



MEMORANDUM

AGENDA ITEM #6c

DATE: NOVEMBER 3, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF COOPER CITY PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On October 1, 2008 Council staff received proposed plan amendment #08-RWSP1 to the City of Cooper City 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

Cooper City was incorporated in 1959. The City is located in southwestern Broward County, with Town of Davie to the north and east, City of Pembroke Pines to the south, and Town of Southwest Ranches to the west. Cooper City had a population of 27,939 in 2000 Census, and was estimated to have 29,919 residents in 2007, a growth of 7.0 percent since 2000. The City has an area of approximately 8.5 square miles, including the recent annexation of approximately 165 acres. According to the City's 2005 Evaluation and Appraisal Report (EAR), single-family homes account for around 50 percent of the existing development in the City. Commercial and industrial uses only comprise 5 percent of the developed land. As of September 2004, the available supply of vacant land was 673 acres, approximately 12 percent of the City land.

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 Improvements Elements of the Cooper City Comprehensive Plan related to water supply planning. The general location of the City is shown in Attachment 1 and the City's Water Supply Service Areas is shown in Attachment 2.

A summary of the proposed amendments in this package follows.

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 supplies (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, Capital Improvements, Intergovernmental Coordination, Conservation, and Future Land Use Elements may need to be revised for consistency of water supply planning.

A summary analysis of the proposed Cooper City 10-Year Water Supply Facilities Work Plan (Work Plan) (within the Infrastructure Element) and related text amendments follow.

Infrastructure Element and the Water Supply Facilities Work Plan Sub-Element (Work Plan)

Cooper City operates water and wastewater utilities through its Utilities Department, providing potable water to its residents and very small sections of the Towns of Davie and Southwest Ranches. The City's Work Plan provides data and analysis on current and projected water supply and demand through 2018, based on updated population projections and revised potable water Level of Service (LOS) standards as 101.33 gallons per day per capita (gpdc) for non-Monterra area and 91 gpdc for the Monterra development. The lower LOS standard for the Monterra development is justified by a master irrigation system supplied from onsite lakes instead of the City. Since 21 percent of the City's water use is attributed to landscape irrigation, the estimated per-capita consumption for Monterra is reduced to 91 gpdc to reflect the absence of using potable water for irrigation.

The City's projected 2018 average day finished water demand is 3.85 million gallons per day (MGD), which is 0.01 MGD more than what the existing water treatment plant can produce under the SFWMD's Regional Water Availability Rule limitation and current Water Use Permit. Therefore, the City plans to implement a goal-based water conservation program to reduce demand and eliminate the shortfall. In addition to continue coordinating and supporting water conservation efforts with Broward County and the SFWMD, the City's plans to implement a comprehensive water conservation program, including funding an assistance program to encourage residents to convert their irrigation system from potable treated water to raw water on individual shallow aquifer wells.

The key proposed changes within the Infrastructure Element include provisions to:

- Update the City's Work Plan within 18 months of updates to the *LECWSP*, identifying alternative sources and projects;
- Commitment to conserve potable water resources;

- Ensure development orders be issued upon verification of adequate water supplies through the concurrency management system; and
- Coordinate future land use changes with water supplies.

Future Land Use Element

The key proposed changes to this element include new policies to ensure adequate water supplies and associated public facilities will be available to meet future growth demands.

Conservation Element

The key proposed changes to this element include provisions to:

- Identify alternative sources of water and projects;
- Implement lawn irrigation hours and other adopted water regulations to reduce potable water demand;
- Commit to enforce the Broward County Building Code on the standards for ultra-low volume plumbing fixtures in all new construction; and
- Promote residential water conservation through public education.

Intergovernmental Coordination Element

The key proposed changes to this element include provisions to:

- Improve coordination among the City's Utility and Growth Management Departments on water supply planning efforts; and
- Ensure through coordination mechanisms that the City addresses impacts of proposed development, development in adjacent jurisdictions, and water resource management programs and planning efforts by the SFWMD.

Capital Improvements Element

The key proposed changes to this element include:

- Revision of LOS standards for potable water as 101.33 gallons per day per capita (gpdc) for non-Monterra area and 91 gpdc for the Monterra development;
- Update of the City population projections through 2018;
- Update of the 5-year Capital Improvements Schedule for water supply projects; and
- A policy to ensure that sufficient facilities are available for new development.

