



MEMORANDUM

AGENDA ITEM #6c

DATE: DECEMBER 1, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF NORTH MIAMI BEACH PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On October 27, 2008, Council staff received proposed plan amendment #09-RWSP1 to the City of North Miami Beach 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 North Miami Beach was founded in 1926 and is located within northeast Miami-Dade County. The City is adjacent to the Cities of North Miami, Aventura, Sunny Isles Beach, Miami Gardens, and unincorporated Miami-Dade County. The City is approximately 5.3 square miles, with a 2007 population of 40,942 according to the Bureau of Economic and Business Research. The City of North Miami Beach is primarily an urban residential and shopping community. Single-family and multi-family residential uses account for 55 percent of the City's land area. The remaining land uses are primarily commercial (16 percent) and water (9 percent). Less than 5 percent of the land area is in industrial development. Approximately 41.54 acres of vacant land exists in the City, scattered throughout predominantly in small lots of less than one-half acre. Of the 41.54 acres, approximately 17 acres are projected to be developed into residential units.

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 #09-RWSP1 includes amendments to the Future Land Use, Infrastructure, Conservation, Intergovernmental Coordination, and Capital Improvements Elements of the North Miami Beach Comprehensive Plan related to water supply planning. The general location of the City is shown in Attachment 1 and the City's Water Supply Service Areas is shown in Attachment 2.

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 proposed North Miami Beach 10-Year Water Supply Facilities Work Plan (Work Plan) and related text amendments follow.

Water Supply Facilities Work Plan (Work Plan)

The City of North Miami Beach operates water utilities through its Public Services Department, providing potable water to all of its residents as well as the cities of Golden Beach and Sunny Isles Beach. Additionally, the City provides water to portions of unincorporated Miami-Dade County, Miami Gardens and Aventura, for a total water service area of approximately 28 square miles (See Attachment 2). The City's distribution system is also utilized to provide Miami-Dade Water and Sewer Department (MDWASD) water as pass-through to its residents or as bulk sale to other municipalities.

The City's Work Plan provides data and analysis on current and projected water supply and demand through 2018, based on population projections and revised potable water Level of Service (LOS) standards of 144 gallons per day per capita (gpcd). The main source of the City's water is from the Biscayne and Floridan Aquifers with the necessary lime-softening, reverse osmosis and nano-filtration facilities available to maintain water quality.

The City's water withdrawals are limited by the current Water Use Permit of 38.38 million gallons per day (MGD) through the year 2027. This supply has been identified as adequate to meet their current and projected demands. The City has also identified sufficient treatment capacity for the existing and projected water demands and plans to accommodate future peak daily flow conditions through expansion of existing treatment facilities and utilizing water available from MDWASD. These projects have been incorporated in the City's Capital Improvements Schedule and a financial plan has been developed in the Work Plan based on utility revenues and impact fees.

Future Land Use Element

The key proposed changes to this element include new policies to ensure adequate water supplies and associated public facilities will be available to meet future growth demands and land use changes. The amendment also provides for a Technical Review of Applications for Development (TRAD) process to assure adequate water supply, treatment and distribution.

Infrastructure Element

The City adopts the Work Plan in this element and commits to update and maintain it in accordance with future updates to the *LECWSP*. Other key proposed changes to this element include new policies to expand current alternative water sources, continue water conservation programs, and evaluate the development of reclamation strategies.

Conservation Element

The key proposed changes to this element include policies that ensure coordination of the Work Plan with the water supply demands of the City and all areas within the service area. An additional policy has been proposed to ensure the coordination of water supply facilities planning with applicable jurisdictions and agencies such as the SFWMD, MDWASD and Miami-Dade County Department of Environmental Resource Management (DERM).

Intergovernmental Coordination Element

The proposed changes to this element include provisions that commit the City's Work Plan and its future updates to consider, coordinate, and be compatible with the *LECWSP*.

