



MEMORANDUM

AGENDA ITEM #6f

DATE: JUNE 7, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF COCONUT CREEK PROPOSED COMPREHENSIVE PLAN AMENDMENT
(ALTERNATIVE REVIEW)
DCA# 10-1AR

Community Profile

The City of Coconut Creek was incorporated in 1967. In 2009, the City had an estimated population of 47,804, which represents an increase of 9.7 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 3,796 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 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, Fla. 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.

The SFRPC did not prepare the amendment package and, therefore, is not precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5), Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C.); or commenting on the adopted amendment pursuant to Section 163.32465(4)(b), F.S.

The Florida Department of Community Affairs (DCA) notified SFRPC that the amendment package was complete on May 18, 2010.

The amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City no later than June 17, 2010.

The amendment review will be transmitted to the City and DCA on June 7, 2010.

Staff Analysis

Proposed Amendment #10-1AR contains one (1) text amendment to the Future Land Use Element (FLUE) to the City of Coconut Creek Comprehensive Plan, which would amend the intensity and density of the City’s 500-acre MainStreet Regional Activity Center (RAC) land use designation. The amendment was transmitted for concurrent review with an amendment to the Broward County Land Use Plan (see Council Agenda #6c; PCT 10-3). The proposed amendment is related to The Main Street at Coconut Creek Development of Regional Impact (DRI), which is approximately 157 acres and lies within the City RAC (see Council Agenda #5a1). The intent of the proposed text amendment is to ensure the DRI, County, and City land uses are consistent.

City of Coconut Creek RAC FLUE Amendment

The proposed text amendment would amend the current MainStreet RAC land use designation to allow an additional 800,000 square feet of Commercial use, 244,500 square feet of Office use, and 3,750 multi-family dwelling units. The RAC covers approximately 500 acres and is generally located south of Wiles Road, north of Sample Road, west of Lyons Road, and east of State Road 7/U.S. 441 (see Attachment 2).

The MainStreet RAC was originally approved in 2005 and amended by the City in 2007 to increase the intensity of permitted commercial and office uses. The current and proposed density and intensity of the MainStreet RAC land use is shown in Table 3 below.

Table 3

Coconut Creek MainStreet RAC Current and Proposed Land Uses			
Land Use	Current	Proposed	Change
<i>Commercial</i>	2,500,000 square feet	3,300,000 square feet	800,000 square feet
<i>Office</i>	850,000 square feet	1,094,500 square feet	244,500 square feet
<i>Community Facilities</i>	303,000 square feet	303,000 square feet	N.A.
<i>Residential</i>	2,700 multi-family dwelling units	6,450 multi-family dwelling units	3,750 multi-family dwelling units
<i>Hotel</i>	1,300 rooms	1,300 rooms	N.A.
<i>Conservation</i>	14.7 acres	14.7 acres	N.A.
<i>Recreation and Open Space</i>	5 acres (minimum)	5 acres (minimum)	N.A.

The City of Coconut Creek Commission unanimously approved (5-0) the proposed text amendments at its July 23, 2010 meeting.

