

AGENDA



LPA MEETING

Thursday, May 21, 2026

4:30 p.m.

Indian Creek Village Hall

9080 Bay Drive

Indian Creek, FL 33154

Zoom: <https://us02web.zoom.us/j/82822150944>

Meeting ID: 828 2215 0944

1. CALL TO ORDER / ROLL CALL OF MEMBERS

2. PLEDGE OF ALLEGIANCE

- 3. PUBLIC COMMENTS** - *Any person wishing to address the Council should state their name, and address, for the record, prior to making the statement and comply with the Village's rules and regulations for public comments.*

4. RESOLUTIONS

TAB 1

A. A RESOLUTION OF THE VILLAGE COUNCIL OF INDIAN CREEK VILLAGE, FLORIDA, SITTING IN ITS CAPACITY AS THE LOCAL PLANNING AGENCY, RECOMMENDING THE APPROVAL AND ADOPTION OF THE EVALUATION AND APPRAISAL REPORT FOR INDIAN CREEK VILLAGE COMPREHENSIVE MASTER PLAN; PROVIDING FOR EFFECTIVE DATE. (Resolution # 883)

B. A RESOLUTION OF THE VILLAGE COUNCIL OF INDIAN CREEK VILLAGE, FLORIDA, RECOMMENDING A SMALL-SCALE AMENDMENT TO THE COMPREHENSIVE PLAN FLUM MAP; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. (Resolution # 884)

C. A RESOLUTION OF THE VILLAGE COUNCIL OF INDIAN CREEK VILLAGE, FLORIDA, IN ITS CAPACITY AS THE PLANNING AGENCY, RECOMMENDING THE ADOPTION OF A 10-YEAR WATER SUPPLY WORK PLAN; PROVIDING FOR AN EFFECTIVE DATE. (Resolution # 885)

5. ADJOURNMENT

RESOLUTIONS

TAB 1-A
RESOLUTION # 883



INDIAN CREEK VILLAGE REGULAR COUNCIL MEETING

MEMORANDUM (Revised)

TO: Mayor, Vice-Mayor, and Honorable Members of the Council of Indian Creek Village
FROM: Guillermo Olmedillo, Village Manager
DATE: May 21, 2026
TITLE: EAR-Based Amendments to the Comprehensive Development Plan.

REQUEST

Approval and adoption of the EAR-based amendments to the Village's Comprehensive Master Development Plan.

ANALYSIS

Section 163.3191, Florida Statutes, directs local governments to adopt an evaluation and appraisal report once every seven (7) years to assess the progress in implementing the local government's comprehensive plan.

The attached update was prepared to comply with statutory changes and the local changing conditions. One of the amendments expands the uses allowed within the "Public Buildings and Grounds" category of the Land Use Element to provide for single family dwellings in addition to the very limiting use of buildings and grounds for public purposes. The addition of Single Family use on the effected properties is consistent with the established land use pattern within the entire neighborhood and compatible with the uses along Bay Drive which are exclusively single family homes with the exception of Village Hall.

RECOMMENDATION.

Approval of the EAR-Based Amendments by the Village Council of Indian Creek Village.

ATTACHMENTS:

Resolution # 883

Ordinance # 242



INDIAN CREEK VILLAGE REGULAR COUNCIL MEETING

MEMORANDUM

TO: Mayor, Vice-Mayor, and Honorable Members of the Council of Indian Creek Village
FROM: Guillermo Olmedillo, Village Manager
DATE: May 21, 2026
TITLE: Evaluation and Appraisal Based Amendments to the Village Comprehensive Plan

REQUEST

Approval and adoption of the EAR-based amendments to the Village's Comprehensive Master Development Plan.

ANALYSIS

Section 163.3191, Florida Statutes, directs local governments to adopt an evaluation and appraisal report once every seven (7) years to assess the progress in implementing the local government's comprehensive plan.

The attached update was prepared to comply with statutory changes and the local changing conditions.

RECOMMENDATION.

Approval of the EAR-Based Amendments by the Village Council of Indian Creek Village, sitting in its capacity as the Local Planning Agency.

ATTACHMENTS:

Resolution # 883

Ordinance # 242



Fort Lauderdale Office · 1800 Eller Drive · Suite 600 · Fort Lauderdale, FL 33316 · 954.921.7781(p) · 954.921.8807(f)
 Miami-Dade Office · 2103 Coral Way · Suite 810 · Miami, FL 33145 · 786.485.5200(p)

TO: Honorable Members of the Village Council of
Indian Creek Village

VIA: Guillermo Olmedillo, Village Manager

FROM: Alex A. David, AICP
Calvin, Giordano & Associates
City Planning Consultant

SUBJECT: Evaluation and Appraisal Based Amendments to the Village
Comprehensive Plan (2035/2045)

DATE: May 20, 2026

Florida Statute 163.3191(1) requires that at least once every 7 years (“Evaluation and Appraisal Cycle”), each municipality must evaluate its comprehensive plan to determine if plan amendments are necessary to reflect changes in state requirements, reflect changes in conditions, be consistent with the City’s planning and regulatory needs and vision.

The last major update to the Comprehensive Plan occurred in 2015 (adoption date: September 15, 2015). The proposed Comprehensive Plan Update is attached with changes shown as new wording (underlined) and deletions (~~striketrough~~). These changes were based on the following: Florida Statute Changes, Sustainability and Resiliency, Water Supply Planning, Infrastructure, Property Rights.

After recommendation by the Local Planning Agency to the Village Council and first reading by the Council the proposed amendments to the Comprehensive Plan will be transmitted to the Florida Commerce Department and other review agencies. Once agency reviews are completed the item will be scheduled for second reading (adoption).

RECOMMENDATION

Recommendation of approval to the Village Council of the “2035/2045 Comprehensive Plan” update, including all text and map amendments.

Attachments

Resolution # 883

Ordinance # 242

Draft “2035/2045 Comprehensive Plan”

RESOLUTION NO. 2026-883

A RESOLUTION OF THE VILLAGE COUNCIL OF INDIAN CREEK VILLAGE, FLORIDA, SITTING IN ITS CAPACITY AS THE LOCAL PLANNING AGENCY, RECOMMENDING THE APPROVAL AND ADOPTION OF THE EVALUATION AND APPRAISAL REPORT FOR INDIAN CREEK VILLAGE COMPREHENSIVE MASTER PLAN; PROVIDING FOR EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 163, Part 2, Florida Statutes and Chapters 9J-5, 9J-11 and 9J-12, Florida Administrative Code (F.A.C.), the Indian Creek Village Comprehensive Master Plan (the “Plan”) was adopted in or around 1990; and

WHEREAS, the Florida Legislature intends that local planning be a continuous and ongoing process; and

WHEREAS, Section 163.3191, Florida Statutes, directs local governments to periodically assess the success or failure of their adopted comprehensive plans to adequately address changing conditions and state policies and rules; and

WHEREAS, Section 163.3191, Florida Statutes, directs local governments to adopt an evaluation and appraisal report once every seven (7) years assessing the progress in implementing the local government’s comprehensive plan; and

WHEREAS, the Village Council, in its capacity as the Local Planning Agency (the “LPA”) has prepared and completed an Evaluation and Appraisal Report (the “EAR”) for the Plan as provided for in Exhibit “A”; and

WHEREAS, on May 21, 2026, the LPA held an advertised public hearing on the proposed EAR, provided for participation by the public in the process and rendered its recommendations to the Village Council; and

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF INDIAN CREEK VILLAGE, FLORIDA, SITTING IN ITS CAPACITY AS THE LOCAL PLANNING AGENCY:

Section 1. Recitals. That the foregoing Recitals are true and correct and are incorporated herein by this reference.

Section 2. Recommendation. That the Village Council, sitting in its capacity as the Local Planning Agency, hereby recommends the approval and adoption of the proposed Evaluation and Appraisal Report, attached as Exhibit “A”, to the Village Council of Indian Creek Village, Florida.

Section 3. Effective Date. That this Resolution shall become effective immediately upon adoption.

PASSED and ADOPTED this 21st day of May 2026.

BERNARD KLEPACH, MAYOR

ATTEST:

ROSEANN PRADO, VILLAGE CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
VILLAGE ATTORNEY



INDIAN CREEK VILLAGE, FLORIDA

2026 Comprehensive Plan



There is something almost magical about the Indian Creek Village story. Imagine, if you will, a group of people who at the height of the great Florida boom of the 1920s, after building islands in the middle of Biscayne Bay and connecting them with a series of bridges called the “Venetian Causeway,” moved farther north into unincorporated Dade County. Once past the Miami city limits they organized the Shoreland Company and developed a whole area of northeast Dade County centered around what would, in 1932, after the Shoreland Company went bankrupt in the great bust that followed the boom, become “the village beautiful,” Miami Shores.

And then, just when you see how incredible that was in and of itself, think about the fact that their plans included a great causeway – the Grand Concourse – which would connect the Miami side with what was planned to be, in 1926, Miami Shores Island, a six-hundred-acre development that would be larger than all of the human-made islands in Biscayne Bay at the time. Then, to top it off, try to imagine that those plans also included what was to be called “the Mid-Bay Causeway,” which could come north from one of the Venetian Islands (the pilings still showing the outline of an island in Biscayne Bay, just south of the Julia Tuttle Causeway), and following a series of human-made islands, terminate at the south end of Miami Shores Island. The roadway thereon would connect with the Grand Concourse to the Miami side, as well as a bridge over to the beach side.

Not surprisingly, it never came to pass.

Well, most of it never came to pass, but what did become reality is today’s Indian Creek Village, a magnificent island of approximately three hundred acres south of the Broad Causeway and just west of Surfside, connected to that town by a two-lane bridge. This island – Indian Creek Village – is the direct lineal descendant of the great and grand plans of Hugh Anderson, Ellen Spears Harris and the Shoreland Company, which today is remembered for other things, but not for Miami Shores Island.

The filled area – approximately three hundred acres – went into a period of quiescence for several years, but sometime during the 1930s, a small group of hardy but wealthy individuals developed the idea that they could convert the weedy and muck-covered island into an exclusive enclave. Reseeding the island, they built a red-tiled clubhouse, designed to give the appearance of a European castle. The island’s original blueprints provided for forty-one lots along the road surrounding the golf course. A two-lane bridge would connect the island to the rest of the world via a place that had first been developed by Henri Levy, builder of Normandy Isle as well as the southern part of what would become Surfside, originally known as Normandy Beach.

Though the country was in the midst of the Great Depression, several wealthy (not to mention hardy!) homesteaders, including John Swift (he of the meatpacking company) and Harold Matzinger (a noted Wall Street genius), built mansions near the clubhouse. In 1939, however, word filtered onto the island that Surfside, which had been incorporated in 1935, was casting envious eyes at the island and, in fact, had been discussing the possibility of annexing the island at its council meetings.

Moving swiftly, the island’s residents took advantage of a defunct state law, which, at that time, permitted any group of twenty-five or more people living relatively contiguously to form a municipality. With the assistance of Judge Julien Southerland, who would become a founder, incorporator and the first mayor of Bal Harbour Village, the island was incorporated as Indian Creek Village on May 19, 1939, the Florida Legislature having passed the appropriate enabling act approving said incorporation two days previously.

Needless to say, Indian Creek Village remains both a magnificent enclave and a superbly managed and run municipality.

33154, The Story of Bal Harbour, Bay Harbor Islands, Indian Creek Village and Surfside, by Seth H. Bramson



Bernard Klepach
Mayor

Irwin E. Tauber
Vice Mayor

Robert Diener
Council Member

Irma Braman
Council Member

Jared Kushner
Council Member

Guillermo Olmedillo
Village Manager

Stephen J. Helfman
Village Attorney

Roseann Prado
Village Clerk

Alex A. David, AICP
Planning Consultant
Calvin, Giordano & Associates



Source: Google Earth

TABLE OF CONTENTS

<i>Chapter</i>		<i>Page</i>
1	Indian Creek Village Comprehensive Plan Revision Amendment History	1
2	Future Land Use Element.....	5
3	Transportation Element	10
4	Housing Element	13
5	Sanitary Sewer, Solid Waste, Drainage, Potable Water And Natural Ground Water Aquifer Recharge Element.....	15
6	Coastal Management Element	25
7	Conservation Element	30
8	Intergovernmental Element.....	36
9	Capital Improvements Element.....	42
10	Recreation And Open Space Element.....	51
11	Property Rights Element.....	53

LIST OF FIGURES

<i>Chapter</i>		<i>Page</i>
2	Future Land Use Map.....	<u>9</u>
3	Transportation Map.....	12
5	Flood Zone Map.....	24



Chapter 1

INDIAN CREEK VILLAGE COMPREHENSIVE PLAN AMENDMENT HISTORY

Background

Indian Creek Village is a municipality of 89 residents (2022)¹ located in northeast Miami-Dade County. Incorporated in 1939, the Village comprises 293.90 acres including Indian Creek Island, the Village Hall complex, and another parcel on the northeast side of the Indian Creek Island Bridge owned by the Indian Creek Country Club.

The Village's history dates back to 1928 when a group of Midwestern millionaires bought a mangrove swamp from the government to build a country club. The development of the clubhouse and golf course began in 1929. Designed by Architect Maurice Fatio (1897-1943), the elegant Mediterranean-style building became the Indian Creek Country Club. At the same time, the golf course was designed by prominent golf course architect William S. Flynn (1890-1944). As in years past, the Village continues to be home to captains of industry, business, sports, and entertainment.

The Village is bordered by Indian Creek Lake and Bay Harbor Islands to the north; Biscayne Bay to the south and west; and, Indian Creek and the Town of Surfside to the east. Access to the Village is provided by 91st Street (Surfside Boulevard), which in turn connects to the Harding Avenue/Collins Avenue (SR AIA) one-way pair.

2005 Evaluation and Appraisal Report

The Evaluation and Appraisal Report (EAR) is a State-mandated assessment and update of the Comprehensive Plan. In 1998, the State of Florida revised the statutory requirements for the EAR to allow local governments to base their analysis on the key local issues that they are facing.

These new requirements were discussed with the Village Council at the meetings of April 19 and May 7, 2004.

Additionally, Section 163.3191 (12)(a), Florida Statutes (F.S.) provided that the Department of Community Affairs (DCA), now known as the Florida Commerce “may enter into a written agreement with a municipality of fewer than 5,000 resident so that such a jurisdiction may focus planning resources on selected issues or elements when updating its plan, if the local government includes such a request in its report and the agency approves the request.” The Village took such action.

¹ 2022 Estimate University of Florida Shimberg Center for Housing Studies

The Village identified the following issues to address in the EAR. These issues, and a review of relevant changes in growth management laws since the Comprehensive Plan's adoption, provide the basis for the EAR:

1. Bridge Rehabilitation
2. Stormwater Drainage
3. Quality of Life

The Scope of Work was approved by the Village Council on July 6th, 2004 (Resolution 569) and transmitted to the DCA.

DCA responded with a Letter of Understanding, dated July 27, 2004, agreeing to the Scope of Work as outlined by the Village.

The EAR was completed with the final document adopted and transmitted to DCA under Resolution 579, dated December 7, 2004. The DCA issued its Finding of Sufficiency in a letter dated March 11, 2005.

EAR-based Amendments to the Village Comprehensive Plan

The Village's Comprehensive Plan, prior to these revisions, was last fully amended in 1990. The EAR is a document which recommends a series of changes to the Comprehensive Plan. The EAR-based amendment process is the vehicle by which a municipality amends its Comprehensive Plan.

A draft of the Ear-Based Amendments was presented to the Village Council on June 7, 2005, and transmitted to DCA (now Florida Commerce) under Resolution 586. A response letter dated August 5, 2005, stated that DCA had no objections to the proposed amendments. Resolution 591, which was adopted on September 22, 2005, approved the EAR-based Amendments to the Comprehensive Plan and authorized their transmittal to DCA. Ordinance 170 reiterated that Resolution and was approved on December 19, 2005.

The Department of Community Affairs issued a Notice of Intent to find the Village in compliance on February 6, 2006.

2006 Amendments to the Comprehensive Plan

Subsequent to the EAR-based Amendments process, the Village embarked on a more holistic review of the Comprehensive Plan as amended by the EAR-based Amendments. This review led to a series of new amendments which were not issued based on the EAR but rather changes to wording, agency references or to better reflect current governmental or physical conditions within the Village.

Additionally, the Five-Year Capital Improvements Schedule and Amendments were adopted on November 6, 2006, pursuant to State statutory requirements to include projects programmed by

Indian Creek Village and other agencies that ensure its ability to continue to meet its Level of Service Standards during the planning period.

2009 Amendments and Water Supply Facilities Work Plan Update

The adopted 2009 water supply related amendments consisted of five applications for amendments to the Comprehensive Plan. In addition, the 2009 20-Year Water Supply Facilities Work Plan Update was adopted.

The Village authorized transmittal of its proposed amendments and Water Supply Facilities Work Plan Update through first reading of Ordinance 192 on September 9, 2008, and adopted the amendments and Plan on second reading on January 20, 2009.

2011 Amendments to the Comprehensive Plan

This report comprised of ten applications for amendments to the Indian Creek Village Comprehensive Plan based on a review of the current Comprehensive Plan conducted by Village staff, attorneys, and consultants. The purpose of this review was to ensure that the Comprehensive Plan addressed all current State growth management requirements, reflected current conditions, and updated the Plan as necessary.

