



MEMORANDUM

AGENDA ITEM #6c

DATE: JULY 7, 2008
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: CITY OF MARGATE PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On June 4, 2008 Council staff received proposed plan amendment #08-RWSP1 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 55,661 residents in 2007, a 3.2% 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 activities are evident in several areas of the City, such as redevelopment and beautification of Margate Boulevard and Margate Town Square.

Additional information on the City and the Region can be found on the Council's website, www.sfrpc.com.

Summary of Staff Analysis

Proposed amendment #08-RWSP1 includes amendments to sub-section 1, Potable Water, of the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan. There are no proposed changes in land use in this amendment package. The general location of the City of Margate is shown in Attachment 1.

A summary of the proposed amendments in this package follows.

Summary of Plan Amendments

The text amendments in this proposed package have been transmitted pursuant to 2005 Growth Management legislation. Chapter 163.3177(6)(c), F.S., requires local governments to adopt a Water Supply Facilities Work Plan (Work Plan) into their comprehensive plans within 18 months after the jurisdictional water management district approves a regional water supply plan or its update. The *Lower East Coast Water Supply Plan (LECWSP) Update* was approved by the South Florida Water Management District (SFWMD) on February 15, 2007. Therefore, the deadline for local governments within the Lower East Coast jurisdiction to adopt a Work Plan is August 15, 2008. In general, the Work Plan is intended for local governments to identify and plan for water supply sources and facilities needed to serve existing and new development. The emphasis on the preparation of the Work Plan is to coordinate local comprehensive planning with the regional water supply plan, as well as to promote coordination among local governments, the SFWMD, and water supply utilities within and/or across local government jurisdictions. In addition, the Work Plan should address potable water Level of Service (LOS) standards, conservation measures, alternative water supplies, reuse, and capital improvement updates for implementation.

A summary analysis of the City of Margate proposed text amendments to sub-section 1, Potable Water, of the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element, incorporating the 10 Year Water Supply Facilities Work Plan (Work Plan), follows.

Work Plan

The Work Plan explains the City of Margate provides potable water service to all residents within City boundaries and to residents in the southern portion of the City of Coconut Creek (see Attachment 2 for potable water service area map). The sole source of potable water for the service area is the Biscayne Aquifer. The City's Consumptive Use Permit (CUP) was issued by the SFWMD in April 2005 and allows withdrawal up to 9.3 million gallons per day (MGD). After April 2010 the allocation will roll back to approximately 8.5 MGD through 2025. The City is challenged to ensure adequate water supply facilities will be in place to meet a projected water demand of 10.50 MGD by 2030, based on a 21% increase in population served. The Work Plan details current City-wide conservation measures and a cost and non-monetary analysis of alternative water supply (AWS) options focused on reuse. The Work Plan states the most viable option for the City to pursue would be to construct a production system of reclaimed wastewater at an existing wastewater treatment plant. The Work Plan concludes with a 10-year financial forecast for the incorporation of existing and future projects related to the potable water system and proposed Goals, Objectives, and Policies (GOPs) to be incorporated into the Comprehensive Plan. The key GOPs aim to:

- Establish an AWS project, specifically a wastewater reuse system, through coordination with the SFWMD, identify revenue sources, design development, and construction to meet the potable water demand-not-met through the short-term planning period of 2018.
- Ensure long-term water supplies through 2030 by establishing procedures to identify AWS projects, revenue sources, track regional projects and technologies, and comply with LOS commitments.

Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element

The key proposed change to this element is the incorporation of the City's Work Plan, including the goals, objectives and policies mentioned above, into the Comprehensive Plan. Additional proposed text changes address housekeeping revisions to reflect updates to agency names, timelines and the deletion of obsolete text and or policies.

The City of Margate Commission unanimously approved the transmittal of the proposed amendment at its May 27, 2008 meeting.

Objection

The City of Margate has transmitted a well documented Work Plan, including sufficient data and analysis. Through the proposed text amendments to sub-section 1, Potable Water, of the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element, the City is clearly on track to fulfill legislative requirements, 163.3177(6)(c), F.S., to adopt a Work Plan into the Comprehensive Plan. However, the proposed amendment package fails to address consistency regarding potable water supply and the incorporation of the Work Plan throughout related Elements of the Comprehensive Plan. Additional amendments to the Future Land Use, Conservation, Intergovernmental Coordination, and Capital Improvements Elements are needed to address adequate water supply planning.

