



MEMORANDUM

AGENDA ITEM #7b

DATE: OCTOBER 6, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF PARKLAND ADOPTED COMPREHENSIVE PLAN AMENDMENT

Introduction

On August 28, 2008 Council staff received adopted amendment package #08-1ER to the City of Parkland Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment was reviewed at the January 7, 2008 Council meeting. The Council made the following findings for proposed amendment:

- Future Land Use, Housing, Parks, Recreation, and Open Space, Infrastructure, Conservation, Capital Improvements, Intergovernmental Coordination, and Community Facilities Elements were found generally consistent with the *SRPP*; and
- Transportation Element was found generally inconsistent with the *SRPP*.

Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

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 population of the City in 2007 was 23,163, representing a 67.4 percent increase over the year 2000 population. Approximately 10.7 square miles in size, 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.

Additional information regarding the City or the Region may be found on the Council's website, www.sfrpc.com.

Summary of Staff Analysis

Adopted amendment package #08-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the City of Parkland Comprehensive Plan as recommended by the City's EAR, found sufficient by the Department of Community Affairs (DCA) on November 17, 2006. A map depicting the general location of the City of Parkland is included in Attachment 1.

A summary analysis of the adopted amendment package follows.

On January 7, 2008 the Council found proposed amendment package #08-1ER to be generally consistent with the *SRPP*, with the exception of the Transportation Element. More specifically, data and analysis of the future roadway conditions did not adequately address the impacts of the removal of several through roads on the local and regional networks. The impacts associated with deleting road segments in southern Palm Beach County were not coordinated with Broward County, the Broward County Metropolitan Planning Organization or the Florida Department of Transportation.

The adopted amendment package #08-1ER was submitted with revisions based on the January 18, 2008 Objections, Recommendations, and Comments (ORC) Report issued by the Florida Department of Community Affairs (DCA). In response to the ORC Report, the City retained some policy language from the original Comprehensive Plan in the Transportation, Housing, Future Land Use, Infrastructure and Conservation Elements to ensure consistency with the Broward County Land Use Plan. In addition, data and analysis for the Transportation Element were modified and expanded to address existing and future roadway and transit levels of service, transportation needs, and planned capital improvements.

New language was also included to express that data and analysis for future roadway conditions will be provided upon resolution of University Drive and the "Wedge" area (an area that may be annexed from South Palm Beach County into the City at a future date) issues. The City has agreed to make the necessary revisions to the Comprehensive Plan once these issues have been resolved.

Staff Analysis and Recommendation

At this time, Council Staff recommends sustaining the Council's objection to the Transportation Element of adopted amendment #08-1ER because the amendment discourages the use and widening of several through roads. The impacts of the removal of various roadway segments on local and regional roadway networks are still being determined. All roadway segments near the "Wedge" area should be included in the Transportation Element policies until connectivity issues have been reconciled and transportation analyses have been completed. In addition, decisions regarding growth and development of the City's transportation system must be coordinated with relevant agencies and consistent with appropriate planning documents.

As adopted, these amendments remain incompatible with the following goal and policies of the *Strategic Regional Policy Plan for South Florida (SRPP)* related to transportation planning and intergovernmental coordination:

- Goal 8 Enhance the Region's mobility, efficiency, safety, quality of life, and economic health through improvements to road, port, and public transportation infrastructure.

- Policy 8.1 Maintain the Florida Intrastate Highway System, other state roads, local roadways, and public transportation systems to preserve the Region's investment in infrastructure, support daily use and needs, enhance the Region's global competitiveness and economic health, increase safety, ensure emergency access and response, and provide for evacuation purposes.

- Goal 20 Achieve long-term efficient and sustainable development patterns that protect natural resources and connect diverse housing, transportation, education, and employment opportunities.

- Policy 20.3 Direct future development and redevelopment first to areas served by existing infrastructure and to other locations that are suitable for development, as identified in their comprehensive plans. In particular, local governments should coordinate with

state and regional officials to identify public transportation corridors and to promote development along those corridors by implementing investment strategies for providing infrastructure and services which are consistent with them.

- Goal 21 Assume a leadership role to enhance regional cooperation, multi-jurisdictional coordination, and multi-issue regional planning to ensure the balancing of competing needs and long-term sustainability of our natural, developed, and human resources.
- Policy 21.2 Strengthen intergovernmental coordination processes with state, regional, and local governments and agencies to effectively link land use decisions with affordable housing, transportation/air quality, natural resource protection, preservation, and restoration and water supply planning.
- Policy 21.7 Achieve a coordinated transportation system planning process across jurisdictions and across issue-areas so that barriers are minimized and consistency across the Region is achieved.