Only goals, objectives, and policies for which specific amendments were recommended were included in this document.

2013/14 Amendments to the Comprehensive Plan

The adopted 2013/2014 amendments consisted of three applications for amendments to the Comprehensive Plan based on the 2012 evaluation and review that was conducted in accordance with the requirements of Chapter 163.3191, Florida Statutes (F.S). The Village submitted its Letter of Determination regarding these amendments to the Florida Department of Economic Opportunity (DEO), now Florida Commerce, on November 27, 2012. On December 5, 2012, DEO provided the Village with a letter acknowledging receipt of the Letter of Determination and stating that the amendments based on the evaluation and review should be transmitted to the State and review agencies by December 2013.

The Village authorized transmittal of its proposed amendments through first reading of Ordinance 211 on November 19, 2013, and adopted the amendments on second reading on December 17, 2013. The State DEO issued a Notice of Intent to find the Village in compliance on June 21, 2014.

2015 Amendments and Water Supply Facilities Work Plan Update

The adopted 2015 water supply related amendments consisted of three applications for amendments to the Comprehensive Plan. In addition, the 2015 20-Year Water Supply Facilities Work Plan Update was adopted.

The Village authorized transmittal of its proposed amendments and Water Supply Facilities Work Plan Update through first reading of Ordinance 216 on March 31, 2015, and adopted the amendments and Plan on second reading on September 15, 2015.

**2025 Amendments to the Comprehensive Plan and
Water Supply Facilities Work Plan Update**

The Village began its review of the Village's Comprehensive Plan (EAR-based amendments) and the Water Supply Facilities Work Plan as required by Florida Statute.

When both draft documents are completed, the Village will authorize transmittal of all proposed amendments through first reading and finally, adoption of the amendments on second reading.

Chapter 2

FUTURE LAND USE ELEMENT



Indian Creek Village is a municipality of 89 residents and currently includes 31 single family residences, and 5 under construction. Population projections typically vary between those found in the Shimberg Center for Housing Studies and 2022 Miami-Dade County Water Supply Facilities Work Plan. For the purposes of this update and the planning periods the projections found in the Work Plan will be utilized.

Table 1.
Village Population Projections

<u>2025</u>	<u>2030</u>	<u>2035</u>	<u>2040</u>	<u>2045</u>
96	99	103	106	109

Source: Exhibit C-3, MDWASD Wholesale Customers – Water Service Area Population by Utility Served, MDWASD 10-Year Water Supply Facilities Work Plan (April 2022) and extrapolation for Year 2045.

The Village comprises 293.90 acres including Indian Creek Island, including the Indian Creek Country Club and its golf course, and all homesites. The other uses are the Village Hall complex

on the south side of the Indian Creek Island Bridge, and another parcel on the north side of the Bridge owned by the Indian Creek Country Club, which is adjacent and surrounded by single family homes within the Town of Surfside.

The Village has no commercial, industrial, or multi-family residential development, and no plans, or need, for such development at any time in the future. Moreover, there are no municipal owned lands or publicly dedicated rights-of-way within the Village. There are no opportunities for the Village's boundaries to expand, and population growth is limited by its small size, limited number of developable lots, and high property values.

- a. SINGLE FAMILY RESIDENTIAL, which includes primary dwellings and accessory uses;
- b. RECREATIONAL, which includes Indian Creek Country Club and related grounds and accessory uses;
- c. PUBLIC BUILDINGS AND GROUDS, which includes all building and grounds for public purposes as well as uses permitted in the Single Family Residential designation;
- d. OTHER PUBLIC FACILITIES, which includes all other facilities for public purposes.

All land use designations are defined by use and intended purpose without regard to ownership.

Goals, Objectives, and Policies

GOAL 2.1:

Continue to develop all private property with only residential single-family homes while minimizing environmental degradation and emphasizing a high quality lifestyle. Continue the land uses and use designations for residential, recreation, public buildings and grounds and other public facilities.

Objective A:

Provide for the development or redevelopment of the existing lots within the Village at a density that does not exceed 1.20 principal dwelling units per gross acre, in accordance with the Village's land development regulations.

Policy 1:

Continue to coordinate essential services with adjacent municipalities and Miami-Dade County to ensure all level of services remain adequate to complete the residential development of all single-family lots.

Policy 2:

Permit not more than 41 single-family primary dwelling units on the Island per the original Village plat.

Objective B:

Ensure that all future new construction, existing structures, and redevelopment shall continue to be residential single-family, recreational, public buildings and grounds and other public facilities.

Policy 1:

Ensure that only residential single-family homes and accessory uses, recreational, public buildings and grounds and other public facilities uses be permitted.

Objective C:

Maintain existing Future Land Use Designations and Future Land Use Plan Map except as may be modified as part of this 2025 Amendment.

Policy 1:

There shall be the following Future Land Use Designations:

- a. SINGLE FAMILY RESIDENTIAL, which includes primary dwellings and accessory uses;
- b. RECREATIONAL, which includes Indian Creek Country Club and related grounds and accessory uses;
- c. PUBLIC BUILDINGS AND GROUNDS, which includes all buildings and grounds for public purposes;
- d. OTHER PUBLIC FACILITIES, which includes all other facilities for public purposes.

All land use designations are defined by use and intended purpose without regard to ownership.



Indian Creek Village 2035/45 Future Land Use Map



Legend

Boundary		Land Use	
	Boundary		Single Family Residential
	Lot Numbers		Public Recreational
			Other Facilities
			Public Buildings & Grounds



0 225 450 900 Feet

Date: 17 October 2024

No part of Indian Creek Village lies within the designated Coastal High Hazard Area.

Chapter 3

TRANSPORTATION ELEMENT



The Village is connected to 91st Street in the Town of Surfside via Indian Creek Island Bridge. The 60-foot-wide bridge, owned and maintained by the Village, provides ingress and egress to the Island, but is not a dedicated public right-of-way. The bridge connects to the Island and a 1.6-mile, private two-lane roadway. Therefore, the Village does not have any public right-of-way.

Goals, Objectives, and Policies

GOAL 3.1:

Objective A:

Ensure the maintenance and improvement of the Indian Creek Island Bridge

Policy 1:

The Village intends to work with the Florida Department of Transportation and other agencies as appropriate to implement needed improvements to Indian Creek Island Bridge, when the funds needed to implement such improvements become available.

Policy 2:

The Village shall continuously monitor traffic ingress to and egress from the island.



Indian Creek Village 2035/45 - Road and Sidewalk



Legend

-  Sidewalk
-  Roadway



0 225 450 900 Feet

Date: 17 October 2024

Chapter 4

HOUSING ELEMENT



The Village currently consists 31 waterfront homes, the Indian Creek Country Club, **one Club owner parcel fronting on Bay Drive**, and **two one** Village owned properties, **where Village Hall is located**. The original plan for the Village included 41 platted lots.

Goals, Objectives, and Policies

GOAL 4.1:

Due to the completely single-family residential characteristics, continue to regulate all housing to insure a high quality of construction and aesthetically attractive environment.

Objective A:

Cause owners of deteriorating property to increase their exterior maintenance and establish community standards in order to be in conformance with the Land Development Regulations, codes and other ordinances set forth by the Village.

Policy 1:

Communicate with residents on ways to efficiently maintain and upgrade their landscaping.

Policy 2:

The Village shall enforce its Land Development Regulations, codes, and ordinances in order to ensure that existing and new development meets the established community standards.

Objective B:

Ensure that the construction of new or the redevelopment of existing residential units conforms to the Village's Land Development Regulations, codes, ordinances, and single-family residency theme.

Policy 1:

Promote the attractive "street appearances" of all homes and upgrade landscape maintenance and minimum design standards, as necessary.

Objective C:

The Village shall implement the regulations set forth in the Florida Building Code relative to adherence to minimum building codes and structural integrity.

Policy 1:

The Village Manager or designee shall periodically inspect the Village and professionally determine if any single-family home or the Country Club should be reviewed in order to ensure and enforce compliance with local ordinances and the Florida Building Code minimum housing standards.

Chapter 5

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUND WATER AQUIFER RECHARGE ELEMENT



In 2022, the construction of a new sanitary sewer system for Indian Creek Village Island was commenced. Completion is expected in 2026, with all uses connected by 2028. The Village operates a potable water distribution system using bulk water purchased from the Miami-Dade Water and Sewer Department. The Village maintains the Village's drainage system which was entirely reconstructed in 2023. Solid waste collection services are performed by a private vendor, and disposed of at Miami-Dade County disposal facilities.

The Village's Comprehensive Plan includes adopted Level of Service standards for solid waste, potable water, and drainage. As per State requirements, the Village's Comprehensive Plan and land development regulations include concurrency provisions that require development to pay a fair share of the infrastructure improvements that will be necessary to serve their projects. Because of its small population, minimal growth rate, and strong tax base, the Village does not anticipate any problems in meeting and/or exceeding its adopted Level of Service standards through the 2035 and 2045 planning periods.

Goals, Objectives, and Policies

GOAL 5.1:

Utilities and services including sanitary sewer, solid waste, storm drainage, potable water, and natural ground water aquifer recharge which are essential for the support of the existing and future community population shall be provided for in a healthful, effective, timely, financially prudent, environmentally sound, and reliable manner.

Objective A:

Continue to require the designs of all housing units to use hurricane safety standards; comply with the Florida Building Code and maintain a minimum of 55% pervious surface.

Policy 1:

Abide by The Florida Building Code during inspection of all new and reconstructed units.

Policy 2:

The Village shall not issue permits for new construction, reconstruction, and substantial alterations unless projects are reviewed and approved by the Village and appropriate County and State Agencies when applicable.

Policy 3:

The Building Official shall review all applications for new building permits, renovations, and additions to assure that a minimum of 55% pervious areas is provided on all single-family lots and the Country Club including public drainage swales.

Objective B:

The Building Official shall continue to enforce the energy conservation techniques adopted in the Florida Building Code.

SANITARY SEWER

Objective C:

The sanitary sewer collection and treatment shall be maintained by the Village in a safe, effective, efficient, environmentally sound, and reliable manner consistent with this comprehensive plan and applicable federal, State and County.

Policy 1:

The wastewater treatment shall operate with a physical capacity of no less than the average daily influent flow for the preceding 12 months.

Policy 2:

Effluent discharged of wastewater treatment plants shall meet all federal, State and County standards.

Policy 3:

The system shall collectively maintain the capacity to collect and dispose of no less than 102 percent of the average daily influent sewage system flow for the preceding five years accounting for reserved capacity. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. The annual average daily influent sewage flow shall be calculated as the average of the daily volume received at the facility over a 12-month period.

Policy 4:

The per capita Level of Service standard for sanitary sewer shall be 122 gallons per capita per day.

SOLID WASTE

Objective D:

Ensure solid waste collection operations by contract service vendors are conducted in a safe, effective, environmentally sound, and efficient manner, in balance with local and regional solid waste comprehensive plan policies.

Policy 1:

The Village shall require its Solid Waste collection contractor to conduct their practices in a manner consistent with any new solid waste recycling and hazardous waste handling requirements of Miami-Dade County as the primary agency responsible for solid waste disposal and recycling.

Policy 2:

The Village shall maintain nominal collection services by contract vendor at the following levels of service available: Residential pickup is to be not less than an

annual average of twice a week for household waste and once per week for trash; Non-residential service shall be provided by private contract service, not less than once per week. Miami-Dade County maintain a solid waste disposal capacity sufficient to accommodate waste flows committed to the system for a minimum of five (5) years. Enforcement of such LOS standards shall be provided by the agency with the jurisdictional and operational responsibility to regulate such facilities. The Village shall require evidence of service capacity for both collection and disposal as a condition of any development order issued within the Village.

Policy 3:

The Village shall cooperate in the hazardous waste collection and disposal programs of Miami-Dade County by enforcing within the Village's collection services, such hazardous waste collection practices required by the County and other agencies with jurisdiction.

Policy 4:

The Village shall monitor the general operation of its Solid Waste collection services to assure the minimum acceptable Level of Service is being maintained. Such a monitoring program shall provide recommendations for any needed capital improvements commitments in the Capital Improvements Budget and the concurrency management program.

DRAINAGE

Objective E:

Maintain surface and stormwater drainage systems in a safe, effective, and efficient operating condition.

Policy 1:

The Village shall ensure proper maintenance programs are carried out for all structured surface drainage systems on the Island, through defined maintenance procedures and monitoring implementation of these procedures.

Policy 2:

New and major renovations of landscaping or site grading shall be subject to development permitting and undergo review to determine the extent to which improvements to the drainage systems or landscape design need to be made to support the adopted drainage and related standards.

Policy 3:

Water conservation, natural resource conservation and related policies will be supported by inclusion in positive drain systems of pollution control facilities which will separate regulated levels of oils, greases, sediment, grit, and other regulated materials from the stormwater drainage discharge effluent. Such improvements shall be made to all new systems and to existing systems as substantial repair or replacement of existing system components occur. The design of such systems shall be such that the quantity and quality of such discharges are at or better than Miami-Dade County and applicable State and Federal standards then in effect.

Policy 4:

Issue development orders only to projects that meet or exceed the minimum acceptable LOS standards for drainage and flood protection.

Policy 5:

All new drainage facilities shall be prepared with pollution control designs consistent with the best available technology and applicable standards then in effect. Such designs shall employ control methods as needed including or similar to: Retention of stormwater; Flow of stormwater over grassed and vegetated areas; Utilization of permeable pavement in driveways and parking; Sumps; Grease and sediment baffles; Mosquito control practices; Exfiltration, evaporation, vegetation absorption and percolation prior to overflow or outfall; and treatment for chemical contaminants in excess of allowed standards.

Policy 6:

Require projects to be designed to prevent flood damage in accord with applicable law. The Village shall coordinate with the South Florida Water Management District and Miami-Dade County to assure regional and local drainage and flood protection programs are maintained. The minimum acceptable Level of Service standards for drainage shall be protected from the degree of flooding that would result from a storm event that statistically occurs once in ten years for a duration of one day. All land on which habitable development is to occur shall be filled or habitable structures elevated to meet or exceed the Miami-Dade County's flood criteria adopted by resolution R-951-82, as may be amended from time to time. All new development must retain at least the first one inch (1") of storm water runoff on-site at the farthest point from the drainage system. Exceptions to this first-inch criteria will be reviewed on a case-by-case basis for alternative design solutions to meet extraordinary site conditions and retain equivalent protection of community resources and level of service standards. The burden for the effective protection of the community shall be solely borne by the developer and/or owner of such site granted an exception for any failure of such alternative design and its subsequent correction.

POTABLE WATER

Objective F:

The potable water treatment and distribution system shall be maintained by the system owner and operators in a safe, effective, efficient, environmentally sound, and reliable manner consistent with this comprehensive plan and applicable County, State and Federal standards.

Policy 1:

The existing potable water distribution system shall be maintained, repaired and components replaced as necessary in close and timely coordination among the Village and impacted agencies to ensure efficient scope, sequence and scheduling of such work with other projects being considered or undertaken, including but not limited to electric, communication, street resurfacing or improvements, and electric, communication, street resurfacing or improvements, and integration into the capital improvements budget of all affected parties.

Policy 2:

Miami-Dade County Water and Sewer Department, Department of Environmental Resources Management, and Fire and Rescue Department shall be involved in the plans review and operation and maintenance process to assure proper design and operation of such facilities at adopted Level of Service standards.

Policy 3:

The minimum acceptable Level of Service standards for potable water and fire protection shall be such that water is to be delivered to users at a pressure not less than twenty pounds per square inch (20 psi) and not greater than 100 psi unless otherwise approved by Miami-Dade Fire Rescue Department; Minimum fire flows shall be maintained at not less than 500 gpm in single-family residential areas; 3000 gpm in all other recreational areas of the country club having fire safety characteristics comparable to Miami-Dade County commercial and industrial areas; and, automatic fire suppression systems shall be required in all buildings of six floors or more.

Regional Treatment. System shall operate with a maximum daily rated capacity that is no less than two percent (2%) above maximum finished daily day flow for the preceding year, accounting for capacity that is reserved for development that is not yet completed ("reserved capacity") and no less than an average daily capacity 2% above the average daily system demand for the preceding five years accounting for reserved capacity. The maximum finished water daily flow shall be

determined by calculating the average of the highest five single day finished water flow for the previous 12 months.

User LOS. Maintain capacity to produce and deliver 453.26 gallons per capita per day to the Village system.

Water Quality. Shall meet all county, state, and federal primary potable water standards.

Countywide Storage. Storage capacity for finished water shall equal no less than 15% of the average countywide daily demand.

Policy 4:

The Village shall implement a program directed at conservation of potable water resources. The program shall include education of residents and other users of the Village's potable water by making information available on water conservation needs and measures which may be taken. Such information shall also include instructions issued by Miami-Dade County and/or the South Florida Water Management District for required water conservation measures which may be in effect from time to time. The use of drought-tolerant vegetation and reduced flow plumbing fixtures shall be emphasized. The Village shall investigate sources of non-potable water for irrigation as part of the program.

Objective FG:

The Village shall share in the equitable reduction in potable water demand placed on the Miami-Dade County water supply by working to achieve a reduction in the current annual average per person demand for such water ~~by 50%~~ in a manner fairly and equitably applied throughout the County.

