

MEMORANDUM

AGENDA ITEM #6b

DATE: MAY 5, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: BROWARD COUNTY PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On April 1, 2008 Council staff received proposed plan amendment #08-1ARA to the Broward County 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

Broward County, incorporated in 1915, is a highly urbanized county located in the southeastern portion of Florida. The 2007 population is estimated to be 1,765,707, an 8.8 percent increase over the 2000 U.S. Census estimate. It is the 15th largest county in the nation. Broward County contains 1,197 square miles of land, of which the western two-thirds is held in conservation areas and the eastern one-third is considered developable. Population densities in the eastern part of the County average 4,318 people per square mile. Continued population growth and a growing economy, coupled with limited undeveloped land have resulted in pressures for in-fill and redevelopment at higher densities in the County. This creates the need to address issues related to school facilities, water supply, affordable housing and traffic congestion. Through its charter responsibilities Broward County regulates land use plans of its thirty-one municipalities. The County works closely with its cities to provide a consistent comprehensive planning effort. Notable among the coordinated planning efforts is the State Road 7/U.S. 441 Collaborative, which involves the County, 13 municipalities and the Seminole Tribe of Florida.

Additional information regarding the City or the Region may be found on the Council's website at www.sfrpc.com.

Summary of Staff Analysis

Proposed amendment #08-1ARA would amend the Potable Water Element of the Broward County Comprehensive Plan. There are no proposed changes in land use in this amendment package. The general location of Broward County 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 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.

Broward County proposes amendments to the Potable Water Element that would add new objectives and supporting policies to:

- Adopt the County's 10-Year Water Supply Facilities Work Plan and align with the Regional System Water Availability Rule, adopted February 15, 2007 by the SFWMD, to plan for additional capacity;
- Limit the demand on the regional water management system through construction of Alternative Water Supplies to meet its needs through 2023;
- Deny future land use map amendments if plans: do not demonstrate adequate water supplies, a consumptive use permit is not expected to be issued by the SFWMD, or are not financially feasible; and
- Promote water conservation initiatives through continued County efforts such as the Xeriscape ordinance, NatureScape Broward, maximum flow and water consumption for plumbing, and community education and outreach.

The Broward County 10-Year Water Supply Facilities Work Plan is aimed to project future water demand, availability, and to meet projected demand. The Work Plan, presented as a support document appendix to the Potable Water Element, begins with an overview of the traditional sources of the County's water supply, current County efforts through the Integrated Water Resource Plan (IWRP), population challenges, and the Goals, Objectives, and Policies that reflect water supply planning efforts within the County's comprehensive plan. The bulk of the Work Plan is two utility analyses: unincorporated areas of Broward County supplied water by City of Fort Lauderdale; and Broward County Water and Wastewater Services (BCWWS) that provide water to portions of the unincorporated and some incorporated areas of the County. These analyses provide information including, but not limited to, the utility's service area, demand projections and needs assessment, scheduled and proposed Alternative Water Supplies or improvements, and recommendations.

The SFWMD has confirmed that it has concerns about the proposed amendment but has not completed formal comments on their review. Council staff will coordinate with Broward County and SFWMD toward resolution of these issues.

Objection

The proposed amendments to the Potable Water Element are not adequate for the following reasons:

1. The amendments fail to address potable water level-of-service standards.

2. Provisions have not been included for improved coordination between municipalities supplying water to unincorporated areas of the County and the municipalities receiving water from the County. Coordination needs to include sharing and updating information to meet ongoing water supply needs and the implementation of alternative water supplies.
3. The Work Plan does not include data and analysis for the City of Plantation or City of Hollywood Water Systems, which serve a portion of the County.
4. Amendments have not been proposed to the Conservation or Intergovernmental Elements, as indicated in the Work Plan.
5. The Capital Improvements Element has not been updated to include improvements planned for the City of Fort Lauderdale Water System. The Work Plan references the City of Fort Lauderdale's 10-year Water Supply Facilities Work Plan (Support Document Appendix C, page 44), which has not been adopted to date. In addition, the Work Plan references goals, objectives, and policies of the Capital Improvements Element in the County's comprehensive plan that relate to water supply planning, but these goals, objectives, and policies have not been amended to reflect the County's Work Plan.
6. The Work Plan indicates that population projections, development potential and water supply projections are based on the County's Population Projection Model. However, the Work Plan does not provide sufficient data and analysis to demonstrate that the population projections, development potential and water supply projections have been coordinated with water suppliers (the Cities of Fort Lauderdale, Plantation, and Hollywood), the municipalities that are served by the County's water system and the Lower East Coast Water Supply Plan.

