



MEMORANDUM

AGENDA ITEM #7g

DATE: NOVEMBER 8, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF PARKLAND ADOPTED COMPREHENSIVE PLAN AMENDMENT
DCA #10-2AR (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 2009 population was 23,647, representing a 70.9 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 #10-2AR includes Future Land Use Map amendment, for 80.42 acres within the "Wedge" area (view http://www.sfrpc.com/council/Agenda%20Jul10_6h.pdf for a map depiction).

The proposed amendment was reviewed at the July 12, 2010 Council meeting and found to be generally inconsistent with the *SRPP*, related to the regional transportation system, intergovernmental coordination, and potable water supply. The amendment was transmitted for concurrent review with an amendment to the Broward County Land Use Plan (see Agenda Item #7c; County No. PC 10-21).

The amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City no later than November 17, 2010, with copies to the Florida Department of Community Affairs.

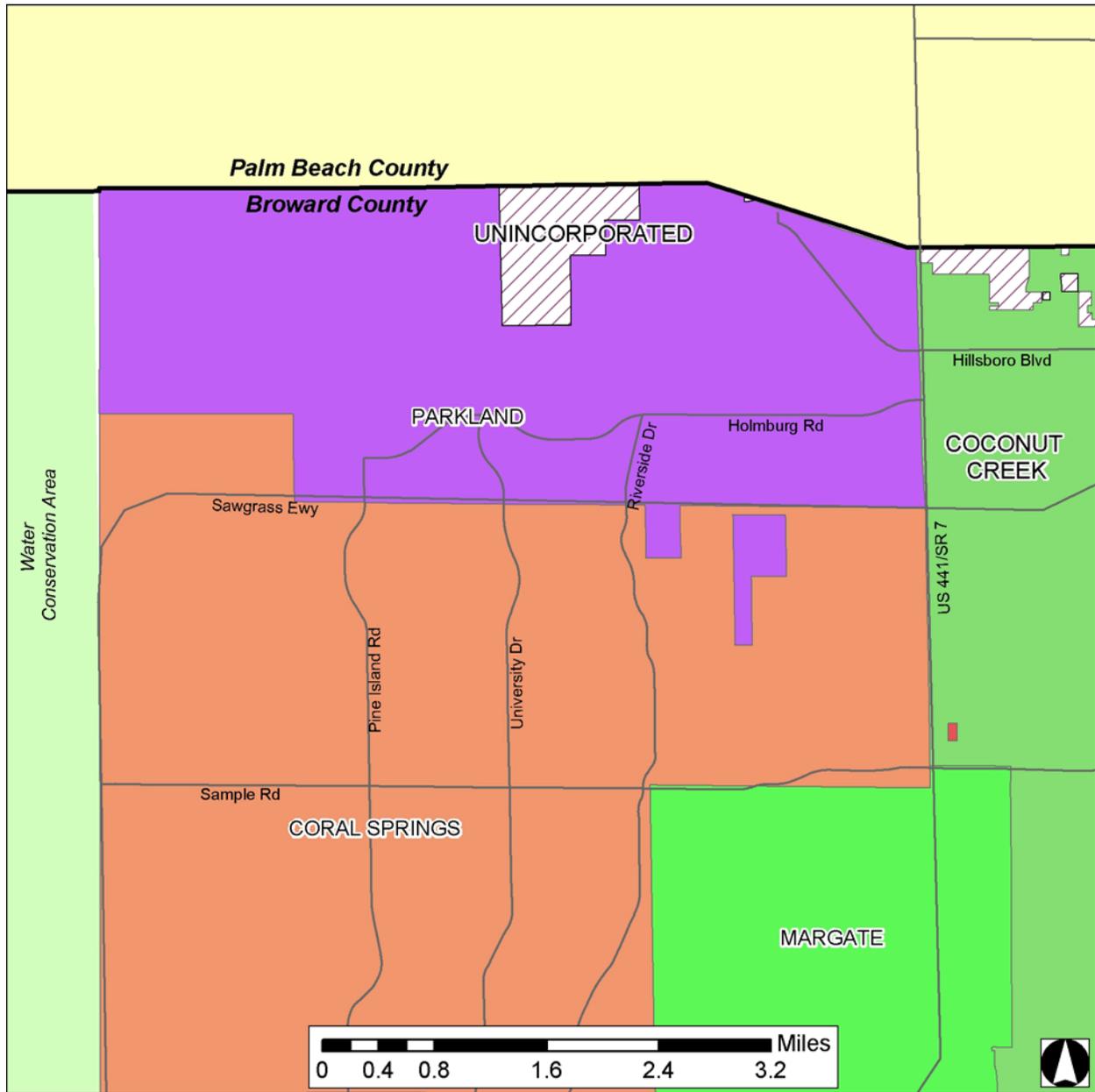
The amendment package was adopted as proposed. As part of the adoption, the property owner, has committed to a fair-share contribution of \$857,896 towards improvements that would be consistent with the County's 2035 Long Range Transportation; dedication of appropriate right-of-ways per the recently adopted Broward County Trafficways Plan; and construction of two lanes of County Line Road adjacent to the property. The Applicant will also be responsible for complying with impact fees and adequacy requirements pursuant to the County and City Code. The 2010 Legislature approved the North Springs Improvement District (NSID) to provide water and sewer services to the amendment area.

The City of Parkland Commission unanimously (5-0) approved the adopted map amendment at its October 6, 2010 meeting.

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

Find the City of Parkland adopted amendment package #10-2AR 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.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

City of Parkland
Adopted Amendment #10-2AR

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