



The City of Coral Springs

Comprehensive Plan Goals, Objectives, and Policies

Adopted December 16, 2008

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Comprehensive Plan Map Series

INTRODUCTION

This document contains the adopted text of the Coral Springs Comprehensive Plan current through the 2008 Capital Improvement Element Amendment. These portions of the Plan are adopted by ordinance after Coral Springs City Commission and Florida Department of Community Affairs approval consistent with the requirements to Chapter 163, Part II, Florida Statutes. The Data and Analysis sections of the Plan are not adopted, and therefore, are not included in this document.

The adopted sections of the Coral Springs Comprehensive Plan include each element's goals, objectives, and policies, the Future Land Use Plan Implementation Requirements, Public Participation procedures and Comprehensive Plan Map Series. All adopted text included in this document and the Comprehensive Plan Map Series are included in the City's 2005 Evaluation and Appraisal Report.

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GOALS, OBJECTIVES AND POLICIES

I. LAND DEVELOPMENT REGULATIONS

Goal 1.0.0. To strengthen the City of Coral Springs' regulatory ability to ensure that the location, character and intensity of residential, commercial, employment and public areas is consistent with public policy considerations regarding the appropriate intensity and location(s) for each type of use area.

Objective 1.1.0. Maintain land development regulations that are sufficiently specific, detailed and consistent so as to implement the Comprehensive Plan.

Measure - Consistency of land development regulations with the Comprehensive Plan.

Policy 1.1.1. Future growth and the redevelopment of existing areas will be managed through the enforcement of land development regulations.

Policy 1.1.2. Land development regulations adopted to implement the Comprehensive Plan shall be based on and be consistent with the goals, objectives and policies contained within elements of the Comprehensive Plan.

Policy 1.1.3. The City shall maintain 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 land within the boundaries of Coral Springs.

Policy 1.1.4. The City shall not approve for recordation in the official Records any plat of lands that are not in compliance with the Coral Springs Comprehensive Plan and Broward County Future Land Use Plan.

Policy 1.1.5. The City shall enforce land development codes and regulations addressing the size, quantity and character of signs. It is the belief of the City of Coral Springs that the nature of signs is to provide an index to needed goods and services. It is the City's intention to control those signs which are intended to communicate to the off premises general public and to authorize the use of signs which are:

1. Compatible with their surroundings.
2. Legible under the circumstances in which they are seen.
3. Effective in indexing the environment.

4. Conducive to promoting traffic safety by preventing visual distraction.
5. Expressive of the identity of individual proprietors or of the community as a whole.
6. Conducive to promoting excellence in graphic communication.

Policy 1.1.6. The City's land development regulations shall limit privately owned graphics along streets to the identification of business and services rather than advertisements.

Policy 1.1.7. The City shall encourage the development and application of sustainable building technology, sustainable landscapes, solar technology and other energy saving devices while establishing design guidelines for aesthetic integration with buildings, sites and landscape.

Policy 1.1.8. The City shall modify land development regulations to include redevelopment and mixed use standards in order to update, to the extent feasible, urban design techniques and to upgrade existing buildings and sites.

Policy 1.1.9. The City shall encourage the replacement or restoration of existing landscaping with more appropriate trees and other vegetation in an appropriately sized planting area to conserve water, provide for native plants and increase hurricane resistance.

Policy 1.1.10. The City shall develop land development regulations for the Coral Springs Downtown that conform to the requirements of the Local Activity Center.

II. RESIDENTIAL LAND USE

Goal 2.0.0. To provide locations for accommodating housing that features a range of styles, types, intensities and amenities and that is variably priced and accessible to community facilities and services.

Objective 2.1.0. The City shall direct future residential development and redevelopment activities to appropriate areas as depicted on the Future Land Use Plan Map. The location, intensity and character of development shall be regulated by zoning consistent with the following policies relating to location, function and character.

Measure - Number of development actions which are consistent with the residential land use policies of the Comprehensive Plan.

Policy 2.1.1. Low Density Up to 1.99 dwelling units per acre
The City shall maintain in land development regulations low density land uses that create a living environment typified by lots of a least one acre

and detached single family houses. Areas so designated shall be comprised of lots, grouped and of such a number so as to form an identifiable and distinct area and most appropriate when buffered from arterials and adjacent to moderate density land use.

Policy 2.1.2. Moderate Density 2 to 7.99 dwelling units per acre

The City shall maintain in the land development regulations moderate density land uses that encourage a variety of housing types including single family, cluster and two family attached and townhouse developments with private yards and are most appropriate between less intense single family areas and areas of medium density residential, community facilities, office or commercial development

Policy 2.1.3. Medium Density 8 to 20.00 dwelling units per acre

The City shall maintain in the land development regulations medium density residential land uses that encourage a living environment typified by medium density cluster, townhouse, and other multiple unit housing and zero lot line housing. Areas so designated will be limited to locations on or within reasonable proximity to arterial or collector streets.

Policy 2.1.4. High Density 20.01 to 40.0 dwelling units per acre

The City shall maintain in the land development regulations high density residential land uses that provide for a variety of housing types; including multi-story housing, cluster housing, and hotels/motels concentrated and arranged in such a manner so as to provide a highly urbanized living environment. Areas so designated will be limited to locations on arterial streets and generally adjacent to office or commercial development.

Policy 2.1.5. Permitted uses within all residential categories shall include residences within the character range established in the Future Land Use Element Text and as designated on the Coral Springs Future Land Use Plan Map and their customary accessory uses and structures. These character ranges are primarily defined by the numerical density ranges. However, while a character range may not exceed the maximum density of a range, it is permissible to develop at less intensity than the range, provided the character is maintained.

Policy 2.1.6. Permitted uses within all residential categories shall include the following non-residential uses: private and public utilities appropriate to serve the individual development; transportation corridors and streets; and, canal, lakes, and drainage areas. Other non-residential uses shall be allowed in respective residential categories as permitted by the Land Development Code.

Policy 2.1.7. The City shall apply superior design standards established in the Architectural Review Guidelines. Development inconsistent with these Guidelines may be reviewed by the Architectural Review Committee.

Objective 2.2.0. The City shall continue ensure that current residential development densities and dwelling unit totals do not exceed the limits established in the Broward County Land Use Plan.

Measure – GIS data presented in back-up reports submitted to the Broward County Planning Agency with Comprehensive Plan Amendments

Policy 2.2.1. The City shall monitor dwelling unit counts on a bi-annual basis.

Objective 2.3.0. The City shall maintain and implement land development regulations that promote redevelopment and revitalization of residential properties and neighborhoods that are attractive, well-maintained and contribute to the health, safety and welfare of their residents.

Measure - Reduction in the number of code violations, citizen complaints and residential property crimes.

Policy 2.3.1. The City shall maintain appropriate aesthetic, landscaping and security development regulations that encourage residential redevelopment and revitalization that maintain and improve the quality of life for its citizens.

Policy 2.3.2. The City shall maintain appropriate accessibility, security and landscaping development regulations that encourage residential redevelopment and revitalization that promote the City's ability to provide timely, effective and efficient public safety services.

Policy 2.3.3. The City shall maintain appropriate aesthetic, landscaping and security development regulations that ensure residential redevelopment and revitalization provide a safe and attractive living environment, both within and outside the confines of the residential property.

III. COMMERCIAL LAND USE

Goal 3.0.0. To provide a full range of convenient and accessible commercial areas and facilities sufficient to serve City residents and business owners.

Objective 3.1.0. The City shall direct future commercial development and redevelopment activities to appropriate areas as depicted on the Future Land Use Plan Map. The location, intensity and character of commercial development

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shall be regulated by zoning consistent with the following policies relating to location, function, and character.

Measure - Number of development actions which are consistent with the commercial land use policies of the Comprehensive Plan.

Policy 3.1.1. The City shall maintain land development regulations regarding commercial land uses that shall have the following characteristics:

1. Be located and designed to provide convenient and safe access to the population served
2. Be provided in appropriate quantity and type to serve the range of needs of the population served
3. Be compatible in scale and intensity with neighboring land uses
4. Be designed in a manner that to the maximum extent preserves the environmental setting and maintains environmental quality
5. Be located in such a manner as to avoid proliferation of strip commercial development
6. Be designed in a manner that mitigates impact to adjacent land uses
7. Be able to provide for appropriate locations for mixed use.

Policy 3.1.2. The City shall apply superior design standards established in the Architectural Review Guidelines. Development inconsistent with these Guidelines may be reviewed by the Architectural Review Committee.

IV. INDUSTRIAL LAND USE

Goal 4.0.0. To provide a single, unified area for an industrial center called the Coral Springs Corporate Park that expands and intensifies the economic base of the City and generates local employment.

Objective 4.1.0. The City shall direct industrial redevelopment to the appropriate areas as depicted on the Future Land Use Plan Map. The intensity and character of redevelopment shall be regulated by zoning consistent with the following standards relating to location, function, and character.

Measure - Number of development actions which are consistent with the industrial land use policies of the Comprehensive Plan.

Policy 4.1.1. The City shall maintain in the land development regulations that industrial land uses shall have the following characteristics:

1. Contribute to the economic growth and self-sufficiency of the City
2. Be located so as not to disturb residential areas

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3. Promote corporate and business park development geared to employment generating light industrial, office, research and development, and complementary commercial uses
4. Be located with convenient access to major transportation facilities
5. Provide adequate parking and loading areas
6. Provide other needed commercial services for the Corporate Park employees.

Policy 4.1.2. Apply superior design standards established in the Architectural Review Guidelines. Development inconsistent with these Guidelines may be reviewed by the Architectural Review Committee.

Objective 4.2.0. The City will encourage the redevelopment of properties in the Corporate Park south of 39th Street and adjacent to West Sample Road and Coral Ridge Drive with a diversity of uses.

Measure: Number of development actions consistent with the Land Development Code.

Policy 4.2.1. The development and redevelopment shall include a diversity of uses, architectural style, landscaping and other amenities that will keep the Corporate Park competitive with other corporate office parks in the State of Florida.

V. EMPLOYMENT CENTER LAND USE

Goal 5.0.0. To provide a location for accommodating a more diversified mix of corporate and business park development that will expand the economic base of the City and generate local employment.

Objective 5.1.0. The City shall direct future Employment Center development activities to appropriate areas as depicted on the Future Land Use Plan Map. The location, intensity and character of development shall be regulated by zoning consistent with the following policies relating to location, function, and character.

Measure - Number of development actions which are consistent with the Employment Center land use policies of the Comprehensive Plan.

Policy 5.1.1. The City shall maintain in the land development regulations that Employment Center land uses in Coral Springs should have the following characteristics:

1. Contribute to the economic growth and self-sufficiency of the City
2. Be located so as not to disturb residential areas

3. Promote corporate and business park development geared to employment generating light industrial, office, research and development, and complementary commercial uses
4. Be located with convenient access to major transportation facilities
5. Provide adequate parking and loading areas
6. Provide other needed commercial services for the Employment Center employees.

Policy 5.1.2. The City shall maintain an Employment Center zoning district. This district is intended to provide areas for a broad range of employment-based uses, including office park, education, science, medicine, service commercial, hotel, restaurant and ancillary retail uses. These uses are in addition to the traditional "industrial" uses such as light manufacturing, warehousing, and distribution.

VI. LOCAL ACTIVITY CENTER LAND USE

Goal 6.0.0. To promote within the area known as Downtown Coral Springs as a Local Activity Center (LAC) as a zone of pedestrian activity, social life and civic activities with a sense of place unique to Coral Springs. The LAC will be a quality environment that sparks the pride of local residents and the continued investment in and growth of community businesses and commercial services in accordance with the Broward County Land Use Plan.

Objective 6.1.0. The City will monitor all new revitalization efforts via their effects on increased economic and pedestrian activity in the Local Activity Center.

Measure – Within the Local Activity Area, annual progress of property tax base valuations and development actions and biennial progress as stipulated within the Development Order for the Downtown Development of Regional Impact analysis.

Policy 6.1.1. The Local Activity Center will support the location of uses in a manner oriented around the five minute (i.e. quarter mile) walk. The City will ensure a mix of uses within the Downtown that:

1. promotes a day time and night time activity center,
2. shares parking facilities,
3. expands the number of pedestrian trips between uses internal to the Downtown,
4. facilitates alternative modes of public transportation linkages such as shuttle buses, and
5. enhances the proximity of living and working environments.

Policy 6.1.2. Housing opportunities must be included as a functional component within the Local Activity Center and shall contribute to the affordability of housing for residents within the City.

Policy 6.1.3. The Local Activity Center will include park land and/or open space that is accessible to the public. The City will work with the private sector to encourage programming for public spaces

Policy 6.1.4. The City will encourage private/public partnerships through the City's Community Redevelopment Agency (CRA).

Policy 6.1.5. The City shall coordinate with the Economic Development Foundation to establish the Local Activity Center as a targeted economic development site.

Policy 6.1.6. The City will encourage restaurants in the Downtown area which provide outdoor cafes.

Policy 6.1.7. All Downtown developments of commercial or office space in excess of a floor area ratio of 2.0 (excluding interior parking square feet and including existing square feet for redevelopment) shall include a mix of uses wherein not less than 20% of the total leasable floor area shall be for residential or support retail, entertainment/dining services.

Objective 6.2.0. The City shall maintain and utilize Downtown Design Guidelines for the Downtown area to ensure that desired architectural and aesthetic standards are consistent with new urbanism techniques and sustainable development principles.

Measure - Number of development actions reviewed and approved.

Policy 6.2.1. Innovative and creative building designs in the Downtown will be encouraged to help make this area architecturally unique and sustainable.

Policy 6.2.2. The City shall require all new construction, or revitalization efforts to adhere to and comply with Downtown Design Guidelines and the Land Development Code.

Policy 6.2.3. The buildings and site planning shall be designed in a manner that reduces the impact on adjacent low and moderate density residential land uses.

Objective 6.3.0: The City shall coordinate transportation improvements for Downtown Coral Springs with the Comprehensive Plan and the plans and programs of the Broward County Metropolitan Planning Organization (MPO), the

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Broward County Technical Coordinating Committee (TCC), the Broward County Mass Transit Division, the Florida Department of Transportation (including their 5-year Transportation Plan) and any other appropriate agencies or plans.

Measure - Transportation improvement projects that are consistent with the aforementioned plans and with the Development Order for the Downtown Development of Regional Impact.

Policy 6.3.1. Within the Local Activity Center, the City will maintain a maximum development floor/area ratio intensity (excluding interior parking square feet) of 2.00 as a cumulative average development intensity of all properties. No individual property within the Local Activity Center may exceed a floor/area ratio intensity of 4.00 after excluding interior parking square feet.

Policy 6.3.2. The City will research all applicable financing or grant options for transportation improvements within the Downtown area and apply for grants as financially viable.

Policy 6.3.3. The City shall encourage innovative and practical traffic calming techniques within the Downtown area.

Policy 6.3.4. The City shall encourage pedestrian, bicycle and mass transit facilities to provide for a fully multi-modal transportation system.

Policy 6.3.5. Pedestrian walkways, and movements between uses, shall include methods to protect pedestrians from sun and rain as feasible, and shall be designed and constructed so as to be a pleasant and enticing place to sit, socialize and walk.

Policy 6.3.6. The City shall coordinate the provision of continuous pedestrian sidewalks throughout the Downtown sidewalk network with connections to Mullins Park, the Coral Springs Medical Center, public and private schools, libraries and future development at Broken Woods Golf Course.

Policy 6.3.7. The City shall encourage and promote the use of shared parking facilities in the Downtown area to achieve a more urban parking system.

Policy 6.3.8. Consistent with the desired pedestrian-oriented environment in the Downtown, the City shall encourage additional bicycle facilities to accommodate the use of bicycles as an important means of transportation in the Downtown area.

Policy 6.3.9. In cooperation with Broward County Transit, the City shall create a multimodal transit center within the Downtown area that will combine a commuter drop-off zone, Broward County bus routes, bicycle routes, pedestrian walkways and transit station with seating and other amenities.

Policy 6.3.10. The City shall develop specific strategies to improve transit use and amenities within the Downtown area.

Policy 6.3.11. The City shall develop specific strategies to provide a continuous bicycle circulation system with convenient and secure bicycle parking areas within the Downtown area.

Policy 6.3.12. The City shall develop specific strategies to improve interconnections between parking areas within the Downtown area.

Objective 6.4.0. The City will establish two districts for the Downtown Area.

Measure - Number of site development orders that meet the established Land Development Code for the districts.

Policy 6.4.1. The City will incorporate land development regulations for the Downtown Local Activity Center that will support a unique, pedestrian-oriented area benefiting both vehicular and pedestrian movements.

Policy 6.4.2. The City will ensure that the list of permitted, conditional and prohibited uses for the Local Activity Center encourages a pedestrian-oriented environment.

Objective 6.5.0. The City will promote and encourage urban redevelopment as vibrant, pedestrian-friendly places with mixed-uses.

Measure - Modification of the Land Development Code to satisfy the Downtown Development of Regional Impact analysis and its requirements for open space and quasi-public open space.

Policy 6.5.1. The City will encourage business owners to take advantage of public financial assistance available for public infrastructure improvements, providing that the redevelopment effort is consistent with the Local Activity Center goals, objectives and policies and design standards.

Policy 6.5.2. The City will support and encourage reduced parking requirements and exactions providing that the property owner/developer indicates shared parking and other multi-modal parking provisions to reduce parking demands.

Policy 6.5.3. The City will investigate applying for County grants, State grants, Federal grants and other grants that are financially viable.

Policy 6.5.4. The City will assist in the successful marketing of the Downtown area.

Policy 6.5.5. The City will utilize an urban design strategy that focuses on methods to make the streets and plazas successful pedestrian places using New Urbanism principles.

VII. RECREATION AND OPEN SPACE LAND USE

Goal 7.0.0: To provide recreation services and open spaces that are varied and dispersed throughout the City in relation to population growth.

Objective 7.1.0. The City shall provide recreation services and open spaces in relation to the population growth of the City at a rate of 4 developed acres per 1000 population.

Measure - Number of developed park acres acquired in relation to population growth.

Policy 7.1.1: Maintain in the land development regulations that recreation and open space land uses be divided into two categories: public and quasi-public.

Public

Public Recreation and Open Space - P

Purpose: To provide suitable locations for parks and open spaces owned or operated by the City usually for specific programs and/or natural resource conservation.

Quasi-Public

Quasi-Public Recreation Golf – G

Quasi-Public Open Space – OS

Purpose: To accommodate privately owned facilities open to the public, golf courses and/or tennis courts (G), and greenways, water features, plazas and promenades (OS).

Policy 7.1.2. Recreation and open spaces shall be located, acquired, and developed according to safety, efficiency of service, and cost compliant

with the latest standards acceptable to the City so as to implement the Recreation and Open Space Element.

Policy 7.1.3. The map entitled, "City of Coral Springs Recreation and Open Space", shall reflect recreation and open space locations, intensity, and character of development. The map shall be maintained by the Community Development Division and identify existing and future recreation and open space locations.

Policy 7.1.4. Amendments to the Coral Springs Future Land Use Plan Map which would result in the loss of public or quasi-public recreation or open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and project residents of the community will be met, including how the negative impacts of the loss of public and quasi-public recreation and open space on the surrounding neighborhoods will be minimized or mitigated.

Policy 7.1.5: Amendments to the Coral Springs Future Land Use Plan Map containing golf courses, including closed golf courses, shall address the following:

1. The impact of the loss of public and quasi-public recreation and open space on the surrounding residential areas. The loss of recreation and open space must be mitigated through the provision of parks and open space to serve the surrounding community.
2. Management of storm water taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.
3. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy.
4. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 and Phase 2 environmental assessment.
5. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks, open space and greenways.

