



# MEMORANDUM

AGENDA ITEM #7c

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DATE: NOVEMBER 3, 2008  
TO: COUNCIL MEMBERS  
FROM: STAFF  
SUBJECT: CITY OF MARGATE ADOPTED COMPREHENSIVE PLAN AMENDMENT

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## Introduction

On October 10, 2008 Council staff received adopted 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)*. The proposed amendment #08-RWSP1 was reviewed at the June 7, 2008 Council meeting and found to be generally inconsistent with the *SRPP*, particularly with Goal 4, Policy 4.1 and Goal 21, Policy 21.2. 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 City Center project.

Additional information on the City and the Region can be found on the Council's website, [www.sfrpc.com](http://www.sfrpc.com).

## **Water Supply Planning**

The text amendments in this adopted package have been transmitted pursuant to 2005 Growth Management legislation. Chapter 163.3177(6)(c) of the Florida Statutes requires local governments to adopt a Water Supply Facilities Work Plan (Work Plan) into their comprehensive plan 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 was August 15, 2008.

The Work Plan is intended for local governments to identify and plan for water supply facilities and sources needed for existing and new development or population. The emphasis on the preparation

of the Work Plan is to coordinate local comprehensive planning with the regional water supply plan, as well as promote coordination among local governments, the SFWMD, and water supply utilities within and across local government jurisdictions. The Work Plan should address the following related to water supply planning: regional and local issues; current and projected population, water supply, and demand; Level of Service (LOS) standards; conservation and reuse; alternative water supplies (AWS); and capital improvement updates for implementation.

The Goals, Objectives, and Policies (GOPs) of a local government's Comprehensive Plan are required to reflect adoption and content of the Work Plan. The Infrastructure, Capital Improvements, Intergovernmental Coordination, Conservation, and Future Land Use Elements may need to be revised for consistency of water supply planning.

#### City of Margate's Work Plan

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. 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 the related Goals, Objectives, and Policies (GOPs) of the Comprehensive Plan.

#### Summary of Staff Analysis

Adopted amendment #08-RWSP1 was submitted with revisions based on the August 8, 2008 Objections, Recommendations, and Comments (ORC) Report issued by the Department of Community Affairs. In response, the City provided additional data and analysis and added policy language for coordination between the City and municipalities it serves in the Intergovernmental Coordination Element. Additional policies have been added to the Potable Water Sub-Element to ensure the availability of water supply prior to the issuance of a certificate of occupancy; update the Work Plan within 18 months of the LECWSP; and maintain the City's water conservation measures. The City's Work Plan has been submitted with minor revisions.

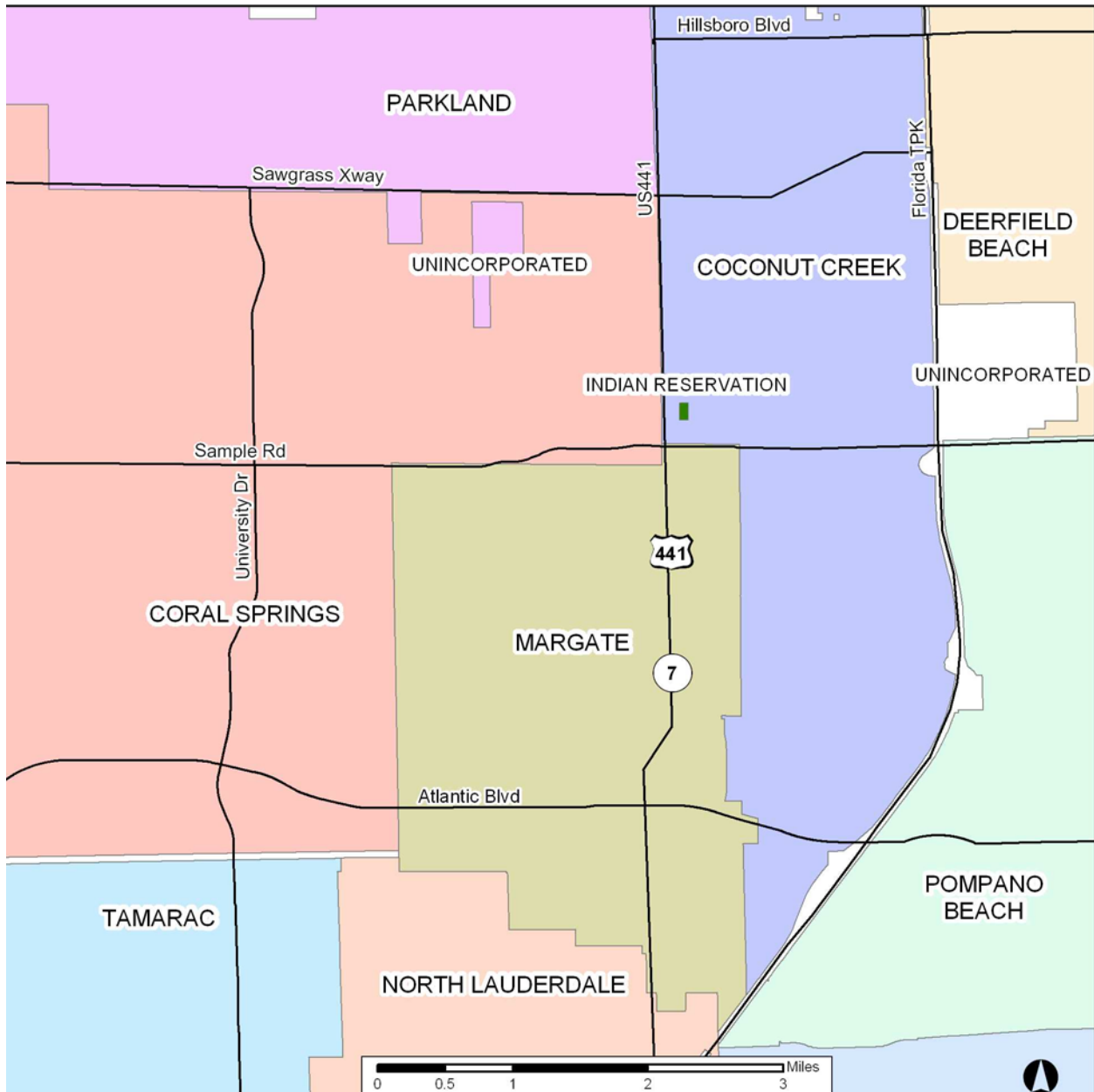
Staff analysis confirms that City of Margate adopted amendment #08-RWSP1 is generally consistent with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*. The general location of the City is shown in Attachment 1 and water supply service areas in Attachment 2.

