



# MEMORANDUM

AGENDA ITEM #6f

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DATE: SEPTEMBER 8, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: TOWN OF SOUTHWEST RANCHES PROPOSED COMPREHENSIVE PLAN AMENDMENT

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## Introduction

On August 20, 2008 Council staff received proposed plan amendment #08-RWSP1 to the Town of Southwest Ranches 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 Southwest Ranches was incorporated in June 2000. It is located in the southwestern part of the developed portion of Broward County, roughly west of Flamingo Road, north of Sheridan Street, east of Water Conservation Area 3B, and south of the C-11 canal along Griffin Road. The Town is bisected by part of the Town of Davie on either side of Interstate Highway 75. Other municipalities neighboring Southwest Ranches include the Cities of Weston to the north, Cooper City to the east and Pembroke Pines to the south. The western boundary of the Town is adjacent to unincorporated Broward County. The combined land area of the Town is approximately 13 square miles. The Year 2007 population is estimated to be 8,461. This results in a population density of 650 people per square mile, the lowest of any municipality in Broward County. Proud of, and determined to retain, its low-density, equestrian-oriented rural lifestyle, Southwest Ranches has an average density of one dwelling unit per three acres. The Town expects its ultimate density will be 2.5 acres for each dwelling unit in approximately 10 years.

Additional information on the Town and the Region can be found on the Council's website, [www.sfrpc.com](http://www.sfrpc.com).

## Summary of Staff Analysis

Proposed amendment #08-RWSP1 includes amendments to the Land Use, Intergovernmental Coordination, Capital Improvements, and Utilities Elements of the Comprehensive Plan. There are no proposed changes in land use in this amendment package. The general location of the Town of Southwest Ranches 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 (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 *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 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 (LOS) standards, conservation measures, alternative water supplies, reuse, and capital improvement updates for implementation.

A summary analysis of the Town of Southwest Ranches proposed Water Supply Facilities Work Plan (Work Plan) and related text amendments follow.

### Work Plan

The Town of Southwest Ranches's 10-year Water Supply Facilities Work Plan provides data analysis of the Town's projected population, water supply and demand through the year 2030 and discussion on how the Town meets current and future potable water needs of its residents and businesses.

Potable water need in the Town of Southwest Ranches is met by individual private wells and two centralized water systems owned and operated by the City of Sunrise and Cooper City separately. City of Sunrise currently serves approximately 40 percent of the Town's land area and Cooper City serves only a small number of units within the Town boundary. The majority of the Town receives its potable water from a domestic self supply, i.e., individual private wells. Nearly all homes and businesses in the Town now served by centralized water systems also own private well systems for irrigation/alternate supply and can switch to a private well system if needed.

The Town identifies no deficiencies in potable water supply through the year 2030, given the fact that its two water providers have considered the future potable water needs of the Town through the short and long term planning horizons, and the Town's land use policies to encourage new development to develop and rely upon private wells as opposed to seeking further expansion of centralized water service.

### 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 Town 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;**
- **A summary of the Town's current and future water supply and demand estimates and how they relate to the Town's population projections;**
- **A description of coordinated efforts with all utility providers in the production of the plan;**

- **Water conservation methods and practices are currently implemented or to be implemented in the future.**

#### Land Use Element

The key proposed changes to this element are new policies to encourage future development to rely on private wells and discourage the extension of municipal potable water systems within its boundaries.

#### Capital Improvements Element

The key proposed change to this element is the provision to recognize the Town's coordination with the City of Sunrise in the development of the Sunrise 10-Year Water Supply Facilities Work Plan, which includes capital projects to ensure adequate water supply to the Town.

#### Utilities Element

The key proposed change to this element to the provision to update the Town's water supply facilities work plan within 18 months following the approval of a regional water supply plan.

#### Intergovernmental Coordination Element

The key proposed change to this element is the provision to coordinate the Town's land use and water supply planning activities with the SFWMD's Lower East Coast Water Supply Plan, as amended.

