



MEMORANDUM

AGENDA ITEM #6g

DATE: JUNE 7, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF MARGATE PROPOSED COMPREHENSIVE PLAN AMENDMENT
(ALTERNATIVE REVIEW)
DCA# 10-2AR

Community Profile

The City of Margate was estimated to have 53,207 residents in 2009, a 1.3 percent decrease since the year 2000. The City of Margate encompasses approximately 9.2 square miles and is located roughly 15 miles northwest of Fort Lauderdale. It is bounded by the City of Coral Springs on the northwest and west, City of Coconut Creek on the northeast and east, and by the City of North Lauderdale on the south. The City of Margate has nearly 105 acres of parks. The City celebrated its 50th Anniversary in 2005 and foresees much success and growth in the future. Redevelopment and beautification activities are evident in several areas of the City, especially along Margate Boulevard and at Margate City Center. The general location of the City is shown in Attachment 1.

Amendment Review

The South Florida Regional Planning Council (SFRPC) review of proposed Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses effects on regional resources or facilities identified in the *SRPP* and extra jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government (§163.3184(5), Fla. Stat.). The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP*, which was adopted pursuant to Rule 29J-2.009, Fla. Administrative Code. Council staff will work with local governments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

The SFRPC did not prepare the amendment package and, therefore, is not precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5), Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C.); or commenting on the adopted amendment pursuant to Section 163.32465(4)(b), F.S.

The Florida Department of Community Affairs (DCA) notified SFRPC that the amendment package was complete on May 10, 2010.

The amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City no later than June 6, 2010.

The amendment review will be transmitted to the City and DCA on May 28, 2010.

Staff Analysis

Proposed Amendment #10-2AR contains one (1) Future Land Use Map (FLUM) amendment and one (1) text amendment to the Future Land Use Element (FLUE) of the City of Margate Comprehensive Plan pertaining to the permissibility of recreational vehicle (RV) parks. The amendment was transmitted for concurrent review with an amendment to the Broward County Land Use Plan (see Council Agenda #6c; County No. PC 10-3).

Aztec RV Resort FLUM Amendment

The proposed amendment would change the land use designation of an approximately 102.63-acre site from Residential 4 (4 dwelling units per acre) to Residential 10 (10 dwelling units per acre). The site is adjacent to the C-14 Canal to the north, between State Road 7/U.S. 441 on the east and the Fern Forest conservation area to the east, and Southwest 6th Street to the south (see Attachment 2). The subject site is currently vacant and contains the infrastructure of a former mobile home park, including the internal roads, driveways and 646 site pads. Seven hundred and seven (707) dwelling units are approved under the Planned Unit Development designation.

The proposed development plan is for a RV condominium resort (Aztec RV Resort). The future land use designation of Residential 10 is proposed to maintain consistency with the Broward County Land Use Plan, which requires a minimum designation of Residential Low-Medium (10 dwelling units per acre) for RV parks. The increased residential density for the site would allow up to 1,020 dwelling units based on the acreage of the property, representing a potential increase of 313 residential dwelling units. It should be noted that the maximum number of units that are being considered under the proposed Broward County amendment is 1,026.

It is the property owner’s intent to deed restrict the property to 646 RV sites in order to utilize the existing infrastructure, which equates to approximately 6.3 dwelling units per acre and is less than the currently approved residential density (707 dwelling units). The analysis provided in the amendment package includes the projected impacts of the maximum potential for the 1,020 dwelling units as well as the proposed 646 RV sites for the proposed Aztec Resort Park (see Table 1 below).

Table 1: Existing and Proposed Land Use Designations

Current	Density	Dwelling Units
Margate R-4	4 (d.u./ac)	410
Approved Planned Unit Development (PUD)	6.8 (d.u./ac)	707
Proposed	Density	Dwelling Units
Margate R-10	10 (d.u./ac)	1,020
Deed Restriction	6.3 (d.u./ac)	646

Capacity analysis for the subject property indicates adequate infrastructure and resources to serve the proposed development for the short (five-year) and long (2030) term planning horizons.

The City of Margate Commission approved (4-1) the proposed map amendments at its July 15, 2009 meeting.

Staff analysis confirms that the proposed map amendment is generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recreational Vehicle Parks FLUE Text Amendment

The proposed amendment to the Future Land Use Element would permit RV parks within the City's Residential 10 through the Residential 14 land use categories, consistent with the Broward County Future Land Use Element. The number of RV units permitted would be consistent with the adopted density for the prospective RV park property within the range of 10-14 dwelling units per acre.

The City of Margate Commission approved (4-1) the proposed text amendments at its July 15, 2009 meeting.

