



## CITY OF PARKLAND

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August 26, 2020

Florida Department of Economic Opportunity  
Division of Community Planning  
Plan Processing Team  
107 E. Madison Street  
Tallahassee, Florida 32399-4120  
Attention: D. Ray Eubanks

Re: Transmittal of Voluntary Comprehensive Plan Amendments – City of Parkland, FL

Dear Mr. Eubanks:

The City of Parkland Planning and Zoning Department voluntarily reviewed its adopted Comprehensive Plan for updates to ensure consistency with the growing development and City vision. Based on Staff findings, updates were made to the Future Land Use Element, Capital Improvement Element, Intergovernmental Coordination Element, and Transportation Element. In addition, the City proposes to add a new element titled Public Schools Facilities Element. A summary of the proposed amendments is included herein as Attachment “A”.

On March 12, 2020 the City’s local planning agency (Planning and Zoning Board) held a public hearing and recommended unanimous approval to transmit the proposed amendments to the State under the expedited state review process. Then, on August 19, 2020 the City Commission accepted the Planning and Zoning Board recommendation and voted unanimously to transmit the amendments to the State under the expedited review process. As part of this transmittal, two (2) hard copies are included along with the electronic copy that was previously emailed. The City has also transmitted a copy of the proposed amendments to the appropriate agencies (Attachment “B”). It should be noted, that the amendments are not applicable to any areas of critical state concern.

It is anticipated that the second hearing for these proposed amendments will be held in November 2020.

If you have any questions concerning this request, please contact myself or Michele Mellgren, AICP, Planning and Zoning Director at 954.475.3070.

Sincerely,

Nancy Morando

City Manager, City of Parkland



## CITY OF PARKLAND

Meeting: Wednesday, August 19, 2020

## AGENDA SUMMARY

Agenda Item: 8.F

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### ORDINANCE: 2020-003

Regular Agenda, First Reading

**SHORT TITLE:** Comprehensive Plan Amendments; First Reading

**SUBMITTED BY:** Michele Mellgren

**MEETING GROUP:** City Commission

**ORIGIN OF REQUEST:** Staff

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### STAFF RECOMMENDATION

Staff Recommends Approval

### STRATEGIC PLAN

**Strategy:** Effective & Efficient Government

**Goals & Actions by Strategy:** Maintain a safe community

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### BACKGROUND & PURPOSE

In the City's best interest, the Planning and Zoning Department is proposing several amendments to the City of Parkland Comprehensive Plan. The amendments include proposed changes to the Future Land Use Element, Transportation Element, Intergovernmental Coordination Element, and Capital Improvements Element; and the creation of a new Public School Facilities Element. Proposed changes ensure the City of Parkland Comprehensive Plan remains compliant with the Broward County Comprehensive Plan, the Third Amended and Restated Interlocal Agreement (TRILA) for Public School Facility Planning and Florida's statutory requirements for Comprehensive Plans.

#### Public Hearings

Planning and Zoning Board (March 12, 2020) - Board member David Ofstein made a motion to approve Ordinance 2020-003. Board member Neil Vogel seconded the motion. Board approved unanimously (7-0).

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### FISCAL IMPACT

n/a

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**ORDINANCE NO. 2020-003**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PARKLAND, FLORIDA, AMENDING THE CITY OF PARKLAND COMPREHENSIVE PLAN WITH REVISIONS TO THE FUTURE LAND USE ELEMENT TO MAINTAIN CONSISTENCY WITH THE BROWARD COUNTY COMPREHENSIVE PLAN TRANSPORTATION ELEMENT TO SUPPORT COMPLETE STREETS; CAPITAL IMPROVEMENTS ELEMENT TO REMAIN COMPLIANT WITH FLORIDA LAWS THAT REQUIRE AN ANNUAL UPDATE TO THE FIVE-YEAR CAPITAL IMPROVEMENT PLAN, AND TO ESTABLISH COMPLIANCE WITH THE PROVISIONS OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT (TRILA) FOR PUBLIC SCHOOL FACILITIES ELEMENT TO IMPLEMENT THE TRILA; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR TRANSMITTAL OF THE ADOPTED AMENDMENTS TO THE BROWARD COUNTY PLANNING COUNCIL FOR RECERTIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY' AND PROVIDING FOR AN EFFECTIVE DATE.

26           **WHEREAS**, the City Commission of the City of Parkland adopted Ordinance 2018-019  
27 on April 3, 2019, updating the Planned Residential and Planned Commercial development  
28 regulations within the City; and  
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30           **WHEREAS**, the City Commission of the City of Parkland wishes to amend the Future  
31 Land Use Element of the adopted City of Parkland Comprehensive Plan to reflect the new  
32 Planned Residential and Commercial Development regulations; and  
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34           **WHEREAS**, the Broward County Board of County Commissioners adopted the  
35 BrowardNEXT Broward County Comprehensive Plan on March 28, 2019; and  
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37           **WHEREAS**, the Broward County Comprehensive Plan is effective county-wide, and the  
38 comprehensive plans of all Broward County municipalities must be consistent with the Broward  
39 County Land Use Plan (BCLUP); and  
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41           **WHEREAS**, the City Commission of the City of Parkland wishes to amend the Future  
42 Land Use Element of the adopted City of Parkland Comprehensive Plan (“Comprehensive Plan”) to  
43 maintain consistency with the BrowardNEXT Broward County Comprehensive Plan,  
44 including the BCLUP; and  
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46           **WHEREAS**, the City Commission of the City of Parkland approved Resolution 2017-97  
47 on November 1, 2017 in support of the Third Amendment to the Interlocal Agreement for Public  
48 School Facility Planning, which revised the level of service standard for measuring school  
49 capacity; and  
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51           **WHEREAS**, the Third Amended and Restated Interlocal Agreement (TRILA) for Public  
52 School Facility Planning became effective on May 29, 2018 after receiving approval from the  
53 Broward County School Board, Broward County and 22 municipalities; and

Formatting key: ~~Strikethrough~~ represents deleted text, and underline represents added text.

54           **WHEREAS**, the City Commission of the City of Parkland wishes to amend the adopted  
 55 City of Parkland Comprehensive Plan to include a Public School Facilities Element and  
 56 amendments to the Intergovernmental Coordination Element and to establish compliance with  
 57 the provisions in the TRILA, including adoption by reference of the Broward County Public  
 58 Schools' District Education Facilities Plan; and  
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60  
 61           **WHEREAS**, the City Commission of the City of Parkland wishes to amend the Capital  
 62 Improvements Element of the adopted City of Parkland Comprehensive Plan to include the its  
 63 five-year capital improvement plan, pursuant to Chapter 163.3177, F.S.; and  
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65           **WHEREAS**, the Planning and Zoning Board recommended approval of the amendments  
 66 to the Parkland Comprehensive Plan as set forth in this ordinance on March 12, 2020; and  
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68           **WHEREAS**, the City Commission following review and public hearings accepts such  
 69 recommendations as set forth herein and finds them to be in the best interest of the citizens of the  
 70 City of Parkland; and

71           **WHEREAS**, notice and hearing requirements have been duly satisfied, as required by  
 72 Florida Statutes and City of Parkland Code of Ordinances.  
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74           **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**  
 75 **CITY OF PARKLAND, FLORIDA AS FOLLOWS:**  
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77           **Section 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as  
 78 being true and correct; and, are hereby incorporated herein and made a part hereof.  
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80           **Section 2.** The Future Land Use Element, Intergovernmental Coordination Element,  
 81 Transportation Element, and Capital Improvements Element of the Parkland Comprehensive  
 82 Plan are hereby amended pursuant to Attachment "A", which is attached hereto and made a part  
 83 hereof.  
 84

85           **Section 3.** The Comprehensive Plan is hereby amended to include the Parkland Public  
 86 School Facilities Element, pursuant to Attachment "B", which is attached hereto and made a part  
 87 hereof.  
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89           **Section 4.** The City Manager is hereby directed to transmit this amendment to the State  
 90 Planning Agency in accordance with the procedures established in F.S. § 163.3184.  
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92           **Section 5.** The City Manager is hereby directed to apply to the Broward County  
 93 Planning Council for recertification of the adopted amendment upon becoming effective.  
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95           **Section 6.** If any word, phrase, clause, sentence of this Ordinance if for any reason held  
 96 unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining  
 97 portions of this Ordinance.  
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99           **Section 7.** All other Ordinances in conflict herewith are repealed to the extent of such  
 100 conflict.  
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102           **Section 8.** This Ordinance shall take effect 31 days after the Florida Department of  
 103 Economic Opportunity (DEO) notifies the City that the plan amendment package is complete,  
 104 unless timely challenged pursuant to Subsection 163.3184(5), F.S., in which case the Ordinance  
 105 shall take effect on the date that the DEO or the Administration Commission enters a final order

Formatting key: ~~Strikethrough~~ represents deleted text, and underline represents added text.

106 determining the adopted amendment to be in compliance. Further, this Ordinance shall not take  
107 effect until the amendment is recertified by the Broward County Planning Council.

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109 **PASSED 1<sup>ST</sup> READING THIS 19th DAY OF August, 2020.**

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111 **ADOPTED ON 2<sup>ND</sup> READING THIS DAY OF**

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113 **CITY OF PARKLAND, FLORIDA**

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117 **CHRISTINE HUNSCHOFSKY**  
118 **MAYOR**

119 ATTEST:

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123 **ALYSON MORALES, CMC**  
124 **CITY CLERK**

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127 Approved as to form and legality

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130  
131 **ANDREW MAURODIS**  
132 **CITY ATTORNEY**



**Date:** February 24, 2020 **Updated:** June 16, 2020  
**To:** City of Parkland Planning and Zoning Board/LPA  
**From:** Michele Mellgren, AICP, Planning Director  
**RE:** Parkland Comprehensive Plan Amendments  
Case # LUPA20-001  
(Ordinance No. 2020–003)

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## **BACKGROUND**

In the City’s best interest, the Planning and Zoning Department is proposing several amendments to the City of Parkland Comprehensive Plan. This memorandum provides a summary of proposed changes to the Future Land Use Element, Intergovernmental Coordination Element, Transportation Element, and Capital Improvements Element; and, the creation of a new Public School Facilities Element.

### *Future Land Use Element Amendment (FLUE)*

Several FLUE amendments are proposed to reflect Broward County’s new Comprehensive Plan, BrowardNEXT and the provisions set forth in the County land use plan and Administrative Rules document.

Amendments proposed to accommodate BrowardNEXT will update all references to the County Plan, including specific policy numbers, Broward County department titles, and the insertion of the “BrowardNEXT” title where the old plan title is currently used. The Broward County minimum standard for platting has changed from five acres to ten acres.

The Parkland Future Land Use Map (FLUM) illustrates the city-wide land use plan, as certified by the Broward County Board of County Commissioners. The Parkland FLUE must address the future land use designations illustrated on the Parkland FLUM. As such, a FLUE text amendment is also proposed to correct a scrivener’s error that incorrectly references the RR-10 FLUM designation as “R-10”, which is not a future land use

designation in the City of Parkland. This error has been corrected to reflect RR-10 in the text to reflect the land use category on the Parkland FLUM.

Amendments are also proposed to address City Ordinance 2018-009, which was adopted to clarify the intent of certain development standards and address reoccurring issues in planned residential and planned commercial developments. The FLUE amendments proposed to reflect recent City of Parkland land development code changes include objectives and policies that support the minimum standards for planned developments, general community design regulations, and clubhouse and guardhouse requirements. The new amended objectives and policies for the updated standards are Policy 1.1.7, Objective 1.3, Policy 1.3.20, Policy 1.3.21, Policy 1.3.23, and Policy 1.3.24.

#### *Public Schools Facilities Element (PSFE)*

A new Element is proposed pursuant to the City Commission's agreement with the Broward County School Board; and, the City Commission's approval of the Third Amendment to the Interlocal Agreement for Public School Facility Planning (TRILA). The TRILA requires the parties of the agreement to adopt stated provisions for school concurrency, level of service measurement, approval processes, student generation rates, mitigation approval, and the School Board's capital plan into the local Comprehensive Plan and Land Development Code. The proposed new element is needed to comply with the TRILA.

#### *Intergovernmental Coordination Element Amendment (ICE)*

Minor editing changes have been made to the element to provide agency name corrections, and to reference the TRILA.

#### *Capital Improvements Element Amendment (CIE)*

Amendments to the CIE are proposed to update the adopted Parkland Five-Year Capital Improvement Plan; and, include the Broward County Public Schools Five-Year District Educational Facilities Plan (DEFP), pursuant to the TRILA.

#### *Transportation Element (TE)*

Two minor amendments to the TE are proposed for the Comprehensive Plan. The first amendment is proposed to reflect City of Parkland development standards in planned residential and planned commercial developments is as follows:

Policy 3.6.11: To preserve the City's parklike setting, the City shall encourage the use of Complete Streets principles in new roadway construction and upgrades to existing streets, by requiring the inclusion of bike lanes, sidewalks, street trees, and traffic calming techniques.

An additional amendment proposed in the TE revises Goal 3, as follows:

**A SAFE, CONVENIENT, AND EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM, WHICH MINIMIZES THROUGH-**

**TRAFFIC WITHOUT NEGATIVELY IMPACTING RESIDENTIAL DEVELOPMENT, SHALL BE AVAILABLE FOR ALL RESIDENTS AND VISITORS TO THE CITY; WHICH MINIMIZES THROUGH TRAFFIC WITHOUT NEGATIVELY IMPACTING RESIDENTIAL DEVELOPMENT.**

**STAFF RECOMMENDATION:**

**Staff recommends** the Planning and Zoning Board/Local Planning Agency make a recommendation to the City Commission to **TRANSMIT** the Comprehensive Plan Amendments proposed for the FLUE, CIE, ICE, TE, and PSFE.

**REQUIRED ACTION:**

The Planning and Zoning Board must review the subject request and make a recommendation to the City Commission to **TRANSMIT** or **NOT TRANSMIT** the proposed Comprehensive Plan amendments proposed for the FLUE, CIE, ICE, TE; and, the creation of the PSFE.

**ATTACHMENTS:**

Ordinance No. 2020-003

Attachment A: Comprehensive Plan amendments (FLUE, CIE, ICE, TE)

Attachment B: Public School Facilities Element Data, Inventory and Analysis; Public School Facilities Element Goals, Objectives, and Policies

**PUBLIC HEARINGS**

Planning and Zoning Board (March 12, 2020) – Board Member David Ofstein motioned to approve Ordinance 2020-003. Board member Neil Vogel seconded the motion. Board approved unanimously (7-0).



