



# MEMORANDUM

AGENDA ITEM #4f

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DATE: AUGUST 3, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF MARGATE PROPOSED COMPREHENSIVE PLAN AMENDMENT

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## Introduction

On July 24, 2009, Council staff received proposed amendment #09-1ER to the City of Margate 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 Margate was estimated to have 54,180 residents in 2008, a 0.5 percent increase 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 50<sup>th</sup> 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.

## Summary of Staff Analysis

Proposed Amendment #09-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the City of Margate Comprehensive Plan. The City's EAR was found sufficient on September 14, 2007, by the Florida Department of Community Affairs (DCA). There are no changes in land use proposed in this amendment package.

## **EAR-Based Comprehensive Plan Amendments**

In 1998, the State of Florida revised the statutory requirements for EARs to allow local governments to base their analysis on the key local issues they are facing to further the community's goals consistent with statewide minimum standards. The Report is not intended to require a comprehensive rewrite of the elements within the local plan, unless a local government chooses to do so. The City of Margate's 2007 EAR identified the following specific issues to be addressed through EAR-based amendments:

1. Redevelopment/Revitalization
2. Neighborhood Preservation
3. Transportation
4. Community Identity
5. Housing
6. Intergovernmental Coordination

Six (6) Elements of the City of Margate Comprehensive Plan are proposed to be amended and updated in accordance with the recommendations identified in the EAR, including a response to changes to State Statutes, the Florida Administrative Code, and the *Strategic Regional Policy Plan for South Florida (SRPP)*.

The City of Margate Commission unanimously approved the proposed amendments at its July 15, 2009 meeting for transmittal.

Staff analysis has resulted in an objection to proposed amendment package #07-1ER to the City of Margate Comprehensive Plan. See below for a detailed analysis.

### **Summary of EAR-Based Text Changes**

#### Future Land Use Element

The City's EAR identified Neighborhood Preservation, Redevelopment/Revitalization, and Community Identity as major issues and recommended that additional Objectives or Policies may be appropriate in the Future Land Use Element to address these issues. No changes to the existing Goals, Objectives, or Policies (GOPs) have been proposed at this time.

The transmitted proposed changes update the City's population and growth projections within the supporting document.

#### Transportation Element

The City's EAR identified Transportation as a major issue, and the need to revise or supplement Objectives and Policies of the Transportation Element to incorporate implementation strategies that support multimodal transportation. No changes to the existing GOPs have been proposed at this time.

The transmitted proposed changes include an updated analysis of the projected transportation Level of Service Standards and system needs, as well as the average daily and peak hour trips within the supporting document.

#### Sanitary Sewer, Solid Waste, Drainage and Potable Water Element

Proposed revisions to the Policies in this Element focus on updating or correcting references, and providing new sanitary sewer Level of Service Standards.

#### Housing Element

The City's EAR identified Housing and Neighborhood Preservation as major issues, and the need to incorporate a number of strategies into the Housing Element to address these issues. The proposed amendments to the Housing Element do not completely address the recommendations of the EAR.

Proposed revisions to the Policies in this Element promote quality and affordable housing, including the addition of provisions for very-low income housing. The City also proposes to consider new and

innovative housing and homebuyer programs and partnerships to increase affordability and encourage home ownership.

#### Conservation Element

Proposed revisions to the GOPs in this Element are limited to updates, correcting references to names and agencies, and quantifying existing standards. Additionally, the proposed amendments to the supporting document would update environmental context information regarding natural resources and conservation areas; data updates to floodplains, wildlife habitats, water use, and air quality; and include an analysis of existing conditions to remove outdated references and information not specific to the conservation efforts of the City.

#### Intergovernmental Coordination Element

Proposed revisions to the GOPs in this Element are limited to program updates, agency or project title references, and the removal of outdated information. Additionally, the proposed amendments to the supporting document would update current information on agencies and other entities the City has a working relationship with; and include an inventory of the effectiveness of coordination mechanisms the City has to provide a clear understanding of intergovernmental relationships.

The City of Margate Commission unanimously approved the proposed amendment at its July 15, 2009 meeting for transmittal.

#### Objection

According to Florida Statutes, Chapter 163.3191(10), a local government is required to amend its Comprehensive Plan based on the recommendations in the Evaluation and Appraisal Report (EAR), and the Comprehensive Plan update shall be adopted during a single amendment cycle.

