

City of Margate Comprehensive Plan



Element I Future Land Use Element Data, Inventory & Analysis September 2010 Volume 2 of 2

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Local Planning Agency

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**ELEMENT I
VOLUME II OF II**

[FUTURE LAND USE]

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PART 1 INTRODUCTION

Preface

This Comprehensive Plan, including the eight other elements, is required under the laws of the State of Florida. It is the purpose of Chapter 163.3161 F.S. to strengthen the existing role, processes, and powers of local governments in the establishment and implementation of comprehensive planning programs to guide and control future development.

The development of Florida's growth management system began in the early 1970's in response to our state's rapid population growth. Uncontrolled and indiscriminate growth generated inadequate infrastructure and public service delivery for a burgeoning residential population, and led to the loss of valuable environmental and natural resources.

In 1972, the Environmental Land and Water Management Act was enacted, which created two programs: Areas of Critical State Concern (ACSC) program and the Developments of Regional Impact (DRI) program. Also in 1972, the Legislature passed the State Comprehensive Planning Act, which ordered the Division of State Planning of the Florida Department of Administration to prepare a State Comprehensive Plan designed to "provide long-range guidance for the orderly social, economic, and physical growth of the State, setting forth goals, objectives, and policies". The Act also enabled local governments to prepare their own plans, and in 1973, the City of Margate adopted the Margate Comprehensive Master Plan. It was typical of most plans prepared under the 1972 Act in that it contained recommendations for the implementation of goals and objectives but it did not mandate that land development activities be consistent therewith.

A revised statute, the Local Government Comprehensive Planning Act, became effective on July 1, 1975. This Act mandated that all local governmental jurisdictions, i.e. counties, cities, and towns, prepare and adopt comprehensive plans, rather than simply enabling them to do so as with the 1972 Act. It also required that all development activity be consistent with the adopted plan. It further provided that in chartered counties the planning responsibilities between the county and the cities located within such county shall be as provided in the Charter. The Broward County Charter, which became effective January 1, 1975, gives the ultimate authority for land use planning within all areas of Broward County to the Broward County Planning Council.

Pursuant to the 1975 Local Government Comprehensive Planning Act, the City adopted a new plan, which was certified by the Broward County Planning Council and became effective on November 22, 1978.

Since its adoption, the Plan has guided zoning decisions, encouraged an extensive review system to ensure the adequacy of services prior to the issuance of building permits

and plat approvals, and has led to the adoption of impact fees for parks, water and sewer plant capacity, and police and fire protection.

The 1975 Local Government Comprehensive Planning Act had two major deficiencies that diminished its effectiveness. First, there was no statutory linkage between government planning and practice, and was not a strong enough relationship between land development regulations and the plan. Second, there was no method to ensure consistency of plans among different planning entities, which lead to many plans being incompatible with one another.

In 1984, the State Legislature passed the State and Regional Planning Act. This Act called for the development of a new State Comprehensive Plan, which was adopted in 1985 and can now be found at Chapter 187 of the Florida Statutes. The 1984 Act also required that "Comprehensive Regional Policy Plans" be completed by each of the eleven planning councils throughout the state. The South Florida Regional Planning Council adopted the Regional Plan for South Florida in 1987.

The Legislature followed the State and Regional Planning Act by passing the Local Government Comprehensive Planning and Land Development Act (LGCP-LDRA) of 1985. The LGCP-LDRA substantially amended the 1975 Local Government Comprehensive Planning Act by requiring local governments to amend their existing plans to ensure consistency with the state and regional plans.

The 1985 Act required local government comprehensive plans to be certified by the Florida Department of Community Affairs as being in compliance with statutory requirements. The Department of Community Affairs adopted detailed rules setting up minimum criteria for approval of local plans, which were found in Chapter 9 J-5 of the Florida Administrative Code, entitled "Minimum Criteria for review of Local Government Comprehensive Plans and Plan Amendments, Evaluation and Appraisal Reports, Land Development Regulations, and Determination of Compliance".

In order to assure local plans would be meaningful and substantive, the Act set forth a number of mandatory elements that must be included in each plan. These elements include land use, transportation, public facilities, recreation and open space, capital improvements, housing, conservation, intergovernmental coordination, and coastal zone management if applicable. In 2005, the Legislature passed growth management laws requiring local governments to include a public-school facilities element in their plans as well.

The LGCP-LDRA also requires local governments to establish and implement a "concurrency management" system, including level of service standards. These levels of service must be achieved and/or maintained for existing and proposed developments. The act mandates that infrastructure must be in place concurrently with the impacts of new development. Such infrastructure includes roads, water and sewer facilities, and parks. The 2005 growth management legislation made school concurrency mandatory as well.

In 2011, the LGCP-LDRA was superseded by The Community Planning Act. The Act and legislative amendments that followed its passage generally relaxed Florida's growth management requirements and introduced flexibility, ultimately eliminating the state's Development of Regional Impact program, allowing local governments to exempt certain public facilities from concurrency, eliminating evaluation and appraisal report requirements, and making it easier for local governments to amend their adopted comprehensive plans. At this time, the legislature repealed Rule 9J-5 F.A.C. and the governor placed the Department of Community Affairs community planning function under the Department of Economic Opportunity, which became the new State Land Planning Agency.

