



# MEMORANDUM

AGENDA ITEM #7e

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DATE: OCTOBER 4, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

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

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## 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 the effects on regional resources or facilities identified in the *SRPP* and extrajurisdictional 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.

## **Staff Analysis**

The City of Coconut Creek adopted amendment package #10-1AR includes one Future Land Use Element (FLUE) text change that amends the densities and intensities of land uses in the City's 500-acre Mainstreet Regional Activity Center 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 (visit [http://www.sfrpc.com/council/Agenda%20Jun10\\_6f.pdf](http://www.sfrpc.com/council/Agenda%20Jun10_6f.pdf) for a map depiction).

The proposed amendment was reviewed at the June 7, 2010 Council meeting and found to be generally consistent with the *SRPP*. The amendment was transmitted for concurrent review with an amendment to the Broward County Land Use Plan (see Council Agenda #7f; County No. PCT 10-3). This amendment accompanies the Mainstreet @ Coconut Creek D.R.I. (Agenda Item 5b)1.

The amendment package was adopted as proposed. Staff analysis confirms the FLUE change is generally consistent with the *SRPP*.

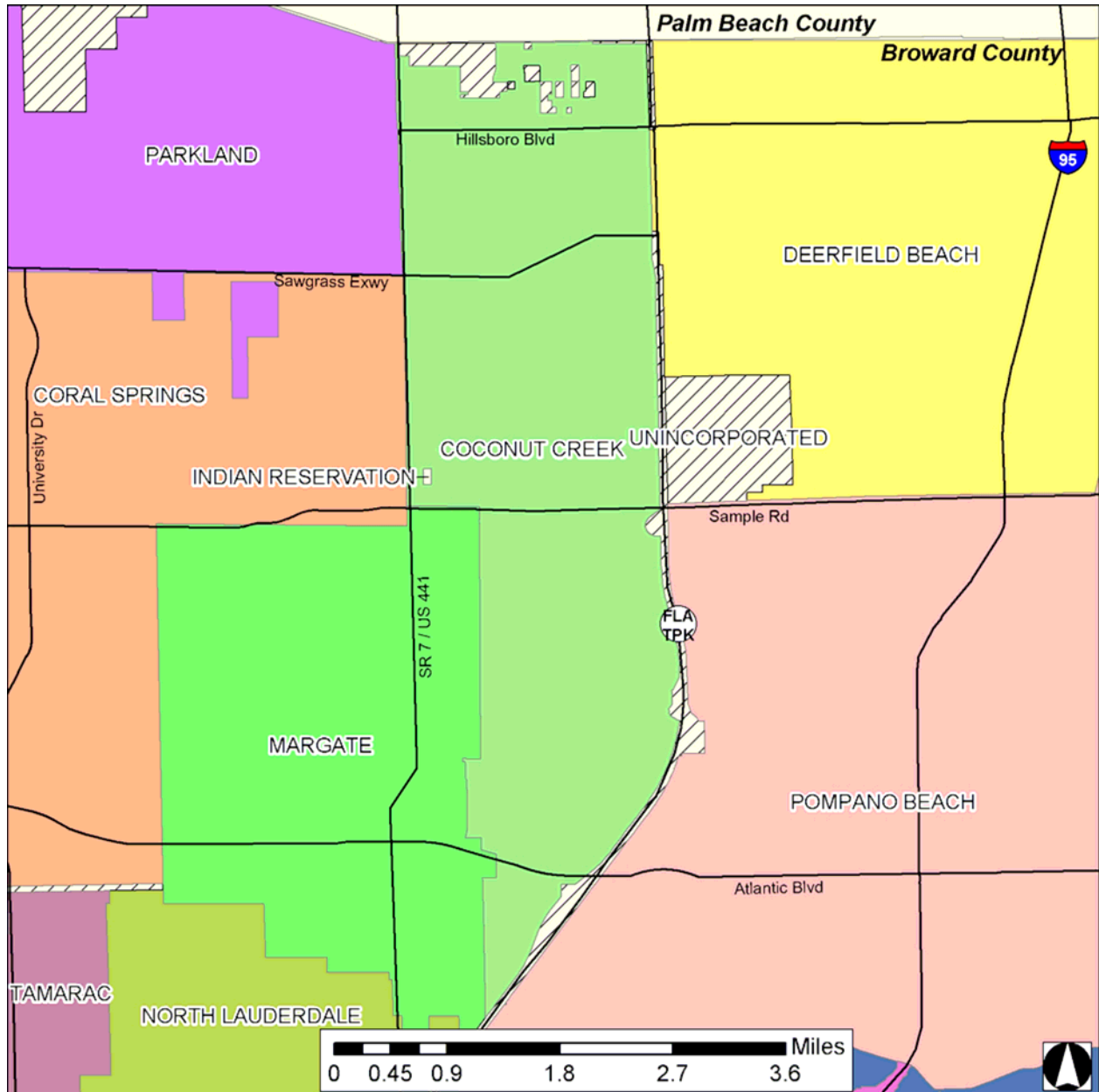
The amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City no later than October 16, 2010, with copies to the Florida Department of Community Affairs.

**The City of Coconut Creek Commission unanimously (4-0) approved the adopted amendment at its August 26, 2010 meeting.**

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

**Find the City of Coconut Creek adopted 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

### General Location Map

City of Coconut Creek  
Adopted Amendment #10-1AR

Sources: FDEP, SFWMD, Broward County, SFRPC.

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