

## APPENDIX C

**Department of Planning and Zoning (DP&Z)  
Revised Response to the Florida Department of Community Affairs (DCA)  
Objections, Recommendations and Comments (ORC) Report  
DCA No. 07-1 Addressing the April 2006 Cycle  
Applications to Amend the Comprehensive Development Master Plan (CDMP)**

**April 6, 2007**

This report contains the revised responses of the Department of Planning and Zoning (Department), to the objections contained in the referenced Objections, Recommendations and Comments (ORC) Report issued by the Florida Department of Community Affairs (DCA) dated February 15, 2007. The DCA issued objections to all seven (7) applications transmitted for review and comment by the Miami-Dade County Board of County Commissioners.

In the following presentation, the DCA's Objection and corresponding Recommendation are presented, followed by a response of the Department of Planning and Zoning. Immediately after the Objection number, notations are provided indicating which Applications that the Objection and Recommendation address. The issuance of the responses contained herein does not preclude the issuance of other future responses by the Department. Moreover, the responses issued by the Department are not necessarily those of the applicants, Local Planning Agency (Planning Advisory Board), or Board of County Commissioners, which may offer their own responses.

***DCA Objection #1: Non-Availability of Potable Water Supply (Applies to Applications No. 6, 7, 8, 13, 14, and 15)***

*The County has not demonstrated that the proposed land uses in Future Land Use Map (FLUM) Amendments (Applications) 6, 7, 8, 13, 14, and 15 will be supported by an adequate potable water supply. All of the proposed map amendments would result in greater potential water consumption, ranging from 2,250 gpd (Application 6) to 284,350 gpd (Application 14). According to the information provided by the County, the total potential increase in potable water demand is 379,700 gallons per day (gpd). The South Florida Water Management District estimates a higher potable water demand of approximately 0.7 mgd from the new FLUM changes.*

*Until the County is able to demonstrate that it has an available potable water supply to serve the increase demand from the proposed land use amendments, it would be inappropriate to approve any such changes to the comprehensive plan which increase potential future water consumption.*

*The County has not, per s. 163.3167(13), Florida Statutes (F.S.), addressed in its comprehensive plan the water supply sources necessary to meet and achieve the projected water use demand for the established planning period, considering the additional potential demand which would be added to the future land use map by the proposed map amendments. Note that, per s.*

*163.3177(6)(a), the future land use plan is to be based upon surveys, studies, and data regarding the area, including the availability of water supplies*

*The 6-year schedule of capital improvements in the proposed update of the Capital Improvements Element (CIE) in Amendment 07-1 contains several water supply facility projects which appear to address future alternative sources of potable water. However, the 6-year schedule of capital improvements does not tie the future water supply projects to specific future water supply demand. According to s. 163.3177(3)(a), F.S., the CIE is to include a component which outlines principles for correcting existing public facility deficiencies which are necessary to implement the comprehensive plan and a delineation of when the facilities will be needed. The CIE is to include standards to ensure the availability of public facilities and the adequacy of those facilities including acceptable levels of service.*

*Additional requirements for potable water facilities to satisfy the data and analysis requirements for the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge Element are given in Florida Administrative Code (F.A.C.) Rule 9J-5.011(1)(d). These requirements are not satisfied in the present amendment. In short, the proposed amendment does not clearly identify additional new alternative water supply projects to adequately serve the proposed amendments.*

*In addition to the non-availability of a water supply source, Application 14 will require outlays for water supply facilities in order to be served by an adequate public water supply. Application 14 is located within the Miami-Dade County water and sewer Department (WASD) water franchise area; however, the site is not currently served by WASD. The projected additional demand for potable water resulting from this amendment is 284,350 gpd. To supply the required amount of water would cause the two applicable WASD water treatment plants to exceed their adopted LOS standard of 2 percent capacity above average daily demand. Thus the two water treatment plants which would be expected to serve this site do not have sufficient capacity. There is no indication in the amendment package that the County has budgeted for the additional potable water supply facilities that would be necessary to serve Application 14.*

***DCA Recommendation:***

*The County should not adopt the proposed land use changes until it can demonstrate the necessary coordination of land use approvals with an assured supply of potable water. Revise the amendments to demonstrate coordination of the proposed land use changes with the planning and provision of potable water supplies. Identify any needed facility improvements for the 6- and 10-year planning time frame. These improvements should be coordinated with the Water, Sewer, and Solid Waste Element and the Capital Improvements Element, including implementation through the 6-year schedule of capital improvements for any facilities needed during that time frame.*