VIII. COMMUNITY FACILITIES LAND USE

Goal 8.0.0. To provide a full range of accessible public and semi-public services and facilities.

Objective 8.1.0. The City shall designate future community facilities development activity on the Future Land Use Plan Map. The location, intensity, and character of the development shall be regulated by zoning consistent with the following policies relating to location, function, and character.

Measure - Number of development actions which are consistent with the community facilities land use policies of the Comprehensive Plan.

Policy 8.1.1. The City shall continue to use the development review process established in the Land Development Code that community facilities shall be located according to safety, efficiency of service, sustainability and cost.

Policy 8.1.2. Maintain in the Land Development Code that community facilities land use designations be divided into two categories: education and general. Uses and designs of these areas shall be consistent with the following general purposes and all pertinent policies in the Comprehensive Plan.

Education

Purpose: To provide location for public elementary (ES), middle (MS), high schools (HS), private schools (PS), and a wide variety of post secondary educational facilities (CU) in a campus atmosphere.

General

Purpose: To provide locations for Administrative (A) public activities of a municipal, state, and federal nature; Utilities (U) including electrical transmission and distribution facilities and related uses, including supplemental parking; Medical facilities (M) including hospitals, nursing homes, laboratories, or medical and dental offices and related uses; and, Religious facilities (R) including places of worship and related educational facilities.

IX. NEIGHBORHOOD PLANNING

Goal 9.0.0. To strengthen the stability, revitalization and preservation of Coral Springs' neighborhoods and principal commercial areas.

Objective 9.1.0. The City shall define neighborhood boundaries and create plans for these neighborhoods that include physical improvements and policies that improve quality of life.

Measure – Number of annual meetings and the number of City-neighborhood partnerships for physical enhancements.

Policy 9.1.1. Neighborhood plans should include physical, social and economic components.

Policy 9.1.2. Businesses serving a residential neighborhood should be encouraged to participate in the annual meetings with residential neighborhoods.

Policy 9.1.3. The City shall encourage maximum citizen participation in the annual meetings and city-neighborhood partnerships.

Policy 9.1.4. City neighborhood partnerships and City programs resulting from annual meetings should support stabilization or improvement of residential property values, commercial vacancy rates, code violations and crime statistics.

X. CANAL, LAKE AND DRAINAGE AREA LAND USE

Goal 10.0.0. To provide locations for stormwater drainage facilities adequate to protect lives and property.

Objective 10.1.0. The City shall designate future primary drainage facilities needed to accommodate developments in undeveloped areas of the City on the Future Land Use Plan Map.

Measure - Number of land use changes approved to accommodate surface water management facilities.

Policy 10.1.1. The City shall continue to rely upon the Boards of Supervisors of the NSID, the CSID, Sunshine Water Control District, Pine Tree Water Control District, Turtle Run Community Development District, and the Crossings Homeowners Association to identify the land required for stormwater drainage facilities.

Policy 10.1.2. The City will work with the owners of stormwater drainage facilities, easements and adjacent properties to enhance the aesthetic and natural habit qualities of the facilities in methods that do not interfere with the efficient operation of the facilities.

Policy 10.1.2. Where appropriate, the City shall allow for the use of parking, transportation, recreation, public art and open space with the permission of the respective water districts.

XI. TRANSPORTATION LAND USE

Goal 11.0.0. To provide for the development of a transportation system which safely, conveniently, and effectively serves the multi-modal travel needs of Coral Springs while protecting established neighborhoods.

Objective 11.1.0. The City shall direct future transportation facilities to appropriate locations and modify existing transportation facilities so as to maintain proper local, collector, and arterial street system relationships.

Measure - Number of development decisions which are consistent with the Comprehensive Plan.

Policy 11.1.1. To minimize impact on locally maintained transportation facilities, the City's Comprehensive Plan Amendment, rezoning, and development review procedures will ensure that land uses which generate high traffic volumes be located adjacent to or have safe and adequate access to principal arterials, expressways, major collectors, minor arterials as required, or other regionally significant roadway facilities.

Policy 11.1.2. The City land development regulations shall require the construction of Master Parking Areas or their design equivalents prior to the issuance of a certificate of occupancy for development on the arterials designated by the City Commission as Master Parking Corridors (as per Land Development Code Section 250140).

Policy 11.1.3. In order to protect the transportation corridors identified on the Broward County Trafficways Plan, the City of Coral Springs shall not issue building permits or development orders for construction within these corridors.

Objective 11.2.0. The City shall examine existing transportation facilities and adjacent property for modification to provide for pedestrian, bicycle and transit systems.

Measure - Number of redevelopment decisions which are consistent with the Comprehensive Plan.

Policy 11.1.1: To minimize impact on transportation facilities for automobiles, the City's Comprehensive Plan amendment, rezoning, and redevelopment review procedures will ensure that land uses which generate high traffic volumes be located adjacent to pedestrian walkway systems, greenways, bicycle lanes and transit routes.

Policy 11.1.2. In order maintain an integrated system of pedestrian pathways, greenways and bicycle lanes identified on the Broward County

Greenways Plan, the Broward County Bikeway Plan and any City of Coral Springs pedestrian pathways, the City of Coral Springs shall review site plans for accommodation of these corridors.

XII. NATURAL RESOURCE PROTECTION

Goal 12.0.0. Use the City's existing natural resources in such a manner so as to maintain a balance between resource protection and development.

Objective 12.1.0. The City shall protect, to the extent reasonable and cost-effective, air quality from degradation.

Measure - Comparison of pollutants concentration with ambient air quality standards established for the regional air shed.

Policy 12.1.1. The City shall maintain in the land development regulations recruitment of clean business and industry.

Objective 12.2.0. The City shall protect existing and future potable water sources from pollution and degradation in productivity.

Measure - Extent of compliance with regulations as reflected by water quality monitoring reports; ratio of water withdrawn to "water use" permit allocation.

Policy 12.2.1. The City shall maintain requirements in the land development regulations for the protection of water supply and quality consistent with the Broward County Well-Field Protection Ordinance (Chapter 27 of the Broward County Code of Ordinances).

Policy 12.2.2. The City's Utilities Division shall enforce local water conservation measures during times of low water supply and drought conditions, compliant with South Florida Water Management District regulations.

Policy 12.2.3. The City shall prepare a 10-Year Water Supply Facilities Work Plan consistent with the South Florida Water District's Lower East Coast Water Supply Plan and adopt amendments to incorporate the Work Plan into the Comprehensive Plan by August 2008 including policies to ensure that the City coordinates with the South Florida Water Management District and the individual water districts within the City.

Objective 12.3.0. The City shall conserve, protect, and manage the use of designated environmentally sensitive lands to maintain their environmental, aesthetic, and recreational value.

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Measure - Number of development actions which are consistent with the policies of the Conservation Element and Land Development Code Section 212, Tree Protection and Conservation.

Policy 12.3.1. The City shall enforce all provisions of Land Development Code Section 212, Tree Protection and Conservation.

Policy 12.3.2. The City shall encourage the redevelopment of previously developed land with buildings and hardscape rather than development of land with permeable soil and vegetation.

Objective 12.4.0. Coordinate future land uses with topography and soil conditions to protect the City's water supply and minimize flooding problems.

Measure - Record of City compliance with the requirements of the policies accompanying this objective.

Policy 12.4.1. The City will regulate development on flood prone soils, as defined by the U.S. Conservation Service, consistent with the criteria and mapping of the Federal Emergency Management Administration.

Policy 12.4.2. To minimize soil erosion on new construction sites, the land development regulations of the City should require treatments and other measures consistent with the Best Management Practices of the U.S. Soil Conservation Service.

Policy 12.4.3. Minimum floor elevation standards for building sites promulgated and administered by the Federal Emergency Management Administration shall be applied City-wide for new construction.

Policy 12.4.4. Minimum road crown elevation standards as implemented by the South Florida Water Management District shall be applied throughout the City.

XIII. CONCURRENCY

Goal 13.0.0. To direct development to those areas which have in place or have agreements to provide the necessary facilities and capacity to accommodate growth in an environmentally acceptable manner.

Objective 13.1.0. The City shall maintain cooperation and coordination between the City, the special purpose districts, and private franchises so that the services each provides are available to existing and future development at acceptable levels of service.

Measure - Extent to which levels of service are maintained.

Policy 13.1.1. The Coral Springs development action review and approval process will ensure that necessary facilities and services will be available concurrent with the impacts of development through any of the following situations. Development Action includes any land use change, building permit, zoning permit, subdivision approval, site plan approval, rezoning, special exception, variance, or any other official action of the City Commission or other appropriate City official.

1. The necessary facilities are in place at the time a Development Action is approved by the City Commission or other appropriate City officials or the Development Action is approved subject to the condition that the necessary facilities will be in place when building permits are issued.
2. The necessary facilities are under construction at the time a Development Action is approved by the City Commission or other appropriate City officials.
3. The necessary facilities are the subject of a binding contract executed for the construction of those necessary facilities at the time a Development Action is approved by the City Commission or other appropriate City officials.
4. The necessary facilities have been included in the municipal, county, or state annual budget at the time a Development Action is approved by the City Commission or other appropriate City officials although the facilities are not yet the subject of a binding contract for their construction.
5. At the time a Development Action is approved by the City Commission or other appropriate City officials, the City is able to assure that the necessary facilities will be in place within a reasonable period of time consistent with the requirements of Section 163.3202(2)(g), Florida Statutes, as amended. At a minimum, the necessary facilities are to be included within a financially feasible Capital Improvements Element which is determined by the Florida Department of Community Affairs to be in compliance with Rule 9J-5 of the Florida Administrative Code and supported by all necessary regulations and a concurrency monitoring system.

Policy 13.1.2. The City will coordinate with state, regional and local agencies to implement requirements such as transportation concurrency management and public school facilities concurrency.

XIV. ECONOMIC FEASIBILITY

Goal 14.0.0. Efficient use of City revenues to provide necessary public facilities and services at acceptable levels of service.

Objective 14.1.0. The City of Coral Springs shall utilize to the maximum extent feasible the existing capacity of infrastructure before the provision of new capacity is required.

Measure - The number of projects priority listed in the Capital Improvements Program or Budget that maximize the use of existing infrastructure capacity.

Policy 14.1.1. The City shall pursue grants, matching funds, and other available financing mechanisms as may be appropriate and cost-effective, to provide the necessary public facilities and services at acceptable levels of service.

Policy 14.1.2. The City shall utilize a five-year Capital Improvements Plan. The Capital Improvements Plan shall be consistent with the Capital Improvement Element of the Comprehensive Plan.

Policy 14.1.3. The City shall prepare an annual Capital Improvements Program that outlines capital improvements expected over the ensuing year. The Local Planning Agency shall review the program and make a recommendation to the City Commission on its consistency with the Comprehensive Plan and the five-year Capital Improvements Plan.

Policy 14.1.4. The City shall ensure that any expansion or extension of services is consistent with the Comprehensive Plan.

XV. SUSTAINABLE DEVELOPMENT

Goal 15.0.0. To encourage an environmentally sustainable city through actions that reduce greenhouse gas emissions and other pollutants and that reduce the use of non-renewable natural resources.

Objective 15.1.0. Increase sustainable building practices through the city on new building construction and renovations.

Measure - Number of buildings certified by the U.S. Green Building Council's LEED (Leadership in Energy and Environmental Design) program.

Policy 15.1.1. City will encourage U.S. Green Building Council's LEED certification or similar program for all conditional use approvals and require a submission of LEED checklist with all site plan applications.

XVI. IMPLEMENTATION

Goal: 16.0.0: Manage growth in order to efficiently and cost-effectively provide public services.

Objective 16.1.0. Future development will be directed to those areas where the provision of necessary public facilities and services, and other proper land use relationships, can be ensured.

Measure - Maintenance of adopted levels of service and preservation of property values in the City.

Policy 16.1.1. Requests for land use or zoning changes shall, at a minimum, be considered and evaluated in relation to pertinent factors, including the following:

1. The character of the category, the zoning districts permitted within the category and the site's peculiar suitability for particular uses.
2. Conservation of the value of property and encouragement of the most appropriate uses of land throughout the City.
3. The applicable elements of the current City Comprehensive Plan.
4. The needs of the City for land areas to serve specific population and economic purposes.
5. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for a land use change or rezoning.
6. The facts and opinions presented to the Local Planning Agency and City Commission through public hearings.
7. No land use amendment or zoning change, however, shall contain conditions, limitations or requirements not applicable to all other property in the land use or zoning district to which the particular property is rezoned.
8. The size of the parcel proposed for a land use change and its relationship to the land use and zoning designations on neighboring properties with the intent to avoid "spot" land use or zoning.

Policy 16.1.2. The City will modify existing land development regulations based on urban design plans for the Downtown to ensure transportation facilities and amenities that promote the Local Activity Center Downtown through alternative modes of public transportation such as shuttle buses and transit demand strategies.

Objective 16.2.0. The City shall provide flexibility to allow the Comprehensive Plan to respond to changing conditions relative to residential structures, types and densities, and the business economy.

Measure - Maintain the appropriate rules of procedures for rules of flexibility into the land development regulations.

Policy 16.2.1. The boundaries of a site designated as a particular land use may be subject to an interpretation by the City commission where a clerical or mapping error defeats the intent of the Comprehensive Plan.

Objective 16.3.0. The City shall preserve and maintain historically significant buildings and landmarks as determined by the City Commission.

Measure - Increases or decreases in the number of sites containing historic resources as identified by the City Commission within the Comprehensive Plan

Policy 16.3.1. The City of Coral Springs Comprehensive Plan shall map and maintain a current list of historically, architecturally and archaeologically significant properties and address the protection of these historic resources.

Policy 16.3.2. The Coral Springs Comprehensive Plan shall ensure the protection of historic resources.

Policy 16.3.3. The City shall coordinate its historic resource protection activities with applicable state and federal laws.

Policy 16.3.4. The City shall consider the impacts of Comprehensive Plan amendments on historic resources.

Policy 16.3.5. Land containing archeological significant artifacts or historic relics shall be protected under the provisions of 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.

Objective 16.4.0. The City shall develop and utilize coordination mechanisms for siting locally unpopular public and private land uses.

Measure - Record of the utilization and evaluation of the effectiveness of the accompanying policies.

Policy 16.4.1. The Coral Springs City Commission shall serve as the coordination mechanism for addressing the intergovernmental impacts of locally unpopular public and private development.

Policy 16.4.2. The Coral Springs City Commission shall coordinate and cooperate with the South Florida Regional Planning Council on an informal basis to address regional land use issues.

FUTURE LAND USE ELEMENT

Policy 16.4.3. The City shall utilize the informal mediation process of the South Florida Regional Planning Council to encourage development of a system of intergovernmental negotiation for siting locally unpopular public and private land uses, which considers the area served, impact on development patterns and natural resources, as well as cost effectiveness.

Objective 16.5.0. The City shall address within the Coral Springs Future Land Use Element all Goals, Objectives and Policies of the 1989 Broward County Land Use Plan, as amended.

Policy 16.5.1. The City shall adopt, by reference, objectives and policies contained in other elements of the Coral Springs Comprehensive Plan as a part of this element, so as to be consistent with the Broward County Land Use Plan for recertification purposes.

BROWARD COUNTY FUTURE LAND USE COORDINATION
OBJECTIVES AND POLICIES ELEMENT

RESIDENTIAL USES

Objective 1.4.0	CAPITAL IMPROVEMENT
Policy 1.4.1	CAPITAL IMPROVEMENT
Policy 1.4.2	CAPITAL IMPROVEMENT
Policy 1.4.3	CAPITAL IMPROVEMENT
Objective 1.2.0	CAPITAL IMPROVEMENT
Policy 1.2.1, 1.2.2, 1.2.3	CAPITAL IMPROVEMENT

COMMERCIAL USES

Objective 3.1.0	TRANSPORTATION
Policy 9.1.1	FUTURE LAND USE
Policy 1.2.1	TRANSPORTATION
Policy 3.1.1	TRANSPORTATION
Policy 1.1.3, 1.1.4	FUTURE LAND USE
Policy 4.2.2	TRANSPORTATION

RECREATION AND OPEN SPACES USES

Objective 1.1.0	RECREATION/OPEN SPACE
Policy 1.1.1	RECREATION/OPEN SPACE
Objective 2.1.0	RECREATION/OPEN SPACE
Objective 3.1.0	RECREATION/OPEN SPACE

CONSERVATION USE

Objective 1.1.0	UTILITIES
Objective 1.2.0	CONSERVATION
Policy 1.2.1 to 1.2.6	CONSERVATION

FUTURE LAND USE ELEMENT

BROWARD COUNTY FUTURE LAND USE COORDINATION
OBJECTIVES AND POLICIES ELEMENT

Policy 1.3.1	CONSERVATION
Policy 1.1.1	UTILITIES
Policy 10.3.1	FUTURE LAND USE
Objective 1.3.0	CONSERVATION
Policy 1.3.1 to 1.3.9	CONSERVATION
Policy 1.3.1, 1.3.2, 1.3.3, 1.3.4	CONSERVATION
PUBLIC FACILITIES AND PHASED GROWTH	
Policy 1.4.1	CAPITAL IMPROVEMENT
Policy 1.4.2	CAPITAL IMPROVEMENT
Policy 1.4.3	CAPITAL IMPROVEMENT
Policy 1.1.1, 1.1.2, 1.1.3	UTILITIES
Policy 1.1.3	UTILITIES
Policy 1.1.6	TRANSPORTATION
Policy 4.1.1, 4.1.2, 4.1.3	TRANSPORTATION
NATURAL AND HISTORIC RESOURCES	
Policy 1.3.1, 1.3.2, 1.3.3, 1.3.4	CONSERVATION
1.3.5, 1.3.6, 1.3.7	CONSERVATION
Objective 1.2.0	CONSERVATION
Policy 1.1.5	UTILITIES
Policy 1.1.3	UTILITIES
Objective 1.1.0	UTILITIES
Policy 1.1.1, 1.1.2, 1.1.3, 1.1.4	UTILITIES
Policy 1.3.5, 1.3.6, 1.3.7	UTILITIES
Policy 1.1.2, 1.1.3	FUTURE LAND USE
Objective 2.3.0	RECREATION/OPEN SPACE
Policy 2.3.1, 1.3.2, 2.3.3	RECREATION/OPEN SPACE
Objective 1.1.0	UTILITIES
Policy 1.1.1, 1.1.2, 1.1.3, 1.1.4	UTILITIES
LEVELS OF SERVICE	
Objective 1.4.0	CAPITOL IMPROVEMENT
Policy 1.4.1	CAPITOL IMPROVEMENT
Policy 1.4.2	CAPITOL IMPROVEMENT
LAND USE TRANSPORTATION	
Objective 1.1.0	TRANSPORTATION
Policy 1.1.1, 1.1.2	TRANSPORTATION
Policy 1.2.1	TRANSPORTATION
Objective 4.1.0	TRANSPORTATION
Policy 4.1.1, 4.1.2, 4.1.3	TRANSPORTATION
Policy 4.2.5	TRANSPORTATION

FUTURE LAND USE ELEMENT

BROWARD COUNTY FUTURE LAND USE COORDINATION
OBJECTIVES AND POLICIES ELEMENT

Policy 4.2.2

TRANSPORTATION

INTERGOVERNMENTAL COORDINATION

Policy 1.1.1, 1.1.2

INTERGOVERNMENTAL

Policy 1.3.1, 1.3.2

INTERGOVERNMENTAL

REDEVELOPMENT AND INCOMPATIBLE USES

Objective 1.2.0

HOUSING

Policy 1.2.1, 1.2.2, 1.2.3

HOUSING

PORT AND AIRPORT USES

Objective 1.1.1

TRANSPORTATION

Policy 1.1.1

TRANSPORTATION

Objective 1.2.0

TRANSPORTATION

Policy 1.2.1, 1.2.2, 1.2.3

TRANSPORTATION

Objective 16.6.0. The City shall coordinate future land uses by encouraging the reduction or elimination of uses that are inconsistent with any interagency hazard mitigation reports.

