



MEMORANDUM

AGENDA ITEM #7b

DATE: OCTOBER 4, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF PARKLAND ADOPTED COMPREHENSIVE PLAN AMENDMENT
DCA #10-1AR (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 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 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, 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 adopted amendment changes the City's Future Land Use Map (FLUM) by designating land uses for 684.5 acres within the "Wedge" area. The "Wedge" is comprised of 1,949 acres of which 1,264.5 acres was annexed by Broward County and 684.5 acres was annexed by the City of Parkland in July 2009. The amendment changes the future land use of 673 acres of the property from the Palm Beach County

designation of Rural Residential-10 (1 dwelling unit per 10 acres) to Parkland Residential (2 dwelling units per acre) and 11.5 acres to Parkland Commercial. The subject property is approximately located west of and abutting the proposed extension of University Drive between County Line Road and Lox Road. Surrounding land uses include the Hillsboro Canal to the north, agricultural land to the east and west, and residential developments to the south, including Heron Bay and Parkland Golf and Country Club.

The proposed amendment was reviewed at the February 1, 2010 Council meeting and found to be generally inconsistent with the *SRPP*, related to transportation and intergovernmental coordination issues. The amendment was transmitted for concurrent review with an amendment to the Broward County Land Use Plan (see Council Agenda 7f and County No. PC 10-4). To view map depictions of the amendment site view the proposed staff report online at: http://www.sfrpc.com/council/AgendaFeb10_6c.pdf.

The amendment site would be subject to enter into a restrictive covenant (versus the voluntary covenant that was proffered in the proposed amendment) and would limit development of the project to a maximum of 1,346 dwelling units and 110,000 square feet of Commercial uses. This differs from the proposed amendment, which would have allowed only single-family units and an additional 5,000 square feet of Commercial. The restrictive covenant seeks to also limit the maximum development intensities so generated traffic volumes do not exceed 16,587 net external daily trips or 1,833 net external PM peak hour trips consisting of 1,078 PM peak hour inbound trips and 755 peak hour external outbound trips.

The amendment package was adopted with the following additional components:

1. A cultural resources survey must be conducted prior to Development Order approval;
2. The extension of the southbound left turn lane at the intersection of Coral Ridge Drive and the Sawgrass Expressway must be constructed;
3. There are two property owners and Owner 1 has agreed to pay \$750 per unit or a lump sum of \$262,442.92, and Owner 2 has agreed to pay \$750 per unit or a lump sum of \$357,297.51 to Broward County's Affordable Housing Program;
4. Policy 1.6.7, which would allocate 200 residential flexibility and reserve units for mixed use zoning, was added;
5. Policy 1.6.8, which would require, as part of the zoning and site approval process, a minimum of 250 multi-family residential units on 25 gross acres be developed adjacent to Commercial property and County Line Road, was added; and
6. Broward County's standard for significant impacts to regional roadway segments, which is three percent or greater, was adopted.

Additionally, the Legislature approved the North Springs Improvement District (NSID) to provide water and sewer services to the amendment area. This resolved concerns regarding impacts to potable water and sanitary sewer infrastructure as well as stormwater facilities.

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 September 30, 2010, with copies to the Florida Department of Community Affairs.

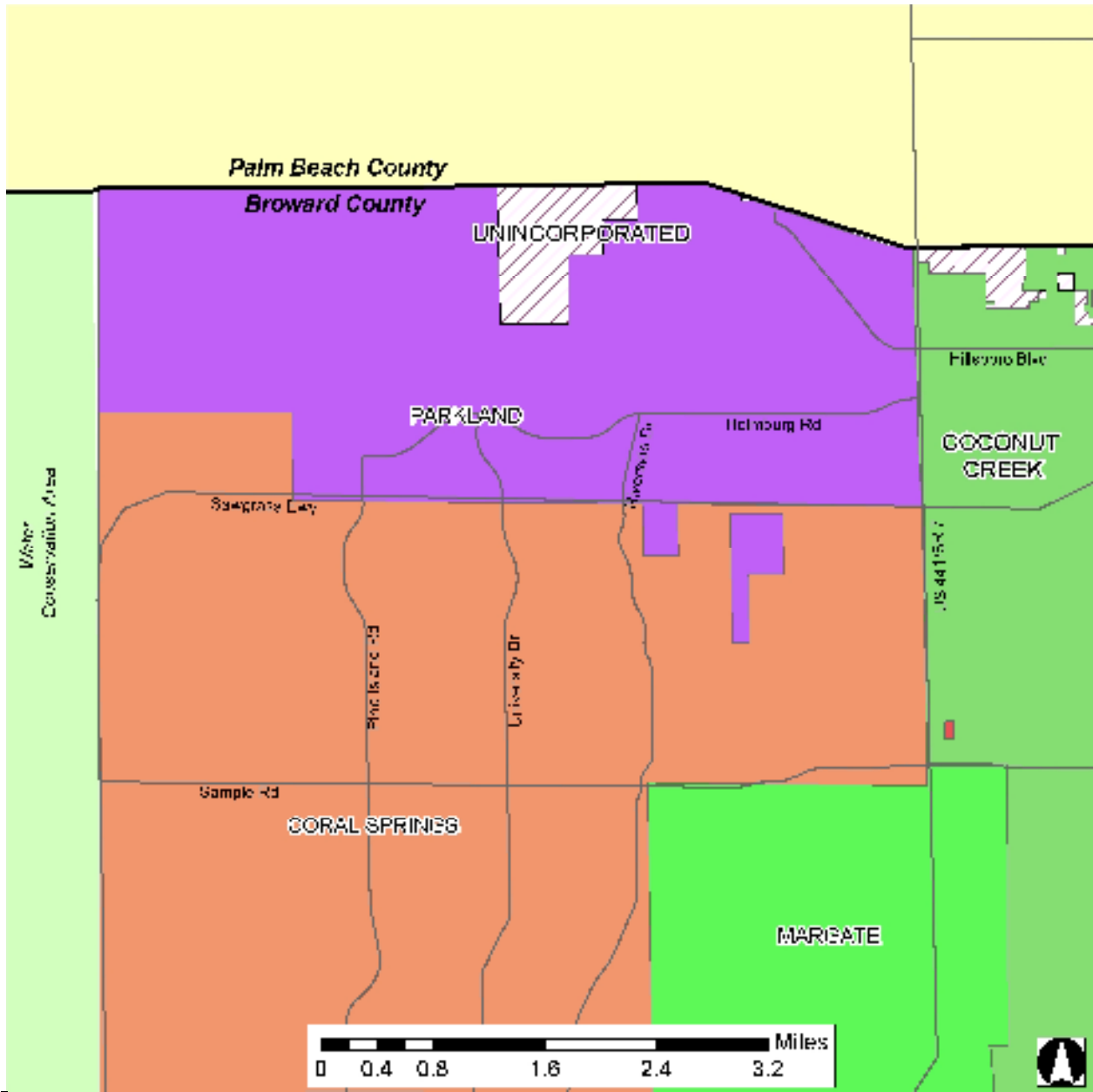
The City of Parkland Commission approved (3-1) the adopted amendment at its August 18, 2010 meeting.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

The changes contained in the adopted amendment, in conjunction with additional data that has become available since transmittal of the proposed amendment package, ameliorate concerns regarding extra-jurisdictional impacts.

Find the City of Parkland adopted amendment package #10-1AR 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.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

City of Parkland
Adopted Amendment #10-1AR

Sources: FDEP, SFWMD, Broward County, SFRPC.

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