Comment

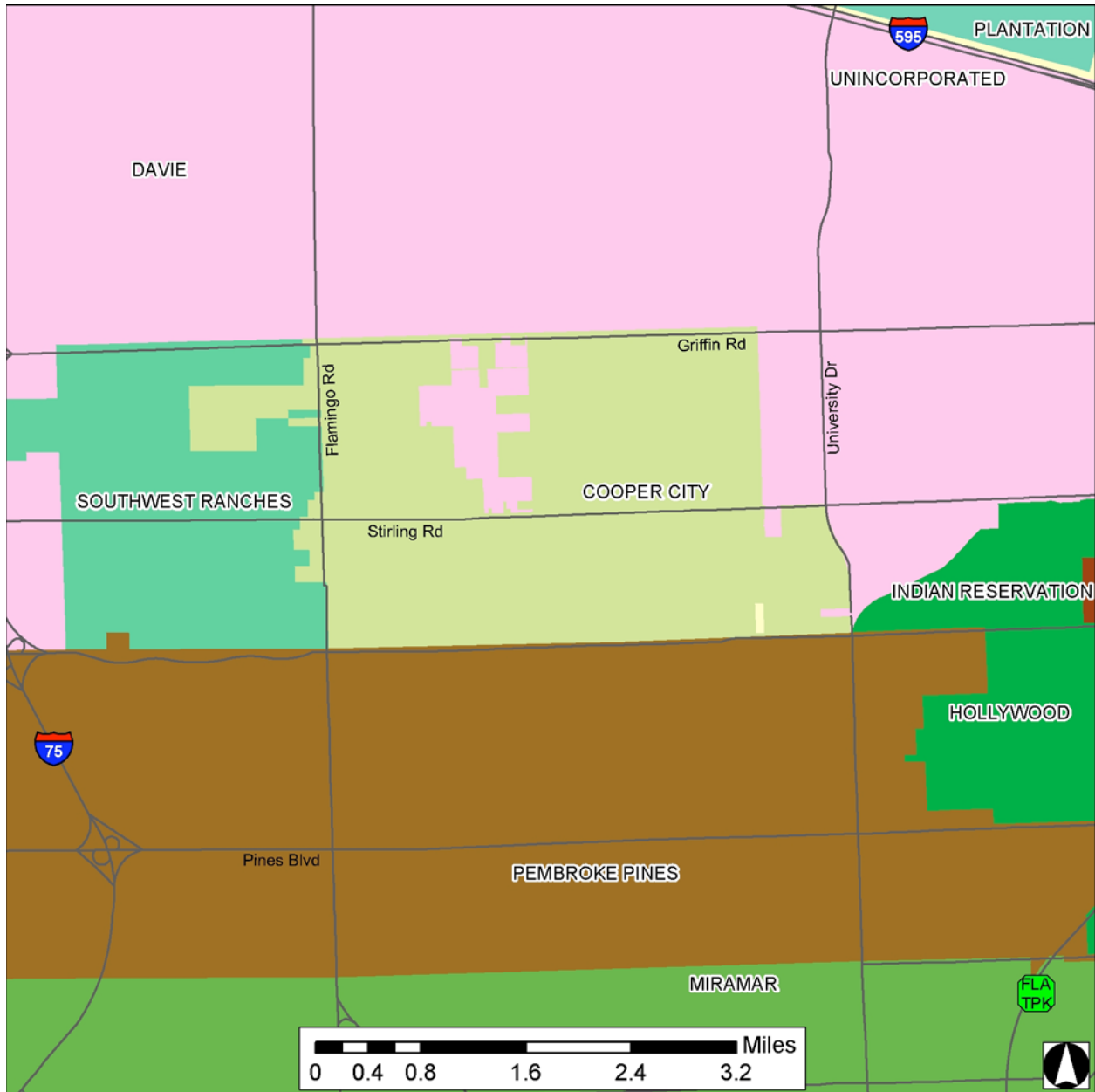
The City's new population projections through 2018, updated for water supply planning purposes, present slightly higher projections than previously estimated. Council staff notes that these new projections have not been consistently applied to other demand projections for public facilities and services, such as sanitary sewer services, solid waste facilities, and recreation and open space. To ensure internal consistency among elements in the Comprehensive Plan, Council staff recommends the City update all relevant elements affected by the new population projections prior to adoption.

