



MEMORANDUM

AGENDA ITEM #7c

DATE: MARCH 2, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF WESTON ADOPTED COMPREHENSIVE PLAN AMENDMENT

Introduction

On February 2, 2009, Council staff received adopted amendment #09-1ER 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 October 6, 2008 Council meeting and found to be generally consistent with the *SRPP*. The Council also highlighted staff comments related to the Transportation Element. 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 2008, the population of Weston was estimated to be 62,088, an increase of 26 percent since the 2000 Census.

A map depicting the general location of the City is included in Attachment 1. Additional information regarding the City of Weston or the region may be found on the Council's website, www.sfrpc.com.

Summary of Staff Analysis

Adopted amendment #09-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the City of Weston Comprehensive Plan. The City's EAR was found sufficient on July 17, 2007 by the Florida Department of Community Affairs (DCA).

There are no changes in land use proposed in this amendment package.

Adopted amendment package #09-1ER was adopted as proposed with revisions based on the November 17, 2008, Objections, Recommendations, and Comments (ORC) Report issued by DCA. In response, the City revised and adopted policies to address greenhouse gas emissions, energy efficiency, and conservation in the Future Land Use, Housing, Conservation, and Transportation Elements. A new map titled "Energy Conservation Areas and Features" was also adopted into the map series, highlighting the City's existing conservation areas, open space, Weston Town Center, and bike paths. A new policy was added to the Infrastructure Element (3.4.10) which requires all future development and redevelopment to connect to sanitary sewer lines, thereby phasing out septic tank use.

At transmittal, the SFRPC highlighted staff comments to the Transportation Element, noting strong concerns that the proposed removal of existing policies may limit the City's future transit and mobility options. DCA raised similar objections and the Florida Department of Transportation concerns. The City addressed these issues by retaining the following policies that direct the City to: improve access and energy efficiency, protect neighborhoods from being bisected by roadway facilities and reduce opportunities for increased transit services in high population density areas, increase opportunities for intergovernmental coordination in transportation facility planning, and facilitate local traffic alternatives to the Florida Interstate Highway System (FIHS).

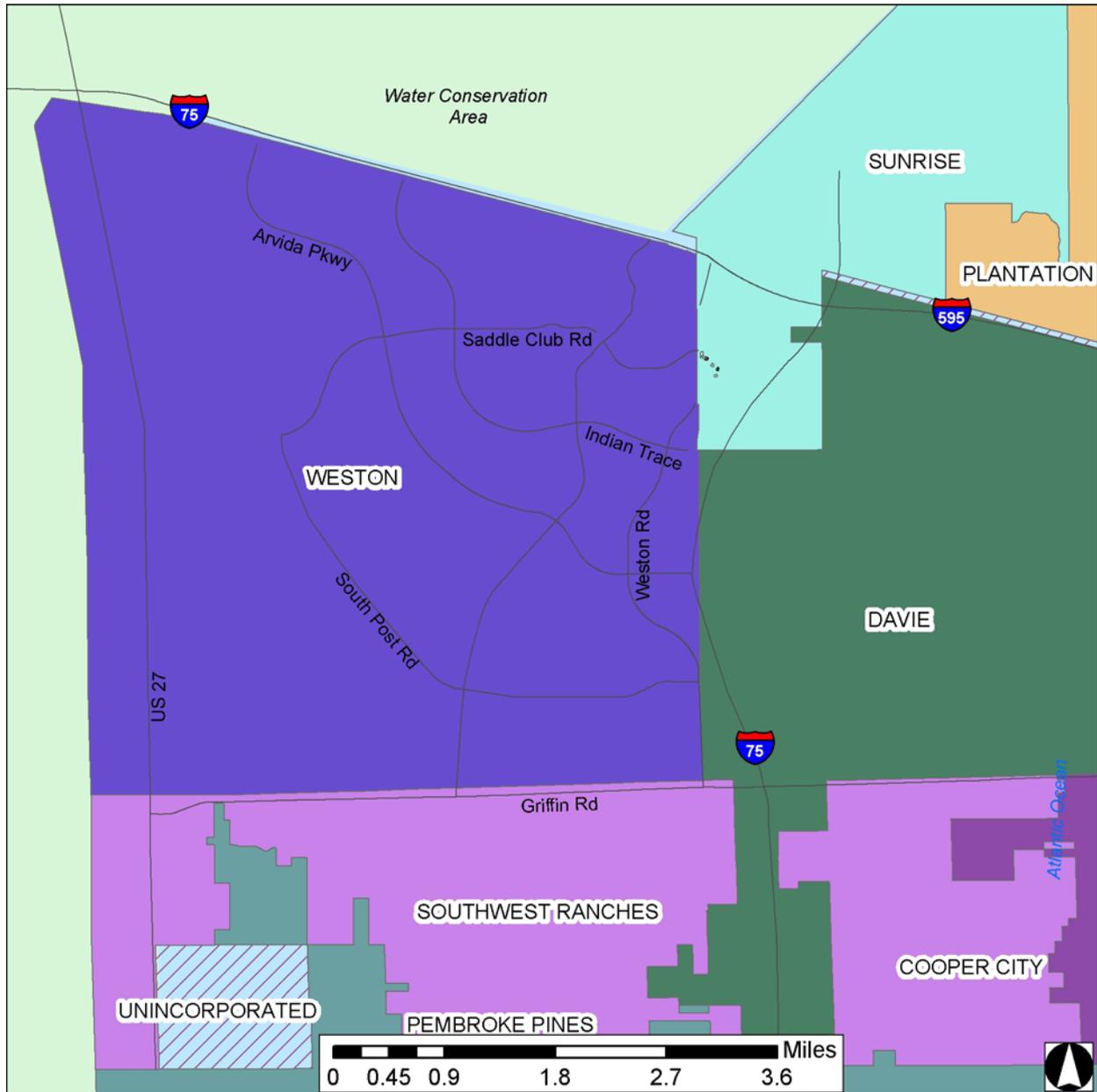
Staff analysis confirms that the adopted EAR-based amendments are compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

The City of Weston Commission unanimously (5-0) voted to approve the proposed amendment at its January 20, 2009, meeting.

Recommendation

Find City of Weston adopted amendment package #09-1ER 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 #09-1ER

Sources: FDEP, Broward County, SFRPC.

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