



MEMORANDUM

AGENDA ITEM # III.E

DATE: JANUARY 6, 2014

TO: COUNCILMEMBERS

FROM: STAFF

SUBJECT: REGIONAL ISSUES: COMPREHENSIVE PLAN AMENDMENT REVIEWS

Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to 1) adverse effects on regional resources and facilities identified in the *Strategic Regional Policy Plan for South Florida (SRPP)* and 2) extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State Land Planning Agency within 30 calendar days of receipt of the amendment.

Council staff has identified adverse effects to regional resources and facilities or extrajurisdictional impacts that would result from the following map and text amendments:

Local Government and Plan Amendment Number	Proposed	Adopted	Proposed Council Review Date and Consistency Finding	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
Broward County 14-1ESR*	√	N/A	N/A	12/10/2013	TBP
Parkland 13-1ESR*	√	N/A	N/A	TBP	TBP

*: Contains LUPA for Parkland (PC 13-13)

TBP: To be provided

According to the City's application package:

House Bill 1315 (2007) approved the transfer of a 1,949 acre wedge shaped property ("The Wedge") located between County Line and Loxahatchee Road from Palm Beach County to Broward County and approved the annexation of a 684 acres located in the wedge shaped property into the City of Parkland. House Bill 1315 specifies that the Palm Beach County land use plan and zoning designations in The Wedge shall continue until the applicable local government change those designations. The Amendment Site is designated Rural Residential -10 (Palm Beach County) on the Broward County Future Land Use Map, which allows one (1) dwelling unit per 10 acres.

It is the City's intent that all the parcels within The Wedge eventually annex from Broward County into the City, that the parcels develop in a manner compatible with the existing Parkland community to be able to meet the needs of the current and future City population, and that adequate infrastructure is provided to promote the health, safety and welfare of the City's residents.

In 2011, seven (7) additional parcels located in The Wedge annexed to the City of Parkland effective September 15, 2012. The parcels commonly known as Dollyland, Salta, Misty Meadows, and Palm Beach Farms, totaling 180 gross acres, were among the parcels that annexed to the City effective September 15, 2012. The Amendment Site has been referenced as Parkland Royale. (A map of the amendment site is included as Exhibit A)

According to the Broward County Planning Council:

The applicant has submitted a draft Declaration of Restrictive Covenants which restricts the proposed amendment site to 538 single-family dwelling units for persons 55 years and older. Based on the restriction and alternative traffic analysis, the proposed amendment is projected to increase the net number of p.m. peak hour vehicle trips on the regional transportation network by approximately 159 p.m. peak hour trips.

Distribution of the projected additional p.m. peak hour trips as restricted indicates that the proposed amendment is still projected to adversely impact the operating conditions of the regional transportation network, indicating an adverse impact to one (1) affected roadway segment, consisting of Loxahatchee Road between its western extent at Levee 36 and Hillsboro Boulevard.

The Applicant has advised the Broward County Planning Council of its concerns with the methodology used to assess impacts to Loxahatchee Road near the amendment site.

Staff analysis indicates there are unresolved agency concerns regarding potential impacts to the regional transportation network. Staff contacted the City of Parkland. Parkland staff has committed to work with the Broward County Planning Council and other transportation agencies such as Florida Department of Transportation, District IV, and Broward Metropolitan Planning Organization to resolve concerns about potential regional transportation impacts prior to the amendment being considered for adoption. SFRPC staff is prepared to assist the City and its partners, as needed, to address the unresolved concerns regarding potential impacts to the regional transportation network.

Recommendation

Find the proposed plan amendments from the local governments listed in the table above generally inconsistent with the *Strategic Regional Policy Plan for South Florida*. Approve this report for transmittal to the local governments with a copy to the State Land Planning Agency.

Exhibit A Site Location

MAP 1
AERIAL PHOTOGRAPH
AMENDMENT PC 13-13

