



MEMORANDUM

AGENDA ITEM #6d

DATE: SEPTEMBER 8, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF KEY COLONY BEACH PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On August 8, 2008 Council staff received proposed plan amendment #08-RWSP1 to the City of Key Colony Beach 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

Key Colony Beach, located in the Florida Keys, had an estimated population of 857 in 2007 over a land area of 285 acres or 0.45 square miles. Its population density is approximately 1,858 people per square mile. Key Colony Beach's population decreased in the 1990s at a rate of 2% per year, but has been estimated to have increased at a rate of 1.5% annually since 2000. The City was incorporated in 1957, experiencing its greatest population growth between 1960 and 1970. Approaching buildout, most of the City's vacant land has been designated for residential uses. Like the rest of Monroe County, Key Colony Beach 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 Capital Improvements Element and the Potable Water sub-element of the Infrastructure Element of the Comprehensive Plan. There are no proposed changes in land use in this amendment package. The general location of the City of Key Colony Beach is shown in Attachment 1.

A summary of the proposed amendments in this package follows.

Summary of Plan Amendments

The text amendments in this proposed package have been transmitted pursuant to 2005 Growth Management legislation. Chapter 163.3177(6)(c), F.S., requires local governments to adopt a Water Supply Facilities Work Plan (Work Plan) into their comprehensive plans 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.

In general, the Work Plan is intended for local governments to identify and plan for water supply sources and facilities needed to serve existing and new development. The emphasis on the preparation of the Work Plan is to coordinate local comprehensive planning with the regional water supply plan, as well as to promote coordination among local governments, the SFWMD, and water supply utilities within and/or across local government jurisdictions. In addition, the Work Plan should address potable water Level of Service (LOS) standards, conservation measures, alternative water supplies, reuse, and capital improvement updates for implementation.

A summary analysis of the City of Key Colony Beach 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 approximately 800 permanent residents and a functional population of 2,600 (including permanent residents, seasonal residents, and day visitors) of Key Colony Beach. The FKAA serves the entire population of Monroe County, whose functional population is estimated at approximately 155,000. Key Colony Beach represents only 1.65 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 (included as Appendix A to the Work Plan). By 2020, the City's projected functional population of 2,660 will demand potable water in the amount of .391 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 for to meet the water supply needs of Key Colony Beach 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 key 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 into the Comprehensive Plan. Additional proposed revisions include:

- New policies to update the Work Plan within 18 months of the approved LECWSP, and the need for the Work Plan to be consistent with statutory requirements and supportive of the FKAA as the City's sole potable water provider;
- New Level of Service (LOS) standards for potable water of 127.08 per person per day average, set by the FKAA; and
- Data and analysis updates for projected population and water demands for the City through 2020 and projected LOS standards for potable water, set by the FKAA, for 2015 and 2020.

Capital Improvements Element

The proposed change to this element is the revision of the Level of Service (LOS) standards for potable water of 127.08 per person per day average, set by the FCAA.

Objection

The City of Key Colony Beach has transmitted a well documented Work Plan, however, the proposed amendment package only contained text amendments to the Potable Water Sub-Element and the Capital Improvements Element.

Furthermore, Staff reviewed the City's 2007 EAR-based amendments (#07-1ER) for the Conservation, Future Land Use, and Intergovernmental Coordination Elements to see if revisions were made in 2007 to cover adequate water supply planning related to the current proposed amendments (#08-RWSP1) under review. Staff analysis confirms the proposed amendments do not adequately address consistency regarding potable water supply and the incorporation of the Work Plan throughout the Comprehensive Plan. Additional amendments to the Future Land Use, Conservation, and Intergovernmental Coordination Elements are needed to address adequate water supply planning.

Until these issues are resolved, proposed amendment #08-RWSP1 is incompatible with the goals and policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*, particularly with the following goal and policies:

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| Goal 4 | Enhance the economic and environmental sustainability of the Region by ensuring the adequacy of its public facilities and services. |
| Policy 4.1 | Public facility and service providers should give priority to the construction, maintenance, or reconstruction of public facilities needed to serve existing development most effectively and to the elimination of any infrastructure deficiencies which would impede redevelopment. |
| 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

Council staff recommends that prior to adoption, additional amendments be included to address adequate water supply planning and the incorporation of the Work Plan throughout the City's Comprehensive Plan. The following Elements of the Comprehensive Plan may require revisions to address adequate 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.;
- Conservation Element—to update conservation measures in line with the Work Plan and the FCAA Master Plan, 163.3177(6)(d), F.S.; and
- Intergovernmental Coordination Element—to provide for coordination with water supply authorities (SFWMD) and providers (FCAA) to ensure planning for adequate

water supplies, the updating and sharing of information related to the Work Plan, and development of AWS, 163.3177(6)(h), F.S.