Until these issues are resolved, the proposed amendment to sub-section 1, Potable Water, of the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element is incompatible with the goals and policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*, particularly with the following goal and policies:

- Goal 4 Enhance the economic and environmental sustainability of the Region by ensuring the adequacy of its public facilities and services.
- Policy 4.1 Public facility and service providers should give priority to the construction, maintenance, or reconstruction of public facilities needed to serve existing development most effectively and to the elimination of any infrastructure deficiencies which would impede redevelopment.
- 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.

Recommendation

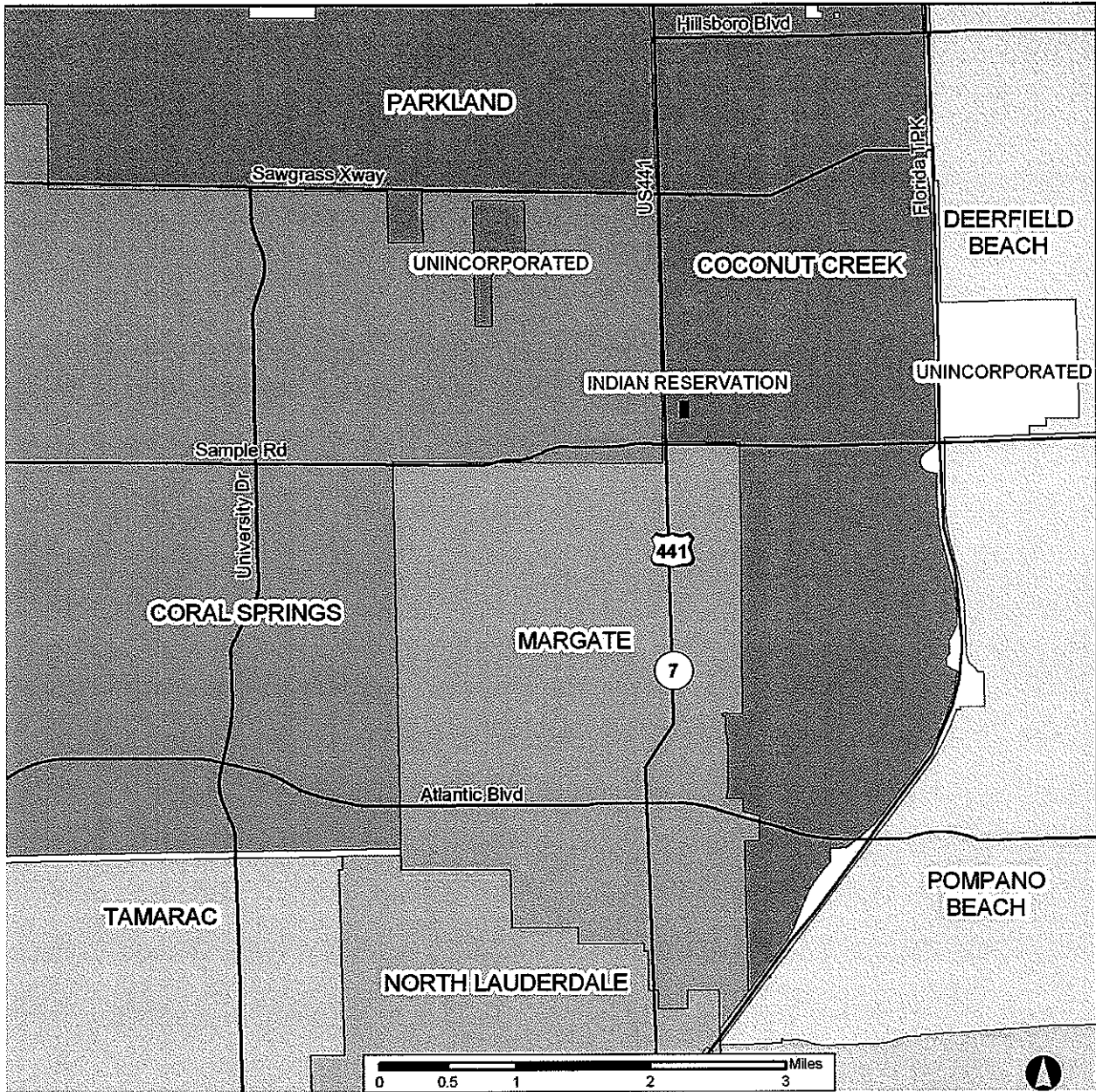
Council staff recommends that prior to adoption; additional amendments are developed to reflect the proposed revisions of the Potable Water sub-section and incorporation of the Work Plan for consistency throughout the City's Comprehensive Plan. The following Elements of the Comprehensive Plan may require revisions to address adequate water supply planning:

- Future Land Use Element—to ensure availability of water supplies, 163.3177(6)(a), F.S.;
- Conservation Element—to update conservation measures in line with the Work Plan, 163.3177(6)(d), F.S.;
- Intergovernmental Coordination Element—to provide for coordination with water supply authorities (SFWMD) and recipient local governments (Coconut Creek) receiving water from the City, 163.3177(6)(h), F.S.; and
- Capital Improvements Element—to reflect the AWS projects the Work Plan has detailed, 163.3177(3)(a).

