



MEMORANDUM

AGENDA ITEM #6g

DATE: JUNE 2, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF CORAL SPRINGS PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On May 19, 2008 Council staff received proposed plan amendment #08-RWSP1 to the City of Coral Springs 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 Coral Springs, created by a Special Act of the Florida Legislature in 1963, is located in northwestern Broward County. Currently it occupies approximately 24.8 square miles of land area with a density of 5,115 people per square mile. It is bounded on the north by the City of Parkland and the Sawgrass Expressway; on the east by the Cities of Margate and Coconut Creek; on the south by the Cities of North Lauderdale and Tamarac and the Pompano Canal; and on the west by the Sawgrass Expressway. The population of Coral Springs was estimated to be 129,766 for the year 2007, an increase of 10.4 percent from the 2000 population. Coral Springs is a planned city. The City is at substantial residential build-out. Seventy-five (75) percent of the City's commercial acreage is currently developed. In 2007, the City of Coral Springs was the first state or local government in the nation to receive the Malcolm Baldrige National Quality Award, a Presidential honor that recognizes U.S. companies for organizational performance excellence.

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 Potable Water sub-element, Future Land Use, 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 Coral Springs 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 Coral Springs has its own water utility, the City of Coral Springs Utility Division (CSPU), alongside three other water utilities meeting the needs of its residents and supplying water within city boundaries: Coral Springs Improvement District (CSID), North Springs Improvement District (NSID), and Royal Utility Company (RU). See Attachment 2 for a map of the Utility Service Areas. A summary analysis of the City of Coral Springs' Water Supply Plan and proposed amendments follows.

10-Year Water Supply Facilities Work Plan (Work Plan)

The City's 10-year Water Supply Facilities Work Plan explains the boundaries and service area of the existing water utilities and the status of their Water Use Permits (WUP). The Work Plan provides existing and projected population, water supply and demand through the year 2030, facility deficiencies, and details on the Alternative Water Supply (AWS) projects needed and identified by CSPU and CSID, both of which have recently expired WUPs. The AWS projects currently planned for include: a nanofiltration water treatment plant, a Floridan Aquifer supply well, retrofits to current water treatment plants, washwater recovery facilities, and the removal of public irrigation from domestic water supplies.

Comment

Based upon participation by Council Staff at workshops on the development of Water Supply Facilities Work Plans led by the SFWMD, Council staff has identified the following areas the City should expand upon or include in their Work Plan prior to final adoption in order to have a complete Work Plan:

- **Potable Water Level of Service (LOS) standards;**
- **Detailed data description of how the City arrived at the Work Plan's population projections and water demand, including a description of coordinated efforts with utility providers in the production of the plan; and**
- **Reuse.**

The Future Land Use Element proposes minor housekeeping changes.

Potable Water Sub-Element

The key proposed changes to this element are provisions to include, in addition to the CSPU, all utility service providers or successors serving the City responsible to:

- Assure adequate water supply, expand and renovate wells and the wellfield system, make certain development is in compliance with the Broward County Wellfield Protection Ordinance;
- Promote water conservation through programs such as NatureScape Broward;
- Identify and protect AWS to meet future demand; and
- Correct existing deficiencies through the Capital Improvements Program.

Conservation, Intergovernmental, and Capital Improvement Elements

The proposed changes to these three Elements generally duplicate the language proposed in the Potable Water Sub-Element, as discussed above.

Objection

Section 163.3177(6)(c), F.S. requires local governments to adopt a Water Supply Facilities Work Plan into their comprehensive plans within 18 months after the jurisdictional water management district approves a regional water supply plan or its update.

The City of Coral Springs has included in proposed amendment package #08-RWSP1 a Work Plan, but has not included language in the proposed amendments to the Potable Water sub-element, Conservation, Intergovernmental or Capital Improvements Elements that adopt the Work Plan or reference such initiatives such as AWS projects identified in the Work Plan.

Until these issues are resolved, the proposed amendments are 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 21.1 Implement better coordination of land use, natural resource, and infrastructure planning, with special attention to regional and ecosystem management approaches.

Recommendation

Council staff recommends the Potable Water sub-element, Conservation, Intergovernmental or Capital Improvements Elements be revised to reflect the City of Coral Springs’ 10-Year Water Supply Facilities Work Plan. In addition, the Potable Water sub-element should include a policy that the City’s Work Plan will be updated as needed and within 18 months of updates to the SFWMD’s Lower East Coast Supply Plan.

