

City of Coconut Creek InterOffice Memorandum

To: City Commission

Date: June 2, 2026

From: Re-Districting Board

Subject: Recommendation of Proposed District Boundaries

At the fourth and final meeting of the Re-Districting Board held on June 2, 2026, upon motion duly made and seconded, we, the members of the 2026 Re-Districting Board voted, by a unanimous vote, to recommend that the City Commission adopt Alternative 4A as the new district boundaries. In order to finalize the re-districting, the City Commission must pass an ordinance to effectuate said district boundaries that will be used for the March 2029 Municipal Election.

Pursuant to the City Charter, the "Consultant Report: City of Coconut Creek Fourth Meeting of the Redistricting Board," submitted by Ronald R. Schultz, PhD; James Gammack-Clark, M.A.; and Michael Stamm Jr., MURP, dated June 2, 2026, attached hereto, demonstrates the need for a redistricting to balance the population data among four (4) districts as part of the Re-Districting Board's recommendation.

The Re-Districting Board hereby submits the proposed new district boundaries, as depicted in Alternative 4A, to the City Commission for its consideration and approval.

Respectfully submitted,

MEMBERS OF THE RE-DISTRICTING BOARD 2026



Alex Escoriza, Chair



Craig Valvo, Vice Chair



Brandy Drabik Martin



David Mintzes



Alene Smith

Consultant Report: City of Coconut Creek Fourth Meeting of the Redistricting Board

June 2, 2026

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Introduction

This report represents a continuation of the work completed for and with the City of Coconut Creek Redistricting Board. On April 21, 2026, the redistricting team met with the Board and reviewed our initial report: **Consultant Report: City of Coconut Creek First Meeting of the Redistricting Board**. That report recognized the city's intent to reorganize the Commission from five district commissioners to one elected mayor and four district commissioners. It also provided an overview of the city's current districts, the city's 2020 population as enumerated by the U.S. Census, and a 2029 population projection prepared by the redistricting team using housing data provided by the city. The report also detailed the criteria to be applied during the redistricting process. Specifically, population equity was identified as the primary redistricting criterion, with additional emphasis on contiguity, compactness, major physical boundaries, and the preservation of communities of interest where practicable.

The second meeting with the Board and consulting team was held on May 5, 2026. During this meeting, the consulting team presented **Consultant Report: City of Coconut Creek Second Meeting of the Redistricting Board**, which included two support maps (**Map 3** – Neighborhoods and **Map 4** -Population Change by Subregion). In addition to the support maps, the consulting team presented four map alternatives that divide the City of Coconut Creek into four Commission Districts, effective for the 2029 election of city commissioners. Each map alternative differs in the degree of population variation across districts, depending on the spatial configuration of each district's boundaries.

During the May 5th meeting, the Board reviewed each map alternative and the supporting data. As part of the Board's evaluation, they voted to reject Map Alternative 2 (**Map 7**) and then directed the consulting team to create two distinct variations of Map Alternative 3 (**Map 8**).

On May 19, 2026, the third meeting of the redistricting board was held, and the consulting team presented the **Consultant Report: City of Coconut Creek Third Meeting of the Redistricting Board**, which included three new alternatives for the Board to review, based on the Board's direction. Alternative 3A (**Map 9**) and Alternative 3B (**Map 10**) were created as variations of Alternative 3 to address concerns regarding the unification of the Hammocks and Hammocks Estates communities under a single district, and similarly, an exploration of unifying either the entirety or, at a minimum, the single-family homes of the Banyan Trails community. After reviewing the population numbers for Alternatives 3A and 3B, the consulting team created Alternative 3C (**Map 11**). The intent here was to address some of the Board's goals for revising

Alternative 3, specifically the unification of the single-family housing of Banyan Trails, while also improving population equity, both with respect to the 2029 Population Projection and the 2032 Population Outlook*.

During the third meeting, the Board voted to reject Alternatives 1 (**Map 5**), 3 (**Map 8**), 3A (**Map 9**), and 3B (**Map 10**). Further, the Board directed the consultant team to explore variations of Alternative 3C, with the intent to unify the Township community and the various Hammocks communities in their respective districts. The Board's direction leaves Alternative 1A (**Map 6**) and Alternative 3C (**Map 11**) available for consideration, along with the newly created Alternative 4 (**Map 12**) and Alternative 4A (**Map 13**).

