To: Council Members

From: Staff

Date: September 19, 2014 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Town of Jupiter Inlet Colony Comprehensive Plan Amendment No. 14-1ESR

Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. TCRPC comments are limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any local government within the Region. TCRPC must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the State Land Planning Agency.

The amendment package from the Town of Jupiter Inlet Colony contains text changes to the Infrastructure and Conservation elements of the comprehensive plan based on an update to the Ten Year Water Supply Facilities Work Plan (WSFWP). This report includes a summary of the proposed amendment and TCRPC comments.

Summary of Proposed Amendment

The proposed amendment provides text changes to the comprehensive plan based on an update to the Ten Year WSFWP. The only changes to policies are minor corrections to references to codes, documents, and agencies in the Infrastructure and Conservation elements of the comprehensive plan. The town’s updated Ten Year WSFWP is also adopted as part of the Infrastructure Element. The work plan was updated to be consistent with the Lower East Coast Regional Water Supply Plan, which was updated by the South Florida Water Management District on September 12, 2013.

An existing retail water service and franchise agreement will continue to allow the Village of Tequesta to provide potable water service to the Town of Jupiter Inlet Colony through the 10-
year planning period. No changes are expected to the Village of Tequesta water system that will have an adverse impact on the Town of Jupiter Inlet Colony.

Extrajurisdictional Impacts

TCRPC requested comments on the proposed amendments from adjacent local governments on August 20, 2014. No extrajurisdictional impacts have been identified.

Regional Impacts

No adverse effects on significant regional resources and facilities have been identified.

Conclusion

The proposed amendment is consistent with the SRPP.

Recommendation

Council should approve this report and authorize its transmittal to the Town of Jupiter Inlet Colony and the Florida Department of Economic Opportunity.

Attachments
# List of Exhibits

<table>
<thead>
<tr>
<th>Exhibit</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>General Location Map</td>
</tr>
<tr>
<td>2</td>
<td>Ordinance 08-2014</td>
</tr>
</tbody>
</table>
Exhibit 1
General Location Map

Town of Jupiter
Inlet Colony
ORDINANCE NO. 08-2014

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER INLET COLONY, FLORIDA, ADOPTING AMENDMENTS TO ITS COMPREHENSIVE PLAN BY AMENDING THE INFRASTRUCTURE ELEMENT AND ANY OTHER ELEMENTS OF THE COMPREHENSIVE PLAN, AS APPLICABLE, BASED ON AN UPDATED TEN (10) YEAR WATER FACILITIES SUPPLY WORK PLAN; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, pursuant to State Law, each unit of local government is required to adopt and update a local Ten (10) Year Water Facilities Supply Work Plan as part of the infrastructure element of its Comprehensive Plan; and

WHEREAS, the Town's Water Facilities Supply Work Plan is to be based on the latest relevant Regional Water Facilities Supply Work Plan which is the South Florida Water Management District's Lower East Coast Water Supply Plan; and

WHEREAS, Section 163.3184(15), Florida Statutes, requires that the Comprehensive Plan be adopted by the governing body of the local government by Ordinance; and

WHEREAS, the Town's Local Planning Agency has voted to recommend approval of the proposed Comprehensive Plan amendments.

NOW, THEREFORE, BE IT ENACTED BY THE TOWN COMMISSION OF THE TOWN OF JUPITER INLET COLONY, FLORIDA, AS FOLLOWS:

SECTION 1. The foregoing Recitals are hereby ratified as true and correct and incorporated herein by this reference.
SECTION 2. The Town of Jupiter Inlet Colony Comprehensive Plan is hereby amended by the adoption of a revised Infrastructure Element setting forth an updated Ten (10) Year Water Facilities Supply Work Plan, including goals, objectives and policies, which amendment is shown on attached Exhibit “A.”

SECTION 3. The Town Commission hereby authorizes the Town Clerk to transmit the appropriate number of copies of this Ordinance and the Town’s Comprehensive Plan, as amended herein, to the State of Florida Department of Community Affairs and to any other governmental agency having jurisdiction with regard to the approval of same in accordance with and pursuant to Chapter 163, Florida Statutes, and to keep available copies of the Plan Amendments available for public review and examination at the Town of Jupiter Inlet Colony Town Hall.

SECTION 4. If any clause, section or other part of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and in no way affecting the validity of the other provisions of this Ordinance.

