

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Regional Planning Council Members AGENDA ITEM 51
From: Staff
Date: June 19, 2009 Regional Planning Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendments to the Town of Jupiter Island Comprehensive Plan
DCA Reference No. 09RWSP1

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 Jupiter Island has proposed text amendments to the Infrastructure Element of the Town Comprehensive Plan. The proposed amendments are exempt for 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 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()(a), Florida Statutes) by providing coordination of the Town's 10-Year WSFWP with the South Florida Water Management District's Upper East Coast Regional Water Supply Plan.

The proposed amendments by the Town are limited to:

1. A statement under the “Plan Summary” section of the Infrastructure Element to indicate that the 10-Year WSFWP was prepared and adopted by the South Martin Regional Utility, and then adopted by reference by the Town Commission; and
2. the inclusion of the 10-Year WSFWP (in the form of a Technical Memorandum) as Appendix A of the Comprehensive Plan.

The Town has indicated that policy amendments related to the WSFWP will be postponed until the Town’s Evaluation and Appraisal Report is complete and amendments are considered for the entire comprehensive plan.

Extrajurisdictional Impacts

Under the informal agreement facilitated by the Treasure Coast Regional Planning Council (TCRPC), 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. A memorandum was sent on May 26, 2009 to Martin County and the Town of Sewall’s Point seeking comments regarding any conflicts with the proposed amendments. As of the date 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

The WSFWP is in the form of a Technical Memorandum from a firm hired by the Town. The memorandum contains a qualifier indicating that it is a draft document and not intended as a final version of work done or recommendations made. This qualifier indicates that the final report should be consulted. Prior to the adoption of the proposed amendment, the Town should have a final version of the WSFWP for incorporation into the Town Comprehensive Plan.

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 Treasure Coast Regional Planning 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 Martin County/Jupiter Island Joint Planning Area
- 3 Areas Currently Served by the Regional Utilities

