



MEMORANDUM

AGENDA ITEM #7d

DATE: SEPTEMBER 8, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF COCONUT CREEK ADOPTED COMPREHENSIVE PLAN AMENDMENT
(ALTERNATIVE REVIEW)

Introduction

On August 7, 2008 Council staff received adopted amendment #08-2AR to the City of Coconut Creek Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Proposed amendment #08-2AR was reviewed at the May 5, 2008 Council meeting and was found to be generally consistent with the *SRPP*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

Community Profile

The City of Coconut Creek was incorporated in 1967. In 2007, the City had an estimated population of 48,207 which represents an increase of approximately 11 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 692 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.

Additional information regarding the City or the Region may be found on the Council's website at www.sfrpc.com.

Summary of Staff Analysis

Adopted amendment #08-2AR includes two map amendments to the City's Comprehensive Plan. A general location map is shown in Attachment 1. Aerial maps of the amendment sites are included as Attachments 2 and 3.

The adopted amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City no later than September 21, 2008.

A summary of the adopted amendments in this package follows.
Hillsboro Square Map Amendment (#PZ-07040012)

The amendment was adopted as proposed to change the Future Land Use Map (FLUM) by redesignating an approximately 23.61 acre parcel of land from Low-Medium (LM8) Residential to Commercial (COMM) for redevelopment of a mobile home park to a retail project. The parcel is located on the north side of Hillsboro Boulevard approximately 16,000 feet east of State Road 7 (SR-7). An aerial map of the site is included in Attachment 2.

This adopted amendment is being processed with the Broward County Land Use Plan adopted amendment #08-1ARB (amendment PC 08-2) under the Alternative State Review Process Pilot Program. In a letter to Broward County dated July 28, 2008, staff analysis sustained the May 5, 2008 Council's findings that the proposed amendment was generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*.

The City has provided additional housing analysis at the request of the Department of Community Affairs' May 14, 2008 Objections, Recommendations and Comments (ORC) Report to demonstrate an adequate supply of affordable housing within the City.

The City of Coconut Creek City Commission voted 4-0 to approve transmittal of the adopted amendment at its July 24, 2008 meeting.

Staff analysis confirms that the adopted amendment is compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Garden Walk Map Amendment (#PZ-07070006)

The amendment was adopted as proposed to change the Future Land Use Map by redesignating an approximately 21.8 acre parcel of land from Industrial to Commercial. The parcel is located on the east side of 441 and north of the Sawgrass Expressway. An aerial map of the site is included in Attachment 3.

This adopted amendment is being processed with the Broward County Land Use Plan adopted amendment #08-1ARB (amendment PC 08-1) under the Alternative State Review Process Pilot Program. In a letter to Broward County dated July 28, 2008, staff analysis sustained the May 5, 2008 Council's findings that the proposed amendment was generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*.

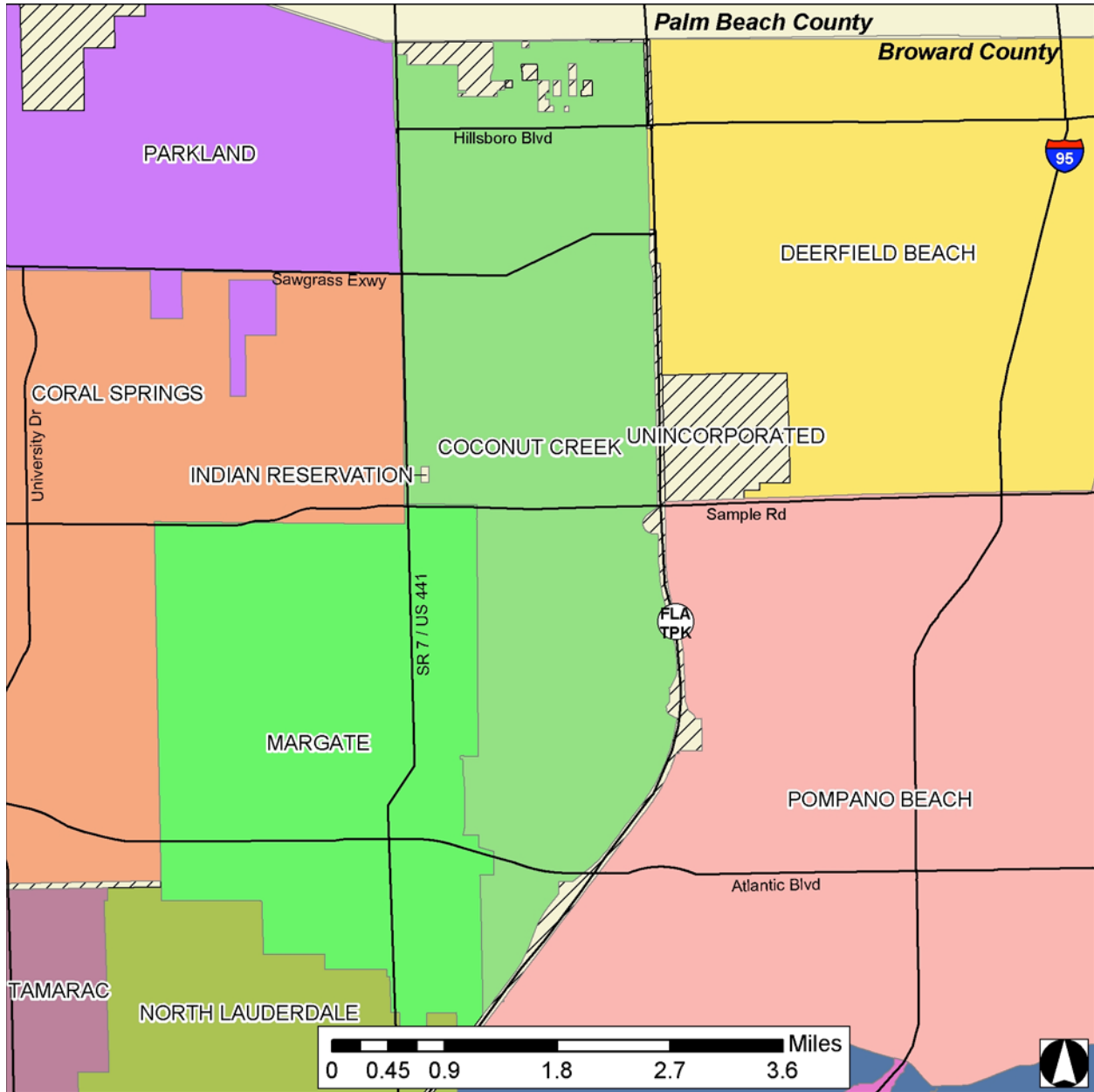
The City of Coconut Creek City Commission voted 4-0 to approve transmittal of the proposed amendment at its July 24, 2008 meeting.

