

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 50

From: Staff

Date: September 19, 2008 Council Meeting

Subject: Local Government Comprehensive Plan Review  
Draft Amendments to the St. Lucie County 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 County has proposed text amendments to the following elements and sub-elements of the County Comprehensive Plan: Future Land Use, Potable Water, Sanitary Sewer, Conservation and Capital Improvements. The proposed amendments are exempt from the twice per year limitation on plan amendments because they are to incorporate the County Water Supply Work Plan (Rule 9J-11.006(1)(a)7.t. Florida Administrative Code). The County has requested a formal review of the amendments by the DCA.

Evaluation

The purpose of the text amendments is to address the requirements of Chapter 163.3177(6)(c) of the Florida Statutes. This requires that all local governments subject to a regional water supply plan must adopt a 10-Year Water Supply Facility Work Plan (WSFWP) in their comprehensive plan.

The majority of the new provisions are in the Potable Water and Sanitary Sewer Sub-Elements. The most significant amendments are summarized on an element basis in the following:

1. Future Land Use Element

- Revised narrative and new tables address revised population projections for water and sewer planning purposes.

2. Potable Water Sub-Element

Extensive revisions have been made to the narrative and tables in the background section of the sub-element. Some of the noteworthy revisions to goals, objections and policies are as follows:

- Revised Policy 6A.1.3.1 lists general categories of public facility improvements to be made as prioritized by the Board of County Commissioners.
- New Policy 6A.2.1.3 indicates the County will identify land uses that may not be compatible with public potable water supply wells.
- Revised Goal 6A.3 commits the County to institute a program to identify the availability of public potable water supplies necessary to provide for new growth.
- Revised Policy 6A.3.2.4 addresses the implementation of the County Water and Wastewater Master Plan.
- Revised Policy 6A.3.2.5 specifically addresses improvements in the North Hutchinson Island Service Area.

3. Sanitary Sewer Sub-Element

Again, extensive revisions have been made to the narrative and tables in the background section of this sub-element. Significant changes in goals, objectives and policies include:

- New Policy 6D.1.1.1 indicates that utility service areas will not promote linear or leapfrog development.
- Revised Objective 6D.1.2 is to ensure that adequate facility capacity is available concurrent with need.
- Revised Policy 6D.1.2.6 indicates that development will be permitted only when tying into a regional or sub regional system.
- New Policy 6D.1.4.2 addresses the use of on-site wastewater treatment systems.
- Regional Goal 6D.2 and its accompanying objectives and policies commit the County to provide facilities to meet existing and projected needs.

- New Objective 6D.2.2 is to provide central sanitary sewer facilities to areas which are planned for high intensity development or where there are existing problems.

#### 4. Conservation Element

- To address the recent conversion of agricultural lands to residential uses, text is added to note the increasing trend toward use of the Floridan aquifer to reduce surface water and wetland impacts.
- Text is added to show that although Agricultural is anticipated to be the largest use within the Upper East Coast planning area, there is a decrease of seven percent agricultural use and an increase of 65 percent public supply demand anticipated over the 20-year planning period.
- Text addressing the restriction of irrigation hours and an ordinance allowing the Board of County Commissioners to impose watering restrictions when there are no South Florida Water Management District restrictions in effect.

#### 5. Capital Improvements Element

- Updates are made to Table 11-1 “A Summary of Repair/Replacement, Existing Deficiency and Future Need Cost, by Public Facility”.

#### Extrajurisdictional Impacts

Under the informal agreement coordinated by the Treasure Coast Regional Planning Council, local governments in the northern three counties of the region are to provide copies of amendment materials to other local governments that have expressed an interest in receiving such materials. The County provided copies of the proposed amendments to Indian River County, Martin County, the Cities of Fort Pierce and Port St. Lucie and the Town of St. Lucie Village. In correspondence dated July 15, 2008, Council requested comments from those jurisdictions/agencies regarding the proposed amendments. As of the date of the preparation of this report, no comments had 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

The amendments are considered to be consistent with the SRPP. Council offers the following comments for consideration by the County:

1. The wording of revised Policy 6A.2.1.4 in the Potable Water Sub-Element is confusing. It indicates the County shall identify land uses with existing or future public water supply wells. This policy should be clarified.