Planning for Future Growth

It has been established that the basis of this redistricting effort is a 2029 population projection, the year the new districts will become effective. However, it was also established that, as requested by the Commission, the original map alternatives were developed with the Main Street development in mind. Specifically, the originally submitted alternatives were tested against BOTH of the following scenarios:

1. Only the 2029 projection comes to pass
2. All units scheduled for completion in 2032 are constructed and occupied

Any potential alternative that failed either test was not advanced. As such, evaluating the Board's proposed alternatives requires an examination of a 2032 Population Outlook*.

2032 Population Outlook*

**Because future economic conditions, construction schedules, market absorption, and other development-related factors cannot be predicted with certainty six years in advance, the entitlements associated with the Main Street development are treated as part of a Population Outlook, rather than a formal Population Projection. These figures are provided for general planning context only. They are not definitive population counts and should not be relied upon as a precise forecast of future population.*

Map Alternatives

Each alternative presented here is evaluated against standard districting guidelines. We evaluate the alternatives’ population balance across the districts while considering geographic criteria such as contiguity, appropriate compactness, easily identifiable boundaries, and neighborhood integrity. Map Alternatives 1A and 3C remain under consideration. The consultant team has created two new map alternatives for the Board’s consideration: Alternative 4 (**Map 12**) and Alternative 4A (**Map 13**). In both cases, the Township subdivisions and the various Hammocks communities are unified under their respective districts. Alternative 1A is fully discussed in the Report for the Second Meeting and was extensively reviewed by the Board at that meeting. Alternative 3C was reviewed at the third meeting, and it serves as the basis for the two new Alternatives, which are the focus of this report. We present a summary comparison of all the Map Alternatives still available for consideration at the end of this report.

Alternative 4

Alternative 4 is presented on **Map 12**, and its population projections and **outlook*** are provided in **Table 22**. This alternative maintains a configuration in which each district stretches across the city from the eastern to the western city boundaries. Per the Board’s direction, it places all Township subdivisions within District 3 and all Hammocks communities within District 4.

