



MEMORANDUM

AGENDA ITEM #6b

DATE: NOVEMBER 2, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF FLORIDA CITY PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On September 25, 2009, Council staff received proposed plan amendment #09-RWSP1 to the City of Florida City 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 Florida City is located at the southern end of Miami-Dade County, south and west of the City of Homestead, north of the Florida Keys, and east of the Florida Everglades. Miami-Dade County's Urban Development Boundary (UDB) runs close to, and at times borders, the City's southern boundary. Incorporated in 1914, the City's estimated population in 2008 was 10,193, representing a 30% percent increase over the year 2000 population. As a result of urban growth pressures and the declining stock of vacant land in western Miami-Dade and Broward Counties, the South Miami-Dade area has entered a period of rapid increase in residential development and a corresponding loss of agricultural land. Currently one of the region's most economically disadvantaged communities, Florida City is still attempting to recover from the impacts of Hurricane Andrew in 1992, and at 38.2% (2000 Census), its high rate of poverty has created an urgent need for the City to address economic development and a greater mix of housing opportunities for its residents. Hoping to capitalize on South Miami-Dade's new era of growth and the City's unique location at the entrance to the Florida Keys and the Florida Everglades, Florida City is attempting to improve its economic and financial foundations by pursuing development, redevelopment and economic expansion. A map depicting the general location of the City is included in Attachment 1.

Summary of Staff Analysis

Proposed amendment package #09-RWSP1 includes amendments to the Utilities, Conservation, Intergovernmental Coordination, and Capital Improvements Elements, 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 supply (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, Intergovernmental Coordination, Capital Improvements, Conservation, and Future Land Use Elements may need to be revised for consistency of water supply planning.

Water Supply Facilities Work Plan (Work Plan)

Residents and businesses within Florida City receive potable water through the City's Utility Department, which is responsible for ensuring that capacity is available for existing and future populations. The Miami-Dade County Water and Sewer Department (MDWASD) provides water to the City and includes a service area within portions of the City's boundaries, specifically agricultural lands recently annexed by the City. In addition, a limited number of properties are provided water by the City of Homestead. A map of the service areas is included in Attachment 2.

The City's Work Plan describes its water service provider relationships, including service area boundaries, facilities, demand, capacity, an AWS project, and conservation initiatives. The City has encountered significant leakage problems with the existing water distribution system. Prior water demand figures have not been reflective of actual consumption rates. The City is undergoing infrastructure improvements by replacing leaking lines, and proposes an aggressive water conservation program to reduce water consumption below 145 gallons per capita per day (gpcpd). The Miami-Dade County Work Plan was found in compliance on July 21, 2008 by the Florida Department of Community Affairs (DCA). The City of Homestead Work Plan was found to be not in compliance by DCA on September 14, 2009.

Comment

The Work Plan indicates that a series of properties on the south side of Lucy Street, east of U.S. 1, receive water from the City of Homestead. Although an informal agreement exists between the municipalities, the exact number of properties and water demand has not been identified. In addition, DCA has issued a Statement of Intent to find the City of Homestead Work Plan and related amendments non compliant.

Council Staff recommends that the City revise its Work Plan to incorporate accurate information for all areas within the City's municipal boundaries, including portions serviced by other water supply providers. Council staff notes that proposed Intergovernmental Coordination Element Policy 5f outlines the City's commitment to coordinate with the City of Homestead regarding service area boundaries and projected service area populations.

Utilities Element

The proposed changes to this Element include the incorporation of the Work Plan into the Comprehensive Plan to coordinate the expansion and upgrade of facilities used to withdraw, transmit, treat, store, and distribute potable water. The City proposed to revise the LOS Standard for minimum potable water flows to 145 gpcd and a water treatment production peak capacity of approximately 2.34 MGD.

Conservation Element

The key proposed changes to this Element would require the City to develop and maintain a Work Plan that provides for the maximization and efficient use of ground water, and work towards utilizing AWS.

Intergovernmental Coordination Element

The key proposed changes to this Element would include new Policies to maintain consistency with the Work Plans of the County and the SFWMD. Additional proposed Policies provide for the continued coordination with the City of Homestead and Miami-Dade County related to service area boundaries and population projections. The City has identified several local and regional partners to participate with for future water supply planning efforts.