Measure - Annual record of land use plan amendments that reduce or eliminate uses that are inconsistent with any interagency hazard mitigation reports.

Policy 16.6.1. The City shall work with Broward County and other governmental agencies to coordinate post-disaster redevelopment and hazard mitigation plans.

Policy 16.6.2. The City of Coral Springs Building Division shall continue to enforce the provisions of the South Florida Building Code as amended (Broward County Edition).

Policy 16.6.3. The City shall coordinate with Broward County's post disaster mitigation efforts to incorporate appropriate interagency hazard mitigation report recommendations into the future land use planning process.

TRANSPORTATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

Goal 1.0.0. The City will coordinate with Broward County in the implementation of the requirements of transit concurrency contained within the countywide Transportation Element by recognizing that the City is part of the regional (County/State) transportation system.

Objective 1.1.0. The City shall continue to maintain and, where feasible, improve the functional relationship between the transportation system and applicable land uses to ensure that transportation modes and services meet the transportation needs of existing and future population densities, housing and employment patterns, and land uses.

Measure: Annual Level of Service (LOS) measure for each Transportation Concurrency District.

Policy 1.1.1. The City shall be divided into Transportation Concurrency Districts, as illustrated in Map 3-19 of the support documents for this Element. Each District shall be one of the following types:

1. A Transit Oriented Concurrency District, designated as the North Central Concurrency District by Broward County, shall be the area of the City located south of the Sawgrass Expressway. The North Central Concurrency District includes the Cities of Coconut Creek and Margate and portions of the Cities of North Lauderdale and Tamarac. A transportation Level of Service standard shall be established for the North Central Concurrency District, for the purpose of issuing development orders and permits, based on the quality of transit services within the District.
2. A Standard Concurrency District, designated as the Northwest Concurrency District by Broward County, shall contain the area of the City located north of the Sawgrass Expressway. The Northwest Concurrency District also includes the City of Parkland. A roadway Level of Service standard shall be established, based on the peak-hour standard volumes contained in the Florida Department of Transportation Level of Service Manual.
3. A Community Design Concurrency District, currently not designated within the City, assigns a secondary priority to vehicle mobility and primary priority to assuring safe, comfortable and attractive pedestrian environment, with convenient interconnection to transit while incorporating community design features that reduce automobile trips or vehicle miles of travel while supporting an integrated, multimodal transportation system.

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Policy 1.1.2. The concurrency management system shall establish the following transportation Level of Service (LOS) standards:

1. Within the City’s Transit Oriented Concurrency District the transportation LOS standards, for the purpose of issuing development orders and permits, are to achieve and maintain the following by FY 2009:
 - (a) Coordinate with Broward County to achieve headways on all mainline transit routes serving the City to 30-minutes or less.
 - (b) Coordinate with Broward County and neighboring communities within the North Central Concurrency District to establish at least one additional community bus route.
 - (c) Coordinate with Broward County and neighboring communities within the North Central Concurrency District to expand the transit coverage area to 53 percent.
 - (d) The City will pursue the development of a Neighborhood Transit Center within the Downtown Development of Regional Impact (DDRI).
 - (e) The City will continue coordinating with Broward County to increase the number of bus shelters within the City as appropriate.
 - (f) The City shall maintain the maximum service volumes on arterial roadways as displayed below:

Peak Hour Two-Way Maximum Service Volumes*	
Two-lane arterials	2,555
Four-lane arterials	5,442
Six-lane arterials	8,190
Eight-lane arterials	10,605

* The Maximum Service Volumes are calculated from “Generalized Peak Hour Two-Way Volumes for Florida’s Urbanized Areas”, published by the Florida Department of Transportation, as 75% above the volumes for Class II State Two-Way Arterials, for Level of Service D.

[Note: Headway standards apply only to non-contract BCT routes].

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2. Within the City’s Standard Concurrency District, the transportation LOS standard, for the purpose of issuing development orders and permits, is the generalized two-way peak-hour LOS “D” standard volumes depicted on Table 4-4, Quality/Level of Service Handbook, Florida Department of Transportation, (2002), shown below:

Peak Hour Two-Way Maximum Service Volumes Within the Northwest Standard Concurrency District *	
Two-lane arterials	1,460
Four-lane arterials	3,110
Six-lane arterials	4,680
Eight-lane arterials	6,060

* An alternative maximum service volume on arterial roadways, or segments thereof, may be established by the City based upon a specific roadway link analysis prepared by a traffic engineer if approved by the City, Broward County, or FDOT.

Policy 1.1.3. The transportation LOS standards for the purpose of short and long range transportation planning are:

1. For facilities within the Strategic Intermodal System (SIS), inclusive of the Florida Intrastate Highway System (FIHS), the Generalized Peak Hour Two-Way Level of Service Standard shall be the LOS standards identified in Chapter 14-94, F.A.C, as follows:

SIS / FIHS Roadway	Roadway Segment	LOS Standard
Sawgrass Expressway	Interstate 75 to SW 10 Street	D
Florida Turnpike	Miami-Dade County line to Palm Beach County Line	D

2. For facilities not within the SIS/FIHS, the LOS standard shall be the generalized two-way peak-hour LOS “D” standard volumes depicted on Table 4-4, Quality/Level of Service Handbook, Florida Department of Transportation, (2002).
3. When Broward County develops LOS standards for SIS connectors, the City will adopt these standards, if deemed reasonable.

Policy 1.1.4. Any change in the Level of Service standards requires an amendment to the Transportation Element of the City of Coral Springs Comprehensive Plan.

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Policy 1.1.5. Prior to application for a building permit with the City of Coral Springs for a principal structure or alteration that would increase trips, the applicant shall obtain a Transportation Concurrency Satisfaction Certificate from Broward County. The City shall not accept a building permit application, nor issue a building permit, unless the corresponding Transportation Concurrency Satisfaction Certificate has been presented.

Policy 1.1.6. Broward County shall issue a Transportation Concurrency Satisfaction Certificate, relative to a building permit application, under any of the following circumstances:

1. If the building permit application is on property within a recorded plat that was approved by the County Commission on or after March 20, 1979, and before the effective date of adoption of Broward County; and the building permit application is consistent with the level of development under which the plat is currently approved by the County Commission; and the County Commission's finding of satisfaction of transportation concurrency for the plat has not expired; and the plat is not in violation of an agreement with Broward County with respect to transportation concurrency.
2. If the building permit application is on property for which Broward County has made a finding of vested rights with respect to transportation concurrency; and the building permit application is consistent with the level of development under which the plat was approved by the County Commission; and the plat is not in violation of an agreement with Broward County with respect to transportation concurrency.
3. If the building permit application is for property within, and for development in accordance with and as authorized by, an approved Development of Regional Impact (DRI) or a Florida Quality Development (FQD) development order which development order was either issued prior to the adoption of the 1989 Broward County Comprehensive Plan or was issued after being reviewed for, and satisfying, Broward County's transportation concurrency requirements.
4. If the building permit application is for property within a transit oriented concurrency district; and the applicant has paid to Broward County a Transit Concurrency Assessment, as described in Policy 1.1.7, for the development proposed in the building permit application.
5. If the building permit application is for property within a transit oriented concurrency district; and the application is for an addition

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- to, replacement of, or renovation to a residential building, and does not increase the number of dwelling units within that building nor change the type of units.
6. If the building permit application is for property within a transit oriented concurrency district; and the application is for an addition to, replacement of, or renovation to a non-residential building, and does not increase the number of peak-hour trips generated by the building.
 7. If the building permit application is for property within a standard concurrency district; and the application is for property within a recorded plat that was approved by the County Commission after the effective date of adoption of Broward County; and a finding of satisfaction of transportation concurrency was made for that plat by the County Commission in accordance with Policy 1.1.12, and has not expired; and the building permit application is consistent with the level of development under which the plat is currently approved by the County Commission; and the plat is not in violation of an agreement with Broward County with regard to transportation concurrency.
 8. If the building permit application is for property within a standard concurrency district, and the property is not within a recorded plat that was approved by the County Commission on or after March 20, 1979, and the appropriate municipality is not requiring platting or replatting with regard to this building permit application. Broward County may require written evidence from the municipality that platting or replatting is not required.
 9. If the building permit application is for development that promotes public transportation, which means development that directly affects the provision of public transit, including transit terminals, transit lines and routes, separate lanes for the exclusive use of public transit services, transit stops (shelters and stations), and office buildings or projects that include transit terminals as part of the building.
 10. At the option of the City, policies 1.1.6.5 and 1.1.6.6 may be modified, so that if a building permit application with that municipality is for property within a transit-oriented concurrency district, and said property is unplatted or platted prior to March 20, 1979, then the applicant shall be subject to a Transit Concurrency Assessment based on the total peak-hour trips generated by the use proposed in the building permit application, regardless of the prior use permitted or built on the property. This option can only be exercised by a municipality adopting such a provision in its Comprehensive Plan.

11. The County Commission may, by Ordinance, provide that a Transportation Concurrency Satisfaction Certificate shall be issued, relative to a building permit application, if the proposed development is a project which promotes public transportation and is located within a Regional Activity Center as described in and defined by the Broward County Comprehensive Plan, and is within an area that contains major public and private postsecondary institutions of higher learning. The impact of the proposed development on the Florida Intrastate Highway System, as defined in Section 338.001, F.S. shall be considered in issuing said Certificate.

Policy 1.1.7. The Transit Concurrency Assessment shall be calculated as the total peak-hour trip generation of the proposed development, multiplied by a constant (for each year) dollar figure for each District that represents the cost per trip of all the TDP enhancements in that District. The County Commission may adopt land development regulations, which enable exemption from the assessment calculation of high-cost transit projects, such as fixed-guideway facilities.

Policy 1.1.8. The Broward County Commission or the City shall adopt land development regulations, which provide for credits against the Transit Concurrency Assessment for approved site plans, which contain features intended to significantly encourage transit usage.

Policy 1.1.9. The Broward County Commission may adopt land development regulations which provide for a waiver of the Transit Concurrency Assessment for affordable housing projects, and for applications by a government agency for the construction of public buildings which will directly serve the health and/or safety needs of the public, provided that all such waived Assessments are paid from a designated source.

Policy 1.1.10. The City of Coral Springs may adopt land development regulations, which provide for a waiver of the Transit Concurrency Assessment for a class of development on property, provided that all such waived Assessments are paid to Broward County by the City, or by a source designated by the City.

Policy 1.1.11. The revenues from the Transit Concurrency Assessments shall be used solely to fund the enhancements within the County's CTP, which are in the District corresponding to the location of the proposed development. However, the Broward County Commission may adopt land development regulations, which set aside up to five percent of such revenues for the following purposes:

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1. to serve as the designated funding source for waivers granted under Policy 1.1.9.; and/or
2. to fund costs of administering the concurrency management system and developing the CTP.

Policy 1.1.12. Within the City's standard concurrency district, the concurrency management system shall provide that a finding of satisfaction of transportation concurrency be made, when a roadway exceeds its adopted LOS standard provided one or more of the following mitigation measures apply:

1. The proposed development does not place any trips on, or create any, overcapacity links within the impact area. The impact area is a circular area, centered on the proposed development site, with a radius determined by the scale of the proposed development.
2. There is an approved action plan to accommodate the traffic impact of the development, and implementation of the plan has been committed to in a written agreement approved by the property owner(s), the City, and the County Commission.
3. The necessary improvements to provide a LOS "D" are under construction at the time a permit is issued.
4. The necessary improvements to provide LOS "D" are the subject of a binding executed contract for the construction of the facilities.
5. The necessary improvements for the LOS "D" have been included in the first two (2) years of the adopted state or county five-year schedule of transportation improvements and the applicable government entity makes a determination that a binding contract for the implementation of said improvements will be executed no later than the final day of the second fiscal year of the original schedule.
6. The necessary improvements for the LOS "D" have been included in the first two (2) years of the City's adopted five-year schedule of transportation improvements and the City has entered into an interlocal agreement with the County, which interlocal agreement will include assurances by the City, upon which the County may rely, that at the time a development permit is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required facilities or the provision of services within one year of the issuance of a building permit.
7. The necessary facilities and services for LOS "D" are guaranteed in an enforceable development agreement. An enforceable

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development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes; provided that road improvements required by a Development of Regional Impact (DRI) development order shall not be considered for concurrency determinations for the property outside the DRI boundaries unless the above conditions 3, 4, 5, or 6 apply.

8. The proposed development is found to have vested rights with regard to any affected road segment in accordance with the provisions of Chapter 163, Part II, Florida Statutes, or a common law vested rights determination made as to that road segment in accordance with procedures set forth within the land development regulations adopted by the Board of County Commissioners. The proposed development must meet concurrency for any road segment for which a vested rights determination has not been made.
9. An impact of one single family home or duplex will constitute a de minimis impact on all roadways regardless of the level of deficiency on the roadway. Further, no impact will be de minimis if it would exceed the adopted LOS standard of any affected designated hurricane evacuation routes.
10. The proposed development is for property within, and for development in accordance with and as authorized by, an approved Development of Regional Impact (DRI) or a Florida Quality Development (FQD) development order which development order was either issued prior to the adoption of the 1989 Broward County Comprehensive Plan or was issued after being reviewed for, and satisfying, Broward County's transportation concurrency requirements.
11. The proposed development would promote public transportation, which means development that directly affects the provision of public transit, including transit terminals, transit lines and routes, separate lanes for the exclusive use of public transit services, transit stops (shelters and stations), and office buildings or projects that include fixed-rail or transit terminals as part of the building.

Said finding shall be made by the County Commission at the time of approval of an application for a plat, an amendment to the restrictive note on the plat, or the placement of a restrictive note on the plat, or a new finding of adequacy for a plat.

Policy 1.1.13. Prior to the approval of any application for a plat, an amendment to the restrictive note on the plat, or the placement of a

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restrictive note on the plat, for property within the Transit Oriented Concurrency District, the City Commission shall make a finding that satisfies at least one of the following standards:

1. The District does not contain two parallel and adjacent arterial roadways, both of which have a volume/capacity ratio in excess of 1.30, which ratio is derived by comparing existing p.m. peak hour traffic volumes to LOS "D" peak hour capacities.
2. The ridership within the District on fixed route transit services has increased at least 2 percent over the previous year.

Policy 1.1.14. A building permit application that is subject to a Transit Concurrency Assessment by Broward County shall not be subject to impact fees for regional transportation facilities by Broward County or by the City.

Policy 1.1.15. Broward County, in coordination with the FDOT and the City, shall conduct a study on constrained roadway facilities. The study, which shall identify constrained facilities, propose adequate LOS standards for those identified constrained facilities, and recommend appropriate actions to improve mobility on the constrained roadways, shall be completed by December 2011. The study findings shall be implemented through a Transportation Element amendment.

Policy 1.1.16. The City will address overcapacity roadway segments and roadway segments approaching capacity on County designated roadways by urging Broward County to take the following actions:

1. Continue to update and apply, on an annual basis, the results of the County Traffic Circulation Analysis, including Level of Service determinations, prior to the development of its Capital Improvement Program and Capital Improvements Element. In so doing, a high priority shall be assigned to appropriate County road improvements for road segments operating below, or projected to operate below, the adopted peak-hour LOS "D" standard.
2. Continue its annual allocation of County matching funds in the Capital Improvements Element for locally sponsored, efficient road and traffic engineering improvements. Typically, this policy will address concerns on County and municipal road systems which tend to have low priority in major road programs.
3. On an annual basis and prior to June 30, initiate necessary amendments to the Broward County Metropolitan Planning Organization's (MPO's) Long-Range Transportation Plan if the Level of Service on a segment is operating below the adopted LOS standard.

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4. On an annual basis and prior to December 30, initiate necessary amendments to the MPO's adopted Transportation Improvement Program (TIP) to include the programming of available federal aid and matching funds for improvements to state roads shown in the adopted Long Range Transportation Plan network where the LOS is projected to remain below the LOS "D" standard.
5. Continue to support state legislative initiatives to provide a permanent increase in state transportation funding to accelerate the construction of high priority state road and local projects in the MPO's currently adopted Long Range Transportation Plan.
6. Continue to foster a cooperative County-State traffic engineering improvement program on congested arterial roads according to established priorities as identified in the County's intersection data base and other planning files, and making use of the total range of available funding programs at the federal, state and county levels.

Policy 1.1.17. The City will encourage Broward County to implement the adopted two-way peak-hour LOS "D" standards through the following actions:

1. Initially, in order to determine the roadway Level of Service and the trip volumes generated from a proposed development, a planning analysis (K100) factor shall be used to convert average annual daily trip volumes to two-way peak hour trips. The TRIPS Models shall continue to be used to determine the roadway Level of Service and trips volumes associated with the development.
2. Annually update the roadway Level of Service Report to identify the peak-hour and the existing peak-hour volumes for each collector roadway or higher.

Policy 1.1.18. Recognizing the growing need for regional connectivity, the City shall coordinate with FDOT, Broward County, the MPO, adjacent municipalities, and the SFRTA to continue implementing strategies to maintain Level of Service Standards on the SIS/FIHS, including strategies to facilitate local traffic to use alternatives to the SIS/FIHS as a means of protecting interregional and intrastate functions and to implement strategies to ensure that expectations regarding transit oriented concurrency are met. Among the strategies that the City will continue to help implement and support are:

1. Support the widening of Florida's Turnpike to an eight-lane facility when eligible noise mitigation infrastructure is designed as part of project implementation.

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2. Support the widening of I-95 to a ten-lane facility with applicable noise mitigation infrastructure, from north of Commercial Boulevard to the Palm Beach County Line.
3. Support interchange improvements, where appropriate, on I-95, I-595, I-75 and Florida's Turnpike mainline.
4. Support planning and implementation of improvements, that may include light rail and reversible lanes, to the Central Broward East-West Transit Corridor to alleviate traffic pressure on I-595.
5. Support efforts to analyze the implementation of a transit way along I-75.
6. Support efforts to locate funding of regionally significant arterials and local roadways to ensure smooth traffic flow within the county's transportation network and connecting to the SIS network.
7. Support improvements to the HOV system on I-95 when endorsed by the MPO.
8. Support efforts to study the use of the Florida East Coast Railroad as an urban transit corridor.
9. Continue to support measures that will alleviate noise levels along federal and state transportation roadways, particularly in planning, designing, and implementing new roadways, expanding existing roadways, and/or significantly altering the alignment of existing roadways.
10. Maintain and, where feasible, improve the Level of Service on County roads that are parallel to SIS / FIHS roads.
11. Support funding improvements to connect discontinuous roadways, including the University Drive extension into Palm Beach County and the extension of the Sawgrass Expressway from the Florida Turnpike to I-95.
12. Continue to implement the Congestion Management Plan recommendations, with an emphasis on roads that are parallel to SIS / FIHS roads.
13. Continue to coordinate and synchronize the signalization system along County roads that are parallel to SIS / FIHS roads.
14. Support coordination of intelligent transportation systems (ITS) efforts between FDOT and Broward County.

