



MEMORANDUM

AGENDA ITEM #4h

DATE: AUGUST 4, 2008

TO: EXECUTIVE COMMITTEE

FROM: STAFF

SUBJECT: CITY OF WESTON PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On July 21, 2008 Council staff received proposed plan amendment #08-RWSP1 to the City of Weston Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

Community Profile

The City of Weston incorporated on September 3, 1996. Less than one year later Bonaventure, a 1,300-acre community, was annexed into the City, bringing the overall area to approximately 22 square miles. Weston is located in western Broward County and is bounded on the north by Interstate 75 and the Florida Everglades, on the east by the Town of Davie, on the south by Southwest Ranches and on the west by the Florida Everglades. The majority of Weston was developed by the Arvida Company, including 17,000 dwelling units on 9,498 acres. Construction on this area began in the mid-1980s as a master planned community and was subject to Development of Regional Impact (DRI) review. The Bonaventure Community is approximately 10 years older than the Arvida portion. It consists of 6,388 dwelling units, two golf courses and a resort hotel. In 2007, the population of Weston was estimated to be 62,233, an increase of 26.3 percent since the 2000 Census.

Additional information regarding the City or the Region may be found on the Council's website, www.sfrpc.com.

Summary of Staff Analysis

Proposed amendment #08-RWSP1 includes amendments to the Future Land Use, Capital Improvements, Conservation, Intergovernmental Coordination Elements and the Potable Water Sub-Element of the City of Weston Comprehensive Plan. There are no proposed changes in land use in this amendment package. The general location of City of Weston is shown in Attachment 1.

A summary of the proposed amendments in this package follows.

Summary of Plan Amendments

The text amendments in this proposed package have been transmitted pursuant to 2005 Growth Management legislation. Chapter 163.3177(6)(c), F.S., requires local governments to adopt a Water Supply Facilities Work Plan (Work Plan) into their comprehensive plans within 18 months after the jurisdictional water management district approves a regional water supply plan or its update. The *Lower East Coast Water Supply Plan (LECWSP) Update* was approved by the South Florida Water Management District (SFWMD) on February 15, 2007. Therefore, the deadline for local governments within the Lower East Coast jurisdiction to adopt a Work Plan is August 15, 2008. In general, the Work Plan is intended for local governments to identify and plan for water supply sources and facilities needed to serve existing and new development. The emphasis on the preparation of the Work Plan is to coordinate local comprehensive planning with the regional water supply plan, as well as to promote coordination among local governments, the SFWMD, and water supply utilities within and/or across local government jurisdictions. In addition, the Work Plan should address potable water Level of Service (LOS) standards, conservation measures, alternative water supplies, reuse, and capital improvement updates for implementation.

A summary analysis of the City of Weston's proposed 10-Year Water Supply Facilities Work Plan (Work Plan) and associated text amendments follow.

Work Plan

The 62,500 residents of the City of Weston receive potable water from the City of Sunrise through two distribution systems. Weston owns and operates the Indian Trace Development District distribution system, but has a bulk sale agreement for potable water with Sunrise, which owns and operates the Bonaventure Area of Weston distribution system plus the entire Sunrise Utility service area (of approximately 215,000 people within Sunrise, and portions of Davie, Southwest Ranches, and Weston). See attachment 2 for the Sunrise Service Area map. Because the City of Weston is dependent upon Sunrise for its current and future water supply needs and facilities, Weston's Work Plan has been drafted for consistency with Sunrise's Work Plan. The Council reviewed Sunrise's proposed amendment #08-RWSP1 (including the Work Plan and associated text amendments) at its June 2, 2008 meeting, finding it to be generally consistent with the *SRPP*.

Weston's Work Plan provides current and projected population and water demands for residents and current and projected supply from the Sunrise Utility service area through the year 2030. The Work Plan also includes capital improvements identified by Sunrise related to alternative water supply (AWS), conservation and reuse initiatives within the City of Weston, and recommendations to achieve adequate future water supply.

Comment

Based on participation at Water Supply Facilities Work Plan development workshops and correspondence with the SFWMD, Council Staff recommends the following Work Plan areas should be expanded or included:

- **Include the adopted City of Sunrise's Water Supply Facilities Work Plan as Appendix A to the Work Plan as intended; and**
- **Expand discussion on the City of Sunrise's Consumptive Use Permit (CUP) by the SFWMD to explain how future needs will be met for Weston.**

Future Land Use Element

The key proposed changes to this element are new policies that require coordination with the availability of potable water services when changing the Future Land Use Element or Map. Data and analysis to demonstrate availability of services for future demand should be supplied. In conjunction, a new policy would require the City to adopt LOS standards to evaluate availability of potable water services.

