



MEMORANDUM

AGENDA ITEM #6d

DATE: OCTOBER 6, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: TOWN OF CUTLER BAY PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On September 10, 2008 Council staff received proposed plan amendment #08-RWSP1 to the Town of Cutler Bay Growth Management Plan (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 Town of Cutler Bay, Miami-Dade County's 35th and newest municipality, was created November 8, 2005 and is located in southeastern Miami-Dade County. The population in 2007 was estimated to be 40,468 and is projected to grow to 50,000 by 2015. The area covers approximately 9.7 square miles. The boundaries are approximately as follows: on the north by SW 184 Street (Eureka Drive) from the Florida Turnpike to Biscayne Bay; on the west from SW 184 Street following U.S. 1 to SW 112 (Allapattah Road) and then along SW 126 (Hanlin Mills Drive); on the south by SW 216 Avenue and along historic Old Cutler Road, taking a right on SW 224 Street going east to Biscayne Bay. The eastern border follows the coastline of Biscayne Bay from SW 184 Street to SW 224 Street. The Town is comprised of approximately 6,523 acres of land, with the acreage consisting of approximately 39% residential; 30% parks, conservation, and water bodies, 16% vacant protected lands; 6% vacant land; 5% commercial; 6% Industrial; 2% institutional; 16% transportation/roadways; and less than 1% other uses. Notable landmarks in the Town include the Southland Mall (formally the Cutler Ridge Mall), the South Dade Government Center and the South Dade Regional Library.

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

Summary of Staff Analysis

Proposed amendment #08-RWSP1 includes the Town's Water Supply Facilities Work Plan and amendments to the Infrastructure and Conservation Elements of the Growth Management Plan (Comprehensive Plan). The general location of the Town of Cutler Bay is shown in Attachment 1 and the Water Supply Service Areas is shown in Attachment 2.

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 is 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 Town of Cutler Bay proposed Work Plan and related text amendments follow.

Work Plan

The Miami-Dade County Water and Sewer Department (MDWASD) provide potable water to the residents of Cutler Bay through a retail service agreement. In addition, MDWASD serves approximately 90 percent of County residents within the Urban Development Boundary (UDB). Since the Town is dependent upon MDWASD for current and future water supply needs, the Town's Work Plan has been drafted for consistency with the Miami-Dade County 20-Year 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 Town's Work Plan provides data analysis of projected population, water supply, and demand through the year 2020 and addresses the Town's current and future potable water needs. The Work Plan also details the Town's coordination efforts with MDWASD in maintaining a proactive water conservation program, ensuring compliance with all applicable regulations and guidelines, ensuring available capacity for existing and future water needs, and maintaining infrastructure. The Plan is supportive of water conservation and reuse initiatives identified in Miami-Dade County's Work Plan and the *LECWSP Update*.

The Town identifies no deficiencies in potable water supply before the year 2020 since its water demand has been incorporated into the Miami-Dade County's Work Plan. However, the Town has a higher projected demand for the year 2020 than the County is currently forecasting because the Town's higher population projection for 2020. The Town will work with the County and the SFWMD during the five year updates to the water management plan and also through the State mandated Evaluation and Appraisal Report process to address this issue.

Since the Town recently adopted its Growth Management Plan (Comprehensive Plan) in April 28, 2008, most appropriate provisions are in place in the Future Land Use, Infrastructure, Conservation,

Intergovernmental Coordination, and Capital Improvements Elements to ensure consistency between the Town's Growth Management Plan and Work Plan for water supply planning. Additional amendments to the Infrastructure Element and Conservation Element proposed in this package are summarized below.

Infrastructure Element

The proposed change to this element adds a policy incorporating by reference the Miami-Dade County Work Plan into the Town's Growth Management Plan.