Margate's plan must maintain consistency with the Broward County Land Use Plan because of the aforementioned Charter provision, and must be determined compatible with and furthering both the Regional Plan and State Comprehensive Plan. This requires continuous efforts of intergovernmental coordination at all levels of government, as each applicable plan undergoes frequent revisions.

Public Participation

Citizen participation is valued in the planning process and represents a guarding of public interest, maintaining the credibility of government, and reducing the alienation of individuals within a large and technical society. The City of Margate actively seeks the input of its residents, merchants, and landowners in the preparation of the nine elements, which make up this Comprehensive Plan.

The Margate Local Planning Agency and City Commission shall ensure that this plan and all amendments hereto are duly advertised pursuant to the provisions of Chapter 163.3184, F.S. Both bodies shall hold their meetings at the advertised time and place, and the public shall be given an opportunity to comment on all matters pertaining to the adoption of this plan. All written comments shall be made a part of the record.

The city administration shall keep the Local Planning Agency informed of comments it has received during periodic updates presented at regular public meetings. This Comprehensive Plan, as well as the adopted Future Land Use Map of the City of Margate will be made available during regular business hours.

For the 2020 Plan update, the City of Margate hosted a variety of community outreach and engagement sessions. Visual preference surveys and community input demonstrated City residents prefer to see major redevelopment activity for the outdated commercial strips and buildings fronting US 441/State Road 7. Community input for Margate 2.0 showed that attracting new jobs, expanding the City's medical infrastructure, and incentivizing redevelopment along US 441/State Road 7, are all important to

residents. The Activity Center's allowable uses include office, retail and housing, which are particularly important to ensure there is a core employment area- along with housing to support employees. The residents' preference for redevelopment of the corridor, and their desire to bring more jobs to the City can be addressed through the implementation of the Activity Center. The City has many opportunities for employment uses within the bounds of the Activity Center, including the portions encompassing and adjacent to Atlantic Boulevard.

The City has a network of arterial and collector roads. These heavily travelled roads interface with residential uses, large employment structures, and public facilities. This places a challenge upon the City of Margate and its residents to either use the road network as an economic engine with endless opportunities; or, to allow the road network to diminish the City's value and unique character, resulting in it becoming a "pass-through", rather than a destination.

Key Issues Identified

The City of Margate conducted a series of public outreach meetings and workshops to develop a City-wide design statement for the future. The outreach program included the following events:

1. Community Meeting – May 30, 2019
2. National Night Out - August 6, 2019
3. Community Meeting – August 22, 2019
4. Community Meeting- August 26, 2019

These programs and events included community discussions, straw poll voting, surveys, and visual preference voting. From these events the City collected data regarding resident preferences, priorities, values, needs, and wishes. The results of the discussions and voting formed most of the key issues identified below. Other key issues were formed based upon staff's input during engagement sessions, and the professional analysis completed for the City's Existing Conditions. The key issues will help guide redevelopment and land development regulations, and will also be integrated into other City plans and programs. The key issues and specific strategies to address them, where applicable, are listed below and are in the Future Land Use Element Goals, Objectives, and Policies.

- Maintain Quality Public Services
- Improve Infrastructure
- Continue Fiscal Responsibility
- Protect Environment/Open Space
- Improve Commercial Development Appearance
- Provide More Community Events
- Reduce/Control Traffic
- Reduce/Limit More Multifamily Development

Highlighted Strategies for Key Issues

Continue Fiscal Responsibility Strategies (includes Maintain Quality Public Services, Improve Infrastructure):

1. Adopt and implement a city-wide strategic plan.
2. Ensure that the provision of public services, roads, and utilities keep pace with (re)development.
3. Continue to focus economic redevelopment efforts along main corridors and existing utilities, while preserving and enhancing established residential neighborhoods.
4. Outline a strategy for economic growth.
5. Update the Margate Community Redevelopment Agency Plan.
6. Provide a framework to enhance Margate's business climate and retain and expand businesses and jobs.
7. Target healthcare, retail, dining, and manufacturing job growth in the City.
8. Maintain a positive, business-friendly environment.

Protect Environment/Open Space Strategies:

1. Promote a well- planned community to ensure the provision of public services, roads, and utilities keep pace with development.
2. Assure there is an adequate water supply to meet the future needs of Margate.
3. To the extent possible, repurpose golf courses to offer tracts of green space that will attract native wildlife, restore ecological functions and provide opportunities for members of the surrounding community to interact with nature.

Distinct Destinations Strategies (includes Improve Commercial Appearance, Provide More Community Events, Limit Additional Multifamily Development):

1. Establish a land use pattern that balances efficiency while enhancing Margate's image.
2. Identify gateway corridors and use them as a focal point for mixed use development.
3. Provide attractive neighborhood settings to enhance resident experience and social interaction.
4. Encourage transitioning and buffering between different land uses and intensities of use to maximize benefits and minimize conflicts associated with locating different uses and intensities in proximity.
5. Promote development and redevelopment along State Road 7/441 with a mix of uses to enhance the City's economy, viability and image.
6. Where smaller lots are permitted, give attention to building quality, variety, design, setbacks, and parking placement through zoning.
7. Monitor areas of aging multi-family and mobile home housing so that they are community assets. Work with owners and property managers to address property maintenance concerns.