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15. Program public transit route headways and span of service enhancements and the provision of information kiosks along County roads which are parallel to SIS / FIHS roads.
16. Through its membership on the South Florida Regional Transportation Authority, support efforts to complete the double tracking of the South Florida Transportation Corridor, a transportation facility parallel to Interstate 95.
17. Continue to enhance regular route service to Tri-Rail stations.
18. Continue to enhance community bus systems to expand transit coverage and improve connectivity.
19. Improve pedestrian access to transit by ensuring that all phases of road planning, design, and construction include the necessary pedestrian ways on arterials and collectors under the responsibility of the State, County, and municipalities, where feasible.
20. Provide public education through marketing strategies about modal alternatives to private vehicles such as public transit.
21. Promote transit oriented design along roads that are parallel to SIS / FIHS roads.
22. On a tri-annual basis, monitor SIS / FIHS Level of Service and work with FDOT and the MPO to identify additional strategies.
23. Prior to the adoption of a Comprehensive Plan Amendment, the City will contact the Florida Department of Transportation to obtain the latest data maintained by the Department relating to existing and projected traffic volume and LOS data for SIS corridors.

Policy 1.1.19. The City shall continue its current practice of recognizing the interaction with mixed-use developments and the resulting internal satisfaction of trips when analyzing the traffic impact of proposed mixed-use developments, which promote revitalization and redevelopment. Mixed use developments are characterized by three (3) or more significant, mutually supporting, land uses with significant physical and functional integration of project components, including uninterrupted pedestrian connections, and that is developed in conformance with a coherent plan.

Policy 1.1.20. The City shall coordinate land uses with the transportation system through implementation of, but not limited to, the following programs, activities or actions:

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1. Residential densities in the Low (1 du/ac) to Low-Medium (10 du/ac) ranges should be located with access to existing minor arterial and collector streets.
2. Residential densities in the Medium High (25 du/ac) and High (50 du/ac) ranges should be located with adequate access to major and minor arterial roadways, expressways, and public transit routes.
3. Through the designation of sufficient acreage on the Future Land Use Element Plan Map Series, the City shall continue to provide a range of housing opportunities and a mix of land uses so that housing opportunities are within a 30-minute commute to employment.
4. Industrial uses shall be located with access to major transportation facilities, including roads and intermodal facilities.
5. Regional or community facilities and other public facilities shall be located in areas of concentrated activity, such as the Coral Springs Corporate Park and Downtown Coral Springs, in order to provide easy access by public transit and to economize on parking areas.
7. Demonstrate the coordination necessary to implement the transportation, land use, parking, and other provisions of this Element through participation in, or membership on, the South Florida Regional Transportation Authority, the South Florida Regional Planning Council, the Broward County Planning Council, the League of Cities, and the Metropolitan Planning Organization.

Policy 1.1.21. The City shall coordinate the transportation system with land uses through implementation of, but not limited to, the following programs, activities or actions:

1. Transportation facilities and services shall be developed in a manner that encourages infill development and that promotes the efficient use of urban services.
2. Transportation facilities and services shall be planned and located in a manner, which minimizes the potential negative impacts on adjacent land uses.
3. Intermodal facilities shall be located so as to maximize the efficiency of the transportation system and promote regionalism.

Policy 1.1.22. Broward County will complete a Transit Master Plan, which will be a 25-year strategic plan for development of operational and capital improvements. The Transit Master Plan will recommend cost-effective transit improvements for implementation by Broward County, and develop

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funding options that generate a viable source of revenue for capital investments, operations, and maintenance of new transit services. The Plan shall address the land use/transportation relationship with respect to transit-oriented development and be generally consistent with the Broward County MPO's Long Range Transportation Plan.

Policy 1.1.23. An application for a Development of Regional Impact, as governed by Chapter 380.06, Florida Statutes, shall satisfy the regional transportation concurrency requirements of Broward County if the DRI Development Order complies with the following:

1. If the DRI is located within a Standard Concurrency District, the Development Order shall require that either
 - a. The DRI Development must undergo plat review and obtain plat approval from Broward County, prior to the issuance of any building permits within the DRI, and said plat or plats shall satisfy the concurrency requirements as stipulated in the Broward County Land Development Code; or
 - b. The DRI Development must be the subject of an agreement between the property owner(s), the municipality, and Broward County, executed and recorded prior to the issuance of any building permits within the DRI, wherein the proposed development satisfies the County's concurrency requirements in the same manner as if it were required to obtain plat approval.
2. If the DRI is located within a Transit Oriented Concurrency District, the Development Order shall stipulate that the regional transportation concurrency requirements of Broward County shall be satisfied prior to the application for each building permit within the development, in accordance with Policies 1.1.5 through 1.1.10 of the Transportation Element, and the corresponding provisions of the Broward County Land Development Code. In addition, if the DRI development is also the subject of a proposed amendment to the Broward County Land Use Plan, then the County Commission shall consider, as part of the review of the Land Use Plan amendment, whether to revise the County Transit Program and/or the Level of Service standards, with respect to the appropriate Concurrency District(s), based upon the expected travel demands and impacts of the DRI Development.
3. If a DRI is located within a Transit Oriented Concurrency District, and is expected to significantly impact state and regional roadway segments within an adjacent Standard Concurrency District, then the provisions of paragraph 1 of this Policy shall be applied to the proposed development, to derive additional concurrency mitigation requirements, if any, within the adjacent Standard Concurrency District.
4. If a DRI is located within a Standard Concurrency District, and is expected to significantly impact state and regional roadway segments within an adjacent Transit Oriented Concurrency District,

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then the mitigation required under Paragraph 1, for roadway segments in the adjacent Transit Oriented Concurrency District, may include a contribution to one or more of the enhancements included in the Five Year Transit Program for that adjacent District.

5. Satisfaction of the County's regional transportation concurrency requirements by a DRI Development Order does not preclude the need to address mitigation of transportation facility impacts for that DRI, as required under Rule 9J-2.045, Florida Administrative Code, entitled the Transportation Uniform Standard Rule. For the purposes of calculations under the Transportation Uniform Standard Rule, the Level of Service Standards contained in Policy 1.1.3 of the Transportation Element shall apply.
6. The County shall adopt regulations addressing the granting of credit against concurrency requirements for mitigation performed pursuant to the Transportation Uniform Standard Rule.7. The provisions of this Policy shall apply equally to a proposed Florida Quality Development, as governed by Chapter 380.061, Florida Statutes.

Policy 1.1.24. To maintain those transportation Level of Service standards identified within the City's Comprehensive Plan, the City shall, prior to final action on amendments to the Coral Springs Comprehensive Plan, determine whether adequate municipal transportation facilities and services will be available to serve the proposed development. The applicant will receive notification of this evaluation prior to final action on the requested amendment.

Goal 2.0.0. The City will, by 2013 exceed the regional Level of Service goal of an overall 10 percent reduction in the lane miles of the Regional Roadway Network within Coral Springs currently operating below Level of Service "D".

Utilizing the Florida Department of Transportation's (FDOT) evaluation criteria, the following roadways are presently considered to be overcapacity during the peak hour:

1. University Drive from Atlantic Boulevard north to Royal Palm Boulevard.
2. Sample Road east of Riverside Drive.
3. Wiles Road east of University Drive to State Road 7.
4. Coral Ridge Drive south of Royal Palm Boulevard.

Developments proximate to these constrained facilities will require mitigation strategies to the extent that the development degrades the Level of Service for the constrained facility.

Objective 2.1.0. The City will coordinate transportation improvements with the plans and programs of BCMPO, Broward County Office of Transportation, FDOT (including its Five-Year Transportation Plan), and any appropriate resource planning and management plan prepared pursuant to Chapter 380, Florida Statute, and approved by the Governor and Cabinet.

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Measure - lane miles and/or transit projects built or implemented, which are consistent with the aforementioned plans.

Policy 2.1.1. The City establishes a minimum peak hour Level of Service standard of "D" for locally maintained collector roadways.

Policy 2.1.2. All other City-maintained neighborhood roads shall be designed and constructed to provide a minimum peak hour Level of Service standard of "C".

Policy 2.1.3. A local street is any roadway not designated as an arterial or collector facility on the Functional Classification Map.

Policy 2.1.4. It shall be the policy of the City that Transportation System Management (TSM) strategies, such as the addition of turn lanes and more effective signage, will always be considered before additional travel lanes are added to any municipal street.

Policy 2.1.5. The City will work closely with developers and County and State transportation agencies in order to facilitate joint funding of transportation improvements.

Policy 2.1.6. The City will coordinate and cooperate with the State and County to improve roadways and public transportation projects within Coral Springs.

Policy 2.1.7. The City will continue to participate in the Broward County Technical Coordinating Committee.

Policy 2.1.8. The City shall coordinate with Broward County on developing Transportation System Management (TSM) and Transportation Demand Management (TDM) programs to modify peak hour travel demand and reduce the number of vehicle miles traveled per capita within the City and region. Such programs may include ride sharing, preferred parking and flex schedules.

Objective 2.2.0. A transportation concurrency system shall be enforced which monitors and manages new growth and redevelopment in conformance with Florida's Local Government Comprehensive Planning and Land Development Regulation Act.

Measure - Number of developments with facilities in place concurrent with the impacts of development.

Policy 2.2.1. The Coral Springs development action review and approval process will ensure that necessary facilities and services will be available concurrent with the impacts of development consistent with Rule 9J-

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5.0055(3)(c) through any of the following situations. Development Action includes any land use change, site plan approval, building permit, zoning permit, subdivision approval, rezoning, special exception, variance, or any other official action of the City Commission or other appropriate City official.

1. The necessary transportation facilities are in place at the time a Development Action is approved by the City Commission or other appropriate City officials or the Development Action is approved subject to the condition that the necessary transportation facilities will be in place consistent with City Code provisions;
2. The necessary transportation facilities are under construction at the time a Development Action is approved by the City Commission, or other appropriate City officials.
3. The necessary transportation facilities are the subject of a binding contract executed for the construction of those necessary transportation facilities at the time a Development Action is approved by the City Commission, or other appropriate City officials.
4. The necessary transportation facilities have been included in the Municipal, County or State annual budget at the time a Development Action is approved by the City Commission, or other appropriate City officials although the facilities are not yet the subject of a binding contract for their construction; and/or,
5. At the time a Development Action is approved by the City Commission, or other appropriate City officials the City is able to assure that the necessary transportation facilities will be in place within a reasonable period of time consistent with the requirements of Rule 9J-5.0055(3)(c), F.A.C. At a minimum, the necessary transportation facilities are to be included within a financially feasible Capital Improvements Element which is determined by the Florida Department of Community Affairs to be in compliance with Rule 9J-5 of the Florida Administrative Code and supported by all necessary implementing land development regulations and a concurrency monitoring system.

Policy 2.2.2. The City shall enforce a concurrency monitoring system to ascertain whether necessary transportation facilities identified within the Capital Improvements Element of the Coral Springs Comprehensive Plan are being constructed in accordance with the schedules in the Plan and to measure the capacity of such transportation facilities in a given area at a given time.

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Goal 3.0.0. To develop and promote an overall transportation system, which will provide for the transportation needs of all sectors of the community in a safe, efficient, convenient, and aesthetically pleasing manner.

Objective 3.1.0. Parallel frontage roads or Master Parking Areas (MPA) or their design equivalent shall be provided along Sample Road, University Drive and Wiles Road as provided by law to reduce conflicts between local and through traffic.

Measure - Number of curb-cuts/median openings of constructed MPA's, or their design equivalents.

Policy 3.1.1. The City shall require that all development within master parking corridors be in conformance with Land Development Code Section 250140 prior to the issuance of a certificate of occupancy for development on the arterials designated by the City Commission as master parking corridors.

Policy 3.1.2. The City will modify existing Land Development regulations based upon urban design guidelines for transportation facilities within the Coral Springs DDRI.

Objective 3.2.0. The City will continue the implementation of a safe and enjoyable bikeway/walkway system, which will include land use and other strategies to promote the use of bicycles and walking.

Measure - linear feet of constructed bikeways/walkways

Policy 3.2.1. The City Commission shall have an adopted Master Bikeway/Walkway Plan.

Policy 3.2.2. The Master Bikeway/Walkway Plan shall be periodically reviewed, and recommendations for additions, deletions and/or corrections shall be made to the City Commission for adoption.

Policy 3.2.3. At the time of plat or site plan approval, developers shall be required to construct, repair, and/or resurface adjacent bikeways/walkways in accordance with the most recent City Commission adopted Master Bikeway/Walkway Plan.

Policy 3.2.4. At the time of plat or site plan approval; the City Commission may require additional bikeways/walkways to improve public safety or convenience.

Policy 3.2.5. Bikeways/walkways shall be designed to link parks, recreational, educational and other public facilities with nearby residential areas such as the Downtown Pathways project.

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Policy 3.2.6. At time of site plan review, the City will require the provision of ample and secure bicycle parking at government buildings, schools, libraries, recreational facilities, and significant commercial and multi-family developments.

Policy 3.2.7. The City will continue to work cooperatively with FDOT and Broward County to provide bicycle lanes and provide parallel sidewalks as part of arterial roadway construction projects.

Policy 3.2.8. At the time of site plan review, the City may require the provision of sidewalks where the development is within ¼ mile of a transit route.

Policy 3.2.9. Bikeways/walkways within the DDRI shall adhere to the design standards established for Downtown Pathways within the Coral Springs Land Development Code.

Policy 3.2.10. The Coral Springs Community Bus service shall require bicycle racks on all transit vehicles providing service to City residents.

Objective 3.3.0. The City will continue to work with State, County and other local agencies to improve traffic safety involving accidents between vehicles, pedestrians and/or cyclists, and take appropriate steps to maintain Level of Service while ensuring the safe operation of non-motorized transportation modes.

Measure - number of accidents per population involving conflicts between motor vehicles, bicycles, and pedestrians.

Policy 3.3.1. The City will work cooperatively with Broward County, FDOT, the Broward County School Board, and the Florida Bicycle Association to promote bicycle and pedestrian safety standards for all Coral Springs residents.

Policy 3.3.2. The City will continue to monitor traffic calming strategies on local roadways that qualify under guidelines established in the City's Traffic Calming Manual.

Policy 3.3.3. The City shall monitor high frequency crash location between motor vehicles and bicycle and pedestrian crash locations to develop strategies for improving safety at these locations.

Policy 3.3.4. The City will work cooperatively with Broward County and the MPO to facilitate the planning, development, and implementation of the Safe Routes to School Program.

Objective 3.4.0. The City will promote timely resurfacing and repair of roads and bridges to minimize costly reconstruction and to enhance safety.

Measure - linear feet resurfaced/linear feet reconstructed ratio.

Policy 3.4.1. At a minimum, continue annual roadway maintenance budget funding at existing levels.

Policy 3.4.2. On an annual basis, the City Public Works Department will produce evaluation criteria and an inventory of municipal roadways, which are in need of resurfacing and/or reconstruction.

Policy 3.4.3. The evaluation criteria and the inventory of roadways requiring resurfacing and/or reconstruction, along with the funding necessary to complete the project, will be forwarded to the City Commission for determination of which projects may be included in a resurfacing/reconstruction program.

Objective 3.5.0. The City will enforce existing regulations to

1. Reduce the number of access points to adjacent roads;
2. Provide adequate on-site motorized and non-motorized circulation; and
3. Provide adequate off-street parking relative to existing and planned commercial, industrial and multi-family development.

Measure - number of site plans, which meet existing traffic engineering standards.

Policy 3.5.1. The City will enforce control of the connections and access points of driveways and roads to roadways, which are at least as strict as County and State standards.

Policy 3.5.2. The City shall enforce the off-street parking requirements for all residential and non-residential developments.

Policy 3.5.3. The City shall enforce design criteria for on-site motorized and non-motorized circulation.

Policy 3.5.4. The City shall enforce design criteria to ensure pedestrian access of planned developments to adjacent sidewalks and transit facilities, including meeting design standards of the American with Disabilities Act (ADA).

Objective 3.6.0. The City, working with its Master Developer, will implement roadway/transit improvements and transportation demand strategies concurrent with the appropriate levels of development within the DDRI.

Measure: Number of transportation improvements implemented in accordance with DDRI.

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Policy 3.6.1. Transportation improvements associated with DDRI will be contingent upon specific levels of development and will include those improvements identified in the Conditions of Approval of the Development Order of the Areawide DDRI.

Objective 3.7.0. The City will implement the Strategic Transportation Evaluation Plan (STEP) established in the area of the Coral Springs Corporate Park.

Measure: Number of STEP Agreements approved.

Policy 3.7.1. Development projects in the area of the Corporate Park of Coral Springs will contribute a proportionate share of the cost of improvements identified in the STEP.

Policy 3.7.2. The proportionate share attributed to a petitioner for development will be based upon the proportion of traffic generated to the increase in additional capacity resulting from the improvements identified in the STEP.

Policy 3.7.3. The City will cooperate with the Broward County Traffic Engineering Department to establish justification for the improvements identified in the STEP.

Goal 4.0.0. The City will coordinate the transportation system with land uses to ensure adequate facilities and services are available to meet existing and future needs of Coral Springs' population and economy.

Objective 4.1.0. The City will coordinate transportation and land use planning activities to ensure that land use decisions are properly coordinated in the City, as shown on the Future Land Use Plan Map, to achieve Level of Service objectives within each concurrency district.

Measure - number of changes to the Future Land Use Plan Map that meet concurrency objectives.

Policy 4.1.1. The City shall consider the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within the City.

Policy 4.1.2. To minimize the impact on locally maintained transportation facilities, land uses which generate high traffic volumes will be located adjacent to or have safe and adequate access to principal arterials, expressways, or other regionally significant roadway facilities.

Policy 4.1.3. Transportation facilities will be planned and located in a manner, which minimizes the potential for adverse impacts on adjacent land uses.

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Policy 4.1.4. The City shall continue, in conjunction with the Future Land Use Element, to encourage land uses that promote transit oriented development in County designated public transportation corridors to allow for convenient transit service.

Objective 4.2.0. The City will ensure adequate rights-of-way are available to meet Coral Springs' future mass transit and other transportation needs.

Measure - number of rights-of-way, which are operating at acceptable levels of service.

Policy 4.2.1. In order to protect the rights-of-way necessary for the establishment of the regional mass transit and roadway network, the City will work with the Broward County Planning Council to implement the Broward County Trafficways Plan.

Policy 4.2.2. The City shall continue to protect future rights-of-way from building encroachment through implementation of, but not limited to, the following programs, activities or actions:

1. Support Broward County's effort to construct the roadway circulation network consistent with the adopted Trafficways Plan.
2. Develop Land Development Code provisions which require that, at the time of plat and site plan approval, future trafficways delineated on the Broward County Trafficways Plan be conveyed to the public by dedication on the face of the plat, deed or, if acceptable to the County, by grant of easement which is necessary for the ultimate construction of roadways, intersections, turn lanes, bicycle facilities, sidewalks, bus pullout bays, bus shelters, or roadway drainage facilities.
3. Continue to include funding for acquisition of rights-of-way in the Capital Improvements Element where dedication of land is not possible.
4. Through the Broward County Planning Council, coordinate the Trafficways Plan with the right-of-way protection maps of jurisdictions adjacent to the City.

Policy 4.2.3. The City will participate in the Broward County Planning Council's review and recommendations regarding the Trafficways Plan

Policy 4.2.4. The City shall support Broward County's effort to establish measures for the acquisition and preservation of existing and future public transit rights of way and exclusive public transit corridors.

Goal 5.0.0. To encourage an environmentally sustainable city through actions that reduces greenhouse gas emissions and other pollutants and reduce the use of non-renewable natural resources.

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Objective 5.1.0. Transportation facilities shall operate at acceptable levels of service to minimize negative environmental impacts.

Measure - number of lane miles operating at acceptable Level of Service standards expressed as a percentage of the total lane miles of the city.

Policy 5.1.1. The City will continue to make information regarding ride sharing, mass transit, and commuter rail services available to its citizens.

Policy 5.1.2. The City will cooperate with the implementing agencies to explore the feasibility of locating park and ride lots in proximity to, or within the City, which may service transit services, such as the Tri-County Rail System and Express Bus Services.

