



**CITY OF KEY WEST
WATER SUPPLY PLAN AMENDMENTS TO THE COMPREHENSIVE PLAN**

Exhibits "A through E"

First Reading XXXXX XX, 2012
Adopted XXXXX XX, 2012

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EXHIBIT "A"

CHAPTER 1: LAND USE ELEMENT

Add new Policy as follows:

Policy 1-X.X.X: The City of Key West, through the Land Development Regulations, will coordinate the land uses and future land use changes with the availability of water supplies and water supply facilities.

EXHIBIT "B"

CHAPTER 4: PUBLIC FACILITIES ELEMENT

Amend Policy as follows:

Policy 4-1.1.1: Level of Service Standards.

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Potable Water Level of Service

	<u>Residential</u>	<u>Non-Residential</u>
1990-1995	95 gal/capita/day	660 gal/acre/day
1996-2010	93 <u>100</u> gal/capita/day	650 gal/acre/day

Add new Objective, Policies and Monitoring Measure as follows:

Objective 4-X.X: The City of Key West shall comply with its Water Supply Facilities Work Plan 2012-2025 (Work Plan) adopted XXX XX, 2012, as required by section 163.3177(6)(c), F.S. within 18 months after the governing board of the South Florida Water Management District approved its Lower East Coast Water Supply Plan Update on February 15, 2007. The Work Plan will be updated, at a minimum, every 5 years. The City’s Work Plan is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and identify those water supply projects, using all available technologies, necessary to meet the City’s water demands for the planning period.

Policy 4-X.X.X: The City of Key West shall comply with its Water Supply Facilities Work Plan (2012–2025) which is incorporated by reference into the Comprehensive Plan.

Policy 4-X.X.X Coordinate appropriate aspects of its Comprehensive Plan with the South Florida Water Management District’s regional Water Supply Plan adopted February 15, 2007, with the Florida Keys Aqueduct Authority (FKAA) 20-Year Water System Capital Improvement Master Plan adopted December 2006 and with the Monroe County Water Supply Plan adopted November 25, 2008 (as necessary). The City shall amend its Comprehensive Plan and Work Plan, as required to provide consistency with the District, County and FKAA plans.

Monitoring Measure:

The Work Plan shall remain consistent with the Florida Keys Aqueduct Authority 20-Year Water System Capital Improvement Master Plan, which is compatible with the FCAA Water Use Permit renewals and with the projects listed in the South Florida Water Management District's Lower East Coast Regional Water Supply Plan. The Work Plan will be updated, at a minimum, every 5 years and within 18 months after the South Florida Water Management District's approval of an updated Lower East Coast Regional Water Supply Plan.

EXHIBIT "C"

CHAPTER 6: CONSERVATION ELEMENT

Add new Policies as follows:

Policy 6-X.X.X Implementation of the Work Plan shall ensure that adequate water supplies and public facilities are available to serve the water supply demands of any population growth that the City may experience.

Policy 6-X.X.X The City shall coordinate the planning of potable water and sanitary sewer facilities, water supply sources, demands, other services and level-of-service standards with the FCAA, South Florida Water Management District, and through the Lower East Coast Water Supply Plan Update, as necessary.

Policy 6-X.X.X If in the future there are issues associated with water supply, conservation or reuse, the City will immediately contact the FCAA to address the corresponding issue(s). In addition, the City will follow adopted communication protocols with the FCAA to communicate and/or prepare an appropriate action plan to address any relevant issue(s) associated with water supply, conservation or reuse.

Policy 6-X.X.X The City will encourage the use of high efficiency toilets, showerheads, faucets, clothes washers and dishwashers that are Energy Star rated and WaterSense certified in all retrofitted residential and commercial projects.

Policy 6-X.X.X The City will require the use of high efficiency/ultra-low volume toilets, showerheads, faucets, clothes washers and dishwashers that are Energy Star rated and WaterSense certified in all new residential and commercial projects.