Policy 1:

The Village shall monitor water consumption through the periodic meter readings and notify users of unusual usage which may indicate leakage to be repaired or faulty equipment. Water billings shall indicate progress in water usage reduction to encourage participation in the reduction program.

Policy 2:

New and replacement construction shall be required to use reduced demand fixtures for domestic and irrigation uses.

Policy 3:

County supplied potable water use shall be measured in a manner which separates domestic, and irrigation uses to facilitate water management practices to reduce irrigation demand on the potable water supply.

Policy 4:

The Village shall participate in Miami-Dade County and South Florida Water Management District consultations and considerations of fair and equitable alternative practices for domestic and irrigation uses. As such practices are implemented, the Village shall enforce local and regional regulations to support them.

Objective H:

The Village must adopt by reference its 2024 10-year Water Supply Facilities Work Plan Update (Work Plan Update) adopted (TBD), 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 2023-2024 Lower East Coast Water Supply Plan Update on September 12, 2024. The Work Plan Update will continue to be updated, at a minimum, every 5 years. The Village's 2024 Work Plan Update 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 Village's water demands for a 20-year period.

Policy 1:

Comply with the Village's 20-Year Work Plan Update and incorporate such Work Plan by reference into the Indian Creek Village Comprehensive Plan.

Policy 2:

Coordinate appropriate aspects of its Comprehensive Plan with the South Florida Water Management District's Regional Water Supply Plan Update adopted September 12, 2024, and with the Miami-Dade County 20-Year Water Supply Facilities Work Plan adopted January 19, 2023. The Village shall amend its Comprehensive Plan and Work Plan as required to provide consistency with the District and County plans.

Monitoring Measure: The Work Plan Update shall remain consistent with the Miami-Dade County 20-Year Water Supply Facilities Work Plan Update, which is compatible with the Miami-Dade County Water Use Permit renewals and with the projects listed in the South Florida Water Management District's 2023-2024 Lower East Coast Regional Water Supply Plan Update. The Work Plan Update will continue to 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.

NATURAL GROUND WATER AQUIFER RECHARGE

Objective I:

Manage the natural ground water aquifer recharge conditions in a healthful, effective, timely, financially prudent, environmentally sound, and reliable manner consistent with current design standards and codes.

Policy 1:

Comply with South Florida Water Management District and Miami-Dade Code and environmental protection rules for stormwater disposal methods consistent with the island's aquifer related location within the 1000 ppm salinity concentration line at the base of the Biscayne Aquifer. Refer to the LOS for drainage for retention standards to be met.



Indian Creek Village 2035/45 FEMA Flood Zone Map



Legend

- Boundary
- AE
- X



0 225 450 900 Feet

Date: 25 September 2024

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

GIS Produced and maintained by the CGA
Geographic Information Systems Services

Chapter 6

COASTAL MANAGEMENT ELEMENT



The Village comprises 293.90 acres including Indian Creek Island, the Village Hall complex, and another parcel on the northeast side of the Indian Creek Island Bridge. Indian Creek Island is surrounded by shallow waters with depths ranging from four to nine feet. All residential lots in the Village have water frontage. The Village is located in: Flood Zone X, which corresponds to areas outside the 10-year floodplains, and areas of 100-year sheet flow flooding where average depths are less than one foot, and; Flood Zone AE, which corresponds to 100-year floodplains and in which mandatory flood insurance purchases apply (See Chapter 5, Drainage Sub-element for the 2024 Flood Map). No part of Indian Creek Village lies within the designated Coastal High Hazard Area.

Goals, Objectives, and Policies

GOAL 6.1:

Ensure that Indian Creek Village preserves and enhances their waterways for the enjoyment of all residents and that the needs of the natural environment are met.

Objective A:

Ensure that Indian Creek Village preserves and enhances their waterways for the enjoyment of all residents and that the needs of the natural environment are met.

Policy 1:

The Village shall ensure that Chapter 18, Miami-Dade County Landscape Ordinance, and all requirements pertaining to the removal or prohibition of exotic plant species, are enforced and referenced in its land development regulations (Landscape. Article 6).

Policy 2:

Explore possibilities to obtain funds to remove silt and debris floating on the Intracoastal waterway adjacent to residential seawalls.

Policy 3:

Investigate resources available for alternative means for continuously cleaning areas where high silt and debris tend to collect.

GOAL 6.2:

Reduce the vulnerability of property and human life resulting from hurricanes and flood risk due to storm surge, high tide events, stormwater runoff, and sea level rise.

Objective A:

In the event of a catastrophic occurrence, the Village shall develop post-disaster reconstruction plans in accordance with the South Florida Regional Planning Council Catastrophic Hurricane Contingency Planning Study, and Miami-Dade County Emergency Management Plan.

Policy 1:

After a catastrophic occurrence, the Village shall appoint a task force to: 1) Propose ordinances to mitigate future property damage, 2) Assist in coordinating rehabilitating homes after a disaster.

Policy 2:

Continue to enforce and seek to exceed the Florida Building Code.

Policy 3:

An inventory of the elevations of occupied floors of each occupied building on the island shall be undertaken and maintained for use in disaster preparedness planning. Based upon the 100-year flood stage base elevation of 8 feet, no new habitable building shall be permitted to be built with a floor elevation of less than 9 feet relative to NGVD 1929.

Policy 4:

In recognition of the importance of the Indian Creek Island Bridge in hurricane and other evacuation efforts, the Village intends coordinate with the Florida Department of Transportation and other agencies as appropriate to maintain and improve the bridge as necessary, to replace and repair the bridge in an expedited manner in the event of its catastrophic damage or loss, and shall solicit the required funding to initiate the aforementioned improvements.

Policy 5:

The Village shall participate in the Local Mitigation Strategy (LMS) program, which aids in disaster recovery. The LMS is a community-wide group that assesses a community's potential vulnerabilities in the event of a disaster, and develops activities or projects that would reduce those vulnerabilities. If a disaster does occur, the LMS has ready lists of related projects a community can implement to prevent or reduce damages from a similar disaster. The Village shall strive to complete or participate in activities or projects that proactively reduce vulnerabilities.

Policy 6:

The Village shall continue to enforce Chapter 16, Flood Damage Prevention, Village Code of Ordinances (Ord. No. 225, adopted September 8, 2020).

Objective B:

Educate the public as to the methods which will reduce damage from hurricanes and identify evacuation routes.

Policy 1:

Village Officials shall review the evacuation route with the appropriate Miami-Dade County Official.

Policy 2:

The Village shall annually mail out educational brochures to all residents.

Objective C:

The Village will continue to restrict residential development to low density single-family detached units.

Objective D:

The Village shall continue its requirements included in the Village Charter, Land Development Regulations, and other sections of this plan which require the phasing of infrastructures to be concurrent within the issuance of new building permits.

Objective E:

The Village shall continue to limit improper and vulnerable development in Coastal Areas by limiting public expenditures that subsidize such development except for restoration or enhancement of natural resources.

Policy 1:

Indian Creek Village will not approve any residential densities beyond that which is currently allowed in the Comprehensive Plan, as awarded, and Land Development Regulations.

Objective F:

When feasible, the Village will consider implementing strategies to reduce the impacts of climate change on the built environment and address the impacts of the built environment on the natural systems that provide protections against the impacts of climate change.

Policy 1:

By 2026, the Village will determine the feasibility of designating areas in the Village as Adaptation Action Areas as provided by Section 163.3177(6)(g)(10), Florida Statue, to determine those areas vulnerable to coastal storm surge and sea level rise impacts for the purpose of developing policies and mitigation strategies for adaptation and enhancing the funding potential of infrastructure adaptation projects.

Policy 2:

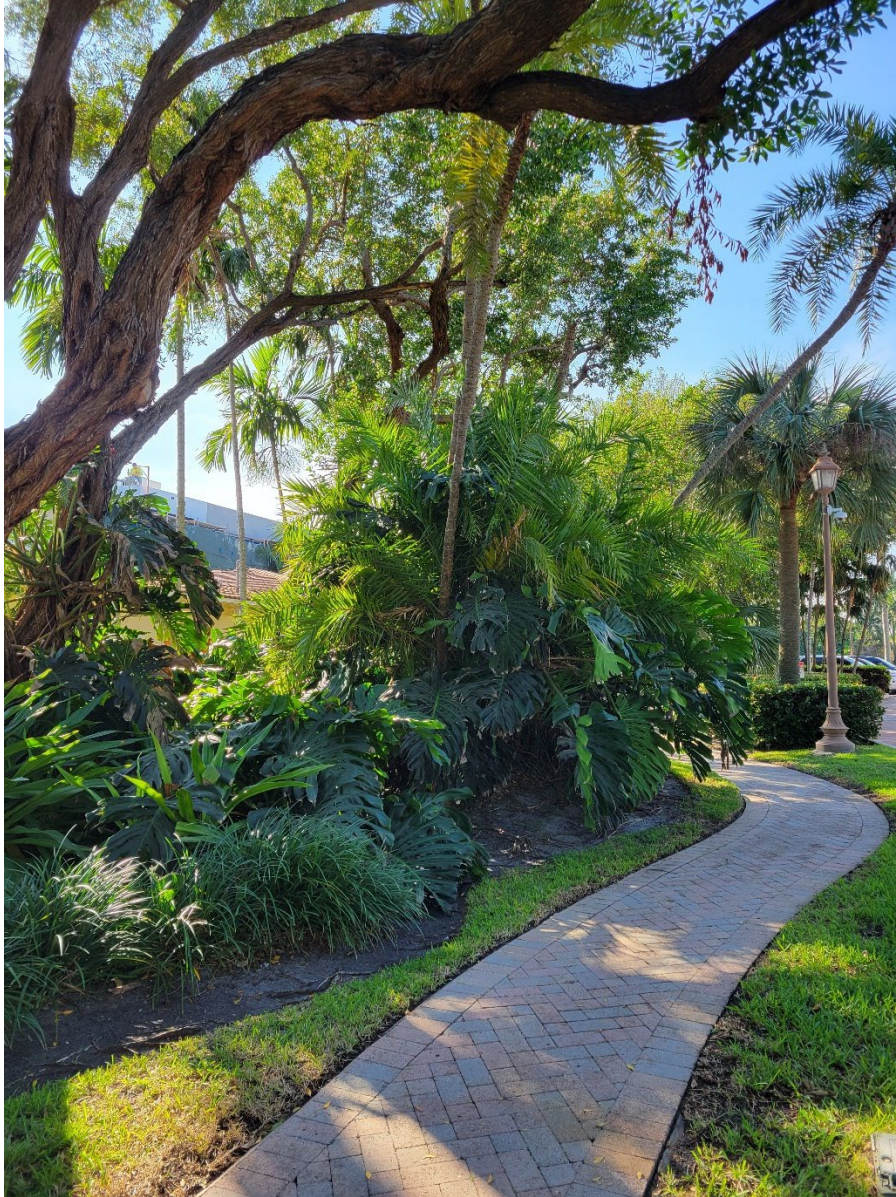
The Village will consider coordinating any efforts with state, county, and regional agencies for assistance identifying and addressing Adaptation Action Areas.

Policy 3:

The Village will seek funding through grant opportunities if further study is warranted.

Chapter 7

CONSERVATION ELEMENT



In 1928, a group of Midwestern millionaires bought a mangrove swamp from the government to create a country club. The natural habitat of Indian Creek Island was then replaced with dredged land and developed. The golf course provides some vegetative areas that support species found in South Florida urban environments. The part of Biscayne Bay within the Village Limits is comprised of dredged and bulkheaded shoreline. Federal, State and County agencies have authority over activities that affect Biscayne Bay marine habitats and sanctuaries.

Goals, Objectives, and Policies

GOAL 7.1:

To conserve, manage, use, and protect the natural and environmental resources of Indian Creek Village to ensure continued resource availability and environmental quality.

Objective A:

Maintain the best possible air quality, meeting or exceeding State and Federal air quality standards.

Policy 1:

The Village shall support enforcement of applicable standards for air quality to control significant emissions of air pollutants to maintain and improve the existing air quality, including enforcement of Village ordinances which prohibit open burning and excessive vehicle exhausts.

Policy 2:

Open burning and excessive vehicle exhausts shall continue to be prohibited.

Objective B:

Secure provision of potable water in sufficient quantity to meet present and projected needs, commensurate with reasonable demand at adopted Level of Service (LOS) standards.

Policy 1:

Cooperate with local, regional, state, and federal agencies for the management of freshwater resources to maintain adequate fresh water supplies during dry periods and to conserve water where practicable.

Policy 2:

Cooperate with Miami-Dade County, the South Florida Water Management District, and other appropriate agencies in the implementation of water demand management policies and programs, including irrigation practices within the Village, and support, when appropriate, Miami-Dade County's development and implementation of the 10-Year Water Supply Facilities Workplan.

Policy 3:

All Federal, State, regional and local water quality standards shall be enforced within Indian Creek Village.

Policy 4:

Cooperate with the Miami-Dade Water and Sewer Department and the South Florida Water Management District to conserve water resources in emergencies.

Policy 5:

Cooperate, coordinate and contract with the Miami-Dade Water and Sewer Department by properly maintaining the Village water distribution facilities including line flushing, valve operation and repair, and periodic water quality and flow testing.

Objective C:

Assure that generation, storage, transport, and disposal of wastes in Indian Creek Village is managed with the best available and effective technology to protect environmental quality.

Policy 1:

With the completion of the septic-to-sewer project, all existing onsite sewage disposal systems shall be disconnected and terminated.

Policy 2:

A directory of all existing, disconnected, and terminated onsite sewage disposal system facilities, their location, capacity, age, and maintenance pumping shall be kept for historical records and to protect the public health and the quality of adjacent bay waters.

Policy 3:

The Village shall cooperate with appropriate public agencies to assure that solid and hazardous wastes generated within the Village are properly managed to protect the environment. A program shall be established to report significant spillage of fuels, chemicals, pesticides, herbicides or other hazardous materials into the soils and adjacent waters to support the prompt mitigation of such occurrences.

Objective D:

Conserve and protect the remaining natural systems of Indian Creek Village, in recognition of the inherent values of these areas left in their natural state, through appropriate land use designations and regulation.

Policy 1:

Conserve and protect the natural resources of Biscayne Bay within the Village limits by the regulation of surface drainage to retain 100% on site stormwater from a 5-year event of one-day duration or if not feasible the first 1-inch of stormwater (Article 9. Public Facilities and Services Concurrency, E. Drainage).

Policy 2:

Coordination with other local government, state, federal, and private plans, and programs for conservation of natural resources shall be incorporated into the Village planning process.

Policy 3:

Submerged lands should be used for purposes which are compatible with their natural values and functions and protected to the maximum possible from incompatible uses by revising the Village land development regulations where warranted, consistent with the healthful habitation of the Island.

Policy 4:

Protect and conserve the natural functions of existing soils, fisheries, floodplains, estuarine and marine habitats through enforcement of existing local, state, and federal regulations designed to protect and conserve these functions.

Policy 5:

Boats mooring and navigating within the Village shall be required to abide by any and all requirements to reduce the turbidity of the adjacent waters, damage to seawalls and bulkheads, destruction of sea grass beds, and discharge of pollutants.

Policy 6:

Support, where appropriate, Miami-Dade County's and other federal, State, regional and local agency's effort to reduce air emissions to meet the applicable attainment standards by encouraging Village residents to follow effective practices in the use of combustion equipment, through education and requirement of proper air quality related permits where applicable.

Objective E:

Preserve areas of significant environmental and public value, through appropriate land use designations and regulation.

Policy 1:

The Village shall continue to cooperate with adjacent municipalities and Miami-Dade County to preserve and protect natural resources and natural areas.

Policy 2:

The Village shall cooperate with the appropriate state and federal agencies for the protection of endangered and threatened species and significant plant and animal habitat.

Policy 3:

Wildlife shall be protected in Indian Creek.

Policy 4:

Existing native vegetative communities in Indian Creek Village shall be protected.

Policy 5:

Provide beautification of streets, rights-of-way and public open spaces and facilities within Indian Creek Village.

OBJECTIVE F:

Ensure that development activities mitigate adverse ecological changes or improve previously degraded environmental conditions.

Policy 1:

Those areas designated on the Future Land Use Map for Open Space will not be subject to development except for open space and recreational uses, associated and supporting uses.

Policy 2:

The Village shall require site-plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites.

Policy 3:

The Village shall adopt and, where appropriate, exceed the Miami-Dade County Chapter 18A Landscape Ordinance standards and guidelines as amended from time to time. The Village shall also comply with Chapter 40E-24 relating to Mandatory Year-Round Landscape Irrigation Conservation Measures as amended from time to time.

Policy 4:

The Village shall use the best available technical criteria and information for the formulation of regulations and ordinances to ensure that future development is compatible with the functioning of existing natural systems and resources conservation.

Policy 5:

The Village shall seek funding in order to implement a series of projects to incorporate best management practices into the Village’s stormwater drainage system.

Objective G:

Conserve, appropriately use and protect minerals, soils, and native vegetative communities.

Policy 1:

Native trees shall be preserved during development or redevelopment wherever possible, and if any protected trees must be removed during development or redevelopment, the loss shall be mitigated in like kind and quantity.

Policy 2:

Assure the maintenance and conservation of trees within Indian Creek Village, through regulation of tree and landscape maintenance and use of the site plan review process for new development.