Capital Improvements Element (CIE)

The key proposed changes to this element add policies that require the City to:

- Coordinate infrastructure improvements related to water supply with the SFWMD, Sunrise, and other applicable municipalities;
- Include funding for water supply facilities and infrastructure in the Schedule of Capital Improvements;
- Assess priorities for replacing or correcting water supply facility deficiencies; and
- Ensure water availability to new development prior to a Certificate of Occupancy is issued.

Conservation Element

The key proposed changes to this element add policies that require the City to:

- Participate and adopt conservation programs contained in the LECWSP;
- Publicize and encourage water conservation and water reuse techniques for current and future development; and
- Maintain the City's Work Plan.

Intergovernmental Coordination Element

The key proposed changes to this element add policies that require the City to coordinate with the LECWSP and the City of Sunrise's Work Plan. The City proposes to work with these entities to share and update information to meet ongoing water needs, to implement AWS projects, and establish LOS standards and resource allocation.

Potable Water Sub-Element

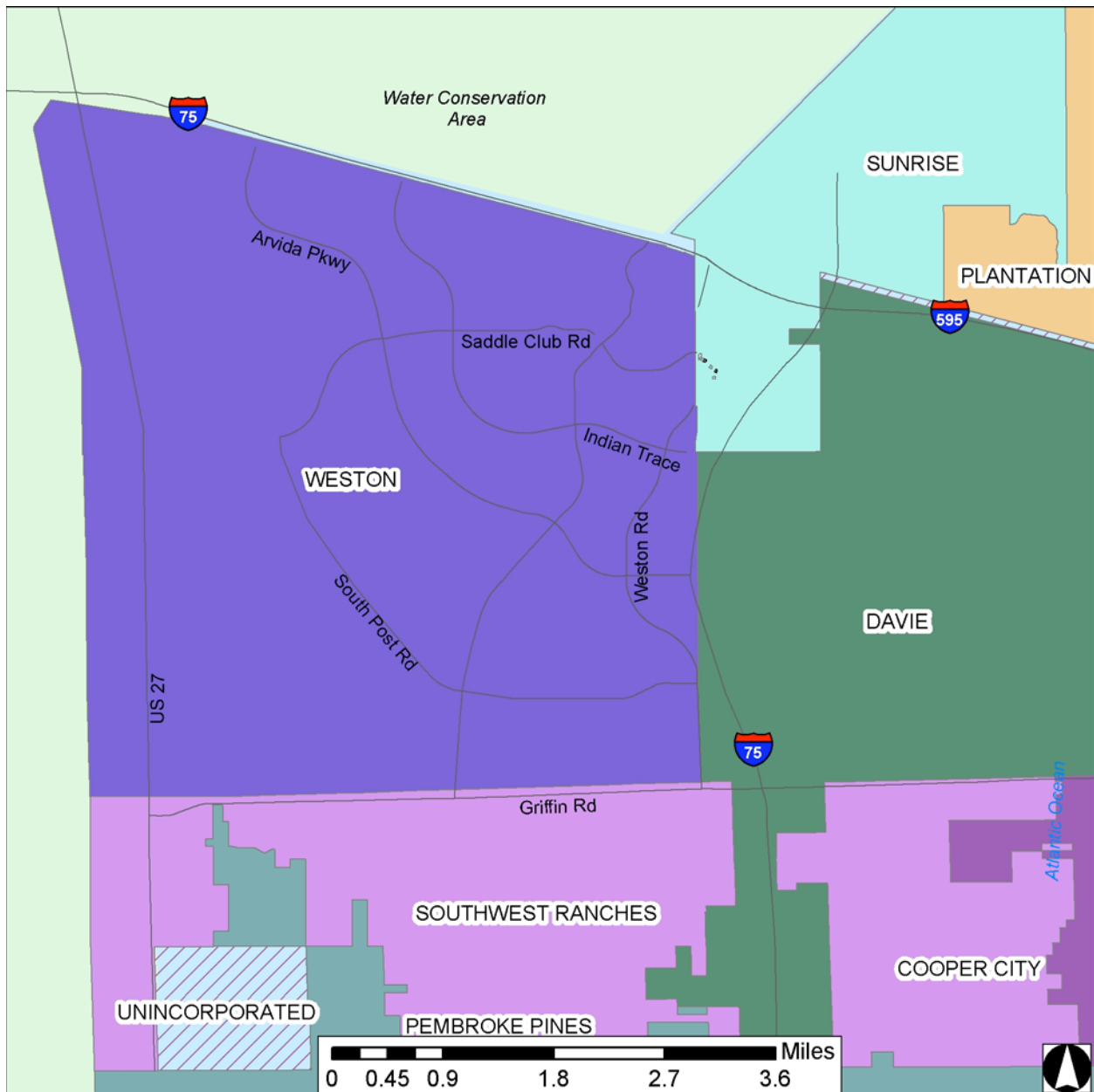
The key proposed change to this element is the incorporation of the City's Work Plan into the Comprehensive Plan. Additional policies would direct the City to incorporate AWS projects from the LECWSP and Sunrise's Work Plan into its CIE, research internal AWS projects, and protect water quality when using traditional or alternative water resources.

