



MEMORANDUM

AGENDA ITEM #4g

DATE: AUGUST 4, 2008

TO: EXECUTIVE COMMITTEE

FROM: STAFF

SUBJECT: CITY OF HOMESTEAD PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On July 15, 2008 Council staff received proposed plan amendment #08-RWSP1 to the City of Homestead 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 City of Homestead is located at the southern end of Miami-Dade County, directly north and east of Florida City, north of the Florida Keys, west of Biscayne National Park, and east of the Everglades. Miami-Dade County's Urban Development Boundary (UDB) runs near, and at times borders, the City's southern boundary. Incorporated in 1913, the City's estimated population in 2007 was 57,605, over a 60% increase from the 2005 estimated population. This increase in population for the south Miami-Dade area is a result of urban growth pressures and declining stock of vacant and agricultural land in western Miami-Dade and Broward Counties. Homestead is benefiting from an expanded tax base, economic development and job creation while directing development in order to maintain current levels of service and the existing quality of life for the City's current and future residents.

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 Comprehensive Plan. There are no proposed changes in land use in this amendment package. The general location of the City of Homestead 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 City of Homestead's proposed 10-Year Water Supply Facilities Work Plan (Work Plan) and related text amendments to the Future Land Use, Infrastructure, Conservation, Intergovernmental Coordination, and Capital Improvements Elements follow.

Work Plan

The proposed Work Plan outlines the City of Homestead's current and projected population, water demands, and supply through the year 2030. The City provides potable water service within City boundaries and to residents in portions of unincorporated Miami-Dade County (see Attachment 2 for potable water service area map). The sole source of potable water for the service area is the Biscayne Aquifer. The City's Consumptive Use Permit (CUP) was issued by the SFWMD in May 2006, allowing withdrawal up to 13.39 million gallons per day (MGD). After April 14, 2010 this allocation will be limited to the amount determined by the 2007 Regional Water Availability Rule (RWAR) to approximately 10.68 MGD through 2030. The City is challenged to ensure adequate water supply facilities will be in place to meet a projected water demand of 15.95 MGD by 2030 due to an estimated 62% increase in population served. The Work Plan details several conservation measures and a cost and non-monetary analysis of alternative water supply (AWS) options focused on reuse. The Work Plan states the most viable option for the City to pursue would be to construct a new 3.45 MGD High Level Disinfection (HDL) Waste Water Treatment Plant (WWTP) at a cost of approximately \$44.3 million by the year 2011.

Comment

Based on participation at Water Supply Facilities Work Plan development workshops and correspondence with the SFWMD, Council Staff recommends the following areas should be expanded in order to have a more complete Work Plan:

- **Although the Water Service Area identified in the Work Plan (Attachment 2) extends beyond the City Boundary, water supply information from corresponding municipalities has not been provided. Additionally, there are some areas within the City's boundaries that are not within its Water Service Area. The Work plan should include information to account for potable water supplies and demands for these populations.**
- **The Evaluation and Cost of Proposed Alternative Water Supplies section of the Work Plan does not include a current Capital Improvements Schedule reflecting the recommended alternative.**

Future Land Use Element

The proposed changes to this element add policies to coordinate future changes in land use with the availability of water and water supply facilities.

Infrastructure Element

Within the Sanitary Sewer Sub-Element, priority improvements to wastewater utilities and collection systems have been identified for inclusion in the annual updates of the Five-Year Schedule of Capital Improvements. Policies requiring connections to the municipal sewer system and expansion have also been added to correct existing deficiencies. In addition, the City has committed to develop and implement a water reclamation use program.

Within the Potable Water Sub-Element, amendments have been made to reduce the potable water level-of-service (LOS) from 200 to 175 gallons daily per capita, based on projections in the City's Evaluation and Appraisal Report (EAR) found sufficient by the Department of Community Affairs (DCA) in 2007. Additional language has been added to support the implementation of potable water expansion needs to be consistent with the Five-Year Schedule of Capital Improvements and the Work Plan. References to conservation and reuse as well as a commitment to implement and update the Work Plan in coordination with the LECWSP have also been added.

The Natural Groundwater Aquifer Recharge Sub-Element has additional policies to require best management practices to prevent groundwater contamination and encourage water conservation and reuse.

Conservation Element

The key proposed change to this element adds a new objective for implementing existing and initiating new conservation and reuse programs.

Intergovernmental Coordination Element

The key proposed changes to this element are provisions for coordination with the SFWMD and other pertinent entities in the regional water supply planning process, and a commitment to maintain a coordinated Work Plan within 18 months of an update to the LECWSP.

Objection

Section 163.3177(6)(h), F.S., requires coordination between water supply providers and recipient local governments. Such coordination may include sharing of updated information to meet ongoing water supply needs and development or revision of Work Plans, implementation of alternative water supply projects, establishing LOS and to determine the potential for annexation.

