

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8E

From: Staff

Date: December 11, 2015 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Delray Beach 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 Delray Beach contains text changes to the Future Land Use, Public Facilities, Coastal Management, Conservation, Intergovernmental Coordination, and Capital Improvements elements of the comprehensive plan. The amendment also includes text changes to the Introduction and Summary of Major Features section of the comprehensive plan and an update to the 10-Year Water Supply Facilities Work Plan (WSFWP). This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment includes text changes to the comprehensive plan, which are primarily based on an update to the 10-Year WSFWP. The proposed changes and the updated WSFWP are available as supplements to this report on Council's website. The most significant changes are summarized below:

- Updated references to the 2015 10-Year WSFWP throughout the comprehensive plan;
- Updated references to City of Delray Beach Planning Area, which includes 17.1 square miles, with 0.80 square miles currently under county jurisdiction;

- Updated level of service standards for Water Treatment System, including Finished Water Usage (234.8 gal per person per day); Raw Water (19.1 million gallons per day); and Permitted Water Treatment Capacity (26 million gallons per day);
- Revised data in Table L-3, City of Delray Beach Population Projections, and associated text to reflect updated population projections;
- Revised statement indicating that with the development of the Morikami Wellfield, west of the Planning Area, and expansion of the city’s reclaimed distribution system the city has sufficient raw water capacity to meet the needs of the 2030 population;
- Edited Policy B-3.5 in the Future Land Use Element to delete a requirement to prepare an urban services annexation report for an area known as Country Club Acres;
- Deleted text and maps in the Public Facilities Element that contained information from the 2008 WSFWP and replaced this section by attaching the updated 2015 WSFWP as an appendix;
- Deleted Policy B-1.2 in the Public Facilities Element indicating the city shall continue to seek approval for utilization of the Aquifer Storage and Recovery well to supplement water supply during conditions of drought or well field contamination and as a method of balancing the demand on water supply wells during periods of high and low demand;
- Revised Policy B-2.1 in the Public Facilities Element to indicate the city will participate in the South Florida Water Management Districts (SFWMD) Conservation Hotel and Motel Program to promote water conservation for many of the city’s hotels;
- Revised text in the Coastal Management Element to indicate the city has completed projects to provide reclaimed water to a significant portion of the barrier island and has capital improvements plans to expand the system to most of the other potential residents identified in the Reclaimed Water Master Plan within the next five years;
- Revised text in the Conservation Element indicating the surficial aquifer is the primary source of the city’s potable water supply, and the Floridan aquifer is currently used to supplement the surficial aquifer system for potable water supply;
- Revised text in the Conservation Element describing the city’s current and projected water source needs; and
- Updated text and list of projects in the Capital Improvement Element to be consistent with the 2015 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 its jurisdiction. The work plan was updated to be consistent with the Lower East Coast Regional Water Supply Plan, which was

approved by SFWMD on September 12, 2013. The City of Delray Beach Public Utilities Division service area is approximately 18 square miles and includes the Town of Gulf Stream and some sections of unincorporated Palm Beach County. The city has a lime softening plant that is rated at 26 million gallons per day (MGD) by the Florida Department of Environmental Protection. The city's current SFWMD Water Use Permit was issued in 2010 and expires in 2030. Under this permit, the annual groundwater allocation is not to exceed 6,972 MG (19.10 MGD) and the maximum monthly allocation is not to exceed 654 MG (21.8 MGD).

The city withdraws groundwater from the surficial aquifer and Floridan aquifer for treatment and distribution to its service area. The water use permit provides for operation of over 30 wells in four wellfields: the Eastern (12 wells); Morikami (3 wells); 20-series (6 wells); and Golf Course (9 wells) wellfields. Eight additional wells are proposed in the Morikami wellfield. The city can withdraw all 19.10 MGD from the surficial aquifer or it can withdraw less from the surficial aquifer and supplement their supply with water from one Floridan aquifer. The city has emergency interconnect agreements with neighboring municipal water systems, including the City of Boynton Beach, Palm Beach County Utilities, and City of Boca Raton. The WSFWP indicates the city has sufficient raw water capacity to meet the projected water demands until 2030 with the allocation. The WSFWP indicates the city continues to support a variety of water conservation strategies and techniques and water reuse initiatives.

Regional Impacts

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

Extrajurisdictional Impacts

The proposed amendment package was submitted to the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on September 17, 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 Delray Beach and the Florida Department of Economic Opportunity.

Attachment

List of Exhibits

Exhibit

1 General Location Map

Exhibit 1 General Location Map