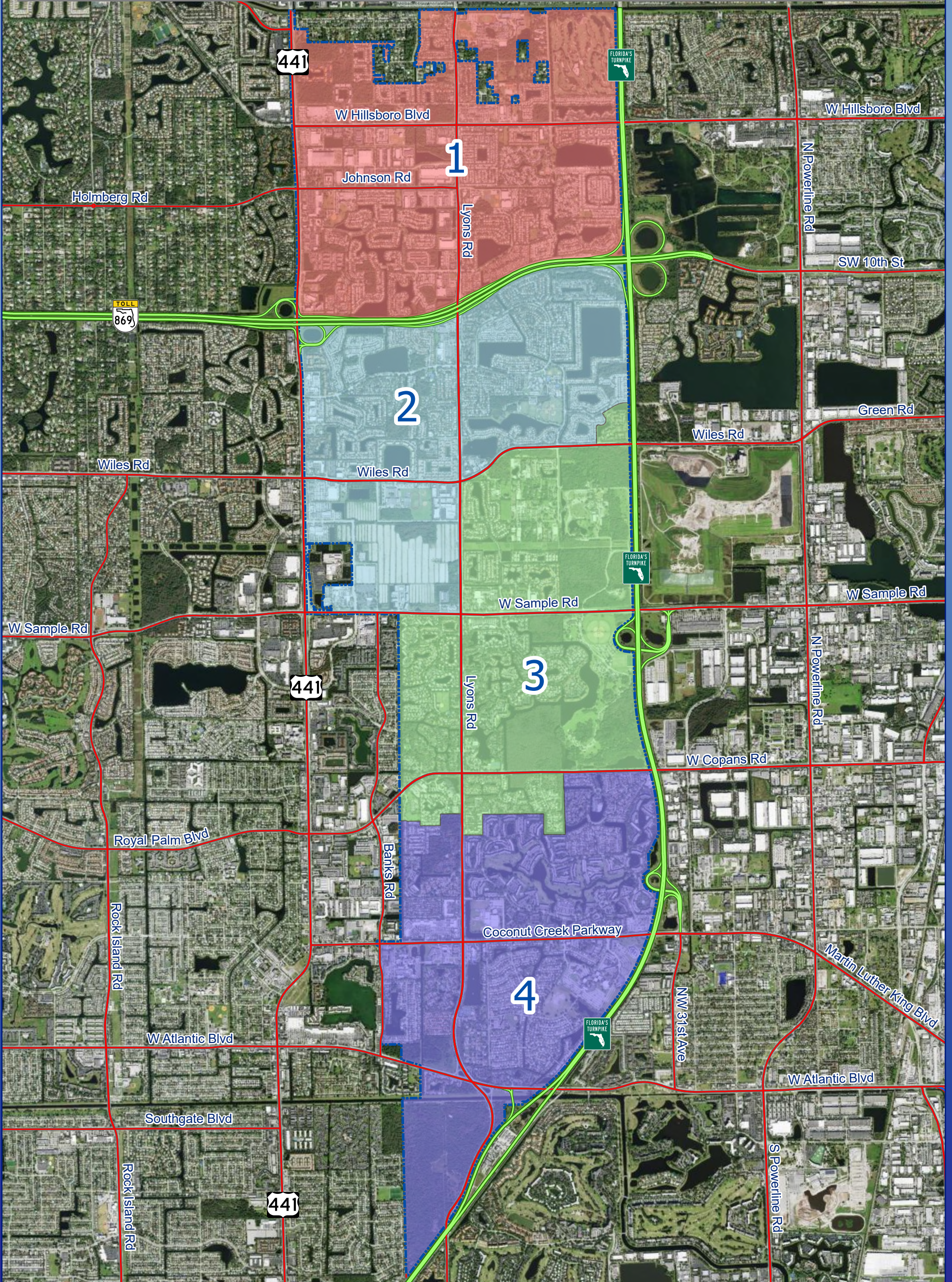
**Table 22 – Alternative Districts 4 – City of Coconut Creek
2020 Enumeration, 2029 Population Estimate, and 2032 Population Outlook**

Alt. 4	2020 Population Enumeration			2029 Population Projection			2032 Population Outlook*		
	2020 Population	% of City	Deviation From Average	2029 Population Projection	% of City	Deviation From Average	2032 Population Outlook*	% of City	Deviation From Average
District 1	15,030	26.0	4.0%	15,070	25.4	1.7%	15,070	24.8	-1.0%
District 2	13,237	22.9	-8.4%	14,614	24.7	-1.4%	16,229	26.7	6.6%
District 3	14,269	24.7	-1.3%	14,271	24.1	-3.7%	14,271	23.4	-6.2%
District 4	15,297	26.5	5.8%	15,316	25.8	3.4%	15,316	25.2	0.6%
Total	57,833	100	19.5%	59,271	100	10.1%	60,886	100	14.5%
Average	14,458	25	4.9%	14,818	25	2.5%	15,222	25	3.6%

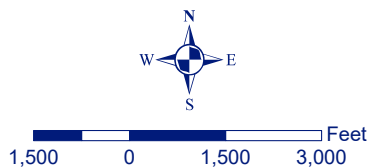
Referring to the 2029 Population Projection, the mean deviation of Alternative 4 is **2.5%**. The overall spread between the largest (District 4) and smallest districts (District 3) is **7.1%**. District 2 (the Main Street District) is the second-smallest district in this scenario, thus leaving some room for growth in that development. The 2032 Population **Outlook*** shows that the mean deviation would increase to **3.6%** and the spread to **12.8%**. **This exceeds the goal of no more than a 10% deviation between districts.**

Commission Districts Alternative 4

Map 12 - City of Coconut Creek: 2026



Revision Date: 5/27/2026
Contact: James Gammack-Clark
Filename: Coconut_Creek.aprx
Sources: Census 2020 Redistricting Data;
U.S. Census Bureau,
FAU Department of Geosciences



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Alternative 4A

As discussed at the third meeting of the Redistricting Board, the consulting team committed to providing an additional alternative if the Board-directed configuration did not meet the goal of no more than 10% deviation between districts. To that end, Alternative 4A is presented on **Map 13**, and its population projections and **outlook*** are provided in **Table 23**. Alternative 4A improves population equity between Districts 3 and 4 by moving the Lyons West community into District 3.

