



MEMORANDUM

AGENDA ITEM #6e

DATE: JUNE 2, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF FORT LAUDERDALE PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On May 13, 2008 Council staff received proposed plan amendment #08-RWSP1 to the Fort Lauderdale 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 Fort Lauderdale is the seventh largest municipality in the state and the primary urban center for Broward County. The City's 2007 population was estimated as 179,971, an 18.1% increase from the City's 2000 population. The City was incorporated in 1911 and is the county seat of Broward County. The City's economic base is in tourism, the marine industry, and as a major employment center for the Region. Fort Lauderdale is a mature urban place. While the City is considered to be built out, it nevertheless has approximately 750 acres (just over one square mile) of vacant land scattered throughout the City on small parcels. Much of the developed land is designated for land use densities greater than the existing development. With its location at the heart of the metropolitan area, and its access to mass transit, Fort Lauderdale is an ideal location for infill and redevelopment. The State Road 7/U.S. 441 Corridor runs through a small portion of western Fort Lauderdale and the City is a member of the State Road 7/U.S. 441 Collaborative.

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 #08-RWSP1 includes amendments to the Future Land Use, Conservation, Infrastructure, Capital Improvements, and Intergovernmental Elements of the Fort Lauderdale Comprehensive Plan. There are no proposed changes in land use in this amendment package. The general location of Fort Lauderdale is shown in Attachment 1. The City's Water Supply Service Area is shown in Attachment 2.

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 Fort Lauderdale provides water service within the City boundaries and also to City of Oakland Park, City of Wilton Manors, City of Tamarac, the Hacienda Village in the Town of Davie, Port Everglades and parts of unincorporated Broward County. Broward County provides a small proportion of water to the City of Fort Lauderdale. See Attachment 2 for a map of the Utility Service Areas. A summary analysis of the City of Fort Lauderdale's proposed amendments, including the City's Water Supply Facilities Work Plan, follows.

Water Supply Facilities Work Plan (WSFWP)

The Water Supply Facilities Work Plan addresses water supply demand and projections, plans for implementing additional potable water needs, revenue sources and capital improvement plans. It also recommends that the City adopt a conservation ordinance and construct a Reverse Osmosis facility at the Peele-Dixie Water Treatment Plant to address the projected water supply deficit starting in the year 2015.

Future Land Use Element

The key proposed changes to this element include:

- Provision to maintain consistency between the demand calculations in the WSFWP and the population projections in the Future Land Use Element;
- Recognition of the need to monitor water demand and land use planning in municipalities receiving water from the City and providing water to the City; and
- Incorporation of the WSFWP in the Evaluation and Appraisal Report analysis.

Infrastructure Element

The key proposed changes to this element include:

- Provision to assure adequacy of water supply for new development;
- Provision to maintain and implement the WSFWP to meet needs within the County's water service areas and support other local and regional water supply plans;
- Incorporation of the WSFWP wholly into the Infrastructure Element;
- Coordination and consistency with the SFWMD's Lower East Coast (LEC) Plan within 18 months following an update to the LEC Plan.

Conservation Element

The key proposed changes to this element include:

- Implementation of the water conservation practices described in the WSFWP; and
- Utilization of alternative water supplies to supplement the Consumptive Use Permit's water withdrawal allocation.

Capital Improvement Element

The key proposed changes to this element include:

- Provision to assure adequacy of water supply for new development; and
- Implementation of the water supply projects described in the City's WSFWP and incorporation of these projects into the Capital Improvements Element and City's budget on an annual basis.

Intergovernmental Coordination Element

The only proposed change to Intergovernmental Coordination Element is the provision for coordination and consistency with the SFWMD's Lower East Coast (LEC) Plan within 18 months following an update to the LEC Plan.

Objection

Section 163.3177(6)(h), F.S. requires coordination between water supply providers and the recipient local government. Such coordination may include sharing of updated information to meet ongoing water supply needs, implementation of alternative water supply projects, establishing LOS and to determine the potential for annexation. The Intergovernmental Coordination Element does not address the need for coordination with local governments receiving water from the City and providing water to the City for water supply issues.

Until these issues are resolved, the proposed amendment to the Intergovernmental Coordination Element is incompatible with the goals and policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*, particularly with the following goal and policies:

- Goal 21** Assume a leadership role to enhance regional cooperation, multi-jurisdictional coordination, and multi-issue regional planning to ensure the balancing of competing needs and long-term sustainability of our natural, developed, and human resources.
- Policy 21.2** Strengthen intergovernmental coordination processes with state, regional, and local governments and agencies to effectively link land use decisions with affordable housing, transportation/air quality, natural resource protection, preservation, and restoration and water supply planning.

