



MEMORANDUM

AGENDA ITEM #6e

DATE: OCTOBER 6, 2008
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: CITY OF LAYTON PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On September 10, 2008 Council staff received proposed plan amendment #08-RWSP1 to the City of Layton 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 Layton is located at mile marker 68 on Long Key in the Florida Keys, had a population of 207 in 2007, and a land area of 100 acres or 0.16 square miles. Its population density is approximately 1,288 people per square mile. Layton's population has increased at a rate of 1.2% per year. The City was incorporated in 1964 by Delbert L. Layton, and experienced its greatest population growth between 1980 and 1990. Approaching buildout, most of the City's vacant land has been designated for residential and conservation uses. Like the rest of Monroe County, Layton is dealing with the issues of human impacts on the environment, affordable housing supply and emergency evacuation.

Additional information on the City 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 the Potable Water Sub-Element, Intergovernmental, and Capital Improvements Elements of the Comprehensive Plan. The general location of the City of Layton 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 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 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 adequate water supply planning.

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

Work Plan

The Florida Keys Aqueduct Authority (FKAA) provides potable water to the City of Layton's approximately 196 permanent residents and a functional population of 351 (including permanent and seasonal residents and day visitors). The FKAA serves the entire population of Monroe County, whose functional population is estimated at approximately 155,000. Layton represents only 0.13 percent of the FKAA service area. Since the City is dependent upon FKAA for its current and future water supply needs, the City's Work Plan has been drafted for consistency with the FKAA 20-Year Water System Capital Improvement Master Plan (Final) dated December 2006. By 2020, the City's projected functional population of 227 will demand potable water in the amount of .033 million gallons per day (MGD). The Work Plan refers to the FKAA's conservation, reuse, and capital improvement projects for alternative water supplies, and various capacity and facility improvements that are being planned to meet the water supply needs of Layton and all of Monroe County.

Staff has confirmed with the SFWMD that the FKAA Master Plan has previously been reviewed by the District and the City's Work Plan is generally consistent with the document. In addition, the FKAA 20-year Water Use Permit (WUP) was reissued on March 13, 2008.

Potable Water Sub-Element

The proposed change to this element is the incorporation of the City's Work Plan and the FKAA 20-Year Water System Capital Improvement Master Plan (FKAA Master Plan) into the Comprehensive Plan. In addition, revisions to Level of Service (LOS) standards for potable water of 114.08 per capita day are proposed, consistent with the FKAA Master Plan.

Capital Improvements Element

The proposed change to this element is the recognition of capital improvements proposed by the FKAA Master Plan.

Intergovernmental Coordination Element

The proposed change to this element is the addition of the FKAA as a governmental agency the City of Layton will coordinate with concerning potable water supply. Policies currently exist for the coordination with the SFWMD.

Comment

The City of Layton has transmitted a Work Plan consistent with the FKAA, proposing required policies for its adoption and coordination of water supply planning. However, additional amendments to the Future Land Use and Conservation Elements should be provided for water concurrency and the highlighting of conservation measures. Council staff recommends that prior to adoption policies within the following elements be addressed to strengthen the Comprehensive Plan related to water supply planning:

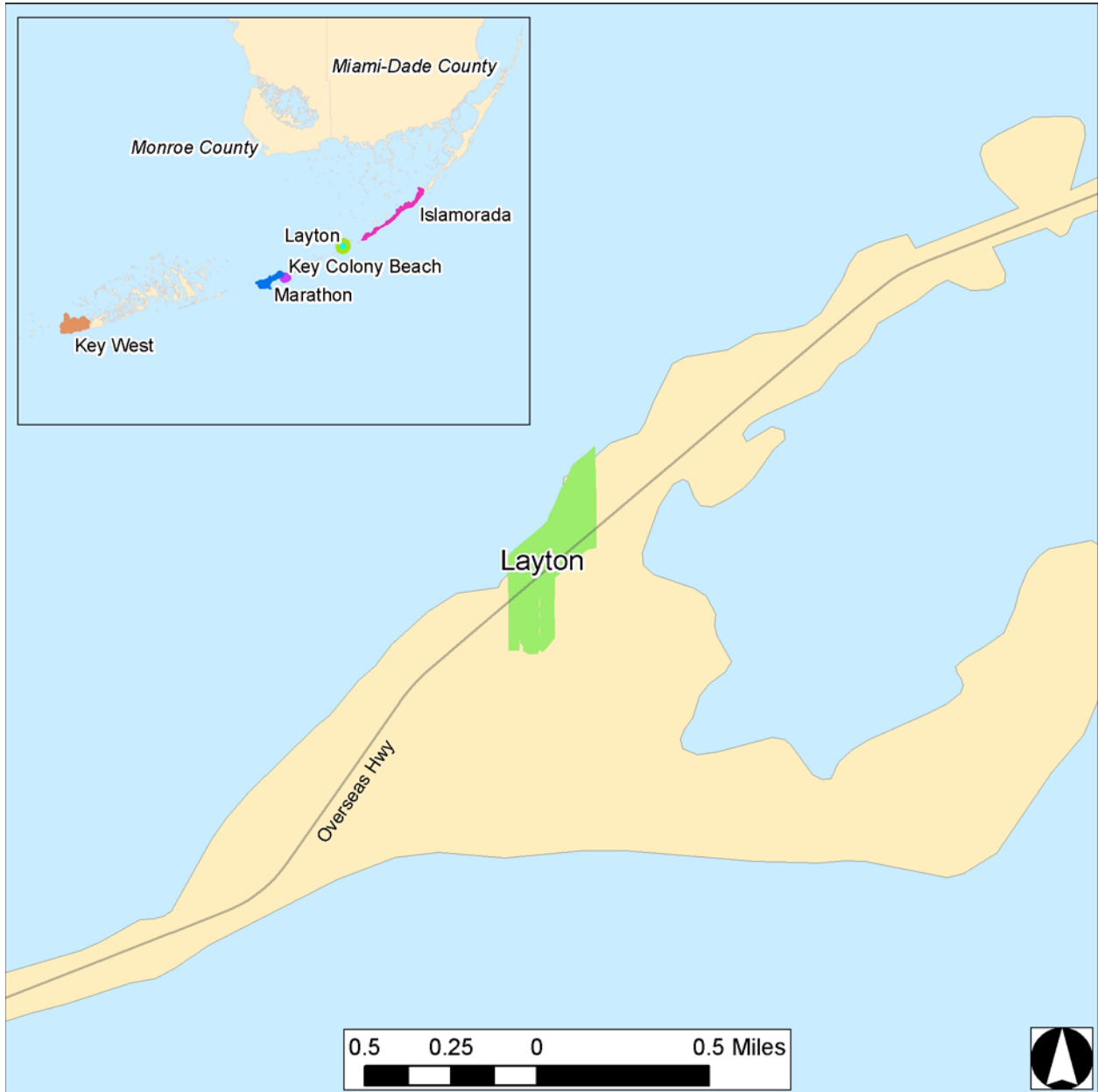
- Future Land Use Element—to ensure the future land use plan is based upon availability of adequate water supplies and that prior to the issuance of a Certificate of Occupancy, development proves adequate water supplies and facilities are available, 163.3177(6)(a), F.S.; and
- Conservation Element—to update conservation measures in line with the Work Plan and the FKAA Master Plan, 163.3177(6)(d), F.S.

The City of Layton Commission unanimously approved the transmittal of the proposed amendment at its August 7, 2008 meeting.

Recommendation

Find City of Layton 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

City of Layton
Proposed Amendment #08-RWSP1

Sources: SFWMD, Monroe County, SFRPC.

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