SECTION 5. That all ordinances or parts or ordinances, resolutions or parts of resolutions in conflict hereby, be and the same are hereby repealed to the extent of such conflict.

SECTION 6. This Ordinance shall become effective upon its passage and adoption.

FIRST READING this 11th day of August, 2014.
SECOND READING and FINAL PASSAGE this 9th day of September, 2014.

TOWN OF JUPITER INLET COLONY, FLORIDA

MAYOR DANIEL J. COMERFORD, III

VICE-MAYOR THOMAS M. DISARNO

COMMISSION DOUGLAS C. PIERNON

COMMISSION MILTON J. BLOCK

COMMISSION RICHARD D. BUSTO

ATTEST:

TOWN CLERK JUDE GOURDEAU
INFRASTRUCTURE
(Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge)

Goal

"Public facilities that are provided and maintained in a manner to: (1) provide consistent service levels throughout the Town; (2) protect public investments; and (3) assure the health, safety and welfare of Town residents".

OBJECTIVE 1: To ensure through the land development approval process that, at the time a building permit is issued, adequate public facility capacity is available, or will be available, at the time of occupancy.

Policy 1.1: Public facility Level of Service standards as displayed on TABLE 1 are hereby adopted, and shall be used as the basis for estimating the availability of capacity and demand generated by a proposed development project.

Policy 1.2: All development and/or redevelopment activities shall be undertaken in a manner consistent with adopted Level of Service standards.

Policy 1.3: The Town will cooperate with public utility service providers to develop procedures to update facility demand and capacity information, as development permits are issued.

Policy 1.4: Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the Town of a Certificate of Occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the Town shall consult with the Village of Tequesta Utilities Department to assure that adequate water supplies to serve new development will be available no later than the anticipated date of issuance of the Town's Certificate of Occupancy or its functional equivalent. The Town may meet the concurrency requirement for sanitary sewer through the use of on-site sewage treatment and disposal systems approved by the Department of Health to serve new development.

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### TABLE I

**JUPITER INLET COLONY PUBLIC FACILITY LEVEL OF SERVICE STANDARDS**

<table>
<thead>
<tr>
<th>Public Facility</th>
<th>Level of Service Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potable Water</td>
<td>Average Day Water Consumption Rate</td>
</tr>
<tr>
<td></td>
<td>a. Average Day Water Consumption Rate – 272 gallons/capita/day.</td>
</tr>
<tr>
<td></td>
<td>b. Minimum Water Pressure Maintained at 20 psi.</td>
</tr>
<tr>
<td>Sanitary Sewer</td>
<td>Average Day Sewage Generation Rate</td>
</tr>
<tr>
<td></td>
<td>One (1) septic tank per lot based on minimum lot criteria established in Palm Beach County Environmental Control Rule #1.</td>
</tr>
<tr>
<td></td>
<td>The use of existing properly constructed and functioning septic tank systems within the Town is acceptable; however, when analysis indicates that septic tank systems are adversely impacting the environment according to State Water Quality Standards (Ch. 62-302, FAC for surface water, Ch. 62-520, FAC for groundwater and Ch. 100-6, FAC for bathing places) and that public health standards are endangered, septic tank systems causing the situation will be repaired or replaced.</td>
</tr>
<tr>
<td>Solid Waste</td>
<td>Average Generation Rate</td>
</tr>
<tr>
<td></td>
<td>Year</td>
</tr>
<tr>
<td></td>
<td>6.90 lbs./capita/day</td>
</tr>
<tr>
<td>Stormwater</td>
<td>Design Storm</td>
</tr>
<tr>
<td>Management</td>
<td>Five (5) year frequency, 24-hour duration (one-day); rainfall intensity curve.</td>
</tr>
</tbody>
</table>

**Policy 1.5:** Support the improvement of other community facilities and services that are provided to the Town by other jurisdictions and entities.
Policy 1.6: The Town shall continue to require that not more than fifty (50) percent of any lot be developed or redeveloped including all impervious areas such as pools, patios, porches, walks and driveways, in order to maximize surface water retainage and minimize stormwater runoff from each lot. This policy is intended to access both water quantity and quality issues in an effort to meet projected future needs without encouraging urban sprawl.

Objective 2: To maintain a five (5) year and ten (10) year schedule of capital improvements needs, to be updated annually, in conformance with the CAPITAL IMPROVEMENTS element. Capital improvements needs are defined as: (1) those improvements necessary to correct existing deficiencies in order to maximize the use of existing facilities; or, (2) those improvements necessary to meet projected future needs without encouraging urban sprawl.

