

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8I  
From: Staff  
Date: March 20, 2015 Council Meeting  
Subject: Local Government Comprehensive Plan Review  
Draft Amendment to the Town of Jupiter Comprehensive Plan  
Amendment No. 15-3ESR

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 Town of Jupiter includes text changes to the Infrastructure Element of the comprehensive plan related to the town's 2012 Water Master Plan Update and 2014 10-year Water Supply Facilities Work Plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to revise Policy 1.3.13 in the Infrastructure Element of the comprehensive plan to refer to the 2012 Water Master Plan Update and 2014 10-year Water Supply Facilities Work Plan (WSFWP). These plans are adopted by reference in this policy. The Water Master Plan contains a comprehensive analysis of the water systems managed by the Town of Jupiter Utilities. The WSFWP plan forecasts future water demand based upon the latest population projections plus identifies water supply sources, availability and facilities needed to serve existing and new development within the local government's jurisdiction. The water supply 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 (SFWMD) on September 12, 2013.

The WSFWP indicates the town is currently permitted by the SFWMD to withdraw a combined total annual allocation of 8,909 million gallons from the surficial and Floridan aquifers. The town has 51 production wells in the surficial aquifer and 11 in service production wells in the Floridan aquifer. Water from the surficial aquifer is used to supply nanofiltration and ion exchange treatment plants, and water from the Floridan aquifer is used to supply a reverse osmosis plant. The town supplies water to a total area of 58 square miles, which includes customers in the Town of Jupiter, Town of Juno Beach, and unincorporated areas of Palm Beach and Martin counties. The WSFWP indicates the annual water demand does not exceed the annual water allocation through the year 2035, and the town's design treatment capacity is sufficient to meet demand through the year 2035.

### 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 December 17, 2014. 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 Town of Jupiter 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 2

# Proposed Text Change in Underline and Strikethrough Format

Location: Infrastructure Element

*Goals, Objectives and Policies*

### *Future Public Facility Needs*

**Objective 1.3. The provision of sufficient public facilities to meet projected public demand and development impacts, as they are needed and as determined by the adopted level of service standards within this Plan. To implement this objective the following policies are adopted:**

Policy 1.3.1 Five year public facility work programs, consistent with the Capital Improvements Element of this Plan, shall be evaluated on an annual basis in order to ensure that necessary projects are prioritized based upon current conditions and future resident demand.

Policy 1.3.2 Expansion of service areas shall be based on ability to serve new customers in a cost effective manner without jeopardizing levels of service for present and future customers within existing service areas.

Policy 1.3.3 The Town shall coordinate with the Loxahatchee River District and have periodic updates on implementation of the recommendations of the Loxahatchee River District's Master Plan.

Policy 1.3.4 New developments requiring sewer service shall not commence until there is adequate wastewater treatment capacity in accordance with the adopted level of service standard.

Policy 1.3.5 The Town shall continue to enforce its ordinance requiring new and existing development to connect to Loxahatchee River District sewer service when such service becomes available.

Policy 1.3.6 Individual package treatment plants and septic tanks are prohibited.

Policy 1.3.7 The Town shall continue to coordinate and cooperate with the Palm Beach County Solid Waste Authority in updating and implementing the county-wide Solid Waste Master Plan. To this end, the Town puts special emphasis on the following:

- a) Development of a recycling program to include public education and voluntary separation by residents of recyclables and disposables for curbside collection by the Town;
- b) Development of a hazardous waste management program.

Policy 1.3.8 The Town shall maintain and update the stormwater master plan. This Plan shall meet the requirements of the "National Pollutant Discharge Elimination System" administered by the Environmental Protection Agency, and should include, at a minimum, the following:

An Analysis of:

- a) Identification of Drainage Facilities.
- b) Identification of Geographic Service Areas.
- c) Facility Design Capacity including an analysis of the adequacy of the drainage system based upon historic storm events, including an inventory of areas experiencing flooding problems.
- d) Current Demand.
- e) Levels of Service.
- f) Facility Capacity Analysis including a determination of the condition and regular maintenance needs of the drainage system;
- g) General Performance, Adequacy, and Impact on Natural Resources

h) Stormwater impacts to quality of receiving waters;

Planning provisions for:

- a) Problems and Opportunities for Expansion including recommendations for design, construction and maintenance to correct deficiencies.
- b) A system-wide approach to drainage planning based on the Town's future land use plan.
- c) Requirements for drainage basin retrofitting as a stipulation of redevelopment approval. Drainage facility design standards for minimizing impacts of stormwater runoff to receiving waters.

Policy 1.3.9 Wetlands adjacent to Jupiter Creek shall not be reduced in size, in order, to protect developed and developable property in the Choctaw Street area from flooding.

Policy 1.3.10 The Town shall maintain and where necessary, update land development regulations which provide for adequate drainage facilities in conformance with the allowable stormwater discharge criteria consistent with Chapter 62-25, Florida Administrative Code (adopted by reference) Stormwater management systems that are exempt from South Florida Water Management District permitting requirements shall be designed so that post-development runoff volumes do not exceed predevelopment runoff volumes consistent with Chapter 62-25, Florida Administrative Code.

Policy 1.3.11 The Town shall, through the Utilities Department, coordinate all drainage design, construction and maintenance activities that occur within the Town Limits or affect the Town in any way. This will require active and regular communication with and monitoring of Palm Beach County, Village of Tequesta, Loxahatchee River Environmental Control District, North Palm Beach Heights Water Control District, the South Indian River Water Control District, South Florida Water Management District, Florida Department of Transportation, and private developers.

Policy 1.3.12 The Town, through the Utilities Department, shall continue to update, no less than every five years, and implement the recommendations of the Water System Master Plan. The Water System Master Plan shall include a Water Supply Facilities Work Plan for at least a 10-year planning period addressing water supply facilities necessary to serve existing and new development for which the Town's utility is responsible. The Town's Water System Master Plan shall consider and be coordinated with the SFWMD's Lower East Coast Regional Water Supply Plan.

Policy 1.3.13 The Town's ~~2007~~ 2012 Water Master Plan Update and ~~inclusive~~ 2014 10-year Water Supply Facilities Work Plan prepared by the Utilities Department is adopted by reference in the Comprehensive Plan.