Commented [Jk1]: Isn't this the status quo?
pShouldn't instead read *Continue to focus....* Perhaps pair with, "while preserving and enhancing established residential neighborhoods" or make a separate policy.

Commented [2]: These strategies have more of a greenfield feel to them. Margate is nearly built out. New text on Page 20 writes, "The City is nearly built-out and contains approximately 1 percent vacant land (63.9 acres)." Can we re-word these to more a preserve or redevelop kind of posture?

Commented [3]: added (re)

Commented [4]: Please make sure all references to the MCRA use the proper name of the organization: Margate Community Redevelopment AGENCY (not area)

Commented [5]: done.

Commented [6]: Margate provides its own water/sewer utility. What other utility providers is this referencing?

Commented [7]: revised.

Commented [Jk8]: ...closed...?

Commented [9]: How does Margate both establish an efficient land use pattern AND limit additional multi-family?

Commented [10]: Efficiency can be achieved through higher density SF, roadway design, open space planning etc.

Commented [Jk11]: What does this really mean? We can assign meaning to it, but it should be clearer. Also, why is there a presumption that an efficient pattern would be at odds (needs to be balanced against) with enhancing the city's image? How are the two even related?

Commented [12]: Are these corridors identified by name or highlighted on a map somewhere?

Commented [13]: could create additional map

Commented [14]: This has to be included in the workshop discussion.

8. Increase the number of visitors and tourists that opt to choose Margate for entertainment and personal holidays by creating distinct and unique destinations within the City.
9. Encourage a variety of retail, dining, and recreational opportunities.
10. Hold any new multi-family housing to similar or higher standards for lasting quality and livability that is expected of single-family housing and neighborhoods. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), inclusion of garage and responsible management.

Commented [15]: How would Margate do this? Are there policies for this in Volume I?

Commented [16]: see added text.

Commented [17]: The Margate Zoning Code currently provides more stringent regulations for multi-family than it does for single family. Not sure I understand this one.

Commented [18]: revised.

Reduce/Control Traffic Strategies:

1. Promote strategic interconnection in road and trail networks within and among neighborhoods to minimize need for travel on arterial roads while discouraging cut-through traffic.
2. Adopt design techniques that slow and minimize traffic; and, prioritize the public realm.
3. Provide convenient parking while at the same time complementing mass transit opportunities.

Commented [Jk19]: Slow traffic speed but no urbanism. Sounds like the status quo. May need to delete or repurpose this if the city maintains its suburban, Euclidian preference.

Visioning Sessions

Community Engagement Sessions were also conducted to gain additional insights from local property owners, residents, community leaders, and administrative city staff. After initial one-on-one interviews, the City hosted public engagement sessions, which were held on September 23-24, 2019. The information was used to develop a city-wide vision statement for Margate.

The following is a brief summary of comments and recurring themes that were heard during the engagement sessions.

City-wide Beautification

- Attractive and landscaped. This was a broader emphasis on making the city (as a whole) more attractive.
 - The concept here is for Margate to improve its landscaping and physical features so that is similar in nature to its surrounding communities.
- Preserve historic features.
- Provide more public art.

Commented [Jk20]: Andrew was questioning what features there are to preserve.

Placemaking

- Hometown character (feel). Keeping the hometown feel was mentioned by several participants. Most participants' vision could be best expressed as a Preferred Classic Suburban Community.
- A multi-cultural community that works together. Participants were proud of the multi-cultural nature of Margate and view themselves as an example of how a multi-cultural community works together.

- Recognition of Quality Schools. Margate schools have some significant accomplishments. These are not widely recognized and as a result the schools in Margate are not understood to be the same quality as Coral Springs, Parkland, etc.
- A destination, not a drive through. The desire is for Margate to be a place that people come to, not just drive through.
- Traffic. The pass-through nature of most traffic was a concern.

Commented [21]: What kind of accomplishments? Maybe they would be more wide recognized if we promoted the accomplishments in this Comp Plan.

Commented [Jk22R21]: This is the sentiment of some participating residents. Don't see specifics. School grades show that 2 of the 7 schools in the city are A schools (both charter schools). Also, many of the city's high school students go to schools outside the city limits.

Preserve, Maintain and Expand Existing Open Spaces

- Preserving open space. This was a consistent theme of participating residents. While addressing golf courses in part, it was more of a city-wide concern that existing green and open space be protected and expanded where possible.

Maintain and Improve Recreation Programs

- Great parks. The park system is seen as an asset and one the community is investing in.
- Parks and recreational facilities. While related to the green/open space theme, this focused more on the need for additional recreational facilities.
 - A variety of park types are needed within the City.
 - More bike paths are needed.

Fiscal Responsibility

- **Insert any?**

Provide Superb Public Service (Maintain Public Safety Level of Service)

- Margate is seen as a safe and there is a clear desire to maintain it as such.

Improve Infrastructure (Maintain Stormwater Management)

- Canal improvements and access. The canals were cited as an unrecognized feature of the City that could be better promoted.
- Quality and cost effective public services. There was the perspective that the City provides good services as a good cost.