# Attachment A

of Ordinance 2020-003

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## CHAPTER ONE

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### FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

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**GOAL I GROWTH AND DEVELOPMENT IN PARKLAND SHALL BE PLANNED TO ACHIEVE A QUALITY COMMUNITY WHICH IS SENSITIVE TO THE UNIQUENESS OF THE CITY'S ENVIRONMENT, CONTINUES THE CITY'S UNIQUE CHARACTER, AND PROVIDES FOR THE FULL NEEDS OF ITS RESIDENTS.**

*1.1 Objective:*

*Future growth and development shall be managed through the implementation and enforcement of land development regulations in accordance with Chapter 163 F.S.*

*Review development permits on an ongoing basis to determine if those permits and their effects on the City's infrastructure are consistent with policies 1.1.1 through 1.1.3.*

**1.1.1 Policy:**

Land development regulations shall, at a minimum:

- a) Regulate the subdivision of land;
- b) Regulate the use of land and water consistent with this Comprehensive Plan and ensure the compatibility of adjacent land uses and provide for open space;
- c) Protect the environmentally sensitive lands designated in the Conservation Element;
- d) Regulate areas subject to seasonal and periodic flooding and provide for drainage and storm water management, except in environmentally sensitive lands;
- e) Protect potable water wellfields and aquifer recharge areas;
- f) Regulate signage;
- g) Ensure safe and convenient on-site traffic flow and vehicle parking needs; and
- h) Provide that development orders and permits shall not be issued which result in a reduction of the level of services

for the affected public facilities below the level of service standards adopted in this Comprehensive Plan.

1.1.2 Policy:

In reviewing applications for development permits, the City shall consider all relevant factors, including but not limited to, consistency and compatibility with the Future Land Use Element of the Comprehensive Plan, together with all other Comprehensive Plan elements. The City shall also consider adjacent zoning, approved plats and existing land uses, including occupied residential areas.

1.1.3 Policy:

The City shall continually update land development regulations addressing signage to ensure such regulations are consistent with case law.

1.1.4 Policy:

The City shall ensure that all new development is compatible with the character of the City and with adjacent zoning, development and uses, and shall issue no development orders or permits deemed to be incompatible with the character of the City and with adjacent zoning, development and uses.

1.1.5 Policy:

The City shall maintain a balance of land designated for future planned uses that accommodates the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period.

1.1.6 Policy:

Land use shall be determined by a Future Land Use Map. (Map 1-7).

1.1.7 Policy:

The City shall regulate density and intensity of land uses as noted in Table 1-9, ~~and~~ “City of Parkland Land Use Categories” section of this element; and, the zoning standards and design regulations provided in the City of Parkland Land Development Code.

1.1.8 Policy:

The Pursuant to Chapter 163.3177 F.S., the City shall transmit plan amendments to the request courtesy review and technical assistance from the State for technical review of, as appropriate,

~~on~~ plan amendments that may adversely impact important state resources and facilities. As appropriate, the City shall request a courtesy review for plan amendments that are not subject to the state coordinated review process (Chapter 380.06, F.S.).

1.1.9 Policy:

The City of Parkland shall adopt, amend, and enforce land development regulations that are consistent with, and implement the comprehensive plan, within one year after submission of the comprehensive plan or amended comprehensive plan pursuant to Section 163.3191, F.S.

Attachment: Attachments A & B - Comp Plan Amendments (Comprehensive Plan Amendments; First Reading)

## Map 1-7 Future Land Use

Attachment: Attachments A & B - Comp Plan Amendments (Comprehensive Plan Amendments; First Reading)

Table 1-8 Future Land Uses

Land Use Category	Residential Density (dwelling units per gross acre)	Building Coverage	Summary of Uses See "City of Parkland Land Use Categories" Section for more detail.
<b>RESIDENTIAL</b>			
<b>ESTATE (E-0.4)</b>	1 du/2.5 ac (0.4 du/ac) Maximum	Maximum 20%	Single-family homes; no clustering of residences, limited home occupations, parks (5 acres or less), new utilities (500 square feet or less); agricultural uses.
<b>ESTATE (E-1)</b>	1 du/ac Maximum	Maximum 20%	Single-family homes; no clustering of residences, limited home occupations, parks (5 acres or less), new utilities (500 square feet or less); agricultural uses.
<b>R -0.5</b>	1 du/ac (0.5 du/ac) Maximum	Maximum 20%	Single-family homes; no clustering of residences, limited home occupations, parks (5 acres or less), new utilities (500 square feet or less); agricultural uses.
<b>R -1</b>	1 du/ac Maximum	Maximum 25%	Single-family homes, townhomes, multifamily residences; limited home occupations; passive parks; active parks (10 acres or less.); community facilities (5 acres or less), agricultural uses; golf courses that are intended to be retained as permanent open space.
<b>R-1.8</b>	1.8 du/ac Maximum	Maximum 30%	Single-family homes, townhomes, multifamily residences; limited home occupations; passive parks; active parks (10 acres or less.); community facilities (5 acres or less), agricultural uses; golf courses that are intended to be retained as permanent open space.
<b>R -2</b>	2 du/ac Maximum	Maximum 30%	Single-family homes, townhomes, multifamily residences; limited home occupations; passive parks; active parks (10 acres or less.); community facilities (5 acres or less), agricultural uses; golf courses that are intended to be retained as permanent open space.

Land Use Category	Residential Density (dwelling units per gross acre)	Building Coverage	Summary of Uses See "City of Parkland Land Use Categories" Section for more detail.
R -2.5	2.5 du/ac maximum	Maximum 35%	Single-family homes, townhomes, multifamily residences; limited home occupations; passive parks; active parks (10 acres or less.); community facilities (5 acres or less), agricultural uses; golf courses that are intended to be retained as permanent open space.
R -3	3 du/ac maximum	Maximum 35%	Single-family homes, townhomes, multifamily residences; limited home occupations; passive parks; active parks (10 acres or less); community facilities (5 acres or less), agricultural uses; golf courses that are intended to be retained as permanent open space.
R-4	4 du/ac maximum	Maximum 35%	Single-family homes, townhomes, multifamily residences; limited home occupations; passive parks; active parks (10 acres or less.); community facilities (5 acres or less), agricultural uses; golf courses that are intended to be retained as permanent open space.
R -6	6 du/ac maximum	Maximum 40%	Single-family homes, townhomes, multifamily residences; limited home occupations; community facilities (5 acres or less), agricultural uses; golf courses that are intended to be retained as permanent open space.

<u>RR -10</u>	10 du/ <u>10</u> ac maximum	Maximum 40%	Single-family homes, townhomes, multifamily residences; limited home occupations; passive parks; active parks (10 acres or less.); community facilities (5 acres or less), agricultural uses; golf courses that are intended to be retained as permanent open space.
<b>RESIDENTIAL IRREGULAR</b>			
<b>IRREGULAR</b>	3 du/ac maximum	Maximum 30%	Planned Unit Development, limited home occupations, passive parks; active parks (10 acres or less.); elementary, middle, or high schools. Maximum building height: 50 feet.
<b>NON-RESIDENTIAL</b>			
<b>COMMUNITY FACILITIES</b>	-	0.5 F.A.R.	Community facilities, including public and private schools, colleges and universities, day care centers, places of worship, hospitals, government administration buildings, police and fire protection stations libraries, courts, nursing homes, civic centers, park and recreation facilities, public maintenance; Streets, lakes, and canals, and accessory uses and facilities; Group home and residential care facilities subject to the provisions of the <u>BrowardNEXT</u> Broward County Land Use Plan; and Non-Residential Agricultural.
<b>COMMERCIAL</b>	-	0.5 F.A.R.	Neighborhood retail centers; Community retail centers; Office and business uses; Commercial uses; Hotels, motels and other tourist accommodations; Commercial recreation uses; Community facilities; Utilities, transmission lines, transportation and communication facilities; Non-residential agriculture, until converted to urban use; Streets, lakes, and canals; Accessory uses and facilities



<p><b>COMMERCIAL / BUSINESS</b></p>	<p>-</p>	<p>0.5 F.A.R.</p>	<p>Buildings for offices such as administrative, professional, medical and business purposes; Banking and financial institutions; Educational, scientific and industrial research facilities, research laboratories, and medical or dental laboratories; Retail and commercial establishments, restaurants, personal services, hotels, motels, indoor entertainment and other tourist accommodations; Community facilities; Utilities, including communication facilities, but excluding sanitary landfills; Publicly and/or privately owned parks and recreation facilities; Streets, lakes, and canals; Non-Residential Agriculture, until converted to urban use; Accessory uses and facilities</p>
<p><b>CONSERVATION</b></p>	<p>-</p>	<p>0.5 F.A.R.</p>	<p>Properties designated as Conservation are intended to protect natural functions of environmentally sensitive land. No construction is anticipated in these areas except for minimal structures and improvements required to provide safe access and essential support functions. The uses permitted within the Conservation category include wildlife management, wetland and upland mitigation areas and banks, natural resources based parks and aquifer recharge areas, and environmental restoration/preservation.</p>
<p><b>INDUSTRIAL</b></p>	<p>-</p>	<p>0.5 F.A.R.</p>	<p>Light industrial uses; Maintenance facilities, cargo distribution terminals, transit warehousing; Offices constituting major employment centers; Utilities, transmission lines and transportation facilities; Streets, lakes, and canals; Non - Residential Agriculture, until converted to urban use; Accessory uses and facilities;</p>

<b>OFFICE</b>	-	0.5 F.A.R.	Administration, professional practice and customary business office functions; Banking and financial institutions; Educational, scientific and industrial research facilities; Research laboratories and medical or dental labs; Community facilities; Utilities, including communication facilities; but excluding sanitary landfills; Parks, recreation and uses; Streets, lakes, and canals; Non - Residential Agriculture, until converted to urban use; Accessory uses and facilities.
<b>PARK</b>	-	0.5 F.A.R.	Active and passive outdoor recreation facilities; Recreation, civic or cultural buildings accessory to the primary recreation facility; Golf courses integral to a residential development and intended to be retained as permanent open space; Streets, lakes, and canals; Accessory uses and facilities.
<b>PRIVATE RECREATION</b>	-	0.5 F.A.R.	Outdoor and indoor recreation facilities including, but not limited to golf courses, tennis clubs and sports arenas; Accessory facilities that are determined by the City to be an integral part of and supportive to the primary recreation facility (excluding residential uses); Hotels and motels ancillary to the primary recreation use; Parks and recreation facilities; Streets, lakes, and canals; Camping and outdoor recreation; Accessory uses and facilities.
<b>TRANSPORTATION</b>	-	0.5 F.A.R.	Limited access expressways
<b>UTILITIES</b>	-	0.5 F.A.R.	Water and wastewater treatment plants and related pump stations; Electric power substations and transmission lines; Streets, lakes, and canals; Accessory uses and facilities; Non-Residential Agricultural uses shall be allowed only when the location of these uses does not preclude or adversely affect future land use of the surrounding area for utility facility

Source: City of Parkland

Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

1.2

*Objective:*

*The City shall effectively manage and monitor growth and ensure that facilities and services meet adopted levels of service through a Concurrency Management System.*

*Every five (5) years, review facility levels of service standards set in the Capital Improvement Element to determine if the appropriate levels of service have been maintained and if sufficient capacities are available for future development.*

1.2.1 Policy:

Facilities and services subject to concurrency requirements shall include all elements of the Comprehensive Plan.

1.2.2 Policy:

Through implementation of a Concurrency Management System, the City shall require that necessary facilities and services will be available concurrent with the impacts of development through any of the following situations:

- A. The necessary facilities are in place at the time a plat approval is issued, or a plat approval is issued subject to the condition that the necessary facilities will be in place when the impacts of the development occur.
- B. The necessary facilities are under construction at the time a City plat approval is issued.
- C. The necessary facilities are the subject of a binding contract executed for the construction of those necessary facilities at the time a City plat approval is issued.
- D. The necessary facilities have been included in the City's annual budget at the time a development permit approval is issued although the facilities are not yet the subject of a binding contract for their construction, the unit of local government shall make a determination that it will not remove the budgetary provision for the necessary facilities from their budget.

1.2.3 Policy:

All applications for plat or site plan approvals shall be reviewed for concurrency consistent with the provisions and requirements of the concurrency management system adopted by the city and compliance with the level of services standards set forth in the Comprehensive Plan. Development orders may be issued only

Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

upon a finding by the city that the public facilities addressed under the concurrency management system and as set forth in the Comprehensive Plan will be available concurrent with the impacts of the development.

1.2.4 Policy:

The City's Development Services Department shall be primarily responsible for reviewing development permit applications to assure compliance with the concurrency management system and the levels of service standards set forth in the Comprehensive Plan.

1.2.5 Policy:

In order to ensure that all public facilities included with the concurrency management system adopted by the City, and consistent with the level of service standards set forth in the Comprehensive Plan are available concurrent with the impacts of development, concurrency will be determined during the plat stage or the final site plan approval stage, whichever occurs first. All development orders and permits shall specify any needed improvements and a schedule for implementation. Where necessary, the requirements for improvements shall be contained within developer's agreements recorded against the property or secured by a bond or letter of credit acceptable to the City.

1.3

*Objective:*

*The City shall ensure that land uses found to be inconsistent with the Community's character shall not be permitted.*

*Respond to identified problems/opportunities; prevent incompatible uses; and, incorporate design criteria. As needed, review development within the City to determine any uses or development inconsistent with the community's character.*

1.3.1 Policy:

Residential neighborhoods shall be designed to include an efficient system of internal circulation, including the provision of collector streets to feed the traffic onto arterial roads and highways.

1.3.2 Policy:

Subdivisions shall be designed so that all individual lots have access to the internal street system, and lots along the periphery are buffered from major roads and incompatible land uses.

Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

1.3.3 Policy:

Commercial development should emphasize planning of the total site as a whole in a cohesive form. All commercial development shall be consistent with the architectural standards adopted by the City and shall be designed to be compatible with neighboring uses, developments, land uses and zoning.

1.3.4 Policy:

All multipurpose trails should have adequate access to adjacent land uses, with the exception of access ~~that access~~ to individual single family homes ~~is not required~~.

1.3.5 Policy:

Access and parking should be planned with a minimum number of connections to the abutting street system and circulation assured through the provision of frontage roads, aisle ways, cross-access and cross-parking easements, where necessary and appropriate.

1.3.6 Policy:

Industrial uses shall be in park-like settings with access to arterial roadways. Individual parcels will not have access to trafficways, except those parcels over 20 acres with City Commission approval.

1.3.7 Policy:

Public facilities and utilities shall be located to:

- i) maximize the efficiency of services provided,
- j) minimize their costs, and
- k) minimize their impacts on the natural environment.

