



# MEMORANDUM

AGENDA ITEM #6e

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DATE: MARCH 2, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF AVENTURA PROPOSED COMPREHENSIVE PLAN AMENDMENT

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## Introduction

On February 2, 2009, Council staff received proposed plan amendment #09-RWSP1 to the City of Aventura 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 Aventura, located in northeast Miami-Dade County, was incorporated in November 1995. It began as a master planned community called Turnberry Isle. The surrounding communities include Sunny Isles Beach and Golden Beach to the east, North Miami Beach to the south, portions of Unincorporated Miami-Dade County to the west, and Hallandale Beach in Broward County to the north. The City contains a land area of approximately 3.2 square miles. The population was estimated to be 31,044 in 2008, a 22.8 percent increase from the 2000 population. The City's commercial "spine" is located along the Biscayne Boulevard/U.S. 1 Corridor, between the Broward County line and the City of North Miami. The primary land uses in the City are residential (26%), commercial (16%), recreation and open space (12%), and water bodies (26%). No public schools are currently located within the City. The City is substantially built-out, with only 5% vacant land. Redevelopment is an emerging issue.

The general location of the City is shown in Attachment 1. 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 the Future Land Use, Infrastructure, Capital Improvements, Intergovernmental Coordination, and the Conservation and Coastal Management Elements related to water supply planning.

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 with water supply planning.

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

The City of Aventura receives potable water from both Miami-Dade County Water and Sewer Department (MDWASD) and the City of North Miami Beach (NMB) through retail service agreements [See Attachment 2]. Since the City is dependent upon MDWASD and NMB for current and future water supply needs, the City Work Plan has been drafted for consistency with both the County Work Plan and the NMB Work Plan.

Both MDWASD and NMB renewed their 20-Year Consumptive Use Permits (CUP) in 2007. MDWASD serves approximately 90 percent of County residents within the Urban Development Boundary (UDB). 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. NMB provides potable water to its residents as well as the City of Golden Beach, and to portions of unincorporated Miami-Dade County, Miami Gardens, and Aventura. The proposed NMB Work Plan and related 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 City Work Plan describes its service area relationship with the County and NMB, provides data and analysis on current and projected water supply and demand through 2030, describes local and regional conservation and reuse initiatives, and identifies their providers' capital improvements.

#### Future Land Use Element

The proposed changes to this element include new policies (7.2 and 7.3) to address concurrency management by coordinating current and future land uses with the availability of water supply through the City's Work Plan and Land Development Regulations, and requiring Future Land Use Map amendments to provide data and analysis demonstrating adequate water and facilities are or will be available to serve new development.

#### Infrastructure Element

The proposed changes to this element include revised potable water LOS standards that reflect the City's water providers' (MDWASD and NMB) LOS standards. Policy 2.3 includes a revision to address concurrency management prior to approval of a building permit. New Policy 2.7 would adopt the City's Work Plan, dated December 9, 2008, by reference into the Comprehensive Plan and direct the City to maintain it for consistency with the SFWMD, NMB, and County Work Plans.

#### Capital Improvements Element

The proposed change to this element would revise potable water LOS standards as noted in the Infrastructure Element above.

#### Intergovernmental Coordination Element

The proposed changes to this element would revise Policy 2.3 to direct the City to coordinate its Work Plan with the plans of the SFWMD, MDWASD, and NMB. New Policy 2.4 would provide implementation strategies for ensuring potable water LOS standards are met and revised if needed.