## **DP&Z Response:**

The following narrative addresses the Department of Community Affairs (DCA) objection on the basis of water supply to all adopted standard Land Use Plan (LUP) map amendments (Applications Nos. 6, 7, 8, 13, 14, and 15) as filed during the April 2006 CDMP Amendment cycle. **(Note: Application No. 6 was withdrawn prior to the Board of County Commissioners' (BCC) hearing on March 28, 2007 and Application Nos. 8, 13, 14 and 15 were approved by the BCC on March 28, 2007 with modifications and restrictive covenants that impacted water use.)**

Objections from the Department of Community Affairs (DCA) have indicated several points of discrepancy between the Miami-Dade County Department of Planning and Zoning and other agencies or statutes. These include: 1) the lack of data and analysis showing how the increased water demand from these six proposed land use map amendments will be addressed by water supply sources; 2) the lack of ties between proposed water supply projects in the 6-year capital improvements element (CIE) and future water demands; and, 3) the lack of water supply facilities to address deficiencies caused by Application 14. Each of these points is discussed below.

### 1. Water Supply Demand Projections

The DCA is partially correct in stating that insufficient data and analysis accompanied the plan amendment transmittal as it relates to demonstrating that the County's comprehensive plan has not addressed the water supply sources necessary to meet and achieve the projected water use demand for the established planning periods (2015 and 2025). This is due in part to the County's on-going negotiations with the South Florida Water Management District (SFWMD) regarding the type and magnitude of water supply projects that should be considered for the Lower East Coast (LEC) Water Supply Plan and thus serve as the basis for the County's 20-year water use permit or consumptive use permit. The LEC Water Supply Plan was only recently adopted on February 15, 2007. The adoption of this plan provides the service area population projections to be used for water supply planning and also identifies projects that the SFWMD and the County could use to resolve any potential water shortages for the County.

Appendix 1 of this report contains DCA Table 1, which provides additional water supply and demand data and analysis. Specifically, this table shows by year from 2006 through 2030: 1) the population service area projections of the County, as agreed to by the SFWMD; 2) the projected average daily demand of water based upon a consumption rate of 155 gallons per capita day; 3) the amount of finished water allocated from the Biscayne Aquifer; 4) the water to be obtained through alternative water supply projects including water conservation, the Floridan aquifer reverse osmosis plant, Floridan aquifer blending, and reuse/reclaimed projects; 5) the available average demand water supply; and 6) the contingency or surplus water projected for the County. The alternative water supply projects that are listed in this table are also projects identified in the LEC Water Supply Plan; these projects were adopted by the Board of County Commissioners (BCC) into the April 2006 Capital Improvements Schedule of Projects (CIE) attached to Application No. 16, on March 28, 2007. Footnotes on DCA Table 1 reference Table and Project numbers in the adopted April 2006 CIE (see Application No. 16). The projects selected will also be identified in the County's 20-year Water Use Permit, anticipated in November 2007.

A review of DCA Table 1 indicates that the Alternative Water Supply Projects identified by the County, including an aggressive Conservation Plan that anticipates additional reductions in unaccounted for water, will provide a projected annual surplus in the County's water supply for the next 23 years. This is due in large part to the development of approximately 81.7 MGD of alternative water supply projects and their adoption into the CIE. These projects include a three phase 53 MGD reuse project for ground water recharge, the first phase (18 MGD) of which will come on line in 2014 (See Application 16, CIE Schedule of Improvements, Table 8 Sewer Facilities, Projects 31, 32 and 33), and the New Upper Floridan Aquifer Reverse Osmosis Water Treatment Plant with an ultimate capacity of 17.5 MGD by 2028 to be completed in three phases with the first 10 MGD completed by 2011 (See Application 16, CIE Schedule of Improvements, Table 12 Water Facilities, Projects 20.D, 22 and 23). DCA Table 1 also shows that beginning in 2007, the Floridan Aquifer Blending project will provide 7.4 MGD of water resulting in an available water supply surplus of approximately 0.42 MGD in 2007 and 4.63 MGD in 2008. This surplus demonstrates there is more than sufficient water supply to serve any potential increased demand from the proposed land use amendments in the April 2006 cycle (DCA 07-1), as well as the potential demand from the remaining amendments of the April 2005 cycle (DCA 06-1) that are still pending settlement [Case No. 06-235GM, 06-1-NOI-1301-(A)-(N)]. The Miami-Dade County Water and Sewer Department recently prepared a report to the Board of County Commissioners dated March 13, 2007. This report, attached as Appendix 2, describes the progress that the County has made in identifying and evaluating alternative water supply options and provides timelines and costs to design and construct the various identified projects. As with DCA Table 1, the chart included as Exhibit A - "MDWASD Finished Water Demand and Water Supply Projections" of the report illustrates that based upon the implementation of the identified reuse and alternative water supply projects, the projected water use demands for the County will be met on an annual basis for the period between 2007 and 2030. The chart included in Appendix 3 revises the Exhibit A "MDWASD Finished Water Demand and Water Supply Projections" chart provided in the Appendix 2 report by including funding sources for the eight proposed alternative water supply projects.

