



MEMORANDUM

AGENDA ITEM #6i

DATE: JUNE 2, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF HALLANDALE BEACH PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On May 19, 2008 Council staff received proposed plan amendment #08-RWSP1 to the City of Hallandale Beach 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 Hallandale Beach is located in the southeastern corner of Broward County, bordered by the Atlantic Ocean to the East and I-95 to the West, south of the City of Hollywood. It is approximately 4.4 square miles in size. It was originally incorporated as a Township on May 14, 1927 and renamed as "City of Hallandale" in 1947. The population of Hallandale Beach in 2007 was estimated to be 38,193 residents and the population density is approximately 8,117 persons per square mile. Hallandale Beach is a highly urbanized city that is approaching build-out. Its economy includes a mix of tourism, finance, office and warehousing. Its population is characterized by a high percentage of persons over 65 years old. However, current estimates indicate that there is a growing percentage of younger residents and families.

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 Utilities, Capital Improvements, Conservation, 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 Hallandale Beach 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 Hallandale Beach provides water service within City boundaries and receives raw water from Broward County. A summary analysis of the City of Hallandale Beach's proposed amendment to the Utilities Element, the City's Water Supply Plan, and three additional proposed amendments follows.

Utilities Element and 10-year Water Supply Facilities Work Plan (Work Plan)

The key proposed changes to this element include:

- Increase the Level of Service (LOS) standard for potable water from 155 to 165 gallons per person per day;
- Provision to adopt the Work Plan which addresses the planning for adequate water supplies and potable water facilities through 2018;
- Pursue additional water supply through contracts with the cities of North Miami Beach and Hollywood; and
- Complete identified capital improvement projects, such as correction of distribution mains in the Golden Isles area.

The City's 10-year Water Supply Facilities Work Plan provides existing and projected population, water supply and demand through the year 2018, facility deficiencies, and details on the Alternative Water Supply (AWS) projects needed to meet demand. The City opened a new membrane treatment plant with capacity of 6.0 million gallons per day for operation in February 2008. The Work Plan identified the following potential projects that may address their Alternative Water Supply needs: continued water conservation methods in line with the SFWMD, preservation of city wells and relocation of wells, Aquifer Storage and Recovery, executing contracts with additional suppliers, reuse, participation in the Western L-8 Reservoir Project, and construction of a Reverse Osmosis plant.

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 more 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;
- Description of how the Work Plan was developed and who the City coordinated with to produce it; and
- Current Capital Improvements Schedule reflecting AWS.

Capital Improvements Element

The key proposed change to this element is the provision to adopt the Work Plan to address the needs of the City.

Conservation Element

The key proposed changes to this element include expansion of water conservation practices in order to lower per capita consumption of potable water, the encouragement of grey water use throughout the City, and the development and implementation of AWS.

Intergovernmental Coordination Element

The key proposed changes to this element are the provisions to prepare a Work Plan by August 2008, with updates to it every 5 years, and to coordinate with the SFWMD's Lower East Coast Water Supply 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 adjacent local governments for water supply issues, particularly with Broward County.

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:

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|-------------|--|
| 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, in the development and revision of the Work Plan, coordination with adjacent local governments and water supply providers in addition to the SFWMD, such as Broward County who supplies raw water to Hallandale Beach, and any future municipal relationships regarding water.

The City of Hallandale Beach Commission approved the transmittal of the proposed amendment unanimously by a 4 to 1 vote at its May 7, 2008 meeting.

Recommendation

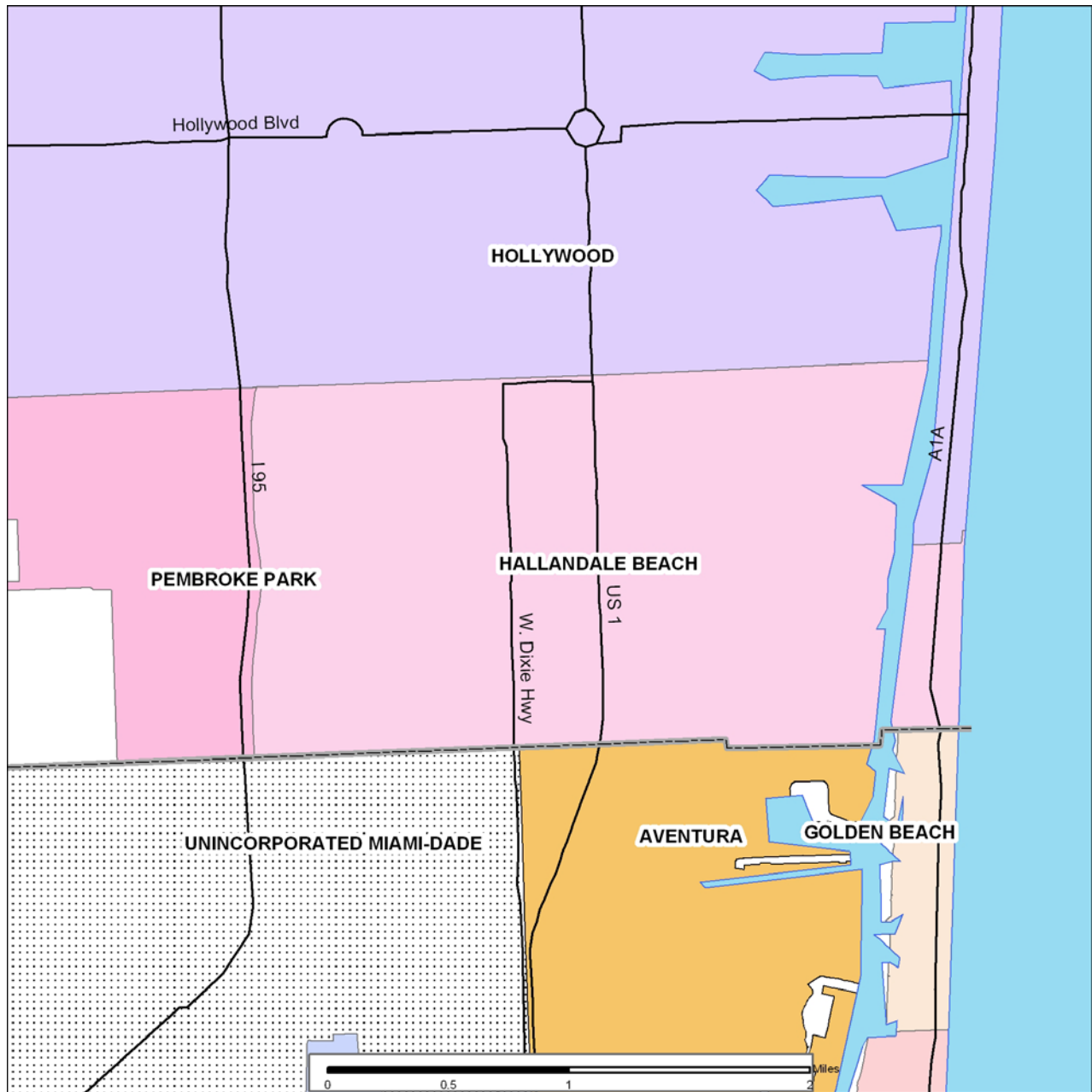
Find City of Hallandale Beach proposed amendment #08-RWSP1 generally inconsistent with the *Strategic Regional Policy Plan for South Florida*, particularly with Goal 21, Policy 21.2, related to intergovernmental coordination. Approve this staff report for transmittal to the Florida Department of Community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

Sources: FDEP, SFWMD, Broward County, SFRPC.

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