



MEMORANDUM

AGENDA ITEM #4e

DATE: AUGUST 4, 2008
TO: EXECUTIVE COMMITTEE
FROM: STAFF
SUBJECT: CITY OF MIRAMAR PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On July 3, 2008 Council staff received proposed plan amendment #08-RWSP1 to the City of Miramar Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (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 Miramar was incorporated in 1955. It is located in the southwestern portion of Broward County immediately north of the Broward/Miami-Dade County line and west of State Road 7/U.S. 441. The City is more than 14 miles in length and two and one-half miles wide at its widest point. Miramar Parkway is the major east-west thoroughfare in the City tying together the east and west, old and new, residential and commercial areas of the community. The 2007 population estimate for the City is 111,705, representing an increase of nearly 53 percent since the 2000 Census. Miramar's rapid population growth combined with the expansion of the economy brings with it a growing demand for schools, parks and other community amenities. Miramar is also growing as a headquarters for businesses. The City of Miramar has an aggressive affordable housing program as part of its planning process.

Additional information on the City and the Region can be found on the Council's website, www.sfrpc.com.

Summary of Staff Analysis

Proposed amendment #08-RWSP1 includes amendments to the Future Land Use, Infrastructure, Conservation, Capital Improvements, and Intergovernmental Coordination Elements of the Comprehensive Plan. There are no proposed changes in land use in this amendment package. The general location of the City of Miramar is shown in Attachment 1.

A summary of the proposed amendments in this package follows.

Summary of Plan Amendments

The text amendments in this proposed package have been transmitted pursuant to 2005 Growth Management legislation. Chapter 163.3177(6)(c), F.S., requires local governments to adopt a Water Supply Facilities Work Plan (Work Plan) into their comprehensive plans 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 is August 15, 2008. In general, the Work Plan is intended for local governments to identify and plan for water supply sources and facilities needed to serve existing and new development. The emphasis on the preparation of the Work Plan is to coordinate local comprehensive planning with the regional water supply plan, as well as to promote coordination among local governments, the SFWMD, and water supply utilities within and/or across local government jurisdictions. In addition, the Work Plan should address potable water Level of Service (LOS) standards, conservation measures, alternative water supplies, reuse, and capital improvement updates for implementation.

A summary analysis of the City of Miramar proposed 10-Year Water Supply Facilities Work Plan (Work Plan) and related text amendments to the Future Land Use, Infrastructure, Conservation, Intergovernmental Coordination, and Capital Improvements Elements follow.

Work Plan

The City of Miramar provides potable water service within City boundaries to the majority of its residents through its own Utilities Department's Eastern and Western Water Service Areas. Outside of the City's service areas, a small segment of its population receives water from Broward County's Waste and Wastewater Service (BCWWS) Retail District 3BC. The sole source of potable water for Miramar's service area is the Biscayne Aquifer. The City's 20-year Consumptive Use Permit (CUP) was renewed by the SFWMD in November 2004 and allows withdrawal up to 12.7 million gallons per day (MGD). In 2009 this allocation will roll back to approximately 11.99 MGD. Based on a forecasted population of 133,023 residents, the City is challenged to ensure adequate water supply facilities will be in place to meet a projected water demand of 16.13 MGD by 2027 (a potable water deficiency of approximately 4.0 MGD). The Work Plan details alternative water supply (AWS) projects already being implemented and additional projects the City proposes to pursue, such as a:

- 2.0 MGD expansion at an existing reclaimed water treatment plant;
- 2.0 MGD Floridan Aquifer reverse osmosis (RO) treatment project development; and
- 1 MGD stormwater resource project development.

Currently, the SFWMD is reviewing a CUP renewal application submitted by the City. If the renewal is granted, the recommended projects in the Work Plan will meet the City's future water demand.

Future Land Use and Infrastructure Elements

The key proposed changes to these elements include:

- Incorporation of the City's Work Plan into the Comprehensive Plan with the commitment to update and implement the recommended AWS projects within it;
- Commitment to the City's Water Conservation Program;
- Coordination with the SFWMD, Broward County, and other local, regional, state and federal utilities or agencies to ensure adequate water supply; and
- Provision to ensure future development will be supported by adequate water supply.

Conservation Element

Policies would be added to the Conservation Element to enhance commitment to the City's Water Conservation Program, including: limiting irrigation hours, a reclaimed water program, xeriscape principles, requirements for ultra-low volume plumbing in new construction and rain sensors for lawn sprinkler systems, water conservation based rate structure, leak detection program, and public education programs.

