



MEMORANDUM

AGENDA ITEM #6c

DATE: JANUARY 3, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF PARKLAND PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #11-1AR (ALTERNATIVE REVIEW)

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 extra-jurisdictional 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, Florida 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.

Summary of Staff Analysis

Proposed amendment #11-1AR consists of text amendments to the City of Parkland Comprehensive Plan related to the Capital Improvements Element annual update, Fire and Police impact fees, and the incorporation of the recently annexed "Wedge" Area into the Comprehensive Plan Map Series.

Impact Analysis

Staff analysis confirms proposed amendment #11-1AR is generally consistent with the *SRPP*.

The City of Parkland Commission approved proposed amendment package #11-1AR by a unanimous vote (5-0) on November 30, 2010.

The amendment review is detailed on the attached Form C-7, pursuant to the Department of Community Affairs (DCA) requirements for proposed Local Government Comprehensive Plan reviews.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find City of Parkland proposed amendment package #11-1AR generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the City with copies to the Florida Department of Community Affairs.

FORM C-7

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
AMENDMENT REVIEW FORM
FY 2010-2011

1. Local government name: Parkland.
2. Amendment number: 11-1AR.
3. Is the Regional Planning Council (RPC) precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5) of the Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C); or commenting on the proposed amendment pursuant to s. 163.32465(4)(b), F.S.? No.
4. Date DCA notified RPC that amendment package was complete, if applicable: Not Applicable (Alternative Review).
5. Date amendment review must be completed and transmitted to the City and DCA: January 12, 2011.
6. Date the amendment review will be transmitted to the City and DCA: January 7, 2011.
7. Description of the amendment:

Capital Improvements and Community Facilities Element Text Amendments

City Ordinance 2010-27 would fulfill the requirements for the annual update to the Capital Improvements Element (CIE). In addition, the City recently conducted a Public Safety Impact Fee Study and adopted Ordinance 2010-19 to the City's Code to impose a public safety impact fee for fire and police services as of December 2010. Revisions to and new Policies in the Capital Improvements and Community Facilities Elements reflect the Public Safety Impact Fee requirement for new and redevelopment.

Comprehensive Plan Map Series Amendments

City Ordinance 2010-28 would incorporate the recently annexed "Wedge" properties in all maps located within the Future Land Use, Transportation, Infrastructure, Conservation, and Parks and Recreation Elements (a total of 41 maps). The "Wedge" is comprised of 1,949 acres between County Line Road and Loxahatchee Road from Palm Beach County to Broward County. Approximately 1,264.5 acres was annexed by Broward County and 684.5 acres was annexed by the City of Parkland in 2009 through House Bill 1315. The City is required to amend its map series to reflect the annexed property.

Staff analysis confirms the proposed text amendments are generally consistent with the Goals and Policies of *SRPP*.