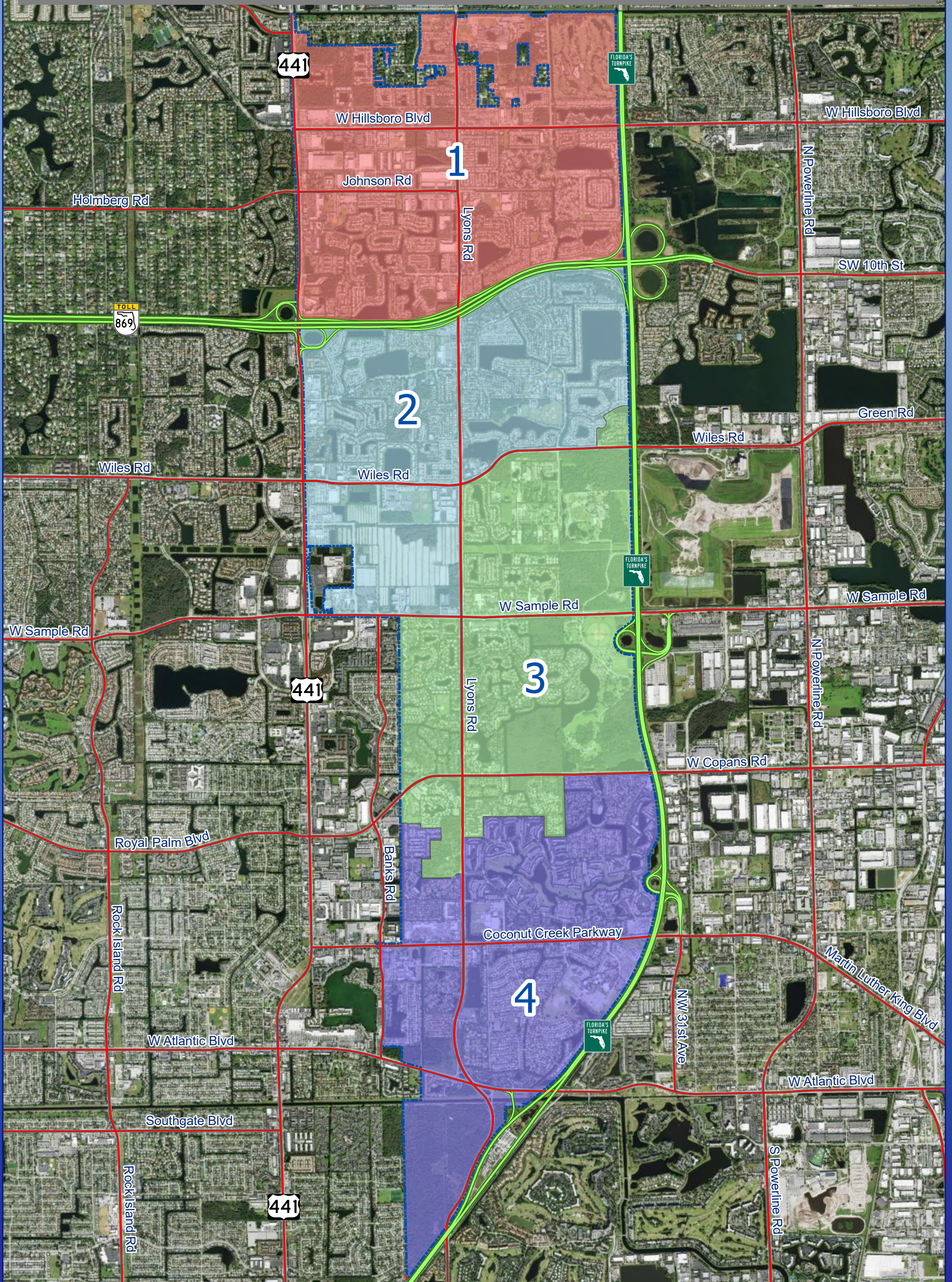
**Table 23 – Alternative Districts 4A – City of Coconut Creek
2020 Enumeration, 2029 Population Estimate, and 2032 Population Outlook**