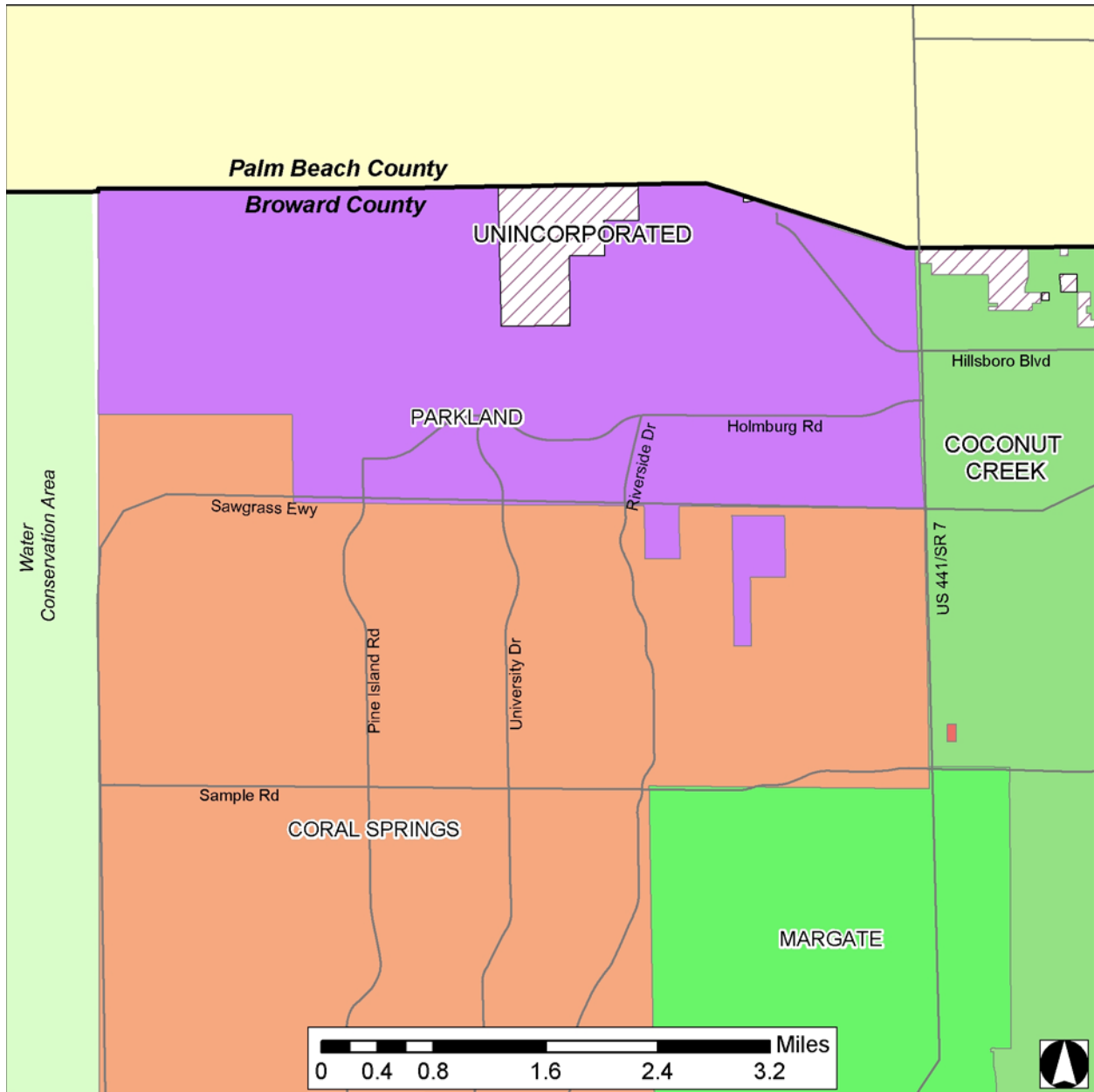
Council staff recommends the City of Parkland continue to work with Broward and Palm Beach Counties, the Cities of Coral Springs and Coconut Creek, and the South Florida Regional Planning Council to resolve connectivity issues, coordinate planning efforts, and ensure consistency with relevant planning policies and documents.

The City of Parkland Commission unanimously approved the adopted amendments at its August, 2008 meeting.

Recommendation

Find the City of Parkland adopted amendment #08-1ER generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*, with the exception of the Transportation Element. Find the Transportation Element generally inconsistent with the *SRPP*, particularly with Goals 8, 20 and 21 and Policies 8.1, 20.3, 21.2 and 21.7 related to transportation planning and intergovernmental coordination. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Parkland
Adopted Amendment #08-1ER

Sources: Broward County, SFRPC.

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