From: Damian Newell
To: Cory Cramer; Tim Stillings
Subject: FW: Village of Wellington, DEO #22-2ESR Comments on Proposed Comprehensive Plan Amendment Package
Date: Thursday, October 27, 2022 5:12:22 PM

Please see below…

From: Gordon, Glennika <ggordon@sfwmd.gov>
Sent: Thursday, October 27, 2022 2:04 PM
To: Damian Newell <dnewell@wellingtonfl.gov>
Cc: DCPexternalagencycomments <DCPexternalagencycomments@deo.myflorida.com>; james.stansbury@deo.myflorida.com; tlanahan@tcrpc.org; sheidt@tcrpc.org; kfischer@pbcgov.org
Subject: Village of Wellington, DEO #22-2ESR Comments on Proposed Comprehensive Plan Amendment Package

This Message originated outside your organization.

Dear Mr. Newell:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from the Village of Wellington (Village). The amendment package includes a Future Land Use Map Amendment for three parcels. The District provides the following comments for the Future Land Use Map Amendment under Section 163.3184(3)(g), Florida Statutes, (F.S.). The important state resource impacted by this amendment is regional water supply and wetlands. These comments need to be addressed before final adoption of this amendment. If these comments are not addressed prior to adoption, the District may recommend the state land planning agency, the Department of Economic Opportunity, challenge the amendment.

- The amendment should be revised to identify potential impacts to wetlands or demonstrate how impacts to wetlands on the subject sites will be avoided and/or mitigated.
- Revise the amendment to include an analysis of how non-potable water and landscape irrigation needs of the proposed land uses will be provided. The analysis should include the following:
    - If alternative water sources to use of potable water could be utilized to support the non-potable water needs of the proposed land uses.
    - The proposed source of water for landscape irrigation.
    - An explanation of how the proposed land uses could or could not use either on-site wells or reclaimed water for landscape irrigation and for portions of the project that do not require public water supply. If existing on-site wells are proposed for irrigation, a water use permit may be required and wetland, pollution and resource impacts will need to be assessed.
    - If potable water is to be used for landscape irrigation, provide information to demonstrate how the use of potable water is consistent with provisions of the

Village's Comprehensive Plan and will protect water recharge areas and encourage use of alternative water technologies to meet water demand.

- The amendment should be revised to demonstrate how the Village will conserve, appropriately use, and protect existing or proposed water sources, as required by Section 163. 3177(6)(d), F.S.

- The proposed amendment should be revised to demonstrate that the Village will have the ability to provide potable water from an available water source for the increased water demand over the next 5 years. The analysis should include a commitment from the Village's Utility or water providers that sufficient water will be available to serve the proposed increased development.

Advisory

Should wetland concerns be identified the Village and/or the land developer should coordinate with District staff on needed Environmental Resource Permit (ERP) applications. Any environmental considerations, including elimination or reduction of wetland impacts and mitigation requirements will need to be addressed as part of the ERP applications, in accordance with Rule 62-330.060(2), F.A.C. and Section 10.0 of the District's Environmental Resource Permit Applicant's Handbook Volume I. If existing on-site wells are proposed for irrigation, they should already be included in a water use permit, which would need to be modified. If increases in water use permit allocations are necessary wetland, pollution and resource impacts will need to be re-assessed. Pre-application meetings with District Regulatory staff are strongly encouraged to identify issues early in the process.

District staff are available to meet by teleconference or in person to go over the comments above and to discuss possible solutions and options to resolve the comments. Please contact me if you have any questions, need additional information, or would like to arrange a meeting. The District requests that the Village forward a copy of the adopted amendments to the District at the following email mailbox address: SFLOCALGOVPLAN@sfwmd.gov.

Sincerely,

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