

**Rick Scott**  
GOVERNOR



**Cissy Proctor**  
EXECUTIVE DIRECTOR

January 7, 2019

The Honorable Anthony N. Caggiano  
Mayor, City of Margate  
5790 Margate Boulevard  
Margate, Florida 33063

Dear Mayor Caggiano:

The Department of Economic Opportunity ("Department") has completed its review of the proposed comprehensive plan amendment for the City of Margate (Amendment No. 18-01ER), which was received and determined complete on November 26, 2018. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S. The Department does not identify any objections or comments to the proposed amendment and this letter serves as the Objections, Recommendations and Comments Report. Review comments received by the Department from the appropriate reviewing agencies, if any, are enclosed.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment. **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of the Department's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(4)(e)1., F.S.

If you have any questions related to this review, please contact Ed Zeno, Planning Analyst, by telephone at (850) 717-8511 or by email at [ed.zeno-gonzalez@deo.myflorida.com](mailto:ed.zeno-gonzalez@deo.myflorida.com).

Sincerely,

James D. Stansbury, Chief  
Bureau of Community Planning and Growth

JDS/ez

Enclosure: Procedures for Adoption  
Agency Comments

cc: Robert Massarelli, AICP, Director of Development Services, City of Margate  
Isabel Cosio Carballo, Executive Director, South Florida Regional Council  
Barbara Blake Boy, AICP, Executive Director Broward County Planning Council

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
850.245.7105 | [www.floridajobs.org](http://www.floridajobs.org)  
[www.twitter.com/FLDEO](https://www.twitter.com/FLDEO) | [www.facebook.com/FLDEO](https://www.facebook.com/FLDEO)

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**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS**

**FOR STATE COORDINATED REVIEW**

**Section 163.3184(4), Florida Statutes**

**NUMBER OF COPIES TO BE SUBMITTED:** Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the Department of Economic Opportunity and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

**SUBMITTAL LETTER:** Please include the following information in the cover letter transmitting the adopted amendment:

\_\_\_\_\_ Department of Economic Opportunity identification number for adopted amendment package;

\_\_\_\_\_ Summary description of the adoption package, including any amendments proposed but not adopted;

\_\_\_\_\_ Ordinance number and adoption date;

\_\_\_\_\_ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

\_\_\_\_\_ Name, title, address, telephone, FAX number and e-mail address of local government contact;

\_\_\_\_\_ Letter signed by the chief elected official or the person designated by the local government.

**ADOPTION AMENDMENT PACKAGE:** Please include the following information in the amendment package:

\_\_\_\_\_ In the case of text amendments, changes should be shown in strike-through/underline format;

\_\_\_\_\_ In the case of future land use map amendment, an adopted future land use map, **in color format**, clearly depicting the parcel, its existing future land use designation, and its adopted designation;

\_\_\_\_\_ A copy of any data and analyses the local government deems appropriate.

**Note:** If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

\_\_\_\_\_ Copy of executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

\_\_\_\_\_ List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review;

\_\_\_\_\_ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

\_\_\_\_\_ Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity to the ORC report from the Department of Economic Opportunity.

**From:** [Plan Review](#)  
**To:** [Eubanks, Ray; DCPexternalagencycomments](#)  
**Cc:** [Plan Review](#)  
**Subject:** Margate 18-1ER Proposed  
**Date:** Monday, December 17, 2018 1:06:14 PM  
**Attachments:** [image002.png](#)

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To: Ray Eubanks, DEO Plan Review Administrator

Re: Margate 18-1ER – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to [plan.review@floridadep.gov](mailto:plan.review@floridadep.gov). If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



**From:** [Hymowitz, Larry](#)  
**To:** [DCPexternalagencycomments](#); [Pennington, Dan](#)  
**Cc:** [Bush, Lois](#); [Fasiska, Christine](#); [Althea@FloridaPlanning.net](#); [Carver, Jennifer](#)  
**Subject:** City of Margate 18-1ER - FDOT District Four Review  
**Date:** Friday, December 21, 2018 11:25:44 AM

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I am writing to advise you that the Department will not be issuing formal comments for the proposed City of Margate EAR based comprehensive plan amendment with DEO reference number 18-1ER.

The Department requests from the City, an electronic copy of all adopted comprehensive plan amendment materials, including graphic and textual materials and support documents.

Thank you.

Larry Hymowitz  
Planning Specialist – Policy Planning & Growth Management  
Planning & Environmental Management - FDOT District Four  
3400 West Commercial Boulevard  
Fort Lauderdale, Florida 33309-3421  
Phone: (954) 777-4663; Fax: (954) 677-7892  
[larry.hymowitz@dot.state.fl.us](mailto:larry.hymowitz@dot.state.fl.us)



# MEMORANDUM

AGENDA ITEM #IV.C

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DATE: DECEMBER 07, 2018

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN PROPOSED AND ADOPTED AMENDMENT  
CONSENT AGENDA

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Pursuant to the 1974 Interlocal Agreement creating the South Florida Regional Planning Council (Council), the Council is directed by its member counties to “assure the orderly, economic, and balanced growth and development of the Region, consistent with the protection of natural resources and environment of the Region and to protect the health, safety, welfare and quality of life of the residents of the Region.”