The City of Margate Commission unanimously approved the transmittal of the adopted amendment at its October 1, 2008 meeting.

#### Recommendation

Find City of Margate adopted amendment #08-RWSP1 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

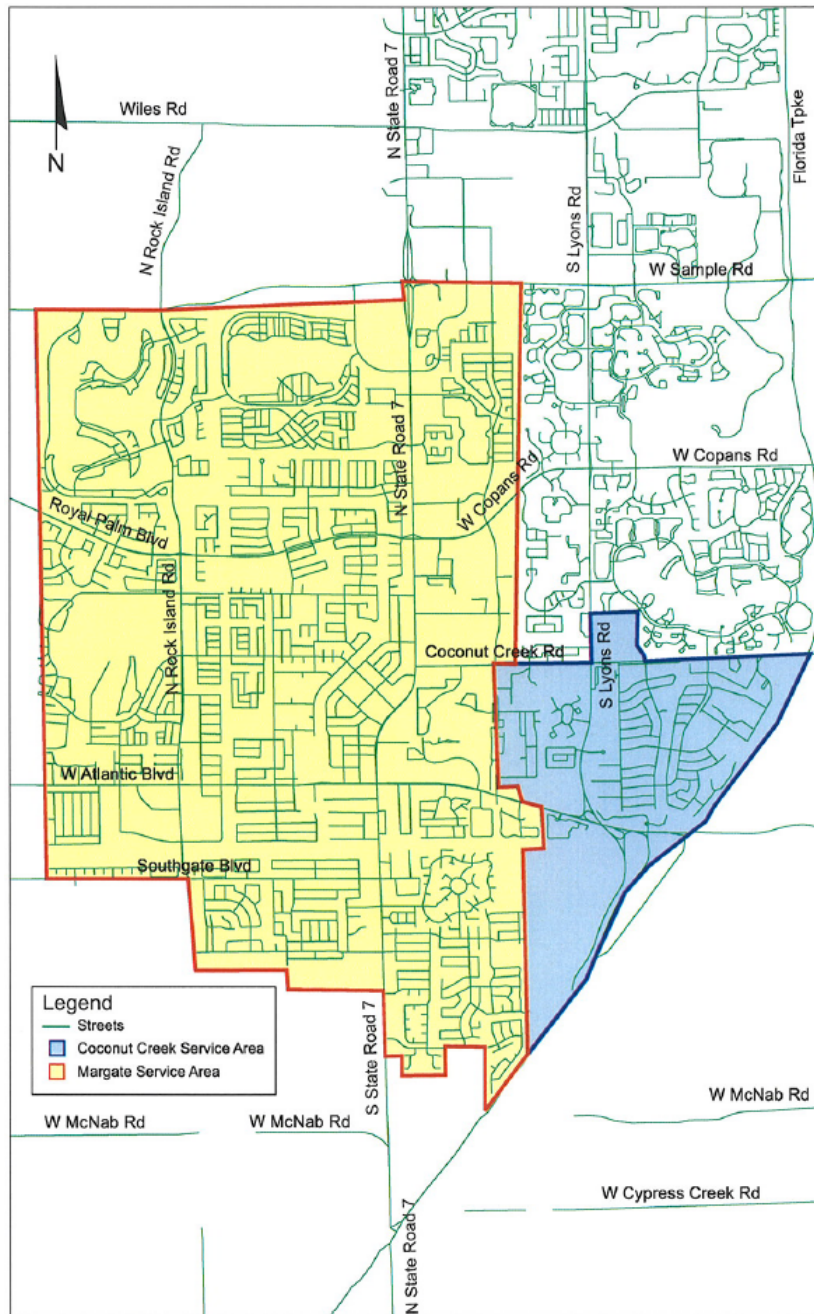
### Location Map

City of Margate  
Adopted Amendment #08-RWSP1

Sources: FDEP, Broward County, SFRPC.

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

## Attachment 2



### COMPREHENSIVE PLAN AMENDMENTS

#### Water Supply Service Area

City of Margate  
Adopted Amendment #08-RWSP1

Sources: City of Margate, Water Supply Facilities Work Plan (September 2008)

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