Policy 2.1: Existing deficiencies will be addressed by undertaking the following activities:

Sanitary Sewer – The Town shall establish procedures and/or requirements for the inspection of septic tanks and drain fields as part of a monitoring and maintenance program. The Town shall periodically review the current status of utilities to determine whether or not the Town should be managed, operated and maintained by the Central Regional System—a central sanitary sewer service provider.

Solid Waste – A program in cooperation with the contract-ed private hauler for centralized collection of toxic household and commercial wastes should be maintained.

Stormwater Management – Institute a program of annual inspection of the drainage system as a means of monitoring the efficiency of the system. Institute a program of annual inspections of the drainage system as a means of monitoring the efficiency of the system. Results of the inspections and other general assessments of the drainage system serving the Town shall be identified as required in its Annual NPDES Report. Any deficiencies requiring upgrades or new capital improvements shall be reflected, as appropriate, in the 5 and 10-Year Schedules of Improvements.
Potable Water
No specific renovation or replacement needs have been specifically identified in the Town of Jupiter Inlet Colony Plan, and the distribution system is owned, operated and maintained by the Village of Tequesta. Since Jupiter Inlet Colony has no control or responsibility over the distribution system within the Town, any deficiencies found in the potable water system is not the result of any activities controlled by the Town nor are any deficiencies of a nature that can be addressed solely by the Town. As a result, Town action is limited to participation, to the extent possible in the development of cooperative solutions under the direction of the Village of Tequesta on meeting the future potable water needs within the Town. Any capital improvements projected to the Village of Tequesta central potable water system that are located within the Town’s corporate limits shall be listed and identified in the Schedules of Improvements contained within this CIE; even if there are no Town costs incurred.

Groundwater Recharge – Participate, to the extent possible, and support Palm Beach County’s efforts to identify and regulate uses potentially capable of polluting groundwater.

Policy 2.2:
A Capital Improvements Coordinating Committee shall be created within a year of adoption of this Comprehensive Plan by the Town for the purpose of evaluating and ranking capital improvement projects proposed for inclusion in the five (5) year and ten (10) year schedule of needs.

Policy 2.3:
Guidelines shall be developed to evaluate and rank proposed capital improvement projects with the following provided as suggested priority levels:

Level One – whether the project is needed to protect public health and safety in order to fulfill the Town’s legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.

Level Two – whether the project increases the efficiency of use of existing facilities, prevents or reduces future improvement costs, provides services to developed areas currently lacking full service or promotes in-fill development.

Level Three – whether the project represents a logical extension of facilities and services.
OBJECTIVE 3: To continue to provide solid waste collection services and drainage services to meet existing and projected future demands by reviewing the solid waste hauler agreement on an annual basis and by performing drainage inspections on an annual basis.

Policy 3.1: The basic solid waste collection service policy shall consist of the following components:

1. Maintain a high Level of Service for the residents of the Colony with a system that ensures the lowest possible cost to Jupiter Inlet Colony taxpayers relative to the highest Level of Service.

2. Maintain a close liaison with the contracted hauler of solid waste in handling all service complaints and offer information to residents concerning services provided.

3. Develop and maintain regulations which should address, but not be limited to, the location of containers and other solid waste to be collected, requirements of residents to place solid waste for collection at a reasonably determined time prior to collection, and the enforcement of said regulations to avoid potential health hazards from solid waste being scattered about.

Policy 3.2: The basic drainage policy shall consist of the following components:

1. Continue routine maintenance of catch basins and conduits.

2. Regulate swale plantings and sodding.

3. Encourage appropriate land use activities in flood prone areas.

4. Protect environmentally sensitive areas by controlling adjacent activities.

5. Require use of vegetation, mulches and berms for control of pollutants from construction sites.

6. Enforce the Flood Protection Ordinance to maintain the flooding protection provided by natural features.

7. The existing drainage system has been designed to accommodate build-out; therefore, the maximum of the system shall be required to be maintained.
8. The Town shall comply with the State’s Stormwater Control Rule, Chapter 17-25, Florida Administrative Code, should any new additional stormwater discharge facilities become necessary to the Town’s existing drainage system or should any major repairs become necessary or redevelopment take place.