#### Conservation and Coastal Management Element

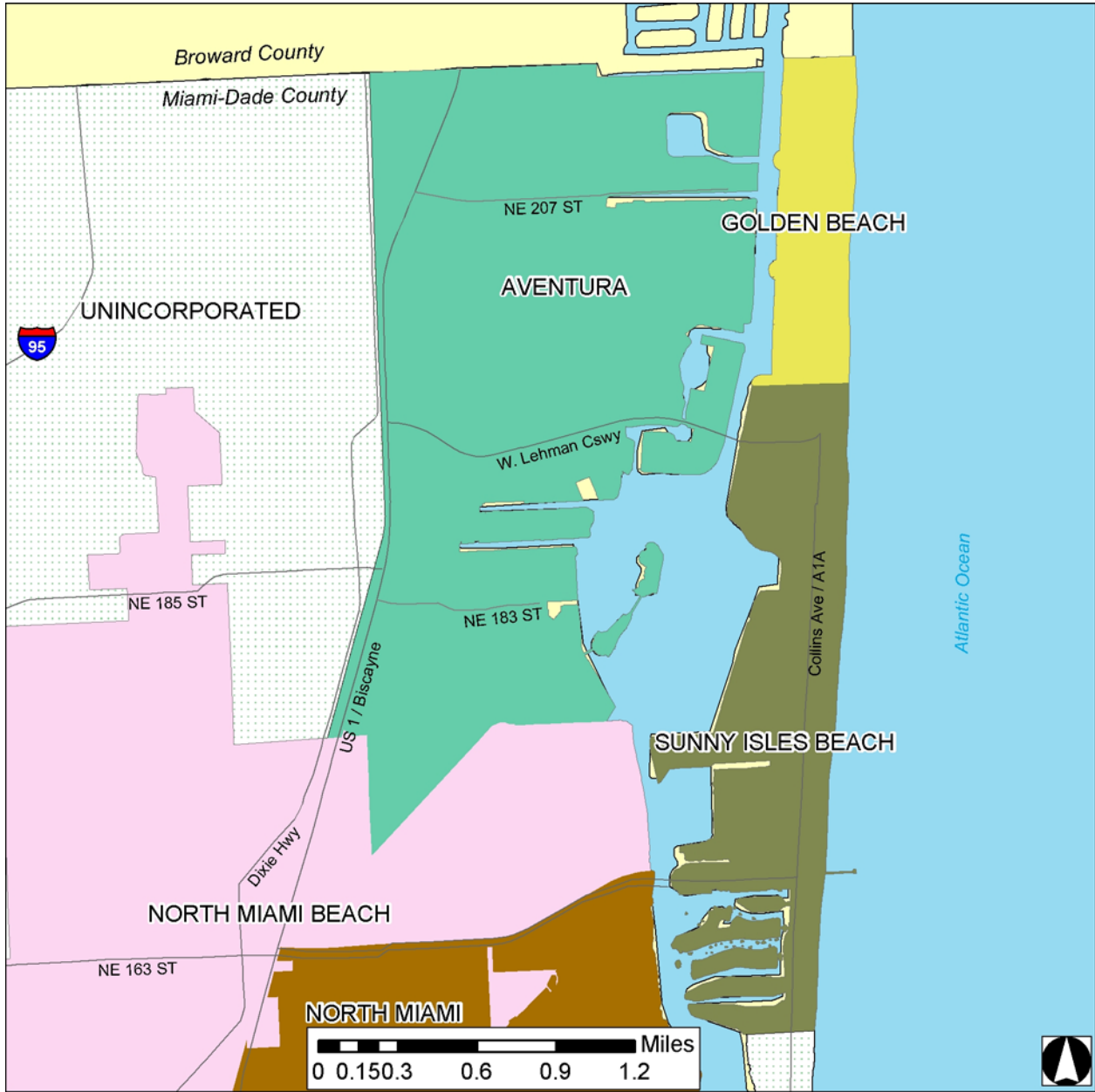
The proposed changes to this element would direct the City to cooperate with the County and NMB to study the feasibility of reuse, implement water demand management policies, ensure water concurrency, and to conserve. The City would also require the use of water saving plumbing fixtures in new- or re-development as set forth in the Miami-Dade County Ordinance #08-14.

The City of Aventura Commission unanimously approved the transmittal of the proposed amendment at its January 13, 2009, meeting.

#### Recommendation

Find the City of Aventura 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

City of Aventura  
Proposed Amendment #09-RWSP1

Source: Miami-Dade County, SFWMD, SFRPC.