Policy 5.1.3. The City will not permit the construction of transportation improvements, which would negatively impact environmentally sensitive areas such as wetlands, unless appropriate mitigation measures are taken.

Policy 5.1.4. The City discourages unnecessary traffic signalization.

Policy 5.1.5. The City will cooperate with Broward County to install and maintain a fully computerized Advance Traffic Management System (ATMS) signal system throughout the City.

Policy 5.1.6. Through participation on the MPO, the City shall encourage Broward County and FDOT to implement the Intelligent Transportation System (ITS) dynamic message signs on local arterials thereby alleviating traffic congestion on local roadways and those comprising the Strategic Intermodal System (SIS).

Policy 5.1.7. The City will support the replacement of traditional span wire traffic signals with mast arm signalization to ensure fewer repairs and more efficient traffic flow following tropical storm and hurricane events.

Objective 5.2.0. Reduce greenhouse gas emissions from gas-powered vehicles.

Measure - Number of bus shelters and riders for public transit and miles of public sidewalks and bike lanes.

Policy 5.2.1. The City will encourage increased walking, bicycle riding and use of public transit by updating land use requirements for walkways, bike lanes and bus stops.

Policy 5.2.2. The City will encourage increased walking, bicycle riding and use of public transit to reduce commuting trips by individual automobiles.

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Policy 5.2.3 The City will encourage and support the implementation of real time scheduling, smart card fare technology, and ITS information technologies to improve the provision of transit services for City residents.

Goal 6.0.0. Continue developing a high level of transit service, which provides safe, economical, efficient, and convenient travel for the citizens of Coral Springs.

Objective 6.1.0. The City shall work cooperatively with Broward County and the Florida Department of Transportation to increase the level of annual BCT ridership to 40 million unlinked trips by the year 2012.

Measure - A proportionate annual increase in transit riders within Coral Springs.

Policy 6.1.1. The transportation concurrency system shall provide that for the purpose of issuing development orders and permits, the adopted public transit Level of Service shall be for a combination of the Broward County Office of Transportation and Coral Springs Community Bus service to provide fixed-route transit.

Policy 6.1.2. The City shall work with Broward County to increase the transit Level of Service throughout the City.

Policy 6.1.3. The City, with financial assistance from the County will provide transit facilities, which may include bus shelters, bus benches, and detailed signage at locations within the City that generate no less than 25 passenger activities per day.

Policy 6.1.4. The City shall contact Broward County Office of Transportation Service Development and Marketing Division with requests for special presentations to neighborhood and civic associations to inform City residents about existing and planned transit service.

Policy 6.1.5. The City shall support Broward County and the FDOT continue funding of local mass transit service consistent with existing service standards.

Policy 6.1.6. The City shall coordinate with the Broward County MPO, Broward County Office of Transportation and the South Florida Regional Transportation Authority to ensure the required transit services are available to meet the Level of Service criteria.

Policy 6.1.7. The City shall encourage the identification of persons with special transportation needs for shopping, recreational and hurricane evacuation purposes.

Policy 6.1.8. The City will work to retain and enhance the bus transfer facility at the Coral Square Mall.

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Objective 6.2.0. Through the City's seat on the Metropolitan Planning Organization, the City shall encourage Broward County to increase the levels of transit service within the City.

Measure - Number of regular route miles operated by the Broward County Transit within the City limits.

Policy 6.2.1. The City shall support funding of Broward County's Office of Transportation and the South Florida Regional Transportation Authority (SFRTA) to maintain and expand local transit facilities.

Policy 6.2.2. The City shall support efforts to prioritize transit projects during the evaluation process for projects in the LRTP and TIP.

Policy 6.2.3. The City shall advocate for the funding of premium transit services along University Drive, Sample Road, Atlantic Boulevard, and SR7/US441.

Policy 6.2.4 The City shall advocate for the reduction of headways on Broward County transit routes serving the City.

Policy 6.2.5. The City will support the Broward County Transit Development Plan (TDP).

Objective 6.3.0. The City will coordinate transit improvements with the Comprehensive Plan and the plans and programs of the Broward County Metropolitan Planning Organization, the Broward County Office of Transportation, the Florida Department of Transportation (including their 5-year Transportation Plan) and any appropriate plan for the transportation disadvantaged.

Measure - transit projects, which are consistent with the aforementioned plans.

Policy 6.3.1. The City will continue to closely monitor the provisions of transit service and when necessary, inform the appropriate state or county agency of the City's changing needs.

Policy 6.3.2. The City will make information available to its citizens regarding ride sharing; particularly the state sponsored South Florida Commuter Services as an alternative to the single occupant vehicle.

Objective 6.4.0. Develop strategies to increase ridership on the City-operated Community Bus system.

Measure: Annual ridership totals for the Community Bus system

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Policy 6.4.1. The City shall develop performance measures for the Community Bus including passenger boardings per revenue hour, operating cost per passenger, and total ridership.

Policy 6.4.2. The City shall recommend appropriate strategies to increase Community Bus ridership and improve productivity.

Policy 6.4.3. The City shall collect and report passenger boardings to Broward County.

Policy 6.4.4. The City shall gather input from Coral Springs residents and Community Bus users to evaluate and improve the provision of the Community Bus service.

Objective 6.5.0. The City will continue to coordinate the transportation system with the Future Land Use Plan Map or map series through the Development Review Process to ensure that existing and proposed population densities, housing and employment patterns and land uses are consistent with the transportation modes and services proposed to serve the City.

Measure: Number of developments approved that are located within the service area of a transit route.

Policy 6.5.1. The City shall coordinate with Broward County on modifications to the Land Development Code that implement local design criteria to improve the aesthetics and accessibility for transit facilities.

Policy 6.5.2. The City will coordinate changes to its Future Land Use Element with the County and the FDOT and include, where appropriate, transit-oriented land use patterns and or transit sensitive zoning criteria which support increased transit use.

Policy 6.5.3. The City will review existing land uses in any Broward County designated public transportation corridors and propose amendments, where appropriate, to land uses in the designated public transportation corridors in order to promote public transportation.

Policy 6.5.4. The City will review and modify, as appropriate, existing land use, land development regulations including the Downtown design guidelines to promote the use of bicycles and walking in order to continue to enhance those strategies.

Policy 6.5.5. Consistent with the Future Land Use Element, the City shall encourage mixed-use developments at appropriate locations to facilitate transit access and enhance the livability of the City through fostering an attractive and functional mix of living, working, shopping and recreational activities which will feature walking and bicycle use, internal trip capture and design elements which facilitate transit access.

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Policy 6.5.6. Consistent with Future Land Use Element, the City will review and modify, as appropriate, existing strategies to encourage higher residential densities and mixed-use properties along major thoroughfares to support mass transit and provide a buffer between major roadways and low-density neighborhoods.

Policy 6.5.7. The City, in coordination with the Community Redevelopment Agency, will develop Transportation Demand Management strategies to reduce the generation of additional trips on the City's roadway network.

Goal 7.0.0. Retain and expand transit services for the elderly, handicapped and other transportation disadvantaged groups, with both regular and specialized service.

Objective 7.1.0. The City shall urge the County to continue and expand as appropriate programs of the ADA Para-Transit Program.

Measure - number of trips, which City residents make by using this service.

Policy 7.1.1. Via citizen comments, the City will monitor the "demand-response" service being provided to Coral Springs to assure County compliance with this objective.

Objective 7.2.0. The City shall urge the County to maintain and expand handicapped accessibility on regular routes to provide a reasonable alternative for the handicapped.

Measure - number of handicapped-accessible bus stops serving the City.

Policy 7.2.1. The City will cooperate with the Broward County Office of Transportation to develop strategies to reduce the number of non-accessible bus stops along County operated bus routes within the City.

Policy 7.2.2. The City will develop strategies to ensure that all bus stops along Community Bus routes are handicapped accessible by 2015.

Policy 7.2.3. Continue the Senior Pride program of providing transportation services to Coral Springs residents over the age of 55 years old.

Goal 8.0.0. Coordinate local land use and traffic circulation planning with regional efforts to provide a convenient, safe and adequate aviation system.

Objective 8.1.0. The City shall continue to monitor the proposed expansion of the Fort Lauderdale/Hollywood International Airport.

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Measure - Number of reports by staff to the City Commission; number of official city actions taken.

Policy 8.1.1. The City shall support the expansion of the Fort Lauderdale/Hollywood International Airport.

Objective 8.2.0. The City shall enforce Land Development Code provisions regulating the siting and operation of heliports, so as to ensure adequate compatibility to adjacent land uses.

Measure - Consistency of heliport siting and operation to Land Development Code provisions.

Policy 8.2.1. Heliport facilities and operations are encouraged principally for the purposes of augmenting police and emergency medical transport services and corporate/business functions.

Policy 8.2.2. Proposed heliport sites should be restricted to locations in the Corporate Park, Public Safety Complex, Coral Springs Medical Center, and Downtown Coral Springs areas.

Policy 8.2.3. The recommendations of adopted Part 150 Study Technical Reports shall be taken under consideration during land use and zoning decisions affecting heliports and their adjacent areas.

PUBLIC SCHOOL FACILITIES ELEMENT

GOALS, OBJECTIVES AND POLICIES

Goal 1.0.0. Public School Concurrency

The City of Coral Springs (City) in collaboration with the School Board of Broward County (School Board), Broward County, and non-exempt municipalities (municipalities) 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.

Objective 1.1.0. Pursuant to Chapters 163.3177 and 163.3180 F.S. and the Interlocal Agreement for Public School Facility Planning (ILA), 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 Coral Springs Comprehensive Plan, consistent with the provisions of the ILA.

Measure – City review of Density Monitoring System (DMS) with the annual update of the DEFP.

Policy 1.1.1. The financially feasible schedule of the DEFP shall be annually adopted into the City of Coral Springs Comprehensive Plan Capital Improvements Element (CIE) by reference.

Policy 1.1.2. The School Board, through the Adopted DEFP, shall depict the capacity needed to achieve and maintain the adopted LOS for each CSA within the five-year planning period. These projections are included in the supporting documents of the PSFE.

Policy 1.1.3. 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.

Policy 1.1.4. 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, Concurrency Service Area (CSA) and school usage; and,
3. ensure the DEFP continues to be financially feasible for the five-year planning period.

PUBLIC SCHOOL FACILITIES ELEMENT

Policy 1.1.5. 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.

Objective 1.2.0. 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.

Measure – City review of Density Monitoring System (DMS) with the annual update of the DEFP.

Policy 1.2.1. The City, in collaboration with the School Board and Broward County shall implement a concurrency management system consistent with the policies included in the 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.

Policy 1.2.2. The CSAs shall be the annually adopted school attendance boundaries for each elementary, middle and high school. The maps of the CSAs are maintained in the data and analysis section of this Element.

Policy 1.2.3. The Level of Service standard shall be 110% of the permanent Florida Inventory of School Housing (FISH) capacity for each public elementary, middle and high school.

Policy 1.2.4. 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.

Policy 1.2.5. 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 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.

Policy 1.2.6. 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.

Policy 1.2.7. 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, middle, high) and provide an equitable distribution of student enrollment district-wide.

Policy 1.2.8. 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 3 years.

Policy 1.2.9. The public school concurrency approval for residential plats shall expire if development within the plat does not commence within 5 years following the date of City Commission approval.

Objective 1.3.0. The School Board, pursuant to Chapter 163.3180 F.S. and the ILA, shall include proportionate share mitigation alternatives that provide an option for residential developments unable to meet the public school concurrency requirement.

Measure: Number of residential developments that require proportionate share mitigation alternatives.

Policy 1.3.1. 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.

Policy 1.3.2. 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. 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.

Policy 1.3.3. 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.

Goal 2.0.0. Collaborate and Coordinate to Maximize Quality Education

The City, the School Board, Broward County and municipalities shall maximize collaboration and coordination to effectively plan for public elementary and secondary school facilities to meet the current and future needs of Broward County's public school population.

Objective 2.1.0 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.

Measure: Review and comment on the Tentative Five-Year DEFP and attend School Board Oversight Committee and Staff Working Group meetings regularly to ensure compatibility with land uses and future school sites.

Policy 2.1.1. 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 Coral Springs Comprehensive Plan.

Policy 2.1.2. 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 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.

Policy 2.1.3. Consistent with Section 163.3177 (12) (g), F.S., the City shall adopt by reference the Broward County PSFE that shall include future conditions maps showing existing and anticipated school facilities for the short-term (5 year) and long-term (10 year) planning time frames. Maps 1

through 10 of the PSFE depict the short and long term existing and anticipated public school facilities and ancillary plants.

Policy 2.1.4. 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.

Policy 2.1.5. 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.

Policy 2.1.6. 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.

Policy 2.1.7. 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.

Policy 2.1.8. 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 existing facilities is coordinated with the provision of necessary public facilities.

Policy 2.1.9. 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.

Objective 2.2.0 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.

Measure: Annual review of properties owned by School Board, Broward County and the City.

Policy 2.2.1. 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.

Policy 2.2.2. 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.

Policy 2.2.3. 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.

Policy 2.2.3. 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.

Goal 3.0.0. Adult Education Opportunities

The City will forge partnerships with higher public education institutions to bring more adult education opportunities to the City.

Objective 3.1.0: The City shall support the Coral Springs College & University Partnership Program (Program) and increase opportunities for additional courses.

Measure: Number of students and classes offered in the Program.

Policy 3.1.1. Through the Coral Springs Economic Development Foundation (EDF), the City will coordinate with Barry University, Broward Community College and Nova Southeastern University to increase classes offered.

Policy 3.1.2. Through the EDF, the City will explore partnerships with other universities.

Policy 3.1.3. Through the City's Public Communications and Marketing Department, the City shall market the Program to increase awareness of the Program to City residents.

HOUSING ELEMENT

GOALS, OBJECTIVES & POLICIES

Goal 1.0.0. Maintain a balanced mix of all housing types that will allow for residential needs for the existing and future population.

Objective 1.1.0. The City shall revise its mixed-use regulations to provide additional new housing to meet the present and future housing needs.

Measure – Land Development Regulations amended in the Land Development Code.

Policy 1.1.1. The City shall revise current mixed-use regulations within the Land Development Code.

Policy 1.1.2. The City shall maintain development regulations and establish redevelopment regulations that support the integrity of the Comprehensive Plan, as well as the quantity, quality, and character of the City's housing stock.

Policy 1.1.3. The City shall continue to collect data on housing value of newly constructed units, housing types, foreclosures and other housing and household statistics, to monitor that the City's housing stock provides affordable and adequate housing for the existing and future population.

Policy 1.1.4. The City shall revise the Future Land Use Element as necessary to allow for the development of a variety of housing types to meet the housing needs of the existing and future population.

Objective 1.2.0. The City shall continue to regularly enforce the provisions of its Neighborhood Preservation Ordinance to maintain the quality and aesthetic character of its housing inventory.

Measure - Number of housing units inspected annually.

Policy 1.2.1. The City shall examine and revise the performance standards contained in the Neighborhood Preservation Ordinance as needed, based on experience with the City's housing rehabilitation programs.

Policy 1.2.2. The City shall evaluate the need to sponsor and/or coordinate neighborhood improvement projects that will maintain and enhance the housing stock.

HOUSING ELEMENT

Policy 1.2.3. The City shall continue to provide neighborhood improvement programs through the State Housing Initiative Partnership (SHIP), Community Development Block Grant (CDBG) and the Home Investment Partnership (HOME) programs that sustain affordable housing through the housing rehabilitation and barrier free programs.

Objective 1.3.0. The City shall ensure appropriate land use and zoning classifications for a variety of residential land uses, thereby providing, in cooperation with state and county agencies, opportunities for Community Residential Homes.

Measure – Percent of properties in the City that are land use and zoned residential.

Policy 1.3.1. The City shall continue its policies for the location of Community Residential Homes and households with special housing needs.

Objective 1.4.0. The City shall continue to maintain multi-family land use and zoning for a variety of housing uses, providing the basis for private property owners to develop properties to meet low and moderate income housing needs.

Measure - Percent of properties in the City land used and zoned for multi-family use.

Policy 1.4.1. The City shall monitor new housing to determine whether the existing and new housing stock meets the housing needs of the elderly, and low and moderate-income families.

Policy 1.4.2. The City shall use federal and/or state programs when appropriate to supplement the development of low and moderate income housing units by the private sector.

Policy 1.4.3. The City shall continue to support land use and zoning measures which guide the single-family and multi-family housing mix in locating housing for low and moderate income families.

Goal 2.0.0. Provide safe, affordable and quality housing in variable neighborhoods for the entire present and future population of the City.

Objective 2.1.0. The City shall continue to implement and maintain its affordable housing ordinance by providing opportunities for low to moderate-income persons.

Measure - Number of affordable housing units in the City.

HOUSING ELEMENT

Policy 2.1.1. The City shall continue to utilize the Community Development Block Grant (CDBG), State Housing Initiative Partnership (SHIP) and the Home Investment Partnership (HOME) programs and other available state and federal program to provide affordable housing.

Policy 2.1.2. The City shall continue its efforts to provide and conserve affordable housing within the City.

1. The City shall continue to implement its townhouse ordinance as a regulatory measure that streamlines the platting process as an incentive to the Private sector to build alternative affordable single family style homes.
2. The City convenes at least two (2) meetings of a “Housing Affordability Task Force” to provide public participation in determining the housing needs of the City.
3. The City shall provide technical assistance in the preparation of site plans and plats in order to facilitate development of affordable housing within the City of Coral Springs.
4. The City shall make information available to its residents through press releases, the City’s website, City TV-Channel 25 and printed information at City locations to heighten public awareness of the affordable housing programs offered by the City.
5. The City shall continue to sponsor, co-sponsor and coordinate neighborhood improvement projects to maintain the quality of housing stock and prevent negative influences such as illegal drug use and crime which often lead to neighborhood blight. Such project shall include working with citizens groups which promote neighborhood preservation, such as the “Pride Promoters of the Dells” and the Environmental Protection and Landscaping Advisory (EPLA), as well as City sponsored clean up days.
6. The City shall continue to coordinate and promote the Landlord training workshop.
7. The City shall continue partnering with Local Housing Authorities programs through code enforcement and the police department.

Objective 2.2.0. The City shall ensure appropriate land use and zoning classifications for mobile home parks.

HOUSING ELEMENT

Policy 2.2.1 The City shall continue to allow mobile homes in agricultural areas and RM-40 zoning district as a conditional use.

GOALS, OBJECTIVES AND POLICIES

Goal 1.0.0. Maintain a wastewater collection and transmission system to ensure its adequacy to protect the health and safety of all residents and businesses in the City.

Objective 1.1.0. Continue to provide wastewater collection and transmission that will satisfy existing and projected growth.

Measure - Extent of compliance with the ratio of wastewater transmission metered to "large user agreement" reservation and extent to which levels of service are maintained.

Policy 1.1.1. The City shall continue to rely upon the facilities and personnel of the Coral Springs Utilities Division, the NSID, the CSID and Royal Utilities (or its successors) to satisfy the wastewater collection and transmission needs of residents and businesses within their respective service areas.

Policy 1.1.2. The City's Utilities Division, being a large user of the Broward County North Regional Wastewater Transmission and Treatment Facilities, shall cooperate with Broward County, via the Large Users Advisory Board, in periodically undertaking studies to evaluate its wastewater collection and transmission system to ensure its continued adequacy.

The City shall encourage the NSID, the CSID and Royal Utilities (or its successors) to undertake similar studies to assure adequacy of facilities to meet the City of Coral Springs needs within their respective service areas.

The master plans resulting from these studies will recommend definite steps to:

1. Identify and reduce sources of infiltration and inflow (I/I) into the wastewater collection system as a means of reducing wastewater flows.
2. Provide facilities that will ensure adequate and safe wastewater disposal.

