



# MEMORANDUM

AGENDA ITEM #6e

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DATE: JANUARY 7, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF COCONUT CREEK PROPOSED COMPREHENSIVE PLAN AMENDMENT

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## Introduction

On December 4, 2007 Council staff received proposed amendment package #08-1ER to the City of Coconut Creek Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (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 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, [www.sfrpc.com](http://www.sfrpc.com).

## Summary of Staff Analysis

Proposed Amendment package #08-1ER contains the text amendments to the City of Coconut Creek Comprehensive Plan as recommended by 2005 Evaluation and Appraisal Reports (EAR). The general location of the City is shown in Attachment 1.

A summary of the proposed amendments in this package is listed below. A detailed analysis is included in the attached staff report.

## Summary of Amendments

### EAR-Based Comprehensive Plan Amendments

In 1998 the State of Florida revised the statutory requirements for EARs to allow local governments to base their analysis on the key local issues they are facing. Section 163.3191, Florida Statutes, states that the EAR should be based on the local government's analysis of major issues to further the community's goals consistent with statewide minimum standards. The Report is not intended to require a comprehensive rewrite of the elements within the local plan, unless a local government chooses to do so.

The City of Coconut Creek conducted a scoping meeting on January 6, 2004 and identified the four major issues to be addressed in the EAR. The EAR was found sufficient on December 21, 2005. The City of Coconut Creek identified the following issues to be addressed in its EAR, which provide the basis for the proposed EAR-based amendments:

1. Traffic/Transportation
2. Schools/Education
3. Redevelopment
4. Neighborhood Vitality

All eight elements of the comprehensive plan were updated in accordance with the amendments called for in the EAR, including a response to changes to State Statutes, the Florida Administrative Code and the *Strategic Regional Policy Plan for South Florida (SRPP)*. Amendments to all eight comprehensive plan elements are contained in this amendment package. A detailed analysis of the proposed amendment package is attached.

Staff review of the EAR-based text changes confirms that proposed amendments are compatible with the goals and policies of the *SRPP*.

The City of Coconut Creek City Commission approved the transmittal of the proposed amendments by a vote of 4-0-1 on October 25, 2007.

### Recommendation

Find the proposed amendment generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

**Proposed Comprehensive Plan Amendment Review  
Staff Report  
for  
City of Coconut Creek**

**South Florida Regional Planning Council  
January 2008**

**PROPOSED AMENDMENT PACKAGE #08-1ER  
TO THE  
CITY OF COCONUT CREEK COMPREHENSIVE PLAN**

Summary of Staff Analysis

Proposed Amendment package #08-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the City of Coconut Creek Comprehensive Plan, which was essentially rewritten in 2004. The Evaluation and Appraisal Report (EAR) for the City's Comprehensive Plan was adopted by the City Commission and found to be sufficient on December 21, 2005.

The City of Coconut Creek City Commission approved the transmittal of the proposed amendments by a vote of 4-0-1 on October 25, 2007.

**EAR-Based Text Changes**

All eight elements of the comprehensive plan were updated in accordance with the amendments called for in the EAR, including response to changes to State Statutes, the Florida Administrative Code, the *Strategic Regional Policy Plan for South Florida (SRPP)*. A detailed analysis of the proposed comprehensive plan amendments is included below.

Future Land Use Element

The key proposed changes to this element include:

- Policy changes for compatibility with the Broward County Land Use Plan;
- Provisions for implementing the City's Main Street mixed use project;
- Support for land acquisition and management practices to improve the supply of potable water;
- Commitment to adopt a Public School Facilities Element by February 2008.; and
- Commitment to participate in the Broward Planners Technical Committee, sponsored by SFRPC.

Transportation Element

The key proposed changes to this element include:

- Defining Level of Service (LOS) standards for transit-oriented concurrency and for long range transportation planning, including Strategic Intermodal System (SIS) connectors; and
- Implementing urban design guidelines, including sense of place, pedestrian and transit-oriented design in the redevelopment of the Education Corridor pilot project.

Housing Element

The key proposed changes to this element include:

- Provisions to implement the City's Affordable Housing Linkage Fee ordinance; and
- Provisions for the City to seek Community Development Block Grant (CDBG) funding directly from HUD, as the City has recently been designated as an entitlement City.

#### Infrastructure Element

The key proposed changes to this element include:

- Provisions to adopt Ten Year Water Supply Facilities Work Plan, by August 2008, consistent with Lower East Coast Water Supply Plan.

#### Conservation Element

The key proposed changes to this element include:

- Provisions to encourage "green" building techniques that promote water and energy conservation.

#### Recreation and Open Space Element

The key proposed changes to this element include:

- Provisions to adopt and implement a city-wide Greenways Master Plan, connecting parks, preservation areas, schools and business areas.

