



# MEMORANDUM

AGENDA ITEM #6f

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DATE: FEBRUARY 2, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF SUNNY ISLES BEACH PROPOSED COMPREHENSIVE PLAN AMENDMENT

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## Introduction

On January 8, 2009 Council staff received proposed plan amendment #09-RWSP1 to the City of Sunny Isles 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 Sunny Isles Beach was incorporated in 1997. The City is located in northeast Miami-Dade County on the barrier island, south of the Town of Golden Beach. Sunny Isles Beach had a population of 15,315 in Census 2000, and was estimated to have 20,971 residents in 2008 (a growth of 31.7 percent since 2000). The City has an area of approximately 2.63 square miles and a density of 7,977 persons per square mile. The City is essentially built out, with less than one percent of developable land vacant. Recent redevelopment projects have included high rise condominiums and oceanfront hotels.

Additional information regarding the City or the Region may be found the Council's website a [www.sfrpc.com](http://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 City of Sunny Isles Beach Comprehensive Plan related to water supply planning. In addition, the annual update to the Capital Improvements Element is included in the amendment package. The general location of the City 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. The City of Sunny Isles Beach Commission approved transmittal of the proposed amendments by a unanimous vote on December 18, 2008.

A summary analysis of the City of Sunny Isles Beach proposed 10-Year Water Supply Facilities Work Plan (Work Plan) and related text amendments follow.

### Work Plan

The City of North Miami Beach (NMB) Utility owns, operates and maintains the potable water system that supplies all residential and commercial consumers within the City of Sunny Isles Beach on a retail basis. The NMB Utility provides potable water to its own residents as well as the cities of Golden Beach, and to portions of unincorporated Miami-Dade County, Miami Gardens, and Aventura. The total Utility water service area is approximately 28 square miles (see Attachment 2).

The main source of NMB Utility's water is from the Biscayne and Floridan Aquifers with the necessary lime-softening, reverse osmosis, and nano-filtration facilities for maintaining water quality. In 2007, NMB Utility renewed their 20-year water permit for an annual allocation of 14,009 million gallons. The Utility has identified adequate capacity to meet their current and projected demands. The NMB Work Plan and related proposed Comprehensive Plan amendments were reviewed by the South Florida Regional Planning Council on December 1, 2008 and found to be generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*.

The Sunny Isles Beach Work Plan describes the City's relationship with its water provider, including data and analysis on current and projected water supply and demand through 2027. The City's population projections identified in the 2005 Evaluation and Appraisal Report (based on the Shimberg Center for Affordable Housing) do not match the Work Plan's water supply population projections, which are numbers derived from the NMB Utility (based on the Bureau of Economic & Business Research (BEBR) and Transportation Analysis Zones (TAZ) data). In order to maintain consistency, the population projections developed by the NMB Utility were used for City water supply planning purposes.

### Future Land Use Element

The proposed change to this element is an additional policy to coordinate land use and future land use changes with the availability of water supply.

### Infrastructure Element

The proposed changes to this element include a provision to comply with and adopt by reference the NMB Work Plan. A new policy would also direct the City to maintain and update a Work Plan within all statutory requirements and for consistency with the plans of Miami-Dade County, SFWMD, and NMB.

#### Conservation Element

The proposed changes to this element include new policies to encourage the conservation of water through efficient appliances, requiring sub-metering in multi-family homes and promoting Florida Friendly Landscape Guidelines. Additional proposed policies would ensure necessary intergovernmental coordination for the water supply planning purposes.

#### Intergovernmental Coordination Element

The proposed changes to this element include new policies to update the City Work Plan and ensure that planning of potable water and sanitary sewer facilities are done in direct coordination with applicable municipalities, utilities, and agencies. The City proposes to adopt a revised potable water LOS standard consistent with their potable water service provider (NMB), of 144 gallons per capita per day.

#### Capital Improvements Element

The proposed changes to this element include the provision to maintain adequate water supplies and ensure availability to serve future development. In addition, the City proposes to adopt the update to the Capital Improvement Schedule (CIS) for 2008-2012 and to incorporate extra-jurisdictional capital improvements affecting City LOS standards by reference into the CIS.

