



# MEMORANDUM

AGENDA ITEM #6c

---

DATE: JANUARY 4, 2010  
TO: COUNCIL MEMBERS  
FROM: STAFF  
SUBJECT: CITY OF MIAMI PROPOSED COMPREHENSIVE PLAN AMENDMENT

---

## Introduction

On December 16, 2009, Council staff received proposed plan amendment #10-RWSP1 to the City of Miami Comprehensive Neighborhood 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

Miami, the second most populous city in the state, had a population of 417,451 in 2009, a 15.2% increase from the year 2000 population. The City was incorporated in 1896. The City's economic bases are in tourism and international commerce with Latin America, the Caribbean and Europe. The City boasts an ethnically diverse population and serves as a major port of entry for immigration from foreign countries. Considered to be fully developed, the City nevertheless has approximately 1,000 acres (approximately 1.6 square miles) of vacant land scattered throughout the City on small parcels. In addition, much of the developed land is designated for land use densities greater than the existing development. With its location at the heart of the metropolitan area, and its access to mass transit, Miami is an ideal location for infill and redevelopment. The general location of the City is shown in Attachment 1.

## Summary of Staff Analysis

Proposed amendment #10-RWSP1 includes amendments to the Natural Groundwater Aquifer Recharge, Potable Water, Natural Resource Conservation, Capital Improvements, and Intergovernmental Coordination Elements of the City of Miami Comprehensive Neighborhood Plan related to water supply planning.

## **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 with water supply planning.

#### 10-Year Water Supply Facilities Work Plan (Work Plan)

Residents of the City of Miami obtain their potable water directly from the Miami-Dade County Water and Sewer Department (MDWASD). Under this arrangement, the City coordinates with MDWASD to ensure that enough capacity is available for existing and future customers and that supporting infrastructure is planned to meet future demand. As a retail buyer from MDWASD, the City's Work Plan references the Miami-Dade County's 20-Year Work Plan, found in compliance July 18, 2008, by the Florida Department of Community Affairs.

The City of Miami is served by the Alexander Orr, Jr. sub-area and Hialeah-Preston sub-area Water Treatment Plants. The Alexander Orr, Jr. sub-area has a total designated capacity of approximately 308 million gallons of water per day (MGD); and the Hialeah-Preston sub-area has a designated capacity of about 295 MGD. The City of Miami retail customers account for approximately 17 percent of the MDWASD potable water service area. Several conservation strategies, water use efficiencies and AWS projects are planned throughout Miami-Dade County to meet projected future demands. Floridan Aquifer blending, reverse osmosis water treatment plants and groundwater recharge processes are planned from 2007-2028.

#### Natural Groundwater Aquifer Recharge Element

The proposed changes to this Element include commitments to work with Miami-Dade County to develop practices that will maintain the Biscayne Aquifer as a viable water supply source and develop AWS sources to supplement future withdrawals.

#### Potable Water Element

The proposed changes to this Element would include the adoption of the Work Plan and a commitment to maintain an updated Work Plan at a minimum every five years and within 18 months of an approved *LECWSP*. Proposed Policies commit the City to participate in the development of programs that will monitor Levels of Service (LOS) Standards with Miami-Dade County and pursue the development of new potable water well fields and alternative water supplies.

#### Natural Resources Conservation

The proposed changes to this Element reference the City's Work Plan; revise references to MDWASD; and reinforce existing water conservation measures, such as high efficiency plumbing fixture

requirements in the City's Building Code. The Comprehensive Neighborhood Plan has several existing water conservation policies.

#### Capital Improvements Element

The proposed change to this Element would establish the MDWASD as the responsible entity for monitoring the availability of water supplies for all water uses within the City and implementing a system that links water supplies to the permitting of new development.

#### Intergovernmental Coordination

The proposed changes to this Element ensure the direct coordination with MDWASD and compatibility with the *LECWSP* in the development of future water supply plans. One provision is participation in the Miami-Dade Planners' Technical Committee to share resources regarding water supply needs and coordinate water issues. A proposed Policy would establish a process by which the City will require application review by MDWASD during the City's site plan review process prior to approval of a building permit in order to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy.

