



MEMORANDUM

AGENDA ITEM #6f

DATE: JUNE 2, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF PLANTATION PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On May 19, 2008 Council staff received proposed plan amendment #08-RWSP1 to the City of Plantation 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 Plantation incorporated on April 30, 1953. The 22.8 square mile city is located in the center of Broward County, bounded by the City of Sunrise to the north and west, City of Lauderhill to the north and east, Town of Davie to the south, and City of Fort Lauderdale to the east. Originally developed as a master planned suburban community, the City of Plantation is now an integral part of the larger urbanized area of Broward County. In 2007, the estimated population was 85,349, representing a 2.9% increase from Census 2000. The City of Plantation is home to Broward Mall and Westside Regional Medical Center. There are few undeveloped sites remaining within the City but there are opportunities for redevelopment.

Additional information on the City and the Region can 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, 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 Plantation 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 Plantation provides water service within the City boundaries, to Broadview Park in unincorporated Broward County, and to a small commercial area located in the City of Sunrise. The total service area is 23.8 square miles. A small area within the City of Plantation (0.17 square miles located immediately east of State Road 7) receives water from Broward County Water and Wastewater Services. Attachment 2 compares the utility service area with municipal boundaries. A summary analysis of the City of Plantation's proposed amendment, including the City's Water Supply Plan, follows.

Infrastructure Element and Water Supply Plan

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

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

- Modification of the Level of Service (LOS) standard for water pressure pursuant to SFWMD restrictions;
- Provisions to seek alternative sources of water in order to meet projected demand increases as necessary;
- Commitment to update the Water Supply Plan concurrently with updates of the *Lower East Coast Regional Water Supply Plan*;
- Provisions to apply management techniques to maximize the use of existing potable water, which may include water conservation and use of reclaimed water; and
- Provisions to establish and maintain a five year capital improvements schedule for water facilities.

The 10-year Water Supply Facilities Work Plan addresses existing and projected water supply, and provides for alternative water supply and demand management, including reuse and water conservation. The City of Plantation has an approved Consumptive Use Permit (CUP) from the SFWMD for an allocation of 19.51 million gallons per day (MGD) until May 2009; thereafter, until May 13, 2024, the allocation will be reduced to 17.4 MGD. The Work Plan projects water demand through 2018 within the existing service area and identifies a projected shortfall of 2.0 million gallons per day. Construction of reuse facilities to treat secondary effluent and provide reclaimed water for irrigation of area golf courses will provide 1.0 million gallons per day. The remainder of the shortfall will be made up through water conservation initiatives.

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 only proposed change to the Future Land Use Element is a provision to coordinate water supply planning with land use planning.

Conservation, Capital Improvement, and Intergovernmental Coordination Elements

The proposed changes to these three Elements duplicate the language proposed in the Infrastructure Element, as discussed above.

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. Although the City of Plantation supplies potable water to Broadview Park (unincorporated Broward County) and to a small area north of the City limits (within the City of Sunrise), the Intergovernmental Coordination Element does not address the need for coordination with adjacent local governments for water supply issues. In addition, a 0.17 square mile commercial corridor within the City, located immediately east of State Road 7, receives water from Broward County Water and Wastewater Services. The Intergovernmental Coordination Element does not address the need for coordination with Broward County Water and Wastewater Services to provide potable water to that part of the City.

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 that additional policies be added to the Intergovernmental Coordination Element to provide for coordination with adjacent local governments and water supply providers.

The City of Plantation Commission approved the transmittal of the proposed amendment by a 5 to 0 vote at its May 7, 2008 meeting.

