

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8H

From: Staff

Date: September 18, 2015 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Town of Manalapan 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 Town of Manalapan contains text changes to the Infrastructure; Intergovernmental Coordination; Capital Improvements; and Conservation elements of the comprehensive plan related to an update to the 20-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 provides text changes to the comprehensive plan based on an update to the 20-Year WSFWP. The updated WSFWP is adopted by reference in Policy 1.4.14 of the Conservation Element. The updated WSFWP covers the planning period from 2015-2035. The proposed amendment includes minor changes to the comprehensive plan to reflect proper dates and updated references to the Palm Beach County 10-Year WSFWP and other plans. The work plan was updated to be consistent with the Lower East Coast Regional Water Supply Plan, which was approved by the South Florida Water Management District (SFWMD) on September 12, 2013.

The purpose of the town's 20-year WSFWP is to identify and plan for the water supply sources and facilities needed to serve existing and new development within its jurisdiction. The WSFWP indicates that the residents of the Town of Manalapan obtain their water from town owned and operated water supply wells, water treatment facilities and water distribution network. In addition, the town system supplies potable water to 83 percent of the residents of the Town of Hypoluxo. The south end of the system in Hypoluxo is interconnected with the City of Boynton Beach system for emergency use only.

The Town of Manalapan obtains groundwater from four wells in the surficial aquifer and two wells in the Floridan aquifer. The town uses the combination of an original treatment plant built in the 1970s and a newer reverse osmosis facility. The town's consumptive use permit was issued by the SFWMD on August 14, 2003 with an expiration date of August 14, 2023. The permit provides for an annual allocation not to exceed 699 million gallons. The WSFWP indicates that the existing treatment and pumping facilities have sufficient capacity to supply the demands of the system through 2035. The town continues to support water conservation through existing water conservation strategies and techniques.

Regional Impacts

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

Extrajurisdictional Impacts

The proposed amendment was provided to the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on August 5, 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 Town of Manalapan and the Florida Department of Economic Opportunity.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Text Changes in Underline and Strikethrough Format