## 2. Water Supply and Capital Improvement Coordination

As stated above, the adopted April 2006 CIE, Six Year Schedule of Improvements (FY2007-2012), Tables 8 (Sewer Facilities) and Table 12 (Water Facilities) have been modified to include the alternative water supply and reuse projects identified in DCA Table 1, and as described in the report to the Board of County Commissioners (Appendix 2). Funding of these water supply and reuse projects is estimated at \$422.7 million dollars between 2007 and 2011 with an additional \$1.267 billion dollars appropriated between 2012 and 2028, for a total of over \$1.689 billion dollars. Adoption of the April 2006 six year CIE, as modified, identifies and funds the individual water supply projects necessary to meet the current and future water demands of the County. The six year CIE specifically provides for 25.2 MGD of alternative water supply projects through 2012 that would be available for use and identifies an additional 53 MGD reclaimed water from the three South Dade Wastewater Treatment Plant Reuse Projects, with Phase I (18 MGD) showing construction during the six period with Phase II and III (35 MGD) showing as Future Years projects beyond the six year schedule. Also included in the Future Years projects are the Biscayne Bay Coastal Wetland Re-hydration Project (Table 8, project 34), a \$621 million dollar commitment to reuse which may or may not create alternative water

credits, but will increase wastewater reuse in keeping with CDMP and State Comprehensive Plan policies. This project along with other non-credit projects are cross referenced in the Appendix 3 revised chart under Note 2.

The Department believes that the appropriate time to develop a level of service (LOS) standard for water supply is during the development and adoption of the 10-year Water Supply Facilities Work Plan, which, according to S. 163.3177(c), Florida Statutes (F.S.) must be adopted within 18-months of adoption of the regional water supply plan (for South Florida this is the LEC Water Supply Plan). As previously noted the LEC Water Supply Plan was officially adopted on February 15, 2007. The County will prepare a 20-year Water Supply Facilities Work Plan (Work Plan) per s. 163.3177 F.S., instead of the minimum required 10-year plan, and evaluate the necessity of a water supply LOS for inclusion into the CDMP for consideration in its April 2007 CDMP Amendment cycle. The longer-term Work Plan will better correspond to the County's 20-year consumptive use permit, anticipated to be approved by the SFWMD in November 2007, and will tie longer range water supply projects to both the Capital Improvements Element and the Water and Sewer Sub-element. Additionally, both the consumptive use permit and the LEC Water Supply Plan will be reviewed every 5 years, a timing that corresponds well not only to the Work Plan but to updates of the County's Water Facilities Master Plan and the County's Wastewater Facilities Master Plan, both of which are 20-year plans.

### 3. Water Facility Needs for Application No. 14

As stated in the Initial Recommendations Report, the two wellfields that would serve Application No. 14 are nearing their treatment facility capacity. The Newton wellfield, originally intended to primarily serve the FPL Turkey Point facility and the Everglades Labor Camp (Everglades) wellfield, originally intended to serve the prison and labor camp, are both older, isolated wellfields. The interconnection between these wellfields is old and undersized. According to information from WASD, because of the piping, the majority of the water supply would come from the Everglades wellfield; however, some minimal amount could be supplied from the Newton wellfield. Currently no water facility projects regarding interconnection of the Everglades wellfield to other wellfields exist or are planned through the Capital Improvements Schedule. However, WASD may include, as a future project to the CIE Schedule of Improvements, a connection between the South Miami Heights Wellfield and the Everglades wellfield that would begin in the 2009-2010 fiscal year and be completed by the end of 2011 when the South Miami Heights Wellfield is anticipated to come on-line.