Capital Improvements Element

The proposed change to this Element would ensure that updates to the 5-Year Schedule of Capital Improvements include projects identified in the Work Plan.

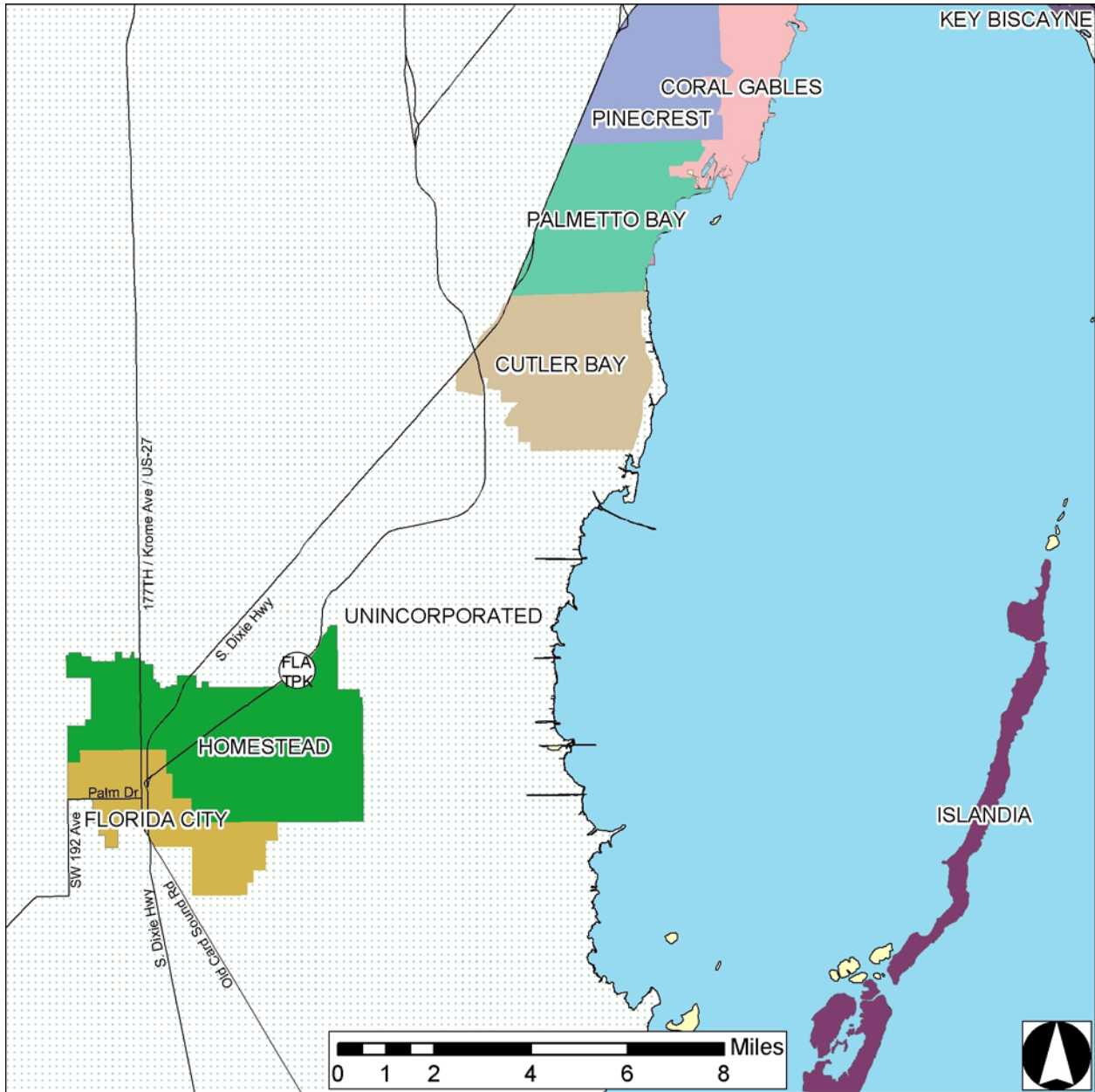
Staff analysis confirms that the proposed amendments are generally consistent with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*.

The City of Florida City Commission unanimously approved the transmittal of the proposed amendments at its August 11, 2009 meeting.