Capital Improvements Element

The key proposed change to this element is the provision to include the Work Plan's recommended AWS projects into the Capital Improvements Program annually.

Intergovernmental Coordination Element

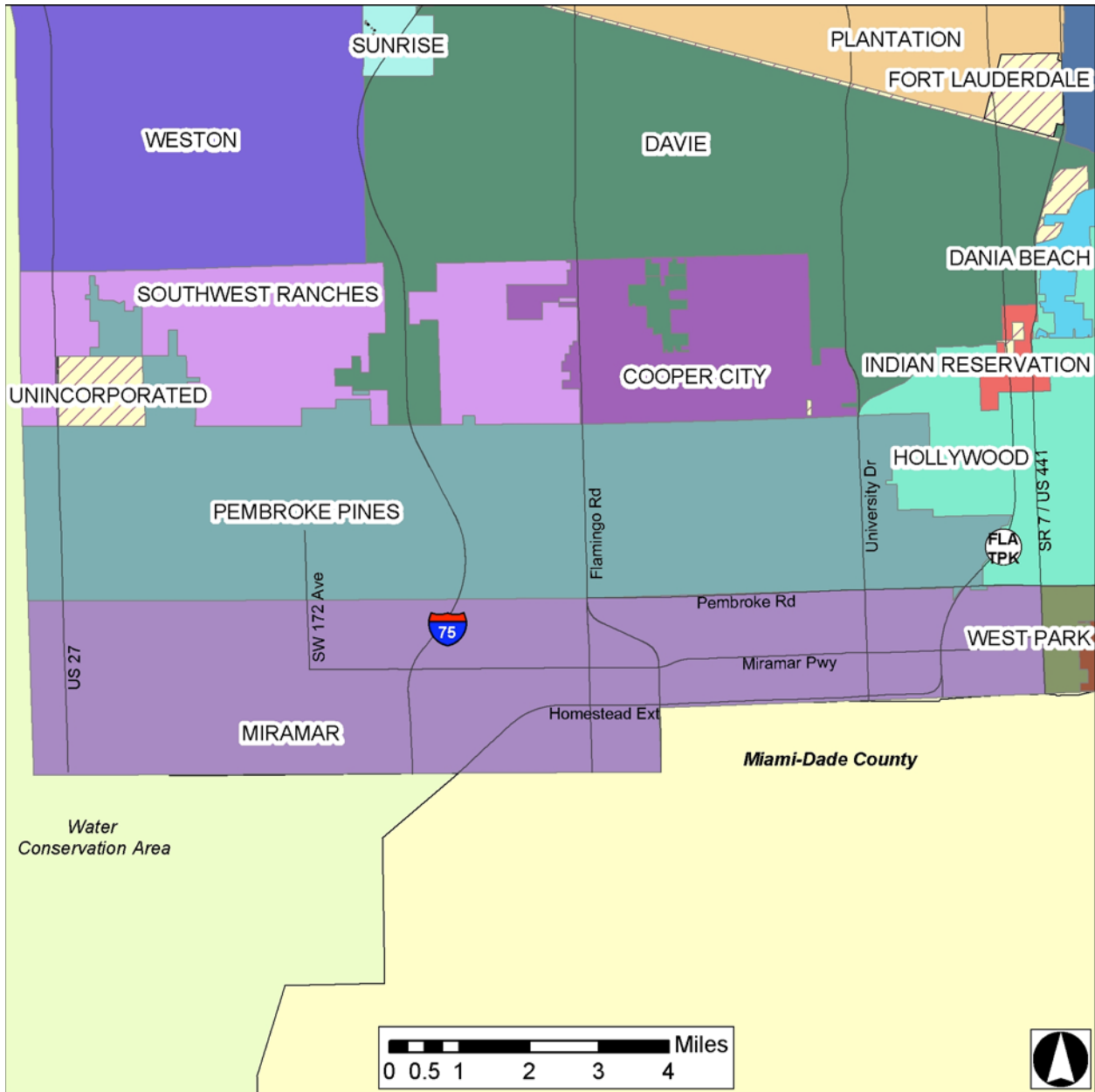
The key proposed change to this element is the provision for coordination with the SFWMD, Broward County, and other local, regional, state and federal utilities or agencies to ensure adequate water supply.

The City of Miramar Commission unanimously approved the transmittal of the proposed amendment at its June 10, 2008 meeting.

Recommendation

Find City of Miramar proposed amendment #08-RWSP1 generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Miramar
Proposed Amendment #08-RWSP1

Sources: SFWMD, Broward County, SFRPC.

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