Policy 1.1.3. The City's Utilities Division shall continue to transfer wastewater to master pump stations, owned and operated by Broward County, for treatment at the North Broward Regional Plant.

The City shall encourage the NSID and Royal Utilities (or its successor) to do the same.

SANITARY SEWER SUB-ELEMENT

Policy 1.1.4. The City's Utilities Division shall continue with its efforts to identify and reduce sources of infiltration and inflow (I/I) into the gravity sewer system.

Policy 1.1.5. The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

Facility/Service Area	Level of Service Standard
Sanitary Sewer City-Wide	Sewage Availability
Estate Development	350 gpd/du
Moderate Density	300 gpd/du
Medium Density	250 gpd/du
High Density	165 gpd/du
Commercial/Industrial	2,000 gpd/acre
Public/Civic	2,000 gpd/acre

GOALS, OBJECTIVES AND POLICIES

Goal 1.0.0: Provide a solid waste collection system adequate to satisfy residential, business, and municipal disposal needs.

Objective 1.1.0: The City shall continue to maintain solid waste collection services adequate to satisfy existing and projected growth compliant with the latest standards and methods acceptable to the City and the County.

Measure - Number of generators and users properly disposing of solid wastes and extent to which levels of service are maintained.

Policy 1.1.1: The City shall continue to participate in Broward County's Resource Recovery and Landfill Facilities Program, as per the Interlocal Agreement for Solid Waste Disposal Services, compliant with the latest standards acceptable to the State and the U.S. Environmental Protection Agency.

Policy 1.1.2: The City foresees the continued use of a private franchise, as is appropriate and cost-effective for the purposes of accomplishing solid waste collection and disposal.

Policy 1.1.3: The City shall investigate the need for and feasibility of implementing a curbside recycling program to comply with County, State or Federal standards, when and if mandated.

Policy 1.1.4: The City shall continue to enforce existing littering laws and implement measures for reducing illegal dumping per Section 8 of the Municipal Code.

Policy 1.1.5: The City shall promote the use of recyclable products, as is feasible and cost-effective, in the purchase of materials needed to carry-out City administrative and other related functions.

Policy 1.1.6: The City shall, by Code, continue to require that customers identify to the contractor any hazardous wastes included in waste being disposed of by the customer, also, the City shall cooperate with Broward County in the hazardous waste program.

Policy 1.1.7: The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

SOLID WASTE SUB-ELEMENT

<u>Land Use</u>	<u>Level of Service Standard</u>
Residential	8.9 lbs. per unit per day
Industrial & Commercial	
Factory/Warehouse	2 lbs. per 100 sq. ft. per day
Office Building	1 lb. per 100 sq. ft. per day
Department Store	4 lbs. per 100 sq. ft. per day
Supermarket	9 lbs. per 100 sq. ft. per day
Restaurant	2 lbs. per meal per day
Drug Store	5 lbs. per 100 sq. ft. per days
School	
Grade School	10 lbs. per room & 1/4 lbs. per pupil per day
High School	8 lbs. per room & 1/4 lbs. per pupil per day
Institution	
Hospital	8 lbs. per bed per day
Nurse or Intern Home	3 lbs. per person per day
Home for aged	3 lbs. per person per day
Rest Home	3 lbs. per person per day

GOALS, OBJECTIVES AND POLICIES

Goal 1.0.0. Monitor a stormwater drainage system adequate to protect lives and property.

Objective 1.1.0. Continue to monitor stormwater facilities adequate to satisfy the existing and projected land uses and their intensities depicted on the Future Land Use Map compliant with the latest standards acceptable to the City, the County, the South Florida Water Management District, the Federal Emergency Management Agency and the national Flood Insurance Program.

Measure - Extent of compliance with regulations, as reflected in approved water basin management plans and extend to which levels of service are maintained.

Policy 1.1.1. The City shall continue to rely upon the facilities and personnel of the South Florida Water Management District, the NSID, the CSID, Sunshine Water Control District, Pine Tree Water Control District, Turtle Run Community Development District and the Crossings Homeowners Association to satisfy the water storage and transfer capacities of the system of lakes, canals and pumps that comprise the several drainage utilities.

Policy 1.1.2. The City shall continue to rely on the facilities and personnel of the Public Works' Streets Division to operate and maintain the storm sewers, which convey stormwater from the public streets to the facilities, operated by the several drainage utilities.

Policy 1.1.3. The City shall continue to require the use of pollution retardant structures, which separate oils and greases from runoff for all new project drainage systems.

Policy 1.1.4. The City shall continue to require that the first flush of stormwater runoff generally be retained on site before runoff in excess of the first flush is runoff in excess of the first flush is diverted to surface water or other components of the drainage systems. Retention will use one or more of the following:

1. Where feasible and appropriate, vegetated swales should be used to retain at least the first half-inch of stormwater runoff.
2. In areas where vegetated swales are not feasible or appropriate, at least the first one-inch of runoff should be retained using retention ponds, exfiltration trenches, detention areas or other acceptable techniques.

DRAINAGE SUB-ELEMENT

Policy 1.1.5. The City shall continue to participate in the National Flood Insurance Program, per the Municipal Code, Minimum elevations for construction of buildings in the flood zone will be consistent with the following:

1. First floor building elevations at, or above, the 100-year flood stage, and
2. Roadways and parking lot elevations at, or above, the 10-year flood stage.

Policy 1.1.6. The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

Facility/Service Area	Level of Service Standard
Drainage Facilities City-Wide	<p>Design Storm</p> <p>Primary drainage system - 10 – year 1 day storm event. Cumulative rainfall total of 8.0".</p> <p>Secondary drainage system - 3 Cumulative rainfall derived from Florida Department of Transportation (FDOT) Rainfall Intensity -Duration - Frequency Curves for zone 109, copy attached.</p> <p>House pads - first floor building elevations at, or above, the 100-year flood stage, and</p> <p>Roadways - Roadways and parking lot elevations at, or above, at the 10-year flood stage.</p>

POTABLE WATER SUB-ELEMENT

GOALS, OBJECTIVES AND POLICIES

Goal 1.0.0. Maintain a potable water supply system capable of satisfying normal and emergency demands in the City.

Objective 1.1.0. Continue to provide potable water use in the quantity and quality necessary to satisfy existing and projected growth compliant with the latest standards acceptable to the City, the County, the State and the U.S. Environmental Protection Agency, and according to the regulations Implementing the "Safe Drinking Water Act" (1986).

Measure - Extent of compliance with regulations as reflected by facility and water quality monitoring reports; ratios of water withdrawn to water permit allocation and extent to which levels of service are maintained.

Policy 1.1.1. The City shall continue to rely upon the facilities and personnel of the Coral Springs Utilities Division and those of The North Springs Improvement District (NSID), The Coral Springs Improvement District (CSID) and Royal Utilities or any successors to satisfy the potable water supply, treatment and distribution needs of residents and businesses within their respective service areas.

Policy 1.1.2. The City's Utilities Division, the NSID, the CSID and Royal Utilities or any successors will periodically undertake studies to evaluate the potable water supply, treatment and distribution system to ensure it's continued adequacy. The Master Plans resulting from these studies will recommend definite steps to:

1. Increase the capacity of the water treatment plants, as needed, in order to meet the anticipated demands.
2. Provide facilities that will ensure the supply of high quality potable water.
3. Provide a network of water distribution mains that will ensure an adequate flow of water for the purpose of fire fighting.
4. Promote water conservation and utilize alternative water supplies as required to meet potable water demands.

Policy 1.1.3. The City's Utilities Division shall continue to rely upon, expand and/or renovate its own system of wells and well fields, subject to South Florida Water Management District water use permit allocations, to satisfy potable water supply demands.

The City shall encourage the NSID, the CSID and Royal or any successors to do the same.

Policy 1.1.4. Development within an identified cone of influence of any existing or proposed potable water supply wellfield shall comply with the Broward County Wellfield Protection Ordinance (Chapter 27 of the Broward County Code of Ordinances).

Policy 1.1.5. The City's Utilities Division shall not locate wellfields and their attendant cones of influence within areas zoned for commercial or industrial use.

The City shall encourage the NSID, the CSID and Royal Utilities or any successors to do the same.

Policy 1.1.6. The City's Utilities Division shall, with the assistance of Broward County Water Resources Advisory Board, maintain adequate monitoring programs consistent with the Broward County Wellfield Protection Ordinance so that contamination of the groundwater supply will be prevented.

Policy 1.1.7. The City's Utilities Division, the NSID, the CSID and Royal Utilities or any successors will work with the City of Coral Springs Code Enforcement Division to enforce local water conservation measures during times of low water supply and drought conditions.

Policy 1.1.8. The City's Utility Division is currently implementing four water conservation measures to meet existing and future needs:

1. Replacement of filter media and underdrains at the water treatment plant (savings of 0.75 MGD).
2. Expand the Naturescape Broward Program(Savings of 0.04 MGD).
3. Utilize washwater recovery facilities (Savings of 0.174 MGD).
4. Remove public irrigation from domestic water supplies (Savings of 0.06 MGD).

Policy 1.1.9. The following level of service standards are hereby adopted:

POTABLE WATER SUB-ELEMENT

Water Service Area	Level of Service Standard/ gallons per day per capita
Coral Springs Public Utilities	124.00
North Springs Improvement District	117.24
Royal Utilities	134.00
Coral Springs Improvement District	113.51

Policy 1.1.10. To calculate potable water demand through a land development action, the City shall utilize the following to calculate demand. The City shall provide the additional potable water demand to the appropriate district and ensure that the level of service for each service area is maintained.

Land Use Type	Potable Water Demand
Single Family Residential	350 gpd/du
Multi-Family Residential	300 gpd/du
Commercial/Industrial	2,000 gpd/acre
Public/Civic	2,000 gpd/acre

Policy 1.1.11. The City's Utilities Division, the NSID, the CSID and Royal Utilities or any successors shall identify, protect and use alternative water supplies that can be used to meet existing and future needs and are approved by the South Florida Water Management District and in the Lower East Coast Water Supply Plan to supplement traditional sources of groundwater and surface water supplies.

Objective 1.2.0. The City shall ensure that potable water facilities and services meet the level of service standards established within the Comprehensive Plan.

Measure – Number of Comprehensive Plan Amendments that meet level of service standards.

Policy 1.2.1. The City shall correct existing facility deficiencies and provide for correction of the existing water supply and replacement of facilities on an on-going basis. The following actions will serve to implement this policy:

1. Establish priorities for correcting any existing facility deficiencies and provide for correction of the existing water supply and replacement of facilities using the Capital Improvements Program and annual work program.

POTABLE WATER SUB-ELEMENT

2. Continue to maintain a staff of qualified maintenance personnel to correct any immediate problems, deficiencies, or equipment failures, and to ensure that all equipment is properly serviced and maintained.
3. Ensure that all maintenance personnel receive periodic training and updating regarding state-of-the-art equipment and maintenance procedures.

Policy 1.2.2. The City shall adopt a 10-Year Water Supply Plan addressing water supply facilities necessary to serve existing and future development within the City consistent with the water service districts' consumptive use permit.

Policy 1.2.3. The City shall update and adopt the City's 10-Year Water Supply Plan within 18 months of updates to of the South Florida Water Management District's Lower East Coast Water Supply Plan.

Policy 1.2.4. The City will provide annual progress reports to the South Florida Water Management District on the water supply development projects identified in the 10-Year Water Supply Plan.

GOALS, OBJECTIVES AND POLICIES

Goal 1.0.0. To protect the function of natural ground water/aquifer recharge areas.

Objective 1.1.0. The City shall continue to regulate land development in such a manner so as to protect and maintain the function of recharge areas within the City.

Measure - Quality and quantity of groundwater supply.

Policy 1.1.1. The City shall continue using the development review process to enforce existing City ordinances dealing with plot area coverage, landscaping and conservation.

Policy 1.1.2. The City shall continue to require the use of pollutant retardant structures, which separate oils and greases from runoff, that discharges into the system of canals and lakes that function to recharge the aquifer.

CONSERVATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

Goal 1.0.0. Conserve, protect, enhance and appropriately use the City's existing natural resources while maintaining a balance between natural resource protection, public health, safety and providing for the City's population through appropriate development and redevelopment.

Objective 1.1.0. To protect and improve the air quality in the city of Coral Springs.

Measure - Comparison of pollutants and concentration with ambient air quality standards established for the regional air shed.

Policy 1.1.1. The City shall support the County's program of reduced exhaust emissions produced by automobiles stopped at intersections through synchronization of traffic signals along arterial roads and major collectors.

Policy 1.1.2. The City will encourage, via the Future Land Use Element and development regulations, the type and density of development that is consistent with proper maintenance of clean air.

Policy 1.1.3. The City shall emphasize the recruitment of business and industry that is clean and compliant with the latest emissions standards acceptable to the City, the County, the State and Federal Government.

Policy 1.1.4. Policies within the Transportation and Capital Improvements Elements will be implemented to minimize traffic congestion and resultant pollution.

Policy 1.1.5. The City will continue to add segments to the Master Bikeways/Walkways Plan as opportunities arise with new development and redevelopment projects such as Downtown Coral Springs.

Policy 1.1.6. The City will continue to enforce the tree preservation ordinance to promote air quality through the protection and replacement of tree canopy, which enhances air quality.

Objective 1.2.0. The City shall protect existing and future potable water sources from pollution and degradation in productivity.

Measure - Extent of compliance with regulations as reflected by water quality monitoring reports; ratio of water withdrawn to "water use" permit allocation.

CONSERVATION ELEMENT

Policy 1.2.1. The City shall continue to provide for the protection of water supply and quality by complying with the Broward County Wellfield Protection Ordinance and managing hazardous waste to keep it from impacting these and other natural resources.

Policy 1.2.2. The City's Utilities Division shall not locate wellfields, or their attendant cones of influence, within areas zoned for commercial or industrial use and shall encourage the NSID, the CSID and Royal Utilities (or its successor) to do the same.

Policy 1.2.3. The City Utilities Division, the NSID, the CSID and Royal Utilities or any successors will work with the City of Coral Springs Code Enforcement Division to enforce local water conservation measures during times of low water supply and drought conditions.

Policy 1.2.4. The City shall amend its water use regulations to promote the use of non potable water sources for irrigation to lessen the need for treated water.

Policy 1.2.5. The City shall enforce in the land development regulations the increased use of native tree and plant species and other landscaping materials that are drought resistant so to conserve water supplies.

Policy 1.2.6. The City shall evaluate alternative pest control and fertilization measures within public areas maintained by the City to reduce the effects of chemicals on the surface and ground water supply.

Policy 1.2.7. The City shall continue to enforce zoning regulations which protect the surface waters of the Biscayne Aquifer as well as other alternative water supplies and wellfield cones of influence (Zones 1-3) located beneath the City's municipal boundaries...and Chapter 27 of the Broward County Code of Ordinances.

Policy 1.2.8. The City shall ensure compliance with the requirements outlined in the Municipal Separate Storm Sewer Systems (MS4) permit and complete the required annual report and apply for recertification every five years.

Policy 1.2.9. The City shall continue to regulate land clearing and construction so that land areas exposed are treated by such means as mulching and sodding to prevent erosion and for protection of the water supply.

Policy 1.2.10. The City's land development regulations should require treatments and other measures consistent with the Best Management

CONSERVATION ELEMENT

Practices of the U.S. Soil Conservation Services to minimize soil erosion on new construction sites.

Objective 1.3.0. The City shall maintain an adopted Environmentally Sensitive Lands Map that identifies, inventories and catalogues areas of significant native and indigenous tree and plant cover to be conserved, protected and enhanced.

Measure - Adopted "Environmentally Sensitive Lands Map" identifying areas of significant native tree and plant cover and recommendations for their protection.

Policy 1.3.1. Through plat and site plan approval, the City shall conserve, protect and manage the use of designated environmentally sensitive lands to maintain their environmental, aesthetic and recreational value in accordance with land development and redevelopment regulations.

Policy 1.3.2. The City shall cooperate with Broward County to enforce all Environmental Impact Report conditions of County plat approval relating to development within designated Local Areas of Particular Concern and Urban Wilderness Areas.

Policy 1.3.3. All developments proposed within Local Areas of Particular Concern, Urban Wilderness Areas, Municipal Natural Resource Areas or other areas as designated by the City Commission shall include with the plat or site plan a tree survey in accordance with City or County requirements, whichever are the more restrictive, showing tree species and size and where appropriate, lot lines and building pad locations.

Policy 1.3.4. In evaluating the effectiveness of tree preservation efforts, as exemplified through the implementation of Policy 1.3.2, the City should consider the use of setback and/or other development waivers when such action(s) would result in the preservation of additional significant trees.

Policy 1.3.5. The City shall cooperate with the County, South Florida Water Management District and the U.S. Army Corps of Engineers to prevent degradation or destruction of wetlands. Degradation or destruction of wetlands should only occur if appropriate mitigation plans are prepared and accepted, and:

1. This activity is necessary to prevent or eliminate public hazard; or
2. The activity is in the public interest and no other reasonable alternative exists.

Policy 1.3.6. Existing wetlands will be incorporated into site plans and developments in the City and be preserved in such a way so as they are not adversely impacted and provide a benefit to the community.

Policy 1.3.7. Lands within Local Areas of Particular Concern, Urban Wilderness Areas or other areas as designated by the City Commission for protection from development, or other inappropriate alternations, shall be identified in a legal agreement or other mechanism providing equal or greater protection from development.

Policy 1.3.8. The City should develop routine inspection and maintenance programs to ensure that the ecological communities are maintained in a healthy state, free of animal, insect or other potentially destructive pests.

Policy 1.3.9. All public parks shall have public access consistent with the Florida Handicap Accessibility Guidelines which is regulated to protect the natural resources of the ecological community.

Policy 1.3.10. The City shall develop Resource Management Plans for Environmentally Sensitive Lands acquired through the City's environmental bond.

Policy 1.3.11. The City shall protect known animal habitat where possible.

Policy 1.3.12. The City shall identify and protect wildlife corridors where possible.

Policy 1.3.13. The City will continue to protect Environmentally Sensitive Lands and acquire land with environmentally significant features as the opportunity arises.

Policy 1.3.14. The City shall establish and enforce a flora and fauna protection ordinance to enhance the preservation and protection of native, rare or threatened plant and animal communities, as listed in the Florida Fish and Wildlife Conservation Commission's "Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida", from destruction by development activities.

Policy 1.3.15. Wetlands should be protected, restored and enhanced by either public acquisition and/or environmental mitigation techniques. Such techniques could include utilizing wetlands as water retention/detention filtration areas and restoration programs administered by Broward County permits and the City's Land Development Code.

Policy 1.3.16. The City's Land Development Code shall be amended by a Natural Resource Ordinance which will contain among other things regulations addressing mitigation of wetlands by protection, restoration or

CONSERVATION ELEMENT

"banking" programs, tree protection and care, wildlife habitat and native plant community protection.

Objective 1.4.0. The City shall maintain tree and plant protection regulations to enhance the environment and protect known wildlife habitats.

Measure - Number of certified residential and commercial wildlife habitats.

Policy 1.4.1. The City shall utilize the Environmentally Sensitive Land Map adopted by the City Commission as the basis for identifying areas where development should be sensitive to preserving trees and plants.

Policy 1.4.2. Native and indigenous trees and tree rows of significant aesthetic character shall be preserved wherever possible consistent with public health and safety.

Policy 1.4.3. All healthy native and indigenous trees removed as a result of construction activity shall be replaced with the equivalent value of native landscaping.

Policy 1.4.4. The City encourages the appropriate removal of exotic species; i.e., Australian Pines, Melaleuca and Florida Holly and replacement with native species for environmental, aesthetic and safety reasons.

