



MEMORANDUM

AGENDA ITEM #7i

DATE: JANUARY 5, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF LAYTON ADOPTED COMPREHENSIVE PLAN AMENDMENT

Introduction

On December 19, 2008 Council staff received adopted plan amendment #08-RWSP1 to the City of Layton Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment was reviewed at the October 6, 2008 Council meeting and found to be generally consistent with the *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 Layton is located at mile marker 68 on Long Key in the Florida Keys, had a population of 205 in 2008, and a land area of 100 acres or 0.16 square miles. Its population density is approximately 1,288 people per square mile. Layton's population has increased at a rate of 1.2% per year. The City was incorporated in 1964 by Delbert L. Layton, and experienced its greatest population growth between 1980 and 1990. Approaching buildout, most of the City's vacant land has been designated for residential and conservation uses. Like the rest of Monroe County, Layton is dealing with the issues of human impacts on the environment, affordable housing supply and emergency evacuation.

Additional information on the City and the Region can be found on the Council's website, www.sfrpc.com.

Water Supply Planning

The text amendments in this adopted 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.

City of Layton Work Plan

The Florida Keys Aqueduct Authority (FKAA) provides potable water to the City of Layton's approximately 196 permanent residents and a functional population of 351 (including permanent and seasonal residents and day visitors). The FKAA serves the entire population of Monroe County, whose functional population is estimated at approximately 155,000. Layton represents only 0.13 percent of the FKAA service area. Since the City is dependent upon FKAA for its current and future water supply needs, the City's Work Plan has been drafted for consistency with the FKAA 20-Year Water System Capital Improvement Master Plan (Final) dated December 2006. By 2020, the City's projected functional population of 227 will demand potable water in the amount of .033 million gallons per day (MGD). The Work Plan refers to the FKAA's conservation, reuse, and capital improvement projects for alternative water supplies, and various capacity and facility improvements that are being planned to meet the water supply needs of Layton and all of Monroe County.

Summary of Staff Analysis

Adopted amendment package #08-RWSP1 was submitted with minor revisions based on the November 7, 2008 Objections, Recommendations, and Comments (ORC) Report issued by Department of Community Affairs (DCA). In response, the City adopted new policies in the Conservation and Infrastructure Element to outline strategies for water conservation measures. Within the Intergovernmental Coordination Element, new policies were adopted to ensure adequate water supplies will be available to serve new development and to direct the City to update its Work Plan accordingly post revisions to the *LECWSP*.

The City Work Plan was submitted with expanded descriptions on the FKAA's water service area and facilities, CUP, AWS projects, and facility improvements.

Staff analysis confirms that adopted amendment #08-RWSP1 is generally consistent with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*. The general location of the City is shown in Attachment 1.

The City of Layton Council unanimously approved the transmittal of the adopted amendment at its December 4, 2008 meeting.

Recommendation

Find City of Layton adopted amendment #08-RWSP1 generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Layton
Adopted Amendment #08-RWSP1

Sources: FDEP, Monroe County, SFRPC.

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