

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 5F

From: Staff

Date: February 19, 2010 Regional Planning Council Meeting

Subject: Local Government Comprehensive Plan Review  
Draft Amendments to the City of Fort Pierce Comprehensive Plan  
DCA Reference No. 10RWSP-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 Fort Pierce has proposed text amendments to the Infrastructure, Conservation, and Capital Improvements Elements of the City 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 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 amendments is to address statutory requirements (Chapters 373.0361(7) and 163.3177(6)(a), Florida Statutes) by providing coordination of the City's 10-Year WSFWP with the South Florida Water Management District's (SFWMD) Upper East

Coast Regional Water Supply Plan. The WSFWP for the period of 2008-2018. The WSFWP was prepared in coordination with the SFWMD and the Fort Pierce Utilities Authority (FPUA). The City determined that no policy additions or revisions were necessary to the Future Land Use and Intergovernmental Coordination Elements.

Some of the most significant amendments include:

A. Infrastructure Element

1. Revised Policy 3.12.5 to indicate the City shall adopt and implement a 10-Year WSFWP through FPUA and in accordance with the SFWMD.
2. New Policy 3.12.6 indicates the City and FPUA shall coordinate and participate in the SFWMD Upper East Coast Water Supply Planning process.
3. New Objective 3.15 is to continue to provide potable water in the quality and quantity necessary to satisfy existing and projected growth.
4. New Policy 3.15.1 is that the City shall continue to rely on facilities and personnel of the FPUA to satisfy potable water supply needs.
5. New Objective 3.16 is to meet potable water supply levels of service.
6. New Policy 3.16.1 is to correct existing deficiencies.
7. New Policy 3.16.2 is that the City shall adopt the 10-Year WSFWP.
8. New Policy 3.16.3 is that the City shall update and adopt a water supply plan within 18 months of the update of the SFWMD regional water supply plan.

B. Conservation Element

1. New Policy 4.2.8 is to adopt the 10-Year WSFWP into the Infrastructure Element.

C. Capital Improvements Element

1. Tables 1-1 and 1-2 have been updated to reflect necessary capital expenditures.

Extrajurisdictional Impacts

Under the informal agreement facilitated by the 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. Copies of the amendment materials were provided to St. Lucie County, Port St. Lucie, St Lucie Village and Martin County. Council contacted each of these local governments in a memorandum dated January 13, 2010 to see if there were any comments regarding negative extrajurisdictional impacts. As of the date of the preparation of this report no comments have been received. No significant extrajurisdictional impacts are expected as a result of these 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 amendments are considered to be consistent with Regional Goal 6.2 (a regional water supply managed to provide for all recognized needs on a sustainable basis), and Regional Strategies 6.2.2 (Support the development of Water Supply Plans or Needs and Sources Studies by the Water Management Districts for regional water resource management and long-range planning) and 6.2.3 (conserve, protect and enhance the Region's potable water supply) of the SRPP.

The TCRPC has the following comments/recommendation for modification:

1. New Objective 3.15 of the Infrastructure Element would be more clear if the first part of the Objective read "Continue to provide potable water in the quantity and quality necessary to satisfy existing development and projected growth...".
2. New Policy 3.16.3 should reference the Upper East Coast Water Supply Plan, rather than the Lower East Coast Water Supply Plan.
3. It does not appear that the City made any new or revised commitments to water conservation or water reuse. However, the City indicated such policies are expected to be included in its Evaluation and Appraisal Report amendments later this year.