The Cooper City Commission approved the transmittal of the proposed amendment unanimously at its September 24, 2008 meeting.

Recommendation

Find the Cooper City proposed amendment #08-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

Cooper City
Proposed Amendment #08-RWSP1

Sources: SFWMD, Broward County, SFRPC.

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

Attachment 2

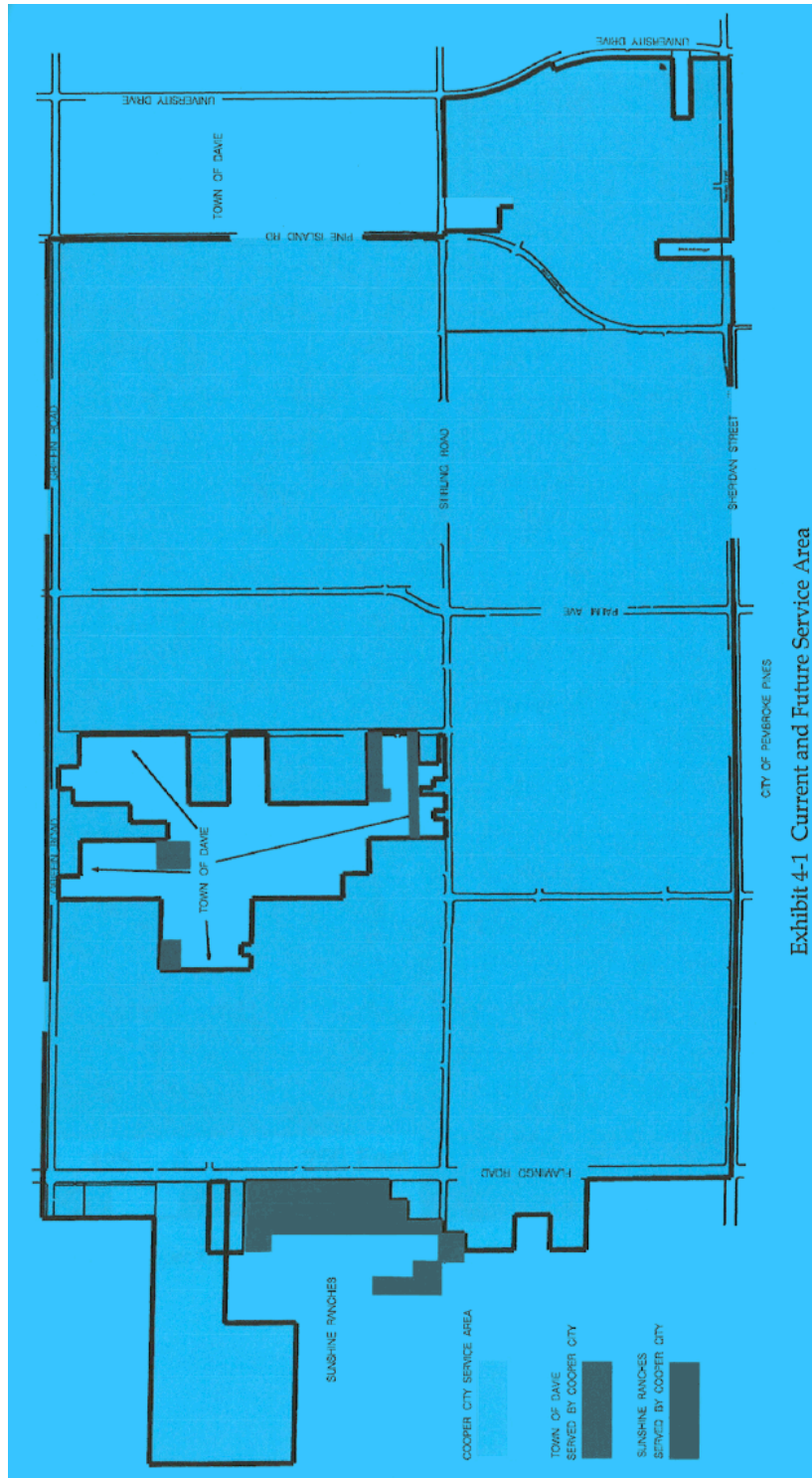


Exhibit 4-1 Current and Future Service Area

COMPREHENSIVE PLAN AMENDMENTS

Water Supply Service Areas

Cooper City
Proposed Amendment #08-RWSP1