Alt. 4A	2020 Population Enumeration			2029 Population Projection			2032 Population Outlook*		
	2020 Population	% of City	Deviation From Average	2029 Population Projection	% of City	Deviation From Average	2032 Population Outlook*	% of City	Deviation From Average
District 1	15,030	26.0	4.0%	15,070	25.4	1.7%	15,070	24.8	-1.0%
District 2	13,237	22.9	-8.4%	14,614	24.7	-1.4%	16,229	26.7	6.6%
District 3	14,963	25.9	3.5%	14,965	25.2	1.0%	14,965	24.6	-1.7%
District 4	14,603	25.3	1.0%	14,622	24.7	-1.3%	14,622	24.0	-3.9%
Total	57,833	100	16.9%	59,271	100	5.4%	60,886	100	13.2%
Average	14,458	25	4.2%	14,818	25	1.3%	15,222	25	3.3%

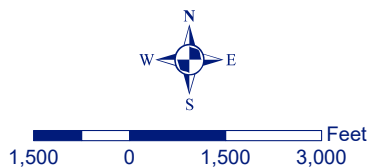
Referring to the 2029 Population Projection, the mean deviation of Alternative 4A is **1.3%**. The overall spread between the largest (District 1) and smallest districts (District 2) is **3.1%**. District 2 (the Main Street District) is the smallest district in this alternative, again providing some room for growth. The 2032 Population **Outlook*** shows that the mean deviation would increase to **3.3%**. While the spread increases slightly to **10.5%**, this is lower than the 12.8% found in Alternative 4. Thus, while this alternative exceeds the goal of no more than a 10% deviation between districts, it does so only marginally.

Commission Districts Alternative 4A

Map 13 - City of Coconut Creek: 2026



Revision Date: 5/27/2026
Contact: James Gammack-Clark
Filename: Coconut_Creek.aprx
Sources: Census 2020 Redistricting Data;
U.S. Census Bureau,
FAU Department of Geosciences



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Summary

The alternatives presented to the Board reflect different geographies for the new four-district Commission structure. The Board has directed the consultant team to develop additional alternatives to improve subdivision cohesion. The goal across all alternatives is to achieve population balance across all districts while considering the other redistricting criteria discussed in the initial report: **Consultant Report: City of Coconut Creek First Meeting of the Redistricting Board**. The population estimates used were projections effective for the 2029 election of commissioners. In addition, this report presents a **Population Outlook*** for 2032, which examines the impact of current Main Street entitlements if fully realized. As noted in previous reports, the timeline for future growth cannot be guaranteed, so the **Population Outlook*** should be used as a broad population guideline to assist in selecting a map alternative. The Summary Table (Table 24) shows the **2029 Population Projection** and the potential impact of the **2032 Population Outlook*** on each Map Alternative.

*Table 24 – City of Coconut Creek District Configurations
Deviation Statistics Summary 2029 Population Projection and 2032 Population Outlook*

Configuration	2029 Population <u>Projection</u>				2032 Population <u>Outlook*</u>			
	Total Deviation	Main Street District Deviation	Mean Deviation	Spread	Total Deviation	Main Street District Deviation	Mean Deviation	Spread
Alternative 1A	6.9%	-2.6%	1.7%	4.3%	10.9%	5.5%	2.7%	9.0%
Alternative 3C	4.5%	-1.4%	1.1%	3.1%	13.2%	6.6%	3.3%	10.1%
Alternative 4	10.1%	-1.4%	2.5%	7.1%	14.5%	6.6%	3.6%	12.8%
Alternative 4A	5.4%	-1.4%	1.3%	3.1%	13.2%	6.6%	3.3%	10.5%