Recommendation

Council staff recommends the related policies in the Intergovernmental Coordination Element be revised to provide for coordination with adjacent local governments and water supply providers in addition to the SFWMD.

The Fort Lauderdale City Commissioners approved the transmittal of the proposed amendment by unanimous vote (5-0) at its April 15, 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 Fort Lauderdale and SFWMD towards resolution.

Recommendation

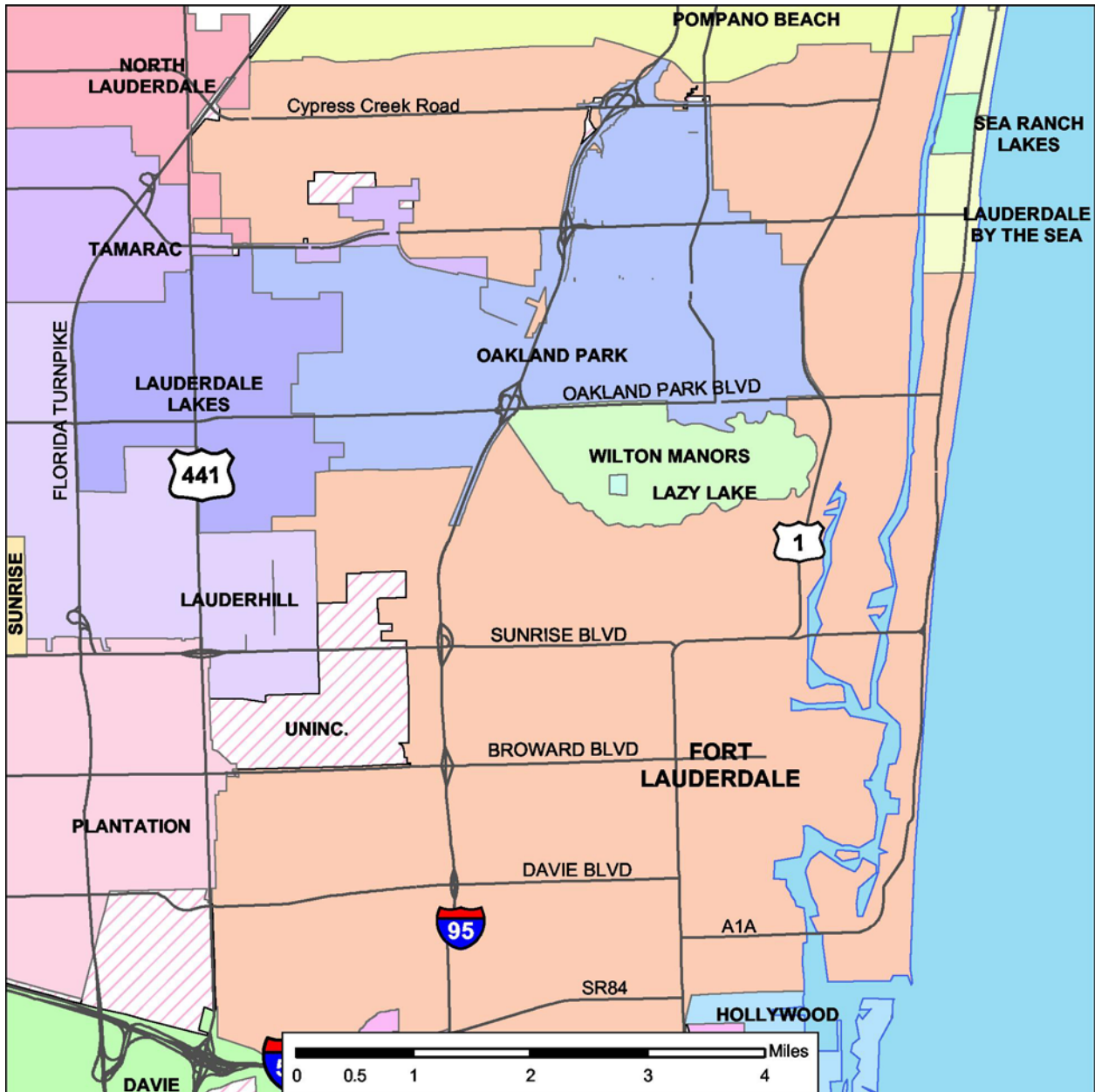
Find City of Fort Lauderdale proposed amendment #08-RWSP1 generally inconsistent with the *Strategic Regional Policy Plan for South Florida*, particularly with Goal 21, Policy 21.2, related to intergovernmental coordination. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Council Action

Find the text amendments to the Intergovernmental Coordination Element of proposed amendment #08-RWSP1 generally inconsistent, with the *Strategic Regional Policy Plan for South Florida*, particularly with Goal 21, Policy 21.2; and