The Weston City Commission approved the transmittal of the proposed amendment by a unanimous vote (5-0) at its July 7, 2008 meeting.

Recommendation

Find City of Weston proposed amendment #08-RWSP1 generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

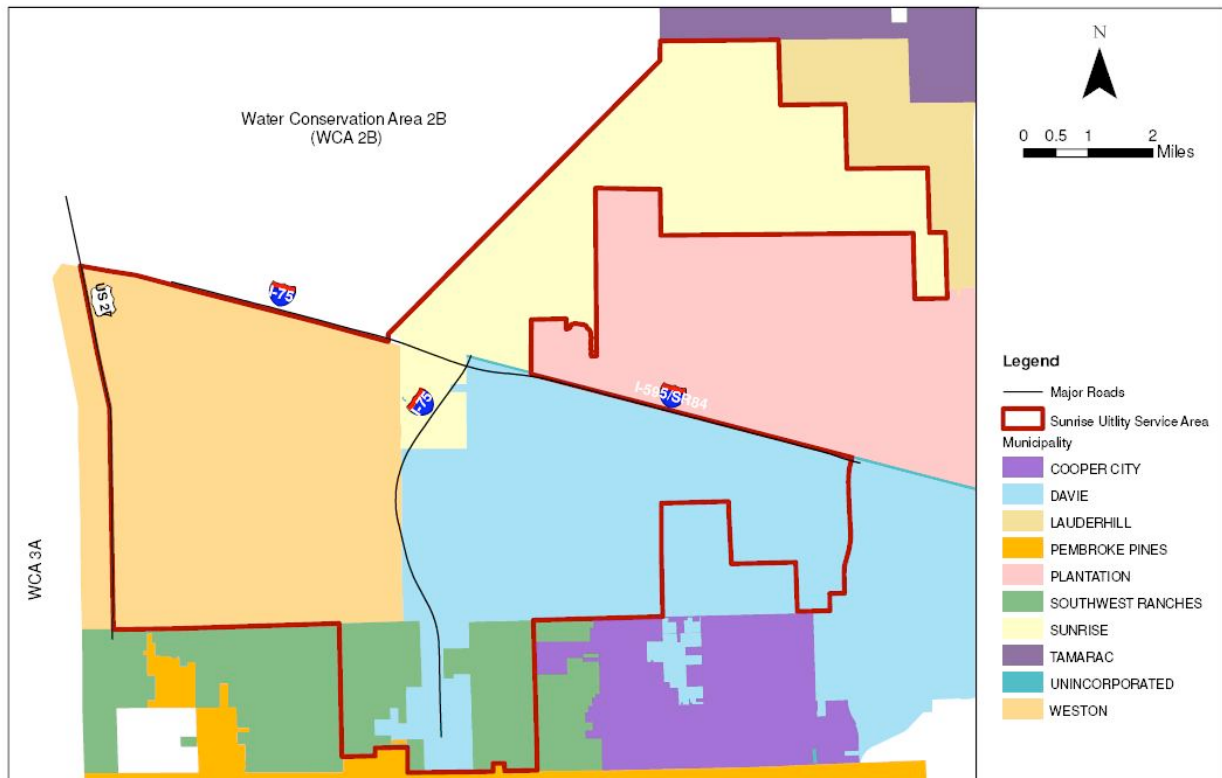
Location Map

City of Weston
Proposed Amendment #08-RWSP1

Sources: SFWMD, Broward County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Sunrise Service Area (serving the City of Weston)

City of Weston
Proposed Amendment #08-RWSP1

Sources: City of Weston, 10-Year Water Supply Facilities Work Plan