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

## Attachment 2

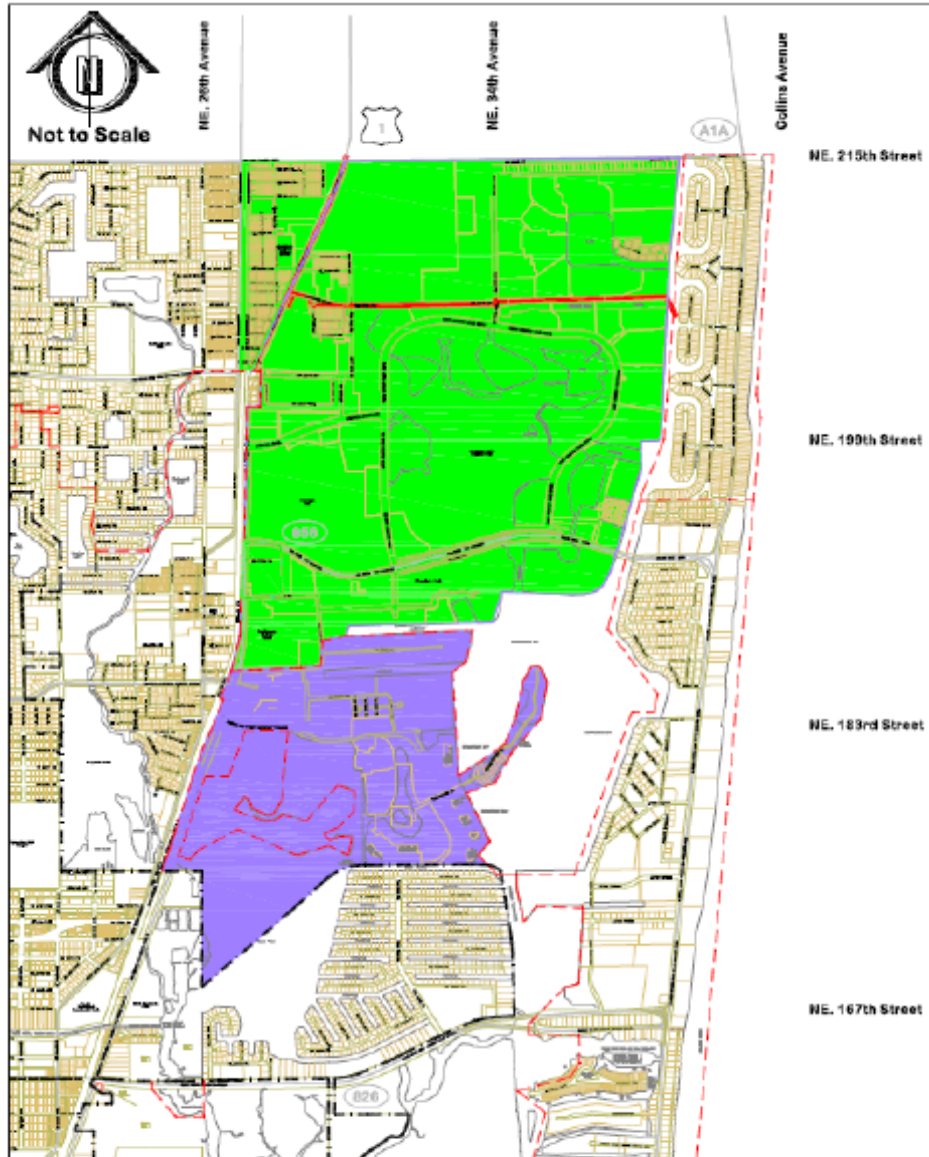




Figure 1  
**Water Supply Providers**

-  Serviced by Miami-Dade WASA
-  Serviced by City of North Miami Beach

### COMPREHENSIVE PLAN AMENDMENTS

#### Water Supply Providers

City of Aventura  
Proposed Amendment #09-RWSP1

Source: City of Aventura 10-Year Water Supply Facilities Work Plan, December 2008

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