

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 6F
From: Staff
Date: December 13, 2013 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Indian River County Comprehensive Plan
Amendment No. 13-3ESR

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 Indian River County includes a text amendment to the Potable Water and Sanitary Sewer Sub-elements of the comprehensive plan. This report includes a summary of the proposed amendment and TCRPC comments.

Summary of Proposed Amendment

The proposed amendment is to revise Policy 5.7 of the Potable Water Sub-element and Policy 5.8 of the Sanitary Sewer Sub-element to modify provisions that allow properties that lie outside the Urban Service Area to be connected to centralized water and sewer lines under certain conditions. The amendment is being considered because of a request by property owners who reside along 66th Avenue. The residents expressed a desire to connect to a county waterline being installed along 66th Avenue as part of a road paving project. The current policies do not allow these property owners to connect to the water and sewer lines, because these properties are located outside of the Urban Service Area. The proposed policies would allow properties outside of the Urban Service Area to qualify for connection subject to the following criteria:

- At least a portion of the connecting property must be located no more than 500 feet from an existing water main distribution line;
- The provision of centralized potable water service to a property cannot be used as justification for an increase in the property's maximum density shown on the Future Land Use Map;
- In no case will potable water lines that are part of the county-owned system be permitted to extend more than 500 feet from any water main distribution line; and
- All costs associated with connecting a property to the potable water system will be borne by the owner of the connecting property.

Changes proposed to Policy 5.8 of the Sanitary Sewer Sub-element are similar to the changes proposed to Policy 5.7 of the Potable Water Sub-element. The proposed changes allow connection to centralized water and sewer services for properties outside the Urban Service Area but are within a limited distance of existing main lines. The county staff report concluded that the revised policies provide connection opportunities for certain properties that lie adjacent to or near main lines while limiting the area where connections are allowed and preserving the efficiency and function of the county's water and sewer system.

Extrajurisdictional Impacts

TCRPC requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on October 14, 2013. 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 Indian River County and the Florida Department of Economic Opportunity.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Proposed Amendment Showing Strikethrough and Underline