Although the City of Homestead supplies potable water to parts of unincorporated Miami-Dade County and Florida City, the Intergovernmental Coordination Element does not address the need for coordination with these adjacent local governments relating to water supply. In addition, some areas within the city are not identified as being serviced by the City of Homestead. Therefore, coordination to address adequate water supply has not been fully addressed in the Intergovernmental Coordination Element.

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 policy:

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 additional policies be added to the Intergovernmental Coordination Element to include coordination with all appropriate municipalities and potable water service providers or recipients.

Capital Improvements Element

The proposed changes to this element include the revision of LOS standards for potable water from 200 to 175 gallons per capita daily, and a new policy to clarify that development orders are directly contingent upon adequate water supplies and facilities. The City has not directly incorporated the Projected Capital Improvements Program for Water Supply Plan into the adopted Five-Year Schedule of Capital Improvements, but the costs for implementing the preferred alternative have been provided.

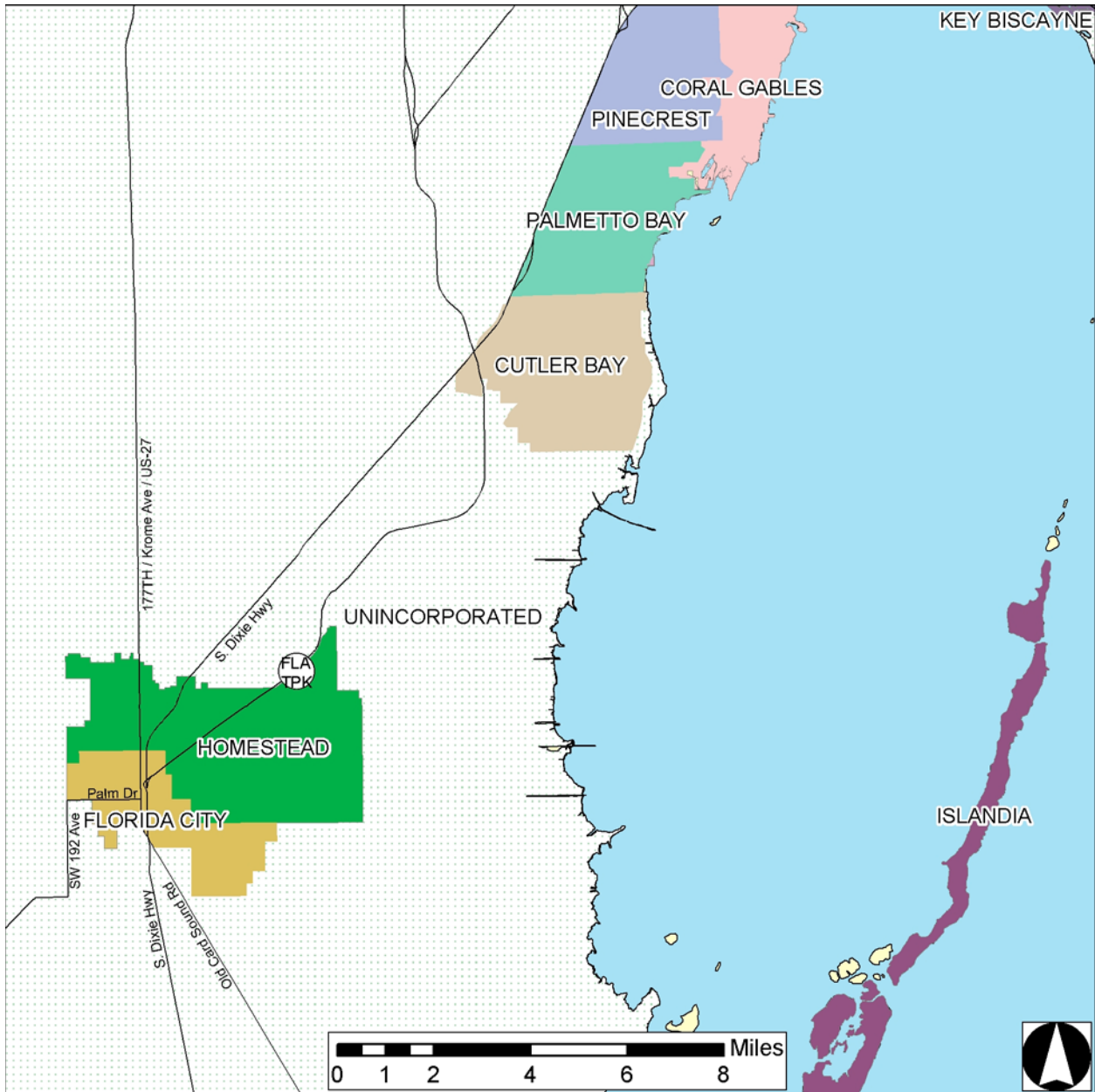
The City of Homestead Commission unanimously approved the transmittal of the proposed amendment at its July 7, 2008 meeting.