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

Impact Analysis

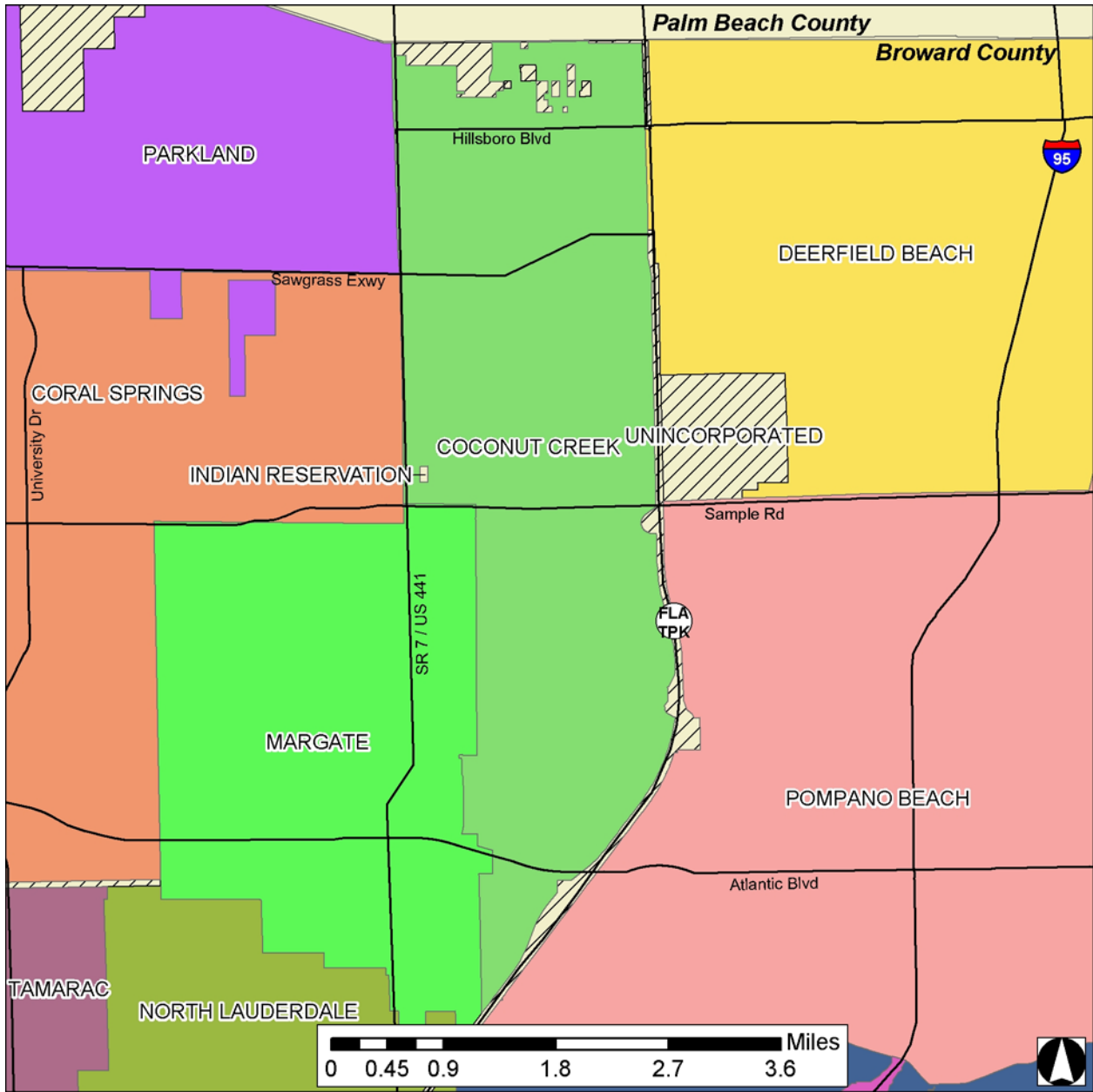
Staff analysis confirms the text amendment in the City of Coconut Creek proposed amendment package #10-1AR would not result in compatibility, extra-jurisdictional, or affordable housing issues; or impact significant regional resources and facilities, natural resources, transportation systems, emergency preparedness plan and local mitigation strategies.

Since a further detailed impact analysis is not applicable to the review of the proposed amendments, the related analysis sections found in the Department of Community Affairs (DCA) Amendment Review Form C-7 (Sections 9 through 18) have not been included in this staff report.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find City of Coconut Creek proposed amendment package #10-1AR 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