Policy 3.3: The Town shall continue to be a participant and co-permittee in the Palm Beach County NPDES (National Pollution Discharge Elimination System) Stormwater Permitting Program, and to assure that discharges from the Town’s stormwater drainage system are of a quality to meet State Water Quality Standards.

OBJECTIVE 4: To continue to have the Palm Beach County Solid Waste Authority provide solid waste disposal services to the Town of Jupiter Inlet Colony to meet existing and projected future demands.

Policy 4.1: Maintain a liaison with the Solid Waste Authority of Palm Beach County in order to ensure the Town’s input to the management of established landfill sites and the purchase/development of any future landfill sites, or other alternative manner of solid waste disposal.

Policy 4.2: Encourage the community to maintain a local resource recovery program and establish efficient public information for this cause.

OBJECTIVE 5: To continue to have the Village of Tequesta provide potable water facilities and services to meet existing and projected future demands within the Town of Jupiter Inlet Colony.

Policy 5.1: Monitor rate structure charges of the Village of Tequesta so that the lowest possible cost results to Town taxpayers so that the Colony does not exceed acceptable thresholds for potable water use.

Policy 5.2: Maintain a high level of coordination between the Town Administration and Tequesta’s Director of Water Utilities as regards quality maintenance and operation of the water supply system.

OBJECTIVE 6: To provide stormwater drainage regulations that protects natural drainage features and ensures that future development utilizes stormwater management systems in a manner to protect the functions of recharge areas and natural drainage features.
**Policy 6.1:** Limit post-development runoff rates and volumes to pre-development conditions and preserve existing natural drainage features by utilizing South Florida Water Management District design techniques.

**Policy 6.2:** Protect and preserve water quality from the impacts of land development by use of construction site practices oriented to minimizing off-site transport of sediment.

**OBJECTIVE 7:** To actively participate in potable water conservation programs both on an on-going and an emergency basis.

**Policy 7.1:** The Town shall implement and enforce Water Shortage Emergency Provisions, established under Chapter 40E-21, Florida Administrative Code, upon declaration of a water shortage emergency by the South Florida Water Management District.

**Policy 7.2:** South Florida Water Management District xeriscape 'Florida Friendly Landscaping' practices shall be used by the town in connection with its landscape regulations when considering all proposals for development and/or redevelopment.

**Policy 7.3:** The Town shall require the use of water saving devices such as, low volume fixtures, irrigation systems which utilize drip or microjet applicators and any other proven effective water saving device, when reviewing all future building permit applications. Existing homes not containing such devices are encouraged to retrofit such systems when replacement is required.

**Policy 7.4:** Cooperate and coordinate with the Village of Tequesta and the SFWMD in the preparation and updates to their Water Supply Plans to ensure appropriate input of data and information pertinent to those Plans.

**Policy 7.5:** At the time of each required Evaluation and Appraisal Report, the Town shall incorporate necessary 10-Year Water Supply Plan directives enacted by the village of Tequesta Water Utilities Department and the SFWMD.

**Policy 7.6:** Consider revising potable water level of service (LOS) standard to include residential and non-residential categories pending their prior adoption by the Village of Tequesta.
**OBJECTIVE 8:** The Town shall adopt and maintain a Ten (10) Year Water Supply Facilities Work Plan.

**Policy 8.1:** The “Ten (10) Year Water Supply Facilities Work Plan” shall be adopted as a part of, this SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE element of the Town of Jupiter Inlet Colony Comprehensive Plan. The Town shall amend this Comprehensive Plan and 10-Year water supply plan within eighteen (18) months of a South Florida Water Management District regional water plan update when approved by their governing board.

**Town of Jupiter Inlet Colony “Ten (10) Year Water Supply Facilities Work Plan”**

This section of the SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE element represents the “Jupiter Inlet Colony Ten (10) Year Water Supply Facilities Work Plan (WSFWP)”.

As previously stated, the South Florida Water Management District (SFWMD) adopted the Lower East Coast Regional Water Supply Plan update on February 15, 2007 September 12, 2013. Per Section 163.3117 (c), Florida Statutes, municipalities and water suppliers must adopt a related Water Supply Facilities Work Plan and supportive amendments to their comprehensive plans by August 15, 2008 March 15, 2013.

Municipalities and local suppliers are required to coordinate with the SFWMD in the preparation of their WSFWP in order to identify needed facilities for at least the ten (10) year planning period, confirming that: (1) adequate water supply is available, considering the regional water supply plan; and, (2) infrastructure plans necessary to serve projected need have been prepared.

