



MEMORANDUM

AGENDA ITEM #6d

DATE: MAY 5, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF COCONUT CREEK PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On April 4, 2008 Council staff received proposed 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)*. 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

Proposed amendment #08-1AR 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 proposed amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City no later than May 4, 2008.

A summary of the proposed amendments in this package is included below.

Map Amendment #PZ-07040012, Hillsboro Square

The proposed amendment would 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) to redevelop 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 proposed amendment is being processed concurrently with Broward County Land Use Plan proposed amendment #08-1ARB (Amendment PC 08-2) which appears separately on this Council agenda.

Adjacent land uses include County Preserve, and School Board Property (environmentally sensitive) to the north and east, office development to the south, and County Preserve and a Wal-Mart Supercenter to the West. Adjacent FLUM designations include Low 3.0 to the north, Commercial and Low Medium 10 to the west, Office-Professional to the south, and Office-Professional and Community Facility to the east.

Staff analysis confirms that potable water supply, sanitary sewer capacity, waste disposal services, and recreation and open space facilities that serve the site have adequate capacity to accommodate the growth. This proposed amendment would significantly increase traffic along SR-7 and reduce current LOS standards. To mitigate traffic impacts, the developer will make roadway improvements along State Road 7, in the vicinity of the project site.

Affordable Housing

The site is currently developed as a 184 lot mobile home park, with 112 of the lots occupied by residents that own their mobile home units and rent lots in the park. To assist the existing residents of the mobile home park, the developer of the site has been taking the following actions:

1. The developer has entered into an agreement with the mobile home park homeowners association whereby they have agreed to waive rent increases that had been planned and have offered financial incentives substantially greater than those required by the State relocation program.
2. There are three mobile home parks in close proximity to the site that have been offering incentives to the residents who desire to move. The incentives include:
 - Deerfield Lake Mobile Home Park, Coconut Creek - \$10,000 towards moving expenses plus 1st year's free rent
 - Tallowood Mobile Home Park, Coconut Creek - payment of all moving expenses
 - Coral Cay Plantation Mobile Home Park, Margate - Equivalent of State's relocation payment up to \$6,000 + 2 month's free rent

These three mobile home parks are all 55+ age-restricted communities, as is the existing mobile home park on the amendment site, and are in close proximity to Hillsboro Mobile Home Park, so the residents are able to enjoy a similar lifestyle and visit same shops, restaurants, doctor's offices, etc.

3. The City Attorney had an idea that proved beneficial to the residents. The developer supplied the City with a letter that stated that Hillsboro Mobile Home Park is being closed in June, 2008 whether the land use plan amendment is approved or not. The City then approached the State and received an interpretation that the letter served the same purpose of an eviction notice. This allowed the residents who own older mobile homes to relocate to other mobile home parks through the eviction exemption in 723, Florida Statutes.

4. The developer undertook a housing study that demonstrates that there are residential opportunities, whether the residents desire to relocate their unit to another mobile home park, abandon their unit and purchase a new unit in a another mobile home park or live in other types of housing (apartments, condominiums or single-family homes). The City hired a consultant to conduct an independent assessment of this study, and the City's consultant concurred with the study's findings.

In its Comprehensive Plan, the City of Coconut Creek includes the following provision to further affordable housing:

- Provisions to implement the City's Affordable Housing Linkage Fee, adopted by ordinance on March 9, 2006. The fee is based on the concept that new employment generation creates additional demand for affordable housing. The impact fees are to be paid at the time of the issuance of building permits.
- Provisions for workforce housing to be provided in the City's MainStreet Regional Activity Center.
- Provisions to establish a pool of "Affordable Housing Units" equal to 10 percent of the total available flexibility and reserve units within each of the flex zones in the City.
- 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. The intention is to continue to implement funded housing assistance programs.

The City of Coconut Creek City Commission voted 4-0 to approve transmittal of the proposed amendment at its September 27, 2007 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*.

Map Amendment #PZ-07070006, Garden Walk

The proposed amendment would 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 proposed amendment is being processed concurrently with Broward County Land Use Plan proposed amendment #08-1AR (Amendment PC 08-1) which appears separately on this Council agenda.

The site is currently vacant. Adjacent land uses include commercial uses to the north, residential (Single-Family) and park uses to the east and west and industrial commercial and residential (Multiple-Family Residential) to the south. Land use designations include Industrial and Residential Low (5) to the north and south and Residential (5) to the east and west.

Staff analysis confirms that potable water supply, sanitary sewer capacity, waste disposal services, and recreation and open space facilities that serve the site have adequate capacity to accommodate the growth. The proposed amendment would create adverse impacts to the regional roadway. The developer has agreed to restrict uses on the project site and contribute money to the City of Coconut Creek's transit fund to mitigate traffic impacts.