1.3.8 Policy:

Innovative land use development patterns, such as Planned Unit Development or Cluster Zoning to facilitate open space, and mixed use may be permitted.

1.3.9 Policy:

Through the strict enforcement of Parkland's current Zoning Map and the specific requirements of each zoning district, land uses and densities shall be compatible with adjacent uses and densities.

1.3.10 Policy:

Preserve the character of existing residential neighborhoods, and

Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

ensure the Parkland character in all new developments.

1.3.11 Policy:

Zoning designations shall conform with adopted land use categories.

1.3.12 Policy:

Schools, roads and canals are intended to be permitted uses in each land use category.

1.3.13 Policy:

Subdivision regulations shall provide for both the timely completion and regular maintenance of all required capital improvements and amenities.

1.3.14 Policy:

The City's Land Development Codes and Regulations shall protect existing and planned residential areas including single family neighborhoods, from disruptive land uses and nuisances.

1.3.15 Policy:

Future industrial land shall be located with access to major transportation facilities, such as highways.

1.3.16 Policy:

Development permits granted by the City shall be consistent with the Development Review Requirements subsection of the Plan Implementation Requirements section of this plan.

1.3.17 Policy:

The City shall require all new commercial and industrial development to be serviced by centralized wastewater systems.

1.3.18 Policy:

The City shall adopt land development regulations that require platting at least in those circumstances where the Plan Implementation Requirements section of this plan requires platting; and such regulations may establish additional standards, procedures, and requirements as may be necessary to regulate and control the platting of lands within the City's boundaries.

1.3.19 Policy:

Utilize Crime Prevention through Environmental Design

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(CPTED) criteria in the development review process, where feasible and appropriate.

1.3.20 Policy:

Preserve Parkland's neighborhood aesthetic through the site plan approval process by using guidelines based on the following characteristics:

- Enhancing the pedestrian experience with streetscapes; and,
- Designing to integrate a brand and vision that augments the public realm; and,
- Creating distinguished character with variations in structure façade, landscape, and setbacks; and,
- Developing elevated multi-family designs to reflect and form "cozy communities".

1.3.21 Policy:

Development regulations and guidelines for residential neighborhoods to preserve the aesthetic quality of the city and provides various architectural elements that discourage monotonous structures and promotes non-dominant garages in residential design.

1.3.22 Policy:

The City shall require the collocation of public facilities, such as parks, libraries, and community centers, with schools to the extent possible and to encourage the use of elementary schools as focal points for neighborhoods.

1.3.23 Policy:

The City shall require that clubhouses and other recreation amenities in Planned Residential Developments (PRDs) are completed concurrent with the completion of residential units.

1.3.24 Policy:

As necessary, amend the Land Development Code to include design criteria consistent with the City of Parkland **Strategic Plan and Vision.**

1.4

*Objective:*

*The City shall ensure the availability of suitable land for necessary utility facilities by requiring appropriate dedication through the City's platting or*

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*development review process.*

*Annually, review sites for necessary utilities to determine if sufficient sites exist.*

#### 1.4.1 Policy:

The necessary facilities will be in place at the time a plat approval is issued, or a plat approval will be issued subject to the condition that the necessary facilities will be in place when the impacts of the development occur.

#### 1.5

*Objective:*

*The City shall ensure the protection of natural and historic resources.*

*On an annual basis, determine those historical or natural resources which have been preserved from removal or harm by development.*

#### 1.5.1 Policy:

The City shall require the preservation of unique and native tree stands and wetlands.

#### 1.5.2 Policy:

Man-made structures shall be designed and constructed so as to minimize and in some instances prohibit disturbance to the native tree stands.

#### 1.5.3 Policy:

The open space system and the unique tree stands shall be used to establish the City's form and substance.

#### 1.5.4 Policy:

The City will review site development plans for historic sites and for the area surrounding the historical site before land disturbance permits are issued to ensure the protection of the site.

#### 1.5.5 Policy:

The following are mechanisms to protect potable water wellfields and environmentally sensitive lands:

- Land development regulations shall be adopted which will ensure the protection of natural resources. Land owners shall be required, through enforcement of the adopted ordinances and through site plan requirements or incentives, to preserve



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existing native and wetland vegetation.

- The City shall provide information to private land owners regarding good management practices to protect endangered and rare species' most desirable habitats.
- Severe penalties shall be assessed through enforcement of the adopted ordinances to those individuals who develop property irrespective of appropriate local permits and resource mitigation plans.
- The City shall continue to maintain a comprehensive inventory of public lands to determine the extent, range and diversity of its flora and fauna habitats, especially rare, endangered and threatened species and provide for their protection.
- The City shall take into consideration Everglades restoration projects, as identified by the SFWMD, potable water wellfields, environmentally sensitive lands, Local Areas of Particular Concern and Urban Wilderness areas in future land use decisions.
- The City shall enforce the Broward County Wellfield Protection Ordinance and will prohibit, through land use regulation and site design uses, activities which potentially threaten water quality.

#### 1.5.6 Policy:

Land and/or property identified as historically significant by the Florida Department of State, Division of Historical Resources or listed within the National Register of Historic Places, or determined to be historically significant by the City of Parkland through a lawfully adopted preservation ordinance shall be protected by the City from significant alteration or demolition in accordance with State and Federal regulations, or applicable City regulations.

#### 1.5.7 Policy:

Land containing archaeologically significant artifacts or historic relics shall be protected under the provisions of the adopted land development regulations, with the excavation of identified or uncovered sites to be conducted only under the supervision of a certified archeologist with permission by the Florida Department of State, Division of Historical Resources.

#### 1.5.8 Policy:

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Develop and implement land use controls and programs to preserve and enhance surface waters for their important natural functions and aesthetic and recreational values.

1.5.9 Policy:

Coordinate future land uses with topography, wellfield protection areas and soil conditions to protect Broward County's water supply and minimize flooding problems.

1.5.10 Policy:

Regulate development on flood prone soils, as defined by the U.S. Soil Conservation Service, consistent with the criteria and mapping of Federal Emergency Management Administration and the policies of the [BrowardNEXT](#) Broward County Land Use [ElementPlan](#).

1.6

*Objective:*

*The City shall discourage urban sprawl and encourage a separation of urban and rural land uses by directing new development into areas where necessary regional and community facilities and services exist.*

1.6.1 Policy:

The City shall not adopt any regulations that discourage the use of existing agriculturally developed land.

1.6.2 Policy:

The City shall require prior to the urbanization of agriculturally used land that all impacts of such development are completely addressed and that all levels of service set forth in the Comprehensive Plan are satisfied.

1.6.3 Policy:

Prior to any change in the Land Use Plan, data and analysis shall be submitted with the proposed development that indicates the need for additional residential, commercial, or industrial uses, consistent with population projections.

1.6.4 Policy:

Except for schools, regional and community facilities shall be located close to major traffic corridors and mass transit routes adequate to carry the volume of traffic generated by such facilities.

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1.6.5 Policy:

When extending new services to undeveloped areas, priority shall be given to those areas where other facilities services are available or anticipated to be provided concurrent with the extension of such new services.

1.7

*Objective:*

*The City shall encourage quality development pursuant to innovative and otherwise desirable land development regulations by incorporating such regulations into the Parkland Land Development Code. This objective shall not be interpreted as requiring the use of innovative land development regulations for their own sake; it shall be interpreted as encouraging the use of such regulations only where they uniquely accomplish a desired development pattern that would not be possible with conventional regulations.*

*Continually, assess the new development within the City to ensure that the pattern of development is furthering the goals and objectives of the Comprehensive Plan.*

1.7.1 Policy:

The City shall review the Land Development Code and revise as necessary to ensure the availability of those innovative zoning techniques which are appropriate to Parkland.

1.7.2 Policy:

In reviewing and revising the development code, particular attention shall be given to provisions relative to open space, stormwater management, on-site traffic flow and parking.

1.7.3 Policy:

Development permits granted by the City of Parkland shall be consistent with the Development Review Requirements ~~subsection of the Plan Implementation Requirements section of the BrowardNEXT~~ Broward County Comprehensive Plan.

1.7.4 Policy:

The City shall review for and require development that will maintain and facilitate a park like setting when appropriately designating land use categories or reviewing for land development permits.

1.7.5 Policy:

The City shall implement Land Development Regulations that require all non-single family residential development and all

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nonresidential developments to be designed in a park-like setting.

1.7.6 Policy:

The City shall protect and conserve those areas identified in the Recreation and Open Space Element as preserves or conservation areas through the implementation of the adopted Resource Management Plans.

1.8

*Objective:*

*Incorporate ~~the~~ relevant Objectives and Policies of the BrowardNEXT Broward County Land Use Plan into the City's Comprehensive Plan.*

*Annually, determine compliance and consistency with ~~the referenced provisions of the~~ BrowardNEXT Broward County Comprehensive Plan.*

1.8.1 Policy:

The Future Land Use Element includes by reference the following other Comprehensive Plan Objectives and Policies.

Transportation Element (3.3.1, 3.1.6, 3.1.7, 3.2, 3.2.1, 3.3, 3.3.1, 3.4.1)

Infrastructure Element (~~3~~4.1.6)

Conservation (5.1, 5.1.3, 5.2.1, 5.2.5, 5.2.9, 5.3.1, 5.3.2)

Parks, Recreation and Open Space (8.1.1, 8.1.2, 8.1.8, 8.1.12, 8.1.~~22~~, 8.2.1, 8.2.9)

Capital Improvement Element (6.3.6, 6.3.7)

Intergovernmental Coordination Element (7.1, 7.2, 7.3, 7.~~2~~4)

1.9

*Objective:*

*The City shall consider, prior to adopting any Land Use Plan Amendments or Rezoning Ordinances that increase City density, the availability of public educational facilities and consider school siting and the future need for public educational facilities when reviewing Land Use Plan Amendments, Rezonings, and Plats, provided that where an application commits to provide affordable housing and said housing is not projected to place more than 20 students in a critically overcrowded school facility, such application will be deemed to have satisfied the following policies:*

1.9.1 Policy:

The City shall not approve any Land Use Plan amendments that increase density or rezonings ~~which that~~ increase density, unless the applicant demonstrates the effect on the public school system, ~~and including~~ an analysis of school siting and future public educational needs. It must be adequately demonstrated that

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~~demonstrates~~—the proposed Land Use Plan amendment or rezoning is not projected to place children in a critically overcrowded school or cause a school to become critically overcrowded, and meets school concurrency standards, consistent with the terms of the interlocal agreement between the City of Parkland and the School Board of Broward County. ~~Upon adoption, this shall be the policy of the City.~~ Further, the City shall adopt Land Development Regulations to specifically implement this policy.

#### 1.9.2 Policy:

The City shall seek, by all available legal means, to encourage all persons applying for plat approval within the City, to work with the Broward County School Board to ensure that issues relating to the availability of public school facilities, school siting, and an analysis of future public educational facility needs is taken into account as it relates to the impact of the plat.

~~Continually~~ On an ongoing basis, the City shall determine the effect of Land Use Plan Amendment approvals, rezonings, and plat approvals, on the availability of public educational facilities and sites to meet the present and future needs of the citizens of the City of Parkland.

#### 1.9.3 Policy:

The City shall coordinate with the School Board of Broward County to achieve an expedited development review procedure for public elementary and secondary education facilities.

### 1.10

#### *Objective:*

*Concurrency management systems shall be established to effectively monitor and manage new growth and protect the functions of important state resources and facilities, in conformance with Florida's Community Planning Act, including Section 163.3180 Florida Statutes (1999). Facilities available shall be consistent with concurrency requirements (Concurrency Management System).*

#### 1.10.1 Policy:

The City shall establish land development regulations/concurrency management systems to effectively manage new growth and to ascertain whether necessary facilities identified within their local Capital Improvements Elements are being constructed in accordance with the schedules in their

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local plans and to measure the development capacity of such facilities in a given area at a given time.

1.10.2 Policy:

~~Local governments within Broward County~~ The City of Parkland shall coordinate with the School Board of Broward County to achieve an expedited development review procedure for public elementary and secondary education facilities.

1.11

*Objective:*

*The City shall maintain an emergency management plan to reduce or eliminate the exposure of human life and public and private property to natural hazards.*

1.11.1 Policy:

The Comprehensive Emergency Management Plan shall ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions.

1.11.2 Policy:

The City shall coordinate ~~their~~ its Comprehensive Emergency Management Plan with ~~the~~ Broward County Emergency Management ~~Office~~ Division for compliance with the County Emergency Management Plan.

1.11.3 Policy:

~~The~~ After the occurrence of a natural hazard or disaster, the City shall ensure level of service standards for public facilities are returned to pre-~~storm~~ disaster levels as soon as possible ~~after a storm event~~.

1.11.4 Policy

By reference, Public Schools Facilities Element Policy 10.5.4 is also incorporated into this Element: The City will coordinate with the School Board and Broward County on efforts to build new school facilities, which are designed to serve as emergency shelters as required by Section 1013.372, F.S.

1.12

*Objective:*

*Continue to implement those requirements and procedures ~~which~~ that ensures consistency ~~among~~ with the Parkland Comprehensive Plan and the land use plans and land development regulations of Broward County.*

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1.12.1 Policy:

The City's land use plan shall contain policies ~~which further consistency and compatibility~~that are consistent with the ~~plan of BrowardNEXT~~ Broward County Land Use Plan.

1.12.2 Policy:

The City's land use plan and plan amendments shall successfully complete the ~~Chapter 163, Florida Statutes required~~ local comprehensive plan review process pursuant to Chapter 163.3184, Florida Statutes prior to ~~their~~ certification or recertification by the Broward County Planning Council.

1.12.3 Policy:

~~Local government~~The City of Parkland's utilization of the BrowardNEXT Broward County Land Use Plan (BCLUP) "Flexibility Units" or "Redevelopment Units" ~~Rules,~~ as per Policy 2.35.1 and Policies 1.01.03, 1.01.04, 1.02.01, 1.02.02, 2.04.04, 2.04.05, 3.01.06 and 3.02.02 BrowardNEXT Administrative Rules Document, Article 3 (BCLUP), Allocations shall be subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses, and ~~that impacts on public school facilities have been adequately considered, in the following instances:~~sufficient capacity for impacts to public facilities and services have been adequately demonstrated.

~~A. Allocations to sites east of the Intracoastal Waterway which impact access to public beaches.~~

~~B. Allocations to sites which are contiguous to a municipality upon request of the contiguous municipality.~~

~~C. Allocations to sites which are adjacent to an Environmentally Sensitive Land, as defined within the Broward County Comprehensive Plan, or a Broward County or regional park, including sites which are attached, located within 500 feet, or separated only by streets and highways, canals and rivers or easements, upon request of the Broward County Commission. Additional rules and procedures for the processing of County Commission compatibility reviews shall be included in the County's administrative rules.~~

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1.13

*Objective:*

*Annex properties in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.*

1.13.1 Policy:

The City shall evaluate proposed annexations based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.

