



MEMORANDUM

AGENDA ITEM #6f

DATE: APRIL 6, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: TOWN OF MIAMI LAKES PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On March 4, 2009, Council staff received proposed plan amendment #09-RWSP1 to the Town of Miami Lakes 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 Miami Lakes was developed in the 1960s as an integrated planned community, but did not incorporate until December of 2000. The Town is located in northwest Miami-Dade County, east of Interstate 75, north of the City of Hialeah, and south of the Palmetto Expressway. Miami Lakes had a population of 22,676 in April 2000. In 2008, the Town was estimated to have 27,031 residents, representing a growth of 23 percent since incorporation. The Town has an area of approximately 6.8 square miles and a density of 4,014 persons per square mile. Miami Lakes is predominantly built-out, with only 254 acres of vacant land. The general location of the Town is shown in Attachment 1.

Summary of Staff Analysis

Proposed amendment #09-RWSP1 includes amendments to the Future Land Use, Infrastructure, Conservation, Intergovernmental Coordination, and Capital Improvements Elements related to water supply planning. In addition, the requirements for the annual update to the Capital Improvement Element are proposed.

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.

Water Supply Facilities Work Plan (Work Plan)

Residents within the Town of Miami Lakes obtain their water directly from the Miami-Dade County Water and Sewer Department (MDWASD), through the Hialeah-Preston Water Treatment Plant [See Attachment 2]. MDWASD is responsible for all potable water facilities and capacity that serve the Town. The Town Work Plan addresses water supply demand and projections, the development of traditional and alternative water supplies, bulk sales agreements, conservation, and reuse programs that are necessary to serve a 20-year planning horizon consistent with MDWASD and the Miami-Dade County Water Supply Facilities Work Plan (2008). The County Work Plan was adopted by the Board of County Commissioners on April 24, 2008, and found in-compliance by the Department of Community Affairs (DCA) on July 18, 2008.

Future Land Use Element

The key proposed changes to this Element include new policies to address concurrency management by coordinating current and future development with the availability of water supply, and to ensure coordination with the Town's water supply provider (MDWASD) with the availability of water to meet future demand. Additional revisions to this Element would revise existing Policies or contain minor edits for consistency, accuracy, and clarity of the Comprehensive Plan.

Infrastructure Element

The key proposed changes to this Element include the incorporation of the Town's LOS Standards consistent with the County, and a commitment to update the Town Work Plan, at a minimum, every five years, or following an update of the *LECWSP*. The Work Plan is also incorporated by reference into the Town's Comprehensive Plan through a proposed Policy within the Potable Water Sub-Element. Additional revisions to this Element would revise existing Policies or contain minor edits for consistency, accuracy, and clarity of the Comprehensive Plan.

Conservation Element

The key proposed change to this Element is a new Policy to review and revise, if needed, the Town's Land Development Code to comply with the SFWMD Policies that aim to conserve the existing water supply and implement alternative water supply sources. Additional revisions to this Element would revise existing Policies or contain minor edits for consistency, accuracy, and clarity of the Comprehensive Plan.

Intergovernmental Coordination Element

The key proposed changes to this Element 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.

Capital Improvements Element

The key proposed changes to this Element include revisions to LOS Standards; the adoption, by reference, of the Miami-Dade County Public Schools Five-Year Facilities Work Program; and a financially feasible update to the Five-Year Schedule of Capital Improvements (FY 2008/09-2012/13), including several water supply facilities capital projects. These proposed amendments would fulfill the Town's requirements for an annual update to the Capital Improvements Element.

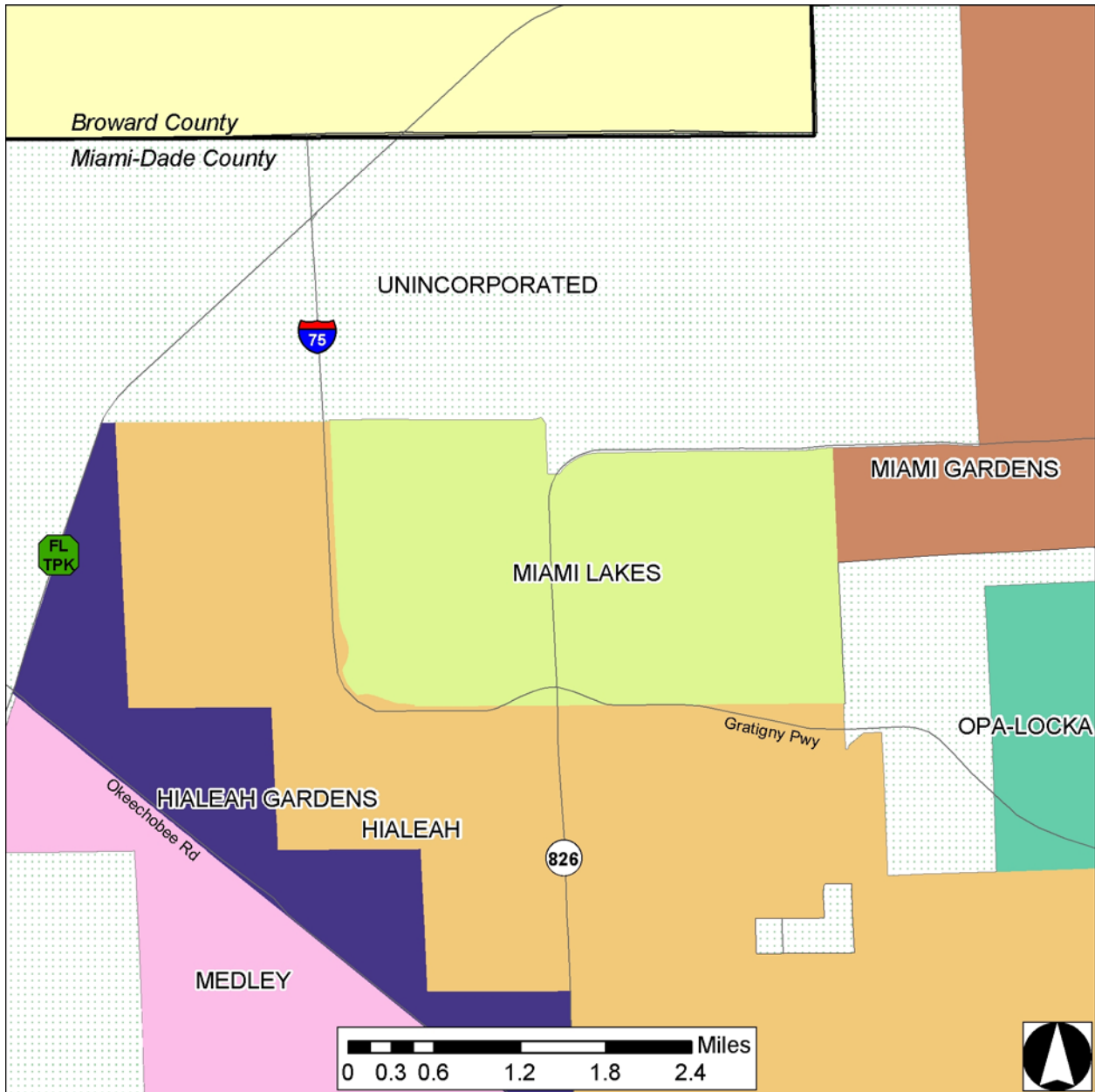
Staff analysis confirms that the proposed amendments are generally consistent with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