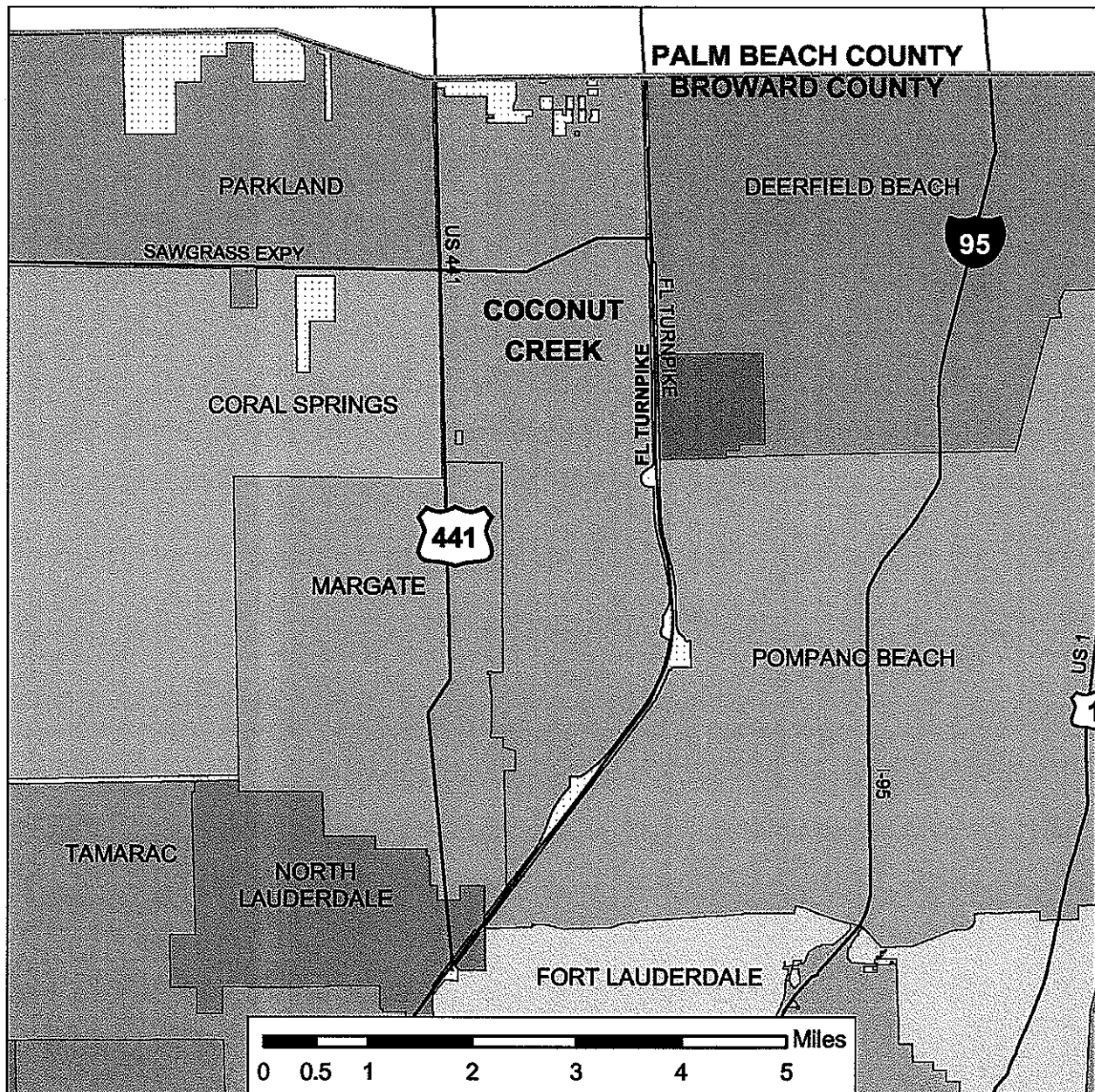
The City of Coconut Creek City Commission voted 5-0 to approve transmittal of the proposed amendment at its September 27, 2007 meeting.

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*.

Recommendations

Find Amendments #PZ-07040012 and #PZ-07070006 of proposed amendment #08-2AR to the City of Coconut Creek 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
Proposed 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
Proposed Amendment #08-2AR

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
Proposed Amendment #08-2AR

From: Industrial
To: Commercial
21.8 acres

Sources: FDEP, SFWMD, Broward County, SFRPC.

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