



MEMORANDUM

AGENDA ITEM #6f

DATE: NOVEMBER 3, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: TOWN OF PEMBROKE PARK PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On October 17, 2008 Council staff received proposed plan amendment #08-RWSP1 to the Town of Pembroke Park 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 Town of Pembroke Park was incorporated in 1957 and is located in southeastern Broward County; bounded to the east by I-95 and the City of Hallandale Beach, to the west by the City of West Park, to the north by the City of Hollywood, and to the south by unincorporated Miami-Dade County. The Town encompasses an area of approximately 1,085 acres (1.6 square miles) and its population was estimated to be 5,818 in 2007. Originally home to plant nurseries, quarries, and mobile home parks, today the Town is substantially built-out with only 3.3 percent of developable land remaining vacant. The Town continues to be home to a large number of mobile home communities (17), attracting retired and seasonal residents. The top three land uses include residential at 42 percent, industrial at 28 percent, and commercial, 6 percent.

Additional information on the Town 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 Pembroke Park Comprehensive Plan related to water supply planning. The general location of the Town is shown in Attachment 1.

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 Town of Pembroke Park 10-Year Water Supply Facilities Work Plan (Work Plan) and related text amendments follow.

Work Plan

The Town of Pembroke Park is supplied water by Broward County Water and Wastewater Services (BCWWS) District 3BC water service area, through a retail service agreement. BCWWS purchases finished water for District 3BC through a wholesale agreement with the City of Hollywood. Since the Town is dependent upon Broward County for current and future water supply needs and the County relies on the City of Hollywood to supplement water needs for District 3BC, the Town's Work Plan has been drafted for consistency with the Broward County Water Supply Facilities Work Plan (2008). The County's Work Plan was adopted by the Board of County Commissioners on September 9, 2008 and the Department of Community Affairs (DCA) will issue a Notice of Intent by November 13, 2008.

The Town's proposed Work Plan provides adequate data and analysis on current and projected population and water demands, LOS standards, water supplier service area and facility capacity and deficiency, and conservation and reuse measures.

Future Land Use Element

The key proposed changes to this element include new policies to consider adequate water supplies when evaluating land use amendments or rezoning, conduct annual reviews of population estimates and projections by Broward County and other sources, and provide information relating to anticipated development or redevelopment to insure accurate population and water demand projections.

Potable Water Sub-Element of the Infrastructure Element

The key proposed change to this element is the recognition of the Town's Work Plan within the Comprehensive plan to ensure that adequate water supplies are available to serve current and future growth. Proposed provisions direct the Town to access projected needs and sources; update the Work Plan at least every 5 years and within 18 months of the *LECWSP Update*, and to align it with the Broward County Work Plan; and continue implementing conservation strategies. In addition, proposed revisions to the Potable Water Sub-Element's Data and Analysis section reflect the Town's relationship with Broward County and the City of Hollywood for potable water supply and the Work Plan.

Conservation Element

The key proposed changes to this element include provisions to enforce restrictions imposed by the SFWMD regarding landscape irrigation and to review updates to the *LECWSP Update* and Broward County Work Plan to identify potential conservation impacts to the Town.

Intergovernmental Coordination Element

The key proposed changes to this element include provisions to coordinate with and provide information to service providers, especially regarding population estimates and projections, and to review proposed amendments to LOS standards which may impact the Town at a future date.