1.13.2 Policy:

The Capital Improvement Element shall be ~~updated~~ reviewed annually, and modifications to update the five-year capital improvement schedule will be made:

1. Pursuant to Chapter 163.3177, F.S.; and,
2. To achieve or maintain level of service standards for existing facilities and to replace obsolete or deteriorated facilities; and,
- ~~1-3. To~~ provide for the capital needs of the City to accommodate projected growth, including any annexation-related capital improvements that will be ~~implemented~~ required to maintain established level of service standards.

## CITY OF PARKLAND LAND USE CATEGORIES

Utilize the following Land Use Category and Residential Densities to Designate Land Uses within the City:

### RESIDENTIAL

ESTATE (0.4)

ESTATE UP TO ~~1~~ 1 DU/2.5 AC

ESTATE (1)

ESTATE UP TO ~~1~~ 1 DU/ ~~1~~ 1 AC



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R (0.5)	RESIDENTIAL UP TO <u>1</u> DU/2AC
R (1)	RESIDENTIAL UP TO 1 DU/ 1AC
R (1.8)	RESIDENTIAL UP TO 1.8 DU/ AC
R (2)	RESIDENTIAL UP TO 2 DU/ AC
R (2.5)	RESIDENTIAL UP TO 2.5 DU/ AC
R (3)	RESIDENTIAL UP TO 3 DU/ AC
R (4)	RESIDENTIAL UP TO 4 DU/ AC
R (6)	RESIDENTIAL UP TO 6 DU/ AC
<u>RR</u> (10)	RESIDENTIAL UP TO <u>10</u> DU/ <u>10</u> AC
IR	IRREGULAR RESIDENTIAL

### NON-RESIDENTIAL

CF	COMMUNITY FACILITIES
C	COMMERCIAL
B	COMMERCIAL/BUSINESS
CON	CONSERVATION
I	INDUSTRIAL
O	OFFICE
P	PARK
PR	PRIVATE RECREATION
T	TRANSPORTATION
U	UTILITY

### RESIDENTIAL

- Permit the following residential uses within the ESTATE (0.4), ESTATE (1), and R (0.5) Land Use Category:
  - Residential dwelling units not to exceed a density of more than one unit per two and one-half acres, and one unit per one acre, as designated, providing that there will be no clustering of residential units;
  - Home occupations only to extent provided for by the Zoning Code;
  - Parks of five (5) acres or less;
  - New utilities, limited to water, wastewater, telecommunications, transmission lines and drainage facilities and structures not occupying more than five hundred (500) square feet of area;
  - Streets, lakes and canals;
  - Non - residential agriculture; Accessory uses and facilities.
- Permit the following uses within the R (1), R (1.8), R (2), R (2.5), R (3), R (4), R

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(6), RR (10) Land Use categories:

- Residential dwelling units at a density which does not exceed the maximum shown on the Land Use Map in accordance with the implementation provisions of this element and pursuant to the City of Parkland Land Development Code;
- Group homes and residential care facilities, subject to the provisions of the BrowardNEXT Broward County Land Use Plan;
- Home occupations only to extent provided for by Zoning Code;
- Active Parks of ten (10) acres or less; Passive Parks;
- Public and private ~~E~~elementary, ~~and~~ middle, ~~schools~~ and high schools; ~~public, and private.~~
- New community facilities of five (5) acres or less designed to serve the residential area, including schools, day care centers, places of worship, group home and foster care facilities, and governmental sponsored residential care facilities for the elderly and handicapped, only to the extent provided for by Zoning Code;
- Governmental facilities of five (5) acres or less, limited to administration buildings, police and fire protection, and libraries;
- New utilities, limited to water, wastewater, telecommunications, transmission lines and drainage facilities, and structures not occupying more than five hundred (500) square feet of area; ~~(500) square feet of area~~;
- Streets, lakes, and canals;
- Non-residential agriculture;
- Golf courses integral to a residential development and intended to be retained as permanent open space; ~~and,~~
- ~~intended to be retained as permanent open space~~; Accessory uses and facilities;

3. Permit the following uses within the **IRREGULAR** category:

- Selected planned unit developments are identified on the Future Land Use Plan as IRREGULAR with the maximum overall density appearing in the circle below the map designation;
- That number can be multiplied by the number of acres within the development area to ascertain the maximum number of dwelling units allowed. The IRREGULAR category includes a mixture of residential types in which portions of the development may have a higher density;
- Home occupations only to extent provided for by the Zoning Code;

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- Active parks of ten (10) acres or less;
- Passive Parks;
- Elementary and middle schools and high schools; public, and private;

## NON RESIDENTIAL

4. Permit the following uses within the **COMMERCIAL** Land Use category:
  - Neighborhood retail centers;
  - Community retail centers;
  - Office and business uses;
  - Commercial uses;
  - Hotels, motels and other tourist accommodations;
  - Commercial recreation uses;
  - Community facilities;
  - Utilities, transmission lines, transportation and communication facilities;
  - ~~communication facilities~~
  - Non-residential agriculture, until converted to urban use;
  - Streets, lakes, and canals; and,
  - Accessory uses and facilities; ;
  
5. Permit the following uses within the **INDUSTRIAL** category:
  - Light industrial uses;
  - Maintenance facilities, cargo distribution terminals,
  - transit warehousing;
  - Offices constituting major employment centers;
  - ~~Utilities, transmission lines and transportation facilities;~~
  - transportation facilities;
  - Streets, lakes, and canals;
  - Non - Residential Agriculture, until converted to urban use; and,
  - ~~use;~~
  - Accessory uses and facilities; ;

The following additional uses may be permitted by specific approval of the City

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Commission in accordance with the procedures and standards set forth in the Land Development Code, provided the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry, and no more than twenty percent (20%) of the industrial land designated on the County Land Use Plan within the same flexibility zone can be utilized for these uses:

- Commercial and retail business uses other than major employment centers;
- Hotel/motel and other tourist accommodations;
- Parks, community facilities and commercial recreation.

(Reference) County Policy ~~13.01.102.35.1~~: (See Policy 1.12.3 of this Element)

6. Permit the following uses within the **UTILITY** category:
  - Water and wastewater treatment plants and related pump stations;
  - Electric power substations and transmission lines; Streets, lakes, and canals;
  - Accessory uses and facilities;
  - Non-Residential Agricultural uses shall be allowed only when
  - the location of these uses does not preclude or adversely affect future land use of the surrounding area for utility facility;
7. Permit the following use within the **COMMUNITY FACILITY** category:
  - Community facilities, including public and private schools, colleges and universities, day care centers, places of worship, hospitals, government administration buildings, police and fire protection stations libraries, courts, nursing homes, civic centers, park and recreation facilities, public maintenance;
  - Streets, lakes, and canals, and accessory uses and facilities;
  - Group home and residential care facilities subject to the provisions of the BrowardNEXT Broward County Land Use Plan;
  - Non-Residential Agricultural;
8. Permit the following uses within the **PARK** category:
  - Active and passive outdoor recreation facilities;
  - Recreation, civic or cultural buildings accessory to the primary recreation facility.
  - Golf courses integral to a residential development and intended to be

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retained as permanent open space;

- Streets, lakes, and canals;
- Accessory uses and facilities.

Acreage must comply with the following criteria in order to count toward the City's five (5) acre per 1,000 residents neighborhood and community park level of service standard.

- The acreage must be owned by the City of Parkland and zoned and/or utilized for open space or recreation use; and
- The acreage must be open and accessible to the public (i.e. public can physically enter and use the acreage) on a regular or continuous basis for the purpose in which it is intended (see exception below for conservation land).

Acreage must comply with the following criteria for the purpose of complying with the countywide recreation and open space level of service standard of three (3) acres per 1,000 residents set forth in the [BrowardNEXT](#) Broward County Land Use Plan (BCLUP):

- As of March 21, 2013, for additional acreage to be eligible to count towards the BCLUP "community park" requirement for existing residents, conspicuous signage indicating that the acreage is accessible to the public, including identification of safe access point(s), shall be required. Otherwise, such acreage shall be prohibited from counting as a City "community park." Further, any additional waterway or water body that is counted as a City "community park" as of March 21, 2013 must have sufficient safe public access from the landward side along the shoreline of the waterway/water body within the City. A waterway/water body with safe public access bordering the City may be counted as a "community" park as long as such waterway/water

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body is readily accessible for use by residents of the City and the public for the recreation or environmental purpose intended.

- As of March 21, 2013, water body and/or waterway acreage added to the community parks inventory may count no more than ten (10) percent of such additional inventory, unless it is actively managed for recreational or environmental purposes and greater than 0.5 acres, in which case the entire water body can be counted.
- Golf course acreage used to satisfy the BCLUP level of service standard shall not exceed 50% of the total acreage of publicly owned golf courses that are zoned for recreational use, and semi-public golf courses that are either zoned and deed restricted for open space use or zoned and restricted by other development order, such as site plan or subdivision approval, for open space use. However, golf course acreage may satisfy no more than 15% of the total Community Park requirement.

Acreage designated on the future land use plan map or deed- restricted as “conservation” may be counted toward the BCLUP level of service standard if the “conservation” acreage is owned by or within the jurisdictional responsibility of the City of Parkland. Such “conservation” acreage may, due to a need to protect sensitive natural features and/or habitat, restrict regular or continuous public access but must be made available to the public when appropriate, as to avoiding negatively impacting the natural features and/or habitat in conjunction with an authorized educational or recreational program.

9. Permit the following uses within the **TRANSPORTATION** category: Limited access expressways;
10. Permit the following uses within the **PRIVATE RECREATION** category: Outdoor and indoor recreation facilities including, but
  - not limited to golf courses, tennis clubs and sports arenas;

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- Accessory facilities that are determined by the City to be an integral part of and supportive to the primary recreation facility (excluding residential uses);
- Hotels and motels ancillary to the primary recreation use;
- Parks and recreation facilities; Streets, lakes, and canals;
- Camping and outdoor recreation
- Accessory uses and facilities.

11. Permit the following uses within the **COMMERCIAL BUSINESS** category: This category is designated on the City Land Use Plan to encourage the location of the planned business and office complexes and corporate headquarters in the City of Parkland.

Commercial Business Park areas should ensure a campus- like atmosphere, with substantial buildings and ample open space as specified in the Land Development Code.

The City, pursuant to its ordinances, determines those uses which will be permitted or not permitted. Those uses that may be permitted in the Commercial Business Park areas are as follows:

- Buildings for offices such as administrative, professional, medical and business purposes;
- Banking and financial institutions;
- Educational, scientific and industrial research facilities, research laboratories, and medical or dental laboratories;
- Retail and commercial establishments, restaurants, personal services, hotels, motels, indoor entertainment and other tourist accommodations;
- Community facilities;
- Utilities, including communication facilities, but excluding sanitary landfills;
- Publicly and/or privately owned parks and recreation facilities;
- Streets, lakes, and canals;
- Non-Residential Agriculture, until converted to urban use;
- Accessory uses and facilities;

12. Permit the following uses within the **OFFICE** category: Buildings for offices for such purposes as

- administration, professional practice and customary business office functions;

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- Banking and financial institutions;
  - Educational, scientific and industrial research facilities;
  - Research laboratories and medical or dental labs; Community facilities;
  - Utilities, including communication facilities; but
  - excluding sanitary landfills; Parks, recreation and uses;
  - Streets, lakes, and canals;
  - Non - Residential Agriculture, until converted to urban use;
  - Accessory uses and facilities.
13. Conservation - Properties designated as **CONSERVATION** are intended to protect natural functions of environmentally sensitive land. No construction is anticipated in these areas except for minimal structures and improvements required to provide safe access and essential support functions. The uses permitted within the Conservation category include wildlife management, wetland and upland mitigation areas and banks, natural resources based parks and aquifer recharge areas, and environmental restoration/preservation. Maximum building coverage 5%. Maximum FAR 5%. Maximum building height 25 feet.

## IMPLEMENTATION REGULATIONS AND PROCEDURES

### 1) Development Review Requirements

The City may grant an application for a development permit when the City has determined that the following requirements are met:

- (a) Traffic circulation, recreational, drainage and flood protection, potable water, solid waste and sanitary sewer public facilities and services will be available to meet established level of service standards, consistent with Chapter 163.3202(g) and Chapter 163.3180 Florida Statutes, the concurrency management policies included ~~of~~ in the Parkland Comprehensive Plan, and ~~Goal 8 of the~~ BrowardNEXT Broward County Land Use Plan.
- (b) Local streets and roads will provide safe, adequate access.
- (c) Fire protection service will be adequate to protect people and property in the proposed development.
- (d) Police protection service will be adequate to protect people and property in the proposed development.



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- (e) School sites and school buildings will be adequate to serve the proposed development, pursuant to Chapters 163.3177 and 163.3180 F.S. and the Interlocal Agreement for Public School Facility Planning (ILA).
- 2) Platting Requirements
- (a) Parkland may not grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the City and the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953. This section will not apply to an application for a building permit ~~which~~ that meets any of the following criteria:
- (i) construction of one single family dwelling unit or duplex unit on a lot or parcel which lot or parcel was of record as such in the official records of Broward County as of March 1, 1989;
- (ii) construction on any multi-family or non-residential lot or parcel which is less than ~~five-ten~~ (10) acres in size and specifically delineated on a plat recorded on or before June 4, 1953, and is unrelated to any adjacent development.
- (iii) The building permit may be issued for a parcel of land for which plat approval has been given by the City and the Board of County Commissioners although the plat has not yet been recorded, provided such authorization is granted in an agreement among the developer, City of Parkland and Broward County. Such agreements shall at a minimum require compliance with the applicable provisions of plat approval and shall prohibit the issuance of a certificate of occupancy until the plat is recorded. The City of Parkland and Broward County shall be required to make a finding that facilities and services will be available at the adopted level of service standards concurrent with the issuance of the building permit.
- 3) Parkland Land Development Regulations and Procedures
- (a) The Parkland Comprehensive Plan shall be implemented through enforcement of appropriate land development regulations within one year after submission to the state land planning agency pursuant to Section 163.3202(1), F.S.
- (b) No public or private development may be permitted except in compliance with the Parkland Comprehensive Plan.