In fulfillment of the Interlocal Agreement directive and its duties under State law, the Council reviews local government Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Pursuant to Section 163.3184, Florida Statutes as presently in effect, Council review of comprehensive plan amendments is limited to 1) adverse effects on regional resources and facilities identified in the SRPP and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region. The Council’s review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Economic Opportunity certifies its completeness.

A written report of Council’s evaluation pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State Land Planning Agency within 30 calendar days of receipt of the amendment.

### Recommendation

Find the proposed and adopted plan amendments from the local governments listed in the tables below generally consistent with the *Strategic Regional Policy Plan for South Florida*.

Approve this report for transmittal to the local governments with a copy to the State Land Planning Agency.



South Florida Regional Planning Council  
1 Oakwood Boulevard, Suite 221, Hollywood, Florida 33020  
954-924-3653 Phone, 954-924-3654 FAX  
[www.sfrgionalcouncil.org](http://www.sfrgionalcouncil.org)

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
City of Marathon 18-1ACSC (received 10-01-18)	√	N/A	12-07-18	09-11-18	5-0
<p>1. The proposed amendment to the City of Marathon's Comprehensive Plan is a text amendment that seeks to add a Goal, Objectives, and Policies to the Future Land Use Element as part of a "Workforce-Affordable Housing Initiative" providing for an additional 300 affordable housing unit allocations. The units would be multifamily structures; be rental units, and be deed-restricted to workforce-affordable housing in perpetuity, among other standards and specifications.</p> <p>2. The entire City of Marathon would be affected as the housing allocations would be part of a pool to be allocated and managed by the City.</p> <p>3. The local government adopted the amendment as proposed.</p>					
City of Margate 18-1ER (received 11-19-18)	√	N/A	12-07-18	11-07-18	5-0
<p>1. The proposed amendment to City of Margate Comprehensive Plan is a text amendment that seeks to revise the following elements: Capital Improvements; Transportation; and Intergovernmental Coordination. The intent of the amendment is to update the relevant elements to reflect current Florida Statutes and regional planning. It is noted that the amendment seeks to revise Intergovernmental Coordination to use the South Florida Regional Planning Council's dispute resolution program to resolve intergovernmental disputes.</p> <p>2. The amendment affects the City of Margate in its entirety.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Town of Medley 18-2ESR (received 10-25-18)	√	N/A	12-07-18	10-01-18	5-0
<p>1. The proposed text amendment to the Town of Medley Land Use Plan seeks to permit hotel use in the Industrial land category and to establish a density cap for hotel rooms in the Industrial and Industrial &amp; Office land use categories. The amendment also limits hotel development to 95 hotel rooms per acre and would surrender one acre of projected industrial or business use for everyone acre of hotel use.</p> <p>2. The text amendment impacts all Industrial Land use, currently 74% of the town's land use.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					

**From:** Manning, Terese  
**To:** "rmassarelli@margatefl.com"  
**Cc:** DCPexternalagencycomments; Corvin, Kelly D.; Isabel Cosio Carballo (isabelc@sfrpc.com); Isabel Moreno (imoreno@sfrpc.com); Barbara Blake Boy (BBLAKEBOY@broward.org); Josie P. Sesodia - (JSESODIA@broward.org); "Althea@FloridaPlannig.net"  
**Subject:** City of Margate, DEO #18-1ER, Comments on Proposed Comprehensive Plan Amendment Package  
**Date:** Monday, December 10, 2018 4:20:47 PM

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Dear Mr. Massarelli:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from City of Margate (City). The amendment package includes the Evaluation and Review amendments to the City's Comprehensive Plan. There appear to be no regionally significant water resource issues; however, the District offers the following technical guidance regarding Regional Water Supply Planning:

- The City is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower East Coast (LEC) Water Supply Plan Update by the District's Governing Board. The District's Governing Board approved the LEC Water Supply Plan Update on November 8, 2018. Therefore, the City's Work Plan needs to be updated and adopted by May 2020. The Work Plan must cover at least a 10-year planning period, include updated water demand projections, identify alternative and traditional water supply projects, and describe conservation and reuse activities needed to meet the projected future demands. Planning tools are available on the District's website for your use and District Staff are available to provide technical assistance to update the Work Plan, including reviewing draft Work Plans prior to formal plan amendment submittal. The planning tools are located at this link: <https://www.sfwmd.gov/our-work/water-supply/work-plans>.

The District offers technical assistance to the City in developing sound, sustainable solutions to meet the City's future water supply needs and to protect the region's water resources. Please forward a copy of the adopted amendments to the District. Please contact me if you need assistance or additional information.

Sincerely,

Terry Manning, Policy and Planning Analyst  
South Florida Water Management District  
Water Supply Implementation Unit  
3301 Gun Club Road  
West Palm Beach, FL 33406  
Phone: 561-682-6779  
Fax: 561-681-6264  
E-Mail: [tmanning@sfwmd.gov](mailto:tmanning@sfwmd.gov)