



MEMORANDUM

AGENDA ITEM #III.C.2

DATE: AUGUST 1, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF COCONUT CREEK PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #11-1ESR

Community Profile

The City of Coconut Creek was incorporated in 1967. In 2010, the City had an estimated population of 52,909, which represents an increase of 21.4 percent from the population in 2000, in part due to annexation. With an area of 12.7 square miles, Coconut Creek has an average density of 4,166 persons per square mile. The City has developed steadily since its inception, but still has 453 acres of vacant and underdeveloped lands. Coconut Creek is suburban in character in the southern half of the City, with rapidly urbanizing agricultural land in the northern half. Notable features of the City include the north campus of Broward Community College and Tradewinds County Park, which contains Butterfly World, attracting over a quarter of a million visitors each year. A map depicting the general location of the City is included in Attachment 1.

Amendment Review

The South Florida Regional Planning Council (SFRPC) review of proposed Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses the effects on regional resources or facilities identified in the *SRPP* and extra jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government (§163.3184(5), Fla. Stat.). The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP*, which was adopted pursuant to Rule 29J-2.009, Florida Administrative Code. Council staff will work with local governments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

Summary of Staff Analysis

Proposed amendment package #11-1ESR consists of one Land Use Plan map amendment to the City of Coconut Creek Comprehensive Plan.

The proposed amendment is being processed and reviewed under the Expedited State Review Process. Comments must be submitted to the City no later than August 5, 2011. The amendment is being concurrently reviewed with the Broward County proposed amendment #11-2ESR (see Council Agenda #III.C.3).

The proposed amendment would change the land use designation of an approximately 25.9 acres from Commercial to Medium (16) Residential. The site is vacant and located north of Hillsboro Boulevard, east of State Road 7/ U.S. 441 (see Attachment 3). The proposed amendment would allow for an additional 414 dwelling units.

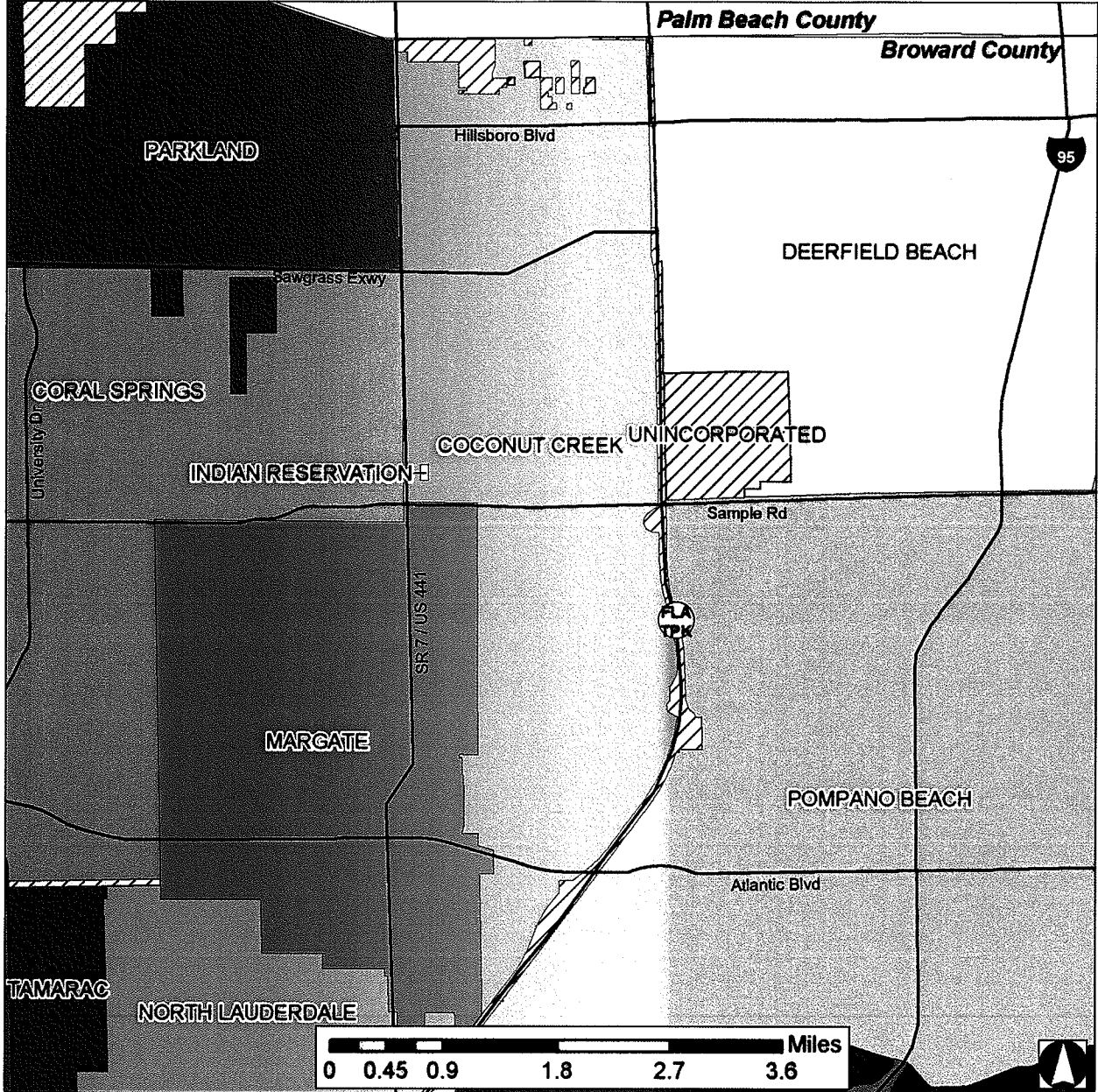
The City of Coconut Creek Commission unanimously approved (5-0) the transmittal of the proposed map amendment at its April 14, 2011 meeting.

Staff analysis confirms that the proposed map amendment is generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation of Consistency with the Strategic Regional Policy Plan (SRPP)

Find City of Coconut Creek proposed amendment package #11-1ESR generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the City, with copies to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

Coconut Creek
Proposed Amendment #11-IESR

Sources: Broward County, SFRPC.
Note: For planning purposes only. All distances are approximate.

**COCONUT
CREEK**



City of Coconut Creek
Proposed Amendment #11-1ESR
From: Commercial
To: Medium (16) Residential
Acres: 25.9

Sources: Broward County proposed amendment package #11-2ESR (existing uses map).
Note: For planning purposes only. All distances are approximate.