Chapter 8

INTERGOVERNMENTAL ELEMENT



Indian Creek Village is located on Indian Creek Island in northeast Miami-Dade County, and surrounding municipalities include Bay Harbor Islands to the north and Surfside to the east. The Village is connected to 91st Street in the Town of Surfside via Indian Creek Island Bridge. As a small municipality, many of the services essential to maintaining and improving the quality of life for Village residents are provided by State and County agencies, including potable water supply, sanitary sewer, and solid waste disposal.

Goals, Objectives, and Policies

This section includes a goal, objectives and policies addressing intergovernmental coordination issues specified in Rule 9J-5 FAC and a program for monitoring and evaluating implementation of the comprehensive plan.

GOAL 8.1:

Intergovernmental coordination shall be maintained as a major means of achieving consistency among all government agencies implementing plans and programs affecting Indian Creek Village.

Objective A:

Continue and improve coordination activities among government agencies with planning and impact assessment duties affecting the Village, with other units of local government providing services but not having regulatory authority over the use of land, and with the comprehensive plans of adjacent municipalities, the County, and adjacent counties.

Policy 1:

Maintain an active program of monitoring and communication with agencies operating under the provisions of the Local Government Comprehensive Planning and Development Act, Chapter 163 FS.

Policy 2:

The Village may utilize the dispute resolution process of the South Florida Regional Planning Council to mediate the resolution of conflicts with other local governments, Miami-Dade County, and regional agencies. The Village may use alternative procedures whenever appropriate for the matter of imminent dispute, including agreements authorized by State statute or other non-judicial approaches.

Policy 3:

Participate, where appropriate, in the Miami-Dade Planner's Technical Committee and other organizations and committees, to ensure participation in countrywide deliberations which may involve the Village.

Policy 4:

The Village shall increase intergovernmental coordination activities regarding issues involving: Comprehensive planning practices; potable water distribution operation and maintenance, and Biscayne Bay management practices for projects within and adjacent to the Village.

Policy 5:

The Village shall continue to participate in consistent and coordinated management of local bays, estuaries and harbors that fall under the jurisdiction of more than one agency, as reflected in the coastal management element and related goals, objectives, and policies of this plan.

Policy 6:

The Village's Comprehensive Plan amendments shall be reviewed for consistency with the comprehensive plans of adjacent local governments.

Policy 7:

The Village may adopt any Land Development Regulations it deems necessary to implement the Intergovernmental Coordination Element or any interlocal agreements.

Policy 8:

The Village shall use reasonable efforts to support, as appropriately, Miami-Dade County's development and implementation of the Water Supply Facilities Work Plan required by Florida Statute, and the water conservation efforts of other agencies.

Policy 9:

The Village shall coordinate the planning of potable water and sanitary sewer facilities and services and level-of-service standards within the Miami-Dade County Water and Sewer Department, Regulatory and Economic Resources Department, and the South Florida Water Management District, to be consistent with the District's 2023-2024 Lower East Coast Water Supply Plan Update.

Policy 10:

The Village hereby adopts by reference the Miami-Dade County Comprehensive Development Master Plan Amendment adopted January 19, 2023, the Miami-Dade WASD 20-year Water Supply Facilities Work Plan (2014-2033) Support Data, the 2023-2024 *Lower East Coast Water Supply Plan Update* (LEC) approved by the South Florida Water Management District (SFWMD) on September 12, 2024 and additional information found within Water Use Permit 13-00017-W are herein incorporated by reference.

Objective B:

Ensure that the impacts of development proposed in the Village's comprehensive plan upon development in adjacent municipalities, the County, adjacent counties, the region, and the State are addressed through coordination mechanisms.

Policy 1:

Maintain an active program of monitoring and communication with agencies operating under the provisions of the Local Government Comprehensive Planning and Land Development Act, Chapter 163 FS.

Policy 2:

Participate in community workshops and the regional planning council's informal mediation process to provide an open forum for communication and coordination of programs involving the comprehensive plan, and resolution of conflicts with other local governments.

Policy 3:

The Village shall increase intergovernmental coordination activities regarding issues involving comprehensive planning practices; potable water distribution operation and maintenance; bridge maintenance, and Biscayne Bay management practices for projects within and adjacent to the Village.

Policy 4:

The Village shall participate in any review and discussions with involved agencies in the potential annexation or consolidation of territories adjacent to or affecting the interests of the Village.

Policy 5:

The Village shall continue to participate in consistent and coordinated management of local bays, estuaries and harbors that fall under the jurisdiction of more than one agency, as reflected in the coastal management element and related goals, objectives, and policies of this plan.

Policy 6:

The review of proposed developments shall include findings which indicate relationships of such proposed developments to the comprehensive plans of adjacent local governments.

Policy 7:

The Village shall enter into interlocal agreements, when appropriate, including service delivery agreements, as appropriate with other agencies and shall identify joint planning areas as appropriate with adjacent jurisdictions to achieve shared planning goals.

Objective C:

Coordination shall be undertaken in the establishment of level of service standards for public facilities with any state, regional or local entity having operational and maintenance responsibility for such facilities.

Policy 1:

The Village shall coordinate with state, regional or local entities having operational and maintenance responsibility for public facilities for which the Level of Service standards are being established to ensure mutually compatible standards.

Policy 2:

Coordination activities pursuant to the Objectives and Policies in this element shall include consideration for equitable level of service standards for facility and service delivery systems consistent with the provisions of this plan.

Objective D:

Bring intergovernmental disputes to closure in a timely manner using voluntary dispute resolution processes.

Policy 1:

Indian Creek Village shall utilize South Florida Regional Planning Council's dispute resolution process when necessary to mediate the resolution of conflicts with other local governments and regional agencies. The Village may use alternative procedures whenever appropriate for the matter of imminent dispute, including agreements authorized by section 163.3171(4), F.S., or other non-judicial approaches.

Objective E:

Support climate change and sea level initiatives.

Policy 1:

Support the MDWASD and SFWMD in any efforts to evaluate the consequences of sea level rise, changing rainfall and storm patterns, temperature effects, and cumulative impacts to existing structures and existing legal uses.

Policy 2:

Participate in the Southeast Florida Regional Climate Change Compact to support regional planning efforts and initiatives to adapt to rising sea level in the LEC Planning Area.

Policy 3:

Work collaboratively with the MDWASD, other utilities and SFWMD to identify the utility wellfields and other users at potential risk of saltwater intrusion within the LEC Planning Area.

8.2 Monitoring and Evaluation

To determine whether it is necessary to prepare an Evaluation and Appraisal Report as may be submitted pursuant to Section 163.3191, Florida Statutes (F.S.), the Comprehensive Plan will be monitored by measuring progress in the achievement of its objectives through the implementation of policies. At least every seven years, pursuant to the Florida Commerce Evaluation and Appraisal Notification Schedule ~~2012-2018~~ and as it may be amended thereafter, determine whether the need exists to amend the Comprehensive Plan to reflect changes in State requirements since the last time the Comprehensive Plan was updated.

Chapter 9

CAPITAL IMPROVEMENTS ELEMENT



The Village's Comprehensive Plan includes adopted Level of Service standards for solid waste, potable water, and drainage. As per State requirements, the Village's Comprehensive Plan and land development regulations include concurrency provisions that require development to pay a fair share of the infrastructure improvements that will be necessary to serve their projects. Because of its small population, minimal growth rate, and strong tax base, the Village does not anticipate any problems in meeting and/or exceeding its adopted Level of Service standards through the planning period. In accordance with State Statutory requirements, the Five-Year Capital Improvements Schedule includes projects programmed by Indian Creek Village and other agencies to ensure that will affect its ability to continue to meet its Level of Service Standards during the planning period and will be provided as necessary.

Goals, Objectives, and Policies

GOAL 9.1:

The Village shall provide for facilities and infrastructure, normal and customary to local Village government, as necessary to serve residents and visitors in a manner which is fiscally prudent, timely provided, and efficient in utilizing public resources for providing for needed capital expenditures.

Objective A:

Provide, as affordable, for the necessary repair and replacement of existing facilities, upgrading facilities, including infrastructure to maintain locally adopted level of service (LOS) standards.

The Village shall annually adopt, when deemed necessary, a five-year Capital Improvements Schedule by ordinance, and use its fiscal policies to direct expenditures in accordance with the goals, objectives and policies of the Comprehensive Plan. Since the Village is built out, it has minimal capital improvement expenditures affecting Level of Service. Therefore, the Comprehensive Plan does not include a 5-year Schedule.

Policy 1:

Capital requirements of \$10,000 or more in annual expenditure shall be included in the Capital Improvements Element (CIE) Five-Year Schedule of Capital Improvements, as necessary.

Policy 2:

The five-year schedule of improvements contained in the CIE shall include capital projects for renovation, replacement, upgrading, and new facilities as necessary to maintain the adopted level of service standards, balanced to meet local needs and abilities.

Policy 3:

The Village shall adopt an annual capital improvements budget which contains the projects from the Five-year Schedule of Improvements for the specified year, when deemed necessary.

Policy 4:

The Village shall manage its long-term general obligation debt in a manner that ensures that the ratio of the debt service millage to the Village millage does not exceed 20 percent.

Policy 5:

The Village intends to coordinate with the Florida Department of Transportation and other agencies as appropriate to maintain and improve the bridge as necessary, and to replace and repair the bridge in an expedited manner in the event of its catastrophic damage or loss.

Policy 6:

The Village shall incorporate capital improvements affecting Village levels of service by referencing the Capital Improvements Schedules of Miami-Dade County, state agencies, regional water supply authorities and other units of government providing services but not having regulatory authority over the use of land into its 5-Year Schedule of Capital Improvements. The Village Capital Improvement Element and Schedule shall be maintained and updated annually and shall demonstrate that level of service standards will be maintained during the next five-year planning period, when deemed necessary.

Objective B:

The minimum acceptable Level of Service standards adopted by the Village in each respective plan element are the basis for the Five-Year Capital Improvement Schedule. These minimum standards are as follows:

Policy 1:

The following are the minimum acceptable Level of Service standards to be utilized in planning for capital improvement needs:

Solid waste; Drainage; Potable Water and Recreation and Open Space LOS:

a. Solid Waste

The Village shall maintain nominal collection services by contract vendor at the following levels of service available: Residential pickup is to be not less than an annual average of twice a week for household waste and once per week for trash; Non-residential service shall be provided by private contract service, not less than once per week. Miami-Dade County maintain a solid waste disposal capacity sufficient to accommodate waste flows committed to the system for a minimum of five (5) years. Enforcement of such LOS standards shall be provided by the agency with the jurisdictional and operational responsibility to regulate such facilities. The Village shall require evidence of service capacity for both collection and disposal as a condition of any development order issued within the Village.

b. Drainage

Require projects to be designed to prevent flood damage in accord with applicable law. The Village shall coordinate with the South Florida Water Management District and Miami-Dade County to assure regional and local drainage and flood protection programs are maintained. The minimum acceptable Level of Service standards for drainage shall be protection from the degree of flooding that would result from a storm event that statistically occurs once in five years for a duration of one day. All land on which habitable development is to occur shall be filled, or habitable structures elevated, to meet or exceed the Miami-Dade County's flood criteria adopted by resolution R-951-82, as may be amended from time to time. All occupiable structures shall be constructed at, or above the minimum floor elevations 12 inches above the base 100-year flood event elevation of 8 feet (NGVD as specified in the Federal Insurance Rate Map and program for Indian Creek in Miami-Dade County, Florida). All new development must retain at least the first one inch (1") of storm water runoff on-site. Exceptions to this first inch criteria will be reviewed on a case-by-case basis for alternative design solutions to meet extraordinary site conditions and retain equivalent protection of community resources and level of service standards. The burden for the effective protection of the community shall be borne by the developer and/or owner of such site that is the subject of the variance for any failure of such alternative design and its subsequent correction.

c. Potable Water

The minimum acceptable Level of Service standards for potable water and fire protection shall be such that water is to be delivered to users at a pressure not less than twenty pounds per square inch (20 psi) and not greater than 100 psi unless otherwise approved by Miami-Dade Fire Rescue Department; Minimum fire flows shall be maintained at not less than 500 gpm in single-family residential areas; 3000 gpm in all other recreational areas of the country club having fire safety characteristics comparable to Miami-Dade County commercial and industrial areas; and, Automatic fire suppression systems shall be required in all buildings of six floors or more.

Regional Treatment. System shall operate with a maximum daily rated capacity that is no less than two percent (2%) above maximum finished daily day flow for the preceding year, accounting for capacity that is reserved for development that is not yet completed ("reserved capacity") and no less than an average daily capacity 2% above the average daily system demand for the preceding five years accounting for reserved capacity. The maximum finished water daily flow shall be determined by calculating the average of the highest five single day finished water flows for the previous 12 months.

User LOS. Maintain capacity to produce and deliver 453.26 gallons per capita per day to the Village system.

Water Quality. Shall meet all county, state, and federal primary potable water standards.

Countywide Storage. Storage capacity for finished water shall equal no less than 15% of the average countywide daily demand.

d. Recreation and Open Space

No public facilities are provided.

Policy 2:

The assurance of the provision of necessary public facilities on a timely basis concurrent with the need for such facilities to serve existing and proposed developments shall be by one of the following six means and conditioned as applicable by the seventh provision as follows:

- a. The necessary facilities are under construction at the time the building permit is issued, and such construction is the subject of enforceable assurance that it shall be completed and serviceable without unreasonable delay.
- b. The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the building permit is issued.
- c. The necessary facilities are funded and programmed for implementation in the CIE for construction in year one of the Village's adopted capital budget, or similarly adopted budget of other government agencies.
- d. The necessary traffic circulation and/or mass transit facilities or services are programmed in the CIE for construction in or before year 3 of the Village's adopted budget or similarly adopted budget of other government agencies, including the County's capital budget or the State agency having operational responsibility for affected facilities; In all cases, such facilities must be committed for construction in or before year 3;
- e. The necessary facilities and services are guaranteed, in an enforceable development agreement, to be provided by the developer. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section

163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes; or

- f. Timely provision of the necessary facilities will be guaranteed by some other means or instrument providing substantially equivalent assurances; and
- g. In all instances where a decision to issue a building permit is based on the foregoing provisions c, d or e, the following conditions shall apply:
 - (1) The necessary facilities shall not be deferred or deleted from the CIE, work program or adopted one-year capital budget unless the dependent building permit expires or is rescinded prior to the issuance of a certificate of use and occupancy (CO);
 - (2) The facilities necessary to serve a development must be contracted for construction no later than thirty-six months after the date that the initial certificate of use and occupancy (CO) is issued for the dependent development; and
 - (3) Construction of the necessary facilities must proceed to completion with no unreasonable delay or interruption.
 - (4) All essential facilities must be in place and capable of supporting the allowable occupancy of a structure as of the time and intensity of demand for such facilities.

Objective C:

The Village shall assure the provision of public facilities and services at no less than the established Level of Service standards and manage the land development process to assure public facility needs do not exceed the Village's ability to adequately fund and provide or require provision of needed capital improvements.

Policy 1:

The Village shall establish a Concurrency Management Program (CMP) to execute the policies set forth herein and assure compliance with the established level of service standards and commitments made by affected developments. The CMP shall provide for the regulation and administration of the issuance of threshold development orders to be predicated upon the provision of public services consistent with this plan.

Policy 2:

The CMP should provide that public facilities are available to serve developments which are existing, and those holding valid development orders prior to the adoption of this Comprehensive Plan.

Policy 3:

The land development regulations (LDR) provide for standards and the management of the development and use of land consistent with this plan.

Policy 4:

A monitoring system shall be adopted which shall enable the Village to determine whether it is adhering to the adopted level of service standards and its schedule of capital improvements and to demonstrate the Village's capability of monitoring the availability of public facilities and services.

Objective D:

The implementation of Future Land Use decisions through the zoning code and development order issuance shall be moderated by the availability of fiscal resources to permit the provision of capital facilities and related resources to maintain the level of services at adopted levels.

Policy 1:

The capital facilities and infrastructure implications of land use and development plans will be analyzed and set forth with attention to the following:

- a. Safety improvements and hazard mitigation.
- b. Elimination of sub-standard conditions.
- c. Demonstrated linkage between projected growth or redevelopment and facility location.
- d. Balance between supporting new development or redevelopment.
- e. Financial feasibility, including long-term operating costs.
- f. Coordination among agencies of capital programs.
- g. Contractual and/or mandatory obligations.

Policy 1:

All development shall be contingent upon the provision of the necessary services at adopted levels concurrent with the time needed as set forth in the Future Land Use Element.

Policy 2:

Concurrent services shall be judged to be available when ensured to be in place within a period of not more than 90 days from the date of final Conditional Certificate of Occupancy.

Policy 3:

The Five-Year Schedule of Improvements will include the capital investments required by the plan based upon the level of service standards adopted within each portion of the comprehensive plan.

Policy 4:

Development shall be required to bear an equitable share of the cost of providing public facilities and infrastructure consistent with this plan, and the land development regulations.

Objective E:

Public resources shall be invested to further the goals, objectives, and policies of the comprehensive plan.

Policy 1:

Public capital resources shall not be spent to subsidize private development in High Hazard Coastal areas as identified in the Coastal Management Element, Chapter 6.

Objective F:

The public fiscal welfare shall be protected by limitations on the amount and kind of debt the Village may incur.

