



CITY OF PARKLAND

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June 18, 2019

Heather E. Cunniff, AICP, Senior Planner
Environmental Protection and Growth Management Department
Planning and Development Management Division
115 S. Andrews Avenue, Room 329K
Fort Lauderdale, FL 33301
hcunniff@broward.org

Re: Proposed Future Land Use Map Amendment – 19-M1 (Gator Acres) (Folio # 474119010013)

Dear Ms. Cunniff:

The City of Parkland has reviewed the referenced request for a land use plan amendment from Palm Beach County Residential at 1 unit per 10 acres to Broward County Residential at 25 units per acre. The City is strongly **opposed** to this request.

The applicant states an overriding financial need as the justification for the request. Based on generally accepted land use planning practices and principles, however, personal financial hardship, regardless of the reason, is not --- and never has been --- a basis for sound land use planning or for granting a land use plan amendment. Rather, compatibility is the principle defining criterion to determine if an amendment request merits favorable consideration.

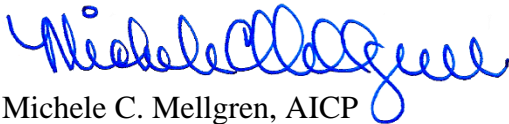
To the north of the subject site is Loxahatchee Road and the Hillsboro Canal and, beyond that, undeveloped land owned by the South Florida Water Management District. To the east and south is property that has a land use designation of Palm Beach County Residential at 1 unit per 10 acres, although a land use plan amendment has passed on first reading through the City of Parkland for 3 units per acre (age restricted). To the west is the Everglades. Given the parcel's location, the land use designation should logically be considered at 1.5 units per acre, which would be a transition from the 3 units per acre to the east and south, west to the Everglades. As an alternative, 2 units per acre (without an age restriction) or 3 units per acre (age restricted) would be compatible with other parcels

developed in the Wedge within the City of Parkland. The requested 25 units per acre, however, is in no way compatible with existing or planned development and should be denied.

Although the lack of land use compatibility is sufficient to deny the request, it is important to note that the only access to the subject site is by way of Loxahatchee (Lox) Road. This roadway is a 2-lane undivided roadway for approximately 6 miles. The right of way is restricted for approximately 3 of those 6 miles. While the City has collaborated with the County and the State Department of Transportation to improve the road, the improvements will only entail enhancing the roadway and will not result in an increase of the number of travel lanes. While Lox Road currently functions at a passing level of service, future scenarios show that it will not. Hence, approving the subject request at the incompatible density of 25 units per acre will over-burden the roadway and only serve to further degrade future operational characteristics.

In summary, the City of Parkland opposes the proposed land use plan amendment because of its lack of compatibility and its negative impact on Lox Road. Kindly advise as to when public meetings will be held so that representatives from the City can attend and voice their concern.

Sincerely,



Michele C. Mellgren, AICP
Planning & Zoning Director

Copy: Nancy Morando, Acting City Manager
Sowande Johnson, Assistant City Manager