



MEMORANDUM

AGENDA ITEM #6b

DATE: NOVEMBER 3, 2008
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: INDIAN CREEK VILLAGE PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On September 29, 2008 Council staff received proposed plan amendment #08-RWSP1 to the Indian Creek Village 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

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.

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

Summary of Staff Analysis

Proposed amendment #08-RWSP1 includes amendments to Future Land Use, Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge, Conservation, Intergovernmental Coordination, and Capital Improvements Elements of the Indian Creek Village Comprehensive Plan related to water supply planning. The general location of the Village is shown in Attachment 1.

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 of water supply planning.

A summary analysis of the Indian Creek Village proposed 10-Year Water Supply Facilities Work Plan (Work Plan) and related text amendments follow.

Work Plan

The Miami-Dade County Water and Sewer Department (MDWASD) provides potable water to the residents of Indian Creek Village through a 20-Year wholesale service agreement. In addition, MDWASD serves approximately 90 percent of County residents within the Urban Development Boundary (UDB). Since the Village is dependent upon MDWASD for current and future water supply needs, the City's Work Plan has been drafted for consistency with the Miami-Dade County Water Supply Facilities Work Plan (2008). The County's 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.

The Village's Work Plan describes its service area relationship with the County, provides data and analysis on current and projected water supply and demand through 2030, and expresses the need to revise potable water Level of Service (LOS) standards and support the conservation and reuse initiatives identified in the County Work Plan.

Comment

The limited size and population of the Village, combined with the fact that over 60 percent of land within is owned and maintained by a private country club, creates unique water supply planning conditions. The work plan appropriately addresses the need for coordination with the County; however, Council staff encourages the Village to further pursue increased water conservation strategies with the Indian Creek County Club (the Village's primary water user) through the final development and future updates of the Work Plan and Comprehensive Plan.

Future Land Use Element

The key proposed change to this element is a new policy that will ensure that the availability of water supply facilities be coordinated with the land use and future land use changes.

Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element

The key proposed changes to this element include a commitment to comply with the provisions of the Work Plan, coordinate with the *LECWSP*, and update the Work Plan accordingly.

Conservation Element

The key proposed changes to this element include the addition of several policies that support conservation of water resources and coordination of water supply demands, service, and planning. Additional policies encourage the use of Florida Friendly Landscape guidelines and require compliance with the Miami-Dade County Water Use Efficiency Standards Ordinance and Manual, beginning in January of 2009.

Intergovernmental Coordination Element

The key proposed change to this element includes coordinating the Comprehensive Plan with the SFWMD, school board, and water supply authorities. In addition, new policies are proposed to coordinate potable water LOS standards with MDWASD and adjacent jurisdictions in order to ensure consistency.

Objection

The proposed amendments to the Intergovernmental Coordination Element (ICE) commit the Village to maintain consistent potable water LOS standards with all service providers. Currently the Village's Comprehensive Plan indicates a LOS standard of 200 gallons per capita per day (gpcd); however, MDWASD has adopted the LOS standard of 155 gpcd. At this transmittal stage, it is unclear how the Village will be capable of meeting the County's adopted LOS standard or if the County is committed to provide adequate water supplies to meet the Village's standard.

Until these issues are resolved, the proposed amendment to the ICE is incompatible with the following goals and policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*, related to coordinating adequate water supply planning throughout the Comprehensive Plan:

- Goal 4 Enhance the economic and environmental sustainability of the Region by ensuring the adequacy of its public facilities and services.

- Policy 4.3 Utilize the existing infrastructure capacity of regional facilities to the maximum extent consistent with applicable level of service (LOS) standards before encouraging the expansion of facilities or the development of new capacity.

- Goal 21 Assume a leadership role to enhance regional cooperation, multi-jurisdictional coordination, and multi-issue regional planning to ensure the balancing of competing needs and long-term sustainability of our natural, developed, and human resources.

- Policy 21.2 Strengthen intergovernmental coordination processes with state, regional, and local governments and agencies to effectively link land use decisions with affordable

housing, transportation/air quality, natural resource protection, preservation, and restoration and water supply planning.

Recommendation

To enhance consistency of water supply planning throughout the Comprehensive Plan, Council staff recommends the Village revisit the proposed policies within the ICE for clarification and provide further data and analysis to express how the Village's LOS will be achieved and maintained. Staff will continue to work with the Village throughout the amendment process.

Capital Improvements Element

A new policy is proposed to adopt, by reference, the capital improvement projects identified in the County's Work Plan and other applicable authorities providing service to the Village within its' 5-Year Schedule of Capital Improvements.