Recommendation

Find the City of Florida City 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



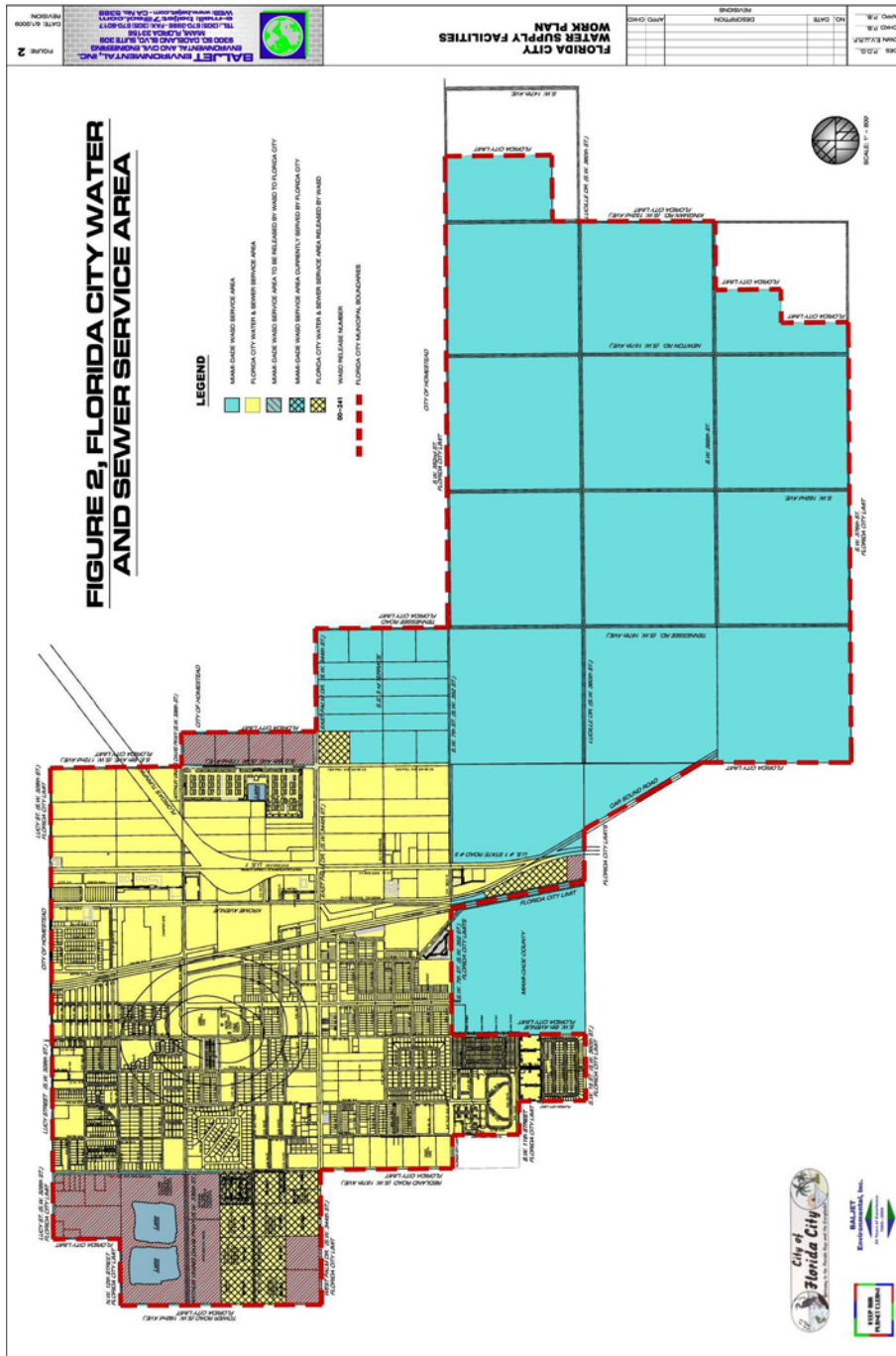
COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Florida City
Proposed Amendment #09-RWSP1

Source: Miami-Dade County, SFWMD, SFRPC.
Note: For planning purposes only. All distances are approximate.

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Water Service Areas Map

City of Florida City
 Proposed Amendment #09-RWSP1

Source: Florida City Water Supply Facilities Work Plan.
 Note: For planning purposes only. All distances are approximate.