



MEMORANDUM

AGENDA ITEM #7d

DATE: OCTOBER 4, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

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

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 the effects on regional resources or facilities identified in the *SRPP* and extrajurisdictional 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.

Staff Analysis

The City of Margate adopted amendment package #10-2AR includes one Future Land Use Map (FLUM) and one Future Land Use Element (FLUE) text change. The map amendment changes the designation of an approximately 102.63-acre site from Residential 4 (4 dwelling units per acre) to Residential 10 (10 dwelling units per acre) located 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 (visit http://www.sfrpc.com/council/Agenda%20Jun10_6g.pdf for a map depiction). The text amendment permits RV Parks within the City's Residential 10 through 14 land use categories.

The proposed amendment was reviewed at the June 7, 2010 Council meeting and found to be generally consistent with the *SRPP*. The amendment was transmitted for concurrent review with an amendment to the Broward County Land Use Plan (see Council Agenda #7f; County No. PC 10-3).

The amendment package was adopted as proposed with a minor revision to the FLUE to reflect the deed restriction associated with the FLUM amendment, which restricts the development potential of the site to 6.296 dwelling units per acre, or 646 units. Staff analysis confirms the FLUM and FLUE change is generally consistent with the *SRPP*.

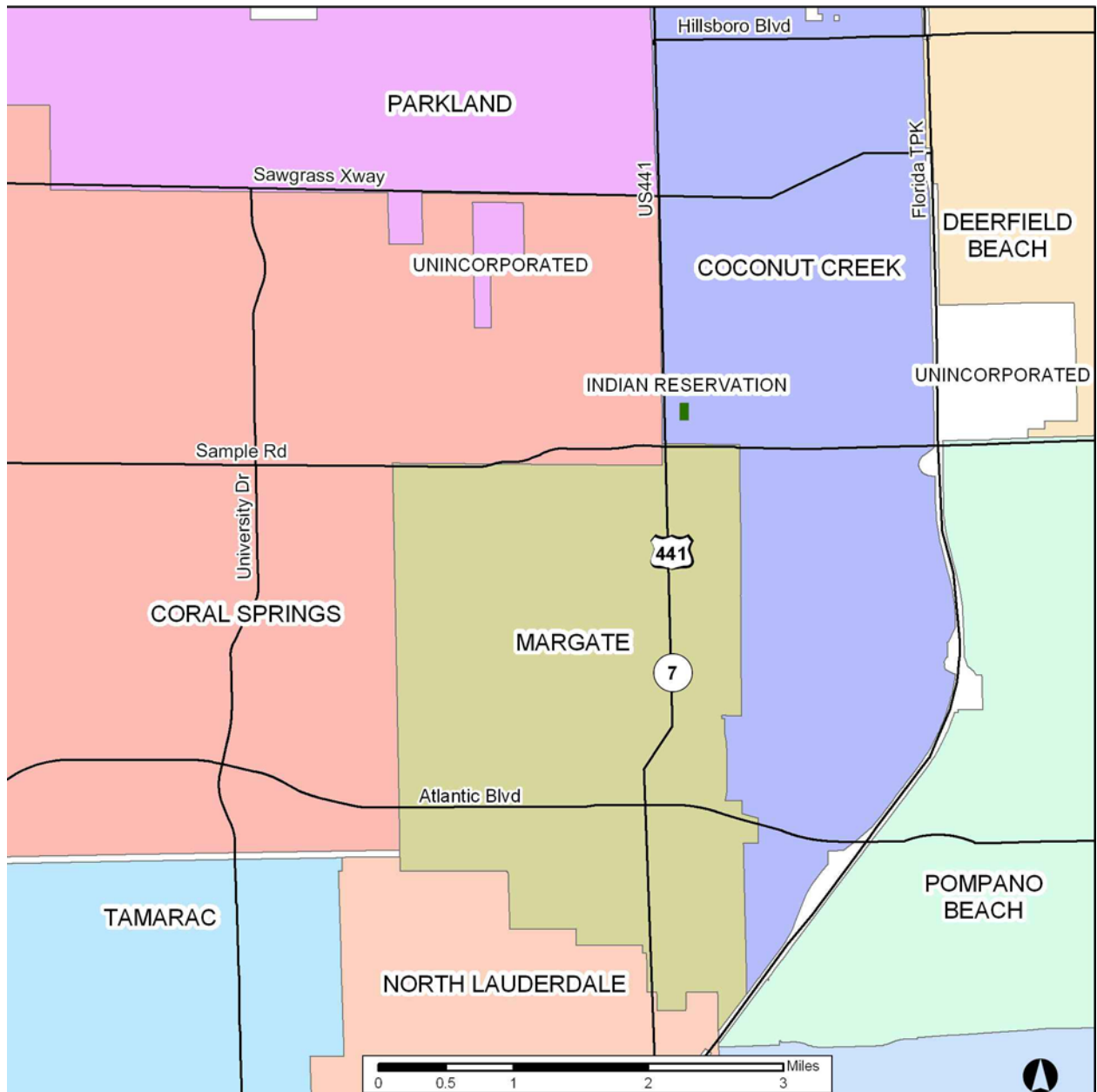
The amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City no later than October 10, 2010, with copies to the Florida Department of Community Affairs.

The City of Margate Commission unanimously (3-0) approved the adopted amendment at its August 25, 2010 meeting.

Recommendation of Consistency with *Strategic Regional Policy Plan (SRPP)*

Find the City of Margate adopted 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

General Location Map

City of Margate
Adopted Amendment #10-2AR

Sources: FDEP, SFWMD, Broward County, SFRPC.

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