

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Regional Planning Council Members AGENDA ITEM 5E

From: Staff

Date: April 17, 2009 Regional Planning Council Meeting

Subject: Local Government Comprehensive Plan Review  
Draft Amendments to the Town of Sewall's Point Comprehensive Plan  
DCA Reference No. 09RWSP-1

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, *Florida Statutes*, requires that the Treasure Coast Regional Planning Council (TCRPC) 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 the TCRPC 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 Sewall's Point has proposed text amendments to the Potable Water, Future Land Use, 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), Florida Administrative Code) because they are to incorporate the Town's Water Supply Facilities Work Plan (WSFWP) into the comprehensive plan as required in the Florida Statutes. The Town did not request a formal review of the proposed amendments by the DCA. However, in a letter dated March 27, 2009, the DCA notified the Town that the amendments would be formally reviewed.

## Evaluation

The purpose of the text amendments is to address statutory requirements (Chapters 373.0361(7) and 163.3177(6)(a), Florida Statutes) by providing coordination of the Town's 20-Year 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. Potable Water Element

- a. Revised Objective 2 is to confer with the Martin County Utility Department (MCUD) on methods of conservation and protection of water resources within the Town, and to reduce the per capita water consumption rate.
- b. Revised Policy 2.1 is to work with MCUD to identify distribution system deficiencies to be incorporated into the Capital Improvements Program, and to coordinate with the SFWMD and Martin County to update the Town's WSFWP.
- c. New Policy 3.3 is to encourage the use of cisterns, drip septic systems and other related irrigation techniques for the water of landscaping and lawns.
- d. New Policy 4.2 is to cooperate with Martin County in the development of a WSFWP to provide a linkage between growth management and UECWSP.

### 2. Future Land Use Element

- a. New Policy 9.5 is to encourage the use of innovative systems for water conservation, the recycling of construction materials and the purchase of local construction materials.

### 3. Intergovernmental Coordination Element

- a. New Policy 1.2 is to coordinate with Martin County, the SFWMD, and the TCRPC to provide for and share land use information, population data, and other information needed for water supply planning efforts.

### 4. Capital Improvements Element

- a. New Policy 2.4 is to cooperate with the SFWMD and Martin County in implementing the UECWSP, including the development and implementation of water conservation programs.

## 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. According to the Town's transmittal letter dated March 13,

2009, the Town provided a copy of the amendment materials to Martin County, the City of Stuart, and the Town of Jupiter Island. Council sent a memorandum dated March 19, 2009 to each of these local governments seeking comments regarding any detrimental extrajurisdictional impacts as a result of the amendments. As of the date of 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

#### **Comments/Recommendations for Modification**

1. Policy revisions (i.e. 2.1 and 4.2 of the Potable Water Element) reference a 10-Year WSFWP. However, the draft WSFWP for the Town covers the period of 2008-2028, a twenty-year period. The length of the period for which the plan is to apply should be consistent.
2. New Policy 9.5 utilizes the term “reduction of gas emission”. The term would be more clear if it was changed to the “reduction of greenhouse gases”.

#### Consistency with Strategic Regional Policy Plan

The contract agreement with the DCA requires the TCRPC to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. The TCRPC finds the proposed amendments to be CONSISTENT with the SRPP.

#### Recommendation

The TCRPC should adopt the above comments and instruct staff to transmit the report to the Department of Community Affairs.