#### *Comment*

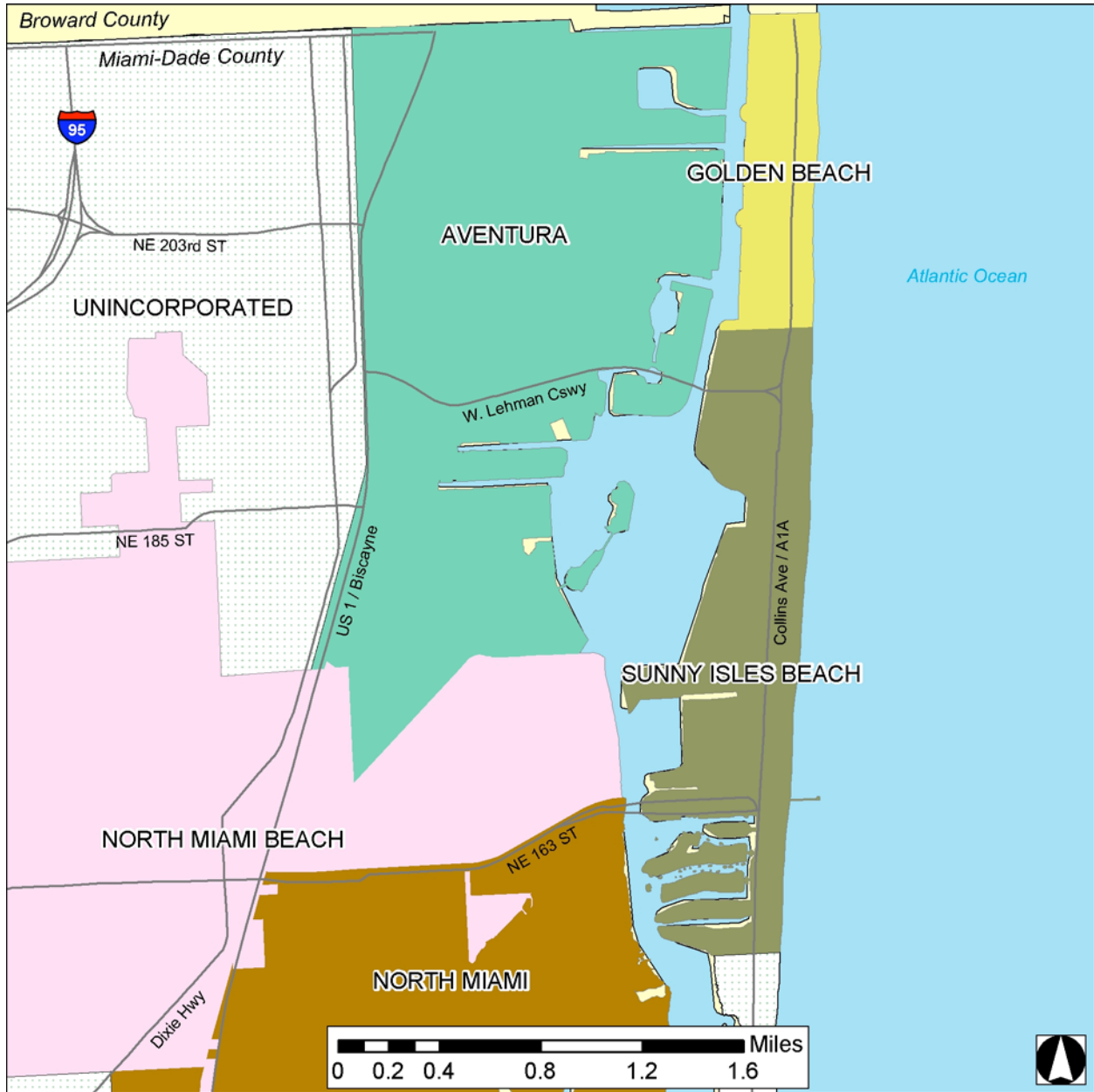
**The City has provided the necessary information for the required annual update of the Capital Improvements Element (CIE), but has not made that intent clear through their ordinance. The City should revise the ordinance to clearly state that in addition to fulfilling mandated requirements for water supply planning and adopting a Work Plan, the Capital Improvements Element (CIE) amendments fulfill the requirements of an annual update to the CIE.**

The City of Sunny Isles Beach Commission voted 4-0 to approve the transmittal of the proposed amendments at its October 14, 2008 meeting.

