



MEMORANDUM

AGENDA ITEM # III.H.1

DATE: APRIL 4, 2011
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: CITY OF PARKLAND ADOPTED COMPREHENSIVE PLAN AMENDMENT
DCA #06-1

Community Profile

The City of Parkland is located in the northwest section of Broward County to the east of the County's conservation areas and directly south of the Palm Beach County boundary. Parkland was incorporated in 1963 with a population of about 100 residents. Once a rural enclave of Broward County, the City underwent significant transformation as urban growth in the Region pushed westward. The City's 2010 population was 23,795, representing a 72 percent increase over the year 2000 population. In 2009, the City annexed 684.5 acres of land from Palm Beach County. The annexation was authorized by House Bill 1315 (2007). This land acquisition increased the City's size from 11.5 square miles to 12.8 square miles. The City of Parkland is primarily single-family residential and semi-rural in character. The State Road 7/U.S. 441 Corridor runs through the City of Parkland and the City is a member of the State Road 7/U.S. 441 Collaborative. A map depicting the general location of the City is included in Attachment 1.

Amendment Review

The South Florida Regional Planning Council (SFRPC) review of proposed Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses the effects on regional resources or facilities identified in the *SRPP* and extrajurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government (§163.3184(5), Fla. Stat.). The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP*, which was adopted pursuant to Rule 29J-2.009, Fla. Administrative Code. Council staff will work with local governments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

Staff Analysis

The City of Parkland adopted amendment package #06-1 includes two (2) text amendments and six (6) Future Land Use Map changes. The text amendment to the Future Land Use Element adopts a new land use category "Conservation" and the text amendment to the Intergovernmental Element adopts a new Policy to coordinate and manage natural areas and open spaces with federal, state, and local agencies or nonprofits.

The adopted map amendments designate six sites within the City, approximately 80 total acres, from various land uses to Conservation (see table below).

Site Name	Acres	From	To
Holmberg Road site	38.00	Residential 1	Conservation
Doris Davis Foreman Property	20.00	Park	Conservation
Margate-Blount Property	4.00	Commercial	Conservation
Parkside Trailhead Property	6.08	Commercial	Conservation
Terramar Park Property	9.00	Park	Conservation
Ternbridge Property	3.49	Park	Conservation

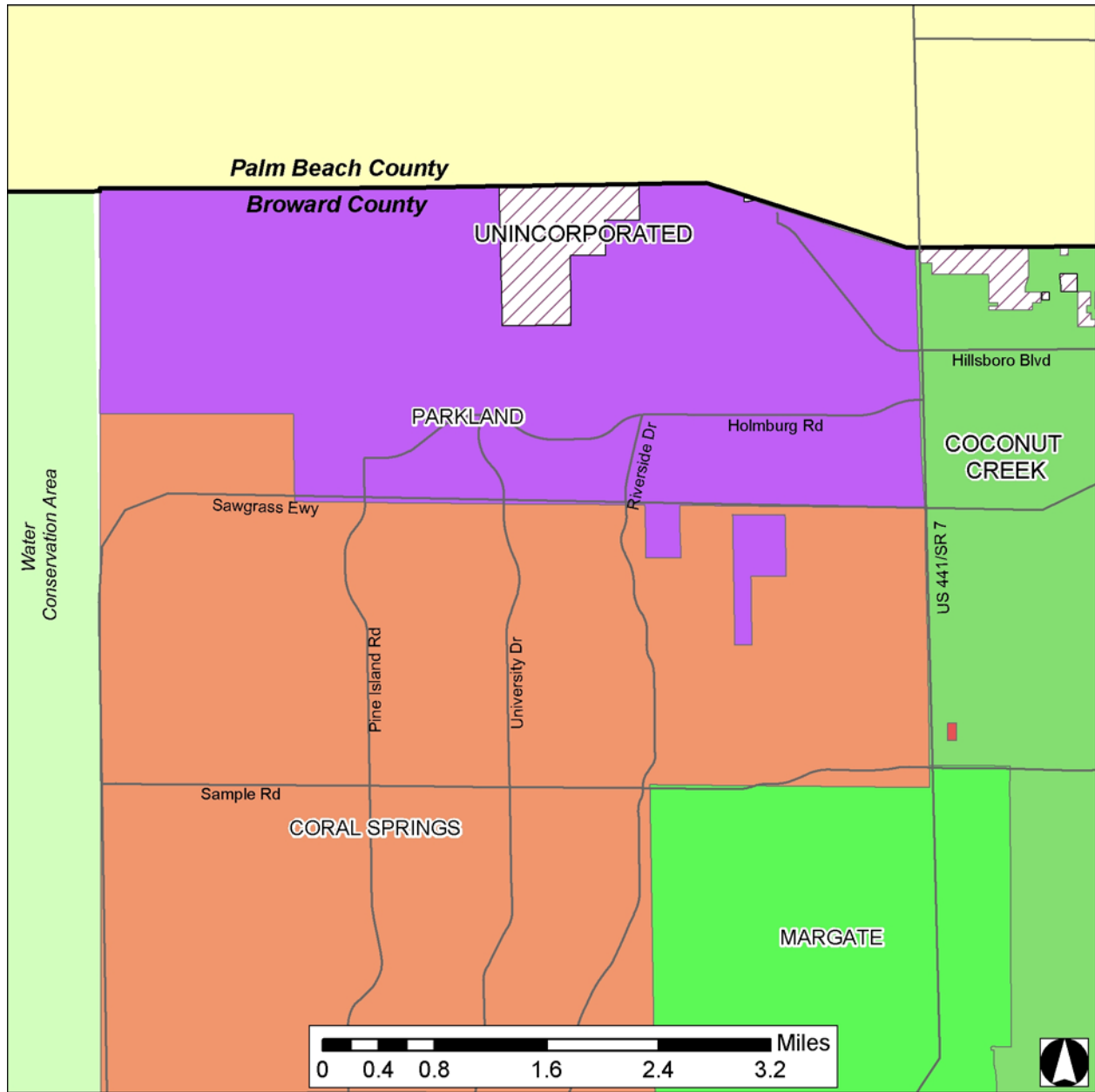
The proposed amendment was reviewed at the April 6, 2006 Council meeting and found to be generally consistent with the *SRPP*. The amendment package was adopted as proposed. No objections were raised by review agencies at transmittal. Staff analysis confirms the text and map amendments are generally consistent with the *SRPP*.

The City of Parkland Commission unanimously approved (5-0) the adopted amendments at its June 7, 2006 meeting; however, the amendment was not rendered to DCA. The City conferred with DCA and was allowed to submit the adopted amendment.

Recommendation of Consistency with *Strategic Regional Policy Plan (SRPP)*

Find the City of Parkland adopted amendment package #06-1 generally consistent with the *SRPP*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

City of Parkland
Adopted Amendment #06-1

Sources: FDEP, SFWMD, Broward County, SFRPC.
Note: For planning purposes only. All distances are approximate.