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- 4) Monitoring, Evaluation, and Enforcement Procedures for the Parkland Comprehensive Plan
- (a) In order to ensure the successful long-term implementation of the City of Parkland Comprehensive Plan's goals, objectives and policies, the City will monitor the plan on a continuous basis. In this regard, the City will, prior to taking final action, assess the individual and cumulative impacts of all proposed plan amendments to determine their degree of consistency with the City's Comprehensive Plan goals, objectives and policies.
- (b) Annual Reports to Broward County Planning Council. Parkland shall prepare and transmit to the Broward County Planning Council the information listed below within time periods as specified.
- (i) A quarterly summary of all permits issued for demolition of buildings.
- (ii) A yearly summary regarding allocation of acreage proposed for commercial or residential uses within lands designated residential, commercial, industrial and employment center utilizing the "flexibility" provisions of the Parkland Comprehensive Plan.
- (c.) Analysis of Goals, Objectives and Policies
- (i) The plan's seven-year evaluation and appraisal report will include recommendations for new or modified goals, objectives and policies. These recommendations will be based upon the updated base data and an evaluation of the successful achievement of the plan's objectives as outlined below. Unforeseen problems or obstacles relative to each objective will be identified along with remedial actions. At a minimum, the following criteria will be addressed during the evaluation process:
- (ii) New Data and Information - Each existing goal, objective and policy related to the City's issues, as identified in the EAR scoping meeting, and agreed to by the State in its' Letter of Understanding, will be reviewed to determine its appropriateness in light of any new information obtained from such sources as the updated base data and recently published studies or reports.
- (iii) New Mandates - Applicable new State, Regional and local laws and initiatives will be reviewed and evaluated to determine their impact upon the City's Plan, including the need to revise the plan's

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goals, objectives and policies.

(d) Evaluation Measures

- (i) Evaluation measures for each objective are contained within each Element of the Plan. The evaluation framework for the objectives of the City's Plan emphasizes the "achievability" component of the Chapter 9J-5, FAC definition of objective.
- (ii) Where an objective itself is not specifically measurable, the policies underlying the objective are utilized in the evaluation/assessment of progress. The City's Plan contains policies to ensure compliance with the requirements of Chapter 9J-5, FAC.

(e) Coordination on Monitoring and Evaluation

- (i) The Planning and Zoning Department shall be responsible for coordination of the monitoring and evaluation of each element of the Comprehensive Plan. The Department shall review the required portions of the Plan as part of the EAR cycle every seven years to:
  - a. Update baseline data, as appropriate;
  - b. Update goals, objectives and policies which were not achieved as a result of obstacles or problems; and
  - c. Include new, or modify existing goals, objectives or policies to correct discovered problems.
- (ii) The annual update of the Capital Improvement Element will occur following adoption of the City's annual budget, which reflects capital expenditures for capital improvements.
- (iii) The Department shall work with staff of other City departments to assure that the adopted components of the plan are updated as necessary and are consistent with the supporting documentation of the Comprehensive Plan.

## CHAPTER THREE

### TRANSPORTATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

**GOAL 3** A SAFE, CONVENIENT, AND EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM, WHICH MINIMIZES THROUGH TRAFFIC WITHOUT NEGATIVELY IMPACTING RESIDENTIAL DEVELOPMENT SHALL BE AVAILABLE FOR ALL RESIDENTS AND VISITORS TO THE CITY; ~~WHICH MINIMIZES THROUGH TRAFFIC WITHOUT NEGATIVELY IMPACTING RESIDENTIAL DEVELOPMENT.~~

3.1 *Objective :*  
*The City’s transportation system shall emphasize safety, efficiency, and aesthetics, while protecting residential areas.*

*As needed review the City’s transportation system ensuring it provides adequate capacity and determining if the roadway system is adequately functioning. Also review the roadway system to determine if adequate screening of residential developments has been maintained from the impact of vehicular traffic.*

3.1.1 Policy:  
During the City’s site plan review process, the Manual on Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways shall be adhered to for review.

3.1.2 Policy:  
The system shall provide for smooth, logical traffic flow patterns and require the application of generally accepted geometric design principles; but shall discourage the use of Holmberg Road, Parkside Drive, Trotters Lane, and Riverside Drive as through roads.

3.1.3 Policy:  
Arterials or collectors shall not be interrupted or substantially altered at development boundary lines unless there is no other design alternative.

Attachment: Attachments A & B - Comp Plan Amendments (Comprehensive Plan Amendments; First Reading)

- 3.1.4 Policy:  
The City shall adopt and enforce criteria for landscaping along roadways. All roadways adjacent to residential development shall be heavily buffered.
- 3.1.5 Policy:  
The City shall review all plans for connections and access points of driveways and roadways to ensure they are compatible with City, Broward County, and Florida Department of Transportation (FDOT) engineering standards, and provide a safe and aesthetically pleasing visual experience.
- 3.1.6 Policy:  
The traffic circulation system shall minimize the impact on residential areas through appropriate location, design, landscaping, and buffering.
- 3.1.7 Policy:  
On County and Non SIS/ facilities, the City shall maintain the Concurrence Policies instituted by Broward County. According to the Broward County Comprehensive Plan, Transportation Element, the City of Parkland is located within the Northwest Concurrence District. The following are the adopted Level of Service standards for all roadways not on the Strategic Intermodal System (SIS):

**ADOPTED LEVEL OF SERVICE STANDARDS**

	Daily	Peak Hour	Peak Hour Peak Direction
Non-SIS Roadways	D	D	D

- 3.1.8 Policy:
  - a) The City shall adhere to the Level of Service standards established by the Department of Transportation for all roadways on the Florida Intrastate Highway System.
  - b) The City shall maintain the following LOS standard for the Strategic Intermodal System (SIS) Roadways:
    - i. Florida Turnpike - D
    - ii. Sawgrass Expressway - D

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- 3.1.9 Policy:  
The City shall ensure a multipurpose trail system is provided in the planning of future roadways. The City shall prepare and maintain a conceptual plan for the multipurpose trail system to be used as a guide in developing future multipurpose trails.
- 3.1.10 Policy:  
On an annual basis, the City shall perform traffic crash studies at the highest three (3) crash locations on city owned streets and coordinate safety improvements with the appropriate public agency.
- 3.1.11 Policy:  
Enforce the adopted roadway level of service standards through appropriate development review conditions, and monitoring of the City’s transportation facilities through a concurrency management system consistent with Chapter 9J-5.0055.
- 3.1.12 Policy:  
For new developments or redevelopments, the City may allow mitigation by applying proportionate fair share. The City shall follow the method established in its proportionate fair share ordinance.
- 3.1.13 Policy:  
The City shall monitor de minimis transportation impacts through the concurrency management system consistent with 163.3180, F.S.
- 3.1.14 Policy:  
The City shall promote safe and convenient on-site traffic flow and vehicle parking needs through the City’s site plan review process.
- 3.1.15 Policy:  
The Capital Improvement Element should be updated bi-annually to address transportation deficiencies.
- 3.1.16 Policy:  
The City shall revise the Transportation Element Data Inventory and Analysis after completion of annexation of the “Wedge” (as noted in HB 1315). The Goals, Objectives, and Policies shall also be revised as needed to accommodate transportation needs in the Wedge and related impacts city- wide.

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3.2 Objective:

*Future right-of-way needs for new facilities or improvements to existing facilities shall be formally identified and a priority schedule for acquisition or reservation shall be established in conformance with FDOT and Broward County long range plans.*

*As needed, determine approved developments for which proper right-of-way reservations have not been obtained.*

3.2.1 Policy:

The City shall continue the current practice of preserving existing and future transportation rights-of-way by requiring necessary land dedication through platting to the extent consistent with this plan.

3.3 Objective:

*Ensure the transportation system is based on a coordinated planning effort by ensuring consistency with FDOT, the Broward County Trafficways Plan, the City's Comprehensive Plan, adjacent planning efforts in Palm Beach County, Coral Springs and Coconut Creek and the policies set forth herein.*

*Annually review the status of the system with Broward County, FDOT, Coconut Creek, Coral Springs, and Palm Beach County.*

3.3.1 Policy:

Plans for new roadways or other transportation facilities shall be reviewed in accordance with FDOT, MPO and adjacent communities' future or ongoing plans and projects, but shall be consistent with the City's insistence that Holmberg Road remain two lanes and Riverside Drive four lanes, with a termination point at Holmberg Road, for any motorized vehicles.

3.3.2 Policy:

Share the City's design objectives for SR-7 with FDOT and other agencies and continue to coordinate with the South Florida Regional Planning Council, Treasure Coast Regional Planning Council, FDOT, and neighboring municipalities in collaborative planning efforts for the SR-7/US-441 corridor.

3.3.3 Policy:

Coordinate with agencies having jurisdiction over roadways within the City for proper maintenance and facility improvements.

3.4 Objective:

*The City of Parkland intends to provide a multipurpose trail system for non-*

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*motorized vehicles sufficient to meet the needs and interests of the residents of Parkland. This system shall be provided as development occurs. During site plan development permit review, developers shall be required to dedicate and construct a multipurpose trail sufficient to meet the City's requirements. The City shall develop and maintain a plan depicting the multipurpose trail system.*

*Annually, review the status, deficiencies, and progress of the trail system.*

3.4.1 Policy:

The City intends to work with Broward County, Palm Beach County, the City of Coconut Creek, all cities adjacent to the SFWMD levee, and the FDOT in order to construct the regional multipurpose trail system and coordinate with proposed roadway projects.

3.4.2 Policy:

All multipurpose trails should have access to the adjacent land uses, except that access to individual single family homes is not required.

3.4.3 Policy:

The multipurpose trail system shall continue to serve as a recreational transportation system which shall accommodate pedestrians, bicycles, and horses.

3.5 Objective:

*The City shall utilize all possible methods to discourage and prevent external traffic flow through the City, through Holmberg Road, or Riverside Drive. Holmberg Road shall remain a local two lane road whose primary aim will be to serve the residents of the City. All attempts to widen Holmberg Road shall be discouraged and resisted. Vehicular use of Riverside Drive shall terminate at Holmberg Road and Riverside Drive shall remain a four lane road. All attempts to widen or extend Riverside Drive as a vehicular thoroughfare north of Holmberg Road shall be discouraged and resisted. Consider right-of-way north of Holmberg Road in the former Riverside Drive extension for use as non-vehicular recreational thoroughfare.*

*As needed, review the transportation system to determine if any actions have been approved which promote through traffic within the City.*

3.5.1 Policy:

The City shall evaluate using appropriate countermeasures to discourage through traffic on Holmberg Road and Riverside Drive.

3.5.2 Policy:



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1. Work with Broward County to discourage the widening of Holmberg Road to four (4) lanes from University Drive to N.W. 61<sup>st</sup> Avenue.
2. Expand existing agreement with Broward County Department of Environmental Protection and Growth Management requiring that Holmberg Road from University Drive to N.W. 61<sup>st</sup> Avenue not be widened to four (4) lanes.

3.5.3 Policy:

Require developers of property bordering University Drive north of Holmberg Road and Hillsboro Road, Nob Hill Road, Trails End, and Pine Island Road to dedicate right-of-way in accordance with Broward County Trafficways Plan at the time of platting.

3.5.4 Policy:

The City shall continue to advocate on behalf of Parkland residents regarding extension of University Drive.

3.6 *Objective:*

*Coordinate with county-wide transit system and facilities to provide an energy efficient multi-modal transportation network.*

3.6.1 Policy:

Work with Broward County and the Florida Department of Transportation to minimize travel delay at intersections.

3.6.2 Policy:

Pursue coordination of inter-county mass transit to better provide for regional travel needs, according to the adopted transportation plans with the Broward County MPO, the Broward County TCC, and through direct contact with the County Urban Transit Section.

3.6.3 Policy:

Conduct periodic reviews of City road system operation to identify problem areas with potentially low cost Congestion Management System (CMS) solutions.

3.6.4 Policy:

The City shall continue to protect the safety of motorists, bicyclists, and pedestrians by controlling the connections of driveways and access points to roads, as prescribed by either FDOT, the County, or the City through the City's Development Review Process.

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3.6.5 Policy:  
The City shall continue to protect the safety of motorists, bicyclists, and pedestrians on local streets through its transportation system management strategy of conducting in-depth studies of local neighborhood circulation, and where demonstrated problems exist, implementing traffic calming measures allowing circulation modifications.

3.6.6 Policy:  
As part of its Transportation System Management Strategy, the City shall continue to investigate high accident locations for motorists, pedestrians, bicyclists and transit accident locations for motorists, pedestrians, bicyclists and transit riders to determine means for reducing frequency and severity.

3.6.7 Policy:  
The City shall incorporate safety considerations in the annual prioritizing of local road improvement funding.

3.6.8 Policy:  
The City shall continue to require unobstructed sight lines and non-obtrusive landscape plantings along medians and at development driveway/street locations, consistent with Broward County and FDOT design criteria.

3.6.9 Policy:  
Continue the City’s active involvement with the Broward County MPO and Broward County Transit Division to provide for area-wide coordination relative to transit safety.

3.6.10 Policy:  
The City shall continue to require installation of sidewalks for development during the Development Review stage, and require they are consistent with City, Broward County, FDOT, and/or federal requirements.

3.6.11 Policy:  
To preserve the City’s parklike setting, the City shall encourage the use of Complete Streets principles in new roadway construction and upgrades to existing streets, by requiring the inclusion of bike lanes, sidewalks, street trees, and traffic calming techniques.

3.7 Objective:  
*In recognition of the significant equestrian and bike traffic in the City, and the*

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*need for areas where such traffic can travel without interference from motorized vehicles, consider use of dedicated right-of-way for Riverside Drive north of Holmberg Road for use as a non-vehicular thoroughfare for horse and bike traffic and pedestrian use only.*

3.8 *Objective:*

*Coordinate the transportation system with the future land use map to ensure existing and proposed population densities, housing and employment patterns, and land uses are consistent with the transportation modes and services proposed to serve these areas.*

3.8.1 Policy:

The City shall coordinate roadway and transit service improvements with the future needs of public transportation facilities.

3.8.2 Policy:

The City shall continue to work with applicable local governments and regional and state agencies to implement the transportation, land use, parking, and other provisions of the transportation element.

3.8.3 Policy:

The City shall establish a coordinated and consistent policy with the future land use element to encourage commercial uses that promote public transportation in designated public transportation corridors.

3.9 *Objective:*

*Develop parking strategies to serve the needs of present and future development.*

3.9.1 Policy:

Continue to enforce land development regulations that require adequate off-street parking and a safe and efficient traffic circulation pattern in parking facilities.

3.9.2 Policy:

Require new commercial development to coordinate, wherever feasible, parking facilities with bus stops, pedestrian walkways, and bikeways.

3.9.3 Policy:

Coordinate the design of parking facilities with roadways to avoid unsafe conditions and traffic delays.

