



MEMORANDUM

AGENDA ITEM #7b

DATE: MARCH 2, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: INDIAN CREEK VILLAGE ADOPTED COMPREHENSIVE PLAN AMENDMENT

Introduction

On January 29, 2009, Council staff received adopted plan amendment #09-RWSP1 to the Village of Indian Creek Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment #09-RWSP1 was reviewed at the November 3, 2008, Council meeting and found to be generally consistent with the *SRPP*, with the exception of the amendments to the Intergovernmental Coordination Element. 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

Indian Creek Village is a municipality of 58 permanent residents (2005 Census estimate) located in northeast Miami-Dade County. The community was incorporated in 1939. It is located on a 299.2-acre island and is surrounded by Biscayne Bay and its tributaries. Adjacent municipalities include Bay Harbor Islands to the north, Surfside to the east, and Miami Beach to the south. Indian Creek Village consists of 37 waterfront residential homes, the 187.5 acre Indian Creek Country Club, and one road. Access to the Village is provided by 91st Street. There is no commercial, industrial, or multi-family residential development in the Village. There are no opportunities for the Village to expand, and population growth is limited by its small size and limited number of developable lots.

The general location of the Village is shown in Attachment 1. Additional information on the Village 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 with water supply planning.

Indian Creek Village Work Plan

The Work Plan was adopted in the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of the Village's Comprehensive Plan. The Village is a wholesale customer of Miami-Dade County Water and Sewer Department (MDWASD), receiving service through a 20-Year service agreement. The Village Work Plan addresses water supply demand and projections based directly on coordination with MDWASD and the Miami-Dade County Water Supply Facilities 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.

Summary of Staff Analysis

Adopted amendment package #09-RWSP1 was submitted with revisions based on the December 1, 2008 Objections, Recommendations, and Comments (ORC) Report issued by DCA. In response, the Village revised policies in the Intergovernmental Coordination, Capital Improvements and Conservation Elements to ensure the availability of water to meet new development, outline specific water conservation measures, and add necessary provisions for a coordinated water supply planning effort.

Additional information was submitted with the adopted amendment to address an apparent inconsistency between the Village's and Miami-Dade County's water supply LOS standards. The specific characteristics of Indian Creek Village, a substantially developed, single-family neighborhood of 37 households with only three vacant parcels, create a unique water supply planning and coordination situation that justifies a negligible difference in LOS standards.

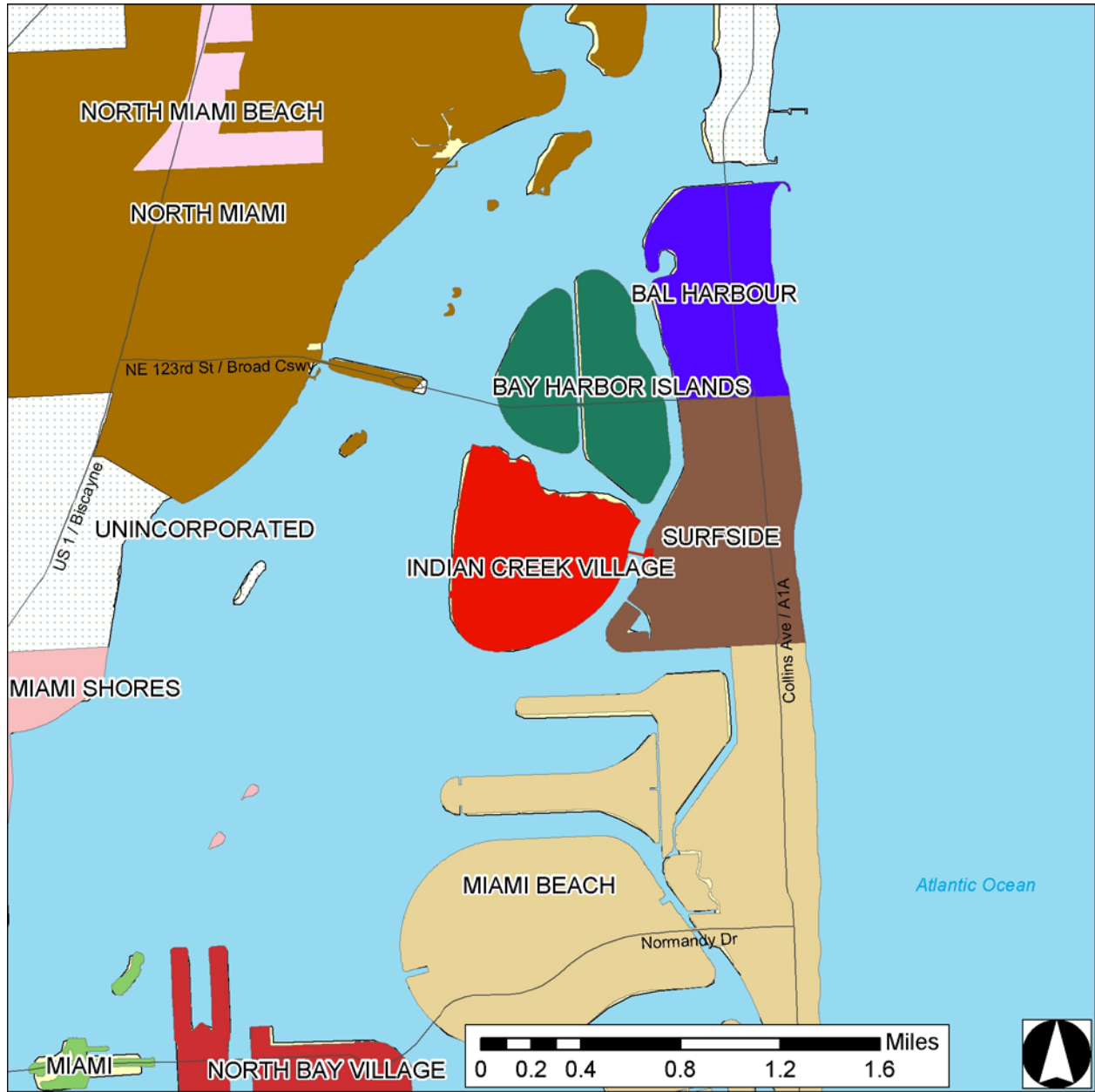
Staff analysis confirms that the Indian Creek Village adopted amendment #09-RWSP1 is generally consistent with and supportive of the goals and policies *Strategic Regional Policy Plan for South Florida*.

The Indian Creek Village Council unanimously adopted the amendment at its January 20, 2009, meeting.

Recommendation

Find Indian Creek Village adopted 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

Indian Creek Village
Adopted Amendment #09-RWSP1

Sources: FDEP, Miami-Dade County, SFRPC.

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