Recommendation

Find the amendments to the City of Homestead Intergovernmental Coordination Element of proposed amendment #08-RWSP1 generally inconsistent with the *Strategic Regional Policy Plan for South Florida*, particularly with Goal 21 and Policy 21.2; and

Find the amendments to the Future Land Use, Infrastructure, Conservation, and Capital Improvements 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

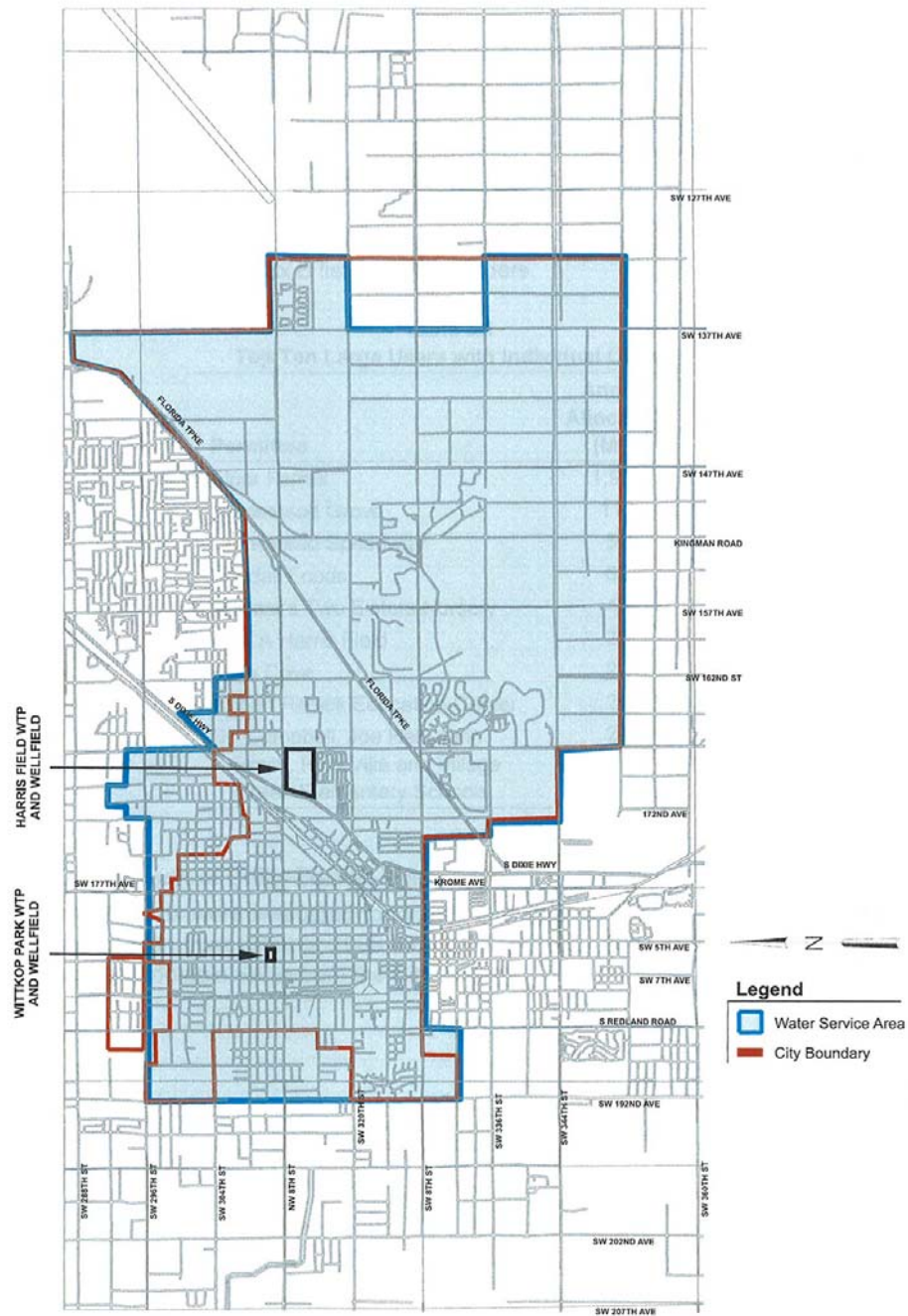
Location Map

City of Homestead
Proposed Amendment #08-RWSP1

Sources: SFWMD, Broward County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Water Supply Service Areas

City of Homestead
Proposed Amendment #08-RWSP1

Sources: City of Homestead, 10-Year Water Supply Facilities Work Plan