#### 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 the Cities of Sunrise and Cooper City.**

**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:**

- 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, particularly the Cities of Sunrise and Cooper City, who supply water to the Town.**

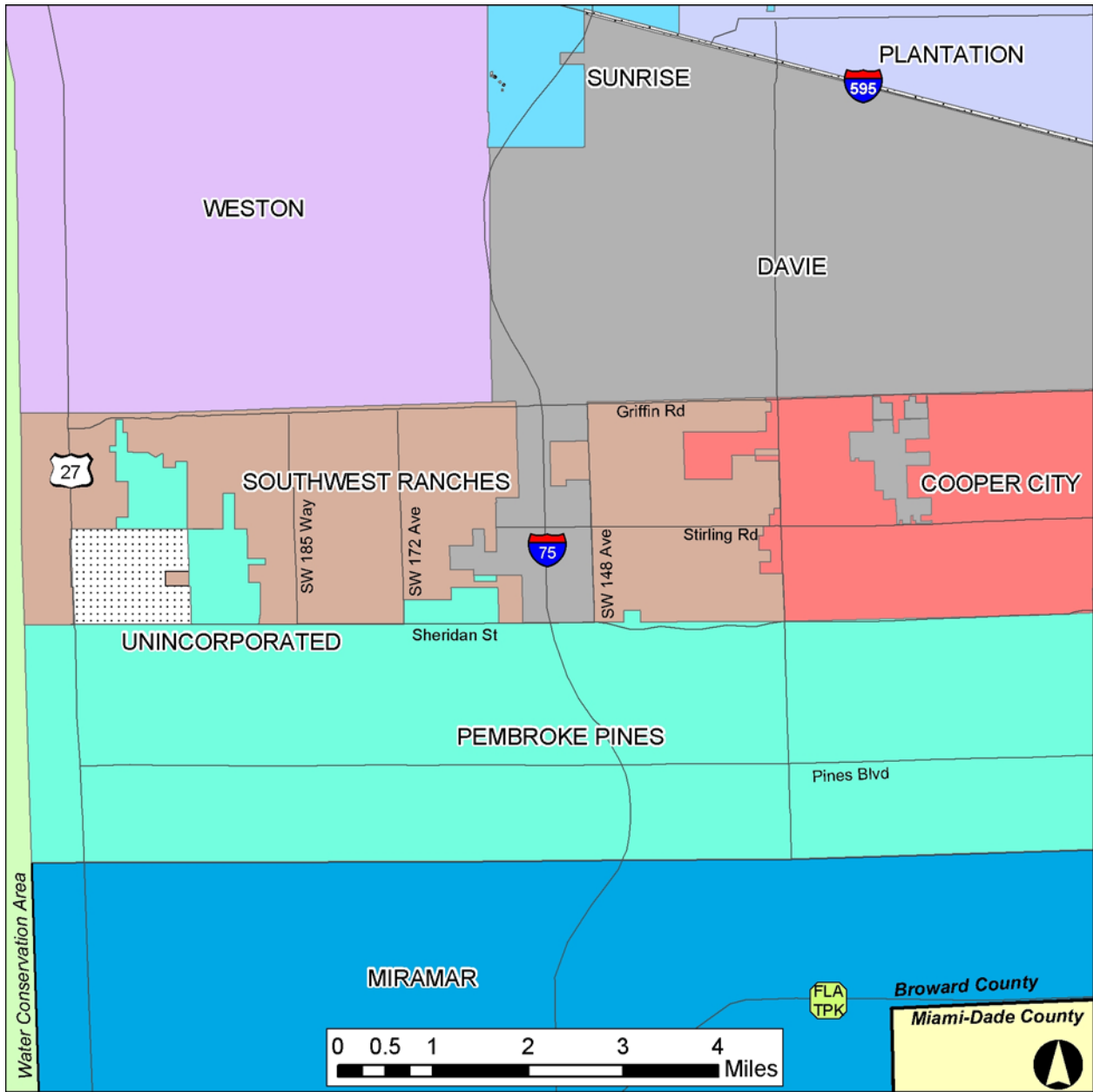
The Town of Southwest Ranches Council approved the transmittal of the proposed amendment unanimously by a 5 to 0 vote at its July 10, 2008 meeting.

Recommendation

Find the Town of Southwest Ranches 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 Land Use, Capital Improvements, and Utilities 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

Town of Southwest Ranches  
Proposed Amendment #08-RWSP1

Sources: SFWMD, Broward County, SFRPC.

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