



MEMORANDUM

AGENDA ITEM #6f

DATE: MAY 4, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF DEERFIELD BEACH PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On April 17, 2009, Council staff received proposed plan amendment #09-RWSP1 to the City of Deerfield 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 Deerfield Beach is located in northeast Broward County, just south of Palm Beach County. Adjacent municipalities in Broward County include Coconut Creek, Pompano Beach, Hillsboro Beach and Lighthouse Point. The 2008 population was estimated to be 73,227, representing a 13.4 percent increase over the year 2000 population. The population increase is partially due to large annexations of unincorporated County land over the last several years. The municipality was incorporated on June 11, 1925, as the Town of Deerfield with approximately 1,300 residents. In 1939, the name was changed to Deerfield Beach, and in 1951 was renamed the City of Deerfield Beach. The economy gradually transitioned from agriculture toward a more diversified economy and is currently based on tourism, distribution, manufacturing, and office industries. The general location of the City is shown in Attachment 1.

Summary of Staff Analysis

Proposed amendment #09-RWSP1 includes amendments to the Utilities, Intergovernmental Coordination, Capital Improvements, Conservation, and Future Land Use Elements of the Deerfield Beach Comprehensive Plan related to water supply planning.

Water Supply Planning

The text amendments in this proposed package have been transmitted pursuant to 2005 Growth Management Legislation. Chapter 163.3177(6)(c) of the Florida Statutes requires local governments to adopt a Water Supply Facilities Work Plan (Work Plan) into their Comprehensive Plan 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 (LECWSP) 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 was August 15, 2008.

The Work Plan is intended for local governments to identify and plan for water supply facilities and sources needed for existing and new development or population. The emphasis on the preparation of the Work Plan is to coordinate local comprehensive planning with the Regional Water Supply Plan, as well as promote coordination among local governments, the SFWMD, and water supply utilities within and across local government jurisdictions. The Work Plan should address the following related to water supply planning: regional and local issues; current and projected population, water supply, and demand; Level of Service (LOS) standards; conservation and reuse; alternative water supply (AWS); and capital improvement updates for implementation.

The Goals, Objectives, and Policies (GOPs) of a local government's Comprehensive Plan are required to reflect adoption and content of the Work Plan. The Infrastructure, Intergovernmental Coordination, Capital Improvements, Conservation, and Future Land Use Elements may need to be revised for consistency of water supply planning.

Water Supply Facilities Work Plan (Work Plan)

Residents and businesses of the City of Deerfield Beach receive their water either directly from the City or Broward County Water and Wastewater Services (BCWWS) [See Attachment 2 for water service areas]. The City of Deerfield Beach Water Service Area encompasses approximately 10.86 square miles and serves an estimated 55,825 persons. BCWWS District 2 encompasses approximately 5.41 square miles within the City and serves an estimated 22,443 persons. The City Work Plan references the Broward County Work Plan (found in compliance in December 2008) for the portion of the City serviced by BCWWS.

The City has a current allocation of 12.08 MGD of raw water from the Biscayne Aquifer. The finished water demand is anticipated to be 15.36 million gallons per day (MGD) by the 2025. To meet this demand, the City plans to incorporate initiatives recommended by the SFWMD, including reducing withdrawals from the Eastern Wellfield to control saltwater intrusion; emphasizing water conservation; and diversifying water supplies to incorporate use of the upper Floridan Aquifer. The City proposes that demand will be met with 6.14 MGD finished water from the west water treatment plant (WTP) lime softening water facility, 6.22 MGD finished water from the nano-filtration WTP, and 3.0 MGD finished water from a planned reverse osmosis (RO) facility. The City is currently constructing a 3.0 MGD reverse osmosis (RO) treatment facility and is expected to be in service by the end of 2009.

Utilities Element

The proposed changes to this Element would include new Policies to address water quality, conservation, stormwater management, water supply planning, and potable water LOS standards. Specifically, the following revisions or additions are being proposed:

- Promote the recharge of the Biscayne Aquifer;
- Improve and protect water quality in surface and ground waters, and the functions of wetlands;
- Ensure stormwater management facilities will be designed, constructed, and operated in a manner that protects, conserves, and enhances potable water resources;
- Adopt the City Work Plan in coordination with the *LECWSP*;
- Consult with the appropriate water supplier to determine whether adequate water supplies will be available prior to the issuance of a Certificate of Occupancy;
- Revise the potable water LOS Standard from 265 gallons per person per capita day (gpcd) to 224, and 265 gpcd for maximum daily flow for system-wide service;
- Investigate and utilize AWS;
- Minimize the need for future potable water infrastructure by adding Policies that encourage compact urban growth patterns within existing areas; and

- Recommend denial of Future Land Use Map amendments where: densities or intensities are increased if plans do not demonstrate that adequate water supplies will be available to meet the projected growth demands; there is not a reasonable expectation that a consumptive use permit for the proposed water source will be issued; or plans to extend and/or develop potable water resources and facilities do not include a financially feasible capital improvement program.

