

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Regional Planning Council Members AGENDA ITEM 5E  
From: Staff  
Date: March 20, 2009 Regional Planning Council Meeting  
Subject: Local Government Comprehensive Plan Review  
Draft Amendments to the City of Lake Worth 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 City of Lake Worth has proposed text amendments to the Infrastructure, Future Land Use, Coastal Management, Conservation, Intergovernmental Coordination, and Capital Improvements Elements of the City 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 City's Water Supply Facilities Work Plan (WSFWP) into the comprehensive plan as required in the Florida Statutes. The City 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 City's 10-Year WSFWP with the South Florida Water Management District's (SFWMD) Lower

East Coast Regional Water Supply Plan (LECWSP). The highlights of the proposed amendments are as follows:

## 1. Infrastructure Element

- a. Revised Objective 4.1.5 is to plan for and assure an adequate supply of potable water within the Lake Worth service area during the 10-year water supply planning program.
- b. New or revised policies under Objective 4.1.5.
  - Coordination with the SFWMD's LECWSP.
  - Consistency with state and SFWMD standards and regulations.
  - Coordination with Palm Beach County, Lake Clarke Shores and Aqua Utilities.
  - Assessment of future needs, augmentation with alternative water services, evaluation of system capacity, monitoring of groundwater conditions, interconnection and looping of the existing distribution system, and consideration of a Reverse Osmosis Treatment Plant.
- c. Revised Objective 4.1.6 is to adopt a service area boundary for potable water service and discourage leapfrog development and urban sprawl in order to maximize the use of water facilities.
- d. Several new and revised policies address the conservation of potable water, including requiring water-efficient landscaping and functioning rain-sensor devices on all automatic irrigation systems, low volume plumbing fixtures, restrictions on unnecessary consumption of potable water, encouraging low impact development techniques, conservation education and adherence to emergency water shortage restrictions.
- e. New Objective 4.1.8.1 and supporting policies address the timing for upgrading the central water system.
- f. New Objective 4.1.8.2 and supporting policies deal with programs and activities to operate and maintain the system.
- g. New Objective 4.1.8.3 and supporting policies address new well development.
- h. New Objective 4.1.8.4 and supporting policies address fire protection.

## 2. Future Land Use Element

- a. Revised Policy 1.3.5.6 and new Policy 4.1.1.7 indicate that the City will make a determination that adequate water supplies are available to service new development prior to approval of a building permit or its functional equivalent.

### 3. Coastal Management Element

- a. New Policy 5.1.1.4 is to ensure that any new regulations are consistent with SFWMD environmental resource and consumptive use permitting rules.

### 4. Conservation Element

- a. A series of new or revised policies (6.1.3.7 through 6.1.3.16) are proposed that are similar to or the exact wording of those policies proposed under Objective 4.1.7 (to conserve potable water) in the Infrastructure Element.

### 5. Intergovernmental Coordination Element

- a. A series of new or proposed policies are proposed (8.1.1.5 through 8.1.1.10) regarding adoption of a WSFWP; coordination with the SFWMD, Palm Beach County, Lake Clarke Shores; and determining the adequacy of water supplies prior to development order approval.

### 6. Capital Improvements Element

- a. New Policies 9.1.4.5 through 9.1.4.8 address implementation of the Five-Year Capital Improvements Schedule for potable water facilities revising the Capital Improvements Schedule annually, evaluation of water treatment plants and coordination with the SFWMD in water supply planning.

### Extrajurisdictional Impacts

The City did not provide notification of the proposed amendments to IPARC prior to transmittal. Council is not aware of any significant extrajurisdictional impacts that would result from the adoption 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 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 TCRPC should adopt the above comments and instruct staff to transmit the report to the Department of Community Affairs.