Repurpose the SR 7/441 Corridor

- Redevelopment of the southern end of the City, particularly along SR 7/441 corridor. This concern addresses aesthetics, quality and safety. Participants felt that this section of the City is not attractive. The safety concerns included both crime in the area and the difficulty homeowners have when entering and exiting their homes onto SR 7/441.
- Downtown gathering place. There was an expressed need for a gathering place or downtown that would draw the entire community as well as attracting residents from surrounding cities.
 - A "Main Street" downtown is needed.
 - A downtown that will attract Millennials is needed.
- Traffic. The pass-through nature of most traffic was a concern.

- A destination, not a drive through. The desire is for Margate to be a place that people come to, not just drive through.

City of Margate Vision Statement

Implementation of Margate 2.0, our city's 20-year plan, is a pledge to continue flourishing as a welcoming place that values its residents and takes pride in providing **SUPERB PUBLIC SERVICES** and a steady stream of **COMMUNITY-WIDE EVENTS** to enhance our "hometown feel".

Margate 2.0 highlights the creation of **DISTINCT DESTINATIONS** that provide entertainment, recreation, and gathering places while also preserving existing single-family neighborhoods.

City policies, budgetary decisions, **IMPROVED INFRASTRUCTURE**, and regulations protect the economic stability of the city and emphasizes the exceptional **FISCAL RESPONSIBILITY** of our public servants.

PART 2 EXISTING LAND USE DATA

Intent and Purpose

In this section, the existing uses of all land and water in the city have been gathered and the data tabulated. This information provides a profile of the City of Margate; it is needed to create a database for the Future Land Use element and the other elements making up this Comprehensive Plan; it provides information that is essential in the formulation of levels of service; and it will identify limiting factors for development and redevelopment such as wellfield cones of influence, floodplains, and conservation areas.

Table T-1 reflects the existing land uses in Margate. The City has approximately 5,700 acres of land, excluding submerged lands and rights-of-ways. The City has a significant percentage of single-family residential uses, with commercial uses located along main corridors and at major intersections. Combined, all residential uses comprise more than 2,000 acres of the city (40%). Commercial uses represent approximately 10 percent of the City's existing uses, while government-owned and institutional uses consume another 6.2 percent. The City is nearly built-out and contains approximately 1 percent vacant land (75 acres).

The City has nearly two-hundred (199.78) miles of road in its jurisdiction, including 8.69 miles of six-lane roadway. There are 28.68 miles of canals with varying ownership by the City, Broward County, South Florida Water Management District, and private landowners. Lakes consume 262.13 acres of Margate land area.

Commented [23]: Andrew, as you recall from before- we are waiting for the updated information from the Property Appraiser.

Table T-1 City of Margate - Existing Land Use Summary		
Existing Land Use Category	Acres	Percent of Total
Single Family Residential	1,896.9	32.8
Residential (other than Single Family)	405	7.1
Commercial	595.6	10.4
Institutional	143	2.5
Industrial	112.4	1.9
Govt	215.7	3.7
City Parks	82.73	1.4
Golf Course	249.2	4.3
Water	461.7	8.1
Utilities	60.5	1.1
Vacant	75.0	1.3
Other (inc. ROW)	1,406	24.6
Total	Approx. 5,700	100

Source: Broward County GIS Data

Residential use accounts for more than a third (39.9%) of the developed area of the City. The ratio of single family to multiple family land area is approximately 4.5 to 1. The overall density of existing residential areas in Margate is 5.7 dwelling units per acre.

Commented [24]: confirm with City GIS.

Commercial use makes up about 10 percent of the developed land in the City. The oldest commercial areas are located along State Road 7 between Royal Palm Blvd. and the C14 Canal. Many of these older strip centers and filling stations do not meet current landscaping, parking, and setback requirements, and are in need of redevelopment. Redevelopment efforts within the City will focus on the State Road 7 corridor. The majority of the commercial areas have been designated as Activity Center (AC) and will be redeveloped with a mix of uses under new land development regulations established for the corridor. The most intense development will focus in the City Center located along State Road 7 between Coconut Creek Parkway and Atlantic Boulevard.

Industrial use is concentrated east of State Road 7 and is equal to almost two (2) percent of the developed land area of the City. Existing industrial uses are located outside of wellfield areas and identified wetlands. The oldest industrial zone along NW 8 St. exhibits a lack of parking, landscaping, drainage, safe and adequate access, and a generally dilapidated appearance.

Government owned lands consume 215 acres. This represents just slightly more than 3.5 percent of the City's land area.

Recreational use. Included within this category are public parks, private recreation areas of at least one acre, and commercial recreation areas, which can include golf courses. Maps and tables of these facilities are presented in the Recreation and Open Space

element of this plan. The open space land use category is tabulated separately from parks and commercial recreation, but it too has recreational value. Included as open space are large lakes and the Florida Power and Light Company's main transmission line easement. The recreation, commercial recreation, and open space categories make up 13% of the developed land area of the City.

Educational and public facilities these categories are combined into both institutional and utilities categories on the existing land uses map. Included are major facilities of public utilities, public schools, municipal buildings, religious institutions, and a regional hospital. These uses account for approximately 3% of existing land use.

Vacant developable land within the City of Margate totals 75 acres. This figure does not include recreation use. The City of Margate is approximately 95 percent built out. The Future Land Use Plan has a great deal of influence on the utilization of this vacant land, but its influence is also felt when it comes to the redevelopment of existing land and the capital improvements to address infrastructure shortfalls caused by past development practices.