Until these issues are resolved, the proposed amendments to the Potable Water Element are incompatible with the goals and policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*, particularly with the following goal and policies:

- | | |
|-------------|--|
| Goal 4 | Enhance the economic and environmental sustainability of the Region by ensuring the adequacy of its public facilities and services. |
| Policy 4.3 | Utilize the existing infrastructure capacity of regional facilities to the maximum extent consistent with applicable level of service (LOS) standards before encouraging the expansion of facilities or the development of new capacity. |
| 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 that the amendments to the Potable Water Element and the Water Supply Work Plan be revised to be coordinated with the South Florida Water Management District, the Water Supply Work Plans of the municipalities supplying water to unincorporated areas of the County and the municipalities receiving water from the County; that potable water level-of-service standards be addressed; the Capital Improvements, Conservation and Intergovernmental Elements be revised to reflect the amended Potable Water Element and the Water Supply Work Plan; include data and analysis on the water supply systems of the Cities of Hollywood and Plantation; and demonstrate that the population projections, development potential and water supply projections have been coordinated with water suppliers (the Cities of Fort Lauderdale, Plantation, and Hollywood), the

municipalities that are served by the County's water system and the Lower East Coast Water Supply Plan.

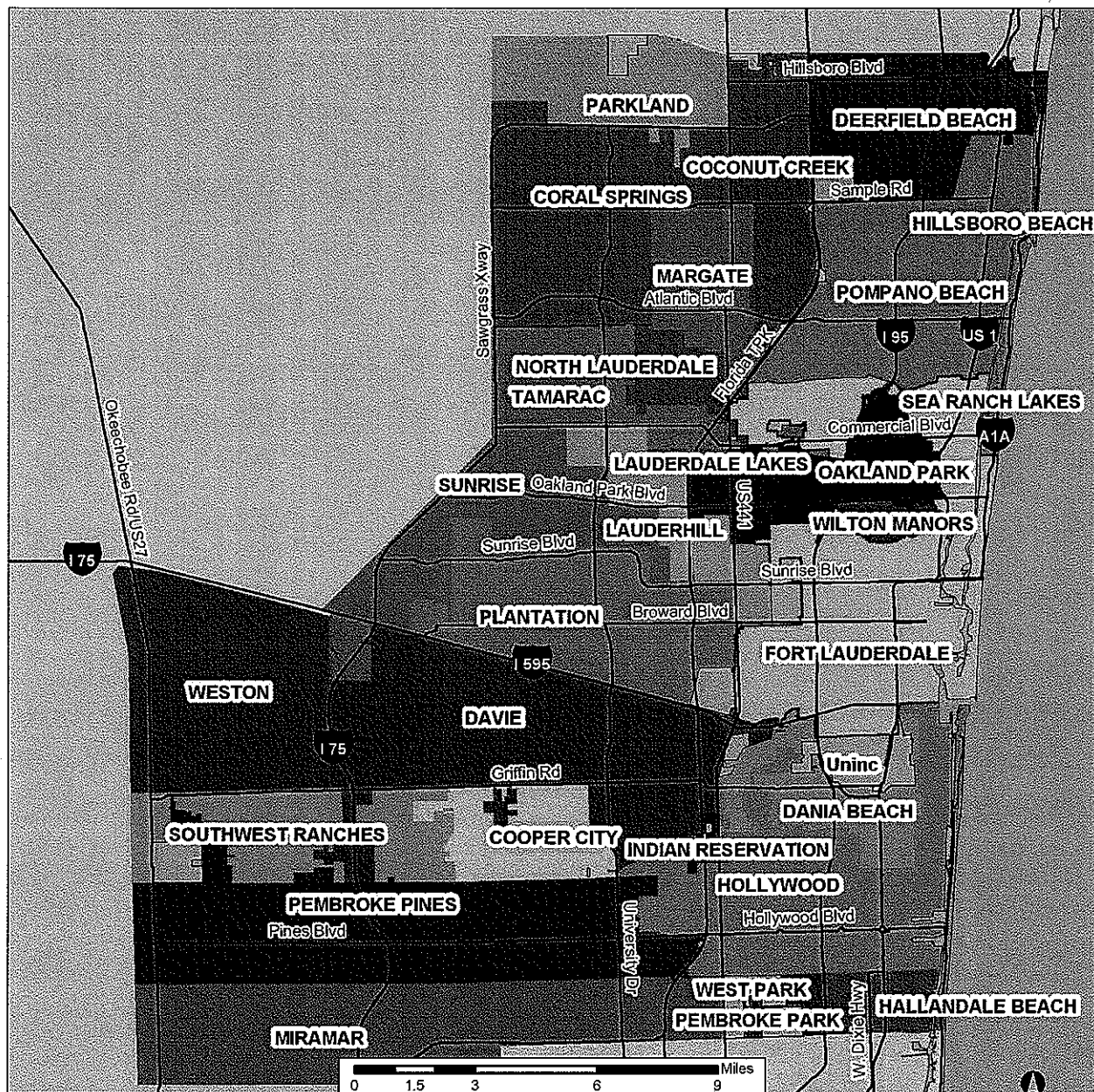
Staff will continue to work with County staff throughout the amendment process.

The Broward County Board of County Commissioners approved the transmittal of the proposed amendment by unanimous vote at its March 25, 2008 meeting.

Recommendation

Find Broward County proposed amendment #08-1ARA-P generally inconsistent with the *Strategic Regional Policy Plan for South Florida*, particularly with Goals 4 and 21, Policies 4.3 and 21.2, related to infrastructure and intergovernmental coordination. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

Broward County
Proposed Amendment #08-1ARA

Sources: FDEP, SFWMD, Miami-Dade County, SFRPC.

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