Conservation Element

The key proposed changes to this element are provisions to:

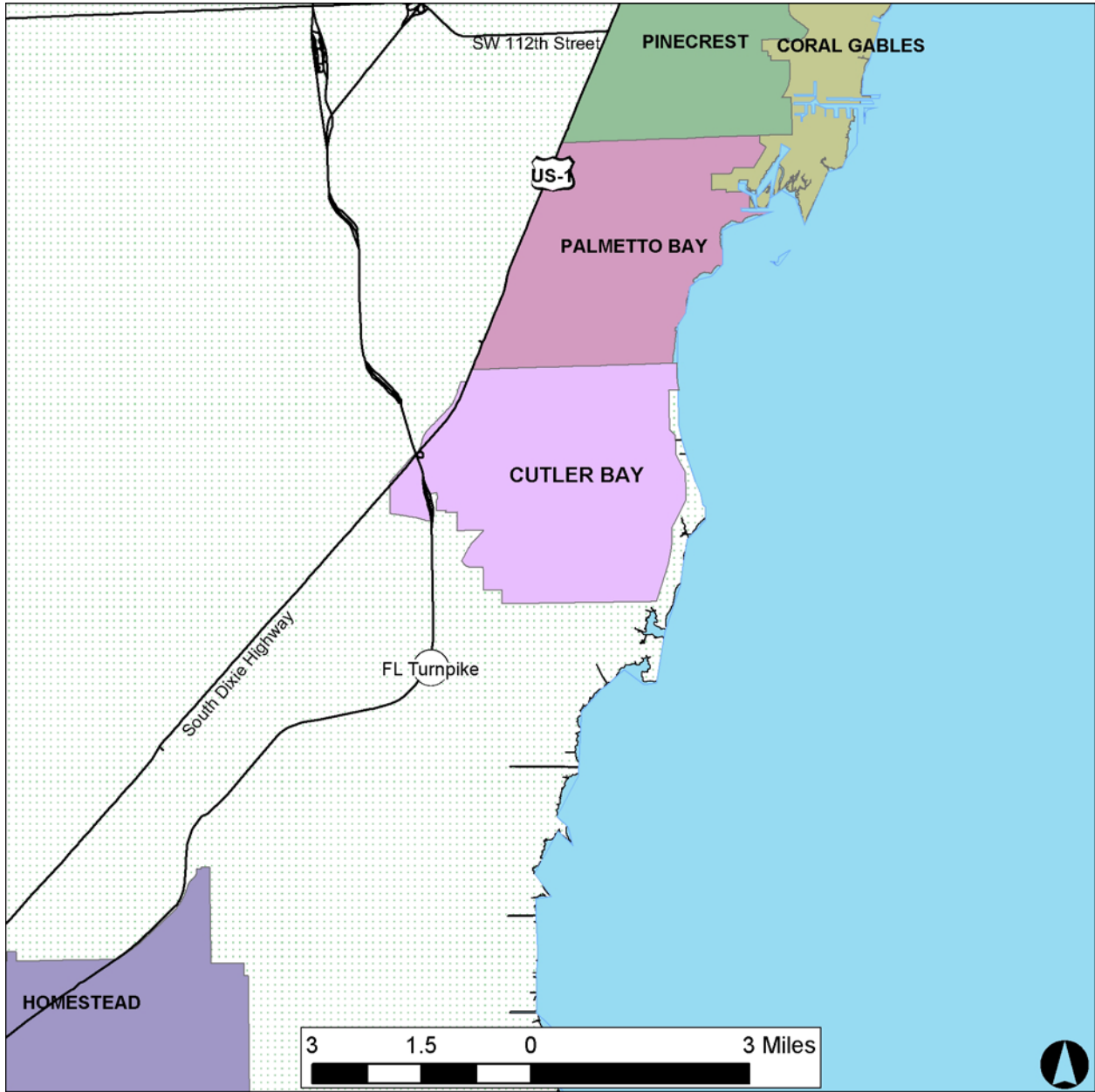
- Encourage water conservation through the use of Green building construction and site design techniques; and
- Continue to promote water conservation through public education.

The Town of Cutler Bay Council approved the transmittal of the proposed amendment unanimously at its August 20, 2008 meeting.