Exhibit 1 General Location Map

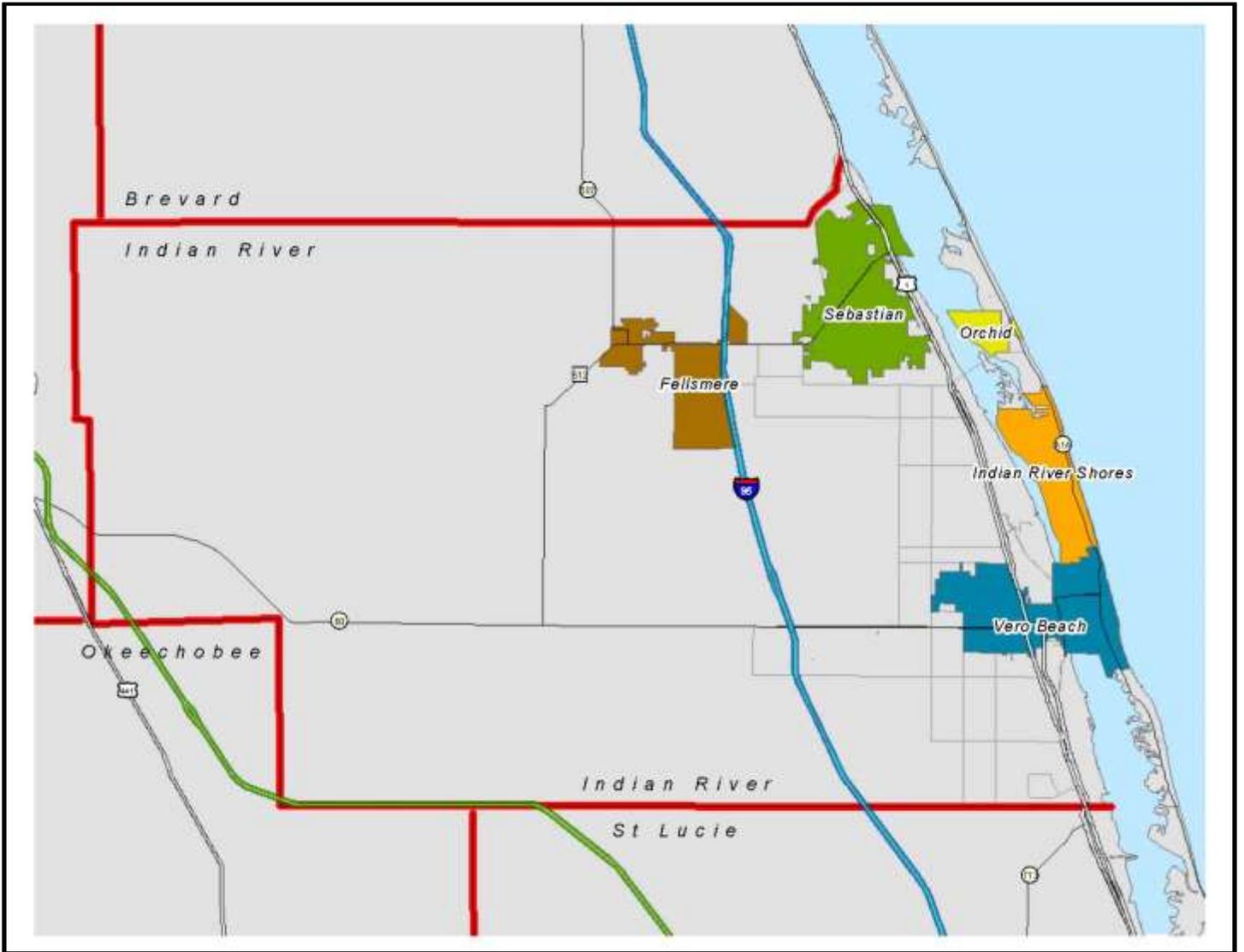


Exhibit 2

Proposed Amendment Showing Strikethrough and Underline

Potable Water Sub-Element Policy 5.7

POLICY 5.7: Consistent with the policies of the *Future Land Use Element* of this plan, centralized water service shall be limited to the following areas:

- Areas within the Urban Service Area;
- Areas where the county has legal commitments to provide facilities and services as of the date of adoption of this plan;
- Areas outside of the Urban Service Area where at least a portion of the site is contiguous to an Urban Service Area boundary as depicted on the Official Future Land Use Map or located no more than 500 feet from an existing centralized potable water main distribution line that is part of a looped system. These areas are subject to the following provisions:
 - The maximum density of such land shall be as shown on the Official Future Land Use Map, and the provision of centralized potable water service shall not be justification for an increase in maximum density;
 - ~~Potable water line extensions shall be limited to laterals and minor lines connecting land uses to main lines; and~~
 - In no case shall centralized potable water lines that are part of the county-owned system be permitted to extend more than 500 feet from any water main distribution line; and the centerline of a roadway which is an Urban Service Area boundary, or more than 500 feet from the Urban Service boundary when the boundary is not a roadway.
 - Any and all costs associated with connecting a property to the potable water system, including costs associated with survey, design, permitting, construction, restoration, inspections, and certifications, shall be borne by the owner of the property.
- Development projects located outside of the Urban Service Area that meet the criteria of the policies of the *Future Land Use Element* for:
 - clustering of residential development within agricultural areas;
 - clustering of residential development within privately owned upland conservation areas;
 - clustering development within mixed use districts; or
 - traditional neighborhood design communities.
 - public facilities such as public schools.
 - agricultural businesses and industries (including biofuel plants)
- Areas where, consistent with Potable Water Sub-Element Policy 2.4, the risk of private well contamination is determined to be unacceptably high.

Bold Underline Additions to Ordinance

~~Strike-through~~ Deleted Text from Existing Ordinance

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Sanitary Sewer Sub-Element Policy 5.8

POLICY 5.8: Consistent with the policies of the Future Land Use Element of this plan, provision of centralized sanitary sewer service shall be limited to the following areas:

- Areas within the Urban Service Area;
- Areas where the county has legal commitments to provide facilities and services as of the date of adoption of this plan;
- Areas outside of the Urban Service Area where at least a portion of the site is contiguous to an Urban Service Area boundary as depicted on the Official Future Land Use Map or located no more than 500 feet from an existing sanitary sewer line that is part of the county sanitary sewer system. These areas are subject to the following provisions:
 - The maximum density of such land shall be as shown on the Future Land Use Map, and the provision of centralized sanitary sewer service shall not be justification for an increase in maximum density;
 - ~~Sanitary sewer line extensions shall be limited to laterals and minor lines connecting land uses to main lines; and~~
 - In no case shall ~~centralized~~ sanitary sewer lines that are part of the county-owned system be permitted to extend more than 500 feet from any sanitary sewer line; and the centerline of a roadway which is an Urban Service Area boundary, or more than 500 feet from the Urban Service Area boundary when the boundary is not a roadway.
 - Any and all costs associated with connecting a property to the sanitary sewer system, including costs associated with survey, design, permitting, construction, pumps and lift stations, restoration, inspections, and certifications, shall be borne by the owner of the property.
- Development projects located outside of the Urban Service Area that meet the criteria of the policies of the Future Land Use Element for:
 - clustering of residential development within agricultural;
 - clustering of residential development within privately owned upland conservation areas;
 - clustered development within mixed use districts;
 - traditional neighborhood design communities;
 - public facilities such as public schools; and
 - agricultural businesses and industries (including biofuel facilities)
- Areas where, consistent with Sanitary Sewer Sub-Element Policy 2.4, the lack of centralized sanitary sewer service is determined to be a public health threat.

Bold Underline: Additions to Ordinance

~~Strike-through:~~ Deleted Text from Existing Ordinance

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