



MEMORANDUM

AGENDA ITEM #7b

DATE: SEPTEMBER 14, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF HOMESTEAD ADOPTED COMPREHENSIVE PLAN AMENDMENT

Introduction

On August 3, 2009, Council staff received adopted plan amendment #09-RWSP1 to the City of Homestead Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment was reviewed at the August 4, 2008 Council meeting and found to be generally consistent with the *SRPP*, with the exception of the Intergovernmental Coordination Element (citing *SRPP* Goal 21 and Policy 21.2 of the *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 Homestead is located at the southern end of Miami-Dade County, directly north and east of Florida City, north of the Florida Keys, west of Biscayne National Park, and east of the Everglades. Miami-Dade County's Urban Development Boundary (UDB) runs near, and at times borders, the City's southern boundary. Incorporated in 1913, the City's estimated population in 2008 was 59,415, over a 60% increase from the 2005 estimated population. This increase in population for the south Miami-Dade area is a result of urban growth pressures and declining stock of vacant and agricultural land in western Miami-Dade and Broward Counties. Homestead is benefiting from an expanded tax base, economic development and job creation while directing development in order to maintain current levels of service and the existing quality of life for the City's current and future residents. The general location of the City is shown in Attachment 1.

Water Supply Planning

The text amendments in this adopted 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 with water supply planning.

City of Homestead Work Plan

The adopted Work Plan was submitted as proposed and outlines the City of Homestead's current and projected population, water demands, and supply through the year 2030. The City provides potable water service within its boundaries, and to residents in portions of unincorporated Miami-Dade County and Florida City. The sole source of potable water for the service area is the Biscayne Aquifer. The City's Consumptive Use Permit (CUP) was issued by the SFWMD in May 2006, allowing withdrawal up to 13.39 million gallons per day (MGD). After April 14, 2010, this allocation will be limited to the amount determined by the 2007 Regional Water Availability Rule (RWAR) to approximately 10.68 MGD through 2030. The City is challenged to ensure adequate water supply facilities will be in place to meet a projected water demand of 15.95 MGD by 2030 due to an estimated 62% increase in population served. The Work Plan details several conservation measures and a cost and non-monetary analysis of alternative water supply (AWS) options focused on reuse. The Work Plan states the most viable option for the City to pursue would be to construct a new 3.45 MGD High Level Disinfection (HDL) Waste Water Treatment Plant (WWTP) at a cost of approximately \$44.3 million by the year 2011.

Summary of Staff Analysis

Adopted amendment package #09-RWSP1 was adopted as proposed with revisions based on the September 15, 2008 Objections, Recommendations, and Comments (ORC) Report, issued by the Department of Community Affairs (DCA). In response, the City revised Policies to the Future Land Use, Infrastructure, Conservation, Intergovernmental Coordination, and Capital Improvements Elements of the Comprehensive Plan. New Policies have been added to ensure the implementation of the Work Plan and an alternative water supply (AWS) project has been prioritized in the Potable Water Sub-element of the Infrastructure Element. The implementation of the AWS project is reflected in the first 3 years of the City's 5-year Schedule of Capital Improvements.

At transmittal, the Council found an amendment to the Intergovernmental Coordination Element (ICE) inconsistent with Goal 21 and Policy 21.2 of the *SRPP*, related to coordinating water supply planning with adjacent local governments. The adopted amendments have been revised to adequately address the Council's objection, therefore, the remaining ICE amendments are generally consistent with the *SRPP*.

Comment

The ORC response indicates an on-going coordination effort between the City of Homestead and the SFWMD relating to disputes over the City's CUP and identified AWS project. The City has committed to working with the SFWMD to resolve these water supply planning issues.

Council staff recommends that if an alternative AWS project is identified and/or when the CUP issues are resolved, the City should amend its Comprehensive Plan and Work Plan for consistency.