The Town of Miami Lakes Council unanimously approved the transmittal of the proposed amendment at its February 17, 2009, meeting.

Recommendation

Find the Town of Miami Lakes 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



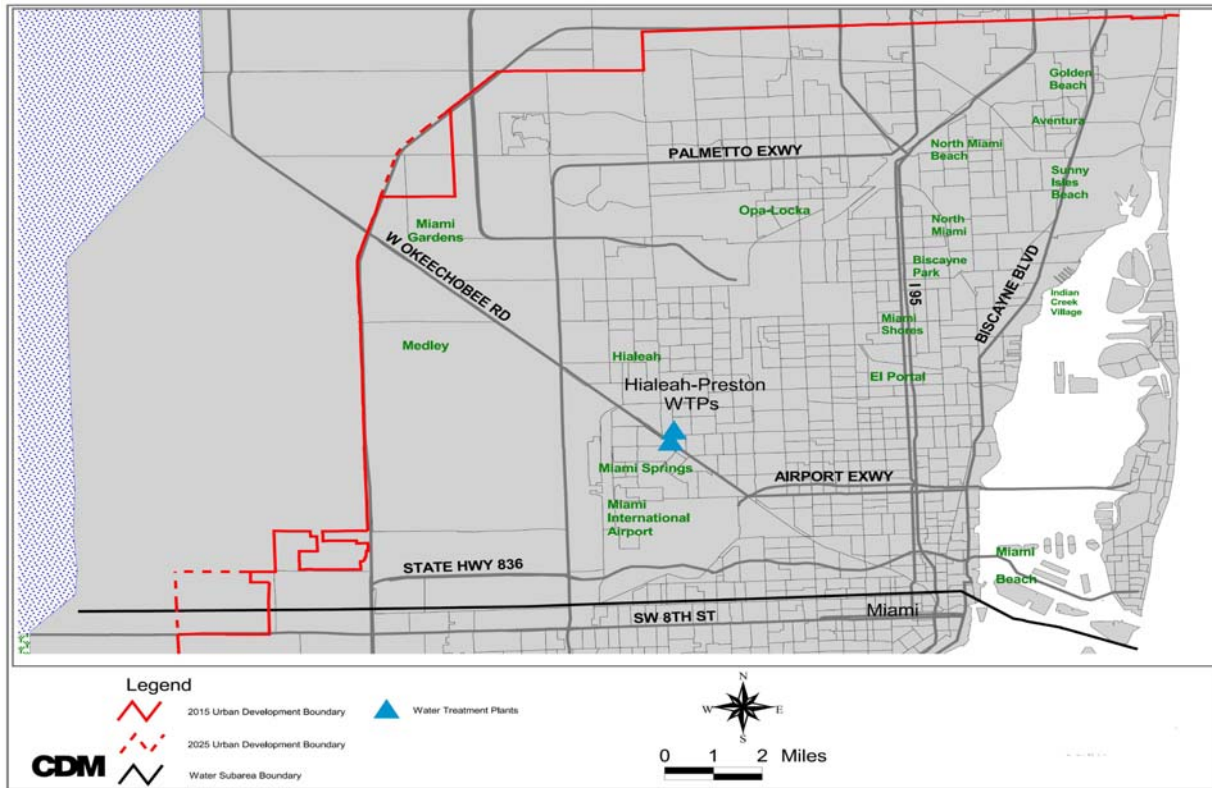
COMPREHENSIVE PLAN AMENDMENTS

Location Map

Town of Miami Lakes
Proposed Amendment #09-RWSP1

Source: Miami-Dade County, SFWMD, SFRPC.
Note: For planning purposes only. All distances are approximate.

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Hialeah-Preston Sub Area & Water Treatment Plant/Service Area Map

Town of Miami Lakes
Proposed Amendment #09-RWSP1

Source: Miami-Dade County Water Supply Facilities Work Plan (2008)
Note: For planning purposes only. All distances are approximate.