On March 28, 2007, Application Nos. 13, 14, and 15 were approved with changes by the Board of County Commissioners. Covenants submitted with each of these Applications restrict the number of units that could be built until potable water, beyond the current water allocated through the Everglades Labor Camp Wellfield, is available to this area. Application No. 13 would be restricted to 24 units; Application No. 14 would be restricted to 299 units; and, Application No. 15 would be restricted to 124 units. These numbers were based upon the number of units allowed with the existing land use. The restrictions provided in these covenants will be added to the newly adopted covenants table in the Land Use Element. Presented below is an evaluation of the water needs based upon the limited number of units as covenanted for each

of the three amendments and assuming that the allowed units will be developed as single family residential units.

	Rated Capacity (in MGD)	Annual Average Daily Flow (in MGD)	Allowable Units	Estimated Demand (in MGD)	Cumulative Projected Annual Ave. Daily Flow (in MGD)
Everglades Labor Camp Wellfield	0.96	0.7			2.715
Newton Wellfield	2.16	2.015			
Totals	3.12	2.715			
Projects Under Construction			220 beds 300 sf units	0.119	2.834
Application 13			24 SF	0.008	2.842
Application 14			229 SF	0.104	2.946
Application 15			124 SF	0.043	2.989
Allowable LOS					3.0576

As noted above, the land uses as restricted by covenant will not cause the LOS of the Newton and Everglades wellfields to be exceeded. These proposed developments will be evaluated for water facility concurrency when applying for water service agreements; a process required prior to receiving a building permit. The Department of Water and Sewer is currently developing a water allocation system to properly track all pending development. This system is anticipated to be in place prior to issuance of the County's 20-year permit.

***DCA Objection #2: Impact on Public Transportation Facilities (Applies to Applications No. 13, 14, and 15)***

*The Department objects to Applications 13, 14, and 15, because the County fails to coordinate the transportation system with the proposed future land use map changes and ensure that proposed population densities, housing and employment patterns, and land uses are consistent with the transportation modes and services proposed to serve these areas. The amendments do not demonstrate that adopted level of service standards will be maintained through the 6-year planning time frame with the development allowed in the proposed land use changes. Development of FLUM Applications 13, 14 and 15 will cause level of service on a segment of Southwest 344 Street/State Road 9336 to fall below the adopted LOS standard of C for this segment (in Florida City) by 2012. Southwest 344 Street from SW 192 Avenue/Tower Road east to SW 182 Avenue runs along the southern city limits of Florida City, which has an adopted LOS standard of C for all roads within the city.*

*In addition, the development allowed under Applications 13, 14, and 15 is projected to lower the LOS on the segment of SW 344 Street between SW 187 Avenue and SW 192 Avenue to F by 2015, which is below the adopted LOS standards for Miami-Dade County and Florida City for this*

*roadway, and will lower the LOS on the segment of SW 344 Street between SW 187 Avenue and SW 182 Avenue to E by 2015, below the adopted LOS standard of C for Florida City.*

*The Miami-Dade County Transportation Element does not include the widening of SW 344 Street/SR 9336 which would be needed if these applications were to be approved. At this time the Florida Department of transportation does not have any programmed improvements or preliminary studies in support of widening SW 344 Street.*

*The applicant for Application 14 has proffered a covenant that limits the property owner from seeking certificates of occupancy for development on the property until the applicant improves SW 344 Street/SR 9336 to a four-lane divided arterial from SW 182 Avenue to SW 192 Avenue. The owner's obligation is subject to the availability of right-of-way or necessary easements and the receipt of all necessary governmental approvals, including necessary approval from FDOT. The applicant for Application 15 has proffered a covenant requiring the applicant to dedicate right of way for improvement of SW 344 Street as a four-lane divided arterial roadway. In order to be accepted by the Department of Community Affairs as a binding commitment, these restrictive covenants must be incorporated into the comprehensive plan according to the mechanism approved in the remedial amendment for adopted Miami-Dade County Amendment 06-01. The present amendment does not propose this action.*

*FDOT recommends that the proposed amendment for higher density residential land use should be accompanied by a corresponding amendment to provide the services and facilities (roadways) necessary to support the development.*