Through the City of Margate's EAR process, the City concluded there was a need to revise or supplement several Goals, Objectives, and Policies (GOPs) to address the identified major issues. As transmitted, proposed EAR-based amendment package #09-1ER contains no substantive revisions as called for in the City's EAR. Therefore, the proposed amendments are insufficient as they would not provide for an effective Comprehensive Plan update, specifically addressing major issues and incorporating recommendations identified in the EAR.

Staff analysis confirms that the proposed amendments are generally inconsistent with Goals 11, 20, and 21, and Policies 11.3, 11.4, 20.1, 20.4, 20.6, 21.2, and 21.6 of the *Strategic Regional Policy Plan for South Florida*, relating to the failure to transmit EAR-based amendments that address the City's major issues (Revitalization/Rehabilitation, Neighborhood Preservation, Transportation, Community Identity, Housing, and Intergovernmental Coordination):

**Goal 11 Encourage and support the implementation of development proposals that conserve the Region's natural resources, rural and agricultural lands, green infrastructure and:**

- utilize existing and planned infrastructure in urban areas;
- enhance the utilization of regional transportation systems;
- incorporate mixed-land use developments;
- recycle existing developed sites; and
- provide for the preservation of historic sites.

**Policy 11.3 Develop and implement incentives for urban redevelopment to promote:**

- a. high density, urban centers;

- b. flexibility in the expenditure of transportation system capital funds to create a more balanced mix of highways, public transportation, and goods movement; and
- c. nodes of transit-oriented design of appropriate land use density along major urban corridors of public transportation.

**Policy 11.4 Strengthen neighborhoods by:**

- a. increasing and strengthening code enforcement at the local level through additional staffing and funding;
- b. maintaining and improving infrastructure in neighborhoods and targeting declining neighborhoods for enhancements;
- c. promoting programs designed to enhance the safety of neighborhoods; and
- d. promoting the preservation, restoration, and rehabilitation of historic sites.

**Goal 20** Achieve long-term efficient and sustainable development patterns that protect natural resources and connect diverse housing, transportation, education, and employment opportunities.

**Policy 20.1** Provide for the compatibility of adjacent land uses and assess the impacts of land uses on the surrounding environment in comprehensive plans and development regulations.

**Policy 20.4** Concentrate dense land uses, including residential, commercial, and mixed-use, along major public transportation corridors and at intermodal centers in concert with locally adopted long-range transportation plans.

**Policy 20.6** Develop a transportation system that connects people to places, is accessible to the greatest number of people, offers alternatives to the single-occupant vehicle, provides for the safety and mobility of pedestrians and bicyclists, accommodates sustainable growth, and functions efficiently as a regional system.

**Goal 21** Assume a leadership role to enhance regional cooperation, multi-jurisdictional coordination, and multi-issue regional planning to ensure the balancing of competing needs and long-term sustainability of our natural, developed, and human resources.

**Policy 21.2** Strengthen intergovernmental coordination processes with state, regional, and local governments and agencies to effectively link land use decisions with affordable housing, transportation/air quality, natural resource protection, preservation, and restoration and water supply planning.

**Policy 21.6** Achieve mutually supportive transportation planning and land use planning that promotes mobility, efficiency, and accessibility, fosters economic development, preserves natural systems, improves air quality, increases access to employment centers and affordable housing, and promotes safety.

**Recommendation**

The City must resolve the identified major issues of the EAR through the EAR-based amendment process. Rather than transmitting an amendment package that updates the supporting documents, the adopted amendment package must include amendments to the appropriate Elements and their Goals, Objectives, and Policies. The City should revise the EAR-based amendments by revisiting the recommended actions identified within the EAR (found sufficient on September 14, 2007). If the City has addressed some of the issues identified in the EAR through prior amendments, please explain when, and how, the City addressed such issues.