Policy 6-X.X.X The City shall require the use of sub-metering for all multi-unit residential developments which will include: separate meter and monthly records kept of all major water-using functions, such as, cooling towers and individual buildings, in all new and redeveloped multi-family residential projects.

Policy 6-X.X.X The City will encourage the use of Florida Friendly Landscape guidelines and principals; gutter downspouts, roof runoff, and rain harvesting through the use of cisterns, rain barrels and directing runoff to landscaped areas; drip irrigation or micro-sprinklers; and the use of

porous surface materials (bricks, gravel, turf block, mulch, pervious concrete, etc.) on walkways, driveways and patios.

Policy 6-X.X.X The City will participate, when warranted, in the SFWMD's Water Savings Incentive Program (WaterSIP) for large-scale retrofits, as recommended by the Lower East Coast Water Supply Plan.

Policy 6-X.X.X The City shall coordinate with the FCAA to submit a water conservation plan. Said plan shall be updated for the FCAA's approval every five years following submittal and Conserve Florida Guide generated reports shall be filed annually at the close of the fiscal year.

Policy 6-X.X.X The City shall require all future developments to comply with the landscape restrictions for irrigation, as enumerated in Section 74-297 of the City Code, as amended.

Policy 6-X.X.X The City shall cooperate with the FCAA in estimating non-metered water usage for regulatory reporting.

EXHIBIT "D"

CHAPTER 8: INTERGOVERNMENTAL COORDINATION ELEMENT

Add new Policies as follows:

Policy 8-X.X.X The City shall coordinate the adopted Comprehensive Plan with the plans of the school board, FCAA, and other units of local government providing services but not having regulatory authority over the use of land, and with the Comprehensive Plan of Monroe County, with the state comprehensive plan and with the South Florida Water Management District's regional water supply plan and Lower East Coast Water Supply Plan Update.

Policy 8-X.X.X The City shall coordinate the planning of potable water and sanitary sewer facilities, water supply sources, demands, other services and level-of-service standards with the FCAA, South Florida Water Management District and through the Lower East Coast Water Supply Plan Update, as necessary.

Policy 8-X.X.X Ensure and identify the consistency of local level of service standards by annually contacting all local governments to which water service is provided and provide current information, including: populations, level of services, service areas, and water supply facilities, and evaluate if future modification to either the service agreement or level of service standards should be included in subsequent Comprehensive Plan Amendments.

Policy 8-X.X.X Negotiate or renew interlocal agreements with water supply providers, ensuring contractual agreement of the adopted level of service standards, service area, populations and time periods for services provided.

EXHIBIT "E"

CHAPTER 9: CAPITAL IMPROVEMENTS ELEMENT

Amend Policy as follows:

Policy 9-1.6.1: Level of Service Standards.

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Potable Water Level of Service

	Residential	Non-Residential
1990 – 1995	95 gal/capita/day	660 gal/acre/day
1996 – 2010	93 <u>100</u> gal/capita/day	650 gal/acre/day

Add new Policies as follows:

Policy 9-X.X.X Appropriate mechanisms will be developed and adopted with the FCAA and South Florida Water Management District in order to assure that adequate water supplies are available to all water users. Prior to approval of a building permit or its functional equivalent, the City shall consult with the FCAA to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy. Furthermore, the City will be responsible for monitoring the availability of water supplies for all water users and for implementing a system that links water supplies to the permitting of new development.

Policy 9-X.X.X The City will ensure the financial feasibility of the public water infrastructure system by coordinating its land development practices with the FCAA water service production and delivery systems.

Policy 9-X.X.X The City shall provide monthly data to the FCAA, or as required by such entity, to track the amount of water to be allocated for new use.

Policy 9-X.X.X The City shall incorporate capital improvements affecting City levels of service by referencing the Capital Improvements Schedules of the FCAA (2011/2012 through 2015/2016), state agencies and other units of government providing services but not having regulatory authority over the use of land, into its Five-Year Schedule of Capital Improvements (Fiscal Years 2011/2012 through 2015/2016). The City Schedule shall be maintained and updated annually.