Specifically, WSFWP comprehensive plan amendments must:

- Demonstrate that the local government has coordinated with the appropriate water management district’s regional water supply plan.

- Ensure that the local government’s future land use plan is based upon the availability of adequate water supplies and public facilities and services.

- Ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the local government issues a certificate of occupancy and consult with the applicable water supplier prior to approving a building permit to determine whether adequate water supplies will be available to serve new development by the anticipated issuance date of the certificate of occupancy.

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- Revise the five-year schedule of capital improvements to include any water supply, reuse and conservation projects and programs to be implemented during the five (5) year period.

- Revise the Conservation Element to assess projected water needs and sources for at least a ten (10 year planning period, considering the appropriate regional water supply plan.

- To maintain internal consistency, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with the regional water supply plan and regional water supply authorities.

- Clearly define responsibilities for planning, financing, construction and/or operation of the water supply facilities by all entities providing service within its jurisdiction, regardless of ownership responsibility for the individual facilities, including: (1) water supply source, service areas, existing demands and future projects; (2) treatment types and losses; (3) distribution facilities; and, (4) bulk sales agreements.

As previously identified in the POTABLE WATER sub-element Support Documentation, the Town of Jupiter Inlet Colony does not own, operate or maintain its own central potable water system. Rather, potable water supply facilities and services are provided to the Town by the Village of Tequesta Water Utilities Department. All responsibilities for the withdrawal, treatment and distribution of potable water to the residents and businesses of Jupiter Inlet Colony are assumed by the Village Water Utilities Department, including the direct billing of customers. None of the Town’s population utilizes individual private wells.

Briefly described, the Tequesta system includes four (4) waste treatment plants (WTPs) of which two (2) are lime-softening plants and two (2) are nano-filtration plants. The system includes wastewater reclamation, wetlands recharge and ASR.

Jupiter Inlet Colony, by Ordinance No. 34-70-1 547, dated May 25, 1970 September 21, 1999 granted the Village of Tequesta the exclusive right, for a period of thirty (30) years, to construct, operate and maintain local water distribution system (i.e. pipes, mains, pumps, etc.), for the purpose of providing potable water supply service to the Town. That original agreement has since expired, but an updated agreement has been reached to This Retail Water Service and Franchise Agreement will continue to allow the Village of Tequesta to serve the Colony to extend-through the 10-Year planning period. Tequesta is required to provide potable water service to residents of Jupiter Inlet Colony at a level equal to that provided throughout the remainder of its service area. Average level of service within the Village of Tequesta potable water service areas is estimated at 350 gallons per unit per day (i.e. provided by the Tequesta Water Department).
The VOT water treatment plant (WTP) primary treatment processes consist of membrane softening via reverse osmosis and manganese greensand filtration. Each process is operated independent of the other with the treated water from each process being blended into a final finished water product. The manganese greensand filtration system has a finished water permitted capacity of 2.7 MGD. Expansion of the manganese greensand filter process in the future is not anticipated. The VOT reverse osmosis system consists of two (2) 1.2 MGD permeate capacity reverse osmosis process trains. The Village is planning on the addition of a third 1.2 MGD permeate capacity skid in the near future. This addition will increase the capacity to the ultimate build-out capacity of 3.6 MGD.

The VOT water distribution system consists of water mains from 4-inch to 24-inch diameter. The water mains vary in materials and age. The distribution system includes three (3) storage facilities. Two (2) of the storage facilities are located at the treatment plant site. The tanks have capacities of 2.0 MG and 0.5 MG respectively. The third storage facility is located at the Village Public Works Facility (PWF) and has a storage capacity of 0.5 MG.

Distribution pumping facilities include high service pumps located at the Village water treatment plant and a remote pumping station located at the Village PWF. There are three (3) high service pumps located at the water treatment plant. Two (2) of the pumps have a design capacity of 3.28 MGD and the third has a capacity of 1.84 MGD. The remote pumping station is also equipped with three (3) distribution pumps. Two (2) of the pumps have a design capacity of 1.0 MGD and the third pump has a design capacity of 1.44 MGD. Based on the projected potable water demands through the Year 2025, and the applicable fire flow demand, the VOT Water Supply Plan states that the existing pumping facilities will be adequate and will not be modified and/or expanded.