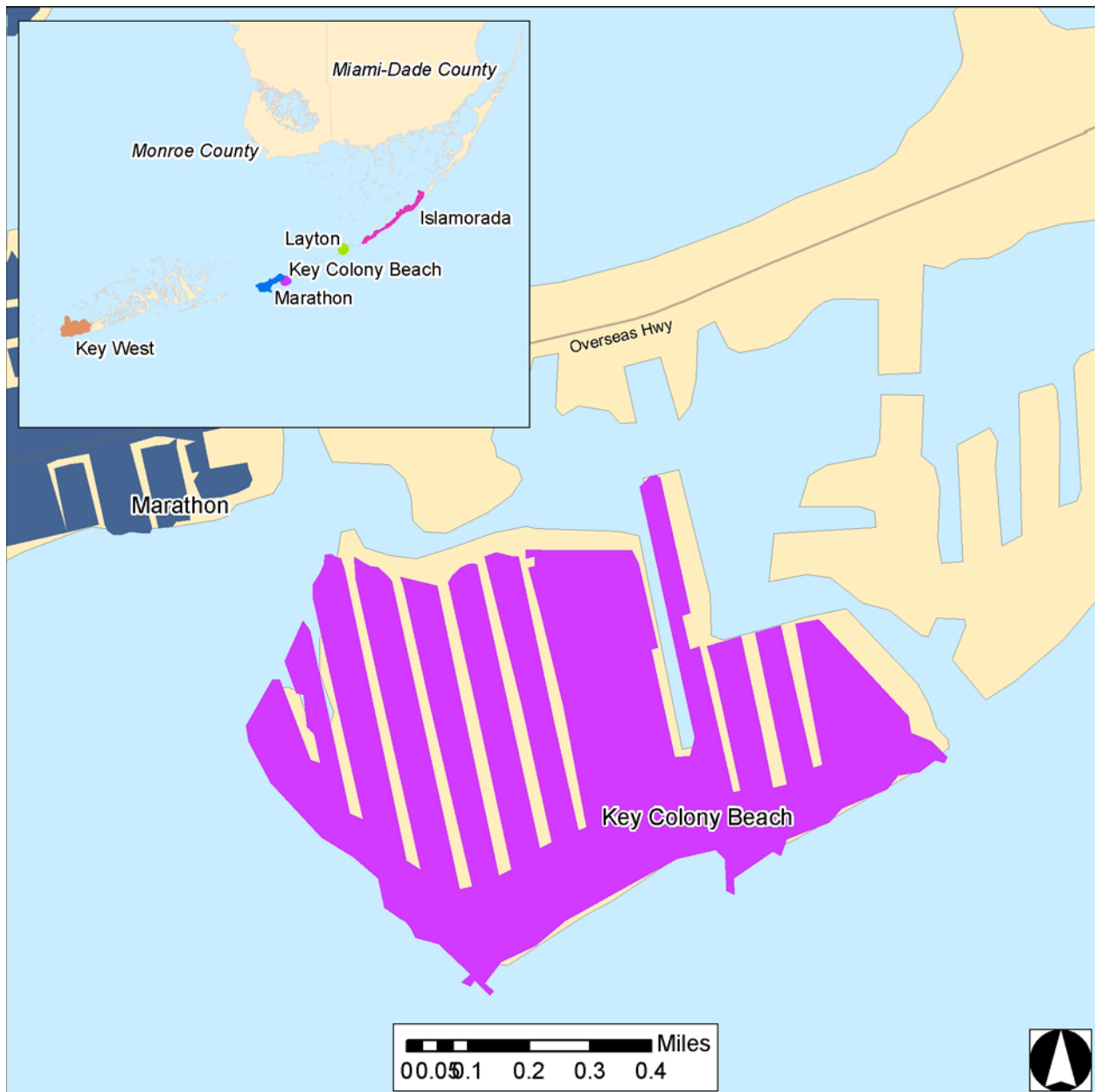
- **Capital Improvements Element—to reflect support of the FKAA Master Plan’s AWS projects, 163.3177(3)(a).**

The City of Key Colony Beach Commission unanimously approved the transmittal of the proposed amendment at its July 24, 2008 meeting.

Recommendation

Find City of Key Colony Beach proposed amendment #08-RWSP1 generally inconsistent with the *Strategic Regional Policy Plan for South Florida*, particularly with Goal 4, Policy 4.1, and Goal 21, Policy 21.1 related to coordinating adequate water supply planning throughout the Comprehensive Plan. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Key Colony Beach
Proposed Amendment #08-RWSP1

Sources: SFWMD, Broward County, SFRPC.

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