



# MEMORANDUM

AGENDA ITEM #6c

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DATE: JUNE 2, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF SUNRISE PROPOSED COMPREHENSIVE PLAN AMENDMENT

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## Introduction

On May 7, 2008 Council staff received proposed plan amendment #08-RWSP1 to the City of Sunrise 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 Sunrise is located in western Broward County and bordered by I-595, I-75 and the Sawgrass Expressway. In 2007, an estimated 89,633 people resided within the city limits. This represents a 4.5 percent increase in the population since the 2000 Census. Incorporated in 1961, Sunrise experienced its greatest population growth between 1970 and 1990. In the 1990s, Sunrise experienced a boom in commercial and light industrial development, including the opening of the Sawgrass Mills Mall and the Sawgrass International Corporate Park. The City is also home to the Bank Atlantic Center and to the Florida Panthers National Hockey League team.

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, Intergovernmental Coordination and Capital Improvement Elements of the Comprehensive Plan. There are no proposed changes in land use in this amendment package. The general location of the City of Sunrise 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 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.

The City of Sunrise provides water service within the City boundaries and also to western parts of the Town of Davie, most of the City of Weston, part of the Town of Southwest Ranches, and a portion of unincorporated Broward County, as shown in Attachment 2. A summary analysis of the City of Sunrise's proposed amendments to the Infrastructure Element, the City's Water Supply Plan, and four additional proposed amendments follows.

### Infrastructure Element and Water Supply Plan

The Infrastructure Element has been updated pursuant to required adoption of a 10-year Water Supply Facilities Work, which was submitted for concurrent review and adoption.

The key proposed changes to this element's Goals, Objectives, and Policies include:

- Increasing the Level of Service (LOS) standard for potable water from 120 to 127 gallons per person per day; and
- Provisions to ensure that adequate water supplies and potable water facilities (to meet the LOS) are in place prior to issuance of certificates of occupancy.

The 10 year Water Supply Facilities Work Plan, addresses existing and projected water supply, provides for implementing alternative water supply facilities, including capital improvements, water conservation, and intergovernmental coordination. The Plan projects water demand through 2018 within the existing service area and provides for potential expansion to cover additional areas in the Town of Southwest Ranches that are presently served by individual wells. The City of Sunrise's application for modification and renewal of its 29.09 million gallons per day (MGD) Consumptive Use Permit (CUP) was approved by the SFWMD on May 15, 2008. The city will utilize a temporary allocation from the Biscayne Aquifer in excess of 2.0 MGD, for up to five years, to develop alternative water sources and treatment. The Plan provides details of these projects. In addition, the Plan specifically addresses three proposed Development of Regional Impact (DRI) projects within the service area (The Commons DRI, Harrison Park DRI, and Amerifirst-Metropica DRI). If approved, these DRIs are expected to generate a net increase in demand of 0.4 million gallons per day.

### Comment

Council staff has identified a small overlap between the water utility service areas identified by the City of Sunrise and by the City of Plantation in their respective Ten year Water Supply Plans. Council staff will work with these local governments to resolve the inconsistency prior to adoption.

### Future Land Use Element

The key proposed changes to this element include:

- Provisions to coordinate water supply planning with land use planning; and
- Provisions for consistency between water demand calculations and population projections.

### Conservation Element

The key proposed changes to this element include:

- Implementation of a tiered water and waste water rate structure to discourage nonessential water usage by increasing rates for abnormally high usages by type of use (business, residential, landscaping, etc.);
- Continued monitoring of potential illegal water use; and
- Landscaping provisions to encourage xeriscape plantings.

### Intergovernmental Coordination Element

The key proposed changes to this element include:

- Coordination with South Florida Water Management District to ensure consistency with the Lower East Coast Regional Water Supply Plan; and
- Provisions for continued coordination with local governments that receive water from the City.

### Capital Improvement Element

The key proposed changes to this element include:

- Provisions to adopt projects identified in the 10-year Water Supply Facilities Work Plan along with an implementation schedule.