Policy 1:

The Village shall be limited on the use of revenue bonds to no more than twenty-five percent of total debt. The total debt service shall not exceed six percent of

total revenue. Outstanding capital indebtedness shall not exceed eight percent of the total property tax base of the Village.

GOAL 9.2: The Five-Year Capital Improvement Schedule:

No additional Capital Improvements have been identified as deficiencies in adopted levels of service. Capital programs shall be funded and added to the adopted five-year CIE schedule as their need is determined.

GOAL 9.3: Requirements for Monitoring and Evaluation:

In addition to the general monitoring and evaluation requirements of the plan this element shall be reviewed on an annual basis as part of the EAR program of the plan as set forth in the Intergovernmental Coordination Element, related Goals, Objectives, and policies, and procedures for monitoring and evaluation.

Chapter 10

RECREATION AND OPEN SPACE ELEMENT



No public recreational open space is provided on the island.

Goal, Objective, Policies

GOAL 10.1:

The Village shall provide an environment responsive to the needs, desires, and interests of the residents for the use of their leisure time.

Objective A:

Maintain the existing practice of privately provided recreation and open space resources as established and maintained by the residents.

Policy 1:

Maintain the existing level of services provided by no Village recreation or open space programs thereby meeting the needs and desires of the Village residents.

Policy 2:

Work to identify the recreational needs of the Village residents and where a need for public facilities is identified, work to promote and encourage public access to facilities which may become available.

Chapter 11

PROPERTY RIGHTS ELEMENT



The Village's Comprehensive Plan includes a new Property Rights Element. As per State requirements found in Chapter 163.3161, the Village must respect judicially acknowledged and constitutionally protected private property rights. Each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision-making.

Goal, Objective, Policies

GOAL 11.1:

Consider The Rights Of Property Owners In All Local Decision-Making.

Objective A:

Apply rules, ordinances, and regulations with sensitivity for private property rights.

Policy 1:

In local decision-making, the Village shall consider the right of property owners to physically possess and control their interests in the property, including easements, leases, or mineral rights.

Policy 2:

In local decision-making, the Village shall consider the right of property owners to use, maintain, develop, and improve property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 3:

In local decision-making, the Village shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 3:

In local decision-making, the Village shall consider the right of property owners to dispose of property through sale or gift.

(END)



TAB 1-B
RESOLUTION # 884



INDIAN CREEK VILLAGE REGULAR COUNCIL MEETING

TO: Mayor, Vice-Mayor, and Honorable Members of the Council of Indian Creek Village
FROM: Guillermo Olmedillo, Village Manager
DATE: May 21, 2026
RE: Lot X FLUM Change

REQUEST

The Village has initiated a request to amend the Comprehensive Plan Land Use designation for the property located at approximately 9100 Bay Drive (designated by Folio number 21-2235-002-0050) (the "Property") from Public Buildings and Grounds to Single Family Residential.

BACKGROUND

The Property is owned by Indian Creek Country Club (the "Club"). The Original designation of the Property as Public Building and Grounds dates back to a time when the site was being used by the Village under a lease and extensions dating back to June 7, 1939. That lease was terminated nearly two decades ago. Since that time, the Property has had no use other than incidental use by the Club as storage of golf course materials.

During the Village's recent process of performing its seven-year "EAR" based amendments to its Comprehensive Master Plan, it was determined that the Lot X designation should be changed to a category more consistent with the surrounding uses.

ANALYSIS

The present use of the property is not compatible with the character of other properties fronting on Bay Drive. More importantly, the Property is privately owned and not used for public purposes. Therefore, the most appropriate designation is Single Family Residential to be consistent and compatible with adjacent and surrounding properties.

RECOMMENDATION

Approval of the amendment to the Village's Comprehensive Plan Future Land Use Plan designation from Public Buildings and Grounds to Single Family Residential.

ATTACHMENT:

Resolution # 884 / Ordinance # 243

RESOLUTION NO. 2026-884

A RESOLUTION OF THE VILLAGE COUNCIL OF INDIAN CREEK VILLAGE, FLORIDA, IN ITS CAPACITY AS THE LOCAL PLANNING AGENCY, RECOMMENDING A SMALL-SCALE AMENDMENT TO THE COMPREHENSIVE PLAN FLUM CHANGING THE DESIGNATION FROM “PUBLIC BUILDINGS AND GROUNDS” TO “SINGLE FAMILY RESIDENTIAL” FOR THE PROPERTY APPROXIMATELY LOCATED AT 9100 BAY DRIVE; PROVIDING FOR EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 163, Part 2, Florida Statutes and Chapters 9J-5, 9J-11 and 9J-12, Florida Administrative Code (F.A.C.), the Indian Creek Village Comprehensive Master Plan (the “Plan”) was adopted in or around 1990; and

WHEREAS, the Florida Legislature intends that local planning be a continuous and ongoing process; and

WHEREAS, Section 163.3191, Florida Statutes, directs local governments to periodically assess the success or failure of their adopted comprehensive plans to adequately address changing conditions and state policies and rules; and

WHEREAS, Section 163.3191, Florida Statutes, directs local governments to adopt an evaluation and appraisal report once every seven (7) years assessing the progress in implementing the local government’s comprehensive plan; and

WHEREAS, the Village Council, in its capacity as the Local Planning Agency (the “LPA”) has prepared and completed an Evaluation and Appraisal Report (the “EAR”) for the Plan as provided for in Exhibit “A”; and

WHEREAS, on May 21, 2026, the LPA held an advertised public hearing on the proposed EAR, provided for participation by the public in the process and rendered its recommendations to the Village Council; and

**THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF
INDIAN CREEK VILLAGE, FLORIDA, IN ITS CAPACITY AS
THE LOCAL PLANNING AGENCY:**

Section 1. Recitals. That the foregoing Recitals are true and correct and are incorporated herein by this reference.

Section 2. Recommendation. That the Village Council, in its capacity as the Local

Planning Agency, hereby recommends a small-scale amendment to the Comprehensive Plan FLUM changing the designation from “Public Buildings and Grounds” to “Single Family Residential” for the property located at 9100 Bay Drive (Folio No. 21-2235-002-0050).

Section 3. Effective Date. That this Resolution shall become effective immediately

upon adoption.

PASSED and ADOPTED this 21st day of May 2026.

BERNARD KLEPACH, MAYOR

ATTEST:

ROSEANN PRADO, VILLAGE CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
VILLAGE ATTORNEY



Indian Creek Village 2035/45 Future Land Use Map



Legend

Land Use		
Boundary	Single Family Residential	Public Buildings & Grounds
Lot Numbers	Public Recreational	Other Facilities



0 225 450 900 Feet

Date: 17 October 2024

TAB 1-C
RESOLUTION # 885



Fort Lauderdale Office · 1800 Eller Drive · Suite 600 · Fort Lauderdale, FL 33316 · 954.921.7781(p) · 954.921.8807(f)
 Miami-Dade Office · 2103 Coral Way · Suite 810 · Miami, FL 33145 · 786.485.5200(p)

TO: Honorable Members of the Village Council of
Indian Creek Village

VIA: Guillermo Olmedillo, Village Manager
Indian Creek Village

FROM: Alex A. David, AICP
Calvin, Giordano & Associates
Village Planning Consultant

SUBJECT: 10-Year Water Supply Facilities Work Plan Update May 21, 2026

DATE: May 21, 2026

Changes to the Village's Water Supply Facilities Work Plan Update and associated amendments to the Comprehensive Plan were last adopted September 15, 2015. Florida Statutes require a review every five years.

BACKGROUND AND ANALYSIS

The Village is subject to the jurisdiction of the South Florida Water Management District (SFWMD) in regard to State requirements for local water supply planning. The SFWMD has concluded that traditional water supply sources will not be sufficient to meet the water needs of the growing South Florida population. As a result, the Florida Legislature enacted seven (7) bills in Sessions between 2002 and 2016 to address the State's water supply needs, as potential limitations on the continued use of traditional water supplies became increasingly apparent.

Chapter 163, F.S. requires all local municipalities to update their Water Supply Facilities Work Plan and adopt that plan into the comprehensive plan typically within 18 months of the SFWMD's approval of the Lower East Coast Water Supply Plan. The work plan and the comprehensive plan amendments must address the development of traditional and alternative water supplies and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period. The Lower East Coast Water Supply Plan was approved on September 12, 2024. Miami-Dade County adopted their water supply plan until January 19, 2023.

The previous LOS as established by the Village and based on Miami-Dade County data was 3,810 gallons per capita per day – well above the Countywide average. This was based on the



Memorandum

inclusion of the Indian Creek Country Club daily usage from the per capita totals. With conservation and leak detection efforts, and new metering data the per capita per day demand is now calculated to be 453.26 gallons. Therefore, the recommended LOS is 453.26 gallons per capita per day.

A copy of the Work Plan Update including the related Comprehensive Plan amendments for review and transmittal after first reading are attached.

RECOMMENDATION

Recommendation of **Transmittal** of the “2024 10-Year Water Supply Facilities Work Plan Update”, including all text and map amendments.

ATTACHMENTS:

Resolution # 885

Ordinance – 2026-243 10-Year Water Supply Facilities Work Plan Update

2024 - 10-Year Water Supply Facilities Work Plan Update

RESOLUTION NO. 2026-885

A RESOLUTION OF THE VILLAGE COUNCIL OF INDIAN CREEK VILLAGE, FLORIDA, IN ITS CAPACITY AS THE LOCAL PLANNING AGENCY, RECOMMENDING THE ADOPTION OF A 10-YEAR WATER SUPPLY WORK PLAN; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Indian Creek Village, Florida (the “Village”) is a municipal corporation duly organized and existing under the laws of the State of Florida; and

WHEREAS, pursuant to Section 163.3174, Florida Statutes, the Village Council of Indian Creek Village has been designated as and serves as the Local Planning Agency (the “LPA”) of the Village, with the authority and responsibility to prepare and recommend to the governing body amendments to the Village's Comprehensive Plan; and

WHEREAS, pursuant to Section 163.3177(6)(c), Florida Statutes, local governments located within an area subject to a regional water supply plan are required to prepare and adopt a Water Supply Facilities Work Plan covering a planning period of not less than ten (10) years, identifying the water supply sources and facilities needed to serve existing and new development within the local government's jurisdiction; and

WHEREAS, the Village is located within the South Florida Water Management District (the “SFWMD”), and the SFWMD has adopted a Regional Water Supply Plan applicable to the Village pursuant to Section 373.709, Florida Statutes; and

WHEREAS, Section 163.3177(6)(c), Florida Statutes, requires the Village to adopt its Ten-Year Water Supply Facilities Work Plan (the “Work Plan”) as an element of or amendment to the Village's Comprehensive Plan within eighteen (18) months of SFWMD’s adoption or update of the applicable Regional Water Supply Plan; and

WHEREAS, Village staff, in coordination with the SFWMD, has prepared the Village's Work Plan, covering the required planning period, which identifies traditional and alternative water supply development projects, conservation measures, and reuse programs necessary to serve existing and future development within the Village's jurisdiction during said planning period; and

WHEREAS, pursuant to Section 163.3174(4)(a), Florida Statutes, the LPA is required to hold at least one (1) duly noticed public hearing prior to making any recommendation to the governing body regarding the adoption of a comprehensive plan amendment; and

WHEREAS, acting in its capacity as the LPA, the Village Council duly noticed and held a public hearing on May 21, 2026 to consider the proposed ordinance adopting the Work Plan as an amendment to the Village's Comprehensive Plan, at which time the public was afforded an opportunity to be heard and present testimony and evidence regarding the proposed Work Plan; and

WHEREAS, the Village Council, acting in its capacity as the LPA, has reviewed the proposed Work Plan and the proposed ordinance approving and adopting the same, together with all staff reports, data, analyses, and public testimony presented at the public hearing; and

WHEREAS, the Village Council, acting in its capacity as the LPA, has determined that the proposed Work Plan is consistent with the Village's Comprehensive Plan, is supported by appropriate data and analysis, is consistent with SFWMD's applicable Regional Water Supply Plan, and satisfies the requirements of Section 163.3177(6)(c), Florida Statutes; and

WHEREAS, the Village Council, acting in its capacity as the LPA, desires to transmit its recommendation to the Village Council, acting in its capacity as the governing body of the

Village, that the governing body adopt an ordinance approving and adopting the Ten-Year Water Supply Facilities Work Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF INDIAN CREEK VILLAGE, FLORIDA, IN ITS CAPACITY AS THE LOCAL PLANNING AGENCY:

Section 1. Recitals Adopted. Each of the above stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Recommendation. That the Village Council, in its capacity as the Local Planning Agency, hereby recommends the adoption of a 10-year Water Supply Work Plan.

Section 3. Effective Date. This Resolution shall be effective immediately upon adoption.

PASSED and ADOPTED this 21st day of May 2026.

BERNARD KLEPACH, MAYOR

ATTEST:

ROSEANN PRADO, VILLAGE CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
VILLAGE ATTORNEY

Indian Creek Village
2024 WSP Update
LPA Meeting:
1st Reading:
Adoption:



INDIAN CREEK VILLAGE

2024 10-YEAR WATER SUPPLY FACILITIES WORK PLAN UPDATE



Acknowledgements

Village Council

Mayor Bernard Klepach
Vice-Mayor Irwin E. Tauber
Councilmember Irma Braman
Councilmember Robert Diener
Councilmember Jared Kushner

Village Staff

Guillermo Olmedillo, Village Manager
Stephen J. Helfman, Village Attorney
Roseann Prado, Village Clerk



TABLE OF CONTENTS

1.0	INTRODUCTION	5
1.1	Statutory History	6
1.2	Statutory Requirements	6
2.0	BACKGROUND INFORMATION	9
2.1	Overview	9
2.2	Relevant Regional Issues	10
3.0	DATA AND ANALYSIS	13
3.1	Population Information	13
3.2	Maps of Current and Future Areas Served	14
3.3	Potable Water Level of Service Standard	14
3.4	Sanitary Sewer Level of Service Standard	16
3.5	Population and Potable Water Demand Projections for the Village	17
3.6	Water Supply Distribution Provided, Treated and Stored by the Village and/or Miami-Dade WASD	18
	3.6.1 Public Distribution System	20
	3.6.2 Public Potable Water Storage Facilities	20
	3.6.3 Public High Service Pumps	20
3.7	Conservation	21
	3.7.1 Countywide Efforts	21
	3.7.2 Village Specific Actions, Programs, Regulations, or Opportunities	23
	3.7.3 Identify any Local Financial Responsibilities as Detailed in the CIS	23
3.8	Reuse	23
3.9	MDWASD Specific Regulations	23
4.0	INTERGOVERNMENTAL COORDINATION	25
5.0	CAPITAL IMPROVEMENTS	26
6.0	GOALS, OBJECTIVES AND POLICIES	28
	FIGURES	32

Indian Creek Village
2024 WSP Update
LPA Meeting:
1st Reading:
Adoption:

NOTE: The following revisions to this Work Plan Update are recommended. Recommended additions are denoted by underline; deletions by ~~striketrough~~. Changes highlighted in **yellow** are based on agency comments after First Reading.

1.0 INTRODUCTION

Indian Creek Village acknowledges the importance of water conservation and reuse and has included policies in its Comprehensive Plan to assist in implementing related strategies. The Village also recognizes that to maintain a proactive water conservation program there must be an effective coordination program with Miami-Dade County Water and Sewer Department (MDWASD) to ensure the success of the program. In addition, the Village maintains an excellent working relationship with MDWASD as a wholesale customer to ensure compliance with all applicable regulations and guidelines. Since the Village is a wholesale customer, Village residents and the Indian Creek Country Club buy their water from the Village at a determined rate. Under this arrangement, the Village coordinates with WASD to ensure that enough capacity is available for existing and future customers and supporting infrastructure such as the water lines are adequately maintained.

The purpose of Indian Creek Village's ~~new 2024~~ ~~2010-Year~~ Water Supply Facilities Work Plan Update (Update), adopted on ~~September 15, 2015~~ ~~XXXX~~ is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government's jurisdiction. The Village's first 20-Year Work Plan was adopted on January 20, 2009, while the Work Plan Update was adopted on September 15 2015. This Work Plan Update will be adopted with a ~~2010~~-year planning horizon to be consistent with both the Miami-Dade County and South Florida Water Management District Water Facilities Work Plans. Chapter 163, Part II, F.S., requires local governments to prepare and adopt Water Supply Work Plans into their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update. Updates to the original Work Plan are required every five years. The Village is located in the South Florida Water Management District region in southeast Florida (Figure 1.). The ~~2013~~ 2023-2024 Lower East Coast Water Supply Plan Update (LEC) was approved by the South Florida Water Management District (SFWMD) on ~~October 10, 2013~~ September 12, 2024. Therefore, local governments within the South Florida Water Management District Lower East Coast jurisdiction should amend their comprehensive plans to adopt a Work Plan Update ~~by March 1, 2015~~.

The Miami-Dade Water and Sewer Department (WASD) is the designated regional supplier of potable water for the majority of Miami-Dade County. In that capacity, WASD supplies Indian Creek Village with potable water on an annual volume, or wholesale, basis (Figure 2.). The Village owns, operates, and maintains a central potable water distribution system, which distributes the potable water to its residents and the Indian Creek Country Club. The Village's potable water distribution system provides potable water for both residential and non-residential purposes, including fire protection demands.