Exhibit 1 General Location Map

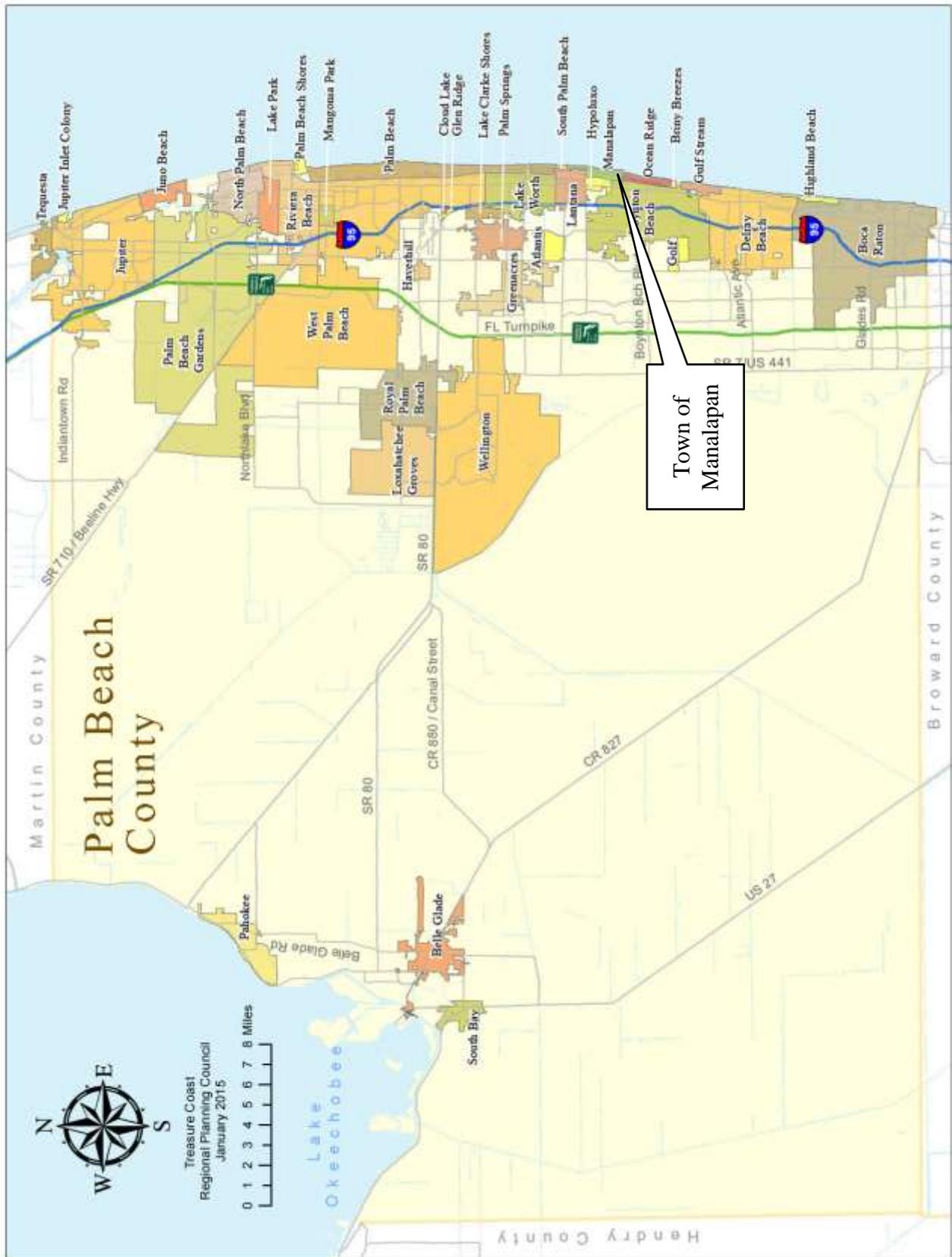


Exhibit 2

Text Changes in Underline and Strikethrough Format

Comprehensive Plan-Goals, Objectives and Policies

The following Comprehensive Plan amendments related to the Town's 20-Year Water Supply Facilities Work Plan Update are indicated by **bold and underline** (proposed new revisions) or ~~strikethrough~~ (proposed deleted provisions).

Infrastructure Element, Potable Water Sub-element

Objective 1.6.0: The Town of Manalapan shall ~~comply with~~ **update** its ~~updated~~ 20-Year Water Supply Facilities Work Plan (Work Plan) ~~adopted January 27, 2009,~~ as required by ~~s~~Section 163.3177 (6) (c) F.S. within 18 months after the ~~G~~Governing ~~b~~Board of the South Florida Water Management District ~~has~~ approved its Lower East Coast Water Supply Plan Update on ~~February 15, 2007~~ **September 12, 2013**. ~~The work Plan will be updated, at a minimum every 5 years.~~ The Town of Manalapan's Work Plan is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the Town's water demands for a 20-year period.

Policy 1.6.2: Coordinate appropriate aspects of its Comprehensive Plan with the Town of Hypoluxo, ~~and~~ the South Florida Water Management District's regional Water Supply Plan adopted ~~February 15, 2007~~ **September 12, 2013 and the Palm Beach County 10-Year Water Supply Work Plan adopted in 2015**. The Town shall amend its Comprehensive Plan and Water Supply Facilities Work Plan as required to provide consistency with the District ~~and~~ **County** plans.

Intergovernmental Coordination Element

Policy 1.2.4: The Town shall coordinate the adopted Comprehensive Plan with the plans of the Town of Hypoluxo, school boards, regional water supply authorities, and other units of local government providing services but not having regulatory authority over the use of land, and with the comprehensive plans of **Palm Beach County and** adjacent municipalities, with the state comprehensive plan and with the South Florida Water Management District's regional water supply plan.

Capital Improvements Element

Policy 1.2.6: The Town shall incorporate capital improvements affecting Town levels of service by referencing the Capital Improvements Schedules of state agencies, regional water supply authorities and other units of government providing services but no having regulatory authority over the use of land into its 5-Year Schedule of Capital Improvements. The Town Capital Improvement Element Schedule shall be maintained and updated annually and shall demonstrate that level of service standards will be maintained during the next five-year ~~(2008/2009 through 2012/2013)~~ **(2015 through 2020)** planning period.

Conservation Element

Policy 1.4.14: **The March 2015 Town of Manalapan's 20-Year Water Supply Facilities Work Plan (Work Plan) is hereby adopted by reference in the Town's Comprehensive Plan as required by section 163.3177 (1) (b) F.S.** Implementation of the 20-Year Water Supply Facilities Work Plan shall ensure that adequate water supplies and public facilities are available to serve the water supply demands of any population growth the Town may experience, along with that of the Town of Hypoluxo, which is served by the Town.