Capital Improvements Element

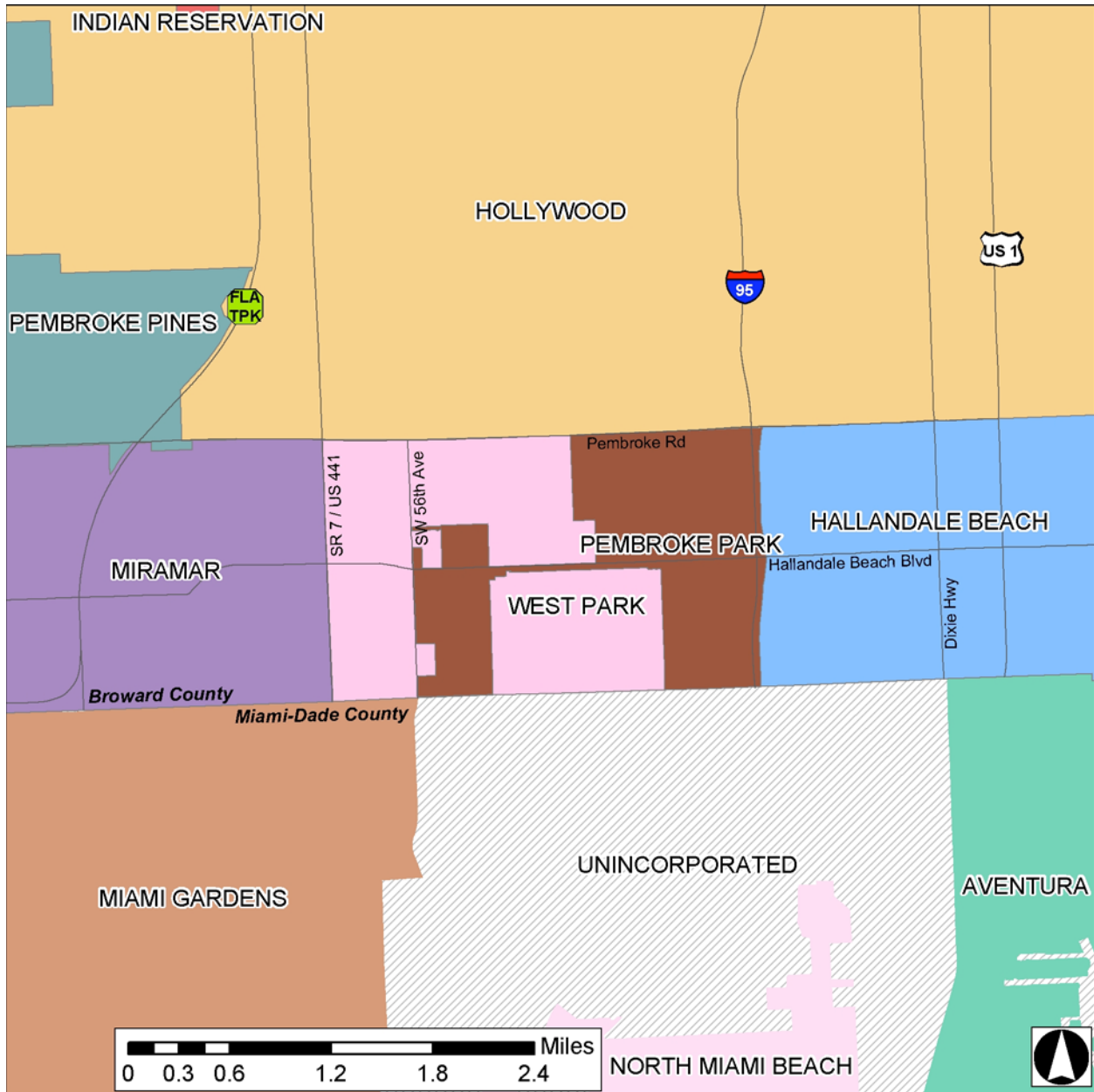
The Data and Analysis section of this element includes proposed revisions to reflect the statutory requirements for the town to maintain a Work Plan and that as of this date, according to the Broward County Work Plan (the Town's service provider), capital facilities will not be needed within the Town to meet future demands.

The Town of Pembroke Park Commission approved the transmittal of the proposed amendment unanimously at its October 8, 2008 meeting.

Recommendation

Find the Town of Pembroke Park 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

Town of Pembroke Park
Proposed Amendment #08-RWSP1

Sources: SFWMD, Broward and Miami-Dade County, SFRPC.

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