



MEMORANDUM

AGENDA ITEM #4b

DATE: JULY 6, 2009

TO: EXECUTIVE COMMITTEE

FROM: STAFF

SUBJECT: CITY OF MARGATE PROPOSED COMPREHENSIVE PLAN AMENDMENT
(ALTERNATIVE REVIEW)

Introduction

On May 26, 2009, Council staff received proposed amendment #09-1AR 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 fiftieth 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 package #09-1AR includes an amendment to the City of Margate Future Land Use Map (FLUM) [shown in Attachment 2].

This amendment is being processed and reviewed under the Alternative State Review (AR) Process Pilot Program. Pursuant the AR Process, staff comments were submitted to the City prior to June 26, 2009.

The proposed FLUM amendment would increase residential density for a Planned Unit Development (PUD), known as Celebration Pointe, from the current R14 designation of 14 units per acre to the proposed R20 designation of 20 units per acre. The subject PUD is located east of State Road 7 and south of NW 29th Street, and approximately 29.5 acres.

The proposed change would allow the development of 580 garden apartments, resulting in an increase of 168 units from the current land use designation. This proposed increase in density is to be allocated

through the pool of available flexibility units from Broward County. The City has determined that all infrastructure and public services are adequate to meet the demands generated by the proposed increase in residential density.

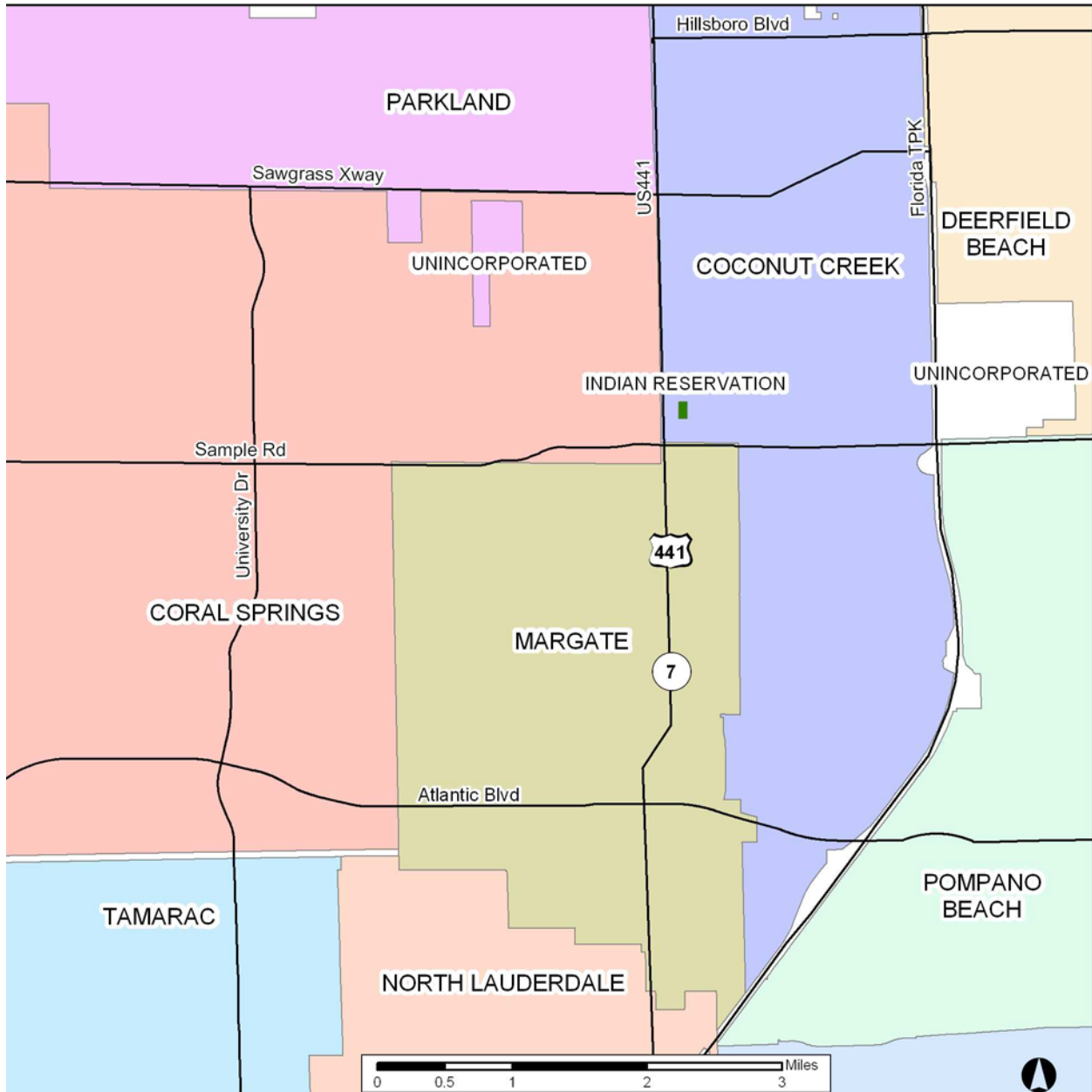
The City of Margate Commission unanimously approved (5-0) the transmittal of the proposed map amendment at its May 6, 2009 meeting.