Recommendation

Find City of Margate proposed amendment #08-RWSP1 generally inconsistent with the *Strategic Regional Policy Plan for South Florida*, particularly with Goal 4, Policy 4.1, and Goal 21, Policy 21.1 related to coordinating adequate water supply planning throughout the Comprehensive Plan. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

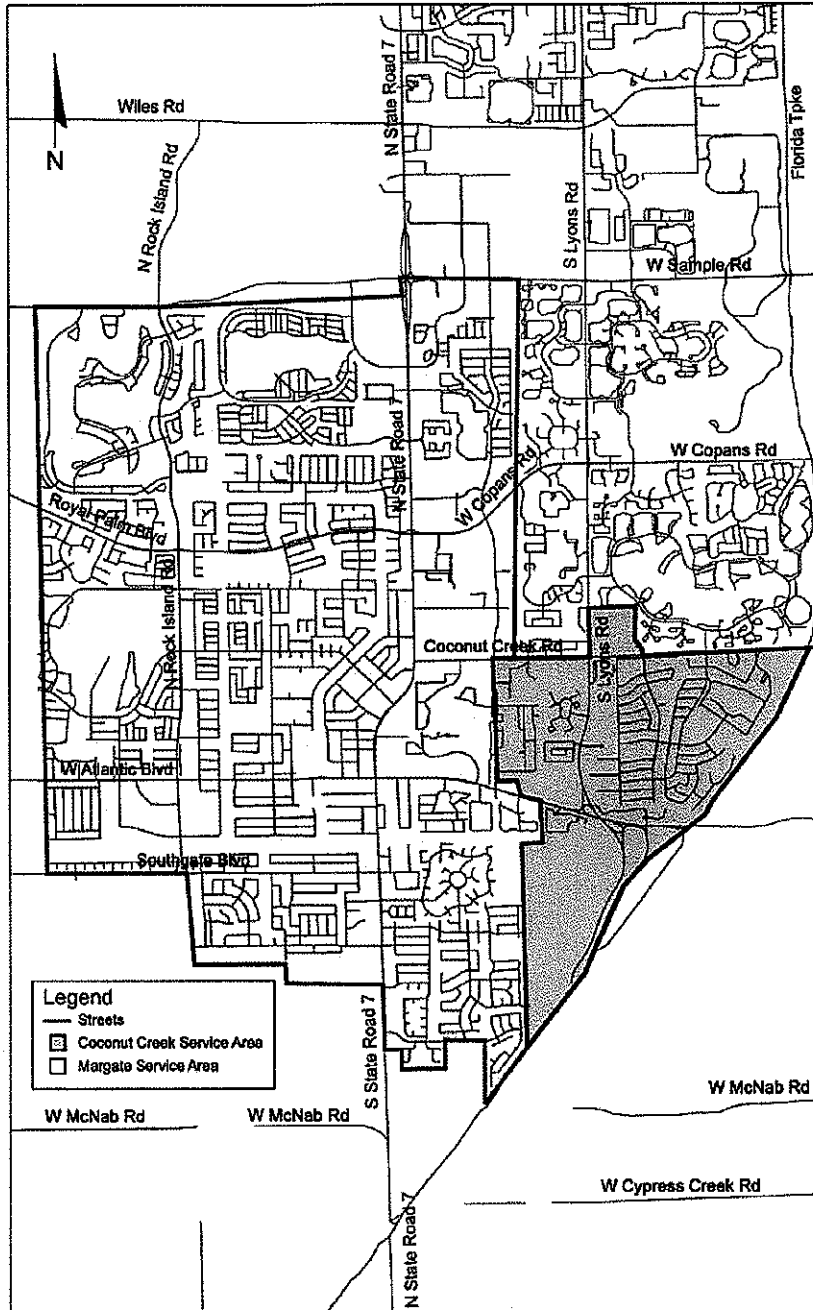
Location Map

City of Margate
Proposed Amendment #08-RWSP1

Sources: SFWMD, Broward County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Water Supply Service Areas

City of Margate
Proposed Amendment #08-RWSP1

Sources: City of Margate, 10-Year Water Supply Facilities Work Plan