



MEMORANDUM

AGENDA ITEM #7b

DATE: APRIL 6, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF PEMBROKE PINES ADOPTED COMPREHENSIVE PLAN AMENDMENT

Introduction

On February 23, 2009, Council staff received adopted plan amendment #09-RWSP1 (previously #08-RWSP1) to the City of Pembroke Pines Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment #09-RWSP1 was reviewed at the July 7, 2008, Council meeting and found to be generally consistent with the *SRPP*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

Community Profile

The City of Pembroke Pines is approximately 34 square miles in size. It is located in the southwestern corner of Broward County, west of Hollywood, north of Miramar, south of Cooper City and Southwest Ranches, and east of Water Conservation Area #3 of the Florida Everglades. The City was incorporated in 1961. Its estimated population in 2008 was 151,747 representing a 10.4 percent increase over the 2000 U.S. Census. As a result of its high growth rate, the City has experienced rapid increases in both residential and non-residential development. Currently the City offers a range of housing types and densities. Rapid population growth has created a need for the City to address provision of recreational facilities and schools for its residents. The general location of the City is shown in Attachment 1.

Water Supply Planning

The text amendments in this adopted package have been transmitted pursuant to 2005 Growth Management Legislation. Chapter 163.3177(6)(c) of the Florida Statutes requires local governments to adopt a Water Supply Facilities Work Plan (Work Plan) into their Comprehensive Plan within 18 months after the jurisdictional Water Management District approves a regional Water Supply Plan or its update. The *Lower East Coast Water Supply Plan (LECWSP) Update* was approved by the South Florida Water Management District (SFWMD) on February 15, 2007. Therefore, the deadline for local governments within the Lower East Coast jurisdiction to adopt a Work Plan was August 15, 2008.

The Work Plan is intended for local governments to identify and plan for water supply facilities and sources needed for existing and new development or population. The emphasis on the preparation of the Work Plan is to coordinate local comprehensive planning with the regional water supply plan, as well as promote coordination among local governments, the SFWMD, and water supply utilities within and across local government jurisdictions. The Work Plan should address the following, related to water supply planning: regional and local issues; current and projected population, water supply, and demand; Level of Service (LOS) standards; conservation and reuse; alternative water supplies (AWS); and capital improvement updates for implementation.

The Goals, Objectives, and Policies (GOPs) of a local government's Comprehensive Plan are required to reflect adoption and content of the Work Plan. The Infrastructure, Capital Improvements, Intergovernmental Coordination, Conservation, and Future Land Use Elements may need to be revised for consistency with water supply planning.

City of Pembroke Pines Work Plan

The Potable Water Supply and Water Resource Management Coordination sub-section of the Infrastructure Element has been amended to incorporate the City of Pembroke Pines Work Plan. The Work Plan explains that the City provides potable water service to all residents within City boundaries and has interconnections with the municipalities of Cooper City, Miramar, and Sunrise. The sole source of potable water for residents is the Biscayne Aquifer. The City's Consumptive Use Permit (CUP) allows withdrawal up to 15.01 million gallons per day (MGD) and is set to expire in October 2009. At that time the SFWMD is expected to roll back withdrawal to 13.25 MGD. Therefore, the City is challenged to ensure adequate water supply facilities will be in place to meet a projected water demand of 17.19 MGD by 2018. The Work Plan details current City-wide conservation measures and an analysis of alternative water supply (AWS) options to pursue. The Work Plan concludes that a 2.7 MGD Shortfall Reuse System for Aquifer Recharge would be the most viable option and included a Work Plan Utility Projects Schedule.

Summary of Staff Analysis

Adopted amendment package #09-RWSP1 was adopted as proposed with revisions based on the August 1, 2008, Objections, Recommendations, and Comments (ORC) Report issued by the Department of Community Affairs (DCA). In response, the City adopted new Future Land Use Element Policies that direct the City to update population projections in coordination with the City Work Plan; monitor water demands and future land use plan amendments; coordinate with the SFWMD, Broward County, and other appropriate agencies on water supply planning efforts [the Intergovernmental Coordination Element now contains a similar Policy]; and discourage industrial uses that could contaminate the aquifer. Policy 4.23 was added to the Conservation Element to apply the conservation strategies identified in the City's Water Conservation Plan to development and amend the Land Development Regulations accordingly. An amended 5-Year Schedule of Capital Improvements, showing the Work Plan's AWS project, was included in the Capital Improvements Element. The Infrastructure Element now provides for the annual reporting of AWS status to the SFWMD.