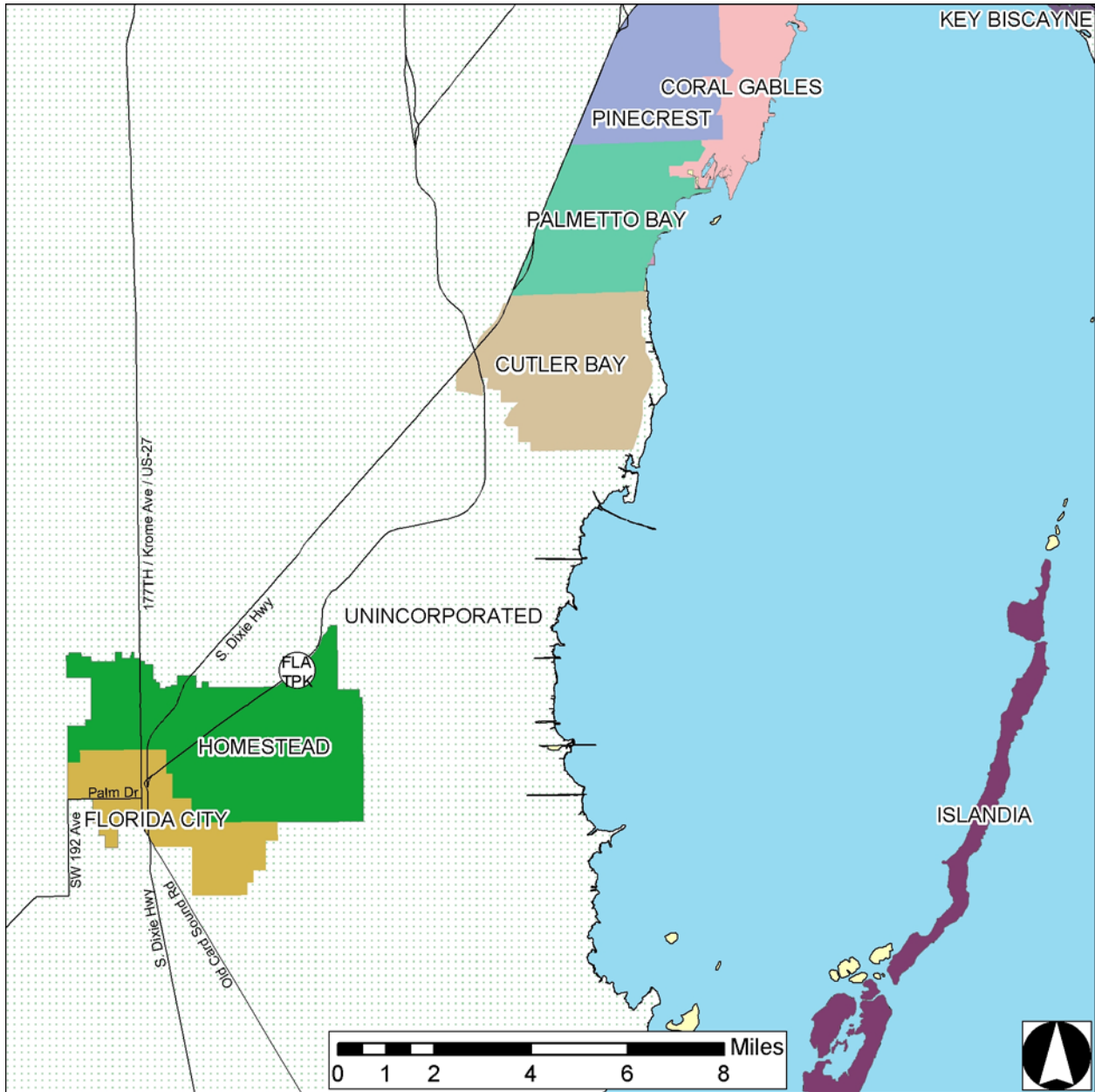
The City of Homestead Commission unanimously approved the transmittal of the adopted amendments at its July 20, 2009 meeting.

Staff analysis confirms that the adopted amendments are generally compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find City of Homestead adopted 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 Homestead
Adopted Amendment #09-RWSP1

Sources: Miami-Dade County, SFRPC.

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