

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Regional Planning Council Members AGENDA ITEM 50  
From: Staff  
Date: June 19, 2009 Regional Planning Council Meeting  
Subject: Local Government Comprehensive Plan Review  
Draft Amendments to the Village of Tequesta 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 Village of Tequesta has proposed text amendments to the Infrastructure, Future Land Use, Conservation, Intergovernmental Coordination, and Capital Improvements Elements of the Village 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 Village's Water Supply Facilities Work Plan (WSFWP) into the comprehensive plan as required in the Florida Statutes. The Village 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 Village's 10-Year WSFWP 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

- New Policy 1.5.11 is to coordinate current and future land uses with the availability of water supply and water supply facilities.

2. Infrastructure Element (Potable Water Sub-Element)

- New Objective 1.7.0 is to comply with the WSFWP and to update the plan at least every 5 years.
- New Policy 17.1 formally incorporates the WSFWP into the Comprehensive Plan.
- New Policy 1.7.2 is to coordinate the Village Comprehensive Plan with the SFWMD Regional Water Supply Plan and the Palm Beach County 20-Year WSFWP.

3. Conservation Element

- New Objective 2.1.5 is to implement the WSFWP to ensure that adequate water supplies and public facilities are available to serve the water supply demands of the Village.
- New Policy 2.15.1 is to coordinate with the Loxahatchee River District, Palm Beach County, Martin County and the SFWMD as necessary.
- New Policy 2.15.2 is to cooperate with the Loxahatchee River District to develop methodologies and procedures to be utilized to make estimates of system demand and capacity.
- New Policy 2.15.3 is to work with the Loxahatchee River District on issues of water supply, conservation and reuse.
- New Policy 2.15.4 is to encourage the use of high efficiency plumbing fixtures.
- New Policy 2.15.5 is to encourage the use of Florida Friendly Landscape guidelines and principles; the storage and use of rainfall; the use of drip irrigation or micro-sprinklers; and the use of porous surface materials on walkways, driveways and patios.
- New Policy 2.15.6 is to participate in the SFWMD Water Savings Incentive Program.

4. Intergovernmental Coordination Element

- New Policy 1.5.2 is to coordinate the comprehensive plan with school boards, regional water supply authorities and other units of local government; and the comprehensive plans of adjacent municipalities.

## 5. Capital Improvements Element

- New Policy 1.4.5 addresses adequate water supplies for all water uses.
- New Policy 1.4.6 commits to the incorporation of necessary capital improvements into and the maintenance and update of the 5-Year Schedule of Capital Improvements.

### Extrajurisdictional Impacts

The proposed amendments were not provided to the Palm Beach County Intergovernmental Plan Amendment Review Committee for circulation prior to transmittal. However, copies of the amendment package were provided by the Village to Palm Beach County, Jupiter Inlet Colony, Jupiter and Martin County. Council staff sent a memorandum to these local governments seeking comments regarding any potential negative extrajurisdictional impacts as a result of the proposed amendments. As of the date of the 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

The TCRPC 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 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.