The City Work Plan was also revised to include updated data and analysis, and additional information on the chosen AWS project.

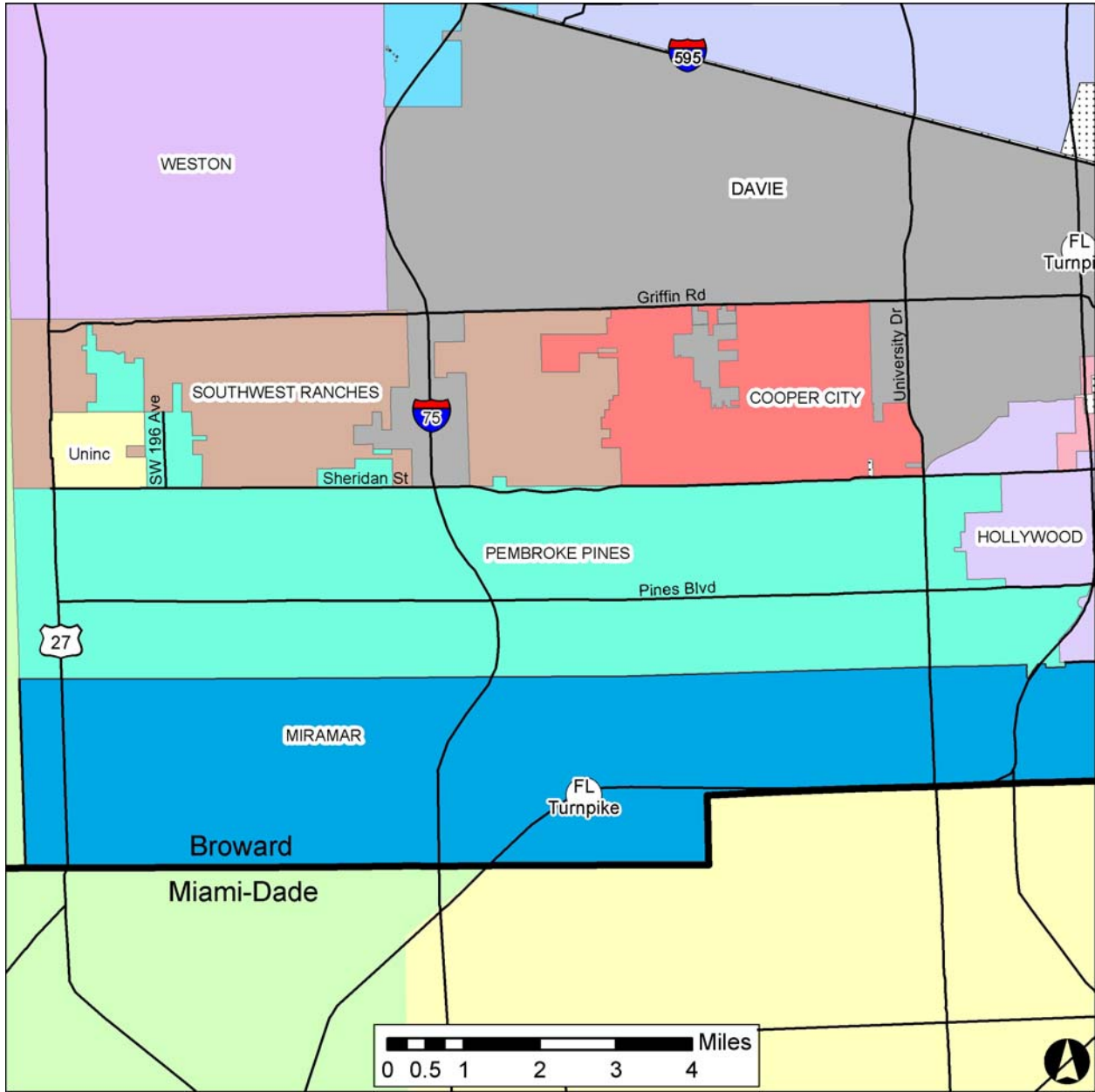
Staff analysis confirms that the adopted amendments are generally compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

The City of Pembroke Pines Commission unanimously (5-0) approved the transmittal of the adopted amendments at its February 4, 2009, meeting.

Recommendation

Find City of Pembroke Pines adopted amendment #09-RWSP1 generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Pembroke Pines
Adopted Amendment #09-RWSP1

Sources: Broward County, SFRPC.

Note: For planning purposes only. All distances are approximate.