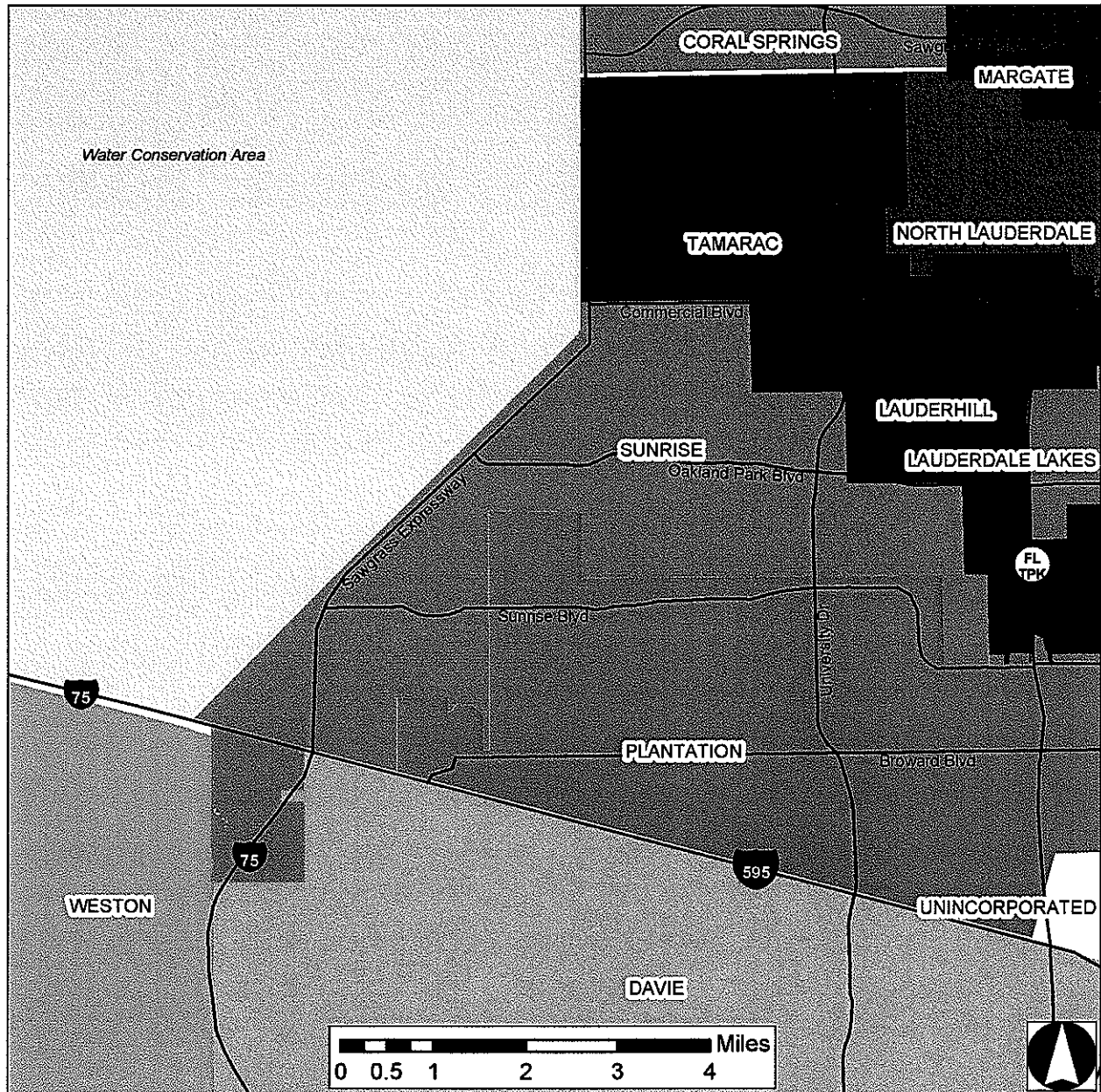
The City of Sunrise Commission approved the transmittal of the proposed amendment by a 5 to 0 vote at its April 22, 2008 meeting.

