

**FUTURE LAND USE ELEMENT**

**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 at 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 to 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 Council with Comprehensive Plan Amendments

**Policy 2.2.1.** The City shall monitor dwelling unit counts when a Comprehensive Plan Amendment is processed.

**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 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 and Redevelopment regulations of the Land Development Code.

**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 impacts between commercial and residential land uses through the use of appropriate setbacks, buffering, etc.
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.

**Policy 3.1.3.** The City shall promote mixed-use development of appropriate size and scale with adjacent uses to promote economic development.

#### **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.

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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
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.

**Policy 4.1.3** The City shall encourage sustainable development, including LEED certified buildings, through incentives for larger development in the Corporate Park .

**Objective 4.2.0.** The City will encourage the redevelopment of properties in the Corporate Park south of NW 39<sup>th</sup> 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.

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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 transportation including bicycle, pedestrian, and 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 City's Economic Development Manager and Community Redevelopment Agency 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 pedestrian-related uses such as 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 such as Smart Growth and Complete Streets.

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 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 or other parking strategies 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 Broward County bus routes, bicycle routes, pedestrian walkways, seating, and a commuter drop-off zone, 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.

**Policy 6.3.13.** Consistent with the desired pedestrian-oriented environment in the Downtown, drive-through auto uses shall only be permitted as an accessory use and shall not impact pedestrian uses. When included as part of mixed-use developments, the drive-through auto use must be fully incorporated within the building.

**Objective 6.4.0.** The City will establish zoning 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 pedestrian, bicycle and vehicular 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.

**Policy 6.4.3.** The City shall create Sub-Areas comprised of smaller geographic areas to ensure development within these areas incorporate recommendations of the Modified Community Redevelopment Agency Plan.

**Objective 6.5.0.** The City will promote and encourage urban redevelopment as vibrant, pedestrian-friendly and bicycle-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 Smart Growth and Complete Streets 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.

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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.

**Policy 9.1.5.** The City shall continue to maintain a traffic calming program and utilize traffic calming techniques where necessary to help preserve safe environments within neighborhoods.

**Policy 9.1.6.** The City shall encourage revitalization of existing commercial façades, including utilization of grant funds when available, in an effort to revitalize commercial areas within Community Development Block Grant (CDBG) target areas.

## **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 habitat qualities of the facilities in methods that do not interfere with the efficient operation of the facilities.

**Policy 10.1.3.** 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.

**Policy 10.1.4.** The City shall collaborate with developers and appropriate Water District(s) to identify revitalization/relocation plans for existing canals within the Downtown and other redevelopment areas in order to accommodate new development.

**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 11.2.1:** In order 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 11.2.2.** In order to 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.

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 undeveloped 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.** The 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.

## FUTURE LAND USE ELEMENT

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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.

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

**Policy 16.5.2.** 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 16.5.3.** 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.

**Objective 16.6.0.** 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 16.6.1.** 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.

FUTURE LAND USE ELEMENT

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BROWARD COUNTY FUTURE LAND USE COORDINATION  
OBJECTIVES AND POLICIES ELEMENT

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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
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



FUTURE LAND USE ELEMENT

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BROWARD COUNTY FUTURE LAND USE COORDINATION  
OBJECTIVES AND POLICIES ELEMENT

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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
Policy 4.2.2	TRANSPORTATION

INTERGOVERNMENTAL COORDINATION

## FUTURE LAND USE ELEMENT

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### BROWARD COUNTY FUTURE LAND USE COORDINATION OBJECTIVES AND POLICIES

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Policy 1.1.1, 1.1.2  
Policy 1.3.1, 1.3.2

INTERGOVERNMENTAL  
INTERGOVERNMENTAL

REDEVELOPMENT AND INCOMPATIBLE USES  
Objective 1.2.0  
Policy 1.2.1, 1.2.2, 1.2.3

HOUSING  
HOUSING

PORT AND AIRPORT USES  
Objective 1.1.1  
Policy 1.1.1  
Objective 1.2.0  
Policy 1.2.1, 1.2.2, 1.2.3

TRANSPORTATION  
TRANSPORTATION  
TRANSPORTATION  
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