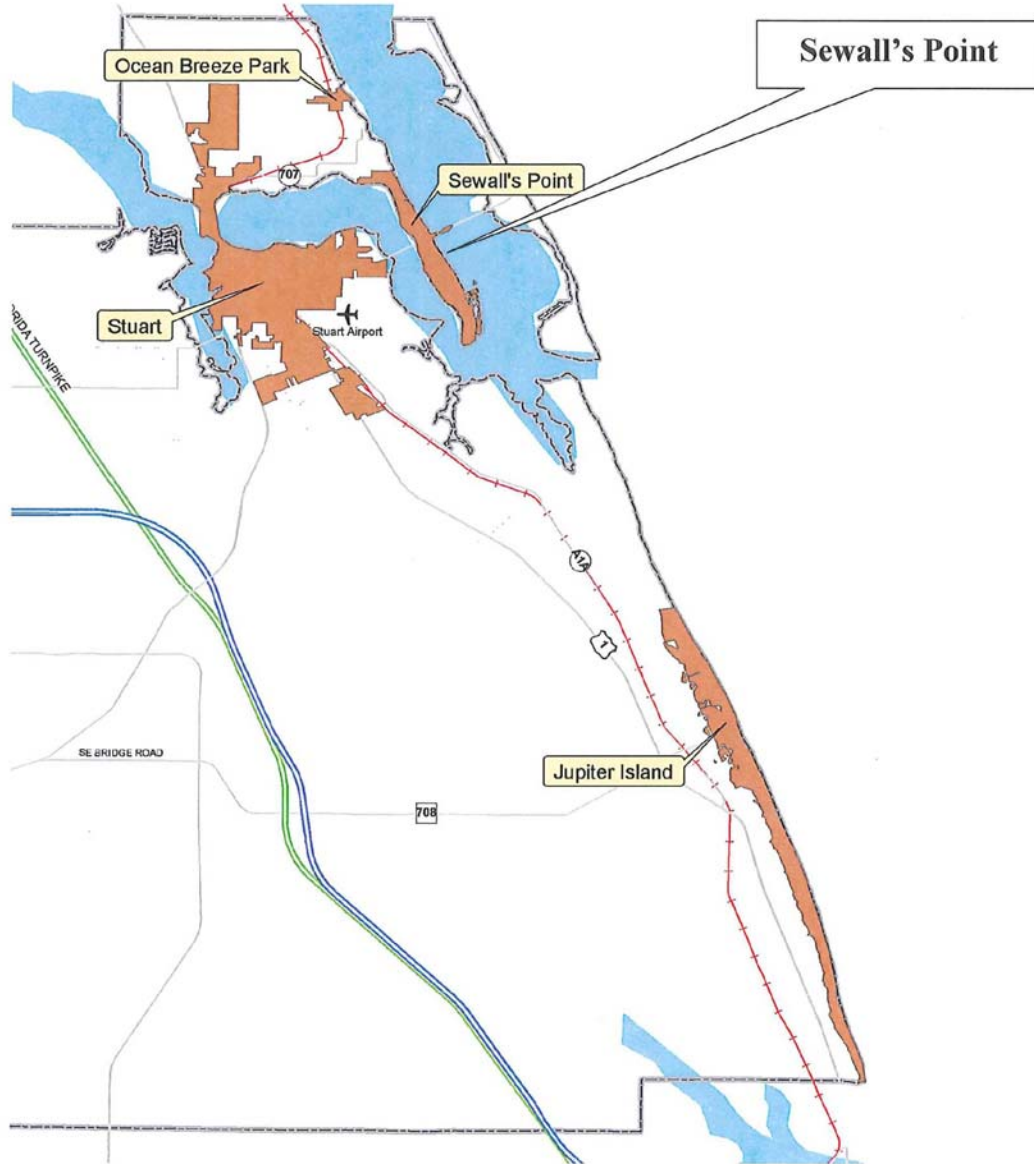
Attachments

## **List of Exhibits**

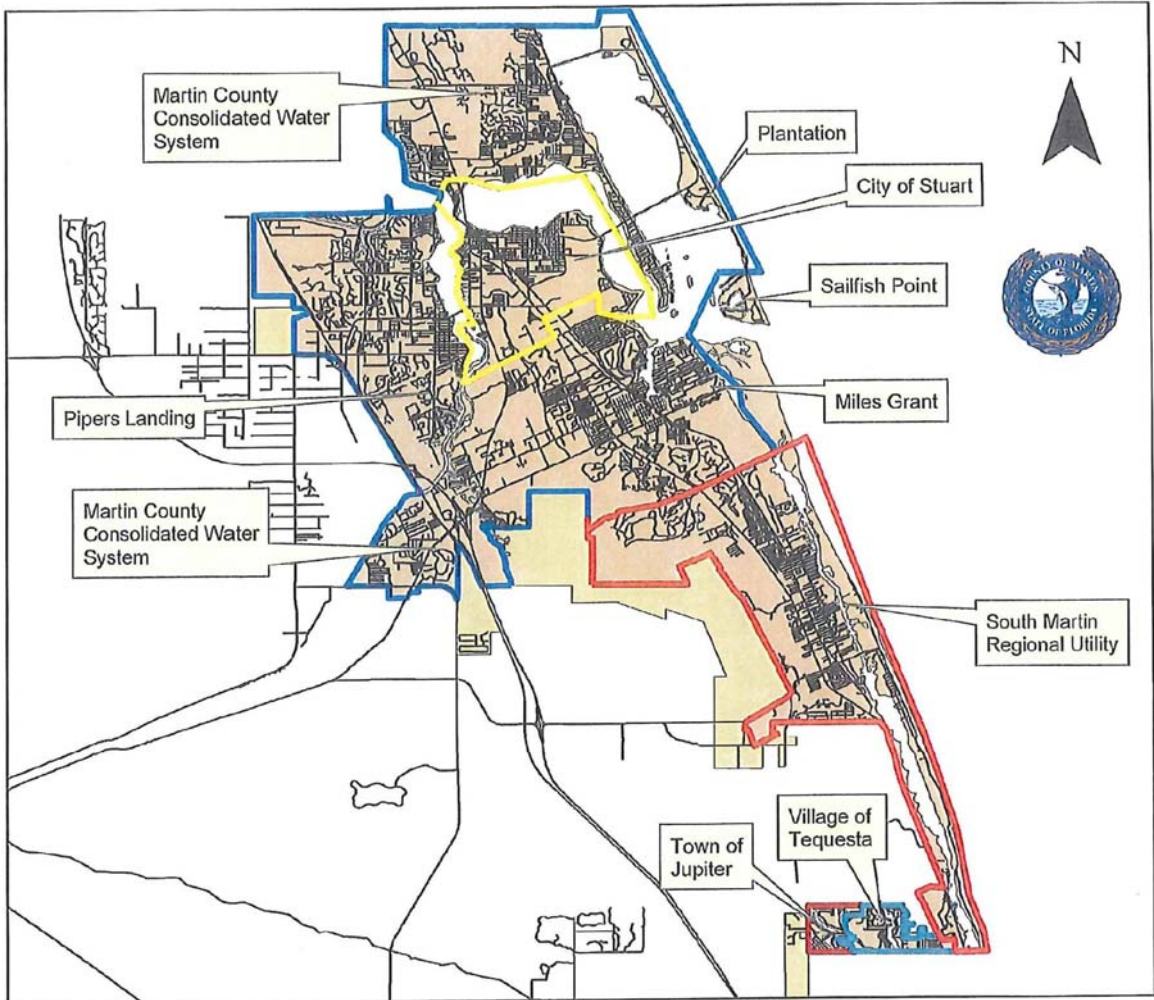
### **Exhibit**

- 1 General Location Map
- 2 Areas Currently Served by The Regional Utilities

**Exhibit 1**  
**Town of Sewall's Point**



## Exhibit 2 Areas Currently Served by Regional Utilities



### Legend

- |  |   |
|--|---|
| <span style="color: red;">—</span> SMRU              | <span style="color: blue;">—</span> MCSerArea   |
| <span style="color: blue;">—</span> Tequesta         | <span style="background-color: #f4b084; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Primary USD   |
| <span style="color: red;">—</span> Jupiter           | <span style="background-color: #fff2cc; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Secondary USD |
| <span style="color: green;">—</span> Indiantown      |   |
| <span style="color: yellow;">—</span> StuartServArea |   |

0 6,500 13,000 26,000 39,000 52,000 Feet

Created by: C.Dulin  
 Plot Date: May 15, 2007  
 Project File T:gmd\div\_comp\_plan\cpas\cpa03.04\cpa04-11

\*This Geographic Information System Map Product, received from the County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability.