Staff analysis confirms that the proposed amendment has minimal impact on public facilities, natural and regional resources, and finds the amendment generally compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find the City of Margate proposed amendment #09-1AR generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this agenda item for transmittal to the City, with copies to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

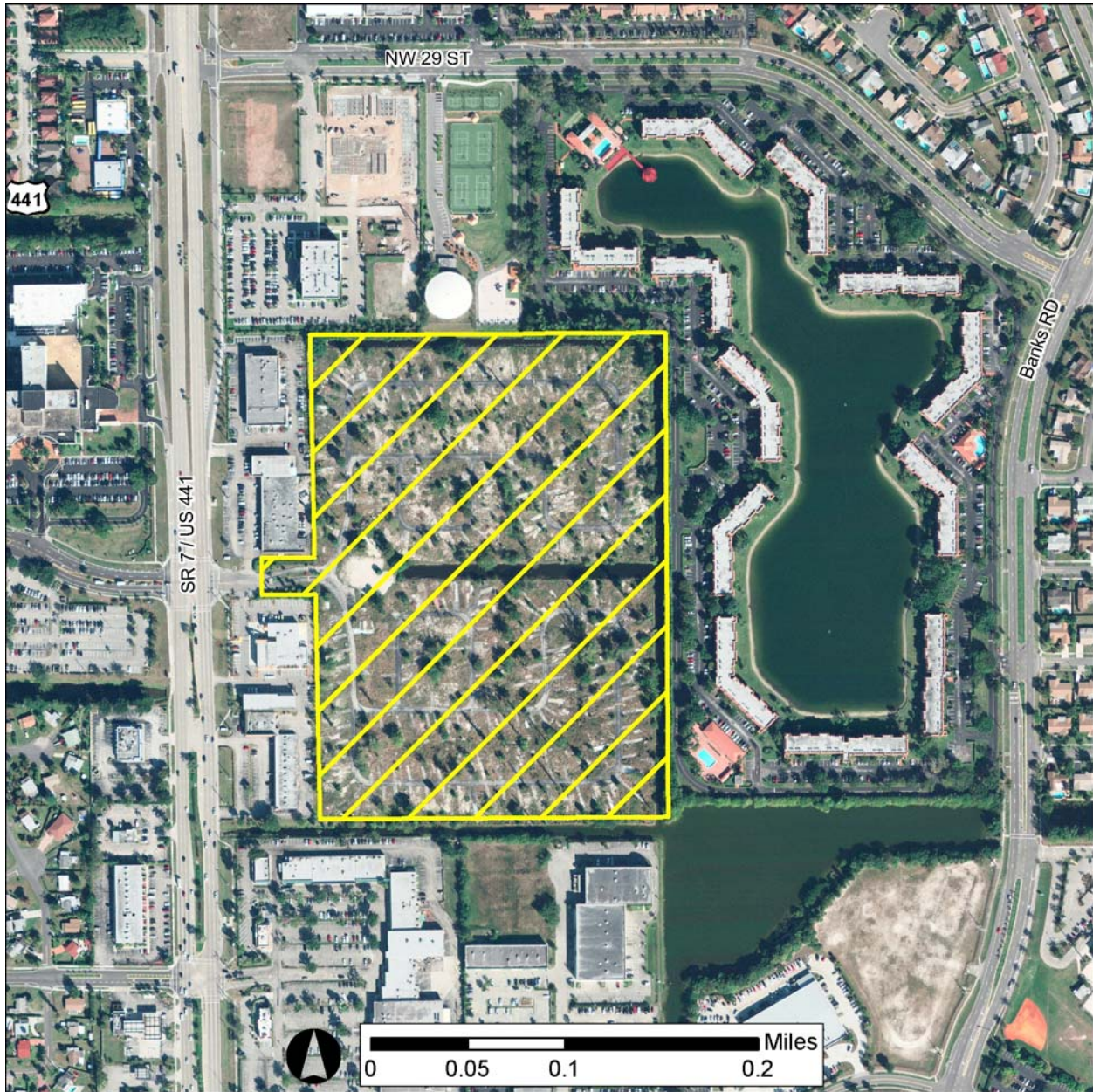
Location Map

City of Margate
Proposed Amendment #09-1AR

Sources: Broward County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map
City of Margate
Proposed Amendment #09-1AR (Celebration Pointe)

From: Residential (14 DU/AC)
To: Residential (20 DU/AC)
29.5 acres

Source: Broward County, SFRPC.
Note: For planning purposes only. All distances are approximate.