The City of Coral Springs Commission unanimously approved the transmittal of the proposed amendment 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 Coral Springs and SFWMD toward resolution of issues.

Recommendation

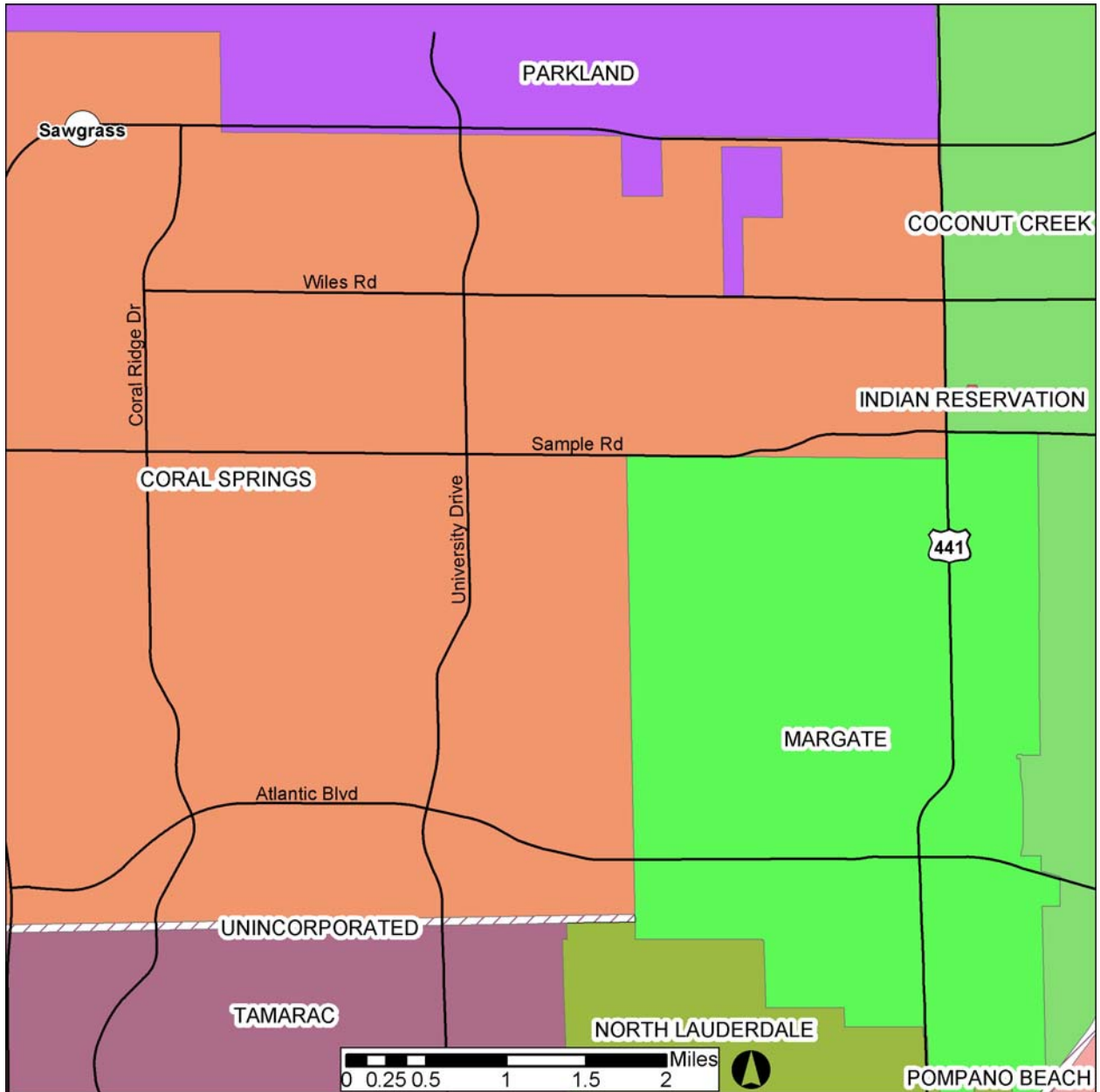
Find City of Coral Springs proposed amendment #08-RWSP1 generally inconsistent with the *Strategic Regional Policy Plan for South Florida*, particularly with Goal 21, Policy 21.1, related to coordinating planning and regional cooperation. Approve this staff report for transmittal to the Florida Department 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 Potable Water sub-element, Future Land Use, Conservation, 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