Capital Improvements Element

The key proposed changes to this element include provisions to:

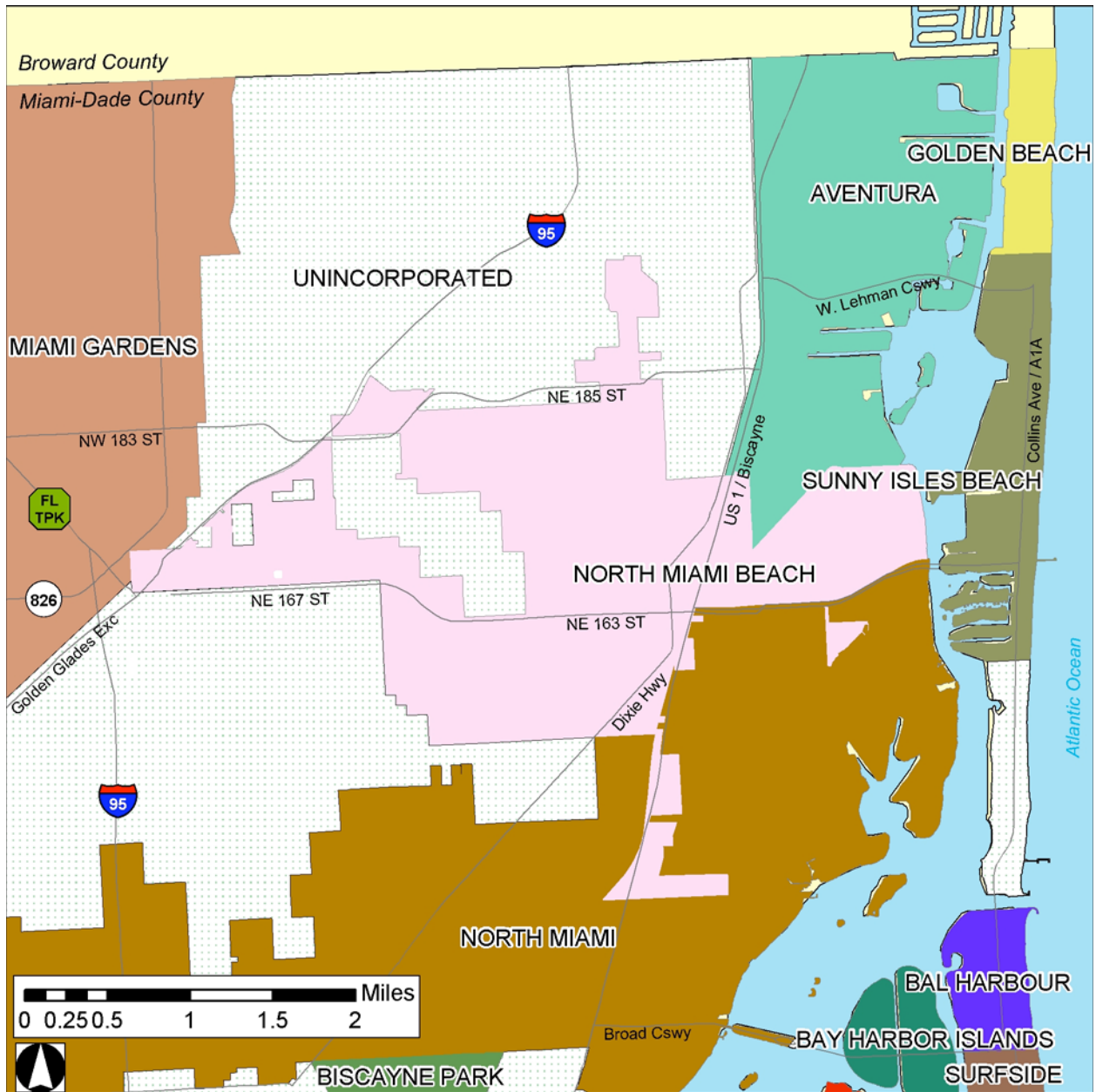
- Incorporate capital improvements affecting levels of service into the 5-Year Schedule of Capital Improvements;
- Designate the North Miami Beach Public Services Department to be responsible for monitoring the availability of water supply and demand; and
- Revise LOS standards for potable water from 150 to 144 gallons per capita per day.

The North Miami Beach City Commission unanimously approved the transmittal of the proposed amendment at its October 7, 2008 meeting.