The Village acknowledges the importance of water conservation and reuse and has included policies in its Comprehensive Plan in order to assist in implementing related

strategies. The Village recognizes that in order to maintain a water supply system and conservation program there must be effective coordination with Miami-Dade County Water and Sewer Department (WASD). The Village has an excellent working relationship with WASD in ensuring compliance with all regulations and guidelines. Under its 20-year service agreement, Village staff coordinates with WASD to ensure enough capacity is available for existing and future customers and supporting infrastructure is adequately maintained.

The Indian Creek Village ~~2010~~-Year Water Supply Facilities Work Plan Update will reference the initiatives already identified in Miami-Dade County's ~~2010~~-Year Work Plan Update, which was adopted ~~February 4, 2015~~ January 19, 2023 since the Village is a wholesale customer. According to state guidelines, the Update and the Comprehensive Plan amendments must address the development of traditional and alternative water supplies, bulk sales agreements and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period. The Village Update will have the same planning time schedule as the Miami-Dade County and SFWMD ~~210~~-Year Work Plans.

The Village's Work Plan Update is divided into six sections:

Section 1 – Introduction

Section 2 – Background Information

Section 3 – Data and Analysis

Section 4 – Intergovernmental Coordination

Section 5 – Capital Improvements

Section 6 – Goals, Objectives, Policies

1.1 Statutory History

The Florida Legislature has enacted bills in the 2002, 2004, 2005, ~~and~~ 2011, 2012, 2015 and 2016 sessions to address the state's water supply needs. These bills, especially Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapter 163 and 373 Florida Statutes (F.S.) by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between the local land use planning and water supply planning.

1.2 Statutory Requirements

Indian Creek Village has considered the following statutory provisions when updating the Water Supply Facilities Work Plan (Work Plan):

1. Coordinate appropriate aspects of its comprehensive plan with the South Florida Water Management District's Regional Water Supply Plan, [163.3177(6)(a), F.S.].

2. Ensure that its future land use plan is based upon availability of adequate water supplies and public facilities and services [s.163.3177(6)(a), F.S. Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted for review.
3. Ensure that adequate water supplies and facilities are available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent and consult with the applicable water supplier to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [s.163.3180 (2)(a), F.S.].
4. For local governments subject to a regional water supply plan, revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (the “Infrastructure Element”), within 18 months after the water management district approves an updated regional water supply plan, to:
 - a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the updated SFWMD Regional Water Supply Plan or the alternative project(s) proposed by the local government under s. 373.709(8)(b), F.S. [s. 163.3177(6)(c), F.S.];
 - b. Identify the traditional and alternative water supply projects, and the conservation and reuse programs necessary to meet water needs identified in the SFWMD Regional Water Supply Plan [s. 163.3177(6)(c), F.S.]; and,
 - c. Update the Work Plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development. [s. 163.3177(6)(c), F.S.].
5. Revise the Five-Year Schedule of Capital Improvements to include water supply, reuse, and conservation projects and programs to be implemented during the five-year period [s. 163.3177(3)(a)4, F.S.].
6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period, considering the SFWMD Regional Water Supply Plan, the applicable District Water Management Plan, as well as applicable consumptive use permit(s). [s.163.3177 (6)(d), F.S.]. The plan must address the water supply sources necessary to meet and achieve the existing and projected water use and demand for the established planning period, considering the SFWMD Regional Water Supply Plan [s.163.3167(9), F.S.].

7. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with the SFWMD Regional Water Supply Plan [s.163.3177(6)(h)1., F.S.].
8. While an Evaluation and Appraisal Report is not required, local governments are encouraged to comprehensively evaluate, and as necessary, update comprehensive plans to reflect changes in local conditions. The evaluation could address the extent to which the local government has implemented the need to update their Work Plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, and conservation and reuse programs are meeting local water use demands [s.163.3181(3), F.S.].
9. A local government that does not own, operate, or maintain its own water supply facilities, including, but not limited to, wells, treatment facilities, and distribution infrastructure, and is served by a public water utility with a permitted allocation of greater than 300 million gallons per day is not required to amend its comprehensive plan in response to an updated regional water supply plan or to maintain a work plan if any such local government's usage of water constitutes less than 1 percent of the public water utility's total permitted allocation. However, any such local government is required to cooperate with, and provide relevant data to, any local government or utility provider that provides and natural groundwater aquifer recharge element updated in accordance with s. 163.3191. Any local government may verify its qualifications for the exemption with the Florida Department of Economic Opportunity (DEO) [s. 163.3177(6)(c)4., F.S.].

2.0 BACKGROUND INFORMATION

2.1 Overview

The intent of this Section is to provide an overview of the Village including information on land use and population.

Indian Creek Village is a municipality of 9492 permanent residents based on the 2015 2023 Miami-Dade County WASD estimate for wholesale customers (Exhibit C-6 – Wholesale Service Area Water Demand Projections). Incorporated in 1939, this island community is surrounded by Biscayne Bay and its tributaries. Adjacent municipalities include Bay Harbor Islands to the north, Surfside to the east and Miami Beach to the south. Access to the Village is provided by 91st Street (Surfside Boulevard), which in turn connects to the Harding Avenue/Collins Avenue (SR A1A) corridor. For the purposes of this Update, the data found in the Miami-Dade County 10-Year Water Supply Facilities Work Plan (April 2022), adopted January 19, 2023, will be utilized.

Indian Creek Village is a Council/Manager form of government. The Manager is the Chief Executive Officer of the Village and is responsible for the day-to-day functions. Each department reports directly to the Manager. The Manager is responsible for presenting the annual budget to the Village Council for approval.

The Village Council is made up of five individuals responsible for approving the budget and passing legislation necessary to govern the Village. Both the Mayor and Council are elected by the people of Indian Creek. The Council serves a four-year term while the Mayor serves a two-year term. Village elections are held every two years with no more than three seats of the Council subject to election at any one time.

As a small, substantially developed community, Indian Creek Village will not have significant population growth during the planning period. The Village is primarily a residential community and is distinguished by the high quality and value of its housing stock. The Village's single-family residences are all located on large waterfront lots. Central to the community is the Indian Creek Country Club and Golf Course, which comprises 187.5 acres out of a total of land and water area of 299.2 acres within the Village limits.

At present, there are several vacant residential parcels in the Village. Development of these lots is anticipated to occur in a manner that is compatible with existing residential development. Due to the fact that the Village is substantially built-out, the only opportunities for new development are from development on these scattered vacant lots, or the demolition of existing structures. Since the time of the Village's initial Water Supply

Plan in 2009 several lots have also been unified, meaning a slight decrease in the number of buildable lots.

The island has no commercial, industrial, or multi-family residential development, and no plans, or need, for such development at any time in the future. There are no opportunities for the Village's boundaries to expand, and population growth is limited by its small size, limited number of developable lots, and high property values.

The ~~2010~~ 2020 Census population for the Village was ~~86~~ 92 permanent residents. ~~The 2015 population is 91 residents.~~ Future population estimates are based on the MDWASD population estimates for Wholesale Customers by Municipality. The population is estimated to increase to ~~95 in 2020~~; ~~99~~ 96 in 2025, ~~104~~ 99 in 2030, ~~and 107~~ 103 in 2035 and 106 in 2040.

The water distribution service area for the Village includes only those areas within its municipal boundaries (Current and Future Service Areas). There is no opportunity to annex lands (i.e. expand its municipal boundaries) due to the fact that it is an island community and, to the east is the Town of Surfside.

The existing gross acreage by land uses revealed that out of a total of 299.2 acres (0.467 square miles) in the Village 66.4 acres or 22.2% of the total gross acreage is dedicated to residential use. The remaining gross acreages are allocated to non-residential uses such as Recreational (187.5 acres or 62.7%); Lagoon and inland waters (28.3 acres or 9.5%); Vacant (1.8 or 0.5%) and Road, bridge and municipal (15.2 acres or 5.1%).

The Village's building permit records indicated that no permits were issued for new residential construction in ~~2014~~ 2024.

2.2 Relevant Regional Issues

Regional issues that affect the Village include minimizing pressure on the Everglades and Biscayne Bay ecosystems and, Biscayne and Florida Aquifers. To that end, the Comprehensive Everglades Restoration Plan (CERP) is providing the foundation for one of the largest ecosystem restoration projects in the world. The SFWMD and the US Army Corps of Engineers have partnered in order to restore, protect and preserve the water resources of central and southern Florida, including the Everglades. Various projects under CERP help ensure the proper quantity, quality, timing, and distribution of waters to the Everglades and all of South Florida. The goal of CERP is to capture fresh water that now flows unused to the Atlantic Ocean and the Gulf of Mexico redirect it to areas that need it most.

The SFWMD's priorities have focused on creating Water reservation rules to facilitate construction of CERP project components. The City is in support of CERP and other

restoration projects listed in the 2018 Lower East Coast (LEC) Water Supply Plan Update that further the Northern/Southern Everglades 20-year commitment to Everglades restoration, including the C-111 South Dade, C-111 Spreader, Biscayne Bay Coastal Wetland BBCW L-31 East Floway, BBCW Deering Estate and BBCW Cutler Wetlands projects.

The South Florida Water Management District is the state agency responsible for water supply in the Lower East Coast planning area which includes the jurisdictional boundaries of Indian Creek Village. SFWMD plays a pivotal role in resource protection, through criteria used for Consumptive Use Permitting. As pressure increased on the Everglades ecosystem resource, the Governing Board initiated rulemaking to limit increased allocations dependent on the Everglades system. As a result, the Regional Water Availability Rule was adopted by the Governing Board on February 15, 2007 as part of the SFWMD's water use permit program. This reduced reliance on the regional system for future water supply needs, mandates the development of alternative water supplies, and increasing conservation and reuse.

Even with an ever-increasing population, withdrawals from the Aquifers will be limited, greater conservation will be required to reduce per capita use; and, reclaimed water must continue to be an important alternative water source per the 2008 Leah G. Schad Ocean Outfall Program. This Program requires the elimination of the use of six ocean outfalls in southeastern Florida by December 31, 2025 and reuse at least 60% of their baseline outfall flows. The Village does not have any domestic wastewater facilities which discharge to the ocean. As of 2024, all residences and the Indian Creek Country Club have been connected to the Miami-Dade County Wastewater System. The Village continues to support Miami-Dade County efforts in reducing wastewater outflows and providing for reuse.

The Lower East Coast's ~~2013~~ 2023-2024 Plan Update notes that a number of utilities have diversified their water supplies, including treatment and storage technologies, and water conservation programs. These alternatives include constructing brackish Floridan aquifer wells and reverse osmosis treatment plants, reclaimed water treatment and distribution facilities, and aquifer storage and recovery systems. ~~Between 2007 and 2009, 41 MGD of potable water supply capacity was added. From 2010 to 2013, nine utilities built potable water supply (PWS) projects with a capacity of 49 MGD. Approximately 14 percent of the current PWS allocation is now from an alternative water source, primarily brackish groundwater.~~

The 2023-2024 Lower East Coast Water Supply Plan Update water supply major issues are as follows: 1. Fresh surface water and groundwater are limited; further withdrawals could have impacts on the regional system, wetlands, existing legal uses, and saltwater intrusion. As a result, additional alternative water supplies need to be developed. 2. Surface water allocations from Lake Okeechobee and the Water Conservation Areas are

limited in accordance with the Lake Okeechobee Service Area RAA criteria. 3. Construction of additional storage systems (e.g., reservoirs, aquifer storage and recovery systems) to capture wet season flow volumes will be necessary to increase water availability during dry conditions and attenuate damaging peak flow events from Lake Okeechobee. 4. Expanded use of reclaimed water is necessary to meet future water supply demands and the Ocean Outfall Law. 5. Expanded use of brackish groundwater from the Floridan aquifer system requires careful planning and wellfield management to prevent undesirable changes in water quality.

Within the Comprehensive Plan Policy 5.1.G.2 Chapter 5 Objective H, Policy 2 provides coordination with MDWASD and the South Florida Water Management District. Objective 5.1.D F, Policy 3 and its implementing policies requires maintenance of required water quality standards. ~~Objective 5.1.E Chapter 8 Objective F, Policies 1-3 support climate change and sea level rise initiatives.~~

3.0 DATA AND ANALYSIS

The intent of the data and analysis section of the Work Plan is to describe the information that local governments need to provide to state planning and regulatory agencies as part of their proposed comprehensive plan amendments, particularly those that would change the Future Land Use Map (FLUM) to increase density and/or intensity. Additionally, population projections should be reviewed for consistency between the County WSD and the South Florida Water Management District’s Water Supply Plan Updates.

3.1 Population Information

The Village’s existing and future population figures were derived from MDWASD population estimates for Wholesale Customers by Municipality. Below is a comparison in tabular format. ~~As stated previously, for the purpose of water supply planning the LEC projections (Table A-1, Appendices, 2023-2024 Lower East Coast Water Supply Plan Update) will be utilized for the overall County population totals. As shown in Table 1, the LEC Update states that the MDWASD Service Area had a population of 2,239,773 in 2015.~~

~~The total 2010 population of Miami-Dade County, in which the Village’s population is included, was 2,496,435 (Table A 7. PWS and DSS population projections for the LEC Planning Area, 2013 LEC Water Supply Plan Update). Of that total the Miami-Dade WSD serviced 2,141,885 residents.~~

**Table 1.
 Village vs. Miami-Dade County Population Comparison**

	2010	2015	2020	2025	2030	2035
Indian Creek Village	86	91	95	99	104	107
MDWASD Service Area	2,141,885	2,239,773	2,337,660	2,435,548	2,533,436	2,631,324
Miami-Dade County Total Pop.	2,496,435	2,610,526	2,724,618	2,838,709	2,952,800	3,066,892

	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>	<u>2040</u>	<u>2045</u>
<u>Indian Creek Village</u>	<u>92</u>	<u>96</u>	<u>99</u>	<u>103</u>	<u>106</u>	<u>109</u>
<u>MDWASD Service Area</u>	<u>2,361,344</u>	<u>2,445,436</u>	<u>2,532,174</u>	<u>2,620,629</u>	<u>2,703,983</u>	<u>2,771,853</u>
<u>Miami-Dade County Total Pop.</u>	<u>2,701,767</u>	<u>2,800,485</u>	<u>2,914,784</u>	<u>3,021,275</u>	<u>3,119,106</u>	<u>3,212,679</u>

Sources: MDWASD 10-Year Water Supply Facilities Work Plan Exhibit C-6 – Wholesale Service Area Water Demand Projections and Table A-1, Appendices, 2023-2024 Lower East Coast Water Supply Plan Update

3.2 Maps of Current and Future Areas Served

Figure 3. depicts current and future water service areas of the Village. The Village serves only customers within its municipal boundaries. There are no areas anticipated to be annexed.

3.3 Potable Water Level of Service Standard

~~Policy 9.1.B.1.c (Potable Water) is as follows: of the 2007 Comprehensive Plan Capital Improvements Element sets forth a level of service standard for potable water at 200 gallons per capita per day (gpcd) consumption. The Policy is as follows: “The minimum acceptable Level of Service standards for potable water and fire protection shall be such that water is to be delivered to users at a pressure not less than twenty pounds per square inch (20 psi) and not greater than 100 psi; Minimum fire flows shall be maintained at not less than 500 gpm in single family residential areas of densities of less than 5.8 units per acre; 3000 gpm in all other recreational areas of the country club having fire safety characteristics comparable to Miami-Dade County commercial and industrial areas; Automatic fire suppression systems shall be required in all buildings of six floors or more; The Miami-Dade County regional potable water treatment system shall operate with a rated capacity which is no less than two percent (2%) above the maximum day flow for the preceding year; Water quality shall meet or exceed all federal, state, and County primary standards for potable water; Miami-Dade County WASA system-wide storage capacity for finished water shall equal no less than fifteen percent (15%) of the countywide average daily demand; The system shall maintain the capacity to produce and deliver 200 gallons per capita per day countywide average demand.”~~

Policy 9.1.B.1.c.: The minimum acceptable Level of Service standards for potable water and fire protection shall be such that water is to be delivered to users at a pressure not less than twenty pounds per square inch (20 psi) and not greater than 100 psi unless otherwise approved by Miami-Dade Fire Rescue Department; Minimum fire flows shall be maintained at not less than 500 gpm in single-family residential areas of densities of less than 5.8 units per acre; 3000 gpm in all other recreational areas of the country club having fire safety characteristics comparable to Miami-Dade County commercial and industrial areas; and, Automatic fire suppression systems shall be required in all buildings of six floors or more.

Regional treatment. System shall operate with a maximum daily rated capacity that is no less than two percent (2%) above maximum daily flow for the preceding year, accounting for capacity that is reserved for development that is not yet completed ("reserved capacity") and no less than an average daily capacity 2% above the average daily system demand for the preceding five years accounting for reserved capacity. The maximum finished water daily flow shall be determined by calculating the average of the highest five single day finished water flows for the previous 12 months.

User LOS. Maintain capacity to produce and deliver ~~3,810~~ 453.26 gallons per capita per day to the Village system-wide.

Water Quality. Shall meet all county, state and federal primary potable water standards.

Countywide Storage. Storage capacity for finished water shall equal no less than 15% of countywide average daily demand (~~County~~).