The Board rejected Alternatives 1, 2, 3, 3A, and 3B. Of the remaining Alternatives still under consideration, only Alternative 1A meets the goal of no more than a 10% deviation between districts, with respect to *BOTH* the 2029 Population Projection and the 2032 Population ***Outlook****. This alternative is compact and uses major roadways for the boundaries, with one small exception. Alternative 3C achieves one of the Board’s goals, unifying the single-family homes of Banyan Trails, while improving population equity in both the 2029 Population Projection and the 2032 Population ***Outlook****, marginally exceeding the goal of no more than 10% deviation between districts, at 10.1%. Alternative 4, created at the Board’s direction, unifies the Township and Hammocks communities under their respective districts. However, by 2032, it will **exceed the goal of no more than 10% deviation between districts**. Alternative 4A addresses this

concern by improving population equity between Districts 3 and 4, resulting in an alternative that marginally exceeds the goal of no more than 10% deviation between districts, at 10.5%.

Appendix

District Demographics

Tables 25 and 26 below present race and ethnicity demographics taken from the 2020 U.S. Census for Alternatives 4 and 4A Commission Districts. The columns ‘White’ through ‘Other’ sum to the City’s population total. These categories represent the U.S. Census definition of ‘Race’. The last two columns, ‘Hispanic or Latino’ and ‘Not Hispanic or Latino’, also sum to the City’s population total. These two categories represent the U.S. Census classification of ‘Ethnicity’ as presented in the apportionment data set. ‘Race’ and ‘Ethnicity’ are separate self-identified categories.

*Table 25 – City of Coconut Creek Alternative 4 Districts
Expanded Demographics, U.S. Census 2020*

District (Alt 4)	Total Population	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Other	Hispanic or Latino	Not Hispanic or Latino
1	15,030	7,212 (47.98%)	1,805 (12.01%)	70 (0.47%)	641 (4.26%)	8 (0.05%)	5,294 (35.22%)	4,047 (26.93%)	10,983 (73.07%)
2	13,237	6,334 (47.85%)	2,304 (17.41%)	18 (0.14%)	718 (5.42%)	12 (0.09%)	3,851 (29.09%)	3,338 (25.22%)	9,899 (74.78%)
3	14,269	6,591 (46.19%)	2,583 (18.1%)	34 (0.24%)	432 (3.03%)	4 (0.03%)	4,625 (32.41%)	4,055 (28.42%)	10,214 (71.58%)
4	15,297	8,714 (56.97%)	2,919 (19.08%)	22 (0.14%)	422 (2.76%)	5 (0.03%)	3,215 (21.02%)	3,093 (20.22%)	12,204 (79.78%)
57,833	28,851 (49.89%)	9,611 (16.62%)	144 (0.25%)	2,213 (3.83%)	29 (0.05%)	16,985 (29.37%)	14,533 (25.13%)	43,300 (74.87%)	

*Table 26 – City of Coconut Creek Alternative 4A Districts
Expanded Demographics, U.S. Census 2020*

District (Alt 4A)	Total Population	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Other	Hispanic or Latino	Not Hispanic or Latino
1	15,030	7,212 (47.98%)	1,805 (12.01%)	70 (0.47%)	641 (4.26%)	8 (0.05%)	5,294 (35.22%)	4,047 (26.93%)	10,983 (73.07%)
2	13,237	6,334 (47.85%)	2,304 (17.41%)	18 (0.14%)	718 (5.42%)	12 (0.09%)	3,851 (29.09%)	3,338 (25.22%)	9,899 (74.78%)
3	14,963	6,899 (46.11%)	2,813 (18.8%)	34 (0.23%)	451 (3.01%)	4 (0.03%)	4,761 (31.82%)	4,197 (28.05%)	10,766 (71.95%)
4	14,603	8,406 (57.56%)	2,689 (18.41%)	22 (0.15%)	403 (2.76%)	5 (0.03%)	3,079 (21.08%)	2,951 (20.21%)	11,652 (79.79%)
57,833	28,851 (49.89%)	9,611 (16.62%)	144 (0.25%)	2,213 (3.83%)	29 (0.05%)	16,985 (29.37%)	14,533 (25.13%)	43,300 (74.87%)	