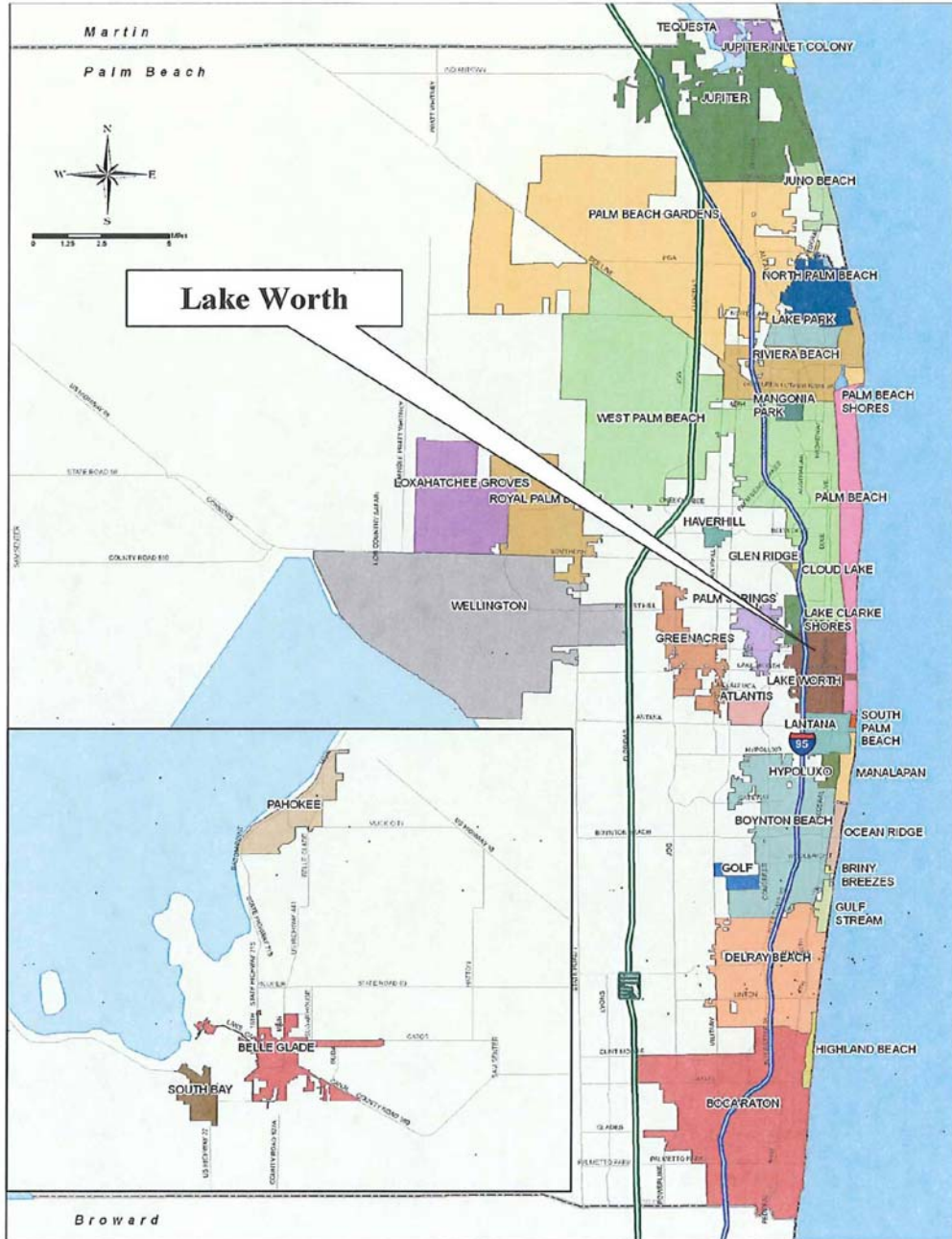
Attachments

## List of Exhibits

### Exhibit

- 1 General Location Map
- 2 Lake Worth Service Area

# Exhibit 1 General Location Map City of Lake Worth



## Exhibit 2 Lake Worth Service Area