Commented [25]: The new text says 63.9 acres...

Commented [26]: confirm with City GIS.

PART 3. POPULATION ESTIMATES AND PROJECTIONS

Summary of Margate Demographic Profile and Key Issues Identified by Residents

The demographic profile of Margate indicates the City mirrors the diversity of (38% non-white) Broward County (34% non-white); however, by 2023 the City is projected to be more diverse than the County as a whole. By 2023 the Broward County population is projected to comprise 43.5 percent non-whites. By comparison, the City of Margate is projected to have a non-white population of 48.3 percent.

Thirty-eight percent of the City’s population speaks English as a second language or does not speak English at all. Racial and cultural diversity in Margate’s population is growing at a greater pace than that of Broward County.

Among the civilian non-institutionalized population in Margate for 2013-2017, 14.2 percent reported some form of a disability; and, nearly 10 percent of the City’s disabled population is between the ages of 18 to 64 (the workforce age).

In 2013-2017 American Community Survey data, 86.7 percent of people aged 25 years and older had at least graduated from high school; and, 18.9 percent had a bachelor’s degree or higher. The median household income in the City of Margate is \$43,782, which is less than Broward County’s median income of \$64,100.

Fifty-seven (57) percent of city residents are employed in white collar jobs and 17.6 percent are employed in blue-collar occupations. Twenty-five percent of employed residents work in the service industry.

TABLE T-2 Occupations, Civilian Employed Workers, Age 16 and Over		
	Number	Percent
Management, business, sciences, and arts	8,455	29.1
Service	7,236	24.9
Sales and Office	7,321	25.2
Natural Resources, construction, and maintenance	3,072	10.6
Production, transportation, and material moving	3,003	10.3
Source:		

The availability of qualified labor is paramount for fiscal stability. Availability of qualified labor depends on the number of workers that are available, the skills of those workers, and, their level of experience. Salary and wages required by the pool of available workers is also important.

Healthy and Safe Community - Margate's hometown feel has attracted residents for decades. Along with continued top-notch public safety and services, residents believe the abundance of recreation facilities and programs is also a major attractor for new residents. The City of Margate provides safety, recreation and social programs to the residents of the City, helping to instill pride and a good quality of life for residents year-round. The amenities afforded to Margate residents are valued by the community, as noted during the Visioning and Community Outreach sessions.

Cost Burdened Households - Households that pay thirty percent or more of their income on housing costs are considered cost-burdened. The cost-burdened households in Margate account for 42.1 percent of owners with a mortgage, and 69.3 percent of renters. By comparison, Broward County has nearly 60 percent (57.5%) of its households that qualify as cost burdened.

Housing Affordability - Broward County performs a supply and demand analysis of affordable housing for Broward County and each of its municipalities. The 2018 analysis revealed Margate has a deficit of 1,668 very low-income affordable housing rental units and a surplus of all other classes of affordable renter-occupied housing (Recommended Methodology for Supply & Demand Analysis for Broward County's Affordable Housing Market).

Poverty and Participation in Government Programs – American Community Survey data for 2013-2017, reveals 11.7 percent of residents were found to be in poverty. An estimated 12.3 percent of children under 18 live below the poverty level, compared with 16.3 percent of people 65 years old and over. Ten percent of working age residents (18 to 64 years) were also below the poverty level.

12.5 percent of households received SNAP (the Supplemental Nutrition Assistance Program). An estimated 45.9 percent of households that received SNAP had children under 18, and 57.1 percent of households that received SNAP had one or more people 60 years and over. An estimated 36.7 percent of all households receiving SNAP were families with a female householder and no husband present. An estimated 33.0 percent of households receiving SNAP had two or more workers in the past 12 months.

Nearly two percent (1.6%) of households within the study area had received public assistance income within the past twelve months of the time the survey was administered; and, 12.9% of households indicated they receive food stamps.

Economic and Community Redevelopment - Through the Community Development Block Grant (CDBG) Program, Margate has inter-agency coordination with Broward County Health and Human Services Division, the Northwest Focal Point Senior Center, and area non-profit agencies to foster and encourage services to prevent homelessness. This inter-agency coordination helps to also promote job growth and economic development to reduce the number of poverty level families within the jurisdiction. (Source: *City of Margate 2018 CDBG Plan.*)

There are 2,116 businesses in the Margate city limits, employing a total of 18,613 personnel. The largest employment sectors in the City are Services (895), Retail Trade (463), Finance/Insurance/Real Estate (212) and Construction (159). The total daytime population in Margate is estimated to equal 47,102 persons, of which 18,613 are workers, and 28,489 are residents.

A total of 8 percent of occupied households in Margate do not have access to a vehicle available for their use. About 5.1 percent of owner-occupied households have no vehicle, while 15.4 percent of all renter households have no vehicle. Fortunately, Broward County residents, including those in the City of Margate, have access to a robust mobility system, which includes Brightline (Virgin Trains USA), Tri-Rail, Broward County Transit, 595 Express Buses, 95 Express Buses, B-Cycle, Lyft, and Uber. This allows businesses in Margate to have access to highly educated and skilled workers, regional college students, and unskilled workers.