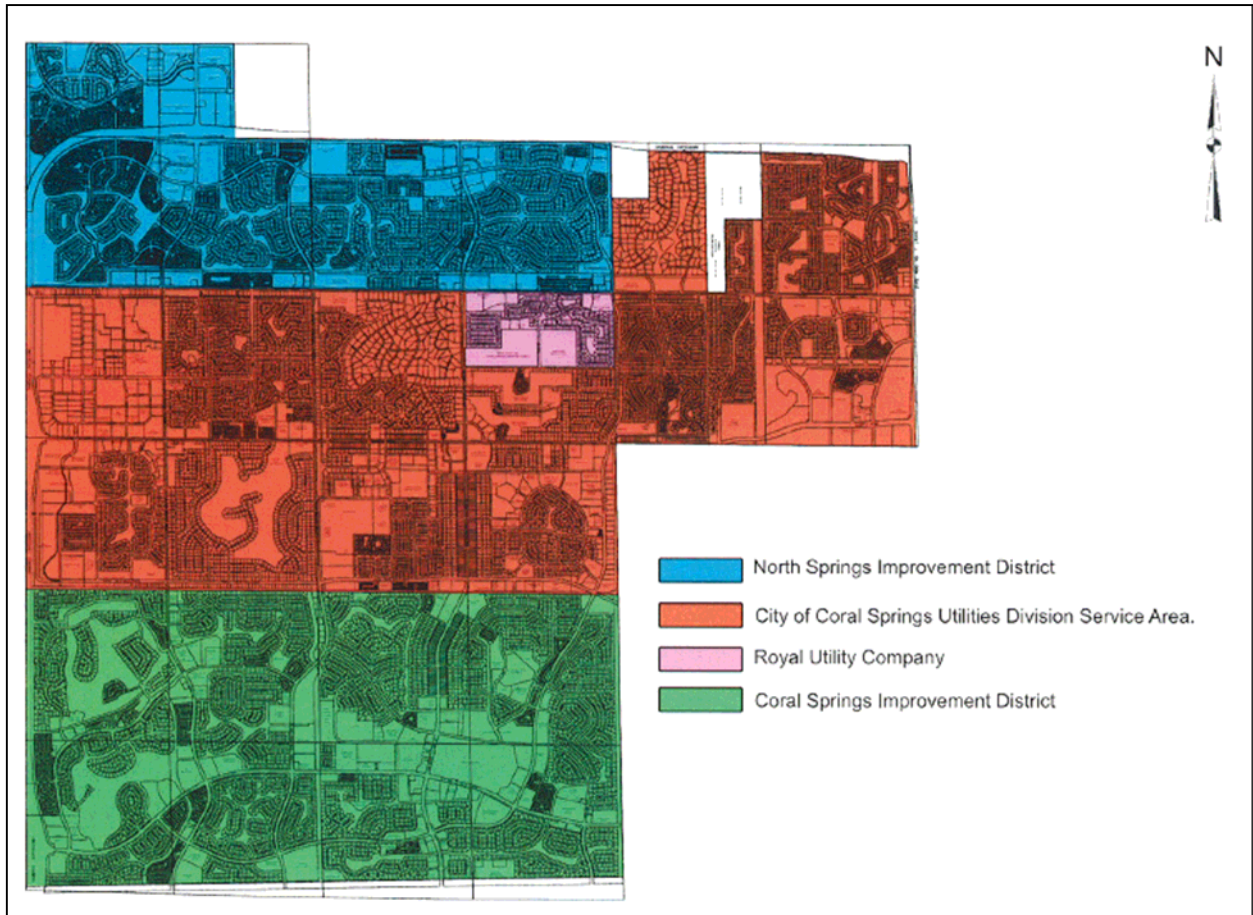
Location Map

City of Coral Springs
Proposed Amendment #08-RWSP1

Sources: SFWMD, Broward County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Water Supply Service Areas

City of Coral Springs
Proposed Amendment #08-RWSP1

Sources: City of Coral Spring, 10-Year Water Supply Facilities Work Plan

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