Miami-Dade consumption rates are based on an average annual daily flow (AADF) for finished water of ~~137.2~~ 120.26 gallons per capita per day (5-Year Water Efficiency Plan Goal).

Currently, the Village utilizes more potable water than projected on a per capita basis by MDWASD as part of the settlement with SFWMD in order to obtain the Consumptive Use Permit (Re-Issue 13-00017-W). This is mainly due to the larger scale of the properties and residences, along with water usage by the Indian Creek Country Club. The latest figures indicate that for calendar year ~~2014~~ 2023 the Village purchased ~~118,072,548~~ 148,112,593 gallons of finished water from MDWASD. This figure's source is the Village 2023 Water Billings data sheet.

Table 2.
2023 Water Billings

	<u>Gallons per Year</u>	<u>Gallons per Day</u>	<u>Gallons per Capita per Day</u>
<u>Indian Creek Country Club</u>	<u>132,892,48</u>	<u>364,088</u>	=
<u>Residents</u>	<u>15,220,445</u>	<u>41,700</u>	<u>453.26</u>

It is a known fact that the Village of Indian Creek per capita water usage is the highest in Miami-Dade County. This is due it having the smallest resident population (91 permanent residents) of any municipality in the County while being home to the Indian Creek Country Club. The Country Club includes a golf course which is 187.5 acres in size. The entire area of the Island is only 299.2 acres, therefore the golf course encompasses the largest land use.

The Village will continue to encourage the reduction of annual average per person demand pursuant to Objective 5.1F. (Potable Water).

3.4 Sanitary Sewer Level of Service Standard

New Objective C. Sanitary Sewer has been added to reflect the completion of the Village’s Sanitary Sewer system.

Objective C:

The sanitary sewer collection and treatment shall be maintained by Miami-Dade County WASD in a safe, effective, efficient, environmentally sound, and reliable manner consistent with this comprehensive plan and applicable federal, State and County.

Policy 1:

The wastewater treatment plants shall operate with a physical capacity of no less than the average daily influent flow for the preceding 12 months.

Policy 2:

Effluent discharged from the wastewater treatment plants shall meet all federal, State and County standards.

Policy 3:

The system shall collectively maintain the capacity to collect and dispose of no less than 102 percent of the average daily influent sewage system flow for the preceding five years accounting for reserved capacity. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. The annual average daily influent sewage flow shall be calculated as the average of the daily volume received at the facility over a 12-month period.

Policy 4:

The per capita Level of Service standard for sanitary sewer shall be 122 gallons per capita per day.

3.45 Population and Potable Water Demand Projections for the Village

Table 3.
MDWASD – Including Indian Creek Village
Current and Projected Water Supply
 (MDWASD) Water Use Permit No. 13-00017-W)

	ACTUAL	PROJECTED				
	2010	2015	2020	2025	2030	2035
Population	86	91	95	99	104	107
Per Capita (gallons per day finished water)	3,810	3,810	3,810	3,810	3,810	3,810
	<u>MGD</u>	<u>MGD</u>	<u>MGD</u>	<u>MGD</u>	<u>MGD</u>	<u>MGD</u>
Potable Water Demands (daily average annual) — Indian Creek Village	.328	.348	.362	.377	.396	.408

Notes

1. Population projections MDWASD Wholesale Customers
2. Per Capita data from LEC Chapter 6: Water Supply Development Projects, p. 248

	ACTUAL	PROJECTED				
	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>	<u>2040</u>	<u>2045</u>
Population	<u>92</u>	<u>96</u>	<u>99</u>	<u>103</u>	<u>106</u>	<u>109</u>
Per Capita (gallons per day finished water)	<u>453.26</u>	<u>453.26</u>	<u>453.26</u>	<u>453.26</u>	<u>453.26</u>	<u>453.26</u>
	<u>Gallons per Day</u>	<u>Gallons per Day</u>	<u>Gallons per Day</u>	<u>Gallons per Day</u>	<u>Gallons per Day</u>	<u>Gallons per Day</u>
Potable Water Demands (daily average annual) – Indian Creek Village	<u>41,699.92</u>	<u>43,512.96</u>	<u>44,872.74</u>	<u>46,685.78</u>	<u>48,045.56</u>	<u>49,405.34</u>

Notes:

1. Population projections MDWASD Wholesale Customers
2. Per Capita data from MDWASD 10-Year Water Supply Facilities Work Plan, Appendix C, Exhibit C-2, p. 368 (April 2022)

3.56 Water Supply Distribution Provided, Treated and Stored by Village and/or Miami-Dade WASD

As stated above previously, the MDWASD System supplies potable water to over 2.2 2.5 million persons, including residents and the Indian Creek Country Club within the Village, and is an interconnected system of three subareas. Other water suppliers within Miami-Dade County include: North Miami Beach, North Miami, Homestead and Florida City. Currently within the MDWASD Service Area there are 15 municipal wholesale customers, including the Village.

As a wholesale customer, Indian Creek Village is provided with potable water by Miami-Dade County WASD on an annual volume basis. The Village owns, operates, and maintains a central potable water distribution system, which distributes the potable water to its citizens and the Indian Creek Country Club and which is further described below. The Village and County are currently in the ninth 18th year of a 20-Year “Contract for the Provision of Water Service to the Village of Indian Creek from Miami-Dade Water and Sewer” (Resolution No. 613). The contract entered into between the County and SFWMD required the County to obtain twenty year water service contracts with its volume water customers. The County’s request for a 20-year Consumptive Use Permits ~~issued by the SFWMD was dated May 10, 2006 and issued November 15, 2007 under Water Use Permit No. Re-Issue 13-00017-W (CUP Expiration November 15, 2027). Since that time, the Water Use Permit was modified and approved by the SFWMD on February 9, 2015,~~

will now expire on February 9, 2035 was modified and approved by the SFWMD on March 8, 2022 and will now expire on December 27, 2065.

As the SFWMD grants permission to withdraw water MDWASD must coordinate with the District, the following Miami-Dade County CDMP Policy supports the coordination with the SFWMD LEC Update:

WS-6D. In the development of its future potable water supplies, Miami-Dade County shall, to the maximum extent feasible, utilize methods which preserve the integrity of the Biscayne Aquifer, protect the quality of surface water and related ecosystems, consider and are compatible with the South Florida Water Management District's 2013 Lower East Coast Regional Water Supply Plan Update and the current Water Use Permit, and comply with the land use and environmental protection policies of the Miami-Dade County CDMP, the Strategic Regional Policy Plan for South Florida, and the State Comprehensive Plan.

The Village's potable water facilities are limited to those facilities associated with the distribution of potable water to the residents and Country Club. The Village's distribution system is supplied potable water through one metered connection at 91st Street and Bay Drive. The following information details the various elements of the Village's potable water distribution facilities.

The Village is served by the Hialeah-Preston sub-area water treatment plant. The Hialeah-Preston (H-P) subarea is comprised of dedicated low-pressure pipelines, remote storage tanks, pumping facilities and high pressure systems. This system delivers water to Hialeah, Miami Springs, the City of Miami and other portions of northeastern Miami-Dade County, including the Village, generally north of Flagler Street. The Hialeah Reverse Osmosis (R.O.) plant was completed in October 2013 and is providing water to the Village and unincorporated Miami-Dade County.

The Hialeah-Preston subarea water treatment plants are supplied by four water supply wellfields which extract water from the Biscayne Aquifer. The total designed installed capacity from the four wellfields in the Hialeah-Preston subarea is approximately 295 million gallons per day (MGD). The Hialeah-Preston subarea also accesses water from the Floridan Aquifer by six wells that have a finished water supply capacity of 10 MGD, 7.5 MGD well capacity has been completed with the remaining 2.5 MGD well capacity to be completed by the end of 2022. In addition to these wellfields, WASD's plans for ASR include the Southwest and West Wellfield.

WASD anticipates using these wells for storage of fresh Biscayne Aquifer water during the wet season (when operating water levels in the canal allows) for extraction and use in the dry season. In order to use the Upper Floridan Aquifer wells, the WASD designed an ultra-violet (UV) light disinfection system for each ASR site to treat the Biscayne Aquifer water before injecting it into the Floridan Aquifer. M-D WASD Capital Improvements Projects impacting the Village are referenced in **Section 5.0** of this Plan Update.

3.56.1 Public Distribution System

The Village’s potable water distribution system is connected to WASD’s water treatment plant facilities through the referenced metered connection. The central distribution system consists of water mains ranging in size from 6-inches to 24-inches.

**Table 4.
 Indian Creek Village
 Water Utility System**

LINE SIZE	LINEAR FEET
6 to 8 inches	2,340
10 to 12 inches	1,992
16 to 24 inches	5,265
	9,597 – TOTAL

The age of the distribution system is 28-years old. The system was replaced in its entirety in 1986 and funded through a \$900,000.00 Special Revenue Note (Resolution No. 171).

3.56.2 Public Potable Water Storage Facilities

The Village potable water distribution system does not contain potable water storage facilities.

3.56.3 Public High Service Pumps

Miami-Dade WASD distribution system supplies adequate pressures so that high service pumps are not required for the Village’s potable water distribution system to maintain adequate delivery pressures.

~~3.6 Water Supply Provided, Treated and Stored by Miami-Dade County WASD~~

~~The information contained in the Comprehensive Development Master Plan Amendments adopted February 4, 2015 and the Miami-Dade WASD 20-year Water Supply Facilities Work Plan (2014-2033) Support Data (November 2014), the 2013 Lower East Coast Water Supply Plan Update (LEC) approved by the South Florida Water Management District (SFWMD) on October 10, 2013 and additional information found within Water Use Permit 13-00017-W are herein incorporated by reference. Since that time, the Water Use Permit was modified and approved by the SFWMD on February 9, 2015, will now expire on February 9, 2035.~~

~~The Hialeah-Preston (H-P) subarea is comprised of dedicated low-pressure pipelines, remote storage tanks, pumping facilities and high pressure systems. This system delivers water to Hialeah, Miami Springs, the City of Miami and other portions of northeastern Miami-Dade County, generally north of Flagler Street. The Hialeah Reverse Osmosis (R.O.) plant was completed in October 2013 and is providing water to the City of Hialeah and unincorporated Miami-Dade County.~~

3.7 Conservation

Water conservation is the key to maintaining the health and productivity of the Surficial and Floridan Aquifers. Promoting water conservation equipment, techniques, and practices will benefit customers economically and maintain a realistic water demand picture for utilities. Protection of the aquifer system and wellfields (Figure 3.) through conservation and reuse, recharge enhancement, limitations on withdrawal, regulation of land use, and maintenance of minimum flows and levels will ensure the availability of an adequate water supply for all competing demands, maintain and enhance the functions of natural systems and preserve water quality.

Indian Creek Village works in coordination with MDWASD, SFWMD and state efforts aimed at promoting conservation through a variety of means including:

- Water Use Efficiency requirements included in the Code of Miami-Dade County
- Limiting Irrigation Hours
- Florida-Friendly Landscape Ordinance
- Rain Sensor Ordinance
- Water Conservation Rate Structure
- Leak Detection and Repair Program
- Public education.
- Offering low-cost kits to its customers to reduce water use in their homes (Ultralow Volume Fixtures).

For more information about WASD's Water Conservation Program visit <http://www.miamidade.gov/conservation/home.asp>

3.7.1 County-wide Efforts

Section 4.5 Water Conservation and Reuse of the Miami-Dade WASD 210-year Water Supply Facilities Work Plan (2014-2033 April 2022) ~~Support Data (November 2014)~~ outlines additional MDWASD efforts (pages 4-67 and 78).

Presently, water utilities are saving substantial amounts of water through strategic water-efficiency programs and Best Management Practices (BMP) included in their Water Use Efficiency Plan. The savings from water conservation often translate into more potable water available for residential and non-residential use, capital and operating savings,

which allow systems to defer or avoid significant expenditures for water supply facilities and wastewater facilities. As a result of these efforts, the County has achieved 16.19 MGD of water savings through fiscal year 2021.

Indian Creek Village continues to remain in full support of the water conservation initiatives adopted by the SFWMD and Miami-Dade County.

While the Village is not responsible for the Comprehensive Everglades Restoration Project, it is supportive of the regional water conservation efforts related to this regional rehydration of the Florida Everglades. The Village is also supportive of mandating yard watering restrictions that have been directed by the South Florida Regional Water Management District. There are no water conservation projects identified in the Village's ~~CIE or CIS~~ Capital Improvements Element or Capital Improvements Schedule.

The Village will continue to coordinate future water conservation efforts with WASD and SFWMD to ensure that proper techniques are applied. In addition, the Village will continue to support and expand existing goals, objectives and policies in the ~~GMP~~ Village's Comprehensive Plan that promotes water conservation in a cost-effective and environmentally sensitive manner. The Village will continue to actively support SFWMD and Miami-Dade County in the implementation of new regulations or programs that are designed to conserve water.

Reuse

For the past several years, the State of Florida ~~is leading~~ has lead the nation in water reuse. The water reuse effort in the state is primarily led by utilities, local governments, the water management districts and state agencies. The intent of ~~their efforts~~ this is to implement water reuse programs that increase the volume of reclaimed water used and promotes public acceptance of reclaimed water. ~~The Village is in full support of the water reuse initiatives under consideration by both the SFWMD and Miami Dade County. The County has committed to implement a total of 117.5 mgd of water reuse as noted in the County's 20-year water use permit.~~

The County's projected finished water demands are now markedly lower than anticipated when the first 20-year water use permit application was submitted. As such, wastewater reuse to address water supply demands is no longer required, and other alternative water supplies (Floridan aquifer, water conservation, C-51 reservoir, etc.) have been determined to be more viable and shall be considered in the future. WASD is currently implementing a total of 16.49 MGD of reuse at each of the Wastewater Treatment Plants, primarily for in-plant (process water) use. In addition, WASD will be providing up to 15 MGD of reclaimed water from the South District Wastewater Treatment Plant to the FPL facilities at Turkey Point, per Miami-Dade County Resolution No. R-579-20 approved by the BCC on June 16, 2020.

3.7.2 Village Specific Actions, Programs, Regulations, or Opportunities

The Village will coordinate future water conservation efforts with the MDWASD and the SFWMD to ensure that proper techniques are applied. In addition, the Village will continue to support and expand existing goals, objectives and policies in the comprehensive plan that promotes water conservation in a cost-effective and environmentally sensitive manner. The Village will continue to actively support the SFWMD and MDWASD in the implementation of new regulations or programs that are designed to conserve water during the dry season. The Village will also continue to comply with all the Water Use Efficiency Standards Manual (2009) requirements included in the Code of Miami-Dade County. Finally, the Village will administer its own water conservation policies.

3.7.3 Identify any Local Financial Responsibilities as Detailed in the CIS

Currently, the Village has no financial responsibilities as detailed in the CIS Capital Improvements Schedule. The water lines were replaced and have been maintained by the Village.

3.8 Reuse

The Village does not currently have the ability to acquire the use of reclaimed wastewater for irrigation purposes but will encourage the installation of a “purple pipe” systems in future residential development or as a retrofit. The Village will encourage the Indian Creek Country Club, as the largest user of potable water for irrigation, to investigate reclaimed water for irrigation purposes.

3.9 MDWASD Specific Regulations

MDWASD, and therefore the Village, implement water conservation through the following Ordinances: Irrigation Hours, Florida-Friendly Landscape, High-Efficiency Fixtures, Rain Sensor, Water Conservation Rate Structure, Leak Detect & Repair Program and Public Education Programs. The Village will also continue to comply with all the Water Use Efficiency requirements included in the Code of Miami-Dade County. Additionally, the following code requires that the Village is governed by County regulations:

Sec. 22-174. Compliance with County Standards

Minimum standards or requirements for landscaping and irrigation within the Village, if not addressed in this Article shall only then be governed by the following, as may be amended: 1. Chapter 18A, Miami-Dade County Landscaping Ordinance and Landscape Manual 2. Chapter 18B, Miami-Dade County Right-Of-Way Landscape Ordinance 3. Chapter 24, Miami-Dade County Environmental Protection Ordinance 4. Chapter 32,

Indian Creek Village
2024 WSP Update
LPA Meeting:
1st Reading:
Adoption:

Miami-Dade County Water and Sewer Regulations 5. In instances where conflicts between Articles or Chapters occur, the Director shall determine upon review of a proposed application which Article sections shall apply.

4.0 INTERGOVERNMENTAL COORDINATION

The provision of water supply needs in the Village is achieved in coordination with local, county, and regional partners including Miami-Dade County WASD and South Florida Water Management District. MDWASD is the Village's primary water partner as they provide the Village its water. As part of the water supply planning process and intergovernmental coordination in general the Village has reviewed the Miami-Dade County Plan while outside agencies will review the Village's Plan. MDWASD ensures that water supply services are provided to the majority of residents of Miami-Dade County in the most efficient and effective manner. SFWMD acts to protect the region's water supply resources and coordinates the implementation of state water regulations and policies through local water planning efforts and water supply services.

In this update of the original Water Supply Facilities Work Plan, the Village has reviewed its water supply related Objectives and policies and updated them as necessary. Changes to the Objectives and policies are outlined in Section 6.0. Policies are included which detail coordination efforts with both MDWASD and SFWMD. As a wholesale customer, the Village must coordinate the adequate supply of water and conservation practices with MDWASD and implement the requirements of County Code.

