Element
 - a. A new policy to coordinate with the plans of the school board, regional water supply authorities and other units of local government.
5. Capital Improvements Element
 - a. New policy to develop and adopt mechanisms to assure adequate water supplies are available to meet needs.
 - b. New policy to incorporate capital improvements necessary to maintain adequate levels of service.

Extrajurisdictional Impacts

The proposed amendments were not provided to the Palm Beach County Intergovernmental Plan Amendment Review Committee for distribution prior to transmittal to the DCA. However, there should be no significant 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

The amendments are considered to be consistent with the SRPP. The following comment is for the Town's consideration:

1. The first sentence of the first new policy in the Capital Improvements Element should be clarified since it is unclear what the role of the Town would be relative to assuring that adequate water supplies are available. It could be restated as "The Town shall work with the SFWMD and PBC to develop and adopt appropriate mechanisms..."

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 Highland Beach

