



MEMORANDUM

AGENDA ITEM #6b

DATE: DECEMBER 1, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: TOWN OF BAY HARBOR ISLANDS PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On October 27, 2008 Council staff received proposed plan amendment #09-RWSP1 to the Town of Bay Harbor Islands 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 Bay Harbor Islands is a municipality of 5,148 permanent residents (2007 BEBR estimate) located in northeast Miami-Dade County. The Town was incorporated in 1947 and encompasses three islands on an area of approximately 268 acres. Adjacent municipalities include Indian Creek Village to the south, the Village of Bal Harbour and Town of Surfside to the east, and the City of North Miami to the west. The east Island contains multi-family housing and commercial activity, the central west Island has single-family housing, and the westernmost island forms the Broad Causeway containing a gas station and toll plaza. The Town is substantially built-out with limited opportunities for expansion.

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 #09-RWSP1 includes amendments related to water supply planning to the Conservation, Intergovernmental Coordination, Capital Improvements and the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Elements of the Bay Harbor Islands Comprehensive Plan. 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 Town of Bay Harbor Islands proposed 10-Year Water Supply Facilities Work Plan (Work Plan) and related text amendments follow.

Work Plan

The Town of Bay Harbor Island purchases potable water as a "Consecutive User" from the Miami-Dade County Water and Sewer Department (MDWASD), through a 20-Year wholesale service agreement. The agreement requires the Town to share in maintenance, renewal, and replacement costs; coordinate population projections; and participate in the County's water conservation programs. MDWASD serves approximately 90 percent of County residents within the Urban Development Boundary (UDB). Since the Town is dependent upon MDWASD for current and future water supply needs, the Town's Work Plan has been drafted for consistency with the Miami-Dade County Water Supply Facilities Work Plan (2008). The County's 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.

The Town's Work Plan describes its service area relationship with the County; provides data and analysis on current and projected water supply and demand through 2030; expresses the need to revise potable water Level of Service (LOS) standards; and supports the conservation and reuse initiatives identified in the County's Work Plan.

Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element

The key proposed change to this element is the incorporation by reference of the Town's Work Plan into the Comprehensive Plan. Other changes propose a new policy requiring coordination with the SFWMD and County to ensure consistency across plans and that adequate water facilities are available for current and future demand, and to implement water conservation strategies in the County's Work Plan and *LECWSP*. In addition, the Projected Daily Water Demand table will be updated to show more realistic water needs and the potable water LOS standard of 200 gallons per capita daily will be adopted.

Conservation Element

The key proposed changes to this element include new policies that support conservation of water and coordination of water supply demands, service, and planning with Miami-Dade County.

Capital Improvements Element

The key proposed change is a revised potable water LOS standard of 200 gallons per capita per day.

Intergovernmental Coordination Element

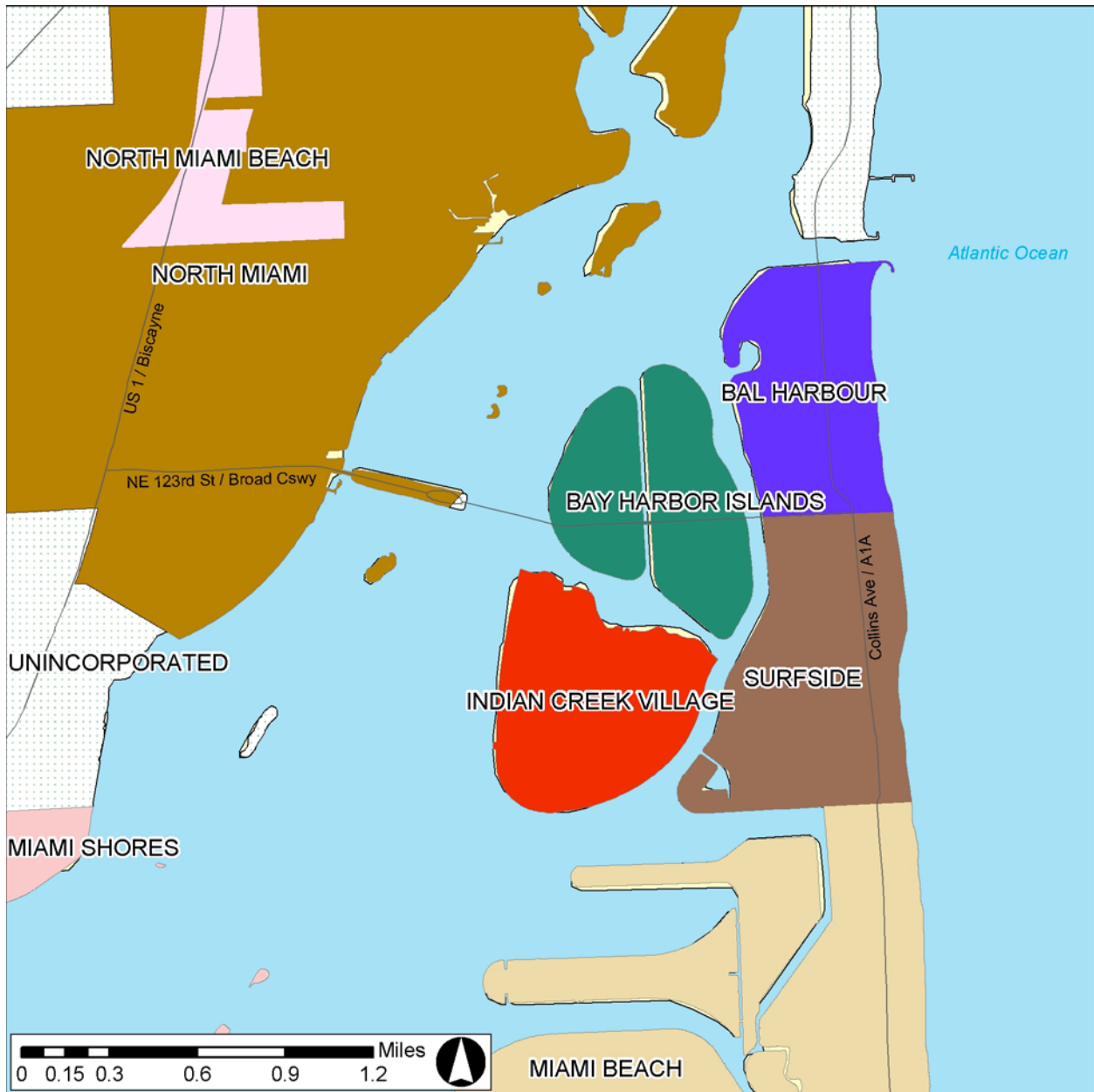
The key proposed change to this element includes a policy to coordinate the Town's Work Plan with the SFWMD.

The Town of Bay Harbor Islands unanimously approved the transmittal of the proposed amendment at its October 13, 2008 meeting.

Recommendation

Find the Town of Bay Harbor Islands 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

Bay Harbor Islands
Proposed Amendment #09-RWSP1

Sources: SFWMD, Miami-Dade County, SFRPC.

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