Intergovernmental Coordination Element

The key proposed changes to this Element would include new Policies to maintain a Comprehensive Plan that is consistent with the Work Plans of the County and SFWMD, and participate with these agencies in water supply planning efforts. The City would also commit to coordinate with the County on permitting within its service area.

Capital Improvements Element

The key proposed change to this Element would ensure that updates to the 5-Year Schedule of Capital Improvements include projects identified in the City Work Plan so that the potable water LOS Standard is maintained.

Conservation Element

The key proposed changes to this Element would ensure proper water treatment and drainage, and implementation of the conservation strategies adopted in the City Work Plan. In addition, commitments to support Everglades restoration and to partner with Broward County to explore additional opportunities to conserve water by targeting industries characterized by high rates of water consumption would be included.

Future Land Use Element

The key proposed change to this Element would require all Future Land Use Map amendments ensure the availability of potable water supplies and facilities before adoption.

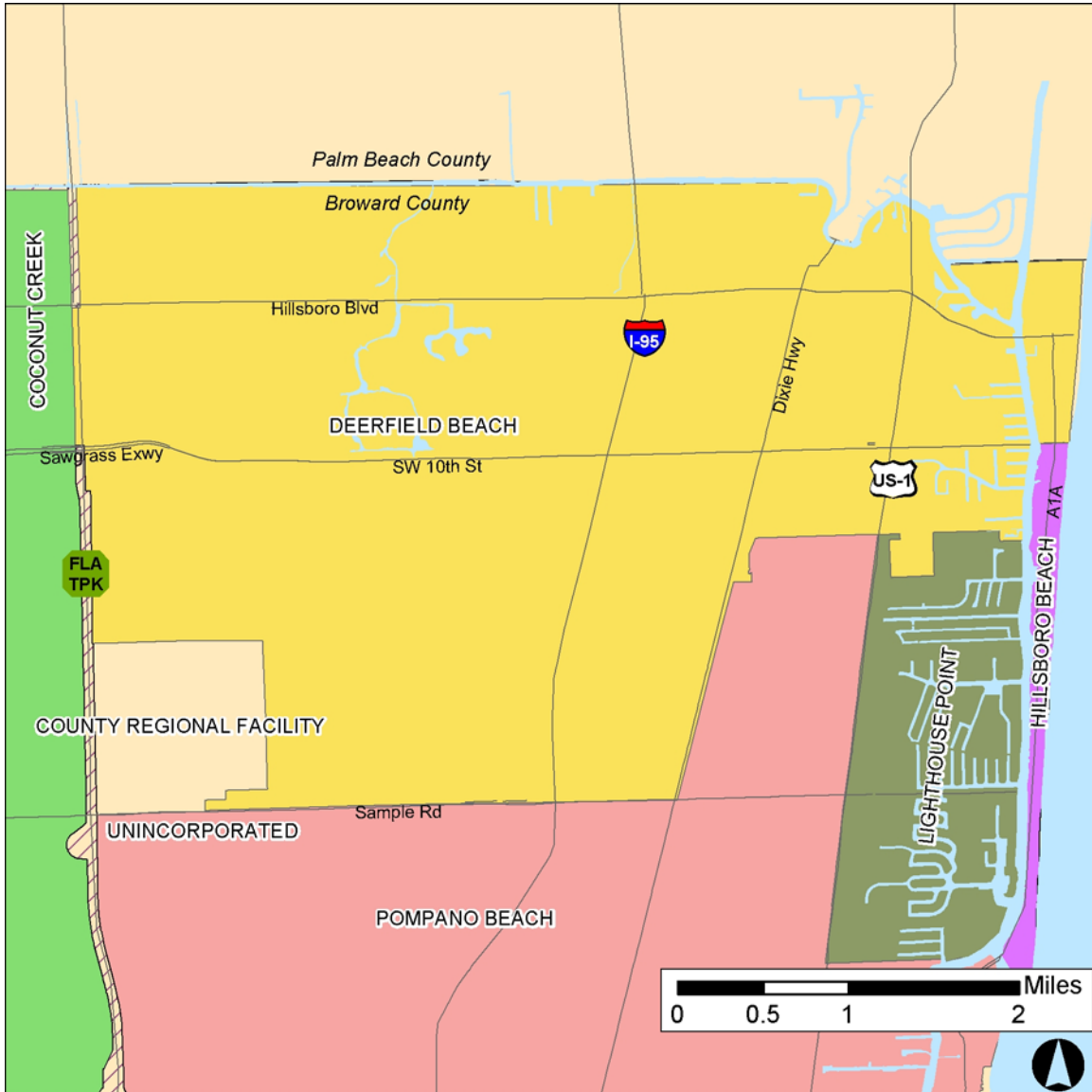
Staff analysis confirms that the proposed amendments are generally consistent with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