5.0 CAPITAL IMPROVEMENTS

The information contained in the ~~Comprehensive Development Master Plan Amendments adopted February 4, 2015~~ and the Miami-Dade WASD ~~210-year Water Supply Facilities Work Plan (2014-2033 April 2022) Support Data (November 2014)~~, the ~~2013~~ 2023-2024 Lower East Coast Water Supply Plan Update (LEC) approved by the South Florida Water Management District (SFWMD) on ~~October 10, 2013~~ September 12, 2024 and additional information found within Water Use Permit 13-00017-W are herein incorporated by reference. The Water Use Permit which was modified and approved by the SFWMD on ~~February 9, 2015~~ March 8, 2022, will now expire on ~~February 9, 2035~~ December 27, 2065.

As wholesale customer the Indian Creek Village is not responsible for the provision of infrastructure for potable water treatment. Below is a partial list of MDWASD projects and changes to its Capital Improvement Schedule.

As stated previously in Section 3.6, the Village is located within the Hialeah-Preston (H-P) subarea and is comprised of dedicated low-pressure pipelines, remote storage tanks, pumping facilities and high pressure systems. This system delivers water to Hialeah, Miami Springs, the City of Miami and other portions of northeastern Miami-Dade County, generally north of Flagler Street. The Hialeah Reverse Osmosis (R.O.) plant was completed in October 2013 and is providing water to the City of Hialeah and unincorporated Miami-Dade County.

The MDWASD Capital Plan Bond/Fund Allocation for water projects through FY2029-2030 is \$1.6 Billion. The following major Capital Improvements Projects may impact the City and are as further described in the ~~Miami-Dade WASD 210-year Water Supply Facilities Work Plan (2014-2033 April 2022) Support Data (November 2014) Table 12 Appendix B 2021-2030 Multi-Year Capital Plan:~~

- 1) Systemwide Wellfield Improvements;
- 2) Systemwide Water Main Line Extensions and Improvements;
- 3) Central M-D Water Transmission Mains Improvements; and;
- 4) Alexander Orr, Jr. Water Treatment Plants Expansion Rehabilitation;
- 4) Purchase of Lake Property Adjacent to Northwest Wellfield;
- 5) Miami Springs Wellfield Rehabilitation – Phase 1-3; and,
- 6) C-51 Reservoir Water Project.

Alternative Water Supply Projects

~~10 MGD Hialeah RO WTP Phase 1 – Operational October 2013 (7.5 MGD well capacity constructed)~~

~~20 MGD South Miami Heights WTP—under design (17.5 MGD Biscayne Aquifer/2.5 MGD Florida Aquifer)
CANCELLED AWSP's
Hialeah RO WTP Phase 2 and 3
Graham Wells Construction
Blending and canal recharge projects~~

~~Reuse Projects~~

~~Updated Reuse Projects~~

~~Existing Reuse at Three Wastewater Treatment Plants~~

~~Biscayne Bay Coastal Wetlands Rehydration~~

~~—Pilot Completed~~

~~—Full Scale capacity~~

~~90 MGD FPL for new cooling towers~~

~~CDWWTP, SDWWTP, New WDWTP Florida Aquifer re-charge to meet Ocean Outfall~~

~~Legislation (Total 27.6 MGD)~~

~~CANCELLED REUSE PROJECTS~~

~~Phase 1 and 2 Canal Re-charge for Alexander Orr WTP~~

~~Water Treatment Plants~~

~~Hialeah RO WTP~~

~~—On-line October 2013~~

~~—10 MGD (7.5 MGD Operational)~~

~~—50% MDWASD/50% Hialeah~~

~~South Miami Heights~~

~~—On-line by December 31, 2018~~

~~—17.5 MGD Finished Water from Florida Aquifer~~

~~—2.55 MGD Finished Water from Biscayne Aquifer~~

6.0 GOALS, OBJECTIVES AND POLICIES

The following lists the revised or new Objectives and Policies to be included in the Village's Comprehensive Plan to ensure consistency between the elements in the Comprehensive Plan and the 20-Year Water Supply Facilities Work Plan Update.

Chapter 5

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUND WATER AQUIFER RECHARGE ELEMENT

POTABLE WATER

GOAL 7.1:

Objective ~~EF~~:

Policy 3:

The minimum acceptable Level of Service standards for potable water and fire protection shall be such that water is to be delivered to users at a pressure not less than twenty pounds per square inch (20 psi) and not greater than 100 psi unless otherwise approved by Miami-Dade Fire Rescue Department; Minimum fire flows shall be maintained at not less than 500 gpm in single-family residential areas ~~of densities of less than 5.8 units per acre~~; 3000 gpm in all other recreational areas of the country club having fire safety characteristics comparable to Miami-Dade County commercial and industrial areas; and, automatic fire suppression systems shall be required in all buildings of six floors or more.

Regional Treatment. ~~The s~~System shall operate with a maximum daily rated capacity that is no less than two percent (2%) above maximum finished daily day flow for the preceding year, accounting for capacity that is reserved for development that is not yet completed ("reserved capacity") and no less than an average daily capacity 2% above the average daily system demand for the preceding five years accounting for reserved capacity. The maximum finished water daily flow shall be determined by calculating the average of the highest five single day finished water flows for the previous 12 months.

User LOS. Maintain capacity to produce and deliver ~~3,810~~ 453.26 gallons per capita per day to the Village system-wide.

Water Quality. Shall meet all county, state, and federal primary potable water standards.

Countywide Storage. Storage capacity for finished water shall equal no less than 15% of countywide average daily demand (County).

Objective GH:

The Village must adopt by reference its ~~2015–20~~ 2024 10-year Water Supply Facilities Work Plan Update (Work Plan Update) adopted ~~September 15, 2015~~ XXXX XX, 2025, 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 ~~2013~~2023-2024 Lower East Coast Water Supply Plan Update on ~~October 10, 2013~~ September 12, 2024. The Work Plan Update will continue to be updated, at a minimum, every 5 years. The Village's ~~2015~~ 2024 Work Plan Update 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 Village's water demands for a 210-year period.

Policy 1:

Comply with the Village's 210-Year Work Plan Update and incorporate such Work Plan by reference into the Indian Creek Village Comprehensive Plan.

Policy 2:

Coordinate appropriate aspects of its Comprehensive Plan with the South Florida Water Management District's Regional Water Supply Plan Update adopted ~~October 10, 2013~~ September 12, 2024, and with the Miami-Dade County 210-Year Water Supply Facilities Work Plan adopted ~~February 4, 2015~~ January 19, 2023. The Village shall amend its Comprehensive Plan and Work Plan as required to provide consistency with the District and County plans.

Monitoring Measure: The Work Plan Update shall remain consistent with the Miami-Dade County 210-Year Water Supply Facilities Work Plan Update, which is compatible with the Miami-Dade County Water Use Permit renewals and with the projects listed in the South Florida Water Management District's ~~2013~~ 2023-2024 Lower East Coast Regional Water Supply Plan Update. The Work Plan Update will continue to 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.

Chapter 7

CONSERVATION ELEMENT

GOAL 7.1:

Objective B:

Policy 2:

Cooperate with Miami-Dade County, the South Florida Water Management District, and other appropriate agencies in the implementation of water demand management policies and programs, including irrigation practices within the Village, and support, when appropriate, Miami-Dade County's development and implementation of the 10-Year Water Supply Facilities Workplan.

Chapter 8

INTERGOVERNMENTAL ELEMENT

GOAL 8.1:

Objective A:

Policy ~~409~~:

The Village shall coordinate the planning of potable water and sanitary sewer facilities and services and level-of-service standards within the Miami-Dade County Water and Sewer Department, Regulatory and Economic Resources Department, and the South Florida Water Management District, to be consistent with the District's ~~2013~~ 2023-2024 Lower East Coast Water Supply Plan Update.

Policy ~~110~~:

The Village hereby adopts by reference the Miami-Dade County Comprehensive Development Master Plan Amendment adopted ~~February 4, 2015~~ January 19, 2023, the Miami-Dade WASD ~~2~~10-year Water Supply Facilities Work Plan (2014-2033) Support Data (~~November 2014~~), the 2013 2023-2024 Lower East Coast Water Supply Plan Update (LEC) approved by the South Florida Water Management District (SFWMD) on ~~October 10, 2013~~ September 12, 2024 and additional information found within Water Use Permit 13-00017-W are herein incorporated by reference.

Chapter 9

CAPITAL IMPROVEMENTS ELEMENT

GOAL 9.1:

Objective B:

Policy 1:

c. Potable Water

The minimum acceptable Level of Service standards for potable water and fire protection shall be such that water is to be delivered to users at a pressure not less than twenty pounds per square inch (20 psi) and not greater than 100 psi unless otherwise approved by Miami-Dade Fire Rescue Department; Minimum fire flows shall be maintained at not less than 500 gpm in single-family residential areas ~~of densities of less than 5.8 units per acre~~; 3000 gpm in all other recreational areas of the country club having fire safety characteristics comparable to Miami-Dade County commercial and industrial areas; and, Automatic fire suppression systems shall be required in all buildings of six floors or more.

Regional Treatment. ~~The s~~System shall operate with a maximum daily rated capacity that is no less than two percent (2%) above maximum finished daily day flow for the preceding year, accounting for capacity that is reserved for development that is not yet completed (“reserved capacity”) and no less than an average daily capacity 2% above the average daily system demand for the preceding five years accounting for reserved capacity. The maximum finished water daily flow shall be determined by calculating the average of the highest five single day finished water flows for the previous 12 months.

User LOS. Maintain capacity to produce and deliver ~~3,840~~ 453.26 gallons per capita per day to the Village system-wide.

Water Quality. Shall meet all county, state, and federal primary potable water standards.

Countywide Storage. Storage capacity for finished water shall equal no less than 15% of countywide average daily demand ~~(County)~~.

FIGURES

FIGURE 1.



FIGURE 2.

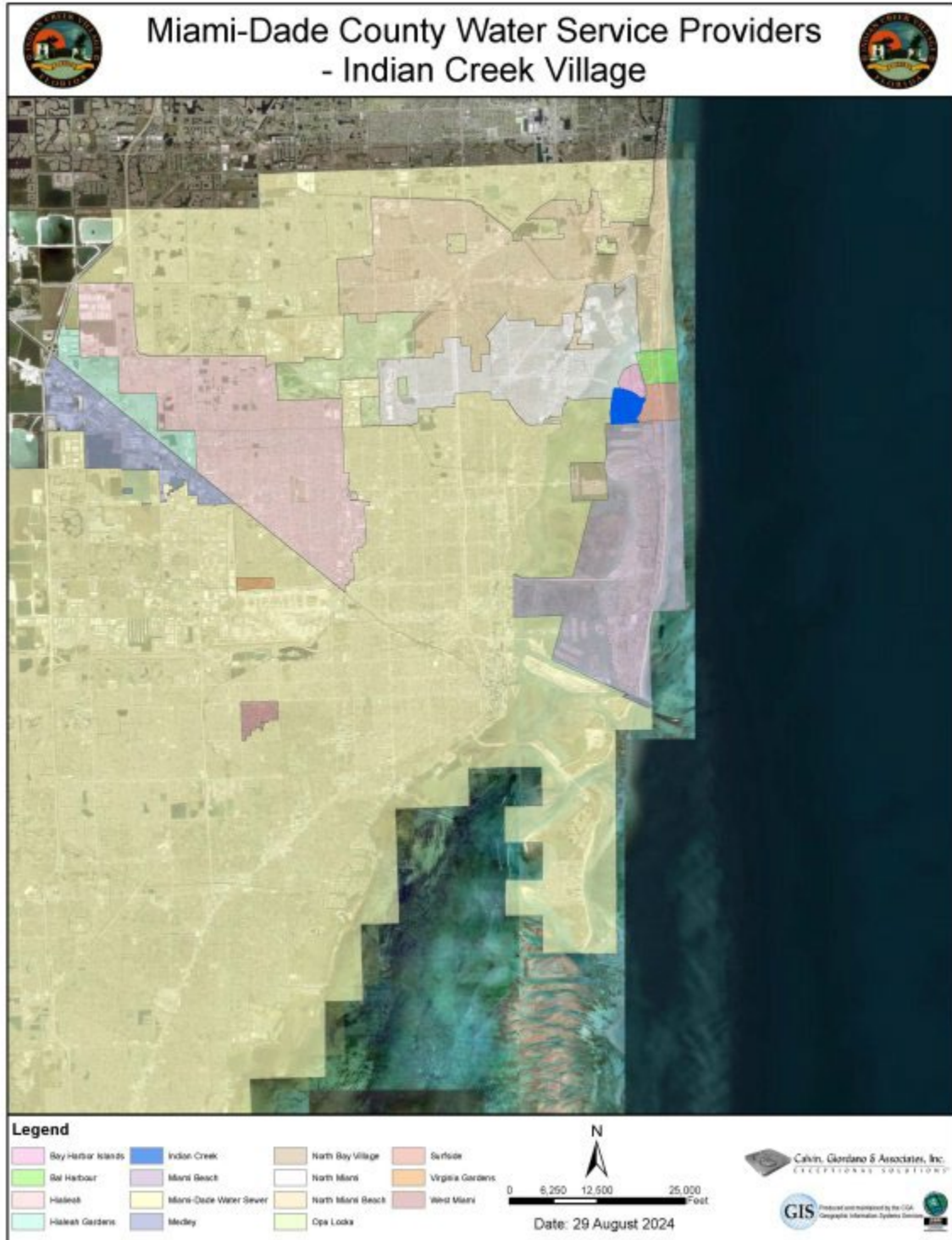
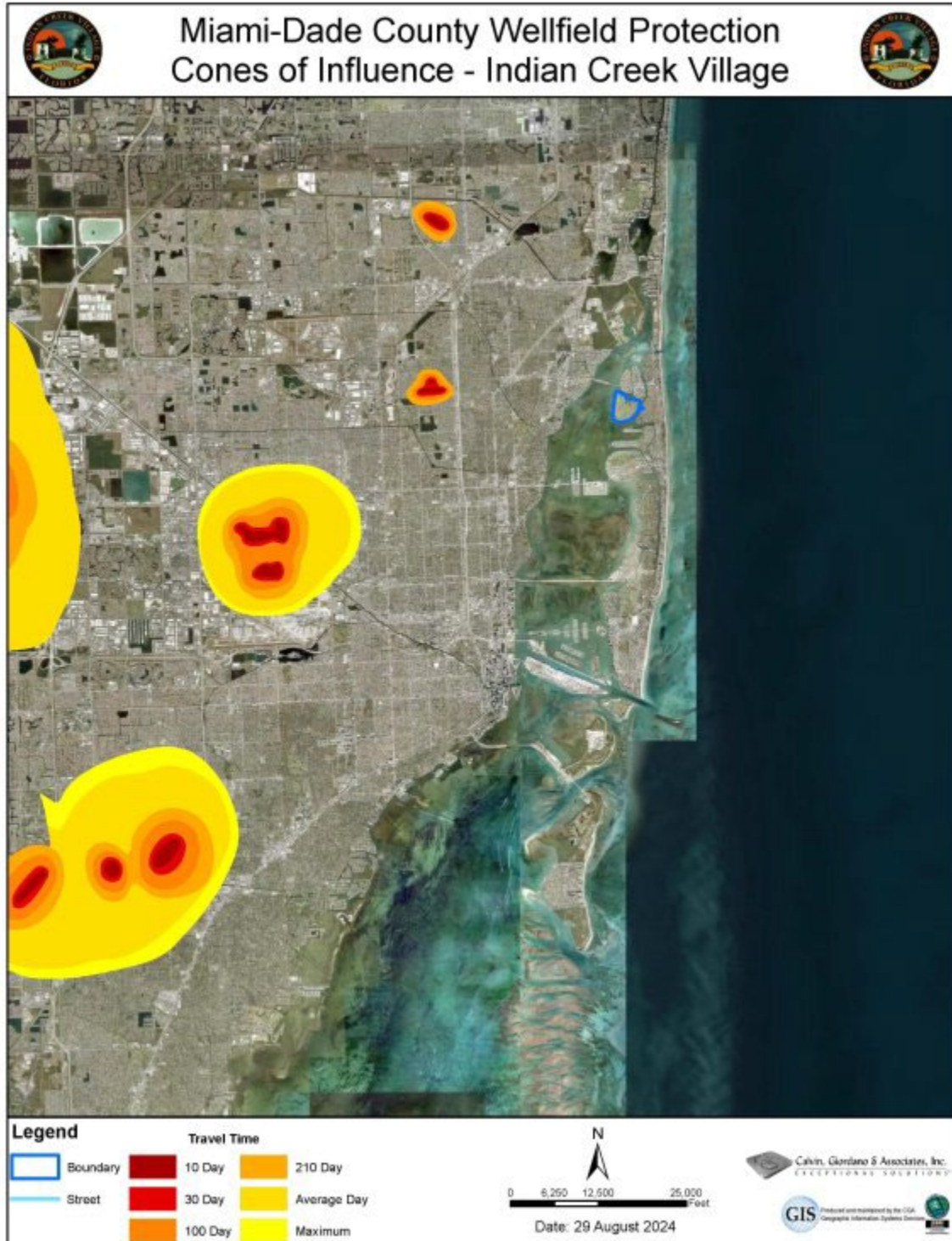


FIGURE 3.



(END)

ADJOURNMENT