Recommendation

Find the North Miami Beach 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

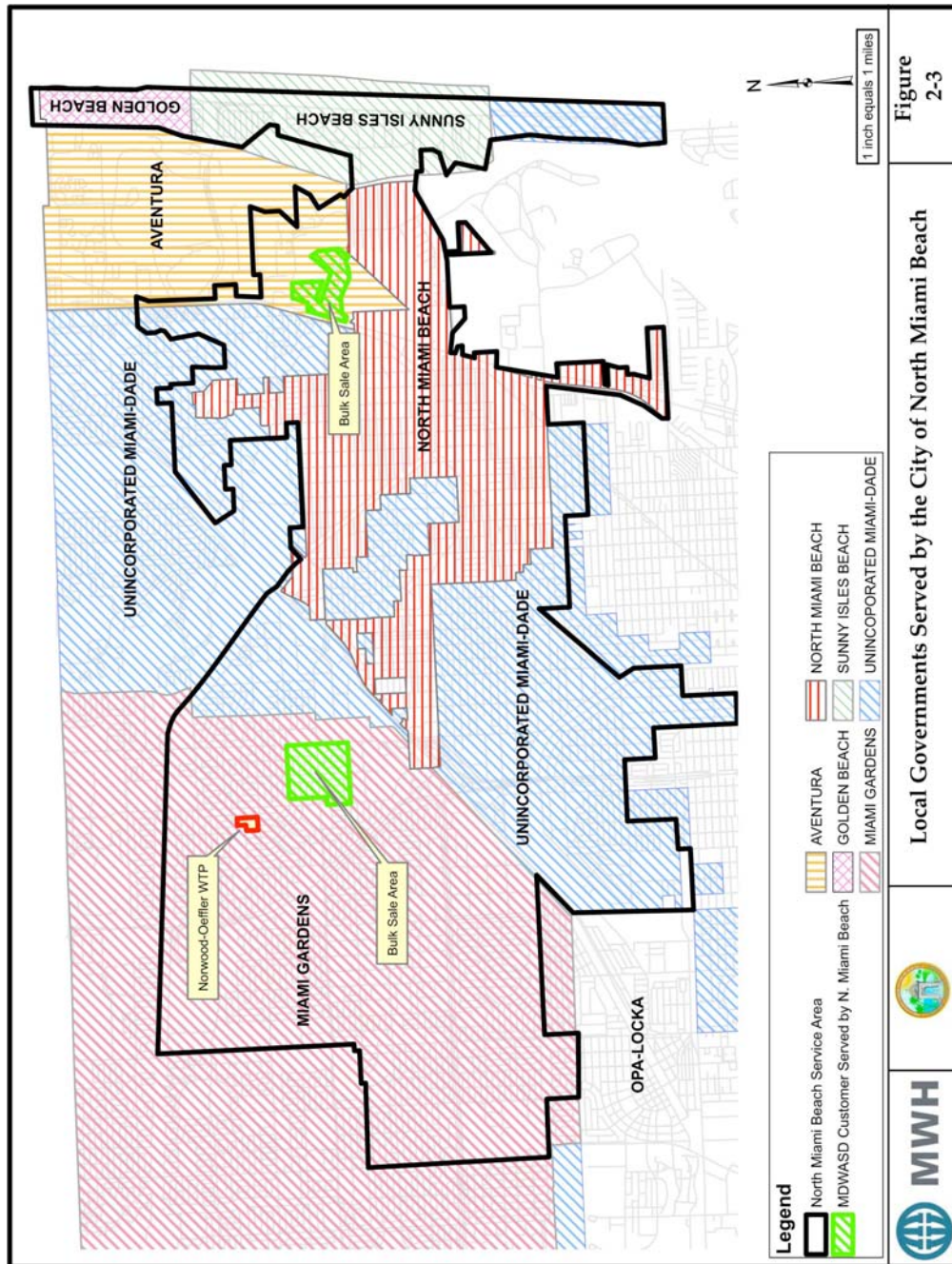
Location Map

North Miami Beach
Proposed Amendment #09-RWSP1

Source: Broward County, SFWMD, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Water Supply Service Areas

North Miami Beach
Proposed Amendment #09-RWSP1

Sources: City of North Miami Beach Work Plan