Impact Analysis

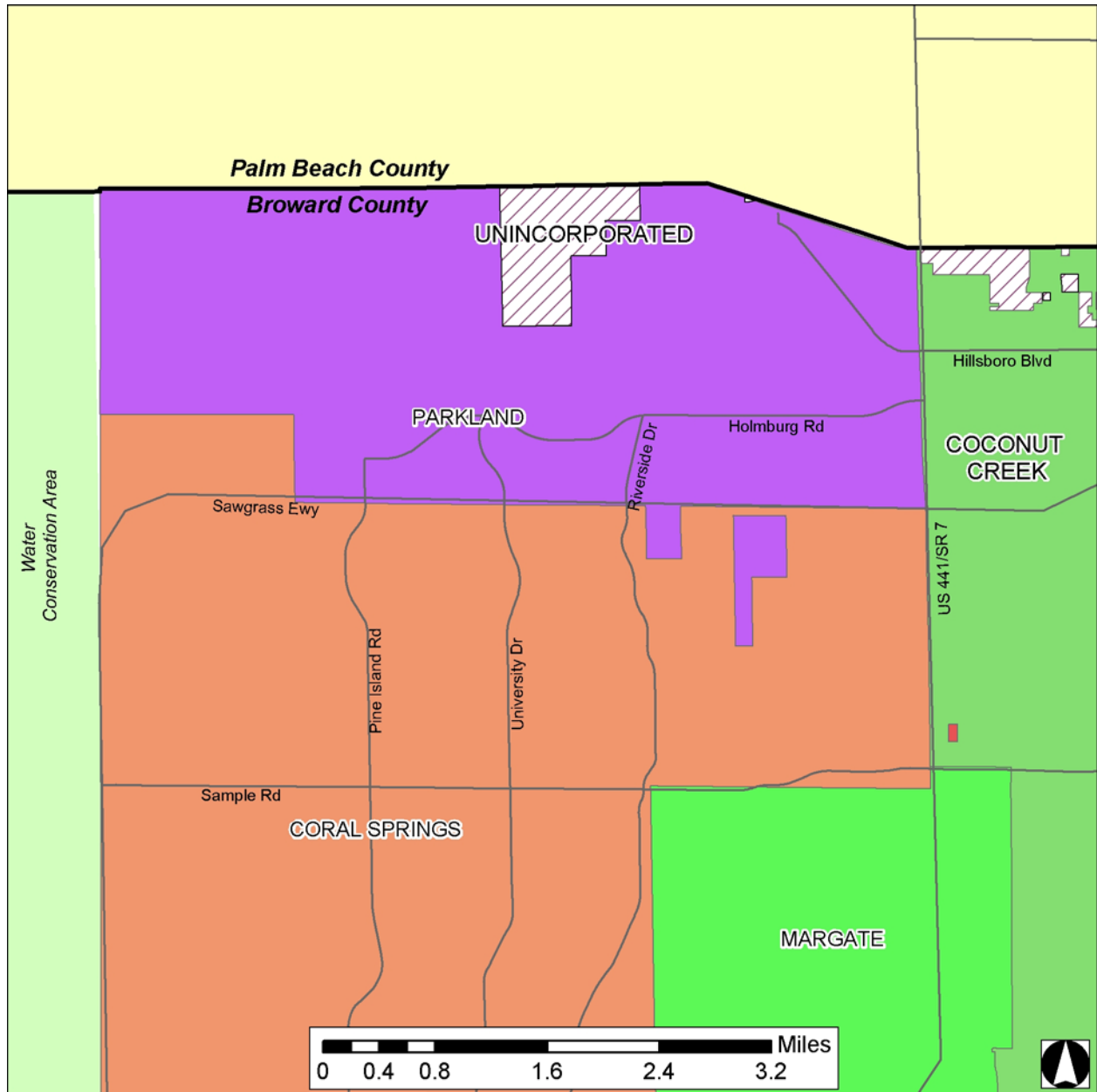
8. Is the amendment consistent with the Strategic Regional Policy Plan (*SRPP*)?

Staff analysis confirms the City of Parkland proposed amendment package #11-1AR is generally consistent with the *SRPP*.

9. Applicable *SRPP* Goals and Objectives: *Not Applicable*.

10. The effects on the proposed amendment on regional resources or facilities identified in the *SRPP*: *Not Applicable*.
11. Extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government: *Not Applicable*.
12. Compatibility among local plans including, but not limited to, land use and compatibility with military bases: *Not Applicable*.
13. Impacts to significant regional resources and facilities identified in the *SRPP*, including, but not limited to, impacts on groundwater recharge and the availability of water supply: *Not Applicable*.
14. Affordable housing issues and designation of adequate sites for affordable housing: *Not Applicable*.
15. Protection of natural resources of regional significance identified in the *SRPP* including, but not limited to, protection of spring and groundwater resources, and recharge potential: *Not Applicable*.
16. Compatibility with regional transportation corridors and facilities including, but not limited to, roadways, seaports, airports, public transportation systems, high speed rail facilities, and intermodal facilities: *Not Applicable*.
17. Adequacy and compatibility with emergency preparedness plans and local mitigation strategies including, but not limited to, the impacts on and availability of hurricane shelters, maintenance of county hurricane clearance times, and hazard mitigation: *Not Applicable*.
18. Analysis of the effects of extra-jurisdictional impacts which may be created by the amendment: *Not Applicable*.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

City of Parkland
Proposed Amendment #11-1AR

Sources: SFWMD, Broward County, SFRPC.

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