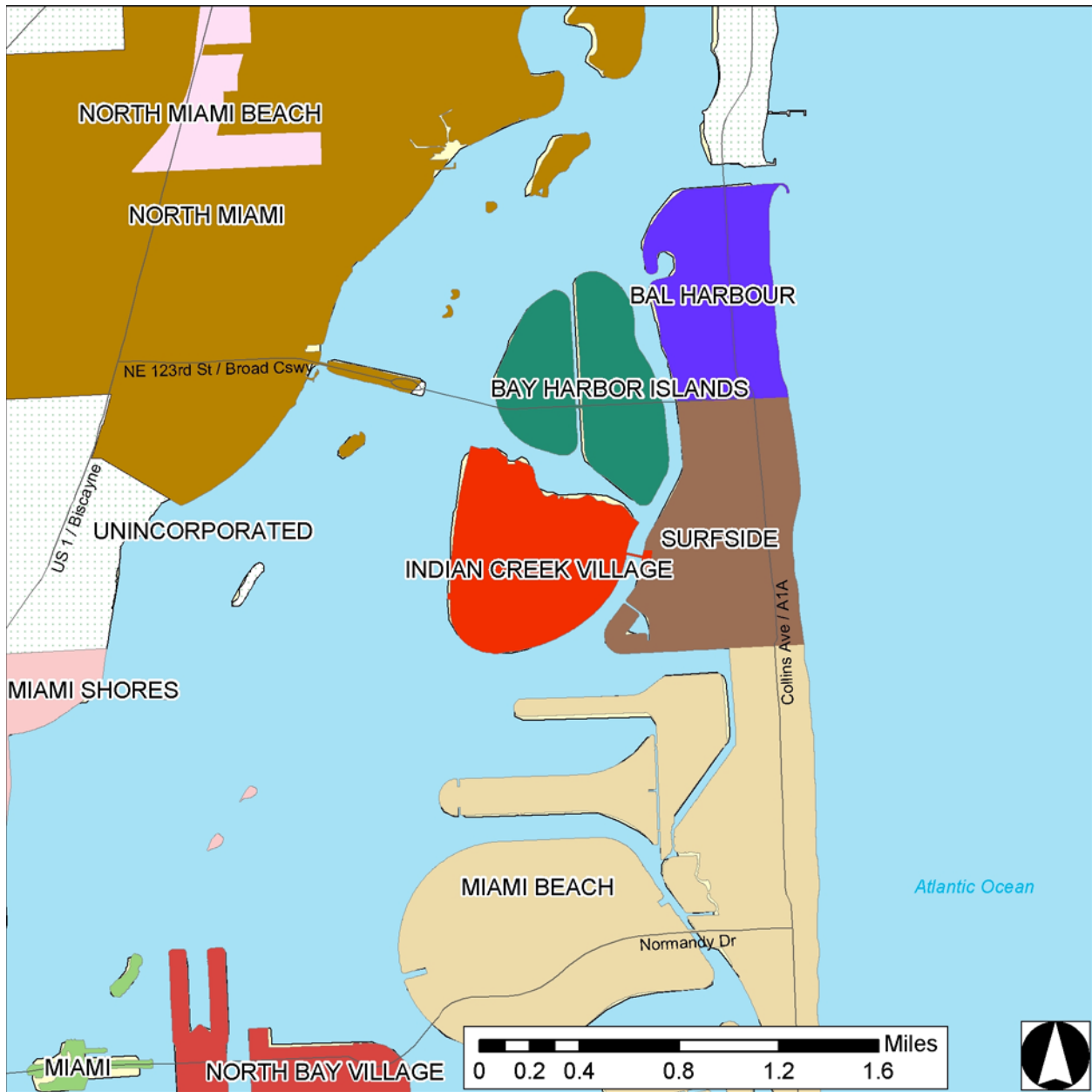
The Indian Creek Village Council unanimously approved the transmittal of the proposed amendment at its September 9, 2008 meeting.

Recommendation

Find the Indian Creek Village text amendments to the Intergovernmental Coordination Element of proposed amendment #08-RWSP1 generally inconsistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*, particularly with Goal 4, Policy 4.3 and Goal 21, Policy 21.2 related to coordinating adequate water supply planning throughout the Comprehensive Plan; and

Find the text amendments to the Future Land Use, Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge, Conservation, and Capital Improvements Elements of proposed amendment #08-RWSP1 generally consistent with the *SRPP*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

Indian Creek Village
Proposed Amendment #08-RWSP1

Sources: SFWMD, Miami-Dade County, SFRPC.

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