Staff analysis confirms that the proposed text amendment is generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Impact Analysis

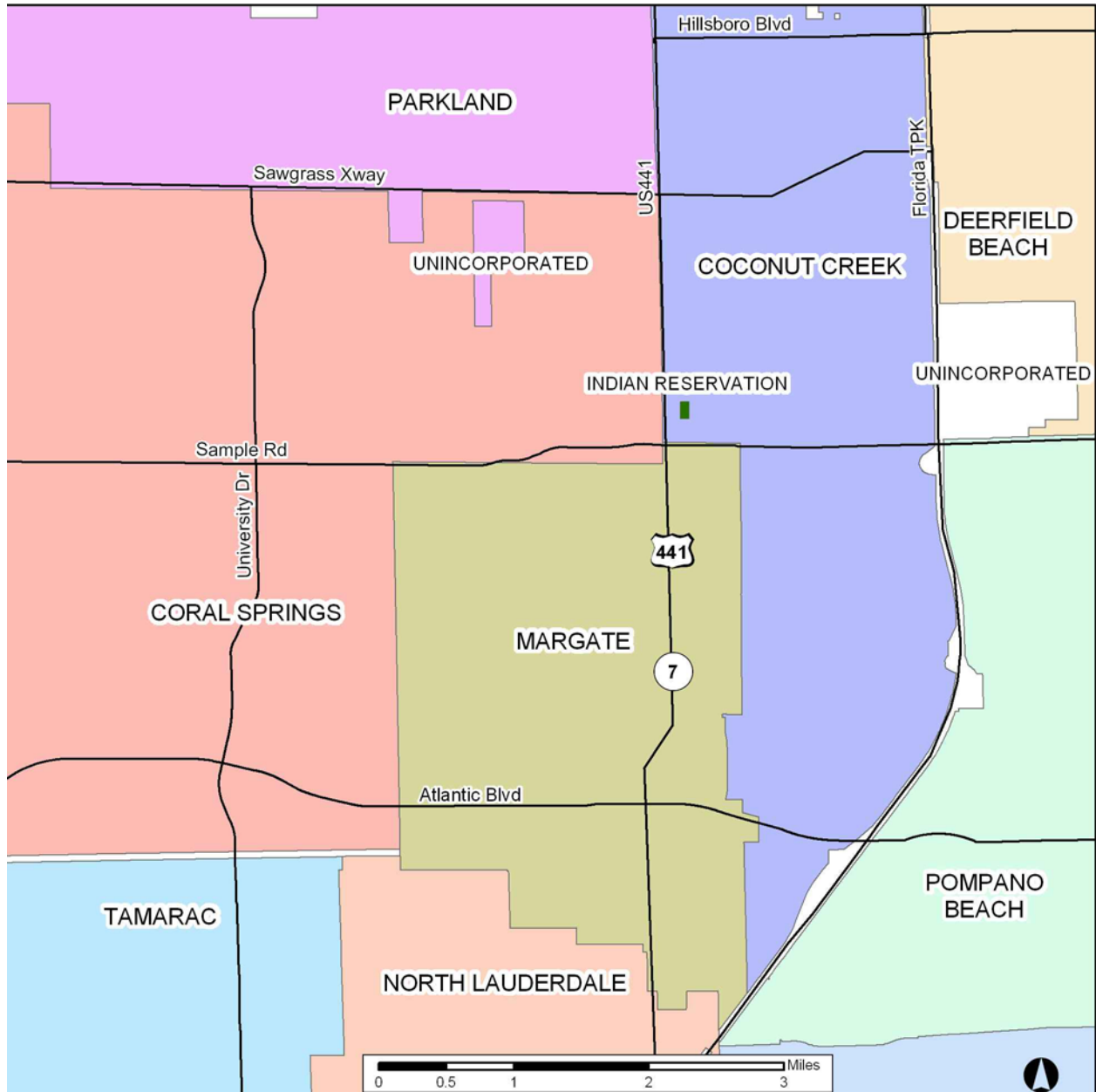
Staff analysis confirms the map and text amendment in the City of Margate proposed amendment package #10-2AR would not result in compatibility, extra-jurisdictional, or affordable housing issues; or impact significant regional resources and facilities, natural resources, transportation systems, emergency preparedness plan and local mitigation strategies.

Since a further detailed impact analysis is not applicable to the review of the proposed amendments, the related analysis sections found in the Department of Community Affairs (DCA) Amendment Review Form C-7 (Sections 9 through 18) have not been included in this staff report.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find City of Margate proposed amendment package #10-2AR generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the City, with copies to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Margate
Proposed Amendment #10-2AR

Sources: SFWMD, Broward County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aztec Recreational Vehicle Resort Park | FLUM Amendment

City of Margate
Proposed Amendment #10-2AR

From: R-4 (4 units per acre)
To: R10 (10 units per acre)
102.63 acres

Sources: Broward County proposed amendment package #10-1AR (existing uses map).
Note: For planning purposes only. All distances are approximate.