



# MEMORANDUM

AGENDA ITEM #6b

DATE: JULY 7, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF PEMBROKE PINES PROPOSED COMPREHENSIVE PLAN AMENDMENT

## Introduction

On May 29, 2008 Council staff received proposed plan amendment #08-RWSP1 to the City of Pembroke Pines 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 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 2007 was 152,888 representing an 11.3 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.

Additional information on the City and the Region can be found on the Council's website, [www.sfrpc.com](http://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 Pembroke Pines 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 (WSFWP) 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 standards, conservation measures, alternative water supplies, reuse, and capital improvement updates for implementation.

A summary analysis of the City of Pembroke Pines proposed text amendments to the Infrastructure Element, incorporating the 10 Year Water Supply Facilities Work Plan (Work Plan), and the Future Land Use, Conservation, Capital Improvements, and Intergovernmental Coordination Elements follows.

### Infrastructure Element and 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 the 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.

The proposed changes to this element promote conservation and protection of surface and groundwater resources with the purpose of securing future water supplies, and the preservation and enhancement of the regional ecosystem. The incorporation, coordination, implementation, and scheduled revision of the Work Plan will guide the City to achieve the proposed changes.

### Future Land Use Element

The key proposed changes to this element include provisions to ensure:

- Future Land Use Plan amendments provide data and analysis that can demonstrate adequate water supplies and public facilities will meet projected growth demands;
- Coordinated implementation of the Comprehensive Everglades Restoration Plan (CERP).

### Conservation Element

The key proposed change to this element is a provision to address conservation, reuse, and AWS projects in the Work Plan.

### Intergovernmental Coordination Element

The key proposed changes to this element include provisions to ensure:

- The comprehensive plan is consistent with the LECWSP;
- Coordination with the County, SFWMD, and other local, regional, and federal agencies to assess impacts of development; and
- Coordination with the Planning Environmental Services and Utilities Division to share and update information in order to meet water supply needs, implement AWS, establish level of service standards, and handle any changes in service areas.

### Capital Improvement Element

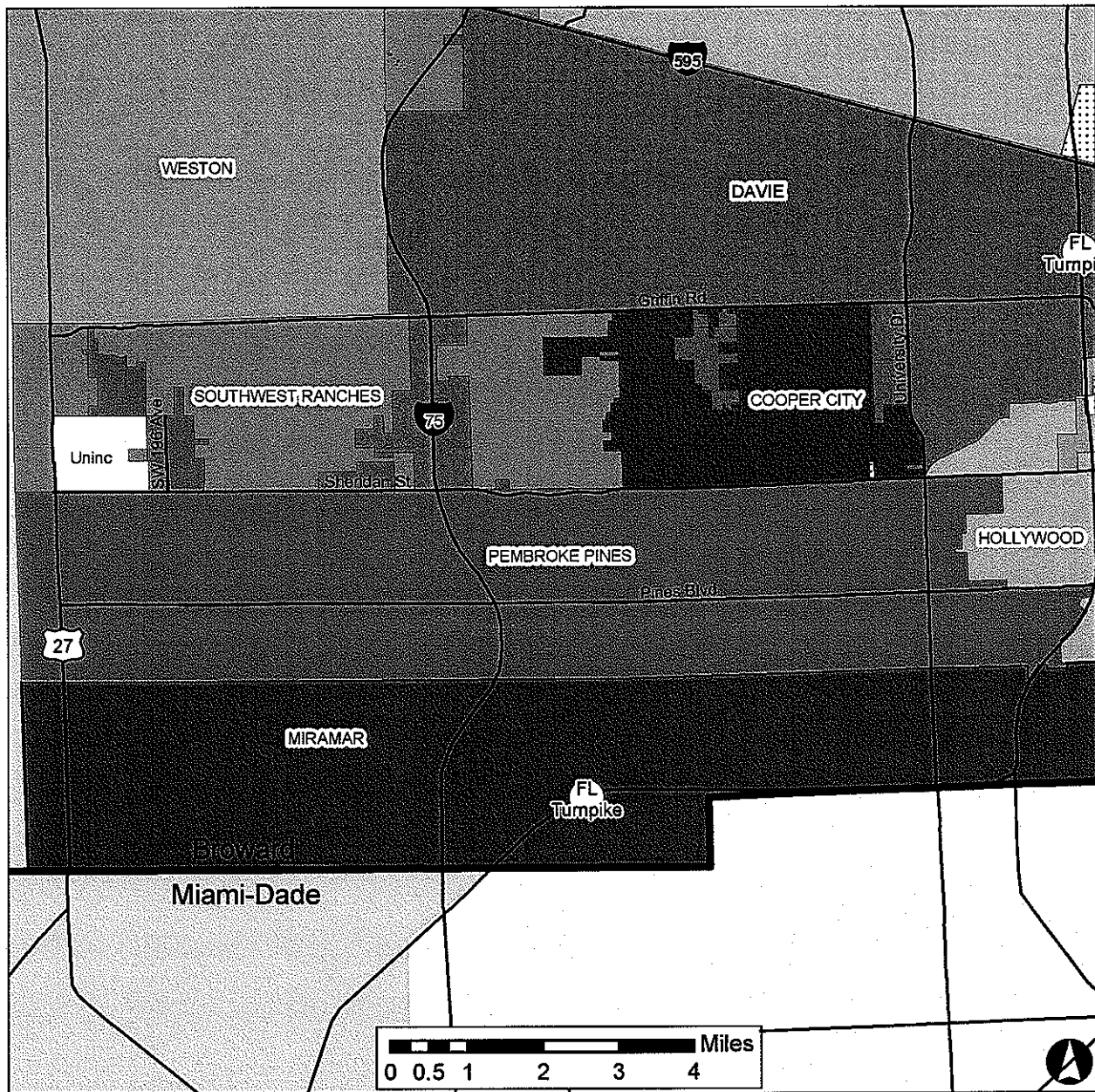
The proposed change to this element adds a policy to include the water supply facilities projects from the Work Plan in the 5 year capital improvements schedule, ensuring coordination of land uses with a financially feasible capital improvements schedule.

The City of Pembroke Pine's Commission approved the transmittal of the proposed amendment by a 4 to 0 vote at its April 24, 2008 meeting.

### Recommendation

Find City of Pembroke Pines 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 Pembroke Pines  
Proposed Amendment #08-RWSP1

Sources: FDEP, SFWMD, Broward County, SFRPC.

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