#### **DCA Recommendations:**

*Provide the necessary improvements in the CIE-6 year schedule of capital improvements to SW 344 Street to accommodate the development that would be allowed in Applications 13, 14, and 15. If the proffered covenants from the applicants for Applications 14 and 15 regarding improvement of SW 344 Street/SR 9336 are to be relied upon as part of the necessary improvements to SW 344 Street, they must be adopted into the comprehensive plan according to the mechanism adopted into the comprehensive plan in remedial amendment 06-01. Note that any potential widening of a State Road, as would be provided in the proffered restrictive covenant, requires coordination with FDOT, including investigation of right-of-way availability.*

*Alternatively, do not adopt the proposed FLUM designation for Application 14; or adopt a lower density FLUM designation for Application 14 such that the trips generated by development of Application 14 do not cause a degradation of level of service on SW 344 Street/SR 9336.*

#### **DP&Z Response:**

Objections from the Department of Community Affairs (DCA) have indicated several points of discrepancy between the Miami-Dade County Department of Planning and Zoning (DP&Z) and other agencies or statutes. These include: 1) the amendments do not demonstrate that the adopted level of service (LOS) will be maintained through the 6-year planning time frame, specifically on SW 344 Street/SR 9336; 2) The Miami-Dade County Comprehensive

Development Master Plan (CDMP) transportation Element does not include the widening of SW 344 Street/SR 9336, and Florida Department of Transportation (FDOT) has no programmed improvements or preliminary studies in support of the widening; and, 3) the covenants submitted by the applicant for applications 14 and 15 must be incorporated into the CDMP in order to be accepted by DCA. Each of these points is discussed below.

1. Maintenance of Adopted LOS standard

The DCA has stated that the proposed amendments do not demonstrate that the adopted level of service (LOS) will be maintained through the 6-year planning time frame, specifically on SW 344 Street/SR 9336. SW 344 Street is a part of the Florida Intrastate Highway System and the Department recognizes FDOT's adopted level of service standard "D" for this roadway.

It should be noted that the County's analysis of CDMP amendment applications considers traffic impacts on the roadways adjacent to each application site and includes those roadways that provide primary north-south and east-west access. This analysis examines existing traffic conditions, an evaluation of concurrency conditions for the next 3 years, and a projection of the future conditions. As presented in the DP&Z's Initial Recommendations Report, each application was analyzed individually but cumulative impacts on the surrounding roadways were not presented for Applications 13, 14, and 15. Future traffic conditions projected to the year 2015 demonstrated that SW 344 Street between SW 182 and SW 192 Avenues, with the impact of Application 14, would require improvement to maintain the adopted level of service. Consequently, the applicant proffered a Declaration of Restrictions, which included a conditional commitment to the improvement of SW 344 Street. The Declaration of Restrictions, approved by the Board of County Commissioners on March 28, 2007, caps residential development on the application site to a maximum 255 residential units until the applicant completes the design and construction of SW 344 Street as a 4-lane, divided arterial roadway from SW 182 Avenue to SW 192 Avenue. The acceptance of this Declaration of Restriction insures that the LOS will be maintained on SW 344 Street through the 2015 time-horizon.

2. Widening of SW 344 Street

The DCA has correctly stated that the widening of SW 344 Street is not included in the County's Transportation Element and would need to be included if these applications were to be approved; and that FDOT has no programmed improvement or preliminary study in support of the widening.

In conjunction with the approval of the application, the Board of County Commissioners adopted into the CDMP's Transportation Element and Capital Improvement Element the applicant's proposed improvement to widen SW 344 Street to four lane and the associated costs. This project was added to Table 10, Traffic Circulation, of the Capital Improvements Schedule as Project No. 210. Costs indicate a total of \$4.25 million dollars to be paid by the developer, \$550,000 to be paid in fiscal year 2009-2010 and \$3.7 million dollars to be paid in fiscal year 2010-2011. It should be noted that the Declarations of Restrictions states all improvements will be at the Owner's expense with no expense to the County or FDOT. Therefore, should adjustments to the Capital Improvements Schedule may be necessary to reflect increased construction costs, the revenue code, 507-Developer Fees/Donations, will not change.