**Exhibit 1
General Location Map**

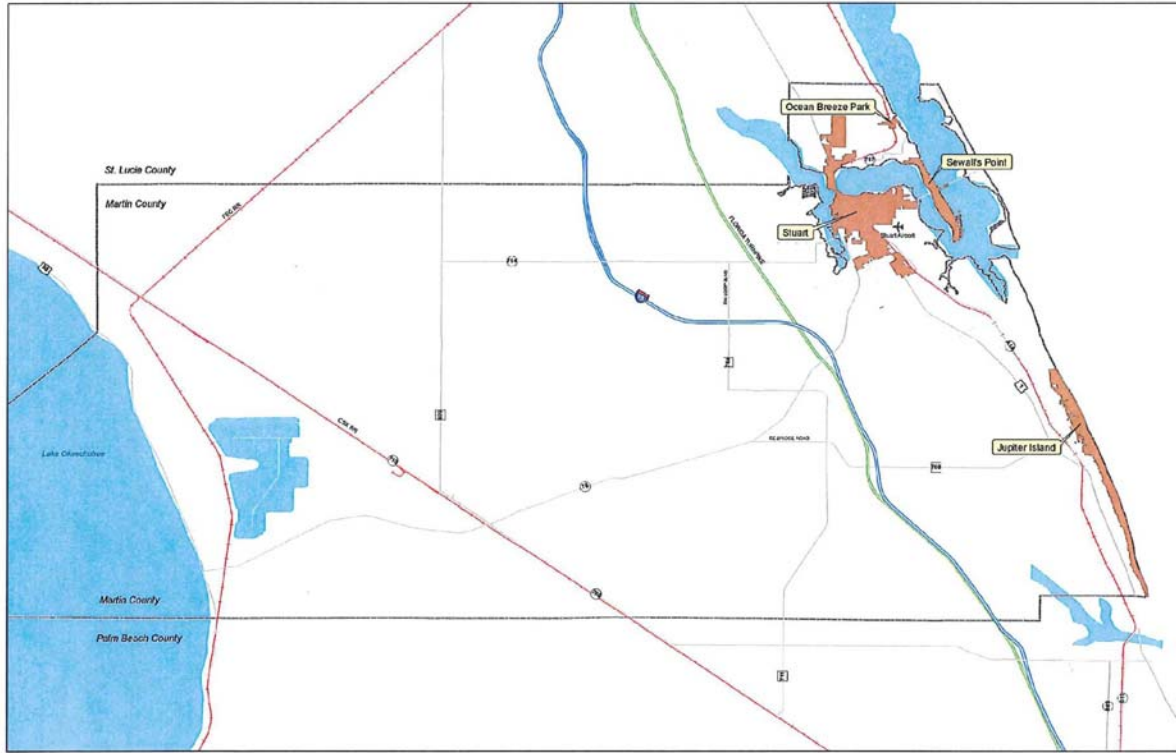
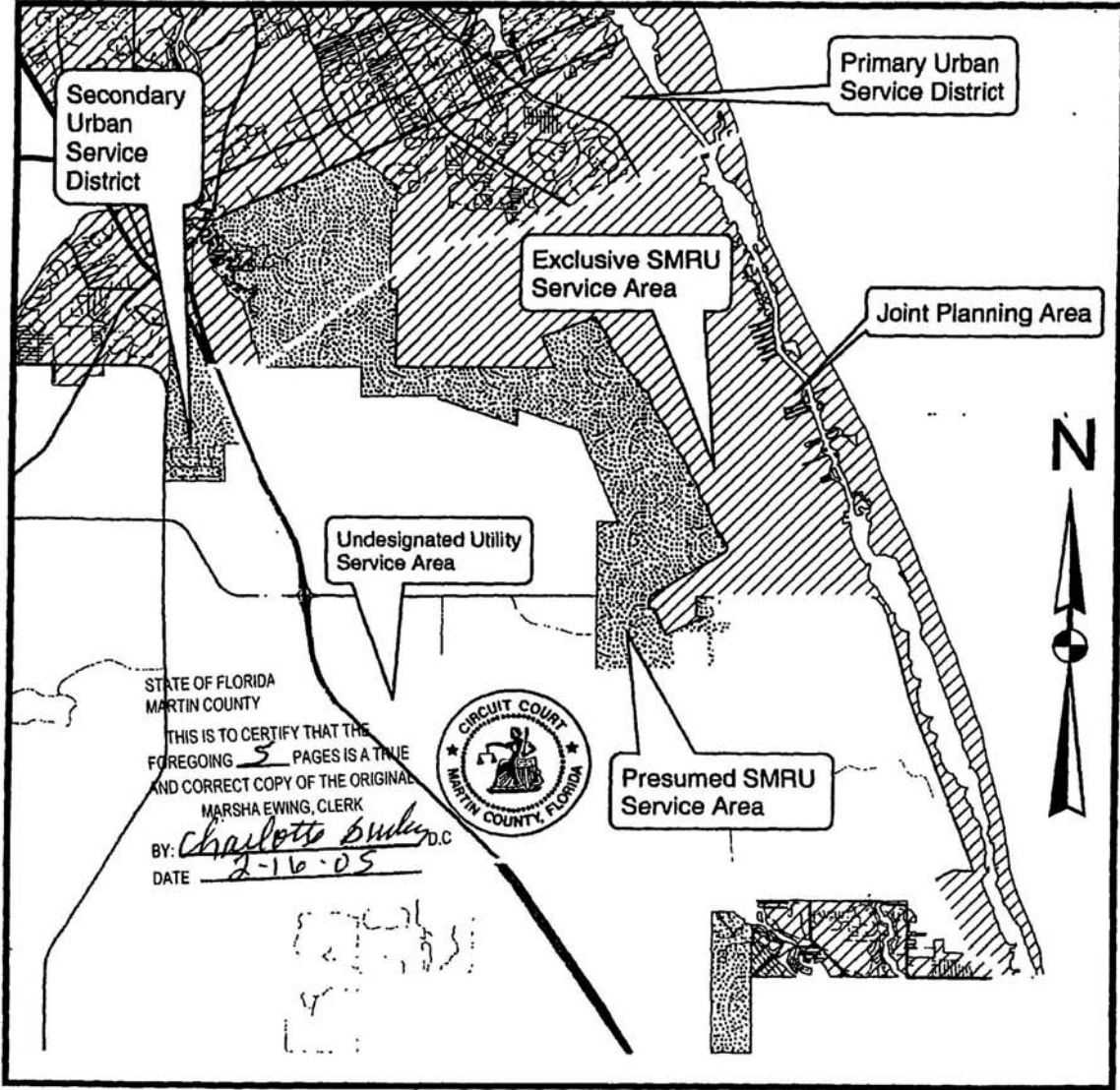
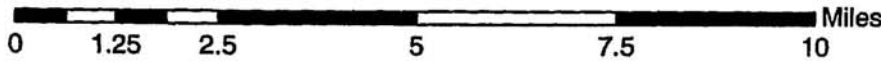