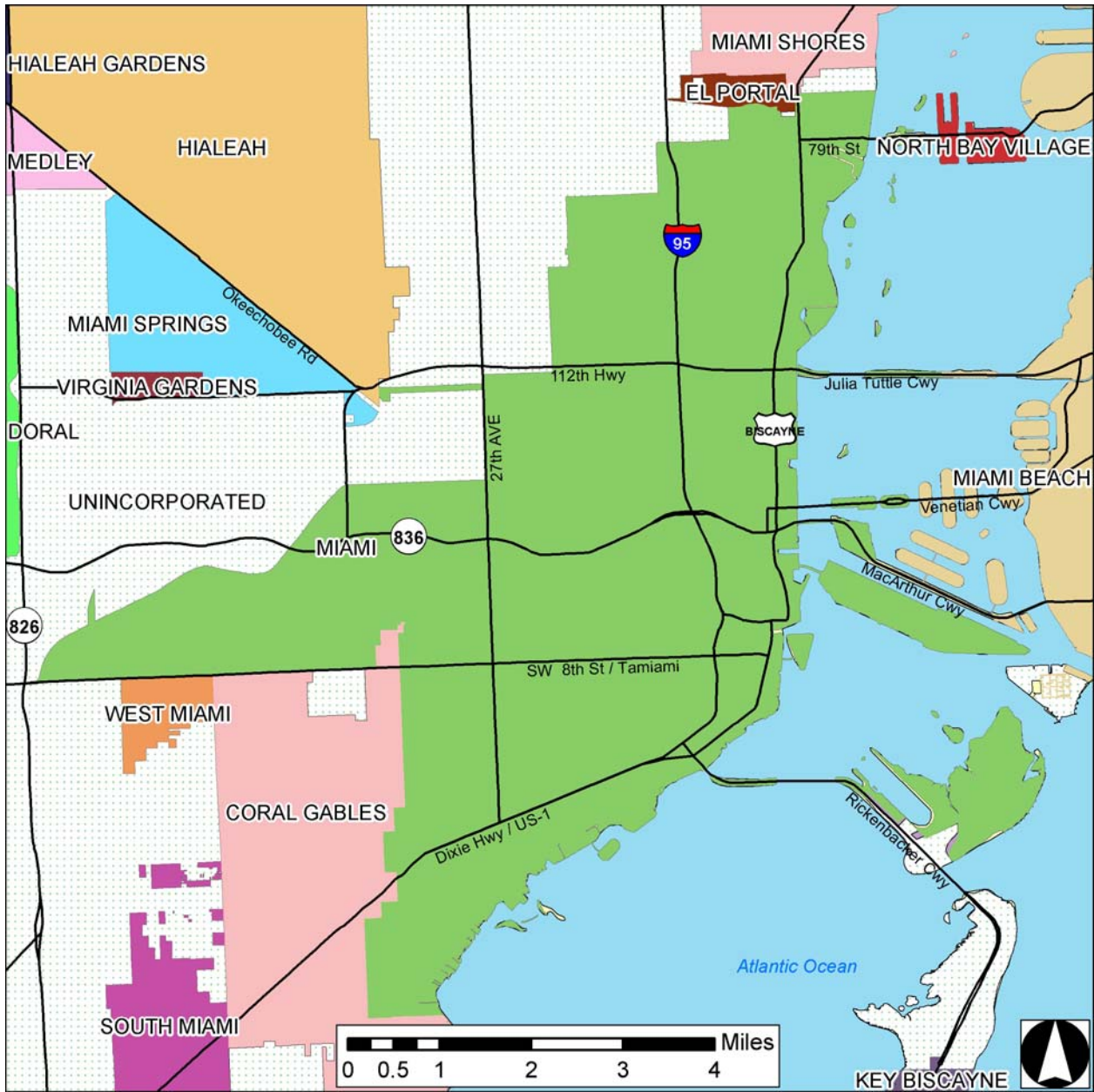
Staff analysis confirms that the proposed amendments are generally consistent with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*.

The City of Miami Commission unanimously approved the transmittal of the proposed amendment at its December 10, 2009 meeting.