### 3. Proffered Declaration of Restrictions (covenant)

The DCA has indicated that in order to be considered a binding commitment, covenants accepted by the Board of County Commissioners with regard to individual land use plan map amendment applications must be incorporated into the CDMP in accordance with the mechanism approved in the Remedial Amendments for Miami-Dade County Amendment 06-1. However, the Remedial Amendments for Application No. 5, April 2005 Cycle, Miami-Dade County 06-1 has been challenged and therefore is not in effect. To remedy this objection, the Board of County Commissioners, at its hearing on March 28, 2007, adopted into the CDMP Land Use Element a table whereby "Restrictions" associated with Land Use Plan map amendments could be incorporated. This table was noted in the April 2006 Cycle Revised Recommendations Report as Appendix A. Adoption of this "Restrictions Table" provides the appropriate mechanism for incorporating these restrictive covenants into the CDMP as required by DCA. Acceptance of the restricted covenants for Application Nos. 13, 14 and 15 will be included into the CDMP's Restrictions Table and therefore should be viewed as binding commitments.

### ***DCA Objection #3: Capital Improvements Element (Applies to Application No. 16)***

*The Department objects to the proposed update of the Capital Improvements Element because it does not link data and analysis indicating existing deficiencies and projected needs (over the next 6 years) in achieving and maintaining adopted level of service standards for public facilities and services (concurrency facilities and services) with a financially feasible strategy or plan, including applicable capital improvements in the 6-year schedule of capital improvements, for achieving and maintaining adopted the level of service standards.*

#### ***DCA Recommendation:***

*Provide data and analysis indicating existing deficiencies in achieving and maintaining adopted level of service standards for public facilities and services (concurrency facilities and services).*

*Provide data and analysis indicating projected needs in achieving and maintaining adopted level of service standards for public facilities and services (concurrency facilities and services) over the next 6 years.*

*For each identified existing deficiency or projected need the CIE should indicate a financially feasible strategy or plan for satisfying the deficiency, which is linked, as applicable, to needed capital improvements listed in the 6-year schedule of capital improvements. Financially feasible capital improvements are those for which sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5. Privately funded projects, which are necessary to ensure that adopted level of service standards are achieved and maintained shall be included in the 6-year schedule of capital improvements. For privately funded capital improvements, financial feasibility shall be demonstrated by being guaranteed in an enforceable development agreement or interlocal agreement or other enforceable agreement. The 6-year schedule of capital improvements shall also include transportation improvements included in the Miami-Dade County Metropolitan Planning Organization's Transportation Improvement*

*Program to the extent that such improvements are relied upon to ensure concurrency and financial feasibility.*

**DP&Z Response:**

The Department has been providing the DCA its Capital Improvements Element (CIE) Update on an annual basis since 1988. The Capital Improvements Element and the 6-year Schedule of Improvements provide the data required by 9-J5 of the Florida Administrative Code regarding the identification of deficiencies, planning for growth and funding strategies. The following responds to the recommendations provided by DCA.

1. The DCA indicated that the existing deficiencies in achieving and maintaining adopted level of service standards for public facilities and services (concurrency facilities and services) should be identified.

Objective CIE-1 of the Capital Improvement Element states that the CIE will provide for “replacement of existing facilities, upgrading of facilities when necessary to maintain adopted level of service (LOS) standards, and for new facility investments, which are needed and affordable in the future”. Policies under this objective address the Six-Year Schedule of Improvements as to the minimum cost of a project to be included in the Schedule, the mix of projects to be included (upgrades and replacements vs. new growth), the debt ratio and the expansion of revenue sources. Additionally, Policy CIE-3C states “The 6-Year Schedule of Improvements will incorporate the identified capital investments from each functional element and will be based on the ...level of service standards: ...”. In accordance with that policy, County departments that have responsibility for maintaining the adopted LOS standards submit on a yearly basis, those capital projects necessary to remedy existing deficient LOS conditions. The CIE Schedule of Improvements has been formatted to identify the purpose of each project through a number code (1 = existing deficiency, 2 = future growth, and 3 = combination). Projects listed as a 1 or 3 address existing LOS deficiencies.

Additionally, Policy CIE-3A of the CDMP states: “Service and facility impacts of new development must be identified and quantified so that sufficient public facilities will be planned and programmed to be available when needed. All development orders authorizing new, or significant expansion of existing urban land uses, shall be contingent upon the provision of services at levels, which meet or exceed the adopted LOS standards except as otherwise provided in the "Concurrency Management Program" section of the CIE”. Adherence to this policy not only allows the County to monitor the new growth and plan projects accordingly but insures that new development will not outpace facility and service improvements.