The Loxahatchee River District (LRD) provides reuse irrigation quality water to four (4) golf courses within the VOT service area; none of which are located in JIC. The VOT Water Supply Plan states that, based on discussions with the LRD, there are no plans to expand or add additional reuse application sites within the VOT service area, including JIC. The map of the VOT service areas, including JIC, is contained within their Water Supply Plan. The Future Land Use Map contained in the Future Land Use element of this Comprehensive Plan shows the municipal boundary.

There are no public water wellfields, or treatment and/or storage facilities located within the Jupiter Inlet Colony municipal boundaries. Therefore, there are no “cones of influence” from public water wellfields that must be considered by the Town in the distribution and types of land use applied in Jupiter Inlet Colony.

As part of the building permit process, the Town requires owners to connect to the Tequesta Water Utilities central potable water system. This is required to provide assurance that minimum level of service for potable water is maintained.
The following regional issues are identified in the SFWMD Lower East Coast Water Supply Facilities Work Plan: 1) increased withdrawals from both the Surficial Aquifer System and surface water from Lake Okeechobee are limited; 2) conservation continues to be relied upon to reduce per capita use and a means to potentially delay or perhaps avoid adding capacity; and, 3) use of reclaimed water continues to be an important alternative source in the region and helps to meet requirements of the 2008 Leah G. Shad Ocean Outfall Program. These issues are primarily relevant to the Village of Tequesta as the Town's water supplier; however, various conservation techniques are implemented by the Town through Policies adopted in this Comprehensive Plan and through its land development regulations.

Water Supply Demand Projections

The Town’s potable water Level of Service (LOS) is 272 gallons per capita day (gpcd). It is the appropriate standard for projecting potable water demand within the corporate limits of Jupiter Inlet Colony. As already identified in this Comprehensive Plan, the Town will be primarily built-out as a single family residential community. However, the Town Administration/Police Department building and the Beach Club will continue to be non-residential uses. Therefore, the Town should coordinate with the Village of Tequesta to develop residential and non-residential LOS standards in the future to more accurately estimate and project potable water use and needs.

Current potable water demand for all Jupiter Inlet Colony is based on the 2007 estimated resident population as established by the Town-University of Florida Bureau of Business and Economic Research (BEBR); the same source is used by the Village of Tequesta. Therefore, the current total potable water demand generated in Jupiter Inlet Colony is calculated at 104,992 gallons per day (e.g. 386 total resident population X 272 gpcd = 104,992 gpd) which will be demanded of the Village of Tequesta central system. There are no individual wells being utilized; therefore, there is no self-serve demand now, or in the future.

The Town of Jupiter Inlet Colony future potable water needs are calculated using population projections prepared in the GENERAL REQUIREMENTS element Support Documentation to this Comprehensive Plan. It is projected that built-out will be attained in Jupiter Inlet Colony by the end of the 5-Year planning period (2019) as there is only one (1) vacant single family residential lot remaining to be developed in Town. The long range planning period of this Comprehensive Plan extends to 2017 while the 10-Year period for this updated Water Supply Facilities Work Plan extends to 2018-2024. Because it is projected that build-out will occur in Jupiter Inlet Colony before the end of its Comprehensive Plan 5-Year planning period, the population projected for both 2017-2023 and 2018-2024 of the Comprehensive Plan and the 10-Year Water Facilities Supply Plan, respectively, are the same. It is projected that the population of Jupiter Inlet Colony in 2017/18 2024 will be 391 based on locally determined, and accepted, projections. Projected potable water needs in Jupiter Inlet Colony is based on the 272 gpcd LOS.
adapted in the Town of Jupiter Inlet Colony Comprehensive Plan, and that it will be maintained throughout the 10-Year planning period.

Based on the Town’s population projections and on the assumptions stated above, the projected potable water needs for both the 5 and 10-Year planning periods will be 106,352 110,432 gpd (391,406 projected population X 272 gcpd = 106,352 110,432 gpd).

**Water Supply Source and Project Identification (Expand per VOT WSP)**

As previously identified, central potable water supply is provided to the Town of Jupiter Inlet Colony by the Village of Tequesta Water Utilities Department. The Town has no financial or operational and maintenance responsibility of the Village’s system.