Find the text amendments to the Future Land Use, Conservation, Infrastructure, and Capital Improvements Elements of 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

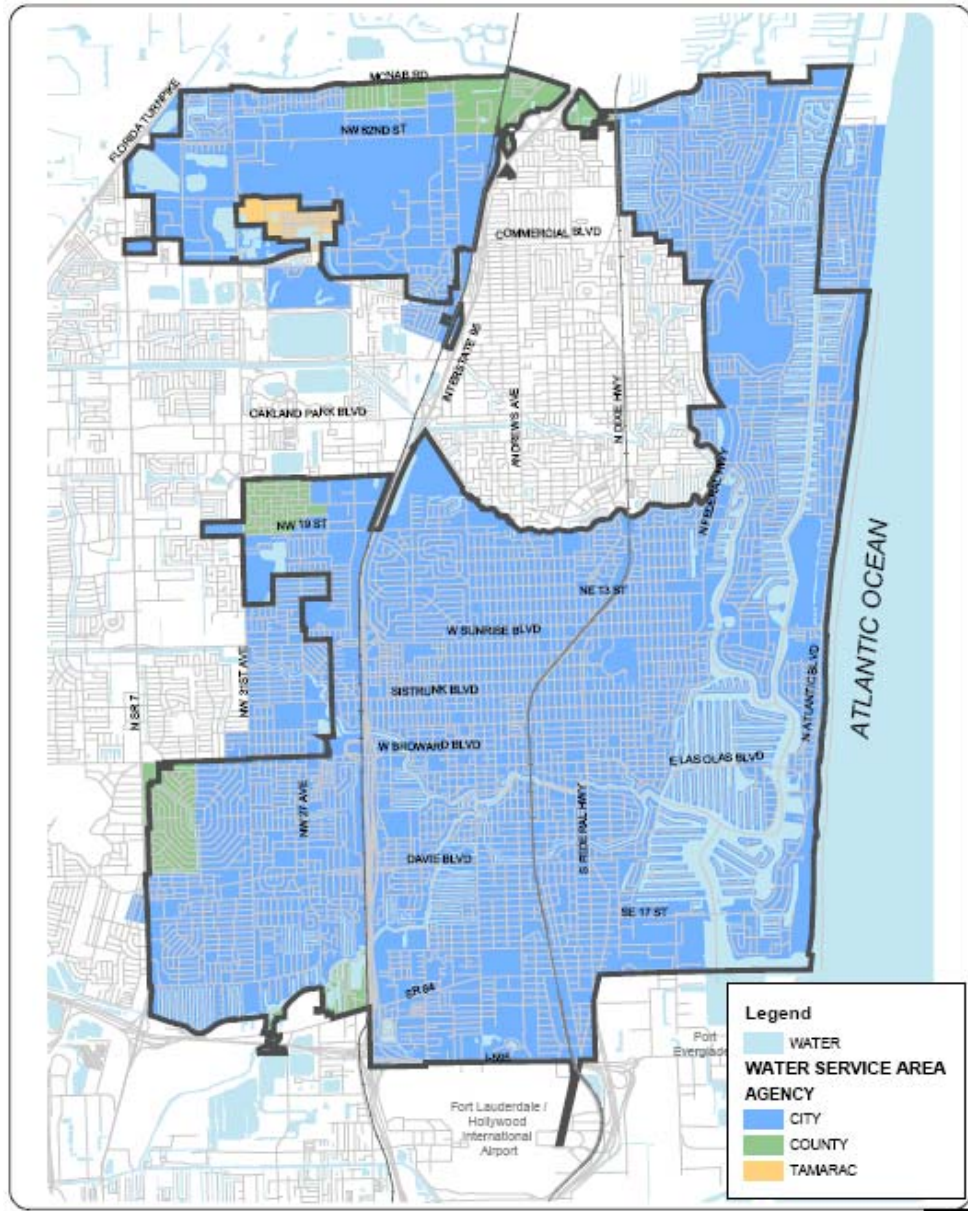
Location Map

Fort Lauderdale
Proposed Amendment #08-RWSP1

Sources: FDEP, SFWMD, Broward County, SFRPC.

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

Attachment 2



**WATER SERVICE AREA
MAP 3**

DATA SOURCE: CITY OF FORT LAUDERDALE PUBLIC SERVICES DIVISION
MAP SOURCE: CITY OF FORT LAUDERDALE PLANNING & ZONING DEPARTMENT- JULY, 2008



COMPREHENSIVE PLAN AMENDMENTS

Water Supply Service Area

City of Fort Lauderdale
Proposed Amendment #08-RWSP1

Sources: City of Fort Lauderdale

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