To: Council Members                                           AGENDA ITEM 5D

From: Staff

Date: October 15, 2010 Council Meeting

Subject: Local Government Comprehensive Plan Review
          Draft Amendments to the City of Belle Glade Comprehensive Plan
          DCA Reference No. 10-RWSP1

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 Belle Glade has proposed text amendments to the Future Land Use, Infrastructure, Intergovernmental Coordination, 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 the text amendments is to address statutory requirements (Chapters 373.0361(7) and 163.3177(6)(c), Florida Statutes) by providing coordination of the City’s 10-Year WSFWP with the South Florida Water Management District’s (SFWMD) Lower East Coast Water Supply Plan (LECWSP).
Some of the most significant amendments are summarized in the following:

A. Future Land Use Element

1. New Policy 1.1.6.7 is to identify potential potable water wellfields and develop a wellfield protection ordinance, in conjunction with the County.

B. Infrastructure Element

1. Revised Objective 4.A.1.3 is to develop a wastewater effluent reuse, recharge and disposal program in conjunction with Palm Beach County and the Cities of Pahokee and South Bay.

2. Revised Policy 4.D.1.1.2 indicates the City shall coordinate with the Glades Utility Authority (GUA) to ensure the Lake Region Water Treatment Facility is able to meet established level of service.

3. New Policy 4.D.1.1.7 commits the City to consult with the GUA to ensure that adequate potable water supply will be available prior to issuing a building permit or development order.

4. Revised Policy 4.D.1.2.2 commits the City to incorporate alternative water supply projects identified in the LECWSP into the City Five Year Schedule of Capital Improvements.

5. Revised policies under Objective 4.D.1.5 (Water Conservation) support coordination on efforts to promote water conservation. New Policy 4.D.1.5.5 indicates the City shall review and revise its land development regulations (LDRs) to incorporate water conservation techniques to include low-flow plumbing fixtures, use of native plants, and drought tolerant landscaping.

6. Revised Policy 4.E.1.5 seeks to coordinate with GUA and the Cities of Pahokee and South Bay to reduce future groundwater withdrawals by coordinating the feasibility of constructing a reclaimed wastewater distribution system.

C. Conservation Element

1. New Policy 5.1.3.2 indicates the City shall revise the LDRs to address the functions of natural groundwater aquifer recharge and protect water quantity and quality through the use of water conservation strategies and techniques as part of development or redevelopment.

2. New Policy 5.1.3.3 indicates the City’s WSFWP shall be reviewed and updated as needed to correspond with the SFWMD’s LECWSP, adopted February 15, 2007, and the Palm Beach County 20-Year Water Supply Work plan updates.
3. New Policy 5.1.3.4 indicates the City, in conjunction with GUA, shall identify potential potable water wellfields, and develop a wellfield protection ordinance for incorporation into the City’s LDRs.

D. Intergovernmental Coordination Element

1. New Objective 7.1.5 (Water Supply Coordination) commits to coordinate regarding planned annexations and Future Land Use Map amendments to ensure adequate supplies of water are available over the long-term.

2. New Policy 7.1.5.1 commits the City to coordinate with the GUA regarding water supply availability and water supply facility needs.

3. New Policy 7.1.5.2 commits the City to update its WSFWP in conjunction with updates to the LECWSP; and indicates that the City WSFWP is part of the City’s Potable Water Sub-Element.

4. New Policy 7.1.5.3 commits the City to coordinate its WSFWP update with the County WSFWP.

5. New Policy 7.1.5.4 is to coordinate with the GUA, the Cities of Pahokee and South Bay, and the SFWMD regarding the need to examine and plan for additional alternative water supply sources and projects for the long-term.

E. Capital Improvements Element

1. New Policy 8.1.1.9 indicates the City shall examine the availability of additional revenue sources to fund water supply and water facility projects as necessary to maintain facilities.

2. New Policy 8.1.2.10 indicates the City shall continue to coordinate land use decisions with available and projected fiscal resources, and a financially feasible Five-Year Schedule of Capital Improvements, in support of necessary water supply and associated public facilities projects, which are planned by either the City or the GUA.

Extrajurisdictional Impacts

The proposed amendment materials were not provided to the Palm Beach County Intergovernmental Plan Amendment Review Committee at the time of transmittal to the DCA. As of the date of the preparation of this report, Council is not aware of any detrimental extrajurisdictional impacts that would be created by these 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.

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  Glades Area Map
Exhibit 1
General Location Map
City of Belle Glade
Exhibit 2
Glades Area Map