The Village of Tequesta is operating under has yet to finalize its Consumptive Use Permit Number 50-00046-W which was approved in 2011 issued in under review at the present time by the South Florida Water Management District. The Village is also in the preliminary stages of developing updating its 10 Year Water Facilities Work Plan (July, 2009) Water Facilities Supply Plan. Current information and data are simply not available to the Town at the present time to accurately identify water supply sources and project identifications. Therefore, these issues cannot be addressed at this time. Discussions with the Village indicate that aside from the addition of a third train at the reverse osmosis plant of 1.2 MGD, the update to their water supply facilities plan will be consistent with the Consumptive Use Permit they are operating under. Therefore, there will be no changes to the VOT water system that will directly affect, or have an adverse impact on the Town of Jupiter Inlet Colony. The Village has provided the Town with a Letter stating such which is attached to this element.

**Comprehensive Plan Element Updates**

Potable water supply, urban water conservation and reuse are all stressed as important issues of the SFWMD Lower East Coast Water Supply Plan and individual Water Supply Facilities Plans. The following OBJECTIVES and Policies are contained in this Comprehensive Plan which are pertinent to, and directly relate to, the water supply, conservation and reuse issues. They are identified by Comprehensive Plan element herein.

**FUTURE LAND USE**

**OBJECTIVE 5:** To continually coordinate with appropriate governments and agencies to minimize and mitigate potential mutual adverse impacts if future development and redevelopment activities.

**Policy 5.1:** Requests for development orders or permits shall be coordinated, as appropriate, with adjacent municipalities, Metropolitan Planning Or-
ganization, Palm Beach County, Treasure Coast Regional Planning Council, Special Districts, South Florida Water Management District, and State and Federal agencies.

**Policy 5.2:** The Town shall coordinate with the Village of Tequesta Water Utilities Department to review all future proposed land use change applications to ensure the availability of adequate water supplies.

**Policy 5.3:** The Town shall include the Village of Tequesta Water Utilities Department in the site plan review and land development process of all proposed development subject to these processes to ensure that water supplies are available to service that development.

*SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE*

**Policy 1.4:** Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the Town of a Certificate of Occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the Town shall consult with the Village of Tequesta Utilities Department to assure that adequate water supplies to serve new development will be available no later than the anticipated date of issuance of the Town’s Certificate of Occupancy or its functional equivalent. The Town may meet the concurrency requirement for sanitary sewer through the use of on-site sewage treatment and disposal systems approved by the Department of Health to serve new development.

**OBJECTIVE 5:** To continue to have the Village of Tequesta provide potable water facilities and services to meet existing and projected future demands within the Town of Jupiter Inlet Colony.

**Policy 5.1:** Monitor rate structure charges of the Village of Tequesta so that the lowest possible cost results to Town taxpayers so that the Colony does not exceed acceptable thresholds for potable water use.

**Policy 5.2:** Maintain a high level of coordination between the Town Administration and Tequesta’s Director of Water Utilities as regards quality maintenance and operation of the water supply system.

**OBJECTIVE 7:** To actively participate in potable water supply, water conservation, and water reuse programs of the Village of Tequesta Water Utilities Depart-
Policy 7.1: The Town shall implement and enforce Water Shortage Emergency Provisions, established under Chapter 40E-21, Florida Administrative Code, upon declaration of a water shortage emergency by the South Florida Water Management District.

Policy 7.2: SFWM-D xeriscape 'Florida Friendly Landscaping' practices shall be used by the Town in connection with its landscape regulations when considering all proposals for development and/or redevelopment.

Policy 7.3: The Town shall promote the use of low volume fixtures and other water savings devices such as irrigation systems which utilize drip or microjet applicators and any other proven effective water savings device when reviewing all building permit applications. Existing homes not containing such devices are encouraged to retrofit such systems when replacement is required.

Policy 7.4: Cooperate and coordinate with the Village of Tequesta and the SFWM-D in the preparation and updates to their Water Supply Plans to ensure appropriate input of data and information pertinent to those Plans.

Policy 7.5: At the time of each required evaluation and Appraisal Report (EAR), the Town shall incorporate necessary 10-Year Water Supply Plan directives enacted by the village of Tequesta Water Utilities Department and the SFWM-D.

Policy 7.6: Consider revising potable water level of service (LOS) standard to included residential and non-residential categories pending their prior adoption by the Village of Tequesta.

Objective 8: The Town shall adopt and maintain a Ten (10) Year Water Supply Facilities Work Plan.

