



MEMORANDUM

AGENDA ITEM #7c

DATE: MARCH 1, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF MARGATE ADOPTED COMPREHENSIVE PLAN AMENDMENT
DCA #10-1ER (previously 09-1ER)

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) did not prepare the amendment package and, therefore, is not precluded from commenting on the adopted 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 (if applicable): February 10, 2010.

The amendment review must be transmitted to DCA on (if applicable): Notice of Intent to be issued March 18, 2010.

The amendment review will be transmitted to DCA on: March 5, 2010.

Staff Analysis

Adopted amendment #10-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the City's Comprehensive Plan and an adopted Land Use Plan Map amendment (Attachment 2) that was previously transmitted as proposed amendment #09-1AR. The proposed EAR-based amendments were reviewed at the August 3, 2009 Council meeting and found to be generally inconsistent with the *Strategic Regional Policy Plan for South Florida (SRPP)* because the amendments did not address the City's major issues as identified in the EAR. The proposed Land Use Map amendment (previously #09-1AR) was reviewed at the July 6, 2009 meeting and found to be generally consistent with the *SRPP*.

The adopted 29.5 acre Land Use Plan amendment to increase density for the “Celebration Point” residential development was adopted as proposed without changes.

The EAR-based amendments were adopted with several revisions based on the September 25, 2009 Objections, Recommendations, and Comments (ORC) Report, issued by DCA. The City clarified in its response to DCA that the majority of significant recommendations from the EAR had been previously addressed through the adoption of the Transit Oriented Corridor Land Use Designation (amendment #07-1). In addition to referencing those policies that were adopted prior to the EAR-based amendments, the key adopted EAR-based revisions are summarized below:

- New intensity standards for non-residential were established.
- New maps depicting environmental and historical resources and Transportation Analysis Zones (TAZ) were incorporated into the Future Land Use Element.
- Detailed implementation mechanisms to promote affordable housing within the City have been added to the Housing Element.
- New language relating to Level of Service (LOS) Standards has been added to the Transportation Element to remain consistent with the appropriate Broward County Transit Concurrency Management Area and the Florida Turnpike.
- Several new Objectives and Policies to address greenhouse gas emissions, energy efficient housing, and overall conservation have been added to the Housing and Transportation Elements.

The City of Margate Commission unanimously approved (5-0) the adopted amendments at its January 20, 2010 meeting.

Impact Analysis

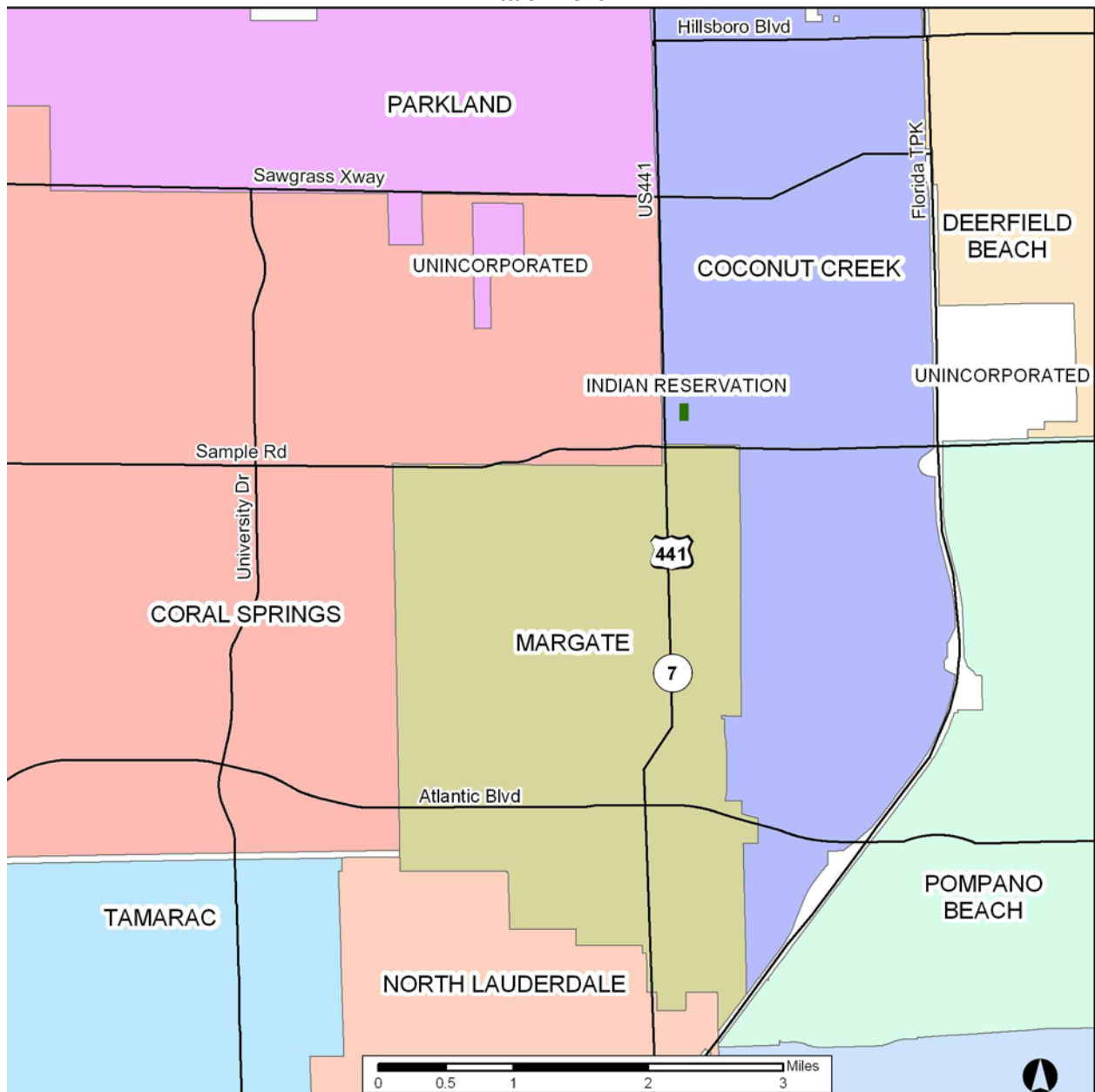
Staff analysis confirms the City of Margate adopted amendment package #10-1ER would not result in compatibility, extra-jurisdictional, or affordable housing issues; or impact significant regional resources and facilities, natural resources, transportation systems, emergency preparedness plans and local mitigation strategies.

Since a detailed impact analysis is not applicable to the review of the adopted amendment package, 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 adopted amendment package #10-1ER generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Margate
Adopted Amendment #10-1ER

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