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

Recommendation

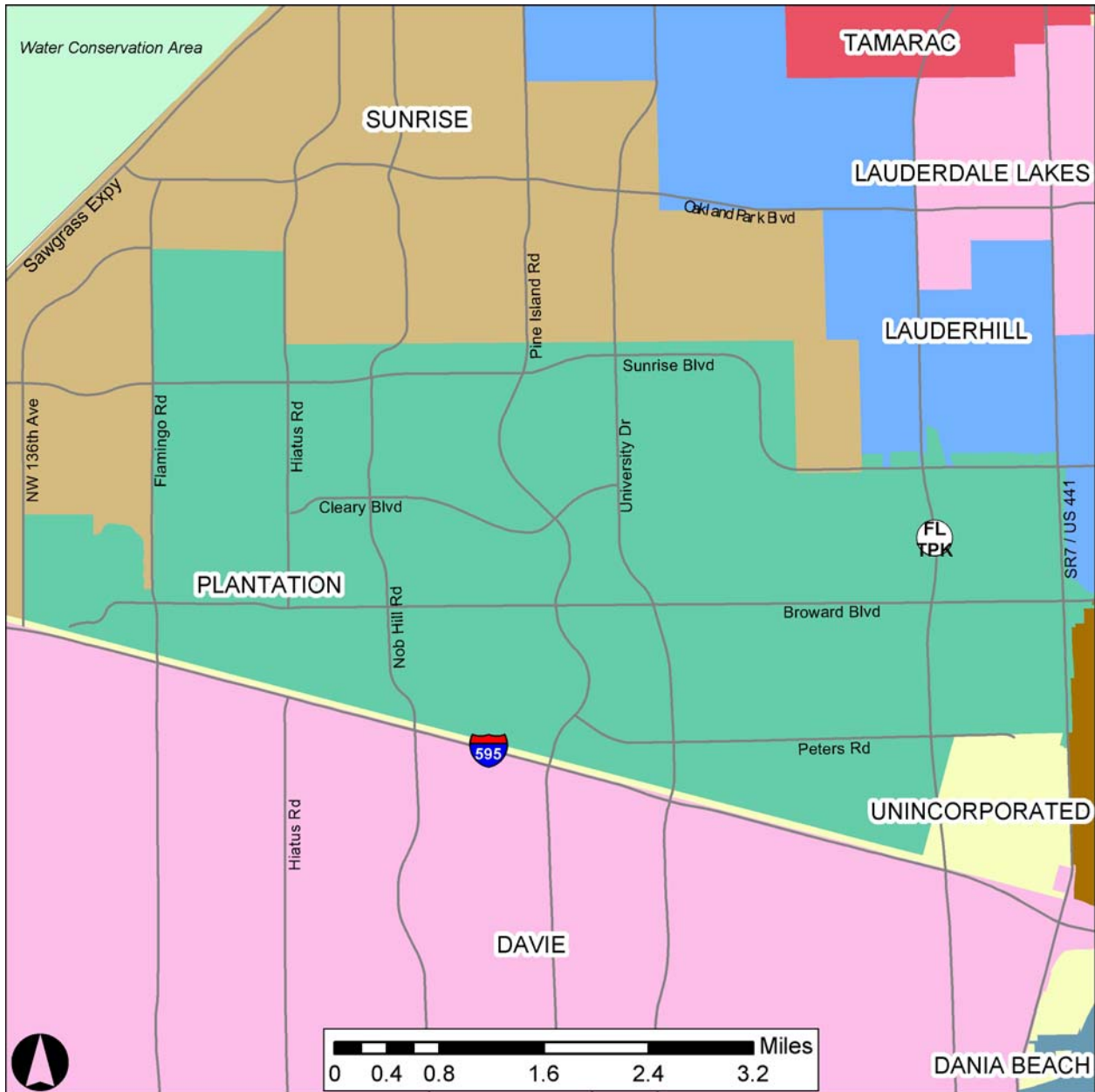
Find City of Plantation proposed amendment #08-RWSP1 generally inconsistent with the *Strategic Regional Policy Plan for South Florida*, particularly with Goal 21, Policy 21.2, related to intergovernmental coordination. Approve this staff report for transmittal to the Florida Department of Community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

