



# MEMORANDUM

AGENDA ITEM #6j

DATE: OCTOBER 6, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF WESTON PROPOSED COMPREHENSIVE PLAN AMENDMENT

## Introduction

On September 16, 2008 Council staff received proposed amendment #08-1ER 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 of Weston or the region may be found on the Council's website, [www.sfrpc.com](http://www.sfrpc.com).

## Summary of Staff Analysis

Proposed Amendment #08-1ER 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). A map depicting the general location of the City is included in Attachment 1.

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

## **EAR-Based Comprehensive Plan Amendments**

In 1998 the State of Florida revised the statutory requirements for EARs to allow local governments to base their analysis on the key local issues they are facing to further the community's goals consistent with statewide minimum standards. The Report is not intended to require a comprehensive rewrite of the elements within the local plan, unless a local government chooses to do so.

The City identified six (6) local issues to be addressed in the EAR. These issues provide the basis for the proposed EAR-based amendments:

1. Public school capacity;
2. Infrastructure in the older parts of the City;
3. Change in demographics;
4. Affordable and workforce housing;
5. Compatibility issues and intergovernmental coordination; and
6. Traffic conditions on Weston Road.

Eight elements of the comprehensive plan are proposed to be updated in accordance with the amendments called for in the EAR, including a response to changes to State Statutes, the Florida Administrative Code and the *Strategic Regional Policy Plan for South Florida (SRPP)*. Some of the revisions called for in the EAR have been addressed through previously submitted amendments to DCA in 2008 related to adequate water supply planning (08-RWSP1) and public school facilities (08-PEFE1).

The City of Weston Commission unanimously voted to approve the proposed amendment at its September 15, 2008 meeting.

Staff analysis confirms the proposed EAR-based amendments are compatible with the goals and policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*.

A detailed analysis of the proposed amendment package is summarized below.

### **Summary of EAR-Based Text Changes**

#### Future Land Use Element

The key proposed changes to this element include provisions for the City to consider energy-efficient land use patterns and greenhouse gas reduction strategies when considering changes to the future land use plan. In addition, minor housekeeping revisions were made to address agency names and data and analysis updates.

#### Housing Element

The key proposed changes to this element include:

- Data and analysis updates to housing inventory and stock and an affordable housing analysis based on formulas provided by the University of Florida's Shimberg Center for Affordable Housing and population data provided by Broward County;
- Commitment to provide adequate and affordable housing for existing and future residents with the needs identified in the data and analysis update though the short term (5 year) and long term (10 year) planning timeframes;

- Provision to participate in regional affordable housing initiatives through the South Florida Regional Planning Council and Broward County; and
- Consideration of adopting green building standards for new residential construction and redevelopment by December 2010.

#### Infrastructure Element

The key proposed changes to this element include two new policies for the City to coordinate with the City of Sunrise regarding groundwater protection, and sanitary sewer and potable water capacity. In addition, minor housekeeping revisions are provided to address agency names and data and analysis updates.

#### Conservation Element

The key proposed changes to this element include provisions to:

- Pursue adoption of native landscaping standards and require removal of all Class I and II invasive exotic plants;
- Enforce the containment and stabilization of surface soil at construction sites to prevent erosion and maintain air quality;
- Maintain consistency with the National Flood Insurance Program;
- Require open space be incorporated in all development and redevelopment; and
- Require approval from applicable agencies regarding the protection of wetland habitat as a condition of development approval.

#### Recreation Element

The key proposed changes to this element include:

- Data updates to the parks and recreation facilities inventory and a Level of Service (LOS) analysis showing sufficient supply for current and future population through 2030;
- Deletion of a list of park dedications and developments which either have been accomplished or are no longer needed.

#### Intergovernmental Coordination Element

The key proposed changes to this element include the need for the City to periodically evaluate current mechanisms for intergovernmental coordination and a new policy to continually have an appointed representative in the Broward County Public Schools' Staff Working Group. In addition, minor housekeeping revisions are provided and an updated coordinating agency matrix.

#### Capital Improvements Element (CIE)

The key proposed changes to this element include provisions to:

- Prepare and adopt a financially feasible 5-year Schedule of Capital Improvements as part of the City's annual budgeting process and amend the CIE annually to reflect these changes;
- Coordinate CIE planning with State agencies, Broward County and adjacent municipalities when applicable;
- Ensure potable water facilities are available to serve new development; and

- Ensure public school facilities are available for current and future students consistent with available financial resources and the adopted LOS.

Transportation Element

The proposed changes to this element include new policies that seek to preserve and maintain scenic vistas and discourage the widening of several major roadways within the City, promote energy conservation and reduce greenhouse emissions, and encourage transportation mitigation through fair share agreements.

Changes also include the removal of policies related to waterways since the City has no navigable waterways, transit and roadway policies that are not financially feasible or within the City’s control, specific transportation disadvantaged special need policies, and Florida Intrastate Highway System (FIHS) alternatives policies.

Additionally Railway and Intermodal Facilities policies were removed from policy 8.1.2 but retained in Policy 8.1.3 so the document would be less repetitive and more concise.

