



# MEMORANDUM

AGENDA ITEM #6e

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DATE: DECEMBER 1, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: BAL HARBOUR VILLAGE PROPOSED COMPREHENSIVE PLAN AMENDMENT

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## Introduction

On November 11, 2008 Council staff received proposed plan amendment #09-RWSP1 to the Bal Harbour Village 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

Bay Harbour Village was incorporated in 1946 and is located in northeastern Miami-Dade County; bounded to the east by the Atlantic Ocean, to the south by the Town of Surfside, to the west by Bay Harbor Islands and Biscayne Bay, and to the north by Miami-Dade County's Haulover Park. The Village encompasses an area of approximately 438 acres (.68 square miles) and its population was estimated to be 3,058 in 2007. The Village was originally designed as a master-planned development and today the built environment has remained consistent with the master plan. The Village is substantially built-out with only 1.4 percent of developable land remaining vacant and does not anticipate future growth with the exception of residential redevelopment. The major land uses include beaches and waterways, residential, recreation and open space, and commercial.

Additional information on the Village and the Region can be found on the Council's website, [www.sfrpc.com](http://www.sfrpc.com).

## Summary of Staff Analysis

Proposed amendment #09-RWSP1 includes amendments to Future Land Use, Infrastructure, Conservation, Intergovernmental Coordination, and Capital Improvements Elements of the Bal Harbour Village Comprehensive Plan related to water supply planning. The general location of the Village 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 Bal Harbour Village proposed 10-Year Water Supply Facilities Work Plan (Work Plan) and related text amendments follow.

### Work Plan

Bal Harbour Village purchases and distributes potable water to its residents from Miami-Dade County Water and Sewer Department (MDWASD) through 20-Year wholesale potable water service agreement, which was renewed in July 2007. MDWASD serves approximately 90 percent of County residents within the Urban Development Boundary (UDB). Since the Village is dependent upon MDWASD for current and future water supply needs, the Village Work Plan has been drafted for consistency with 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.

The Village's Work Plan describes its service area relationship with the County; provides data and analysis on current and projected population, water supply, and demand through 2030; conservation programs; and support for AWS identified in the County Work Plan.

### Future Land Use Element

The key proposed changes to this element include new policies to consider the availability of water supply facilities when evaluating land use amendments or rezoning, conduct annual reviews of population estimates, and review anticipated development to ensure accurate population and water demand projections.

### Potable Water Sub-Element of the Infrastructure Element

The key proposed change to this element is the recognition of the Village Work Plan within the Comprehensive Plan to ensure that adequate water supplies are available to serve current and future growth. Proposed provisions direct the Village to assess projected needs and sources for at least 10 years;

update the Work Plan every 5 years and within 18 months of the *LECWSP Update*, in alignment with the County Work Plan; and continue implementing several conservation strategies. In addition, proposed revisions to the Potable Water Sub-Element's Data and Analysis section reflect the Village's relationship with the SFWMD and MDWASD for potable water supply and conservation.

#### Conservation Element

The key proposed changes to this element include policies that will enforce restrictions imposed by the SFWMD regarding landscape irrigation, guide the Village to develop and implement a Water Conservation Plan as required by the County, and implement rate structures which provide incentives to conserve water. In addition, updates to the Data and Analysis section reflect the Village's conservation initiatives.

#### Intergovernmental Coordination Element

The key proposed changes to this element include provisions to coordinate with and provide information to service providers (MDWASD), especially regarding population estimates and projections; and to review proposed amendments to LOS standards which may impact the Village at a future date.