Much of the land currently zoned for commercial, office and retail purposes will likely undergo some form of redevelopment within the Margate 2.0 thirty-year planning horizon. To date, the City has grown in a pattern of lower densities, which is preferred by Margate residents; however, greater densities are permitted along the spine of the city- within the Activity Center land use. The Activity Center is aimed at stimulating redevelopment efforts within the City, while providing opportunities for mixed use development. Land Development Regulations have been adopted for the Activity Center to facilitate redevelopment that is urban in nature, pedestrian friendly and focused on multi modal transportation, including transit. The Activity Center encompasses approximately 21% (1,184 acres) of the land area within the City of Margate, including the areas with the most immediate opportunities for redevelopment, providing a great opportunity for the City's future. Increased density and diverse forms of housing are appropriate for this area.

Population Data

The following section of the FLUE includes information on the projected population growth over the next planning period of 20-years, as well as the mechanisms for accommodating the projected population growth and meeting the anticipated demand for housing and public services by existing and potential new residents.

Margate was chartered as a town by the Legislature on May 30,1955. The city was incorporated in 1961. During its short history, the city has experienced phenomenal population growth.

Margate, like all of Broward County, has a larger than average proportion of senior citizens and, conversely, a smaller percentage of children than for the United States as a whole. According to the U.S. Bureau of Census, more than half of the City's population is over the age of 64.

Population Estimates and Projections

The 2020-2040 population estimates for the City of Margate were derived by first comparing data from the Bureau of Economic and Business Research (BEBR), Broward County Population Estimates, and the 2017 Lower East Coast Water Supply Facilities Work Plan (LECWSFWP) Update.

BEBR issues population projections in five-year increments for every Florida County. Since these projections are county-wide figures, each municipality within the County is responsible for devising an allocation strategy to describe its own future growth. However, Broward County has developed a Population Allocation Model through 2045 that allocates the county-wide figures to smaller geographies using Traffic Analysis Zones (TAZs) to aid with localized planning efforts.

Using 2010 Census data and the Bureau of Economics and Business Research (BEBR) population data, Table T-3 was created to record Margate’s population growth trends compared to neighboring municipalities. Margate’s share of the County’s overall growth has remained steady and consistent at 3% for 2010, 2015, and 2019. The population share for neighboring municipalities have also remained consistent. Over the past nine years, Margate, North Lauderdale, and Coconut Creek surpassed the compound annual growth rate (CAGR) of the County.

	2010*	% of County	2015^	% of County	2019^	% of County	Actual Change 2010-2019	2010-2019 CAGR
Broward County	1,748,066	-	1,827,367	-	1,919,644	-	171,578	1.05%
Margate	53,284	3.05%	55,851	3.06%	59,116	3.08%	5,832	1.16%
Coral Springs	121,096	6.93%	124,282	6.80%	129,067	6.72%	7,971	0.71%
Coconut Creek	52,909	3.03%	56,593	3.10%	58,742	3.06%	5,833	1.17%
North Lauderdale	41,023	2.35%	43,232	2.37%	45,207	2.35%	4,184	1.08%

*Sources: *U.S. Census Bureau; ^Bureau of Economics and Business Research*

Assuming the City of Margate will continue to retain a population share of 3.06% in Broward County, the city could expect the population to reach 68,680 residents by 2040.

	2020	Percent of County	2030	Percent of County	2040	Percent of County
Broward County [^]	1,942,700	-	2,120,300	-	2,238,300	-
Margate	58,174	3.06%	64,090	3.06%	68,680	3.06%

Sources: Bureau of Economics and Business Research

The 2017 Broward County Population Forecast and Allocation Model, which provides population projections for each municipality within the County using TAZ data, determined the projected growth for the City of Margate, as shown in the following table.

Year	Broward County	BEBR	Trend-based
2010	53,284	53,284	54,914
2015	55,205	57,228	56,894
2020	56,447	58,773	58,174
2025	59,654	60,057	61,479
2030	62,187	60,851	64,090
2035	64,663	61,618	66,642
2040	66,641	62,130	68,680
2045	68,660		70,761

Sources: 2017 Broward County Population Forecast and Allocation Model; Bureau of Economic and Business Research

While the trend-based projections could be used for planning purposes, Margate is electing to use the numbers presented in the 2017 Broward County Population Forecast and Allocation Model, which provides population projections for each municipality within the County using TAZ data. The model used 2010 Census Block data combined with aerial photography to establish the portions of the TAZ forecasts assigned to each jurisdiction. Using the model established by Broward County supports intergovernmental planning efforts and ensures continuity between local plans.

Seasonal Population

Using the permanent population projection numbers as a baseline, additional data was collected to determine the total seasonal population projections for the years 2020, 2025, 2030, 2035, 2040, and 2045 (below).

The method for calculating the seasonal population projections is based on:

- Florida Housing Data Clearing House Data (Shimberg):
- Total number of seasonal/recreational units in Margate was 1,172 (34.7% of vacant units), as of the 2010 Census; and, was estimated at 2,525 as of 2017 (ACS)
- Average 1.76 persons per household;
- Average permanent housing vacancy rate of 8.9 percent

The preceding figures represent the full time, or resident population of the city. The resident population includes only permanent residents of a community. Census Bureau definitions require a person to be "...counted as an inhabitant of his usual place of residence, which is generally construed to mean where he lives and sleeps most of the time. This residence is not necessarily the same as his legal residence, voting residence or domicile." As of the 2000 Census, these residents are reported as the "total persons" in population reports.