The City of Deerfield Beach Commission unanimously approved the transmittal of the proposed amendment at its April 7, 2009 meeting.

Recommendation

Find the City of Deerfield Beach proposed amendment #09-RWSP1 generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

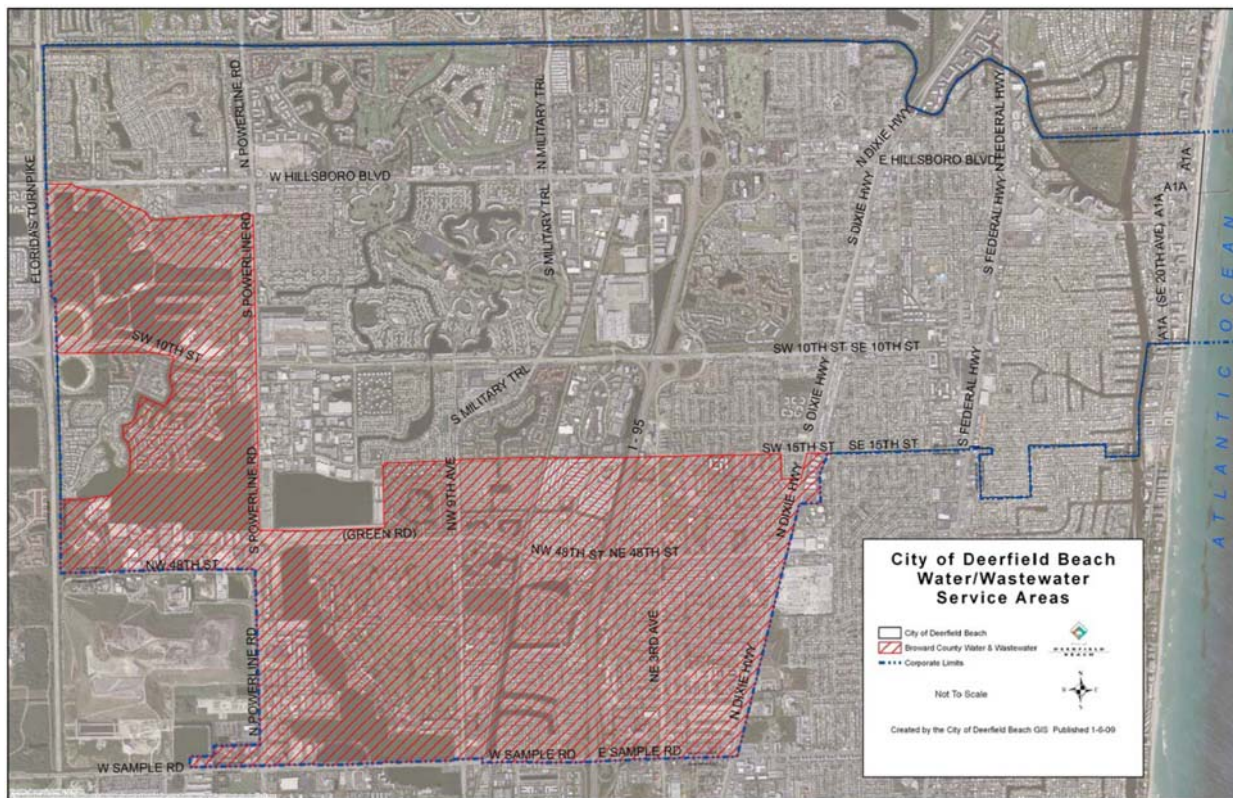
Location Map

City of Deerfield Beach
Proposed Amendment #09-RWSP1

Source: Broward County, SFWMD, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

City of Deerfield Beach Water/Wastewater Service Areas

City of Deerfield Beach Proposed Amendment #09-RWSP1

Source: Deerfield Beach GIS: Water Supply Facilities Work Plan (2009)
Note: For planning purposes only. All distances are approximate.