#### Intergovernmental Coordination Element (ICE)

The key proposed changes to this element include:

- Provisions for coordinating the provision of public schools with Broward County School Board; and
- Provisions to coordinating water supply planning with Broward County, the City of Margate and South Florida Water Management District.

#### Comment

Although specifically referenced in the Transportation Element, the ICE does not include policies concerning coordination with FDOT for long range transportation planning, including Strategic Intermodal System (SIS) connectors.

#### Capital Improvements Element (CIE)

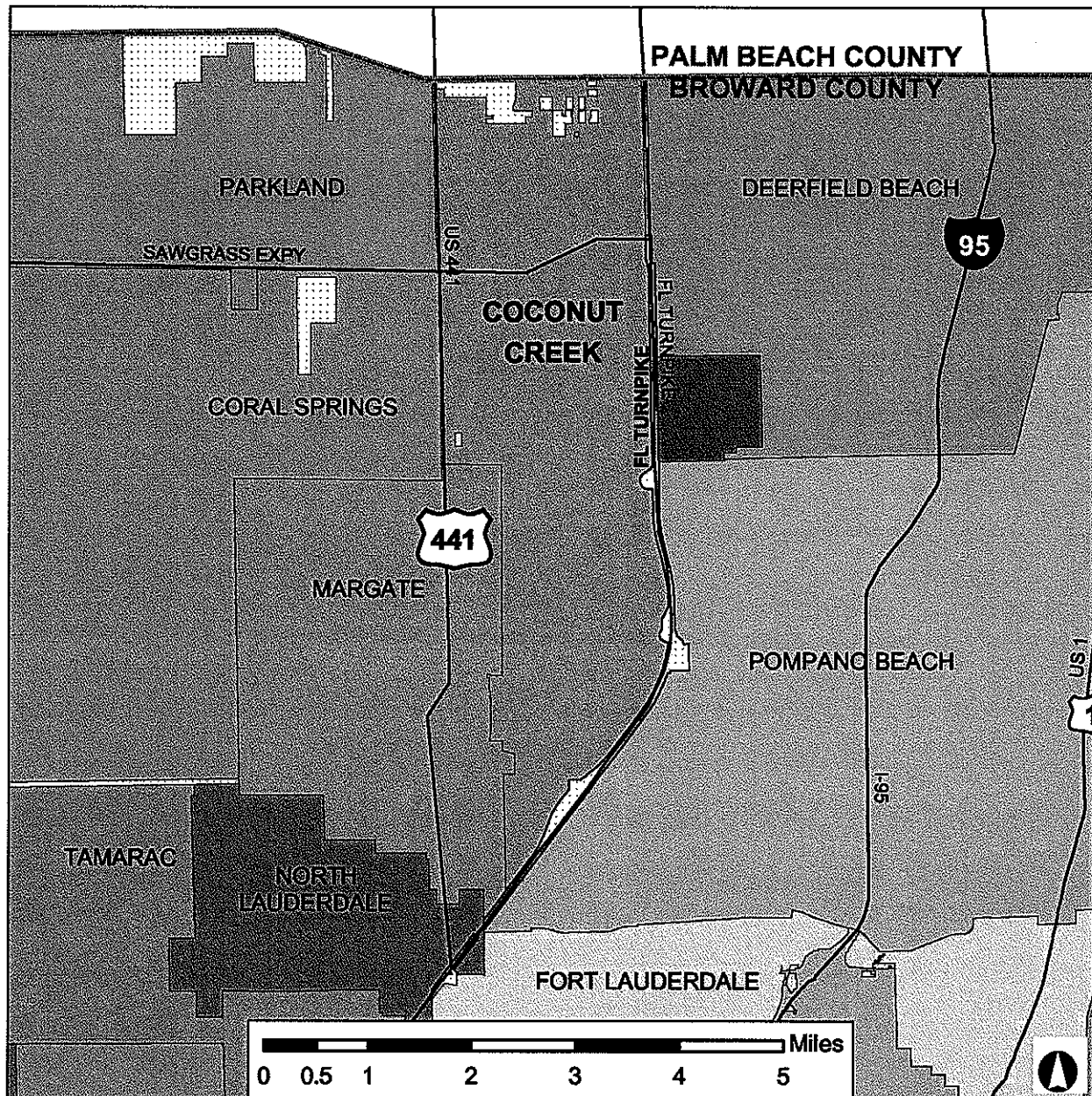
The key proposed changes to this element include:

- Provisions to maintain a financially feasible capital improvements plan that addresses level of service standard needs; and,
- Provisions for annual updates to the Five Year Capital Improvement Program (CIP) and the CIP Schedule.

#### Conclusion

Staff review of the EAR-based text changes confirms that proposed amendments are compatible with the goals and policies of the *SRPP*.

## Attachment 1



### COMPREHENSIVE PLAN AMENDMENTS

#### Location Map

City of Coconut Creek  
Proposed Amendment #08-1

Sources: FDEP, SFWMD, Broward County, SFRPC.

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