The SFWMD has confirmed that it is in receipt of the proposed amendment but has not completed formal comments on their review. Should issues arise, Council staff will coordinate with the City of Sunrise and SFWMD towards resolution.

### Recommendation

Find City of Sunrise 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

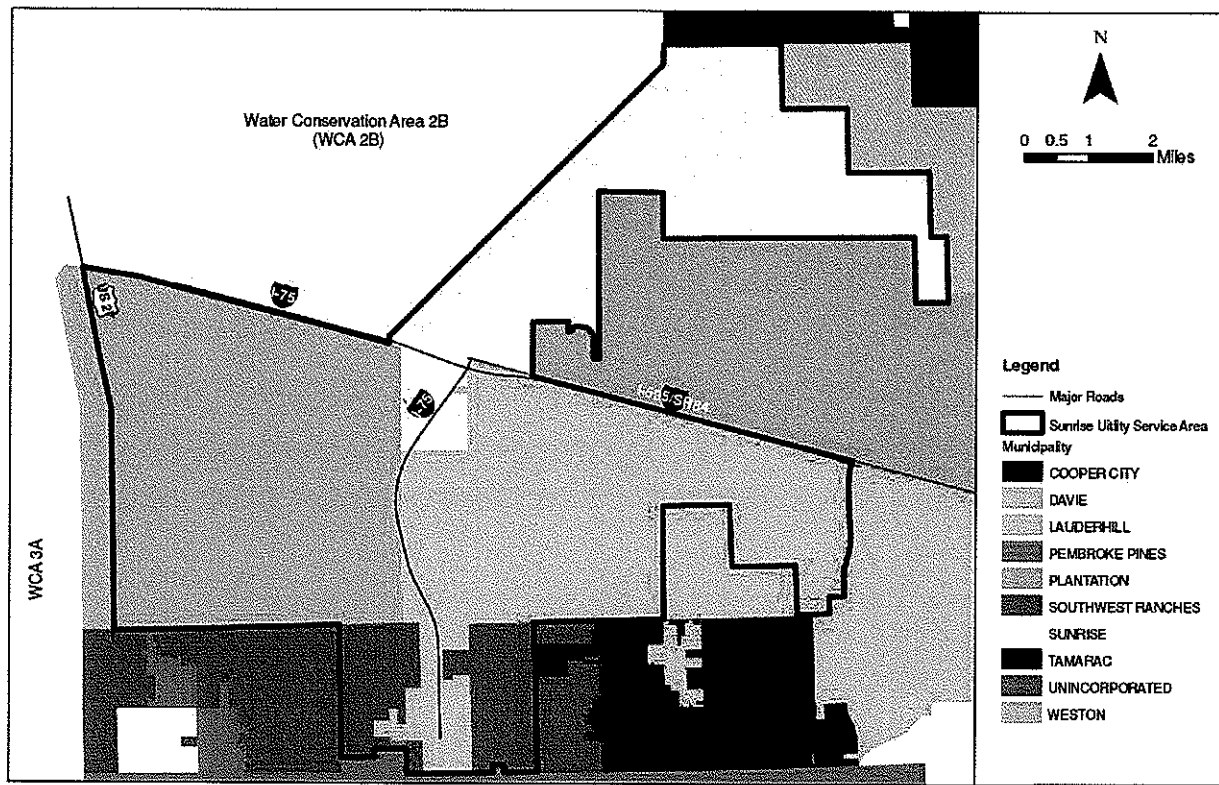
#### Location Map

City of Sunrise  
Proposed Amendment #08-RWSP1

Sources: FDEP, SFWMD, Broward County, SFRPC.

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

## Attachment 2



### COMPREHENSIVE PLAN AMENDMENTS

#### Water Supply Service Area

City of Sunrise  
Proposed Amendment #08-RWSP1

Sources: City of Sunrise, MWH

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