#### Recommendation

Find the City of Miami proposed amendment #10-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

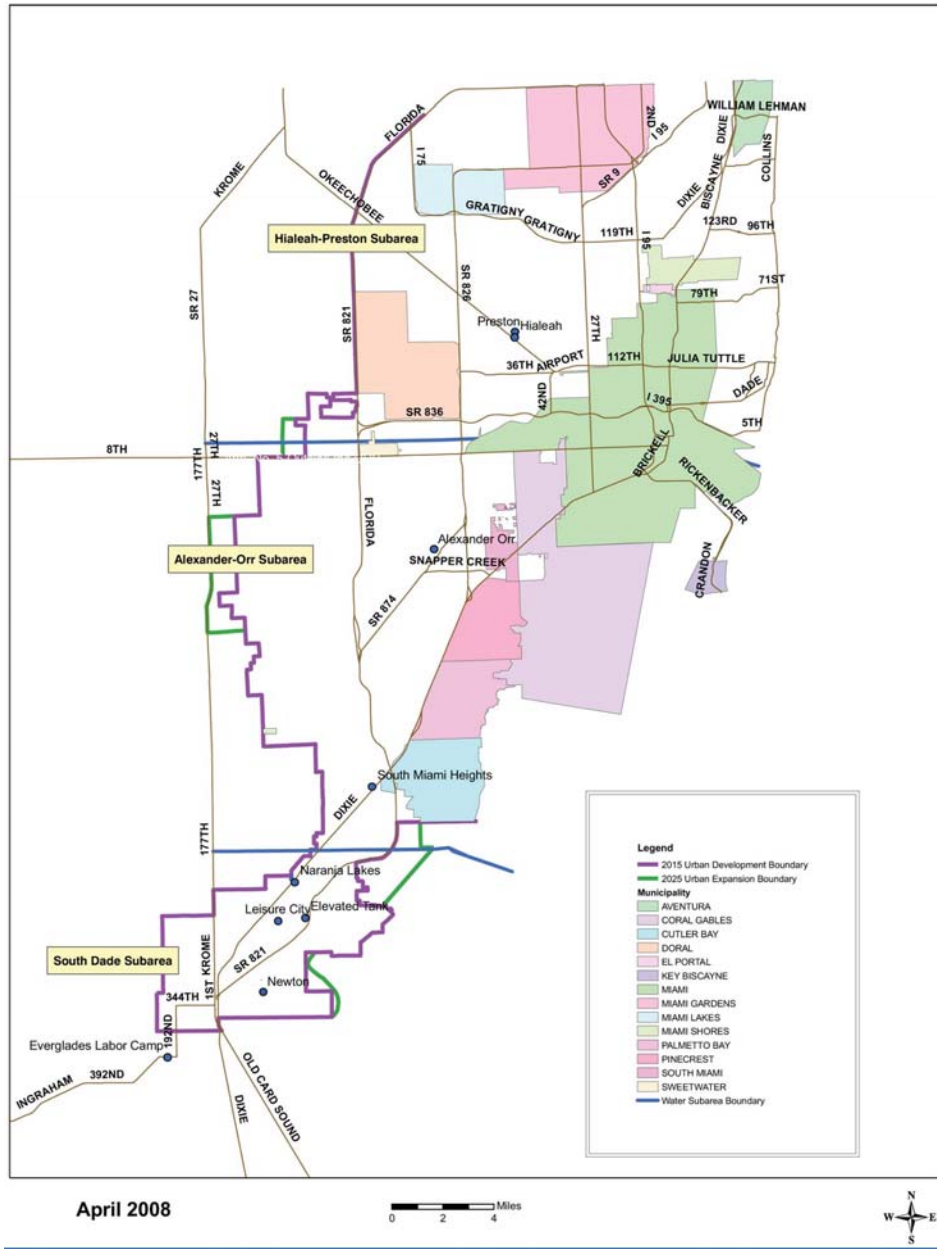
### Location Map

City of Miami  
Proposed Amendment #10-RWSP1

Source: Miami-Dade County, SFWMD, SFRPC.

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

## Attachment 2



### COMPREHENSIVE PLAN AMENDMENTS

#### MDWASD Water Supply Municipal Retail Service Area

City of Miami  
Proposed Amendment #10-RWSP1

Source: Miami-Dade County 10-Year Water Supply Facilities Work Plan, April 2008

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