



MEMORANDUM

AGENDA ITEM #6d

DATE: FEBRUARY 2, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: VILLAGE OF PALMETTO BAY PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On December 27, 2008, Council staff received proposed plan amendment #09-RWSP1 to the Village of Palmetto Bay 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 Village of Palmetto Bay became the 32nd municipality in Miami-Dade County when it was incorporated on September 10, 2002. It is bounded on the north by S.W. 136th Street, the south by S.W. 184th Street, the west by the central commercial corridor of U.S. 1, and the east by Biscayne Bay. Adjacent municipalities include Pinecrest and Coral Gables to the north, Cutler Ridge to the south and unincorporated Miami-Dade County to the west. The Village is comprised of 5,415 acres of land, with the acreage consisting of approximately 52% residential land uses; 14% parks, conservation areas and water bodies; 2.5% vacant land; 17.5% transportation rights-of-way; 7% institutional uses; 4% commercial/office uses and 3% other non-residential uses. Approximately 85% of the residential units within the Village are single-family detached houses. The population in 2008 was estimated to be 25,170. Major parks in the Village include: Charles Deering Estate, Coral Reef, Perrine, and Perrine Wayside. A Florida Power and Light Plant and a U.S. Department of Agriculture Horticulture Research Station anchor the northeast portion of the Village.

Additional information on the Village 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, Conservation, Intergovernmental Coordination, Capital Improvements Elements, and the creation of a Water Supply Facilities Element 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.

Water Supply Facilities Element and Water Supply Facilities Work Plan (Work Plan)

The Village proposes to adopt a new element into the Comprehensive Plan to be known as the Water Supply Facilities Element, which will incorporate the Village Work Plan. The element's proposed goal is to provide a quality, dependable potable water supply sufficient to meet the existing and future needs of the Village. The proposed nine (9) objectives and related policies address potable water LOS standards, concurrency, conservation, coordination with the County on maintaining and expanding facilities, planning strategies for future growth (Work Plan), recharging groundwater and water quality, and wastewater reuse.

The Miami-Dade County Water and Sewer Department (MDWASD) provide potable water to the residents of Palmetto Bay through a retail service agreement. In addition, 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 County 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 Work Plan describes its service area relationship with the County, provides data and analysis on current and projected water supply and demand through 2029, and describes regional and local conservation and reuse initiatives, and capital improvements.

Comment

The proposed Village Work Plan states (page 11-7) that the Miami-Dade County Comprehensive Development Master Plan (CDMP) has established a "User" LOS standard for potable water of 200 gallons per capita per day (gpcd). However, the Miami-Dade CDMP has not adopted said "User" LOS standard. In addition, the Miami-Dade County Work Plan's water demand projections were based on a system-wide finished water daily per capita use rate of 155 gpcd. For consistency with the County, the Village should revise the Work Plan to reflect the most current CDMP LOS standards and revisit the Village's water demand projections and potable water LOS standard prior to adoption.

Future Land Use Element

The proposed changes to this element include a new policy (1.3.5) to implement the Village Work Plan in conjunction with the water supply plans of Miami-Dade County and the SFWMD. New policies (1.5.8 and 1.5.8) would ensure that development orders and/or a certificate of occupancy will not be issued unless adequate water supplies exist to serve new development.

Conservation, Intergovernmental Coordination, and Capital Improvements Elements

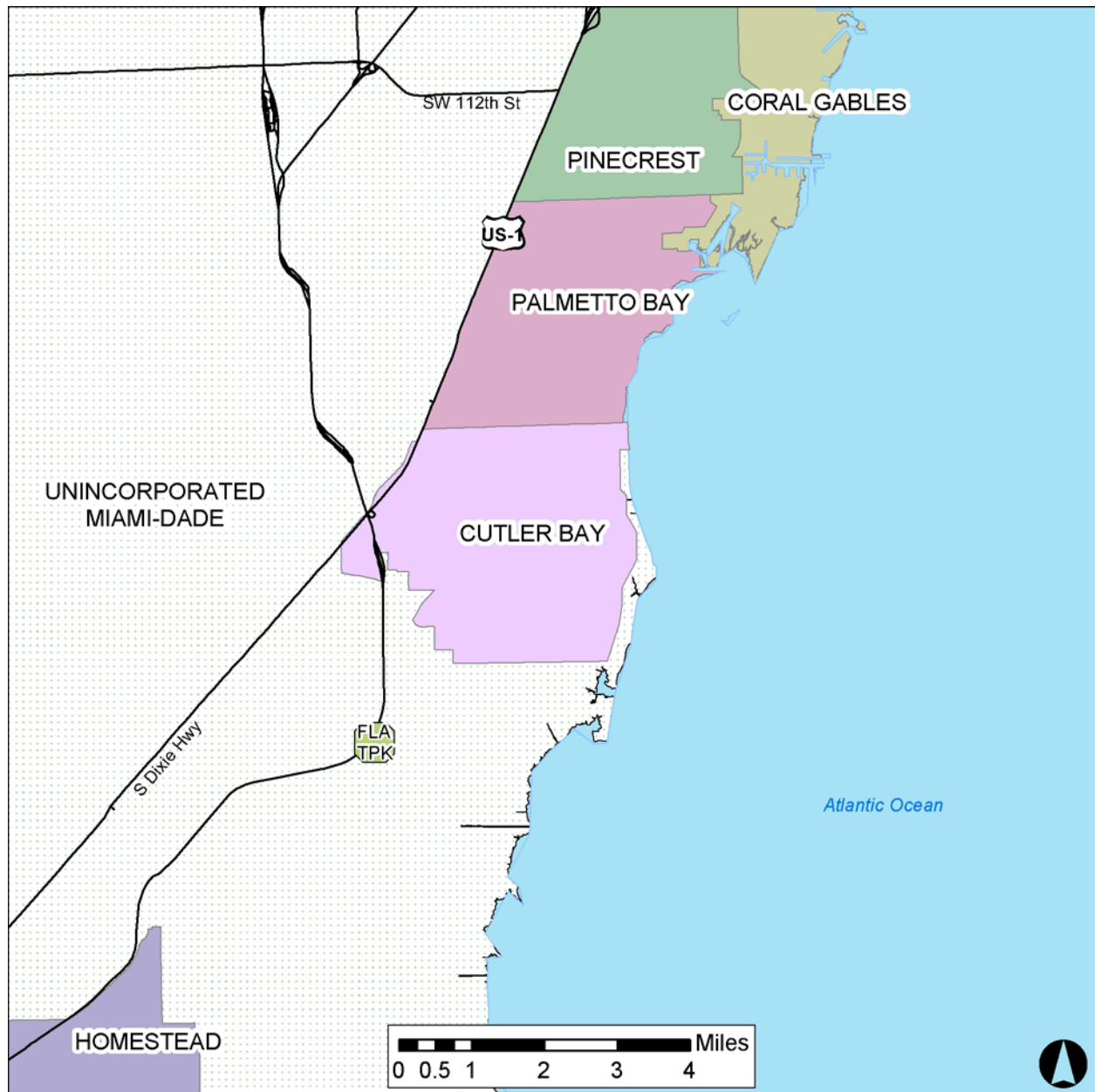
The proposed changes to these elements include minor revisions to provide for compliance with the proposed Water Supply Facilities Element and Work Plan.

The Village of Palmetto Bay Council unanimously approved the transmittal of the proposed amendment at its December 1, 2008 meeting.

Recommendation

Find the Village of Palmetto Bay 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

Village of Palmetto Bay
Proposed Amendment #09-RWSP1

Source: Miami-Dade County, SFWMD, SFRPC.

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