Like nearly all Florida cities, Margate experiences an influx of seasonal residents who are attracted to the mild winter climate and broad spectrum of recreational activities. It is important to consider the seasonal population for this Comprehensive Plan because these part-time residents must be provided with water and sewer service, transportation, police and fire protection, recreation and the gamut of municipal services. The 2010 Decennial Census listed 1,172 dwelling units as for seasonal, recreational, or occasional use". The majority of such seasonal dwelling units are located within retirement-oriented condominium developments. Data obtained the 2010 Census and research conducted by the University of Florida Bureau of Economic and Business Research (BEBR) reveals that, on average, said type of dwelling units contain 1.76 persons per household. Per Table T-6, the estimated number of seasonal residents in the City of Margate in 2010 was equal to 2,771 persons, or 5.08 percent of the permanent resident population.

Table T-6 Projected Seasonal Population			
Year	Resident Population	Seasonal Population	In-Season Total
2010	53,284	2,771	54,456
2015	55,205	2,871	58,076
2020	56,447	2,935	59,382
2025	59,654	3,102	62,756
2030	62,187	3,234	65,421
2035	64,663	3,362	68,025
2040	66,641	3,465	70,106
2045	68,660	3,570	72,230
<i>Source: 2000 and 2010 U.S. Census. Population figures for years 2015 through 2045 are taken from the Broward County Population Forecasting Model, 2017.</i>			

Local Business Data

Market and Trade Area Conditions - The City of Margate is estimated to have 2,116 local businesses, which employed 18,613 workers in 2018. The Service Industry has the largest number of businesses (895) in the City and employs 9,074 workers. There are 32 employees within the city limits for every 100 citizens of Margate. The table shown on the following pages summarizes these data.

Industry by SIC Code	Business		Employees	
	Number	Percentage	Number	Percentage
Agriculture & Mining	32	1.5%	172	.9%
Construction	159	7.5%	1,053	5.7%
Manufacturing	51	2.4%	376	2.0%
Transportation	52	2.5%	393	2.1%
Communication	22	1.0%	119	.6%
Utility	5	.2%	42	.2%
Wholesale Trade	67	3.2%	422	2.3%
Retail Trade	463	21.9%	4,436	23.8%
Finance, Insurance, Real Estate	212	10%	1,493	8%
Services	895	42.3%	9,074	48.8%
Government	47	2.2%	1,031	5.5%
Unclassified Establishments	111	5.2%	2	0%
TOTALS	2,116	100%	18,613	100%

Source: ESRI ArcGIS Business Analyst, 2018

Daytime Employment - There are 2,116 businesses in the Margate city limits, with a total of 18,613 employees. The largest employment sectors are Services (895), Retail Trade (463), Finance/Insurance/Real Estate (212) and Construction (159). The total daytime population in Margate is estimated to equal 47,102 persons, of which 18,613 are workers, and 28,489 are residents.

Workforce and Training – Career Source Broward, which is part Florida’s Workforce, offers training to both job seekers and employers, which has employees that require some sort of skills upgrade.

Ambulatory Health Care Services is projected to be one of the fastest growing industries in Broward County between 2019 and 2027. The City is well-positioned to support other businesses and industries that will contribute to its tax and job base. Expansion of existing health care operations, and support of the development of additional care-related and care-support businesses, should be high priorities. These businesses may include manufacturing or distribution operations in the city’s industrial park that support regional health care providers, along with additional hotels, restaurants, and other services required by visitors to the hospital and other health care providers. These visitors include patients and their families, and outside health care professionals attending training or conferences.

Table T-8 Fastest-Growing Industries

Workforce Development Area 22 - Broward County

Rank	NAICS Code	NAICS Title	Employment			Percent Growth
			2019	2027	Growth	
1	481	Air Transportation	9,907	11,607	1,700	17.2
2	621	Ambulatory Health Care Services	52,957	61,965	9,008	17.0
3	611	Educational Services	22,015	25,442	3,427	15.6
4	711	Performing Arts, Spectator Sports, and Related Industries	4,647	5,249	602	13.0
5	541	Professional, Scientific, and Technical Services	61,260	69,137	7,877	12.9
6	325	Chemical Manufacturing	2,149	2,411	262	12.2
7	561	Administrative and Support Services	82,229	92,252	10,023	12.2
8	624	Social Assistance	13,965	15,660	1,695	12.1
9	551	Management of Companies and Enterprises	8,766	9,820	1,054	12.0
10	238	Specialty Trade Contractors	34,540	38,637	4,097	11.9
11	447	Gasoline Stations	2,814	3,147	333	11.8
12	812	Personal and Laundry Services	13,763	15,369	1,606	11.7
13	454	Non-store Retailers	5,358	5,971	613	11.4
14	237	Heavy and Civil Engineering Construction	4,683	5,209	526	11.2
15	623	Nursing and Residential Care Facilities	12,076	13,387	1,311	10.9
16	511	Publishing Industries (except Internet)	4,889	5,410	521	10.7
17	722	Food Services and Drinking Places	72,230	79,707	7,477	10.4
18	518	Data Processing, Hosting and Related Services	4,818	5,312	494	10.3
19	488	Support Activities for Transportation	6,796	7,491	695	10.2
20	423	Merchant Wholesalers, Durable Goods	28,054	30,789	2,735	9.7