#### Capital Improvements Element

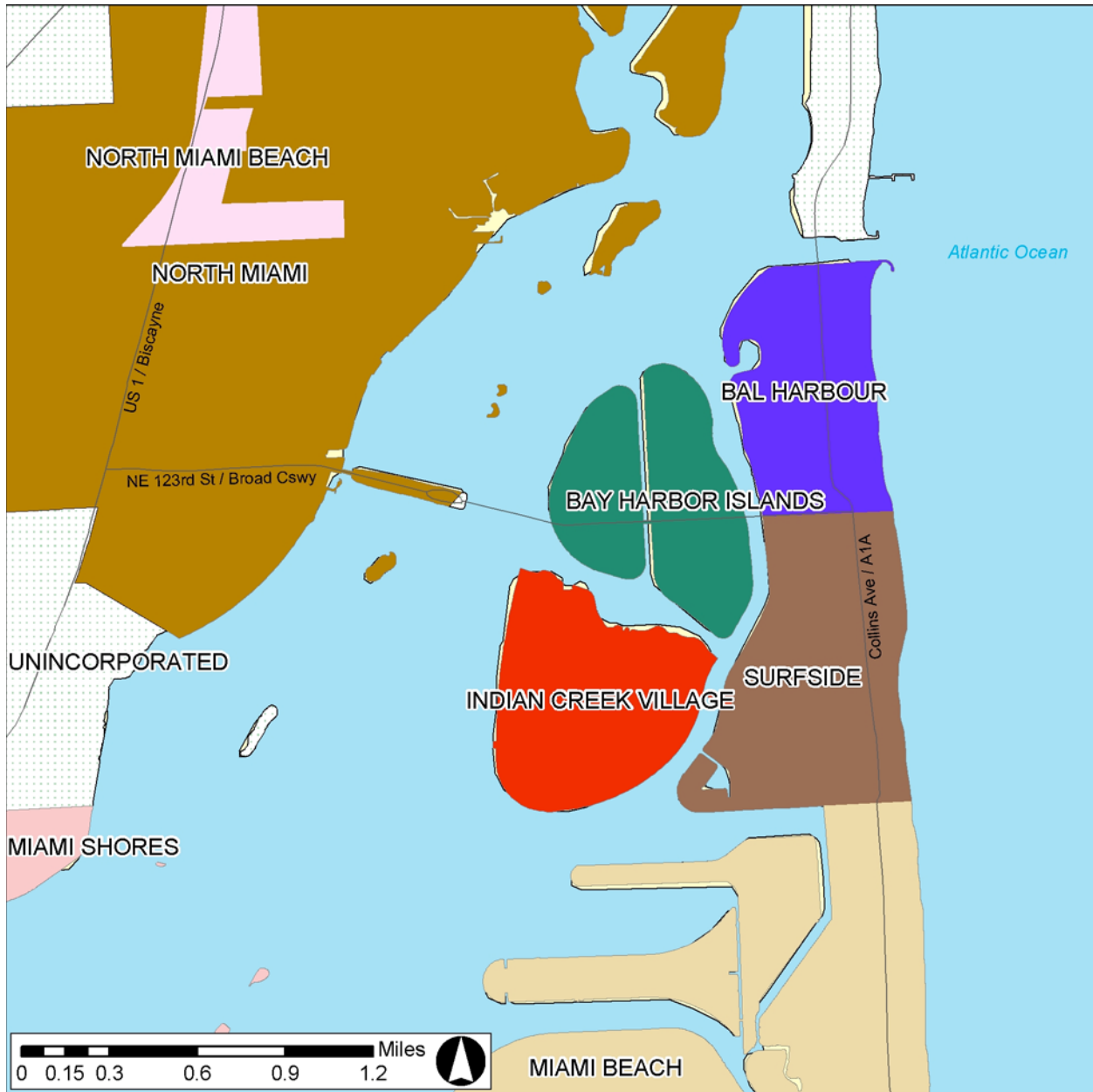
The key proposed policies direct the Village to annually update their 5-year schedule of capital improvements and to incorporate those projects identified in the Work Plan and/or the potable water service agreement with the County. In addition, the Data and Analysis section includes proposed revisions to reflect statutory requirements for the Village to maintain a Work Plan that will address capital improvements.

The Bal Harbour Village Council unanimously approved the transmittal of the proposed amendment at its October 21, 2008 meeting.

#### Recommendation

Find the Bal Harbour Village 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**

Bal Harbour Village  
Proposed Amendment #09-RWSP1

Sources: SFWMD, Miami-Dade County, SFRPC.

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