Comment

**The City seeks to eliminate a number of transit related policies that may reduce efforts to meet the Goal of the Transportation Element (TE), which is to maintain and improve the City’s multimodal transportation system. The proposed deletions and Council staff recommendations are provided below:**

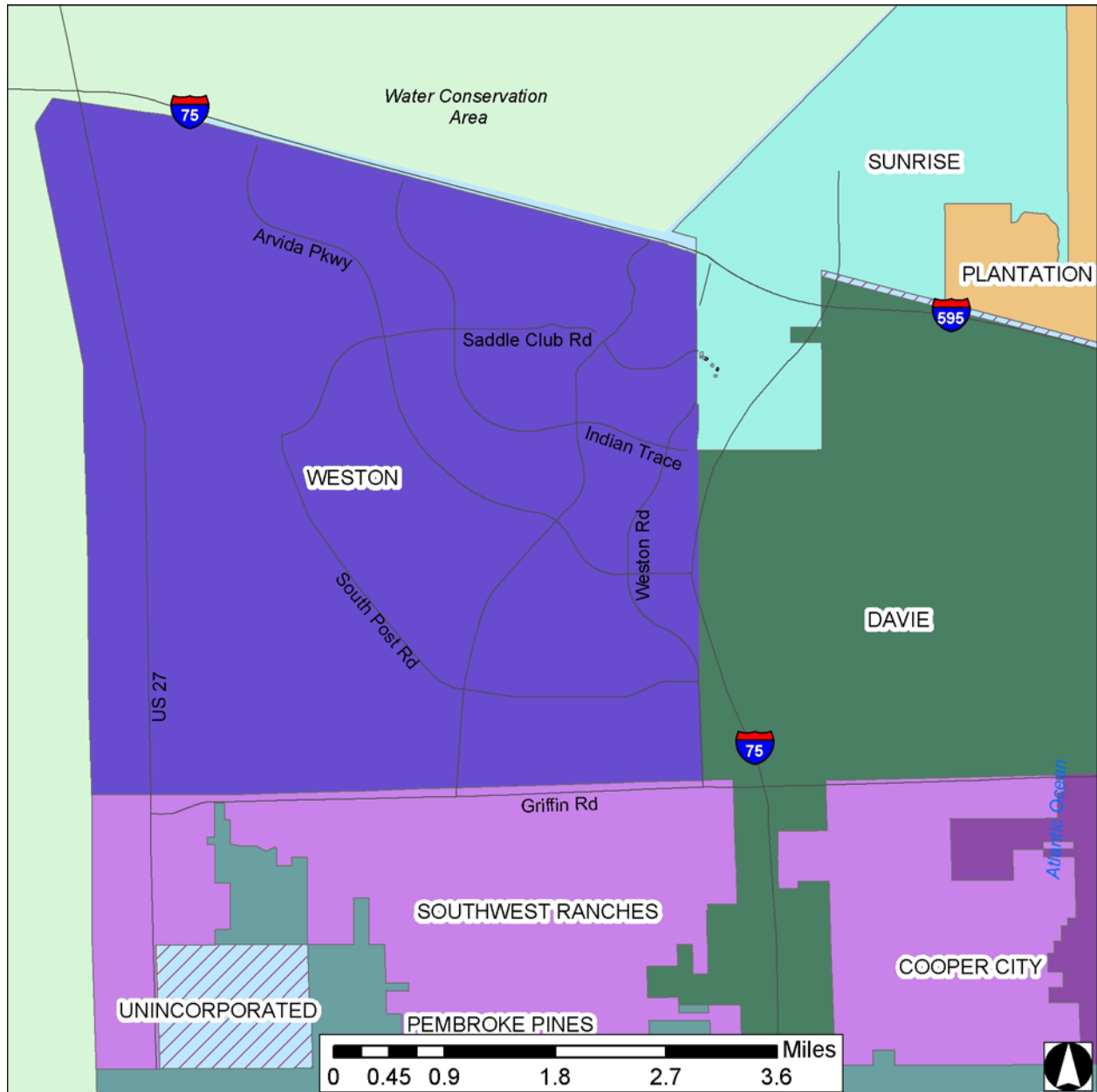
- **Removal of actions #8 and #11 of Policy 8.1.2 would reduce efforts to improve access and energy efficiency through and increase in mode split;**
- **Removal of actions #4 and #6 within Policy 8.2.1 would eliminate protective action to safeguard neighborhoods from being bisected by roadway facilities and reduce opportunities for increased transit services in high population density areas;**
- **Removal of action #8 within Policy 8.2.3 would decrease opportunities for intergovernmental coordination in transportation facility planning;**
- **Removal of Policy 8.2.7 would eliminate Broward County Transit level of service requirements;**
- **Removal of FIHS alternative strategies #1, #3, and #7 within Policy 8.2.9 would eliminate progressive strategies to increase mode spilt on failing roadway segments and reduce transit opportunities; and**
- **Removal of action #8 within Policy 8.4.1 would leave the City without a mechanism for assessing whether transit service is appropriate and sufficient.**

**The removal of the policies stated above, which are currently progressive transit policies, may limit future transit and mobility options. Council staff recommends the City reconsider the language and retain the policies they have proposed to delete above prior to adoption. The City is encouraged to discuss the proposed amendments with Broward County Transit and Florida Department of Transportation.**

Recommendation

Find City of Weston proposed amendment package #08-1ER 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  
Proposed Amendment #08-1ER

Sources: FDEP, Broward County, SFRPC.

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