2. DCA has requested that the projected needs in achieving and maintaining adopted level of service standards for public facilities and services (concurrency facilities and services) over the next 6 years be identified.

As noted above, County departments having responsibility for the functional areas considered in the CIE annually budget for capital projects to remedy existing deficiencies. However, the Departmental Plans and Levels of Service portion of the Implementing Programs text of the

CDMP also states: “County Departments having responsibility for the functional areas considered in the CIE usually have some type of formalized plan which they follow.” For instance, WASD maintains a 20-year facilities master plan for both water facilities and sewer facilities. The Parks and Recreation Department is currently in the process of updating its 20-year Open Space Master Plan. Through these long-range plans, the departments can anticipate the facilities needs of the County and plan improvements accordingly. Projects that improve facilities and maintain the LOS beyond its current conditions are included into the Six-year Capital Schedule of Improvements. Although the long-range plans may vary among County departments in their scope, and time horizons, the current practices ensure that public facilities do not deteriorate to a state of inadequacy.

As with projects addressing deficiencies, the individual County departments submit projects on a yearly basis to be funded through the Capital Plan that address future conditions. Such projects are assigned a purpose of 2 – Future Growth or 3-Combination (existing deficiency and future growth). It should be noted that the designation of “future growth” is assigned to those capital projects, which only address anticipated deficiencies caused by anticipated growth and therefore these projects are not addressing a current deficiency.

3. The DCA has suggested that for each identified existing deficiency or projected need the CIE should indicate a financially feasible strategy or plan for satisfying the deficiency, which is linked, as applicable, to needed capital improvements listed in the 6-year schedule of capital improvements.

As noted above, the purpose of each project in the CIE Schedule of Improvements is categorized as correcting a deficiency, accommodating future growth or a combination of both. All projects listed in the CIE Schedule of Improvements are from committed funds with no reliance of future bonds or uncommitted grant dollars. Both expenditures and revenues are identified in the CIE Schedule of Improvements as well as the funding source. Policy CIE-4A states: “Appropriate funding mechanisms will be adopted and applied by Miami-Dade County in order to assure the fiscal resources to maintain acceptable levels of service. Such funding mechanisms may include special tax districts, municipal taxing service units, local option taxes, user fees, local gas tax, general obligation bonds, impact fees, special purpose authorities, and others as appropriate and feasible.” This has and continues to be the County’s strategy

4. DCA has noted that privately funded projects, which are necessary to ensure that adopted level of service standards are achieved and maintained shall be included in the 6-year schedule of capital improvements.

The only capital facility improvement projects included in the CIE Six-Year Schedule of Improvements as privately funded are usually the result of Development Order (D.O.) conditions requiring such projects associated with Developments of Regional Impacts (DRI). The adopted D.O. conditions may include required roadway improvements or water and sewer line improvements or other similar facility improvements. Such privately funded projects are identified in the Six-Year Schedule of Capital Improvements under revenue source 507 Developer Fees/Donation. This category does not include other fees or funding sources provided by the private sector, such as impact fees (CIE Funding Codes 500 and 501) or utility connection

fees (CIE Funding Codes 520 and 521). Other private or developer funded capital facility improvements included in the CIE Schedule of Improvements may be the result of a Declaration of Restrictions (covenant) accepted by the Board of County Commissioners in relation to the adoption of a land use plan map amendment. Such capital facility improvements would be assigned a CIE Funding Code of 507. In addition, the County anticipates the adoption of its transportation proportionate fair share mitigation ordinance in the near term. Upon adoption, those developers who chose to enter into a development agreement in accordance with this mechanism will have their dedicated funds entered into the CIE Schedule of Improvements under the 507 Developer Fees/Donation revenue source.

5. DCA has stated that the 6-year schedule of capital improvements shall also include transportation improvements included in the Miami-Dade County Metropolitan Planning Organization's Transportation Improvement Program to the extent that such improvements are relied upon to ensure concurrency and financial feasibility.

The Department will be filing it's update of the CIE Six Year Capital Schedule of Improvements in the April 2007 Amendment Cycle. The Miami-Dade County Metropolitan Planning Organization's Transportation Improvement Program projects will be included at that time with the full update anticipated for adoption by the Board of County Commissioners in October 2007.

## Appendix 1

### DCA Table 1





## Appendix 2

WASD Report to the Board of County Commissioners



## Appendix 3

### Revised Exhibit A MDWASD Finished Water Demand and Water Supply Projections