



# MEMORANDUM

AGENDA ITEM #5f

---

DATE: JULY 6, 2009

TO: EXECUTIVE COMMITTEE

FROM: STAFF

SUBJECT: CITY OF COCONUT CREEK ADOPTED COMPREHENSIVE PLAN AMENDMENT

---

## Introduction

On June 11, 2009, Council staff received adopted plan amendment #09-RWSP1 to the City of Coconut Creek Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment was reviewed at the January 5, 2009 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 Coconut Creek was incorporated in 1967. In 2008, the City had an estimated population of 48,193, which represents an increase of 11 percent from the population in 2000, in part due to annexation. With an area of 12.7 square miles, Coconut Creek has an average density of 3,796 persons per square mile. The City has developed steadily since its inception, but still has 453 acres of vacant and underdeveloped lands. Coconut Creek is suburban in character in the southern half of the City, with rapidly urbanizing agricultural land in the northern half. Notable features of the City include the north campus of Broward Community College and Tradewinds County Park, which contains Butterfly World, attracting over a quarter of a million visitors each year. A map depicting the general location of the City is included 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 Coconut Creek Work Plan

The City Work Plan addresses the existing conditions of the City's water system, served by both Broward County's North Broward Water Plant via a retail service agreement, and directly by the City of Margate. The City's water service area is also responsible for serving a small portion of the City of Parkland. The Plan addresses water supply demand and projections, level of service standards, plans for implementing additional potable water needs, revenue sources and capital improvement plans, conservation provisions, and plan implementation and monitoring procedures.

#### Summary of Staff Analysis

Adopted amendment package #09-RWSP1 was adopted as proposed with revisions based on the February 19, 2009 Objections, Recommendations, and Comments (ORC) Report issued by the Department of Community Affairs (DCA). In response, the City revised the Intergovernmental Coordination Element by adding new policies to direct the City to update its Work Plan within 18 months of a *LECWSP* Update; ensure adequate water supply facilities and services are planned for and available concurrent with development; and encourage coordination with the City of Parkland to share and update information to meet ongoing water supply needs.

The Work Plan was amended to include population projections for the portion of the City of Parkland within the Coconut Creek water service area.

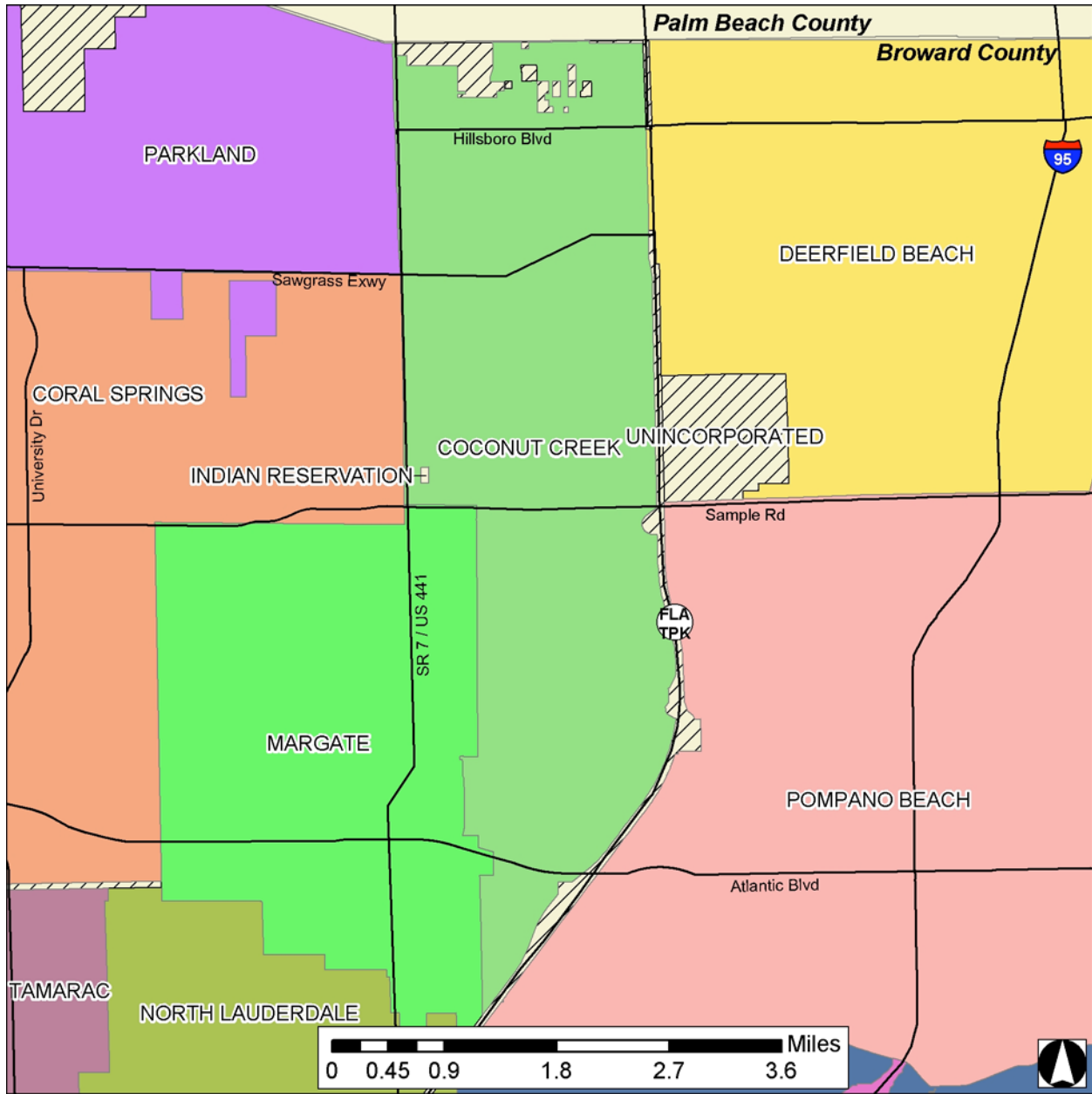
The City of Coconut Creek Commission unanimously approved (5-0) the transmittal of the adopted amendments at its May 14, 2009 meeting.

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*.

#### Recommendation

Find City of Coconut Creek 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 Coconut Creek  
Adopted Amendment #09-RWSP1

Sources: Broward County, SFRPC.

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