



# MEMORANDUM

AGENDA ITEM #7b

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DATE: JANUARY 5, 2009  
TO: COUNCIL MEMBERS  
FROM: STAFF  
SUBJECT: CITY OF WESTON ADOPTED COMPREHENSIVE PLAN AMENDMENT

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## Introduction

On December 2, 2008 Council staff received adopted 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)*. The proposed amendment was reviewed at the August 4, 2008 Council meeting and the Council found the amendment to be generally consistent with the *SRPP*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

## Community Profile

The City of 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 on the City and the Region can be found on the Council's website, [www.sfrpc.com](http://www.sfrpc.com).

## **Water Supply Planning**

The text amendments in this adopted package have been transmitted pursuant to 2005 Growth Management legislation. Chapter 163.3177(6)(c) of the Florida Statutes requires local governments to adopt a Water Supply Facilities Work Plan (Work Plan) into their comprehensive plan within 18 months after the jurisdictional water management district approves a regional water supply plan or its update. The *Lower East Coast Water Supply Plan (LECWSP) Update* was approved by the South Florida Water Management District (SFWMD) on February 15, 2007. Therefore, the deadline for local governments within the Lower East Coast jurisdiction to adopt a Work Plan was August 15, 2008.

The Work Plan is intended for local governments to identify and plan for water supply facilities and sources needed for existing and new development or population. The emphasis on the preparation of the Work Plan is to coordinate local comprehensive planning with the regional water supply plan, as well as promote coordination among local governments, the SFWMD, and water supply utilities within and across local government jurisdictions. The Work Plan should address the following related to water supply planning: regional and local issues; current and projected population, water supply, and demand; Level of Service (LOS) standards; conservation and reuse; alternative water supplies (AWS); and capital improvement updates for implementation.

The Goals, Objectives, and Policies (GOPs) of a local government's Comprehensive Plan are required to reflect adoption and content of the Work Plan. The Infrastructure, Capital Improvements, Intergovernmental Coordination, Conservation, and Future Land Use Elements may need to be revised for consistency of water supply planning.

#### City of Weston 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. Sunrise 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). 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 Department of Community Affairs (DCA) found the City of Sunrise's Work Plan and associated text amendments in compliance on October 23, 2008.

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 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.

#### Summary of Staff Analysis

Adopted amendment package #08-RWSP1 was submitted with revisions based on the September 19, 2008 Objections, Recommendations, and Comments (ORC) Report issued by DCA. In response, the City revised policy 7.2.5 of the Capital Improvements Element (CIE) and policy 10.1.4 of the Future Land Use Element (FLUE) to require that prior to issuance of a Certificate of Occupancy, the City should determine whether adequate water supplies are available for new development. A new policy (6.3.6) to the Intergovernmental Coordination Element now directs the City to participate in on-going collaboration with other local governments and state agencies in the development of AWS. In addition, the City adopted and revised policies to outline implementation strategies for conservation and to correct inconsistencies between the potable water LOS standards in the Work Plan and GOPs.

The City Work Plan was submitted with revisions to include expanded descriptions on water supplier information and population information. The following additional documents were included in the Work Plan as Data and Analysis: a water settlement agreement between the Cities of Sunrise and Weston, and the City of Sunrise's Water Use Permit (WUP) application and adopted Work Plan.

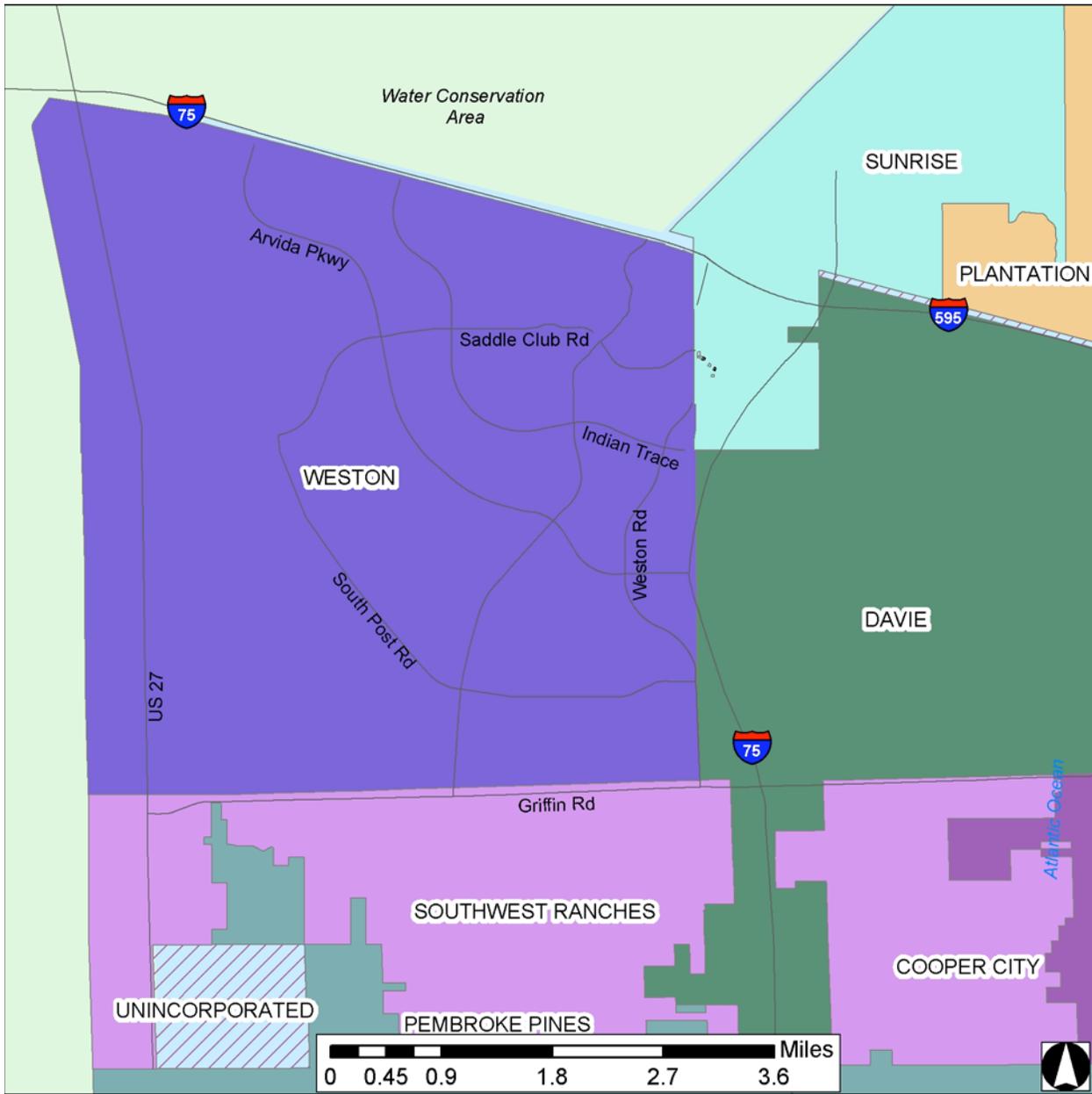
Staff analysis confirms that City of Weston adopted amendment #08-RWSP1 is generally consistent with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*. The general location of the City is shown in Attachment 1.

The City of Weston Commission unanimously approved the transmittal of the adopted amendment at its November 17, 2008 meeting.

Recommendation

Find City of Weston adopted 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  
Adopted Amendment #08-RWSP1

Sources: FDEP, Broward County, SFRPC.

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