

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 5G

From: Staff

Date: July 16, 2010 Council Meeting

Subject: Local Government Comprehensive Plan Review  
Draft Amendments to the Town of St. Lucie Village 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 Town of St. Lucie Village has proposed text amendments to the Public Facilities Element of the Town 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 Town's Water Supply Facilities Work Plan (WSFWP) into the comprehensive plan as required in the Florida Statutes. The Town 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 Town's 10-Year WSFWP with the South Florida Water Management District's (SFWMD) Upper East Coast Regional Water Supply Plan (UECRWSP).

The proposed amendments include:

1. Revised Policy 4.1.6.2 indicating that a level of service standard for potable water will be established at the time potable water facilities become available.
2. New Policy 4.1.7.1 which is to coordinate with the SFWMD regarding updates to the UECRWSP and to prepare updates to the Town's WSFWP.
3. New Policy 4.1.7.2 which is to share information regarding water supply needs with the local governments that provide water service with the Town.
4. New Policy 4.1.7.3 which is to coordinate with local governments that provide water service within the Town in the establishment of level of service standards and population projections.

#### 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. The Town provided copies of the amendment materials to the City of Fort Pierce and St. Lucie County. Council sent a memorandum to these local governments on June 28, 2010, seeking information on any conflicts between these proposed amendments and existing plans. As of the date of the preparation of this report, no correspondence has been received.

#### 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 consistent with Regional Goal 6.2 regarding the regional water supply and Strategy 6.2.2 regarding the development of water supply plans. Council has the following comments/recommendations for consideration by the Town:

1. The WSFWP submitted with the amendment materials indicates it was prepared in April, 2010. An indication of when the plan was adopted by the Town should be provided.
2. No reference is made in the amendments to the adoption of the WSFWP as part of the comprehensive plan. It is recommended the Town adopt the WSFWP as part of the Public Facilities Element, if only by reference.
3. Revised Objective 4.1.7 is to investigate and implement strategies for conserving potable water resources. While the new policies proposed under this objective are not in conflict

with the SRPP, they do not relate directly to the conservation of potable water resources. Policies under this objective should indicate what steps the Town will take in helping to conserve potable water resources. Even though the Town's water supply is currently from individual wells, the conservation of water supply is an important regional issue. Policies such as those which limit the use of water for irrigation, require water saving plumbing devices and require xeriscape principles in landscaping will help conserve the regional water supply and help to prevent saltwater intrusion into coastal water supply wells.

#### 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

Exhibit 1  
General Location Map  
Town of St. Lucie Village