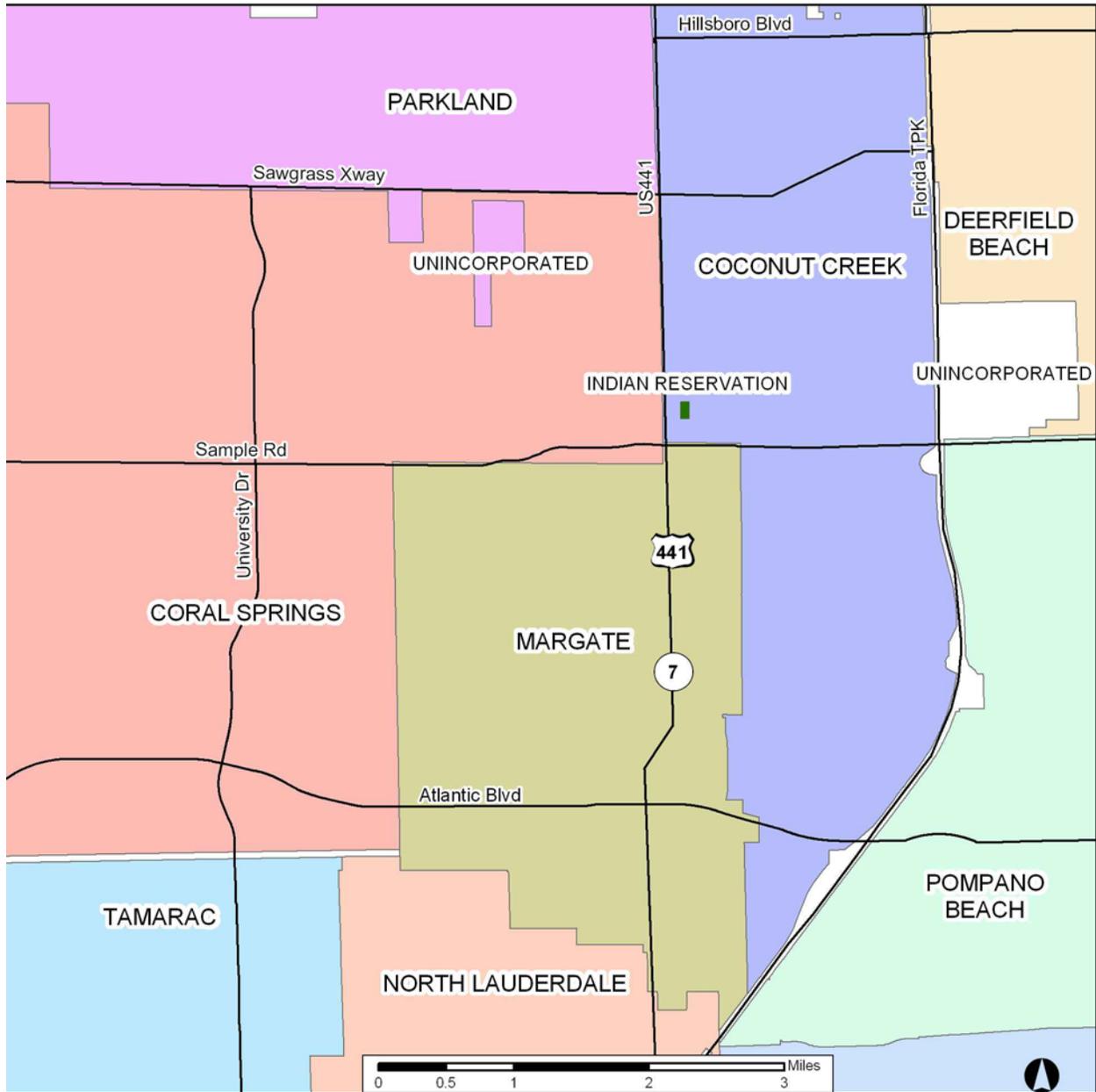
Council staff is available to work with the City throughout the amendment process.

Staff analysis confirms the proposed EAR-based amendments are generally inconsistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

**Recommendation**

**Find City of Margate proposed amendment package #09-1ER generally inconsistent with the *Strategic Regional Policy Plan for South Florida*, particularly with Goals 11, 20, and 21, and Policies 11.3, 11.4, 20.1, 20.4, 20.6, 21.2, and 21.6. Approve this staff report for transmittal to the Florida Department of Community Affairs.**

**Attachment 1**



**COMPREHENSIVE PLAN AMENDMENTS**

**Location Map**

City of Margate  
Proposed Amendment #09-1ER

Sources: FDEP, SFWMD, Broward County, SFRPC.  
Note: For planning purposes only. All distances are approximate.