### 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.

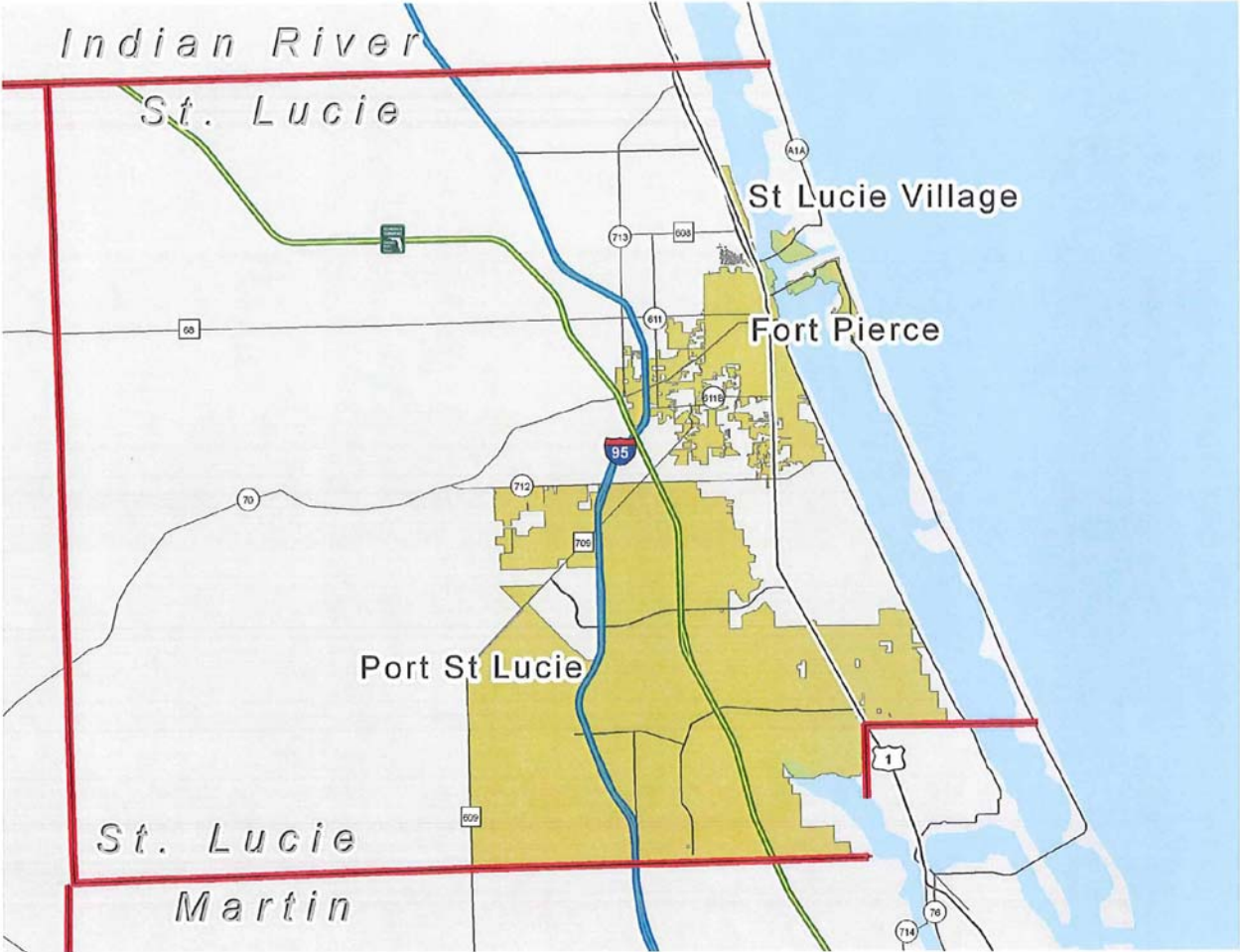
Attachments

## **List of Exhibits**

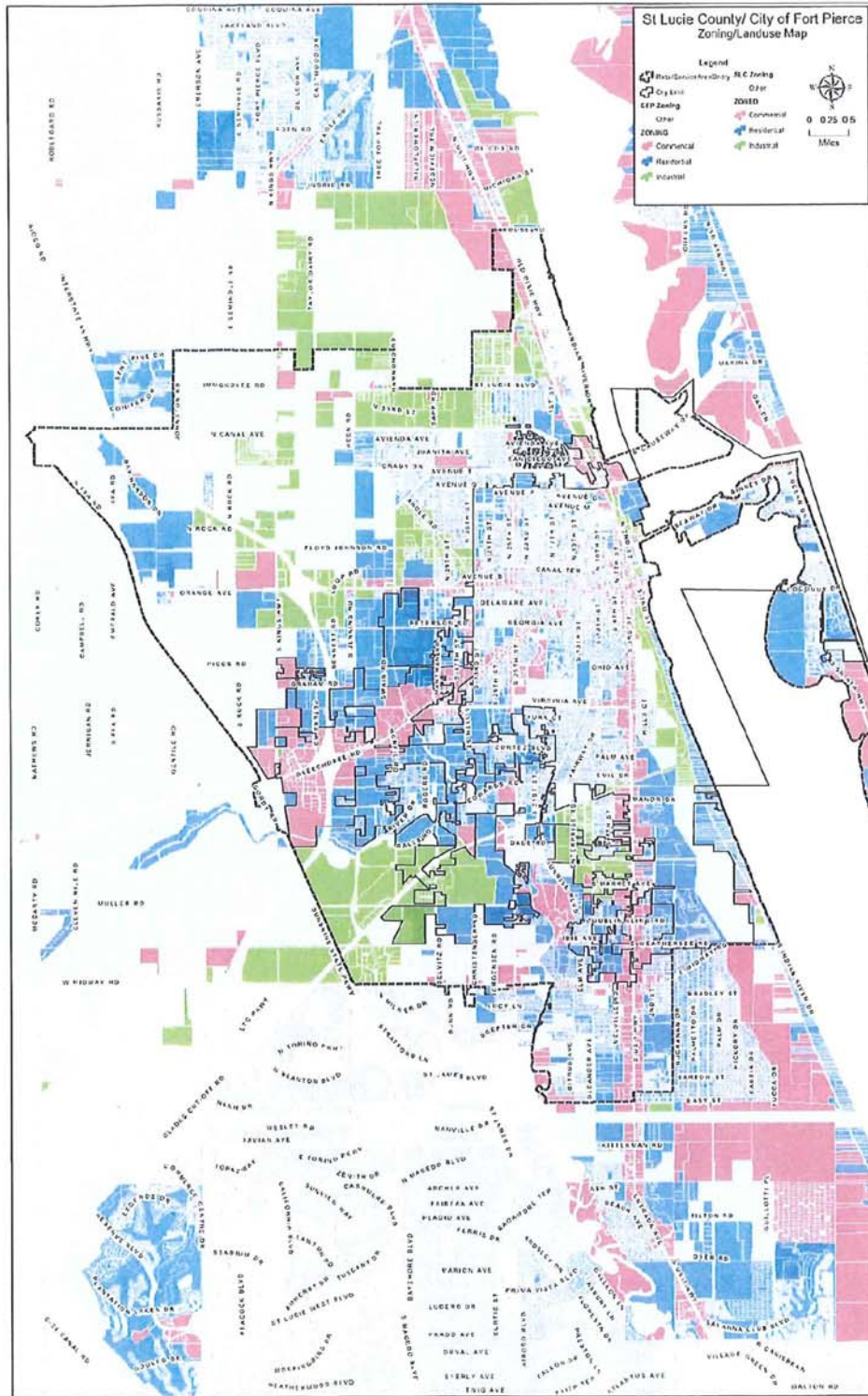
### **Exhibit**

- 1 General Location Map
- 2 Zoning/Land Use Map – City of Fort Pierce and Adjoining Areas
- 3 Fort Pierce Utilities Authority Service Area Map

**Exhibit 1  
General Location Map  
City of Fort Pierce**



## Exhibit 2 Zoning/Land Use Map City of Fort Pierce and Adjoining Areas



# Exhibit 3 Fort Pierce Utilities Authority Service Area Map