Policy 1.4.5. The City will coordinate with the Florida Fish and Wildlife Conservation Commission in the implementation of recovery plans and neo-tropical flyways for listed birds and species.

Policy 1.4.6. The City shall promote a culture of coexistence with wildlife through education and the promotion of wildlife habitat creation and certification on public and private property.

Objective 1.5.0. The City shall seek to increase its tree canopy coverage from 17% to at least 30% by 2020.

Measure –Regular tree canopy analysis reports every 5 years beginning in 2010.

Policy 1.5.1. The City shall continue to rely upon landscaping ordinances and the "Street Tree Program" to encourage the growing of additional shade trees to restore and maintain a good tree canopy.

Policy 1.5.2. The City shall educate residents and business owners on the importance of "Right Tree, Right Place".

CONSERVATION ELEMENT

Policy 1.5.3. The City shall promote the planting of tree species that have proven to be relatively reliable during hurricanes.

Policy 1.5.4. The City shall continue to actively promote the establishment of a sustainable urban forest through tree planting. This urban forest will maximize the benefits derived from trees including reduction in air pollution, improved storm water drainage, improved wildlife habitat, reduction of the urban heat island effect and traffic calming.

Policy 1.5.5. The City shall lead by example when designing new landscape installations around public buildings, in medians and parks by emphasizing the use of xeriscape and native plants.

Policy 1.5.6. The City shall continue applying for and being recognized as a Tree City USA as well as receiving the Tree City USA Growth Award when possible.

Goal 2.0.0. To encourage an environmentally sustainable city through actions that reduce greenhouse gas emissions and other pollutants and reduce the use of non-renewable natural resources leading to an overall reduction of the City's carbon footprint.

Objective 2.1.0. Increase education of sustainable building practices and use of environmentally sustainable products within the city.

Measure - Percentage of City used environmentally sustainable products, energy star rated equipment and high efficiency vehicles and the reduction of the use of kilowatts of electricity per square foot of city buildings.

Policy 2.1.1. City will provide education to the residents and business owners to support better energy efficient buildings, energy efficient appliances, waste recycling, building products from renewable resources, non-toxic building products and water efficient fixtures and landscapes.

Policy 2.1.2. City will utilize non-toxic cleaning techniques throughout its facilities.

Policy 2.1.3. City will enhance the energy efficiency of City facilities through the purchase of Energy Star rated or equivalent equipment and appliances for City use, design of efficient cooling systems and employee education on energy conservation.

Policy 2.1.4. City will purchase products that utilize recycled materials and return City waste for reuse.

CONSERVATION ELEMENT

Policy 2.1.5. The City shall continue to promote, as is appropriate and cost-effective, improvements to the operational characteristics of trafficways within the City to optimize traffic flows and levels of service as a means of minimizing gas powered vehicles and equipment emissions.

Policy 2.1.6. The City will encourage vendors and suppliers to use low emissions vehicles when doing business in Coral Springs.

RECREATION AND OPEN SPACE ELEMENT

RECREATION AND OPEN SPACE ELEMENT

RECREATION GOALS, OBJECTIVES AND POLICIES

Goal 1.1.0: To provide a system of recreational facilities, open spaces and activities that are varied and dispersed throughout the City.

Objective 1.1.0: To maintain a level of service for public parks of at least four (4) acres (of developed park land) per 1,000 population within the City.

Policy 1.1.1: The City shall maintain this level of service by implementing either the Park Dedication Ordinance or the Master Parks Plan.

<u>TYPE</u>	<u>SERVICE RADIUS</u>	<u>ESTIMATED BUILD-OUT ACRES</u>	<u>MAX. POP SERVE/ SITE</u>
Neighborhood	Up to 1/2 Mile	455*	5,300
Community	Up to 3 Miles	237	50,000
Regional	Broward County	180.5	Broward Co Resid.
Total:		872.5	

*Includes 57 ac. ESL sites

Policy 1.1.2: Neighborhood parks serve the population of a neighborhood and are generally accessible by bicycle or pedestrian ways. The parks are designed to provide opportunities for residents in the immediate area, to partake in recreational activities and may include but not be limited to facilities such as tennis courts, basketball courts, picnic areas, bike paths, shuffleboard, nature study areas, jog/walk trails, fishing docks, racquetball courts, open play areas, ball fields, and tot lots.

Policy 1.1.3: Community parks are located near major roadways and designated to serve the needs of more than one neighborhood. They will be primarily designed to provide opportunities for people to partake in structured, organized activities and may include but not be limited to facilities such as formal baseball/softball fields, soccer/football fields, swimming pool/areas, basketball courts, community centers, tennis courts, picnic areas, jog/walk trails, nature study areas, and tot lots. A secondary function of a community park can be to provide additional neighborhood activities or passive conservation areas.

Policy 1.1.4: The City's regional park shall serve all residents of Broward County. A variety of major facilities such as baseball, basketball,

RECREATION AND OPEN SPACE ELEMENT

soccer/football and tennis complex, stadium, aquatic center, nature center, and other are anticipated as well as complementary picnic type facilities to provide a diversity of recreational opportunities.

Policy 1.1.5: A map entitled "City of Coral Springs Recreation and Open Space" shall be made a part of the Plan to reflect parks and locations. The map shall be maintained by the Community Development Department and generally identify existing and future park site locations along with parks that may be developed with high intensity lighting.

Policy 1.1.6: Future park development will incorporate the neighborhood park needs of the older neighborhoods of the city, which were developed prior to the Master Parks Plan.

Policy 1.1.7: The City will continue to provide organized leisure programs and facilities that consider the needs of age groups including the elderly and handicapped.

Policy 1.1.8: During the process of neighborhood park planning, the City will provide appropriate notification to the public that plans are being considered for development on the specific sites and provide an opportunity for public comment prior to approval of these plans.

Policy 1.1.9: During the site plan review process, the City's staff shall ensure provision of adequate open space and buffers are created to protect the compatibility of adjacent natural resources or outdoor recreational activities and facilities from adverse impacts that may result from uses or activities occurring on adjacent lands. Protection techniques shall include but not be limited to dense landscaping, walls, setbacks, shading, berms or restricting the proximity of incompatible uses [as defined in Chapter 163, Florida Statutes].

Policy 1.1.10: Recognizing that the City is substantially "built out", the City of Coral Springs municipal boundaries shall serve as its urban service area boundaries for the purpose of providing outdoor recreation within the urban service area.

Goal 2.0.0: All park sites and facilities shall be accessible to all Coral Springs residents.

Objective 2.1.0: All lands dedicated to the City for recreational purposes, as a result of new residential development shall be accessible to all Coral Springs residents by public rights of way.

RECREATION AND OPEN SPACE ELEMENT

Policy 2.1.1: New park sites established as required park dedication shall be located so that at least 25 percent of the perimeter is contiguous to public road rights-of way. When a site is determined by the City to have unique features that should be preserved, this criteria may be waived. However, adequate public access will be maintained.

Policy 2.1.2: The City's publicly owned natural areas, environmental preserves, parks and recreational facilities shall be accessible by all motorized and non-motorized means of transportation and provide access [to handicapped] for all residents in accordance with applicable accessibility standards.

Policy 2.1.3: The City shall link all public parks, community centers, schools, and outdoor recreation facilities with separate bikeway corridors.

Objective 2.2.0: The City will continue to incorporate and implement a safe and enjoyable bikeway/walkway system as new residential development is being formally reviewed via the platting process in accordance with the City's Master Bikeway/Walkway Plan.

Policy 2.2.1: Bikeways/walkways should be designed to link parks recreational facilities and other public facilities with nearby residential areas.

Policy 2.2.2: Ample and secure bicycle parking shall be provided for all City-owned public facilities.

Policy 2.2.3: Ample and secure bicycle parking will be encouraged at schools, libraries, and recreational and other non-residential areas.

Objective 2.3.0: The City shall preserve and maintain historically significant buildings and landmarks as determined by the City Commission.

Policy 2.3.1: A selection process, which includes public input, shall be established by the City Commission and implemented by City staff. The results of the selection process shall be provided to the City Commission for final approval.

Policy 2.3.2: Historically significant buildings and landmarks within the City shall be preserved and maintained when practical and economically feasible as determined by the City Commission.

RECREATION AND OPEN SPACE ELEMENT

Policy 2.3.3: The City shall research grant possibilities, which are designed for preservation and/or renovation of historical landmarks.

Goal 3.0.0: The City will continue to provide safe and adequate open space and recreation facilities for all Coral Springs residents.

Objective 3.1.0: All park sites within existing and future designated local areas of particular concern and urban wilderness areas will be designed for controlled recreational use.

Policy 3.1.1: All environmental impact report conditions of Federal, State and County approval shall be incorporated into the evaluation of the potential for controlled recreational use of the areas.

Policy 3.1.2: Recreational uses within these areas shall be planned and designed so as to prevent disruption of the ecological systems within those areas.

Policy 3.1.3: Access to recreational areas within sensitive lands will be controlled by security fencing limited hours of operation and supervised activities.

Policy 3.1.4: The City will ensure that local areas of particular concern and urban wilderness areas will be so designated. (See Map 8-1 Natural Resources)

Policy 3.1.5: The City shall place passive recreational facilities furniture or displays in all public parks including but not limited to exterior furniture, equipment, walkways, boardwalks, benches, tables, interpretive display trails and wildlife observation areas.

Objective 3.2.0: Each year the City shall pursue public, private and other financial resources to be used for the development of recreational opportunities at the local level.

Policy 3.2.1: The City shall promote the "Adopt-a-Park" program with civic groups, homeowners associations, private citizens and corporations.

Policy 3.2.2: The City shall establish and maintain a forum for active involvement of individuals, public and private organizations in park planning, funding, development and maintenance.

Policy 3.2.3: The City will continue to pursue cooperative long-term agreements with the Broward County School Board to lease school

RECREATION AND OPEN SPACE ELEMENT

facilities for public recreation purposes as applicable.

Policy 3.2.4: Whenever regional park dedication is required, the City will work with the County to maximize the benefit to the local residents.

Policy 3.2.5: Establish and maintain standards for delivery of public recreation services and products by private entities on parks.

Objective 3.3.0: Three community park sites designated as activity based parks shall be developed prior to population build-out.

Policy 3.3.1: As population continues to grow with the City, the third community park will be developed at the northeast corner of Coral Springs Drive and Westview Drive.

Policy 3.3.2: The City shall continue to research and make application for County, State and Federal grants and private foundations to fund facility development.

Objective 3.4.0: Development of Regional Park shall be completed by January 1, 2000 as per the amended Master Park Plan Agreement.

Policy 3.4.1: The City shall be the owner of the Regional Park and will be responsible for all maintenance and upkeep related to the continued operation of the Regional Park.

Policy 3.4.2: The nature of the Park will be that of a Regional Park, and will be open for use by all residents of Broward County on an equal basis.

Policy 3.4.3: There shall be three primary uses developed as set forth in the Conceptual Development Plans jointly developed by Broward County and the City. The three primary uses are: picnic grounds, sports field complex and swimming pool complex. Any substantial changes to the Conceptual Development Plan shall be approved by Broward County.

Objective 3.5.0: Efficient use of City revenues to provide recreation and open space facilities and services will be annually assessed.

Policy 3.5.1: Park dedication requirements for residential development, whether in the form of land or cash in lieu of land, shall be addressed by the City at time of the platting review process as provided for the Municipal Code.

Policy 3.5.2: Monies acquired as cash in lieu of park land as set forth in

RECREATION AND OPEN SPACE ELEMENT

the Municipal Code shall be appropriated to benefit the public near the area of the new development in acquiring land or developing facilities as deemed appropriate by the City Commission.

Policy 3.5.3: The City shall continue to pursue grants, matching funds, and other available financing mechanisms, as may be appropriate and cost-effective, to provide recreation and open space at acceptable levels of service. The primary purposes for conserving and acquiring open spaces shall include but not be limited to:

1. Preserve, protect and enhance natural areas and functions.
2. Rectify land use conflicts associated with antiquated subdivisions.
3. Correct vested land uses on private property that became non-conforming as a result of adoption or readoption of either the City's or County's Comprehensive Plans or Land Development Regulations.
4. Ensure the preservation of unique geological or historical sites.
5. Ensure the preservation of rare or threatened vegetative communities.
6. Ensure the protection of listed endangered and threatened aquatic or animal species or significant habitats of listed species.
7. Ensure the protection and enhancement of natural ecosystems located along wetland, lake or canal shorelines.
8. Provide greater outdoor recreational open space opportunities and enjoyment for the City's residents such as nature trails, playgrounds, waterway trails and interpretive displays.
9. Restore or enhance degraded natural areas included but not limited to removal of non-native vegetation, reforestation or creation of aquatic grass beds, weed control and restoration of natural hydrology and indigenous vegetation.
10. Ensure the protection or enhancement of surface and groundwater quality.
11. Provide natural greenway corridors within or adjacent to environmentally sensitive lands, waterways or other parcels of land to allow for public access such as vehicles, pedestrians, emergency equipment and bicyclists into all publicly owned recreational areas.
12. Assist in meeting, maintaining or improving the City's adopted recreation level of service standards.
13. Provide greater consistency with and implement existing resource protection plans such as the South Florida Water Management District's existing resource planning and management plans.

Policy 3.5.4: The City shall utilize a five-year Capital Improvements Plan. The Capital Improvements Plan shall be consistent with regional and local

RECREATION AND OPEN SPACE ELEMENT

plans.

Policy 3.5.5: The City shall prepare an annual Capital Improvements Program, which outlines capital improvements expected over the ensuing year. The Local Planning Agency shall review the program and judge its consistency with the Comprehensive Plan and the five-year Capital Improvements Plan.

Policy 3.5.6: The City shall ensure that any expansion or extension of services is consistent with the Comprehensive Plan.

Policy 3.5.7: Coral Springs will maintain a concurrency management system to ascertain whether necessary facilities identified within the Capital Improvements Element are being constructed in accordance with the schedule.

INTERGOVERNMENTAL COORDINATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

Goal 1.0.0. Provide accessible, effective and frequent intergovernmental coordination opportunities to identify and implement compatible goals, objectives and policies regarding development activities and service provision in Broward County.

Objective 1.1.0. The City Commission of Coral Springs, or its designee, shall coordinate the City's Comprehensive Plan with the plans of the School Board of Broward County with the comprehensive plans of adjacent municipalities and adjacent counties and with other units of local government providing services to the City but not having regulatory authority over the use of land through such mechanisms as interlocal agreements, dispute resolution processes, intergovernmental review of comprehensive plans, plan amendments, and special district plans, and joint work groups and meetings.

Policy 1.1.1. The City shall use the Broward County League of Cities Technical Advisory Committee, a work group that meets monthly, to coordinate planning activities mandated by the various elements of the Comprehensive Plan with other local governments, the School Board of Broward County, other governmental units providing services but not having regulatory authority over the use of land, the region, and the state.

Policy 1.1.2. The City shall use the South Florida Regional Planning Council's informal mediation processes to resolve conflicts with other local governments, when agreed to by all affected parties.

Policy 1.1.3. The City shall use the Broward County Planning Council's map amendment review process to coordinate review of, and to provide comments or objections on, proposed small-scale amendments and other amendments to the Future Broward County Land Use Plan Map Series.

Policy 1.1.4. The City shall work cooperatively with Broward County Legislative Delegation and other municipalities to help resolve or facilitate the annexation or incorporation of unincorporated areas consistent with annexation and incorporation policies through coordination of special bills, joint meetings or work groups, and other mechanisms.

Policy 1.1.5. The City shall use the intergovernmental review procedures prescribed in Chapter 163, Part II, Florida Statutes and its implementing administrative rules to review and provide comments on, or objections to, proposed comprehensive plan and plan amendments of adjacent counties.

Policy 1.1.6. The City will continue to provide, on an annual basis, anticipated construction activity for the next twelve (12) months period as it

INTERGOVERNMENTAL COORDINATION ELEMENT

relates to the generation of public school students within Coral Springs.

Policy 1.1.7. The City shall request the opportunity to review and amend if necessary, in order to maintain compatible development standards, the site plans of all public schools proposed in the City.

Policy 1.1.8. The City shall establish a geographic information system, to store, retrieve and display existing data related to the growth management needs of the Comprehensive Plan and its implementation.

Policy 1.1.9. The City shall initiate and participate in interlocal agreements where the City Commission determines that such agreements are the most appropriate method of delivering public services.

Policy 1.1.10. Pursuant to Chapter 163.3177(h) F.S. the City shall coordinate their planning and permitting processes with the School Board, Broward County, and non-exempt municipalities consistent with the procedures established within the Interlocal Agreement for Public School Facility Planning (ILA) as follows:

1. Review and update of the annual District Educational Facilities Plan (DEFP) containing the financially feasible schedule of capital improvement for school facilities needed to achieve and maintain the adopted level of service stands in all Concurrency Service Areas (CSA)
2. Coordinate County and municipal land use planning and permitting processes with the School Board's site selection and planning process to ensure future school facilities are consistent and compatible with land use categories and enable a close integration of existing and planned school facilities and the surrounding land uses.
3. Coordinate the preparation of County and municipal projections for future development with the School Board's school enrollment projections to ensure consistency between the County and municipal future land use maps and the long term school planning process.
4. Coordinate with the School Board through the Staff Working Group and Oversight Committee regarding the preparation of County and municipal annual comprehensive plan updates and the School Board's annual update of the DEFP to ensure consistency between the plans.
5. Coordinate with the School Board on the planning, siting, land acquisition, permitting and development of new school facilities to ensure the availability of public facilities, services and grounds, especially for purposes of exploring collocation opportunities.
6. Revise County and municipal land development codes and School Board policies to establish a county-wide public school concurrency system.

Objective 1.2.0:The City shall utilize coordinating mechanisms to ensure that the

INTERGOVERNMENTAL COORDINATION ELEMENT

potential development impacts allowed by the City of Coral Springs Comprehensive Plan upon development in adjacent local governments, the School Board of Broward County, the region and the state are addressed.

Policy 1.2.1. The Community Development Department shall ensure the Potential development impacts allowed by The Coral Springs comprehensive Plan on adjacent jurisdictions are addressed as follows:

1. The platting procedure, which considers the future impact of a proposed plat or replat (county-wide) on the facilities and services provided by the local government within which it is located as well as those of adjacent governments; if any,
2. The site plan procedure, which considers the future impact of a proposed site plan on the facilities and services provided by the City and Broward County and those of adjacent local governments, if any.
3. The compatibility and public school impacts procedure, which considers land use compatibility and public school impacts of applications for the use of the Broward County Land Use Plan's flexibility provision.
4. The Broward County Planning Council's map amendment review process, to coordinate review and to provide comments or objections on proposed small-scale amendments and other amendments to the Future Broward County Land Use Plan Map Series .
5. The intergovernmental review procedures prescribed in Chapter 163, Part II, Florida Statutes and its implementing administrative rules to review and provide comments on, or objections to, proposed comprehensive plan and plan amendments of adjacent municipalities.
6. The goals, objectives and policies contained within the comprehensive plans of adjacent governments, when reviewing proposed site-specific map amendments to the City of Coral Springs Land Use Map.

Policy 1. 2.2.The Community Development Department shall during the evaluation and appraisal report preparation process, seek the input of the Broward County School Board and other local governments whose borders are adjacent to the City of Coral Springs regarding changes which may be considered to promote compatibility of land uses and ensure the

INTERGOVERNMENTAL COORDINATION ELEMENT

availability of public facilities and services.