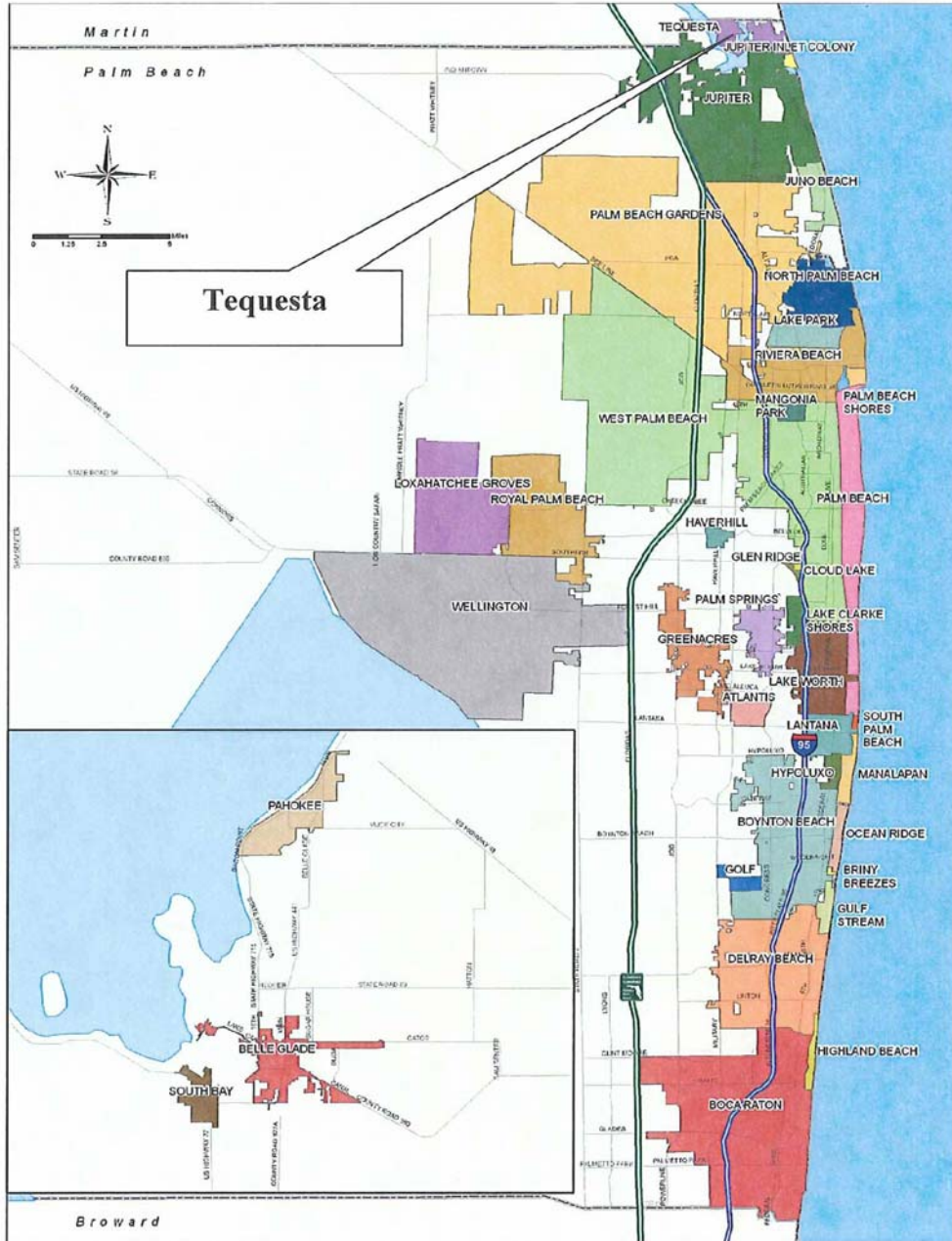
### Attachments

## List of Exhibits

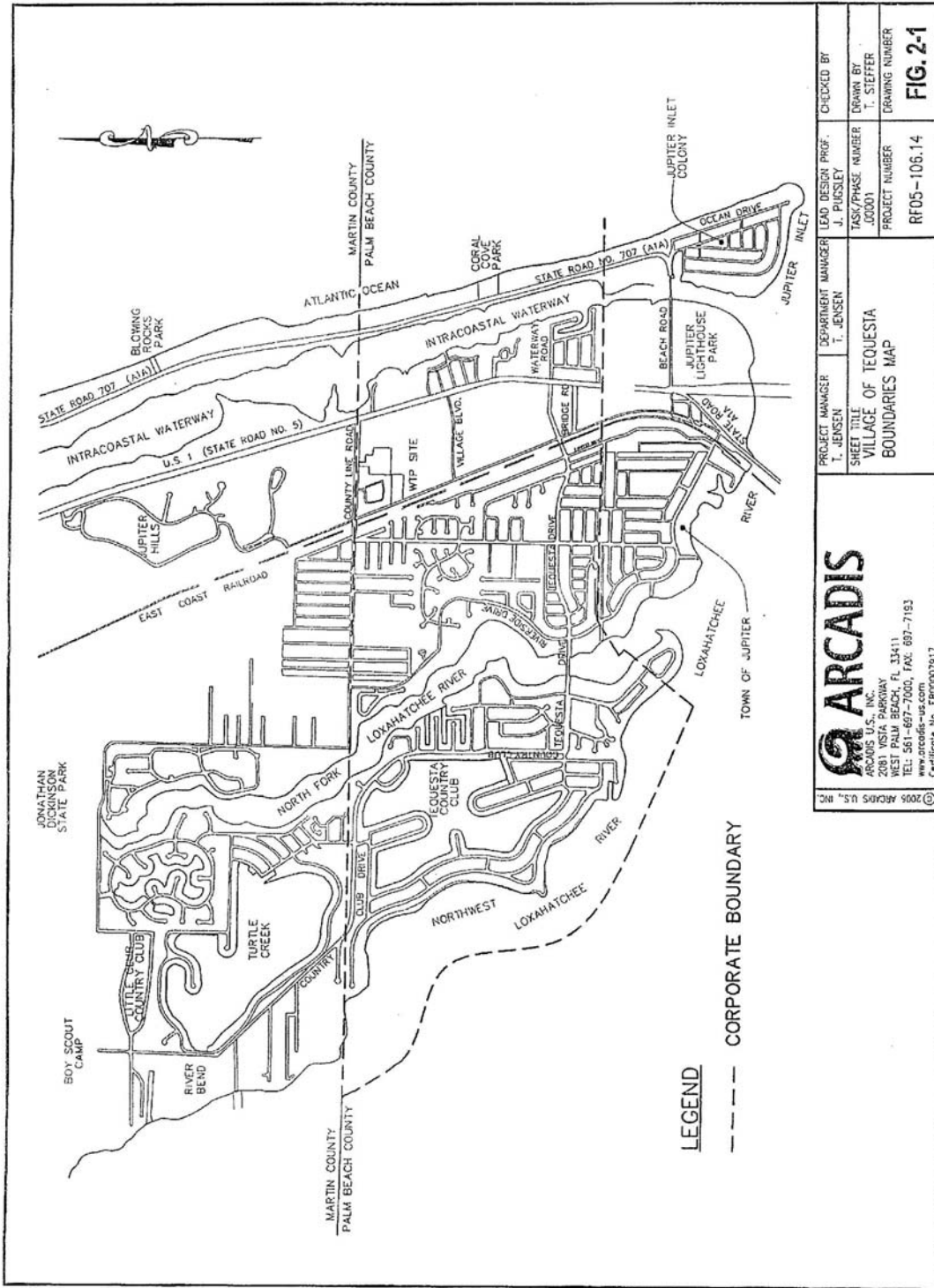
### Exhibit


- 1 General Location Map
- 2 Boundaries Map
- 3 Service Area Boundary Map

# Exhibit 1 General Location Map Village of Tequesta

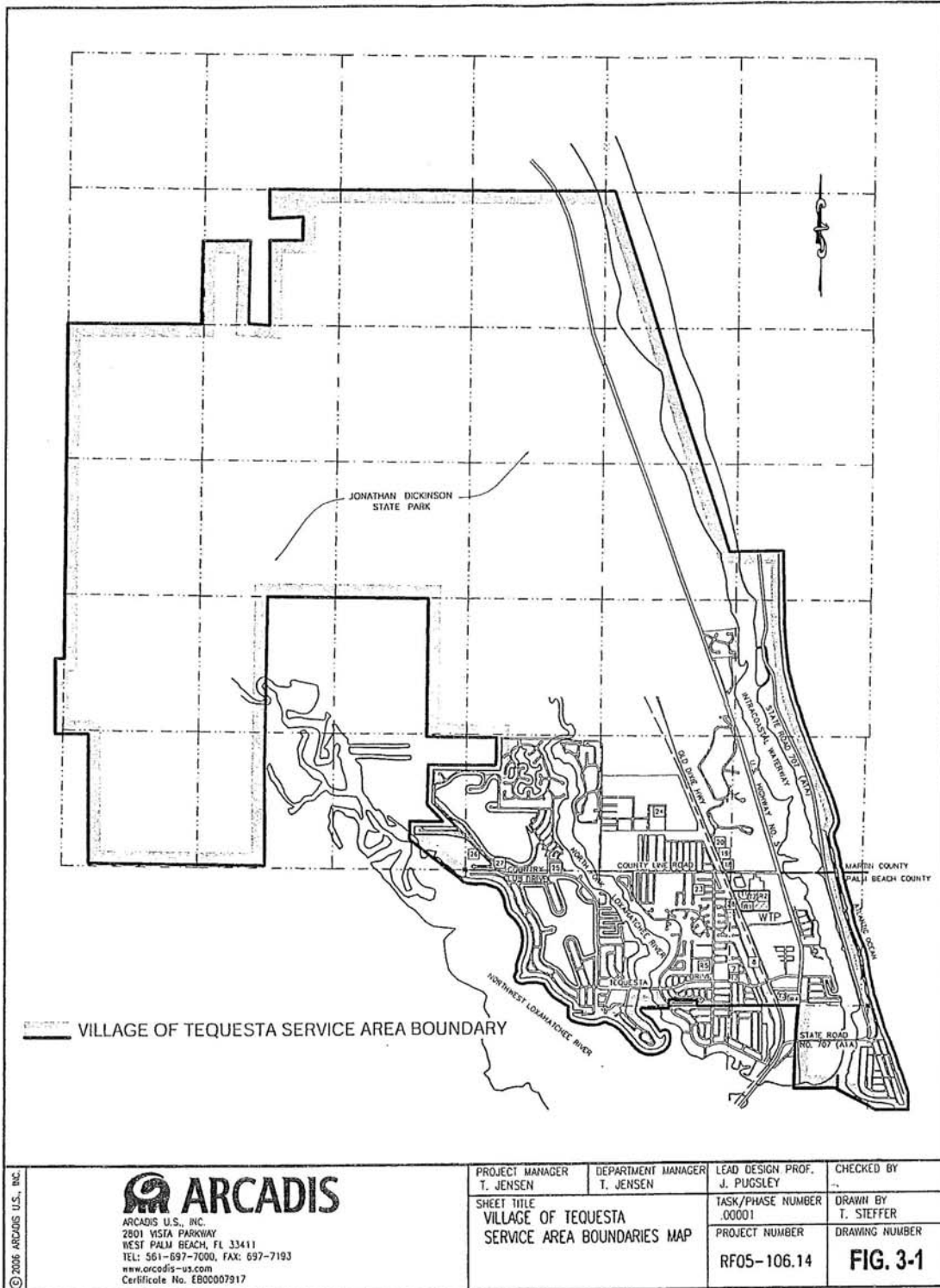


## Exhibit 2 Boundaries Map



 ARCADIS U.S., INC. 4001 WISLA PARKWAY WEST PALM BEACH, FL 33411 TEL: 561-697-7000, FAX: 607-7183 <a href="http://www.arcadis-us.com">www.arcadis-us.com</a> Certificate No. EB00007917		PROJECT MANAGER T. JENSEN DEPARTMENT MANAGER T. JENSEN SHEET TITLE VILLAGE OF TEQUESTA BOUNDARIES MAP	LEAD DESIGN PROF. J. PUSLEY TASK/PHASE NUMBER J0001 PROJECT NUMBER RF05-106.14	CHECKED BY  DRAWN BY T. STEFFER DRAWING NUMBER <b>FIG. 2-1</b>
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### Exhibit 3 Service Area Boundary Map



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SHEET TITLE VILLAGE OF TEQUESTA SERVICE AREA BOUNDARIES MAP		TASK/PHASE NUMBER .00001	DRAWN BY T. STEFFER
		PROJECT NUMBER RF05-106.14	DRAWING NUMBER <b>FIG. 3-1</b>