Exhibit 2

Martin County / Jupiter Island Joint Planning Area



STATE OF FLORIDA
 MARTIN COUNTY
 THIS IS TO CERTIFY THAT THE
 FOREGOING 5 PAGES IS A TRUE
 AND CORRECT COPY OF THE ORIGINAL
 MARSHA EWING, CLERK
 BY: *Charlotte Bullock* D.C.
 DATE: *2-16-05*



Project Name: Joint Planning Area
 Plot Location: T:\gmd\gmp\pelal_studies\3_Intergov\Utility\Interlocal\JPA10.25.04.pdf
 Created By: C. DuIn GMD
 Plot Date: Oct. 28 2004

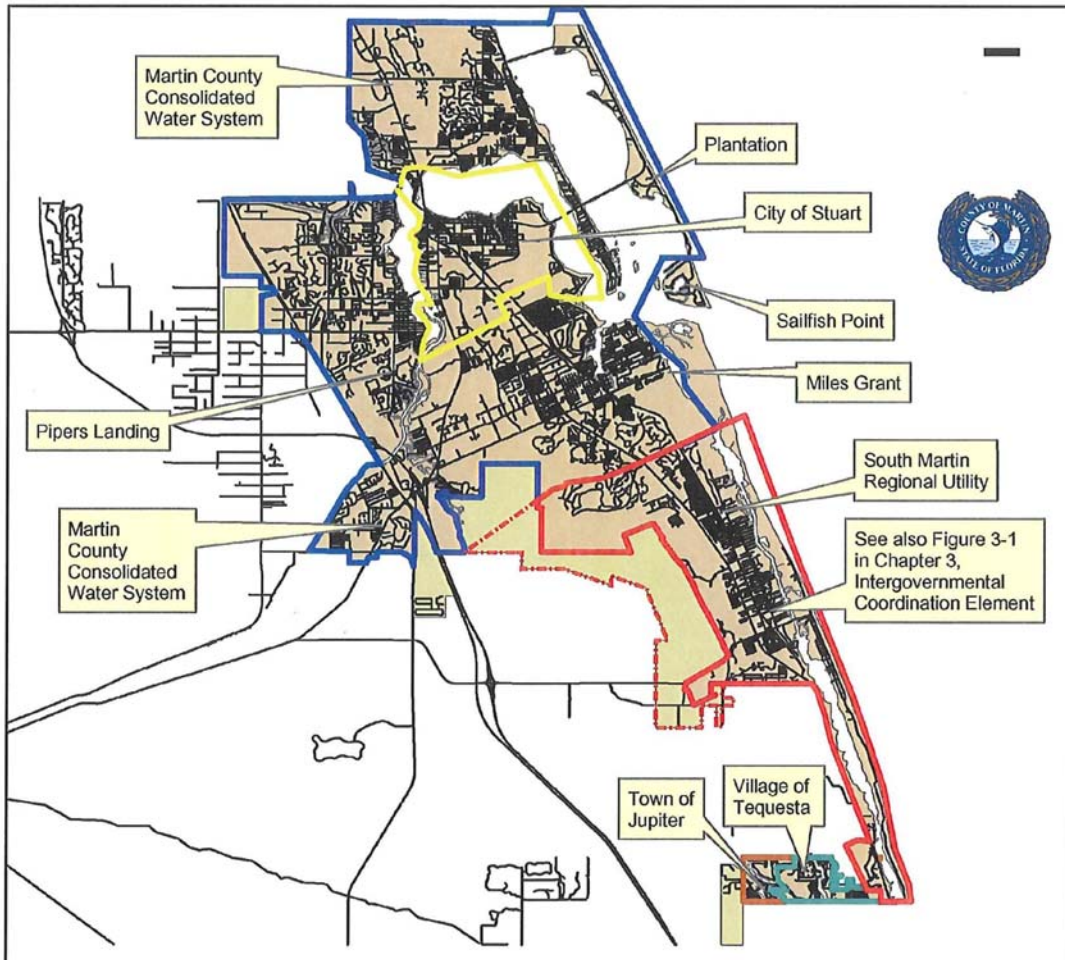
Legend

- JPA Presumed Conservation Lands
- Primary
- Secondary
- Exclusive

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Exhibit 3 Martin County

Figure 11-1, Areas Currently Served By Regional Utilities



Legend

- StuartServArea — Tequesta
- SMRU Exclusive — Jupiter
- SMRU Presumed Primary USD
- MCSerArea Secondary USD

Created by: C.Dulin
 Plot Date: August 23, 2007
 Project File T:\gmd\div_comp_plan\cpas\cpa03.04\cpa04-11

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