3.10 *Objective:*

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*To maximize existing system performance, utilize alternative Transportation Systems Management (TSM) techniques wherever feasible in lieu of more expensive Capital Improvements.*

3.10.1 Policy:

Conduct periodic reviews of the City's roadway network operations to identify problem areas with potentially low cost solutions.

3.10.2 Policy:

Continue to attempt to secure funding for traffic operations improvements via local, regional, state, or federal agencies.

3.10.3 Policy:

Develop programs with future employers to institute staggered work hours, car and van-pools, increased transit ridership, and other alternative transportation modes besides single occupant automobiles.

3.10.4 Policy:

Investigate the feasibility of maximizing capacity by restricting left turns, reversible lanes, one-way pairing of facilities, and other transportation management techniques.

3.11 *Objective:*

*The City of Parkland shall continue to provide for an energy efficient transportation network.*

3.11.1 Policy:

The City shall develop transportation demand management programs to modify peak hour travel demand and reduce the number of vehicle-miles traveled per capita within the community and region.

3.11.2 Policy:

As commercial uses develop within the City, the City shall develop transportation system management strategies as appropriate to improve system efficiency and enhance safety.

3.11.3 Policy:

Coordinate roadway and transit service improvements with planned future development consistent with the Future Land Use Element.

3.11.4 Policy:

Continue to coordinate with Broward County regarding transportation systems management techniques.

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3.12 Objective:

*The City shall prepare to meet short range transportation goals through Transportation Systems Management (TSM) and Transportation Demand Management (TDM) mobility strategies.*

3.12.1 Policy:

Continue to implement the following short term Transportation Demand Management (TDM) and Transportation System Management (TSM) mobility strategies:

- 1. The City shall work with Broward County Transit to increase transit opportunities to expand its service area.
- 2. The City and Broward County shall continue to evaluate the need to change timing of traffic signals on links of roadways to facilitate mobility.

3.12.2 Policy:

Continue to implement the following long term mobility strategies:

- 1. The City shall work through the Broward County MPO to obligate funds for feasibility studies to evaluate cost-feasible improvement options for critical intersections in the City. Should feasibility studies demonstrate that the impacts upon adjacent residential neighborhoods and commercial areas can be mitigated, the improvements shall be further evaluated and scheduled in the City, Broward County, and FDOT work programs for implementation.
- 2. The City shall require developers to contribute to a City wide trail system to encourage recreational traffic such as walking, bicycling, exercising, and equestrian activity.
- 3. The City shall seek to increase the number of bicycle parking facilities.
- 4. The City shall work with Broward County and Broward County MPO to identify intersections where pedestrian priority signalization can be installed.

3.13 Objective:

*Coordinate access points for Broward County mass transit locations based upon major trip generators and attractors and seek to accommodate the special needs of the transportation disadvantaged.*

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3.13.1 Policy:

Require location of bus bays at major trip generators and attractors such as shopping centers.

3.13.2 Policy:

Notify Broward County Transit when development permit applications for major trip generators (or 750 trips per day) are filed in order to assure coordination for location of bus stops.

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## CHAPTER SIX

### CAPITAL IMPROVEMENTS ELEMENT GOALS, OBJECTIVES, AND POLICIES

**GOAL 6 THE CITY SHALL PROVIDE FOR THE PUBLIC FACILITY REQUIREMENTS OF THE RESIDENTS THROUGH A PROGRAM DESIGNED TO DEVELOP THESE IMPROVEMENTS IN A FINANCIALLY FEASIBLE, TIMELY AND EQUITABLE MANNER.**

*6.1 Objective:*

*The City will prepare a capital improvements program based on a five year development period that details publicly funded projects of federal, state, and local government. This program will include projects that ensure adopted level of service standards are achieved and identify projects as either funded or unfunded and given a level of priority for funding.*

*The City shall prepare and update a capital improvements program based upon a five year planning horizon. This program will inventory and identify the needed capital improvements and public facilities required for the City of Parkland to meet the requirements indicated by growth and provide sufficient funds for its implementation and to assure that the level of service standards identified in the Comprehensive Plan are satisfied. To supplement this capital improvements program, the City shall adopt a concurrency management system to assure that all level of service standards set forth in the Comprehensive Plan are available concurrent with the impacts of any approved development.*

**6.1.1 Policy:**

Review of capital improvement requirements will result from level of service standards. These standards will direct the types sizes and timeliness of the facilities. The five year program will be developed based on these standards and the resultant improvement requirements.

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- 6.1.2 Policy:  
Capital items will be identified as any construction of a facility or structure or the purchase of any equipment that is not recurring or part of the general operating budget.
- 6.1.3 Policy:  
An annual update of the five year capital improvements program will be required to advance the planning period appropriately. Included in this analysis will be an addition of revenue source, such as federal, state and local, to accommodate the required improvements.
- 6.1.4 Policy:  
As part of the annual budget process, a capital improvements program for the new fiscal year will be adopted. This annual program will correspond to the five year program and be designed to achieve the completion of the five year plan. This annual budget review will also be used to officially adopt the new five year plan.
- 6.1.5 Policy:  
Funds will be allocated for the replacement and renewal of infrastructure in an amount which will minimize the operating costs and maximize the life of the infrastructure.
- 6.1.6 Policy:  
The City shall use the following level of service standards in assessing the impacts of new development upon public facility provisions:



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CATEGORY	LEVEL OF SERVICE
<b>POTABLE WATER</b>	
Service Area	
All customers within the service areas of North Springs Improvement District and Coconut Creek Utilities Department.	<del>350</del> <u>105</u> GPD/ERC*
Parkland Utilities	300 GPD/ERC*
All development within the City not served by North Springs Improvement District, Parkland Utilities or Coconut Creek Utilities Department.	
Private Wells	
* Gallons per day per equivalent residential connection	
<b>WASTEWATER</b>	
All development within the City not served by North Springs Improvement District, Parkland Utilities or Coconut Creek Utilities Department.	Septic Tank
All customers within the service areas of North Springs Improvement District, Parkland Utilities and Coconut Creek Utilities Department.	300 GPD/ERC*
<b>SOLID WASTE</b>	3.8 lbs. per Capita per day

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**CATEGORY**

**LEVEL OF SERVICE**

**DRAINAGE - PINE TREE WATER CONTROL DISTRICT:**

<u>FACILITY</u>	<u>DESIGN STORM</u>
Primary Drainage System	Allowable Discharge of 35 CSM (cubic ft/second/sq. mi.)
Roadways/Parking Lots	10 year, 24 Hour Storm Event
House Pads	100 year, 3 Day Storm Event

**NORTH SPRINGS IMPROVEMENT DISTRICT:**

<u>FACILITY</u>	<u>DESIGN STORM</u>
Primary Drainage System	Allowable Discharge of 35 CSM (cubic ft/second/sq. mi.)
Roadways/Parking Lots	10 Year, 24 Hour Storm Event
House Pads	100 Year, 3 Day Storm Event

**ALL OTHER AREAS:**

<u>FACILITY</u>	<u>DESIGN STORM</u>
Primary Drainage System	Allowable Discharge of 35 CSM (cubic ft/second/sq. mi.)
Roadways/Parking Lots	5 Year, 3 Hour Storm Event
House Pads	100 Year, 3 Day Storm Event

**RECREATION**

CITY WIDE CRITERIA 10 AC per 1,000 persons total

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CATEGORY	LEVEL OF SERVICE
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### TRANSPORTATION

All Roadways (except Strategic Intermodal System)	LOS D for Daily, Peak Hour, Peak Hour/Peak Direction
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\*\*The City shall permit land development regulations permitting recalculation of assumed capacities to actual capacities on Holmberg Road.

### ADMINISTRATIVE BUILDING

20,001 to 366,500 people	22,330 sq. ft. plus .75 sq. ft./person over 20,000 population
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### PUBLIC SAFETY

20,001 to 366,500 people	.3 sq. ft. per person 9,000 sq. ft. base plus .3 sq. ft. over 20,000 population
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### PUBLIC WORKS

Public Works	.20 sq. ft./person
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### PUBLIC SCHOOLS

The higher of 100% gross capacity (which includes portables) or 110% permanent capacity (which excludes portables)

#### 6.1.7 Policy:

The City shall adopt a concurrency management system to assure that the level of service standards set forth in Policy ~~6.1.6~~ 6.1.6 are satisfied and available concurrent with the impacts of any development. Concurrency management system shall provide the necessary regulatory mechanism for evaluating development orders to insure that the level of service standards contained in the Comprehensive Plan are satisfied. In order to assure that all public facilities included within the system are available, concurrent with the impacts of development, concurrency shall be determined at final site plan approval or plat approval, whichever occurs first. All development orders and permits shall specify any

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needed improvements and provide for the improvements to be completed prior to the issuance of any development order, concurrent therewith, or completed within the time frame set forth by any applicable developers agreement, letter of credit, or surety bond, provided that such instruments assure that the necessary level of service standards are met concurrent with the impacts of the development.

6.1.8 Policy:

No development permit shall be granted unless the requirements of the concurrency management system and the level of service standards as set forth in the Comprehensive Plan are met so that upon the impact of said development, the level of service standards set forth in the Comprehensive Plan are satisfied.

6.2 *Objective:*

*Future development will bear a proportionate cost of facility improvements necessitated by the development in order to maintain adopted level of service standards.*

*Record of developer contributions to necessary capital improvements.*

6.2.1 Policy:

Developers shall be required to provide basic public services for the projects they produce. Roads, drainage, park lands and other such services must be provided prior to completion of the project.

6.2.2 Policy:

Dedication of park lands shall be consistent with City recreation policies and objectives. Payment in lieu of dedication should be set at an equitable amount.

Developers will contribute required public facilities and capital improvements based on the impact created.

6.2.3 Policy:

Prior to the issuance of certificates of occupancy, the City shall require the provision of all needed public facilities.

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6.3 *Objective:*

*The City will manage its fiscal resources to ensure the provision of needed capital improvements for previously issued development orders and for future development.*

6.3.1 Policy:

The City shall establish a sinking fund for capital improvements for the purpose of providing necessary capital improvements concurrently with the impacts of new development.

6.3.2 Policy:

Establishment of a fund for capital improvements and an annual contribution should be made that is sufficient to meet future capital improvement needs.

6.3.3 Policy:

Capital projects will be evaluated using the following criteria:

- Preserve the health and ensure the safety of the public by eliminating public hazards.
- Promote efficient development and prevent urban sprawl.
- Level of impact on operating budget.
- Protect prior infrastructure investments.
- Consistent with County plans and the plans of other agencies.
- Eliminate existing deficiencies.
- Maintain adopted levels of service.
- Availability of funds.

6.3.4 Policy:

In providing capital improvements, the City shall limit outstanding indebtedness to no greater than 15% of its property tax base.

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6.3.5 Policy:

The Parkland Land Development Code development permit process will require that necessary facilities and services be available concurrent with the impacts of development through any of the following situations:

- A. The necessary facilities are in place at the time a development permit approval is issued, or a development permit approval is issued subject to the condition that the necessary facilities will be in place when the impacts of the development occur.
- B. The necessary facilities are under construction at the time a development permit approval is issued.
- C. The necessary facilities are the subject of a binding contract executed for the construction of those necessary facilities at the time a development permit approval is issued.
- D. The necessary facilities have been included in the City's annual budget at the time a development permit approval is issued although the facilities are not yet the subject of a binding contract for their construction. The unit of local government shall make a determination that it will not remove the budgetary provision for the necessary facilities from their budget.

6.3.6 Policy:

Proposed plan amendments and requests for new development will undergo a cumulative impact review (Concurrency Management System) according to whether the development would:

- A. Create conditions of public hazard such as flooding, degradation of water quality, traffic hazards, and any other identified urban or environmental degradation;
- B. Exacerbate any condition of public facility deficits, as described by the adopted level of service standards;
- C. Generate public facility demands that may be accommodated by capacity increases planned in the 5-year

Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

schedule of improvements;

- D. Conform with land uses shown on the future land use map of the future land use element;
- E. Accommodate public facility demands based upon adopted los standards if pubic facilities are developer provided;
- F. Demonstrate financial feasibility, subject to this element, if public facilities are provided in part or whole by the city; and
- G. Affect other agency facilities, plans or operating policies;
- H. Impact public safety such as police and fire protection.

6.3.7 Policy:

Within the proscribed time period of Chapter 163 F.S., Parkland shall adopt and implement a concurrence monitoring system to ascertain whether necessary facilities identified within the Capital Improvements Element are being constructed in accordance with the schedules in the [Capital Improvement Plan](#) and to measure the development capacity of such facilities in a given area at a given time.

6.4 Objective:

*Decisions regarding the issuance of development orders and permits will be based upon the coordination of the development requirements included in this plan, the land development regulations and the availability of public facilities needed to support such development at the time needed.*

*Record of development orders and assessment of impact on public facilities.*

6.4.1 Policy:

In providing capital improvements, the City shall limit outstanding indebtedness to no greater than 15% of its property tax base.

Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

## Attachment 6-A

### City of Parkland Adopted Five-Year Capital Improvement Program, FY 2019/20 through FY 2023/24

#### FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

The ~~following~~ City of Parkland Five-Year ~~Schedule of~~ Capital Improvements ~~(SCI), Program (CIP),~~ described in Objective 6.1.3 above, is the mechanism by which the City ~~of Parkland can will~~ effectively stage the timing, location, projected cost, and revenue sources for the capital ~~improvements derived from the comprehensive plan elements, projects required to maintain the City's level of service standards.~~ The Five-Year Schedule of Capital Improvements together with the Annual Budget Report is used to document the economic feasibility of the City's Comprehensive Plan.