Policy 1.2.3. The Community Development Department shall coordinate the City's comprehensive plan, plan amendments, and development activities with the South Florida Water Management District and the City's Utilities Division, the North Springs Improvement District, the Coral Springs Improvement District, Royal Utilities, Crossing District, Pine Tree Water Control District, Turtle Run District, the City of Parkland, or any successor.

Policy 1.2.4. The Community Development Department shall work with task force composed of county, regional, state and affected representatives to cooperatively develop a Local Hazard Mitigation Strategy.

Objective 1.3.0. The City shall continue to provide for coordination in the development approval process and in the review of development proposals which may impact the City and adjacent municipalities and other public agencies.

Measure: The number of coordination, mechanisms used or developed.

Policy 1.3.1. The City shall continue to participate in the certification and recertification process established within the Broward County Charter to ensure the City of Coral Springs Comprehensive Plan is in substantial conformity with the Broward County Land Use Plan.

Policy 1.3.2. To assure that development in Coral Springs Fall within the framework of the County Plan, the City shall continue to utilize the Density Monitoring System Report.

Policy 1.3.3. The City shall investigate the establishment of a joint-planning agreement with the County to ensure compatibility in the area of site design standards (with respect to density) for those unincorporated lands in the reserve annexation area that are now informally part of the Coral Springs Planning Area.

Policy 1.3.4. Referral of all new development projects by the City to the appropriate districts, shall be continued so as to ensure proper water, sewer, drainage and flood control within Coral Springs.

GOALS, OBJECTIVES AND POLICIES

Goal 1.0.0. To annually adopt and utilize a 5-Year Capital Improvements Program and Annual Capital Budget to coordinate the timing and to prioritize the construction and redevelopment of public facilities which support the implementation of the Comprehensive Plan in a manner that protects investments in existing facilities and promotes orderly growth.

Objective 1.1.0. The City shall require construction and redevelopment of new or existing public facilities identified in the Comprehensive Plan to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn out facilities.

Measure - Implementation of Capital Improvements Program that meet one of the three criteria.

Policy 1.1.1. The City shall include in the 5-Year Schedule of improvements all projects identified in the other elements of this Comprehensive Plan and determined to be both of relatively large scale and high cost (\$25,000 or greater) and of long-term (10 + years) usefulness.

All capital improvements with costs of less than \$25,000 shall be included as separate items in the 5-year Capital Improvement Program Budget are adopted by reference and are identified in Appendix C of the Data and Analysis Section of the Capital Improvements Element.

Policy 1.1.2. The City shall continue to use the Capital Improvements Program Committee composed of the City Manager and the appropriate City Department Directors to evaluate and rank in order of priority projects proposed for inclusion in the 5-Year Schedule of improvements.

Policy 1.1.3. The City shall evaluate and rank proposed capital improvements project, including renewal and replacement, in order of priority based on the following criteria:

1. whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities;
2. whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost, or provides service to developed areas lacking full service; and

CAPITAL IMPROVEMENTS ELEMENT

3. whether the project represents a logical extension of facilities and services within the City's designated service area considering both financial feasibility and plans of state agencies and special districts that provide facilities within the City.

Policy 1.1.4 The City shall identify within the Capital Improvement Plan whether the improvement meets the existing deficiencies, to accommodate desired growth and to replace obsolete or worn out facilities.

Objective 1.2.0. The City shall ensure that future development pays a proportionate share of the cost of public facilities improvements necessitated by a project.

Measure – Number of facility impact assessments completed and fees collected.

Policy 1.2.1. The City shall continue to implement the Master Parks Plan and related agreements for the provision of recreation and open space area.

Policy 1.2.2. The City shall continue to implement its program for mandatory dedications or fees in lieu of dedication for the provision of recreation and open space.

Policy 1.2.3. The City shall consider the use of other impact fees as may become necessary.

Objective 1.3.0. The City shall coordinate its land use decisions with its fiscal resources to ensure the provision of needed capital improvements.

Measure– Financial feasibility of the Capital Improvements Program.

Policy 1.3.1. In providing capital improvements, the City shall limit the maximum ratio of total debt service to no greater than 15% of total revenue.

1. In providing capital improvements, the City shall limit the use of revenue bonds, excluding enterprise debt, to no greater than 100% of total debt.

CAPITAL IMPROVEMENTS ELEMENT

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

Policy 1.3.2. The City shall continue to make effort to secure grants or private funds whenever available to finance the provision of capital improvements.

Objective 1.4.0. The City shall, at a minimum, base its decisions regarding the issuance of development orders and permits for new developments and developments for which development orders were issued prior to adoption of this plan upon coordination of the development requirements included in this plan, the land development regulations, and the availability of necessary public facilities needed to support such development at the time needed.

Measure - The extent to which development proposals have been evaluated for consistency with the plan, existing regulations and LOS impacts.

Policy 1.4.1. The City shall use the LOS standards identified previously in this element and within other elements of the Comprehensive Plan in reviewing the impacts of new development and redevelopment upon public facility provision. These adopted LOS standards are as follows:

TRANSPORTATION

Policy 1.4.2. The concurrency management system shall establish the following transportation Level of Service (LOS) standards:

1. Within the City's Transit Oriented Concurrency District the transportation LOS standards, for the purpose of issuing development orders and permits, are to achieve and maintain the following by FY 2009:
 - (a) Coordinate with Broward County to achieve headways on all mainline transit routes serving the City to 30-minutes or less.
 - (b) Coordinate with Broward County and neighboring communities within the North Central Concurrency District to establish at least one additional community bus route.

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- (c) Coordinate with Broward County and neighboring communities within the North Central Concurrency District to expand the transit coverage area to 53 percent.
- (d) The City will pursue the development of a Neighborhood Transit Center within the Downtown Development of Regional Impact (DDRI).
- (e) The City will continue coordinating with Broward County to increase the number of bus shelters within the City as appropriate.
- (f) The City shall maintain the maximum service volumes on arterial roadways as displayed below:

Peak Hour Two-Way Maximum Service Volumes*	
Two-lane arterials	2,555
Four-lane arterials	5,442
Six-lane arterials	8,190
Eight-lane arterials	10,605

* The Maximum Service Volumes are calculated from “Generalized Peak Hour Two-Way Volumes for Florida’s Urbanized Areas”, published by the Florida Department of Transportation, as 75% above the volumes for Class II State Two-Way Arterials, for Level of Service D.

[Note: Headway standards apply only to non-contract BCT routes].

- 2. Within the City’s Standard Concurrency District, the transportation LOS standard, for the purpose of issuing development orders and permits, is the generalized two-way peak-hour LOS “D” standard volumes depicted on Table 4-4, Quality/Level of Service Handbook, Florida Department of Transportation, (2002), shown below:

Peak Hour Two-Way Maximum Service Volumes Within the Northwest Standard Concurrency District *	
Two-lane arterials	1,460
Four-lane arterials	3,110
Six-lane arterials	4,680

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Eight-lane arterials	6,060
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* An alternative maximum service volume on arterial roadways, or segments thereof, may be established by the City based upon a specific roadway link analysis prepared by a traffic engineer if approved by the City, Broward County, or FDOT.

The City establishes a minimum level of service standard of "D" for locally maintained collector roadways.

SANITARY SEWER

Policy 1.4.3. The following levels of service standards are hereby adopted:

Water Service Area	Level of Service Standard/ gallons per day per capita
Coral Springs Public Utilities	124.00
North Springs Improvement District	117.24
Royal Utilities	134.00
Coral Springs Improvement District	113.51

Policy 1.4.4. To calculate sanitary sewer demand through a land development action, the City shall utilize the following to calculate demand. The City shall provide the additional sanitary sewer demand to the appropriate district and ensure that the level of service for each service area is maintained.

Land Use Type	Sewerage Availability
Single Family Residential	350 gpd/du
Multi-Family Residential	300 gpd/du
Commercial/Industrial	2,000 gpd/du
Public/Civic	2,000 gpd/du

POTABLE WATER

Policy 1.4.5. The following level of service standards are hereby adopted

Water Service Area	Level of Service Standard/ gallons per day per capita
Coral Springs Public Utilities	124.00
North Springs Improvement District	117.24

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Royal Utilities	134.00
Coral Springs Improvement District	113.51

Policy 1.4.6. To calculate potable water demand through a land development action, the City shall utilize the following to calculate demand. The City shall provide the additional potable water demand to the appropriate district and ensure that the level of service for each service area is maintained.

Land Use Type	Potable Water Demand
Single Family Residential	350 gpd/du
Multi-Family Residential	300 gpd/du
Commercial/Industrial	2,000 gpd/du
Public/Civic	2,000 gpd/du

SOLID WASTE

Policy 1.4.7. The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

Land Use	Level of Service Standard
RESIDENTIAL	8.9 lbs. per unit per day
INDUSTRIAL & COMMERCIAL	
Factory/Warehouse	2 lbs. per 100 sq. ft. per day
Office Building	1 lb. per 100 sq. ft. per day
Department Store	4 lbs. per 100 sq. ft. per day
Supermarket	9 lbs. per 100 sq. ft. per day
Restaurant	2 lbs. per meal per day
Drug Store	5 lbs. per 100 sq. ft.
SCHOOL	
Grade School	10 lbs. per room & 1/4 lbs per pupil per day
High School	8 lbs. per room & 1/4 lbs. per pupil per day
INSTITUTION	
Hospital	8 lbs. per bed per day
Nurse or Interim Home	3 lbs. per person per day
Home for Aged	3 lbs. per person per day
Rest Home	3 lbs. per person per day

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DRAINAGE

Policy 1.4.8. The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

Facility/Services Area	Level of Service Standard
Drainage Facilities City-Wide	Storm Design Primary drainage system - 10 Year – 1-day storm event. Cumulative rainfall total of 8.0 Inches. Secondary – drainage system - 3-year storm event with varying time of concentration duration. Cumulative rainfall derived from Florida Department of Transportation (FDOT) Rainfall intensity – Duration – Frequency Curves for Zone 10. House pads – Roadways and parking lot elevations at, or above the 10-year flood stage.

RECREATION AND OPEN SPACE

To maintain a level of service for public parks of at least four acres (of developed park land) per 1,000 population within the City.

Policy 1.4.9. The Coral Springs development action review and approval process will require that necessary facilities and services will be available concurrent with the impacts of development through any of the following situations. Development Action includes any comprehensive plan amendment, building permit, zoning permit, subdivision, site plan approval, rezoning, certification, special exception, variance, or any other official action of the City Commission or other appropriate City official having the effect of permitting the development of land.

1. The necessary facilities are in place at the time a Development Action is approved by the City Commission or other appropriate

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City officials or the Development Action is approved subject to the condition that the necessary facilities will be in place when building permits are issued.

2. The necessary facilities are under construction at the time a Development Action is approved by the City Commission or other Appropriate City officials.
3. The necessary facilities are the subject of a binding contract executed for the construction of those necessary facilities at the time a Development Action is approved by the City Commission or other appropriate City officials.
4. The necessary facilities have been included in the municipal, county or state annual budget at the time a Development Action is approved by the City Commission or other appropriate City officials although the facilities are not yet the subject of a binding contract for their construction.
5. At the time a Development Action is approved by the City Commission, or other appropriate City officials the City is able to assure that the necessary facilities will be in place within a reasonable period of time consistent with the requirements of Section 163.3202(2)(g), Florida Statutes, as amended. At a minimum, the necessary facilities are to be included within a financially feasible Capital Improvements Element or an alternative implementation plan which is determined by the Florida Department of Community Affairs to be in compliance with Rule 9J-5 of the Florida Administrative Code and supported by all necessary regulations and a concurrence monitoring system.

Policy 1.4.10 Proposed comprehensive plan amendments and requests for new Development or redevelopment shall be evaluated according to the following guidelines. Is the proposed action:

1. Consistent with the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Recharge Sub-Element, and does not contribute to a condition of public hazard.
2. Consistent with the Transportation Element, Sanitary Sewer, Solid Waste, Drainage, Potable Water, Natural Groundwater Recharge Sub-element and Recreation and Open Space Element and does not exacerbate any existing condition of public facility capacity deficits.

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3. Generating public facility demands that any be accommodated by planned capacity increases.
4. In conformance with future land uses as shown on the Future Land Use Plan Map of the Future Land Use Element, and service areas as described in the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Recharge Sub-Element.
5. To address public facility demands based upon LOS standards by provision of facilities by the developer or by the City consistent with this element.
6. Consistent with the plans of State agencies and the water, sewer, drainage improvement/management districts' facilities plans.

Objective 1.5.0. The City, in collaboration with the School Board, Broward County and non-exempt municipalities shall ensure that public school facilities are available for current and future students consistent with available financial resources and the adopted level of service (LOS).

Measure: School enrollment projections compared to the School District's Adopted Five-Year DEFP, as adopted in the Capital Improvement Element.

Policy 1.5.1. Consistent with policies and procedures within the Interlocal Agreement for Public School Facility Planning (ILA), the DEFP shall contain a 5-year financially feasible schedule of capital improvements to address existing deficiencies and achieve and maintain the adopted LOS in all Concurrency Service Areas (CSA). This financially feasible schedule shall be updated on an annual basis and annually adopted into the CIE.

Policy 1.5.2. The uniform, district-wide LOS shall be 110% of the permanent Florida Inventory of School Housing (FISH) capacity for each public elementary, middle, and high school.

Policy 1.5.3. The adopted LOS shall be applied consistently by Broward County, the municipalities and the School Board, district-wide to all schools of the same type.

Policy 1.5.4. The School Board's District Educational Facilities Plan (DEFP), including pages 1 through 226 and appendices A to E

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adopted by the School Board on August 6, 2008 are adopted by reference into the CIE.

Objective 1.6.0. The City, in collaboration with the City's Utilities Division, the North Springs Improvement District, the Coral Springs Improvement District and Royal Utilities or any successors, shall ensure that sufficient funding is available for the 10-year water supply plan to provide potable water in the quantity and quality necessary to satisfy existing and projected growth within the City of Coral Springs.

Measure: Annual per capita cost of capital projects to meet demand.

Policy 1.6.1. The City shall adopt the Capital Improvement Plans of the Coral Springs Improvement District and Royal Utilities or any successors are adopted by reference into the City of Coral Springs Capital Improvement Element as identified in Appendix B of the Data and Analysis Section of the Capital Improvements Element.

Policy 1.6.2. The North Springs Improvement District (NSID) is currently working on a modeling project that will be incorporated into its Master Plan and Capital Improvement Plan. Once the Capital Plan is complete, the City of Coral Springs will adopt NSID's Capital Improvement Plan in the next available amendment cycle or with the adoption of the City's Capital Improvement Element Amendment in 2009.

Objective 1.7.0. The City in collaboration with the Broward County Metropolitan Planning Organization (MPO) shall ensure that sufficient funding is available to satisfy existing and projected growth and the adopted level of services to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn out facilities.

Measure: Number of improvements in the MPO plan that meet one of the three criteria.

Policy 1.7.1 The City shall adopt the Transportation Improvement Plan of the Broward County Metropolitan Planning Organization or any successors by reference into the City of Coral Springs Capital Improvement Element as identified in Appendix A of the Data and Analysis Section of the Capital Improvements Element.

ECONOMIC DEVELOPMENT ELEMENT

GOALS, OBJECTIVES, AND POLICIES

Goal 1.0.0: Diversify/expand the local economy and significantly increase the proportion of commercial assessed value in the city by 2010 through recruitment, expansion/retention, and creation of new businesses.

Objective 1.1.0: Attract or absorb 150,000 to 200,000 square feet or approximately \$11,500,000 of assessed value in new commercial development as an annual average computed over the period through 2010.

Policy 1.1.1: Allocate city resources to the recruitment of new industries through a combination of proactive and reactive strategies to attract target industries.

Policy 1.1.2: Undertake a resident executive and supplier initiative to attract new employment from resident executives of Coral Springs and suppliers to existing regional businesses.

Policy 1.1.3: Maintain policies and procedures for handling "cold call" inquiries to the city by prospective companies.

Objective 1.2.0: Expand the existing employment base by 200 jobs or 40,000 square feet of space as an annual average computed over the period through 2010.

Policy 1.2.1: Through periodic surveys of industry needs, work with existing industries to identify opportunities for expansion and assist them in locating sites and/or facilities for expansion.

Policy 1.2.2: Utilize incentives for existing industries to expand their facilities in Coral Springs.

Policy 1.2.3: Encourage the expansion and reinforcement of the existing local service economy by efforts designed to encourage local businesses to purchase supplies locally.

Goal 2.0.0: Strengthen linkages to the national and international economy.

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Objective 2.1.0: Identify and pursue recruitment of at least two foreign-owned companies in the first five years as part of the overall attraction effort.

Policy 2.1.1: Establish city policies for recruiting new industry to Coral Springs.

Policy 2.1.2: Have city representatives participate in regional efforts to attract national and international businesses to south Florida.

Policy 2.1.3: Translate key city promotional materials for economic development into at least two widely used foreign languages.

Goal 3.0.0: Maintain a marketing program for the city targeted to making business leaders and corporate decision makers aware of Coral Springs as a business address.

Objective 3.1.0: Increase the general awareness of Coral Springs.

Policy 3.1.1: Increase the number of inquiries received by the Economic Development Foundation by 10% annually over the next five years.

Policy 3.1.2: Maintain a marketing program for the city targeted to making business leaders and corporate decision makers aware of Coral Springs as a business address.

Objective 3.2.0: Budget sufficient funds and staff resources for effective implementation of a marketing program.

Policy 3.2.1: Have- national site facility locators bring at least two prospects to Coral Springs annually.

Goal 4.0.0: Sponsor a special marketing initiative for the prominent site facility location firms to increase awareness of Coral Springs.

Objective 4.1.0: Encourage expansion of the job base oriented to maintaining the city's relatively high household income level.

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Ensure that there is a positive net economic impact for all businesses attracted, expanded or retained as part of the economic development effort. For the purposes of this

Policy 4.1.1: Target greater incentives to those companies who provide higher-paying/higher-talent employment opportunities.

Policy 4.1.2: Emphasize when possible the higher-pay/higher-skill employment opportunities in recruitment efforts.

Policy 4.1.3: Recognize that employment which provides part-time and secondary income to Coral Springs residents is desirable and adds to the city's economic diversity.

Goal 5.0.0: Maintain and improve the quality of the environment.

Objective 5.1.0: New commercial development located on environmentally sensitive designated sites over one acre shall preserve a minimum of 25% of the native trees intact in contiguous land areas.

Policy 5.1.1: Establish environmentally sensitive guidelines and procedures for encouraging economic development on targeted sites that are approved for commercial development.

Policy 5.1.2: Discourage the development of commercial facilities in areas where, it would be intrusive for surrounding residential, recreational, and community facilities.

Policy 5.1.3: Target companies that will minimize pollution effects from the production of their products, related transportation activities, and the migration of their work force.

Goal 6.0.0: Enhance public/private cooperation in order to involve the expertise, experience, and participation of the private sector in the city's economic development.

Objective 6.1.0: The Economic Development Foundation should market to at least 20 prospects annually.

Policy 6.1.2: Establish a resident executive initiative that would identify key private sector executives and involve them in the city's development.

Policy 6.1.3: Encourage private landowners to support the funding

ECONOMIC DEVELOPMENT ELEMENT

of city marketing efforts.

Policy 6.1.4: Meet semiannually with the city's major developers to discuss issues of common concern and to seek opportunities to jointly pursue prospective business relocations which further the city's stated economic development goals.

Policy 6.1.5: Strengthen cooperation between city administration and the community's major development interests to foster common development goals for the city.

Objective 6.2.0: Develop an additional 50% of the available land in the Park of Industry by 2010 consistent with the city's economic development goals.

Policy 6.2.1: Implement the redevelopment plan for the Corporate Park.

Policy 6.2.2: Allocate city funds to redevelop the Corporate Park.