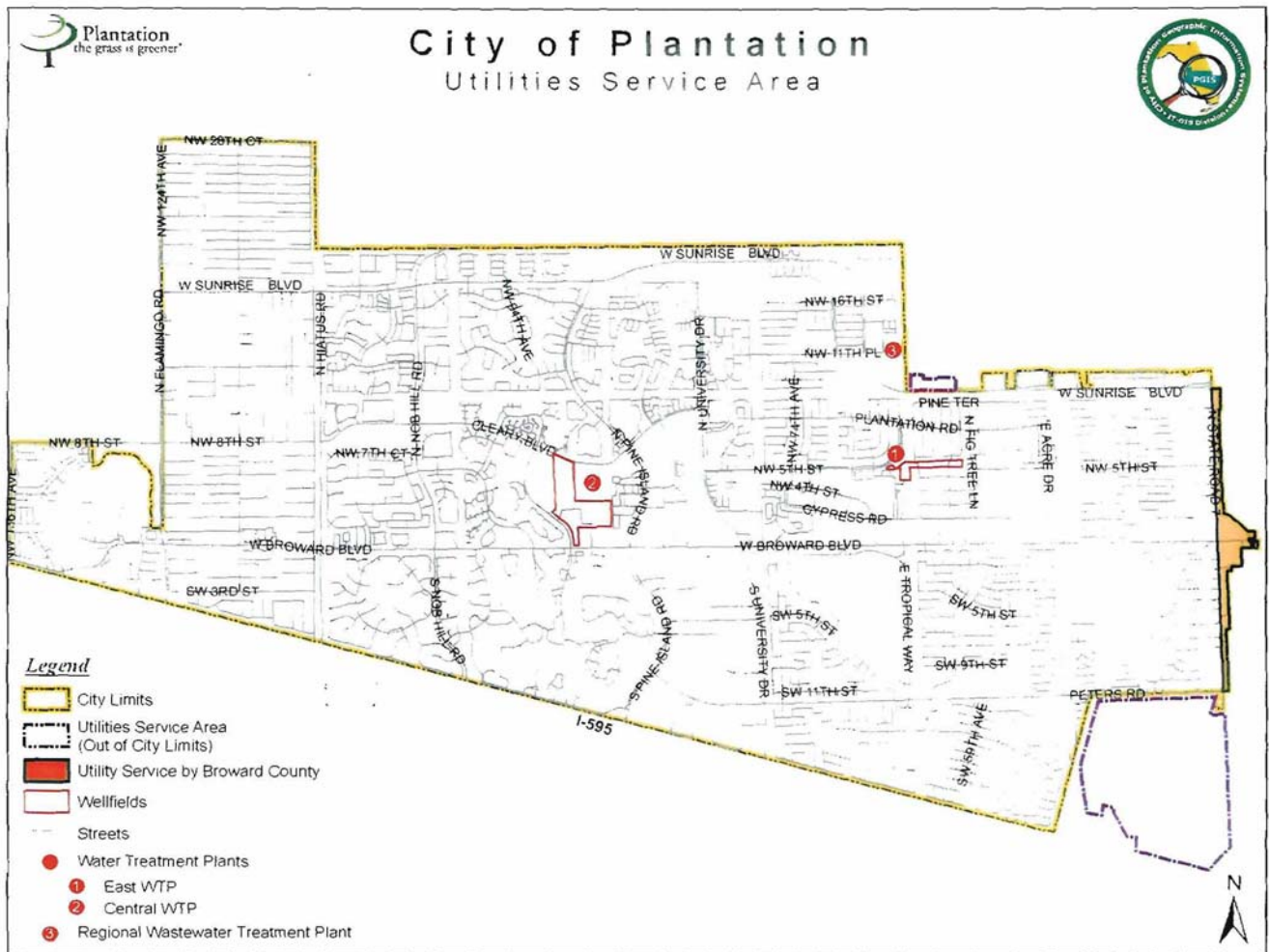
Location Map

City of Plantation
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 Plantation
Proposed Amendment #08-RWSP1

Sources: City of Plantation

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