MEMORANDUM

To: Council Members
From: Staff
Date: April 17, 2015 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Palm Beach Gardens Comprehensive Plan Amendment No. 15-1ESR

Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council 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 City of Palm Beach Gardens contains text changes to the Future Land Use, Infrastructure, Conservation, Intergovernmental, and Capital Improvements elements of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to revise policies related to an update to the 10-year Water Supply Facilities Work Plan (WSFWP). The purpose of the WSFWP is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the jurisdiction of the local government. The updates to the WSFWP include: total population estimates; population projections; updates to existing conditions; reference to new membrane treatment facility now in service; current and projected water supply demands; revised reclaimed water commitments; and discussion of regional water supply issues. The WSFWP was updated to be consistent with the Lower East Coast Regional Water Supply Plan, which was revised by the South Florida Water Management District (SFWMD) on September 12, 2013.
The 10-year WSFWP indicates that the city obtains its water from the Seacoast Utility Authority. Seacoast provides potable water to the City of Palm Beach Gardens, as well as unincorporated areas of Palm Beach County and the municipalities of Juno Beach, Lake Park, and North Palm Beach. In 2013, Seacoast withdrew an average of 19.08 million gallons per day of total raw water from the surficial aquifer for all customers. Seacoast plans to use both the surficial and Floridan aquifer systems in the future. Seacoast currently draws water from four surficial aquifer wellfields (Hood Road, North Palm Beach, Burma Road, and Palm Beach Gardens) and three Floridan aquifer wells located at Seacoast’s administration and water plant site on Hood Road. The Seacoast consumptive use permit issued by the SFWMD in September 2012 will ensure adequate water supply throughout the service area through 2032. The city’s WSFWP continues to promote water conservation and the use of reclaimed water as an alternative water supply.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on January 28, 2015. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

Council should approve this report and authorize its transmittal to the City of Palm Beach Gardens and the Florida Department of Economic Opportunity.

Attachments
List of Exhibits

Exhibit

1. General Location Map
2. Proposed Text Change in Underline and Strikethrough Format
Exhibit 1
General Location Map
5.0 COMPREHENSIVE PLAN GOALS, OBJECTIVES, AND POLICIES

All of the comprehensive plan amendments related to the Work Plan Update are presented below in strikeout and underline.

5.1. Future Land Use

Policy 1.2.1.11.: The City shall coordinate with Seacoast Utility Authority the review of all land use change applications with Seacoast Utility Authority to ensure the availability of adequate water supplies.

Policy 1.2.1.12.: The City shall update the 10-Year Water Supply Facilities Work Plan at the time of the evaluation and appraisal report required by Chapter 163, Part II, Section 163.3177(6)(c)3, Florida Statutes (F.S.), as may be amended.

5.2. Infrastructure Element

Policy 4.D.1.1.1.: The City shall adopt an average annual daily potable water consumption level of service standard of 494 189 gallons per City Resident capita per day (gpcd). This shall serve as the level of service standard for the urban area. The rural area shall utilize water wells, unless an alternative service provision is approved by the City Council consistent with Policy 9.1.4.2.(a)-(d).

Policy 4.D.1.1.8.: The City shall coordinate with Seacoast Utility Authority and Palm Beach County in the preparation of their 10-Year Water Supply Facilities Work Plans, consistent with the directives of the Lower East Coast Water Supply Plan Update.

Policy 4.D.1.1.9.: At the time of each required Evaluation and Appraisal Report required by the applicable statute, the City shall incorporate necessary 10-Year Water Supply Facilities Work Plan directives enacted by its water supplier and the regional water supply plan.

Policy 4.D.1.1.10.: The 10-Year Water Supply Facilities Work Plan Update is hereby adopted by reference in the City's Comprehensive Plan and implemented by Seacoast Utility Authority, as the local water provider.

### LEVEL OF SERVICE STANDARDS

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### SEWER SERVICE
- **SANITARY SEWER**: 107 gallons per day per capita
- **SEPTIC TANKS**: Per DEP and Public Health Department Regulations

### SOLID WASTE
- **Generation per capita Collection**: 7.13 lbs per day Twice per week 7.13 lbs per day Once per week

### DRAINAGE
- 3 day, 25 year event
- 3 day, 25 year event

### WATER SERVICE
- **POTABLE WATER**: 404189 gallons per day per capita
- **WATER WELLS**: Per DEP and Public Health Department Regulations

### RECREATION AND OPEN SPACE
- 5 acres of improved neighborhood and community park & other recreation and open space facilities per 1,000 residents
- Park and recreation facilities will be located to serve the entire city population, and in most cases will be the urban area

### PUBLIC SAFETY FIRE/EMS
- 6 minute 30 second response time to all calls on a district basis
- Require well-based sprinklers for all structures; fire service with tanker trucks; 8 minute average response time

### POLICE
- 1,000 service calls per officer per year; community policing philosophy
- Zone patrol based on crime control strategies

### PUBLIC SCHOOLS
- 110% utilization rate or up to 120%, per Policies 11.1.1.1 and 11.1.1.4 of the PSF Element
5.3. Conservation Element

Policy 6.1.1.9.: The City shall actively participate in the formulation and implementation of water supply conservation programs developed by Seacoast Utility Authority considering the most recently adopted SFWMD’s Lower East Coast Regional Water Supply Plan.

Policy 6.1.1.10.: The City shall coordinate with Seacoast Utility Authority to implement potable water conservation programs established as part of its current 10-Year Water Supply Facilities Work Plan and Consumptive Use Permit.

Policy 6.1.1.11.: The City shall continue to cooperate with Seacoast Utility Authority in the development and implementation of water reuse programs, to the extent that they may apply to Palm Beach Gardens.

5.4. Intergovernmental Element

Policy 8.1.4.7.: The City shall update the 10-Year Water Supply Facilities Work Plan and confirm the availability of water for existing development, new development, and redevelopment at the time of the required Evaluation and Report required by the applicable statute; this should be consistent with the SFWMD’s Lower East Coast Regional Water Supply Plan, and the 10-Year Water Supply Facility Plans of Seacoast Utility Authority and Palm Beach County.

Policy 8.1.4.8.: The City shall adopt a 10-Year Water Supply Facilities Work Plan and related amendments within 18 months after the South Florida Water Management District updates the Lower East Coast Water Supply Plan Update.

5.5. Capital Improvements Element

Policy 9.1.4.2.(a): The City hereby adopts the following Level of Service (LOS) standards and will use them in reviewing the impacts of new development upon facility provision. For public school facilities, the applicant for a Development Order or Development Permit which includes any residential component shall provide a determination of capacity by the School District of Palm Beach County that the proposed development will meet the public school facilities Levels of Service. A determination by the School District is not required for existing single family legal lots of record, in accordance with the Public School Facilities Policy 11.1.1.8. A Traffic Circulation concurrency determination shall not be required for existing single family legal lots of record. The Dual Level of Service standards shall be applied in the respective urban and rural areas, consistent with the Urban Growth Boundary philosophy established in the Future Land Use Element.