Policy 8.1: The “Ten (10) Year Water Supply Facilities Work Plan” shall be adopted as a part of this SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE element of the Town of Jupiter Inlet Colony Comprehensive Plan. The Town shall amend this Comprehensive Plan and 10-year water supply plan within eighteen (18) months of a South Florida Water Management District regional water plan update when approved by their governing board.
CONSERVATION

OBJECTIVE 2: To protect and conserve potable water supplies.

Policy 2.1: Whenever possible, the Colony shall require new development to provide separate irrigation systems which reduce peak demands on the potable water supply.

Policy 2.2: Cooperate with the South Florida Water Management District in the conservation of potable water supplies during periods of drought, declared water shortages, or water shortage emergencies by abiding by the District’s Water Shortage Plan.

Policy 2.3: Participate in the formulation and coordinate in the implementation of potable water conservation programs developed by the Village of Tequesta as part of its current Water Supply Plan and Consumptive Use Permit.

Policy 2.4: Promote and institute, where practical, water conservation techniques and programs in cooperation with the SFWMD and other appropriate agencies.

Policy 2.5: Continue to coordinate with the SFWMD in the conservation of potable water supplies during times of declared water shortages, or water shortage emergencies, by participating in the District’s Water Shortage Plan.

Policy 2.6: Cooperate with PBCWU&D the Loxahatchee River District (LRD) in the development and implementation of water reuse programs, to the extent that they are applicable to Jupiter Inlet Colony.

INTERGOVERNMENTAL COORDINATION

OBJECTIVE 1: To maintain planning coordination with adjacent municipalities, Palm Beach County, the Palm Beach County School Board and current service provider.

Policy 1.6: Notify by letter and involve all potentially affected entities, jurisdictions and/or service providers in the initial stages of the planning and development review process when the action of one government may create an impact on neighboring jurisdiction’s public facilities and services.
Policy 1.7: Secure the cooperation of neighboring entities, jurisdictions and/or service providers through interlocal agreements and intergovernmental coordination that addresses how the cost for impacts to public facilities and services will be borne, and by whom, when the impacts are imposed upon other entities, jurisdictions and/or service providers. Interlocal agreements will be used when deemed appropriate.

Policy 1.8: Require all applicants for development approval to procure confirmation of availability of potable water service prior to the issuance of a building permit.

Policy 1.9: At the time of each required EAR, confirm the availability of potable water service consistent with the SFWMD Water Supply Plan and the Village of Tequesta Water Supply Facilities Plan.

Policy 1.10: The Town shall request the Village of Tequesta to provide assurances that there will be adequate potable water supply allocations available to meet future projected growth and development in Jupiter Inlet Colony, either through interlocal agreement, Ordinance, or other means.

Policy 1.11: Require coordination of the Town’s “10-Year Water Supply Facilities Work Plan” with the Village of Tequesta adopted Water Supply Plan and the South Florida Water Management District’s Lower East Coast Regional Water Supply Plan and future updates to these Plans.

Policy 3.1: Meet with service providers and adjacent local governments concurrent with contract or agreement renewal dates; annually, if necessary, for budgeting purposes; or, in other instances where these timeframes do not apply, at least once every five (5) years to review, update and revise Level of Service Standards, as necessary.

Policy 4.4: Coordinate with the Village of Tequesta and the South Florida Water Management District to develop techniques to reduce potable water consumption levels, particularly during periods of peak seasonal use.

**CAPITAL IMPROVEMENTS**

The purpose of the Capital Improvements element and the short range (5-Year) and long range (10-Year) Schedules of Improvements are to identify the capital improvements necessary to implement the Comprehensive Plan and ensure that adopted LOS standards are achieved and maintained for concurrency-related facilities (e.g. sanitary, solid waste, stormwater management, potable water, transportation, and recreation and open space). If LOS standards cannot be met, the local government must deny applications for
development orders and permits until the deficiency is addressed. The Schedules of Improvements must address deficiencies and be financially feasible. As previously revealed there are no potable water supply facilities identified within the corporate limits of Jupiter Inlet Colony; therefore, none appear in the current short and long range Schedules.

The Town of Jupiter Inlet Colony Comprehensive Plan must be updated annually per state planning requirements. If the Village of Tequesta Water Utilities Department identifies any potable water supply capital improvements projects in the future which are located within the Town, the appropriate Schedule of Improvements must be updated to reflect those improvements; even if there is no cost to be borne by the Town.