



MEMORANDUM

AGENDA ITEM #6e

DATE: JANUARY 5, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF COCONUT CREEK PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On December 19, 2008 Council staff received proposed 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)*. 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.

Additional information regarding the City or the Region may be found on the Council's website, www.sfrpc.com.

Summary of Staff Analysis

Proposed amendment #09-RWSP1 includes an amendment to the Infrastructure Element to create a Water Supply Facilities Sub-Element within the City of Coconut Creek Comprehensive Plan. Several policies relating to water supply planning, conservation, alternative water supplies, and resource management were adopted earlier this year as part of the City's Ear-based amendment package #08-1ER. The revisions of amendment #08-1ER to the Future Land Use, Infrastructure, Intergovernmental Coordination, and Capital Improvements Elements addressing water supply were found in compliance by the Department of Community Affairs (DCA) on August 26, 2008.

The general location of the City is shown in Attachment 1. A summary of the proposed amendments in this package follows.

Water Supply Planning

The text amendments in this proposed 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 of water supply planning.

Infrastructure Element and the Water Supply Facilities Work Plan Sub-Element (Work Plan)

The City of Coconut Creek proposes to amend the Infrastructure Element of the Comprehensive Plan to include a Water Supply Facilities Plan Sub-Element. The City has prepared a detailed Work Plan which serves as the content of the proposed sub-element.

Coconut Creek residents north of Coconut Creek Parkway obtain water directly from Broward County's North Broward Water Plant, while residents to the south obtain their water from the City of Margate. The City of Margate Work Plan was found in compliance by the DCA on November 20, 2008 and the Broward County Work Plan was found in compliance on November 12, 2008. Both municipalities identified that sufficient water will be available to meet demands through a 10-year planning period and have been included in Coconut Creek's Work Plan.

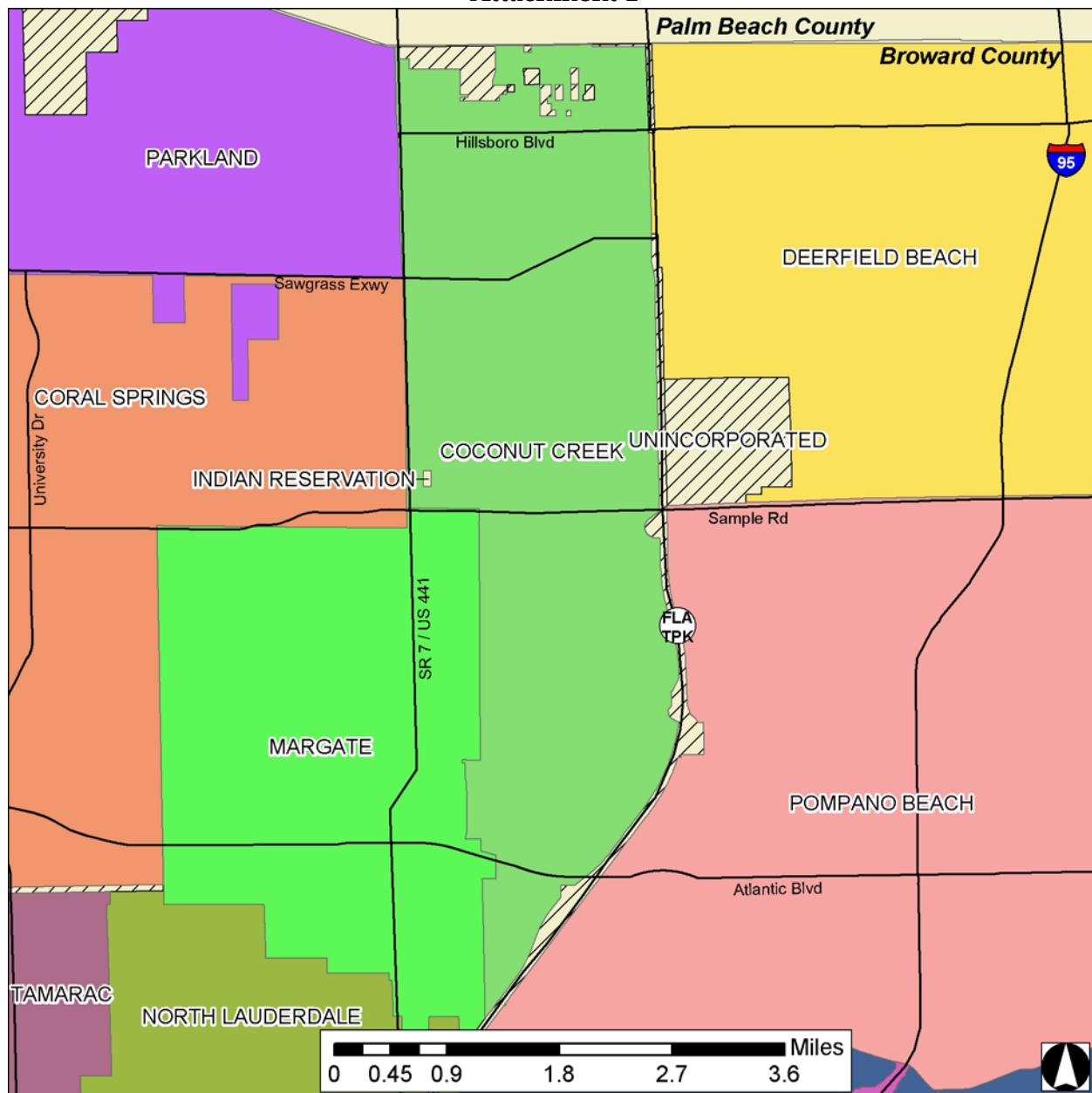
The City Work Plan provides current and projected water supply and demand through 2018, based on County population projections and potable water Level of Service (LOS) standards. Various capital improvements have been identified within the City to coordinate with the Capital Improvements Programs of Margate and Broward County relating to AWS and treatment capacity. In addition to the steps taken by their providers, the City has initiated a comprehensive approach to sustainable development through its' land development regulations and municipal programs that include water conservation measures; and participated in water efficiency rebate and grant programs, focusing future development on environmental sensitivity.

The Coconut Creek City Commission unanimously approved the transmittal of the proposed amendment at its December 11, 2008 meeting.

Recommendation

Find the Coconut Creek proposed 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

Coconut Creek
Proposed Amendment #09-RWSP1

Sources: SFWMD, Broward County, SFRPC.

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