#### Recommendation

Find the City of Sunny Isles Beach proposed amendment package #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

City of Sunny Isles Beach  
Proposed Amendment #09-RWSP1

Sources: FDEP, SFWMD, Miami-Dade County, SFRPC.

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

# Attachment 2

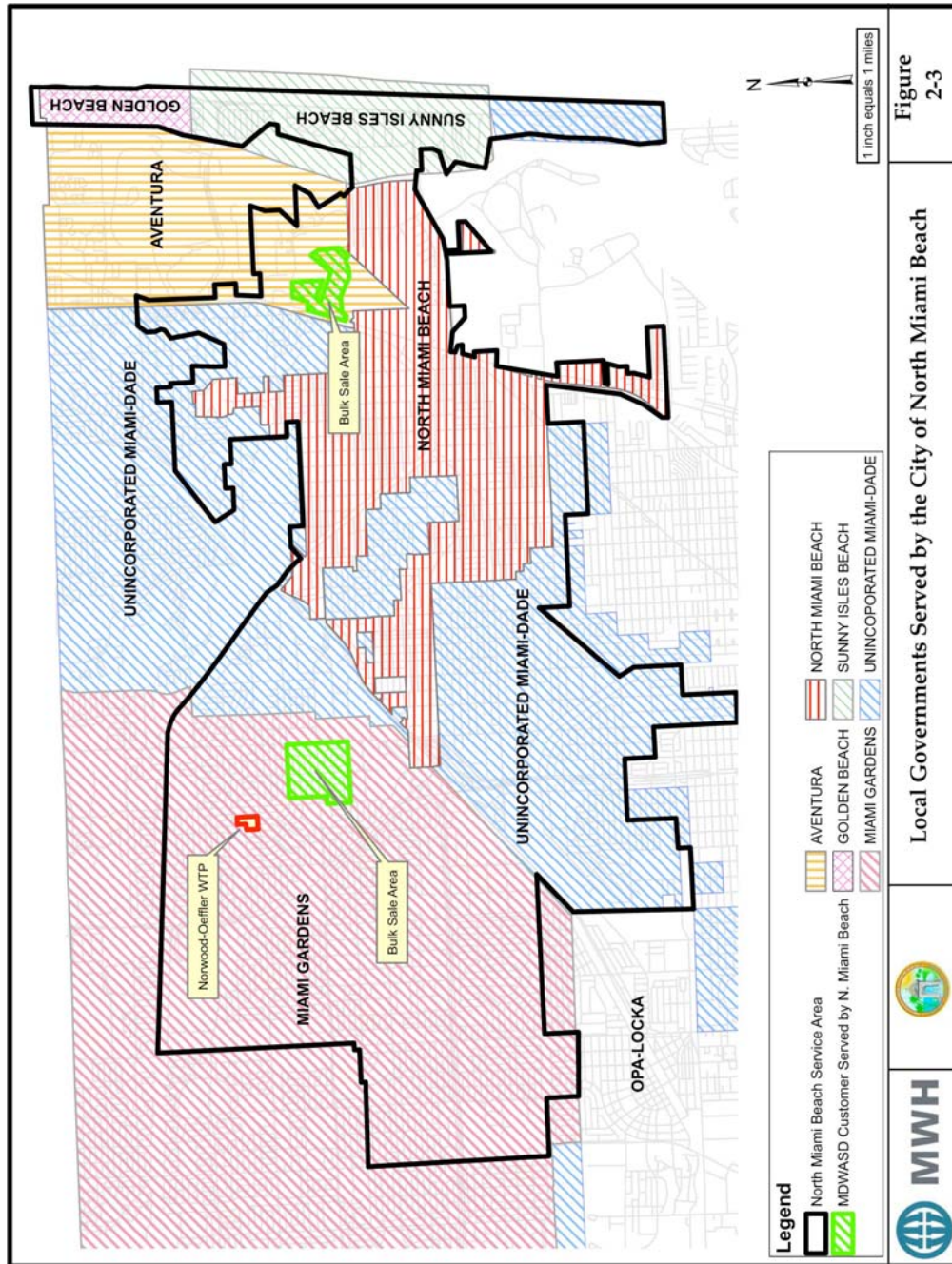


Figure 2-3

COMPREHENSIVE PLAN AMENDMENTS

**North Miami Beach Water Supply Service Area**

Sunny Isles Beach  
Proposed Amendment #09-RWSP1

Sources: City of North Miami Beach Work Plan