Recommendation

Find the Town of Cutler Bay proposed amendment #08-RWSP1 generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

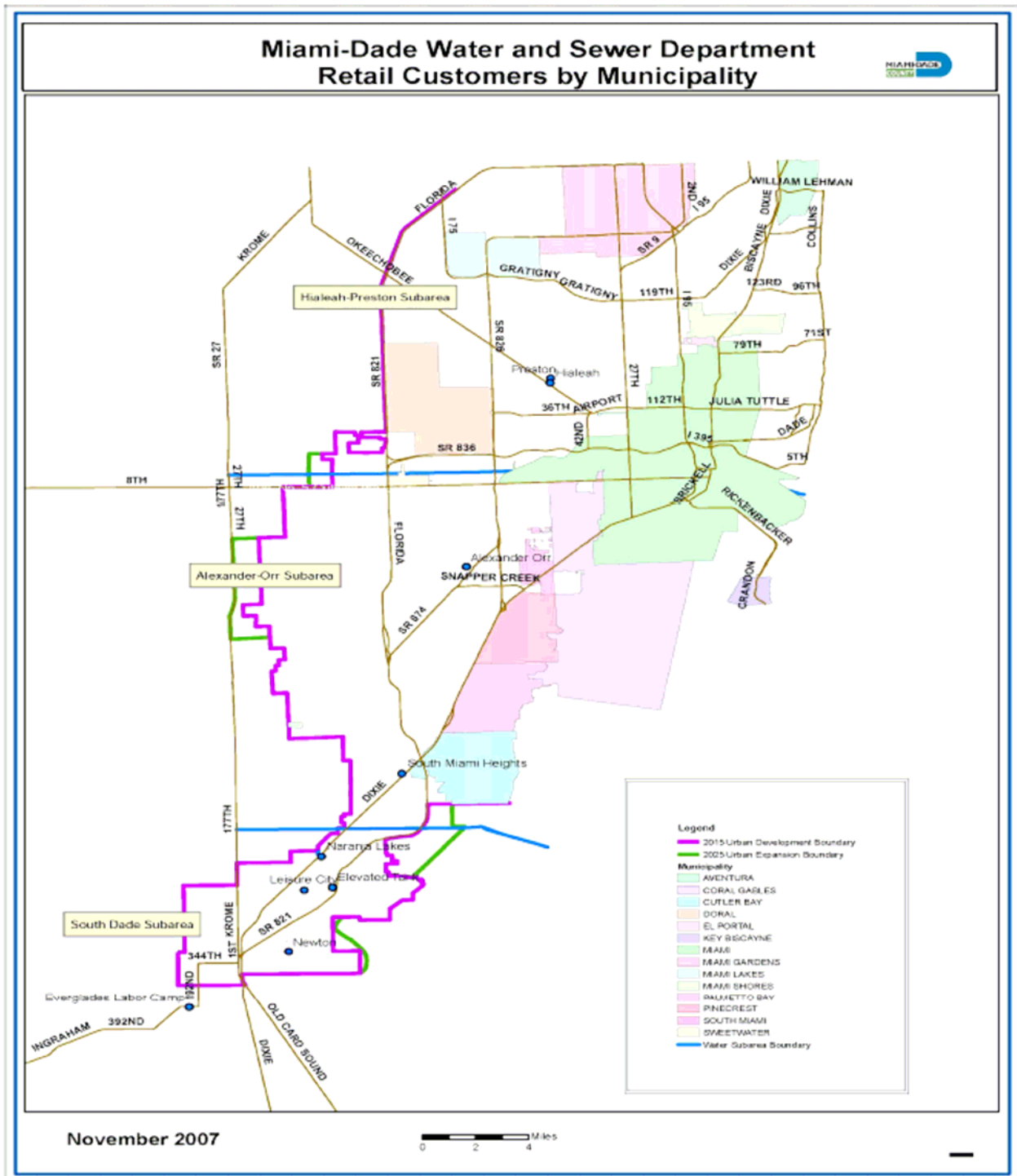
Location Map

Town of Cutler Bay
Proposed Amendment #08-RWSP1

Sources: SFWMD, Miami-Dade County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Water Supply Service Areas

Town of Cutler Bay
Proposed Amendment #08-RWSP1

Sources: Town of Cutler Bay, Water Supply Facilities Work Plan