



## INITIATION SUMMARY COUNTY INITIATED AMENDMENT

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BOARD OF COUNTY COMMISSIONERS MEETING, NOV. 1, 2023

### I. General Data

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**Project Name:** Utilities Element Revisions Text Initiation

**Project Manager:** Bret Hammell, P.E., Environmental, Health and Safety Manager, PBCWUD  
David Wiloch, Senior Planner

**Staff Recommendation:** Staff recommends *to initiate* the Comprehensive Plan amendment

### II. Item Summary

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**Summary:** The item before the Board is to consider the initiation of County proposed text amendments to the Comprehensive Plan as follows:

- To revise the Utilities Element (UE) to be consistent with new legislative requirements. The amendment has been requested by the Palm Beach County Water Utilities Department.

**Staff Assessment:** The initiation process authorizes staff to proceed with data and analysis. A complete staff report for the amendment would return to the Board for discussion at subsequent hearings. Initiation does not obligate the Board to future action.

**ULDC Impacts:** The proposed amendments to the Comprehensive Plan may have corresponding and related Unified Land Development Code (ULDC) revisions. Staff is requesting that the associated ULDC revisions be initiated concurrently with BCC action on the Plan amendment items.

### **III. Meeting History**

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**Local Planning Agency/Planning Commission (LPA/PLC):** *To be provided in final agenda.*

**Board of County Commissioners (BCC):**

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## **IV. Background**

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The purpose of a formal initiation of the amendments in each round is:

- To ensure advanced consideration of the proposed amendments; and
- To provide an opportunity for the Board to identify specific information or analysis to be considered during the amendment review process.

## **V. Proposed Amendments for Initiation**

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A summary of the amendment proposed by staff is provided in Exhibit 1. If the amendment is initiated, staff will research and review each item and return to the Board with full data and analysis. The amendment is anticipated to move forward within Amendment Round 24-A2 as legislative changes must be reflected in the Comprehensive Plan by July 1, 2024 per ss. 163.3177(6)(c)(3) F.S.

## **VI. ULDC Implications**

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The proposed amendments to the Comprehensive Plan may have corresponding and related Unified Land Development Code (ULDC) revisions. Staff is requesting that the associated ULDC revisions be initiated concurrently with BCC action on the Plan amendment items.

## **VII. Assessment**

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The Introduction and Administration Element of the Comprehensive Plan requires that County initiated Comprehensive Plan amendments be presented to the Board of County Commissioners or the Local Planning Agency. The initiation of the proposed items does not imply that these amendments will be approved. Rather, the initiation authorizes staff to proceed with the review and analysis of the proposed amendments. Subsequent to initiation, staff will prepare a staff report with data and analysis for each amendment. The Planning Division and associated Departments will present each staff report to the LPA and BCC at public hearings in late 2023 and early 2024.

## Exhibit 1 – County Initiated Amendments

### Proposed For Initiation

Name	Description
Utilities Element	<p><b>Summary:</b> This County's proposed amendment would revise the Utilities Element (UE) to be consistent with new legislative requirements. The amendment has been requested by the Palm Beach County Water Utilities Department. This item may have revisions to additional elements.</p> <p><b>Justification:</b> Florida House Bill 1379/Senate Bill 1632 enacted by the Florida Legislatures during the 2023 legislative session changed several state statutes including ss. 163.3177 F.S. This law describes areas where enhanced nutrient-reducing onsite sewage treatment and disposal systems (ENR-OSTDS) are now required instead of conventional septic systems. Furthermore, the law details that areas within a Basin Management Action Plan (BMAP) and having more than one onsite system (septic tank) per acre will now be required to implement ENR-OSTDS instead of a conventional septic system or will need a consideration of a feasibility of central sewer system within a 10-year planning horizon. This amendment will explore requirements for ENR-OSTDS; references to groundwater recharge mapping; and the inclusion of The Palm Beach County Water Utilities Department Integrated Utility Master Plan (IUMP) by reference to satisfy the new requirements. The purpose of the Integrated Utility Master Plan (IUMP) is to identify the needs of the water distribution and wastewater collection systems over the next 30-year horizon, planning periods to 2025, 2030, 2040, and 2050 served as the basis in identifying these needs. These legislative changes must be reflected in the Comprehensive Plan by July 1, 2024 per ss. 163.3177(6)(c)(3) F.S.</p> <p><b>ULDC Implications:</b> This item may have corresponding and related ULDC revisions.</p>