Staff analysis confirms that the proposed amendment is compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find City of Coconut Creek adopted amendment package #08-2AR to the Comprehensive Plan generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this agenda item for transmittal to the City of Coconut Creek, with copies to the Florida Department of Community Affairs and all applicable review agencies.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Coconut Creek
Adopted Amendment #08-2AR

Sources: FDEP, SFWMD, Broward County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

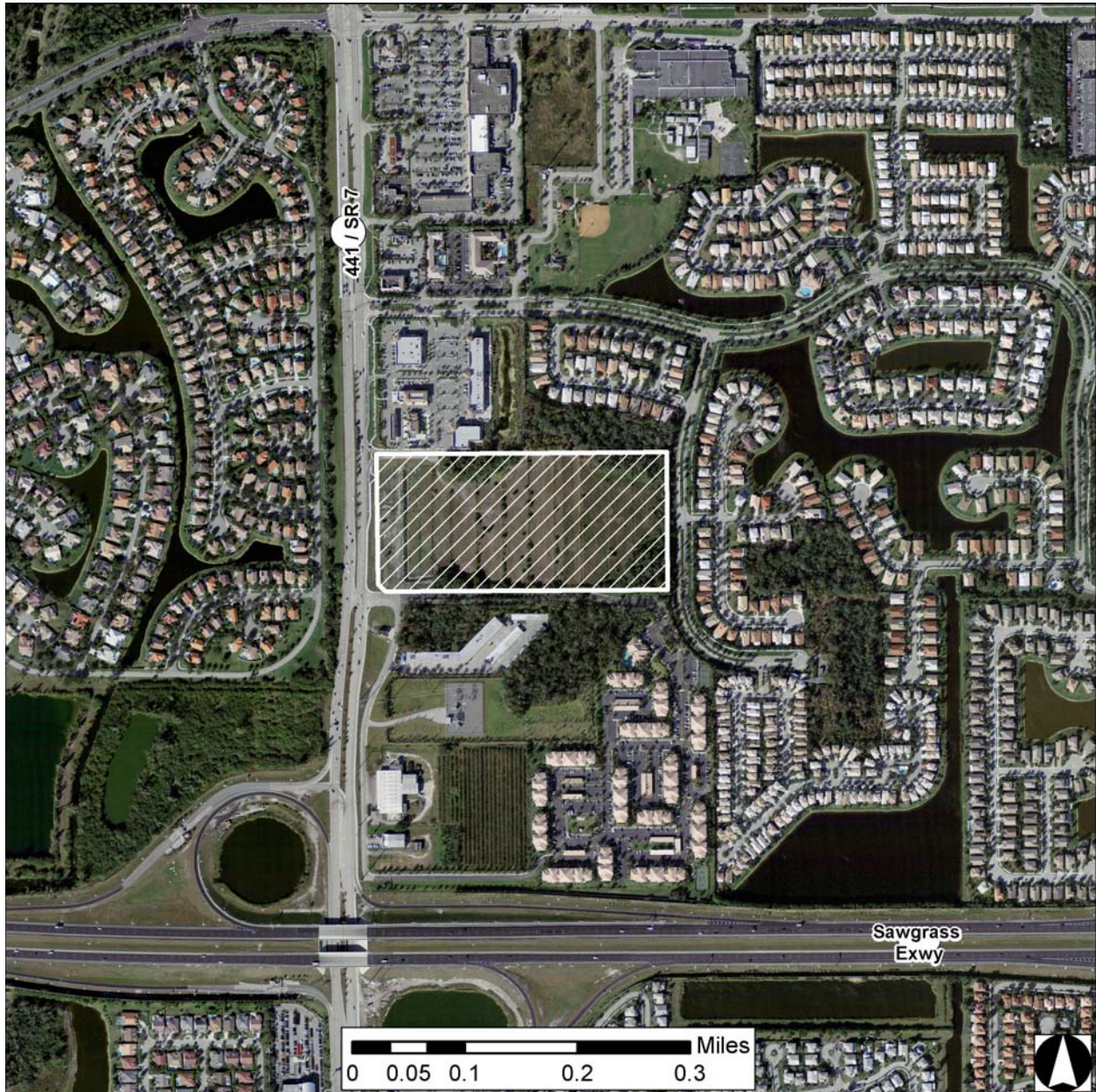
Aerial Map

City of Coconut Creek
Adopted Amendment #08-2AR (Hillsboro Square #PZ-07040012)

From: Low Medium Residential
To: Commercial
23.61 acres

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

Attachment 3



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

City of Coconut Creek
Adopted Amendment #08-2AR (Garden Walk #PZ-07070006)

From: Industrial
To: Commercial
21.8 acres

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