Attachment: Attachments A & B - Comp Plan Amendments (Comprehensive Plan Amendments; First Reading)



Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

### 5 Year Capital Improvement Program

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total FY 2020-2024
<b>Funding Source: Capital Improvement Projects Fund</b>						
<b>Ternbridge Ditches Maintenance (Grant)</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	-
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	-
Construction	\$ 700,000	\$ -	\$ -	\$ -	\$ -	-
Furniture, Fixtures and Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	-
	<u>\$ 700,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 700,000</u>
<b>CAD System</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	-
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	-
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	-
Furniture, Fixtures and Equipment	\$ 650,000	\$ -	\$ -	\$ -	\$ -	-
	<u>\$ 650,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 650,000</u>
<b>University Drive/Old Club Road Improvement</b>						
Planning & Arch	\$ 90,000	\$ -	\$ -	\$ -	\$ -	-
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	-
Construction	\$ 495,000	\$ -	\$ -	\$ -	\$ -	-
Furniture, Fixtures and Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	-
	<u>\$ 585,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 585,000</u>
<b>Holmberg Road/Covered Bridge Passive Park</b>						
Planning & Arch	\$ 85,000	\$ -	\$ -	\$ -	\$ -	-
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	-
Construction	\$ 415,000	\$ -	\$ -	\$ -	\$ -	-
Furniture, Fixtures and Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	-
	<u>\$ 500,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 500,000</u>
<b>Existing Library Construction &amp; Interior Furnishings:</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	-
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	-
Construction	\$ 293,000	\$ -	\$ -	\$ -	\$ -	-
Furniture, Fixtures and Equipment	\$ 50,000	\$ -	\$ -	\$ -	\$ -	-
	<u>\$ 343,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 343,000</u>
<b>Secure City Facilities - Level 1</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	-
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	-
Construction	\$ 280,000	\$ -	\$ -	\$ -	\$ -	-
Furniture, Fixtures and Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	-
	<u>\$ 280,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 280,000</u>
<b>Comprehensive Stormwater Study &amp; Master Plan</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	-
Outside Consulting/Design	\$ 250,000	\$ -	\$ -	\$ -	\$ -	-
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	-
Furniture, Fixtures and Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	-
	<u>\$ 250,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 250,000</u>
<b>Pine Tree Estates Roadway Maintenance Plan</b>						
Planning & Arch	\$ 220,000	\$ -	\$ -	\$ -	\$ -	-
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	-
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	-
Furniture, Fixtures and Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	-
	<u>\$ 220,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 220,000</u>

Attachment: Attachments A & B - Comp Plan Amendments (Comprehensive Plan Amendments; First Reading)

Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

## *5 Year Capital Improvement Program*

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total FY 2020-2024
<b>ADA Transition Plan</b>						
Planning & Arch	\$ 195,000	\$ -	\$ -	\$ -	\$ -	
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	
Furniture, Fixtures and Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	
	<u>\$ 195,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	\$ 195,000
<b>Extend Right Turn Lane on Holmberg Road</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	\$ 180,000	\$ -	\$ -	\$ -	\$ -	
Furniture, Fixtures and Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	
	<u>\$ 180,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	\$ 180,000
<b>Renovation/FF&amp;E City Hall Activity Room</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	\$ 155,000	\$ -	\$ -	\$ -	\$ -	
Furniture, Fixtures and Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	
	<u>\$ 155,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	\$ 155,000
<b>Portable License Plate Reader's (2)</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	
Furniture, Fixtures and Equipment	\$ 110,000	\$ -	\$ -	\$ -	\$ -	
	<u>\$ 110,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	\$ 110,000
<b>Rancho: Drainage Ditch Overgrowth Trimming</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	\$ 100,000	\$ -	\$ -	\$ -	\$ -	
Furniture, Fixtures and Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	
	<u>\$ 100,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	\$ 100,000
<b>Hillsboro Boulevard Roundabout Design</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	
Outside Consulting/Design	\$ 80,000	\$ -	\$ -	\$ -	\$ -	
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	
Furniture, Fixtures and Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	
	<u>\$ 80,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	\$ 80,000
<b>Terramar Park Maintenance Shed</b>						
Planning & Arch	\$ 10,000	\$ -	\$ -	\$ -	\$ -	
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	
Furniture, Fixtures and Equipment	\$ 70,000	\$ -	\$ -	\$ -	\$ -	
	<u>\$ 80,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	\$ 80,000
<b>Information Technology Improvements:</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	
Furniture, Fixtures and Equipment	\$ 76,000	\$ -	\$ -	\$ -	\$ -	
	<u>\$ 76,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	\$ 76,000

Attachment: Attachments A & B - Comp Plan Amendments (Comprehensive Plan Amendments; First Reading)

Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

### 5 Year Capital Improvement Program

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total FY 2020-2024
<b>Hillsboro Boulevard Lighting Extension</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 55,000	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures and Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 55,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 55,000</u>
<b>Park: Trash Receptacle Replacement</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures and Equipment	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 50,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 50,000</u>
<b>Toro Workman HDX Sprayer</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures and Equipment	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 45,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 45,000</u>
<b>Pine Trails Playground Perimeter Fencing</b>						
Planning & Arch	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures and Equipment	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 40,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 40,000</u>
<b>Fleet Management System Configuration</b>						
Planning & Arch	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures and Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 30,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 30,000</u>
<b>Public Property Beautification</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures and Equipment	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 20,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 20,000</u>
<b>Additional ADA Compliant Webstreaming</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Consulting-Country Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures and Equipment	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 15,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,000</u>
<b>Capital Improvement Projects Fund Total</b>	<u>\$ 4,759,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,759,000</u>

Attachment: Attachments A & B - Comp Plan Amendments (Comprehensive Plan Amendments; First Reading)

Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

### 5 Year Capital Improvement Program

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total FY 2020-2024
<b>Funding Source: Capital Replacement Fund</b>						
<b>Freightliner M2-112 Dump Truck</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures and Equipment	\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 110,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 110,000</u>
<b>Ford F-550 Lift Body</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures and Equipment	\$ 87,500	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 87,500</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 87,500</u>
<b>Wanco WTLMB Solar Message Board (2)</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures and Equipment	\$ 40,300	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 40,300</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 40,300</u>
<b>John Deere HPX615E Gator (4)</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures and Equipment	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 40,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 40,000</u>
<b>Ford F-250 Extended Cab Utility Body</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures and Equipment	\$ 37,500	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 37,500</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 37,500</u>
<b>Ford F-250 4x4 Crew Cab</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures and Equipment	\$ 37,500	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 37,500</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 37,500</u>
<b>Wacker Neuson RD18-100 Roller</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures and Equipment	\$ 35,300	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 35,300</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 35,300</u>
<b>Toro Workman HDX Top Dresser</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures and Equipment	\$ 33,000	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 33,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 33,000</u>

Attachment: Attachments A & B - Comp Plan Amendments (Comprehensive Plan Amendments; First Reading)

Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

## 5 Year Capital Improvement Program

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total FY 2020-2024
<b>Ford F-250 Regular Cab</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures and Equipment	\$ 32,900	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 32,900</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 32,900</u>
<b>Ford F-250 Extended Cab</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures and Equipment	\$ 28,000	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 28,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 28,000</u>
<b>Computer Replacements (22 computers)</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures and Equipment	\$ 22,000	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 22,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 22,000</u>
<b>Capital Replacement Fund Total</b>	<u>\$ 504,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 504,000</u>
<b>Funding Source: Infrastructure Replacement Fund</b>						
<b>Artificial Turf Replacement Fields 1 &amp; 2</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures and Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 800,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 800,000</u>
<b>Irrigation Pump Station Replacements</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Consulting-County Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures and Equipment	\$ 112,000	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 112,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 112,000</u>

Attachment: Attachments A & B - Comp Plan Amendments (Comprehensive Plan Amendments; First Reading)

Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

## *5 Year Capital Improvement Program*

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Total FY 2020-2024
<b>Sidewalks:</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Consulting/Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures and Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 90,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 90,000</u>
<b>Public Safety Building Improvements:</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Consulting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures and Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 75,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 75,000</u>
<b>Public Safety Building AC Replacement</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Consulting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures and Equipment	\$ 64,000	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 64,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 64,000</u>
<b>Public Works: AC Replacement</b>						
Planning & Arch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outside Consulting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture, Fixtures and Equipment	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -
	<u>\$ 30,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 30,000</u>
<b>Infrastructure Replacement Fund Total</b>	<u>\$ 1,171,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,171,000</u>
<b>Capital Improvement Program Total</b>	<u>\$ 6,434,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6,434,000</u>

Attachment: Attachments A & B - Comp Plan Amendments (Comprehensive Plan Amendments; First Reading)

Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

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Attachment 6-B

Broward County School Board  
Five-Year District Educational Facilities Plan (DEFP)

Attachment: Attachments A & B - Comp Plan Amendments (Comprehensive Plan Amendments; First Reading)

Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

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Attachment: Attachments A & B - Comp Plan Amendments (Comprehensive Plan Amendments; First Reading)



Note: Underlined> words are proposed additions. ~~Struck-through~~ words are proposed deletions.

**Table 6-8: Five-Year Adopted Capital Improvement Program, City of Parkland (FY2015/16 – 2019/20)**

	<b>FY15-16</b>	<b><del>—</del>FY16-17</b>	<b><del>—</del>FY17-18</b>	<b><del>—</del>FY18-19</b>	<b><del>—</del>FY19-20</b>	<b>Total 5-Year Cost</b>	<b>Funding Source</b>
<b><i>City Recreation and Open Space Improvements</i></b>							
Pine Trails Park	<del>—2,200,000</del>					2,200,000	<del>—</del> General Fund
Pine Trails Park Field Renovations	89,800	89,800	89,800	89,800	89,800	449,000	<del>—</del> General Fund
Doris Forman Boardwalk Rail Replacement	108,000					108,000	General Fund
Quigley Park Tennis Center	2,735,000					2,735,000	General Fund/ Impact Fees
Parks Irrigation Improvements	<del>—74,000</del>					74,000	General Fund
Liberty Park	280,000					280,000	General Fund
Public Property Beautification	<del>—20,000</del>	<del>—20,000</del>	<del>—20,000</del>	<del>—20,000</del>	<del>—20,000</del>	100,000	General Fund
<b><i>General Government Improvements</i></b>							
Library Redesign & Reconfiguration	<del>—80,000</del>	<del>—1,250,000</del>				1,330,000	<del>—</del> Impact Fees
Information Services Improvements		<del>—150,000</del>		<del>—104,000</del>		254,000	General Fund
<b><i>City Transportation Improvements</i></b>							
Fire Station Emergency Traffic Signals	725,000	275,000				1,000,000	General Fund
Street Lighting	<del>—85,000</del>	<del>—594,000</del>	<del>—67,000</del>	<del>—512,000</del>	<del>—340,000</del>	1,598,000	General Fund
Roadway and Trail Improvements			580,000		1,655,000	2,235,000	General Fund
Loxahatchee Road Improvements	220,000			2,640,000		2,860,000	General Fund/ FDOT/MPO
Traffic Signal Preemption Device	45,000					45,000	General Fund
Citywide Traffic Circulation Improvements		320,000	<del>—320,000</del>			640,000	General Fund
<b><i>Physical Environment Improvements</i></b>							
Vehicles and Equipment	<del>—230,100</del>					230,100	General Fund
<b><i>Public Safety Improvements</i></b>							
Western Fire Station Carpet Replacement	5,200					5,200	General Fund
<b>Total Capital Improvements FY 16 - FY 20</b>						<del>—</del> \$16,143,300	

Attachment: Attachments A & B - Comp Plan Amendments (Comprehensive Plan Amendments; First

Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

## CHAPTER SEVEN

### INTERGOVERNMENTAL COORDINATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

**GOAL 7 INCREASE PROCESSES AMONG THE VARIOUS GOVERNMENTAL, PUBLIC, AND PRIVATE ENTITIES TO ACHIEVE: FOR COORDINATION OF ALL PLANS; DEVELOPMENT ACTIVITIES; PRESERVATION OF THE QUALITY OF LIFE; AND EFFICIENT USE OF AVAILABLE RESOURCES.**

**7.1 Objective:**

The City shall ~~continue contact through formal and~~ coordinate planning efforts with the Broward County School Board, Broward County Board of Commissioners, and County officials, adjacent municipalities, and other regional and local agencies providing services or regulatory control over the use of land within Parkland.

*Record of meetings with other units of local governments and the School Board and other special districts.*

**7.1.1. Policy:**

Parkland shall distribute notices for amendments to its Comprehensive Plan ~~adopted by~~ the entities described in Objective 7.1.

**7.1.2. Policy:**

The City shall continue formal and informal methods to increase the effectiveness of the existing coordination mechanisms of intergovernmental coordination which shall include but not be limited to the official identification of primary responsibility for coordination.

**7.1.3. Policy:**

The City shall continue regular meetings between its City Manager and members of its planning staff and their counterparts in adjacent municipalities to discuss each City's plans for growth management and upcoming developments which could affect any of those Cities.

Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

7.1.4 Policy:

The City's Comprehensive Plan will be consistent, with the State of Florida Strategic Plan, South Florida Regional Policy Plan, Broward County Comprehensive Plan, the Comprehensive Plans of adjacent local governments, and applicable regional water supply plan(s).

7.1.5 Policy:

The City will consult with their water suppliers prior to issuing building permits to ensure adequate water supplies to serve new development is available by the date of issuance of a certificate of occupancy.

7.1.6. Policy:

The City shall participate in use the Regional Planning Council's informal mediation process ~~as mechanisms~~ to provide an open forum for communication and coordination of programs involving the Comprehensive Plan, and to resolve conflicts with other local governments as prescribed in Section 186.509, F.S.

7.1.7. Policy:

The City shall ~~cooperatively~~ pursue the resolution of development and growth management issues having impacts that transcend the City's current political jurisdiction including issues of federal, regional, and state significance with the appropriate agencies. Issues to be addressed include, but are not limited to, the following:

- a) Maintenance of rural character including appropriate roadway width;
- b) Coordination of school impacts and school level of service measurement, including student generation rates;
- c) Coordination of multipurpose trails with County greenway system;
- d) Coordinated review of wetland, environmental resource, surface water management, consumptive water use, wastewater permits; and
- e) Any other state development approval within the scope of a participating agency's authority.

7.1.8. Policy:

The City shall request the state land planning agency to coordinate multi-agency assistance on plan amendments that may adversely impact important state sources of or facilities.

7.2. Objective:

Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

*The City will adopt a concurrency management system to effectively manage and monitor growth and assure that facilities and services meet adopted levels of service.*

*Annual review of levels of service and any deficiencies caused by new development.*

7.2.1. Policy:

Parkland will continue to be a member of Broward County League of Cities.

7.2.2. Policy:

Parkland shall continue to review agendas and minutes of the South Florida Regional Planning Council, Broward County Planning Council, Broward County MPO, other regional agencies and adjacent communities.

7.2.3. Policy:

New electric transmission lines subject to the Florida Transmission Line Siting Act should be sited in a manner that will consolidate such lines within existing corridors and that new corridors should be planned in coordination with the land use plans of the City of Parkland.

7.3 Objective:

*The City shall establish coordination mechanisms with those state, regional or local entities having operational and maintenance responsibility for public facilities that affect the level of service standards within Parkland.*

*Record of established coordination mechanisms.*

7.3.1 Policy:

Parkland will use the Regional Planning Council for informal mediation when the level of service standards with adjacent cities or the County cannot be resolved.

7.3.2 Policy:

Parkland shall initiate a process to inform ~~the city~~ residents of all present and future planning issues and developments.

