

April 8, 2024

The Honorable Joshua Rydell
Mayor, City of Coconut Creek
4800 West Copans Road
Coconut Creek, Florida 33063

Dear Mayor Rydell:

The Florida Department of Commerce (FloridaCommerce) has completed its review of the proposed comprehensive plan amendment for the City of Coconut Creek (Amendment No. 24-01ER), which was received on February 8, 2024. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

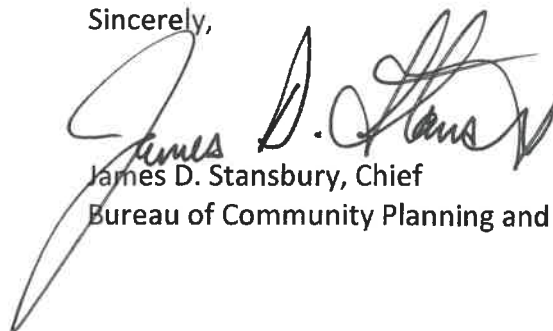
The attached Objections, Recommendations, and Comments Report outlines our findings concerning the amendment. FloridaCommerce does not identify any objections to the proposed amendment. However, FloridaCommerce is providing 3 comments. The comments are offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is "In Compliance" as defined in Section 163.3184(1)(b), F.S. Copies of comments received by FloridaCommerce from reviewing agencies, if any, are also enclosed.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to Section 163.3184(4)(e)2., F.S.**

FloridaCommerce staff is available to assist the City to address the comments. If you have any questions related to this review, please contact Jana Williams, Planning Analyst, by telephone at (850) 717-8483 or by email at jana.williams@commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/jw

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: Justin Proffitt, AICP, Assistant Director of Sustainable Development
Isabel Cosio Carballo, Executive Director, South Florida Regional Planning Council

**Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
City of Coconut Creek, 24-01ER**

FloridaCommerce has identified three comments regarding the City of Coconut Creek's proposed comprehensive plan amendments. The comments are provided below, along with recommended actions the City could take to resolve issues of concern.

FloridaCommerce staff has discussed the basis of the report with City staff and is available to assist the City to address the comments.

Comment 1: Planning Horizons

Chapter 2023-31, Laws of Florida, requires local governments to modify their comprehensive planning periods. Local government comprehensive plans are now required to include two planning periods, one covering at least the first 10-year period occurring after the plan's adoption and one covering at least a 20-year period. While the City's Plan should contain a long-term planning period covering a period from now until 2044, the City's current long-term planning period is through 2015. Department staff encourages the City to amend the comprehensive plan to reflect the new statutorily required planning periods pursuant to sections 163.3177(5)(a) and 163.3191, F.S., as applicable. The planning periods should be updated based upon relevant and appropriate data and analysis of permanent and seasonal population estimates and projections consistent with the requirements of sections 163.3177(1)(f)3., and 163.3177(2), F.S.

Comment 2: Comprehensive Plan Update

Department staff encourages the City to update the Plan elements to be coordinated and consistent based upon updated population estimates and projections consistent with the requirements of sections 163.3177(1)(f)3., and 163.3177(2), F.S. Specifically, the Infrastructure Element, Transportation Element and Capital Improvements Element of the City's Comprehensive Plan are not based upon relevant and appropriate data and analysis of public facilities (potable water, sanitary sewer, solid waste, stormwater and transportation facilities). FloridaCommerce encourages the City to revise proposed Amendment 24-01ER to be based upon relevant and appropriate data and analysis of public facilities to address the following for the required updated planning periods: (1) current and projected demand upon public facilities based upon relevant and appropriate population estimates and projections; (2) current and projected designed capacity of public facilities; (3) current and projected operating levels of service of public facilities; (4) identification of any improvements that are needed to public facilities, including the timing and scope of such improvements, in order to achieve and maintain the adopted level of service standards of public facilities; and (5) coordination of any needed improvements with the Capital Improvements Element.

Further, the proposed Amendment 24-01ER does not include any updates to the Future Land Use Element, Housing Element, Conservation Element, Recreation and Open Space Element, and Intergovernmental Coordination Element of the City's Comprehensive Plan for the required updated planning periods. Department staff encourages the City to revise proposed Amendment 24-01ER to include updates to the Future Land Use, Housing, Conservation, Recreation and Open Space, and Intergovernmental Coordination Elements based upon relevant and appropriate data and analysis for the required planning periods and ensure coordination of and consistency between all of the elements of the Comprehensive Plan.

Comment 3: Public School Facilities Element & Five-Year Schedule of Capital Improvements

Revised Public School Facilities Element (PSFE) Policy X-1.2.3 requires the public school facilities Level of Service (LOS) standard to be achieved and maintained within the period covered by the Five-Year Capital Improvements Schedule. However, proposed Amendment 24-01ER does not include an updated Five-Year Capital Improvements Schedule (Table IX-1). Department staff recommends that the City update the Five-Year Capital Improvements Schedule (Table IX-1) to reflect needed improvements to public facilities, including those that are public school-related.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using the Department’s electronic amendment submittal portal “**Comprehensive Plan and Amendment Upload**” (<https://fldeo.my.salesforce-sites.com/cp/>) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ Florida Department of Commerce identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format;

_____ In the case of future land use map amendment, an adopted future land use map, in **color format**, clearly depicting the parcel, its existing future land use designation, and its adopted designation;

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. "

_____ List of additional changes made in the adopted amendment that the Florida Department of Commerce did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the Florida Department of Commerce to the ORC report from the Florida Department of Commerce.

From: [Hymowitz, Larry](#)
To: [DCPexternalagencycomments](#)
Cc: [jproffitt@coconutcreek.net](#); [SStoudenmire@coconutcreek.net](#); [Walia, Kent](#); [Harari, Laurie](#)
Subject: [EXTERNAL] - City of Coconut Creek 24-1ER - FDOT District Four Review
Date: Friday, March 15, 2024 4:15:07 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

I am writing to advise you that the Department will not be issuing formal comments for the proposed Coconut Creek Evaluation and Appraisal Report (EAR) Based Comprehensive Plan amendment with DEO reference number 24-1ER.

The Department requests one electronic copy of all adopted comprehensive plan amendment materials, including graphic and textual materials and support documents.

Thank you.



Larry Hymowitz

Planning Specialist, Policy and Mobility Planning Section
Planning & Environmental Management - FDOT District Four
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Together our actions have the power to save lives!