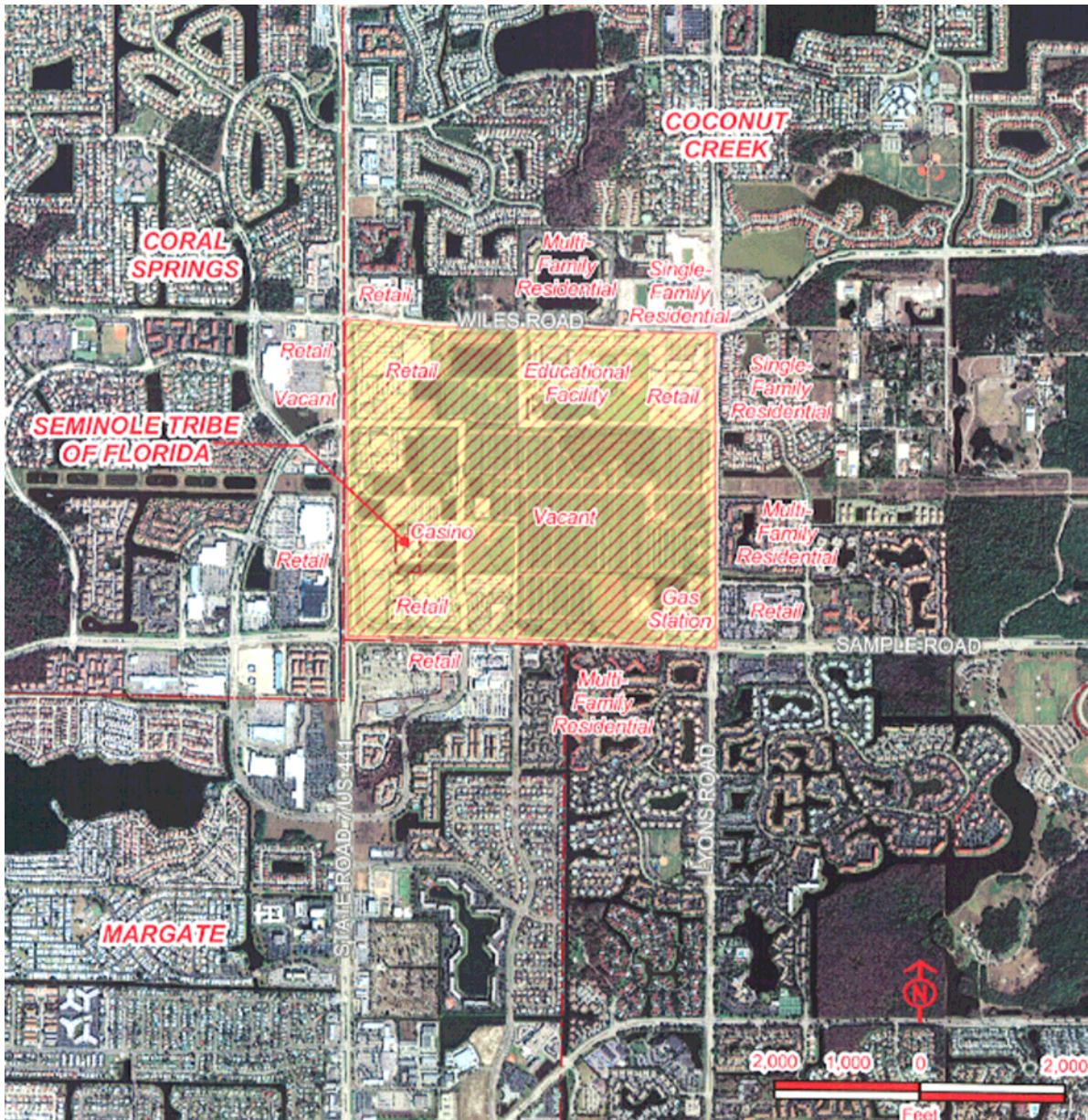
Location Map

City of Coconut Creek
Proposed Amendment #10-1AR

Sources: SFWMD, Broward County, SFRPC.

Note: For planning purposes only. All distances are approximate.

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Future Land Use Text Amendment Subject Site City of Coconut Creek | Regional Activity Center Proposed Amendment #10-1AR

An addition of 800,000 square feet of Commercial, 244,500 square feet of Office,
and 3,750 residential units
Approximately 500 acres

Sources: Broward County proposed amendment package #10-1AR (existing uses map).
Note: For planning purposes only. All distances are approximate.