7.4 Objective:

*Maximize the City's ability to ensure compatibility of land uses, preserve amenities and protect natural resources.*

Attachment: Attachments A & B - Comp Plan Amendments (Comprehensive Plan Amendments; First Reading)

Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

*Record of incompatible uses and damage to amenities and natural resources.*

7.4.1 Policy:

The City will coordinate its annexation plans with Broward County and the appropriate adjacent local governments~~;~~ and will work with all parties involved to satisfactorily negotiate satisfactory annexations joint planning measures that serve the best interests of the City of Parkland and contiguous communities.

7.4.2 Policy:

Adjacent municipalities and the South Florida Regional Planning Council will be notified of any development proposal that might have an impact on adjacent governments.

7.4.3 Policy:

The City shall coordinate with other federal, state, and local agencies or nonprofit organizations in managing natural areas ~~or~~ and open spaces.

7.4.4 Policy:

The City shall continue to utilize the following procedures to identify and implement joint planning areas (JPAs) for the purpose of addressing issues related to annexation and mutual infrastructure service areas:

- a) Coordinate planning activities mandated by the various elements of the Parkland Comprehensive Plan with local governments, the Broward County School District, and other governmental units providing services but not having regulatory authority over the use of land, the region, and the state;
- b) Use of the South Florida Regional Planning Council's informal mediation process to resolve conflicts with ~~the~~ other local governments, when agreed to by all affected parties;
- c) Demographic and ~~social~~ socio-economic information and services shall be readily available for regional, county, school board, and municipal planning ~~activities~~ agencies; and
- d) Siting of facilities with county-wide significance, including locally unwanted land uses, such as solid waste disposal facilities.

Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

7.5 Objective:

Ensure coordination with ~~the~~ Broward County Public Schools ~~–District~~ to establish concurrency requirements for public school facilities.

7.5.1 Policy:

The City of Parkland, in cooperation with appropriate local, county, and state governments and agencies, shall continue to ~~utilize~~use the following collaborative planning process to reach decisions on population projections and public school siting:

- a) Employ compatibility and public school impact procedures, which consider land use compatibility and public school impacts through the use of flexibility provisions included in the Parkland Comprehensive Plan;
- b) Provide the Broward County School District with population projections and other demographic and socio-economic data to assist the School Board with determining appropriate student generation rates and appropriate public school siting;
- c) If requested, provide professional support to the School Board Superintendent's site review committee;
- d) Involve the Broward County School District during the review process for residential Land Use Plan Amendments, Plats, and Developments of Regional Impact;
- e) The procedures shall be coordinated in a manner that conforms to the City's PSFE and interlocal agreement between the City and the School District and any future amendments to this agreement; and
- f) The City shall continue to participate in the Broward County School District Staff Working Group that addresses public school facilities concurrency.

Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

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# Attachment B

## of Ordinance 2020-003

Attachment: Attachments A & B - Comp Plan Amendments (Comprehensive Plan Amendments; First Reading)

Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

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## CHAPTER TEN

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### PUBLIC SCHOOL FACILITIES ELEMENT DATA, INVENTORY, AND ANALYSIS

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In compliance with the provisions set forth in F.S. 163.3177(1), 163.31777, and 163.3180(6)(a); and, in cooperation with the various municipalities in Broward County, City of Parkland implements public school concurrency on a county-wide level through the Third Amended and Restated Interlocal Agreement for Public School Facility Planning. The data, inventory, and analysis for school facilities that has been prepared by Broward County (Appendix 10-1-DIA) shall be incorporated herein; and, relied upon to establish goals, objectives and policies for the City of Parkland Public School Facilities Element.

Attachment: Attachments A & B - Comp Plan Amendments (Comprehensive Plan Amendments; First Reading)



Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

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# APPENDIX 10-1-DIA

## Broward County Comprehensive Plan Public School Facilities Data, Inventory, and Analysis

Attachment: Attachments A & B - Comp Plan Amendments (Comprehensive Plan Amendments; First Reading)

Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

## CHAPTER TEN

### PUBLIC SCHOOL FACILITIES ELEMENT GOALS, OBJECTIVES, AND POLICIES

**GOAL 10** THE CITY OF PARKLAND IN COLLABORATION WITH THE SCHOOL BOARD OF BROWARD COUNTY (SCHOOL BOARD), SHALL ENSURE THAT PUBLIC SCHOOL FACILITIES WILL BE AVAILABLE FOR CURRENT AND FUTURE STUDENTS CONSISTENT WITH AVAILABLE FINANCIAL RESOURCES AND ADOPTED LEVEL OF SERVICE STANDARDS (LOS). THIS WILL BE ACCOMPLISHED RECOGNIZING THE SCHOOL BOARD'S STATUTORY AND CONSTITUTIONAL RESPONSIBILITY TO PROVIDE A UNIFORM SYSTEM OF ADEQUATE PUBLIC SCHOOL FACILITIES AND THE AUTHORITY OF THE CITY FOR DEVELOPMENT PERMITTING AND COMPREHENSIVE PLANNING.

10.1 Objective:

Pursuant to Chapters 163.3177 and 163.3180 F.S. and the Third Amended and Restated Interlocal Agreement for Public School Facility Planning (TRILA), the City shall provide comments to the School Board during its annual preparation, update and adoption of the Five-Year District Educational Facilities Plan (DEFP). The School Board shall also ensure that school facilities are planned to meet the long-term planning period of the Public School Facility Element (PSFE) of the City of Parkland Comprehensive Plan, consistent with the provisions of the TRILA (Appendix 10-1).

10.1.1 Policy

The School Board DEFP (Broward County School Board adopted district facility plan dated September 5, 2018, including the 5-year schedule of capital improvements) is hereby adopted into the City of Parkland CIE.

10.1.2 Policy:

The financially feasible schedule of the DEFP shall be annually adopted into the City of Parkland Comprehensive Plan Capital Improvements Element (CIE) by reference.

10.1.3 Policy:

The School Board, through the Adopted DEFP, shall depict the

Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

capacity needed to achieve and maintain the adopted LOS for each concurrency service area (CSA) within the five-year planning period. These projections are included in the supporting documents of the PSFE.

10.1.4 Policy:

The School Board, through the DEFP, shall provide a five-year financially feasible schedule for the remodeling/renovation of existing schools to meet the identified needs of aging schools and replace worn facilities.

10.1.5 Policy:

The School Board shall amend the DEFP on an annual basis to:

1. Add a new fifth year;
2. Reflect changes in estimated capital revenues, planned capital appropriations costs, planned capital facilities projects, CSA and school usage; and,
3. Ensure the DEFP continues to be financially feasible for the five-year planning period.

10.1.6 Policy:

Annual amendments to the CIE shall be coordinated with adopted updates to the DEFP and CSA maps. The annual plan amendments shall ensure that the schedule of capital improvements within the CIE continues to be financially feasible and the LOS will be achieved and maintained.

10.2 Objective:

The City shall participate in the Broward County county-wide public school facilities concurrency management system for implementation of public school concurrency to ensure that public school facilities are available at the adopted level of service standard concurrent with the impact of proposed residential development.

10.2.1 Policy:

The City, in collaboration with the Broward County School Board and Broward County shall implement a concurrency management system consistent with the policies included in Broward County's and the City's Public School Facilities Element, with procedures and requirements included within the City's Land Development Code and the ILA.

10.2.2 Policy:

The CSAs shall be the annually adopted school attendance boundaries for each elementary, middle and high school. The maps

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of the CSAs are maintained in the data and analysis section of this Element.

10.2.3 Policy:

The Level of Service standard shall be the higher of 100% gross capacity (including relocatables) or 110% permanent Florida Inventory of School Housing (FISH) capacity for the purpose of establishing uniform, districtwide level-of-service standards for public schools, as outlined in the adopted Third Amended Interlocal Agreement.

10.2.4 Policy:

If adequate capacity is not available in a CSA for a proposed residential development but capacity exists in one or more contiguous CSAs, the development may proceed consistent with the provisions and procedures in the City's Land Development Code and the ILA.

10.2.5 Policy:

If adequate capacity is not currently available in a CSA or contiguous CSA for a proposed residential development but capacity is scheduled in the DEFP to be available within three (3) years after the issuance of final subdivision or site plan approval or functional equivalent, development of the project may proceed in accordance with the provisions and procedures in the City's Land Development Code and the ILA.

10.2.6 Policy:

The City shall not approve a residential plat or site plan or functional equivalent until the School Board has reported that the school concurrency requirement has been satisfied consistent with the provisions and procedures in the City's Land Development Code and the ILA.

10.2.7 Policy:

The CSAs shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with the level of service standards and the permanent capacity, taking into account special considerations such as core capacity, special programs, transportation costs, geographic impediments, diversity programs, and class size reduction requirements to prevent disparate enrollment levels between schools of the same type (elementary,

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middle, high) and provide an equitable distribution of student enrollment district-wide.

10.2.8 Policy:

The projected student impact of a proposed residential development shall be determined using the student generation rates approved by the School Board and adopted within the City's Land Development Code. The student generation rates shall be reviewed and updated at least every three (3) years.

10.2.9 Policy:

The public school concurrency approval for residential plats shall expire if development within the plat does not commence within **five (5) years** following the date of City Commission approval.

10.3 Objective:

The School Board, pursuant to Chapter 163.3180 F.S. and the ILA, shall adopt proportionate share mitigation alternatives that provide an option for residential developments unable to meet the public school concurrency requirement. Upon approval of a proportionate share mitigation alternative by the School Board and completion of necessary binding agreements, a development will be deemed to have met the public school concurrency requirement and may proceed.

10.3.1 Policy:

A residential development's proportionate share mitigation value shall be determined by multiplying the number of additional student stations needed to mitigate the impact of the proposed development on schools within the affected CSA(s) not meeting the adopted LOS standards by the State cost per student station for each school type plus a land impact cost share, if applicable. Pursuant to Section 163.3180(13)(e)(2), F.S., the applicant's proportionate share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

10.3.2 Policy:

Proportionate share mitigation shall enhance the capacity of the schools (or provide for the construction of new schools) serving the proposed residential development. Proportionate share mitigation shall equate to at least one permanent classroom, which may be funded by one or more residential developments, or other identified funding sources. Mitigation that results in the need for school site(s) shall primarily be the dedication of land.

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Proportionate share mitigation shall include the following options, as further defined and subject to, procedures and requirements in the ILA:

1. Purchase or dedication of needed elementary, middle or high school sites.
2. Construction of capacity improvements identified in years four (4) or five (5) of the DEFP including advancement of such improvements into the first three years of the DEFP.
3. Construction of previously unplanned schools, classroom additions, modular classrooms or similar facilities. Such facility capacity shall be included in the first three years of the DEFP.
4. Construction of the needed capacity at one or more charter schools.
5. Other mitigation options approved by the School Board on a case by case basis contingent upon a School Board finding that the option mitigates the impact of the proposed development.

#### 10.3.3 Policy:

Mitigation shall be assured by a legally binding agreement between the School Board, the applicant and the City executed prior to the issuance of the final subdivision plat or the final site plan approval (or functional equivalent). The School Board must commit in the agreement to placing the improvement required for mitigation in the first three years of the DEFP.

#### 10.4 Objective:

The City shall coordinate with the School Board, and Broward County to ensure that the locations of existing and proposed school sites are compatible with and proximate to the existing and planned land uses they serve. Such coordination shall ensure there is adequate public infrastructure available to serve existing and planned school sites including infrastructure which provides safe access to schools.

#### 10.4.1 Policy:

The City will coordinate through procedures established in the ILA that existing and proposed public school facility sites are consistent and compatible with the City of Parkland Comprehensive Plan.

#### 10.4.2 Policy:

The City will coordinate with the School Board and Broward County to prepare projections of future development and public school enrollment growth and to ensure such projections are

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consistent with the City's future land use map and the School Board's Long Range Public School Facilities Map, and procedures and requirements identified in the ILA.

10.4.3 Policy:

Consistent with Section 163.3180 F.S., the School Board and Broward County PSFE shall prepare future conditions maps showing existing and anticipated school facilities for the short-term (5 year) and long-term (10 year) planning time frames.

10.4.4 Policy:

Consistent with provisions and procedures in the ILA, the School Board will advise the City of inconsistencies in the City's Comprehensive Plans and Comprehensive Plan Amendments with the DEFP and Long-Range School Facilities Plan.

10.4.5 Policy:

The School Board shall monitor and participate in City's plat review and site plan review processes, the Development of Regional Impact (DRI) process, the Comprehensive Plan Amendment process and other development order/permit processes.

10.4.6 Policy:

The City shall utilize the procedures identified within the ILA, including the Staff Working Group and Oversight Committee established by the ILA, to coordinate the annual review of school enrollment projections in addition to the preparation and annual reviews of public school facilities elements and ensure that the elements are consistent with each other.

10.4.7 Policy:

The City shall amend its CIE after the School Board annually updates and adopts the DEFP and transmits it to the City consistent with the provisions and procedures of the ILA, including any supplemental amendments.

10.4.8 Policy:

The City shall share and coordinate information with the School Board and Broward County through the municipal platting, Development Review Committee, and school siting processes and procedures identified in the ILA to ensure the location, phasing, and development of public school facilities, including additions to

Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

existing facilities is coordinated with the provision of necessary public facilities.

10.4.9 Policy:

The City shall coordinate with the School Board and Broward County through the school siting process identified in the ILA and the City's municipal platting and Development Review Committee processes to implement strategies, consistent with Florida's Safe Ways to School Program.

10.5 Objective:

The City, pursuant to the ILA, shall coordinate the location of public school facilities with the School Board and Broward County relative to the location of other public facilities such as parks, libraries and community centers and promote schools to be focal points within the community.

10.5.1 Policy:

In the planning, siting, land acquisition, permitting and development of a new school facility or significant renovation or expansion, the School Board shall coordinate with the City on the availability of public facilities, services and grounds.

10.5.2 Policy:

The City shall pursue shared use and co-location of school sites with School Board and County facilities having similar facility needs, such as libraries, parks, ball fields, and other recreation facilities.

10.5.3 Policy:

Through the design of school facilities, establishment of school siting standards and pursuit of collocation opportunities, the School Board is encouraged to promote school facilities to serve as community focal points.

10.5.4 Policy:

The City will coordinate with the School Board and Broward County on efforts to build new school facilities, which are designed to serve as emergency shelters as required by Section 1013.372, F.S.



Note: Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.

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# APPENDIX 10-1

## Third Amended & Restated Interlocal Agreement for Public School Facility Planning

Attachment: Attachments A & B - Comp Plan Amendments (Comprehensive Plan Amendments; First Reading)