2. In the strike-through/underline version of the Sanitary Sewer Sub-Element, there appear to be two policies (one new, one revised) numbered 6D.1.1.1. The numbering should be clarified.

#### 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 Potable Water Service Areas and WTP Location Map

**Exhibit 1  
General Location Map**

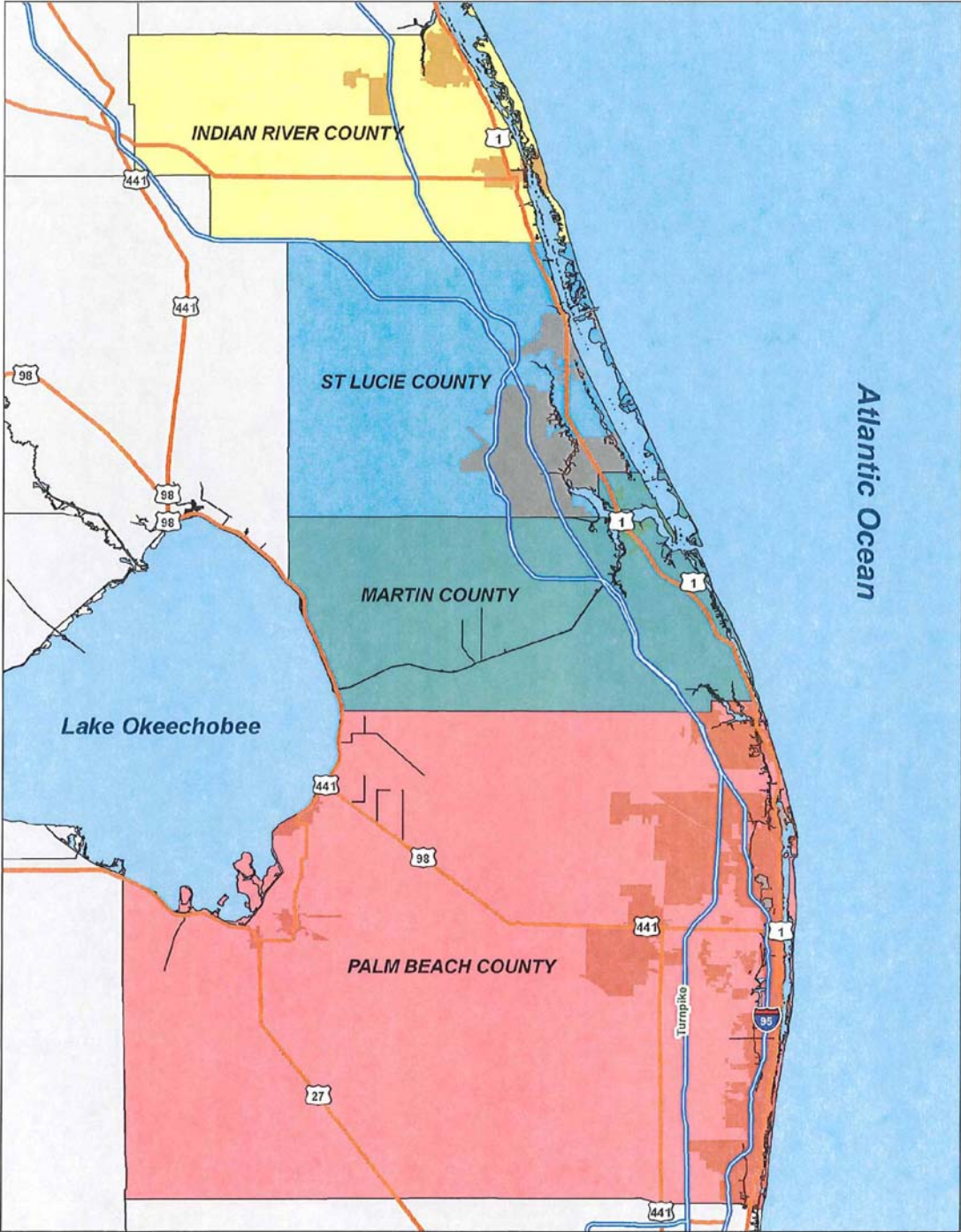
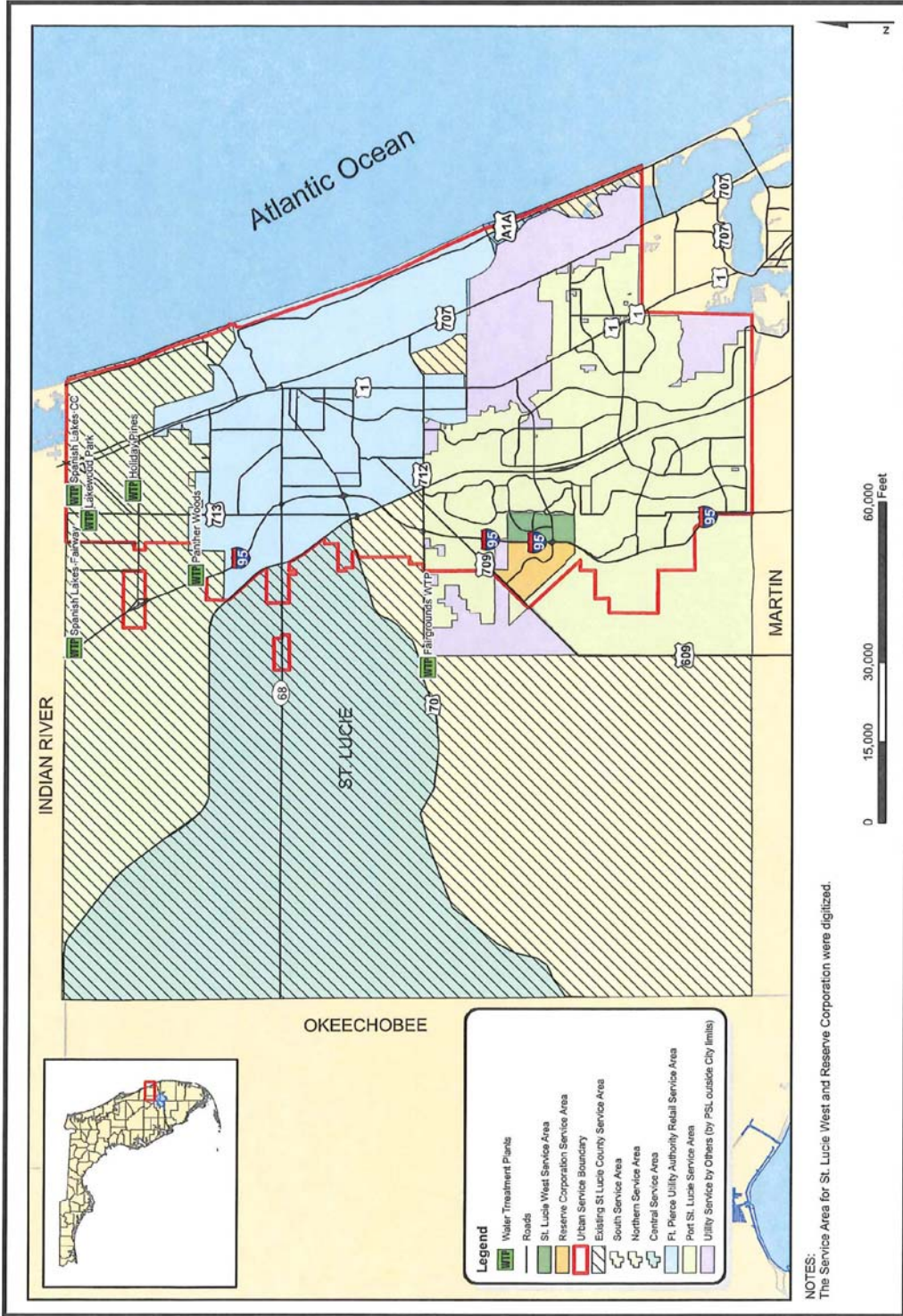


Exhibit 2



NOTES:  
The Service Area for St. Lucie West and Reserve Corporation were digitized.

CDM

Figure 6-A-1  
Potable Water Service Areas and WTP Locations  
St. Lucie County, FL