Table T-9 INDUSTRIES GAINING THE MOST NEW JOBS

Workforce Development Area 22 - Broward County

Rank	NAICS Code	NAICS Title	Employment			Percent Growth
			2019	2027	Growth	
1	561	Administrative and Support Services	82,229	92,252	10,023	12.2
2	621	Ambulatory Health Care Services	52,957	61,965	9,008	17.0
3	930	Local Government	93,571	101,810	8,239	8.8
4	541	Professional, Scientific, and Technical Services	61,260	69,137	7,877	12.9
5	722	Food Services and Drinking Places	72,230	79,707	7,477	10.4
6	238	Specialty Trade Contractors	34,540	38,637	4,097	11.9
7	611	Educational Services	22,015	25,442	3,427	15.6
8	423	Merchant Wholesalers, Durable Goods	28,054	30,789	2,735	9.7
9	481	Air Transportation	9,907	11,607	1,700	17.2
10	624	Social Assistance	13,965	15,660	1,695	12.1

PART 4. ENVIRONMENTAL AND INFRASTRUCTURE ANALYSIS

Intent and Purpose

This section compiles and analyzes the best available data on factors influencing the development and redevelopment of land and buildings within the City. Included is an examination of soil conditions, wetlands, and flood prone areas. From data being collected for the other elements of this plan, the availability of public facilities and services at the recommended level of service is studied. A comprehensive policy for managing the anticipated development of the City of Margate will be set forth based on these analyses.

Climate

The weather of the City of Margate is characterized by long, warm, humid summers and mild winters. The Atlantic Ocean exerts a moderating influence on the extremes of winter and summer temperatures resulting in a subtropical climate. The average annual temperature is 75 degrees Fahrenheit.

Precipitation occurs during all seasons, but on the basis of mean monthly totals, a rainy season of 5 months from June through October brings nearly 65 percent of the annual rainfall and a relatively dry season of 5 months from November through March produces only about 20 percent of the annual total. Most summer rainfall comes from showers and thunderstorms of short duration. They are sometimes heavy, with 2 or 3 inches of rain falling within a period of 1 to 2 hours. This rainfall pattern heavily influences drainage design requirements. Average annual rainfall totals nearly 60 inches.

Average monthly temperatures and rainfalls are shown in the histogram identified as Figure 1-29, and the current flood zone designations are depicted as Figure 1-30.

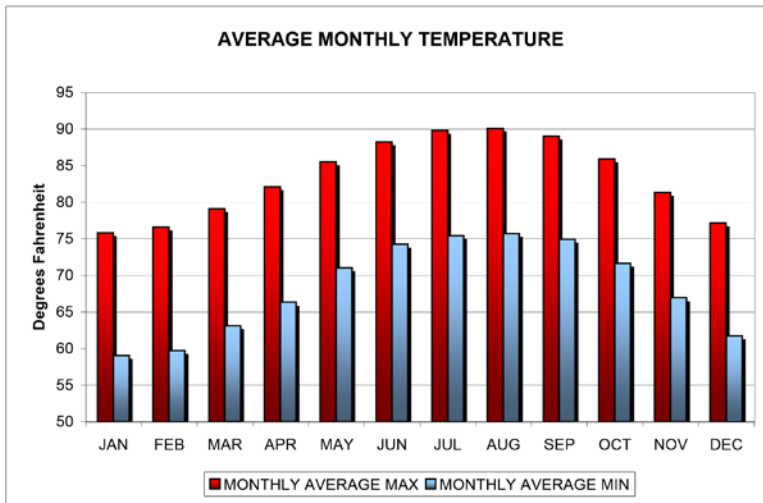
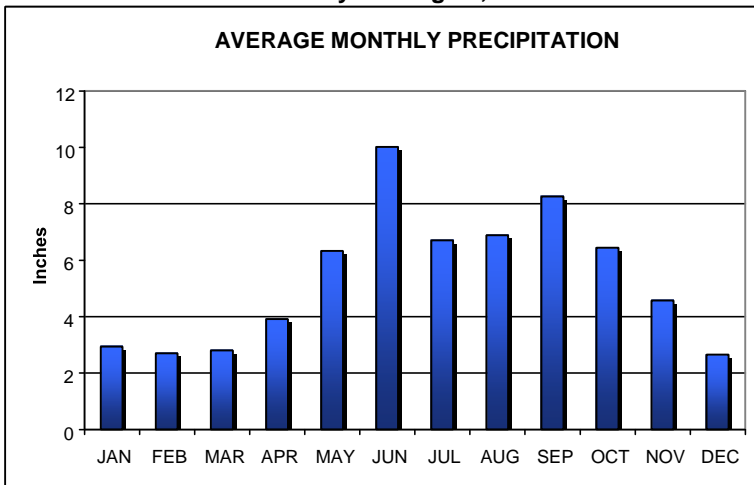
Soils

Soil is the uppermost layer of the native topography. It is naturally occurring and consists of minerals and decayed organic matter. Soil is formed by climate, plants, and animals acting on the parent minerals. The soil map shown in Figure 1-31 shows the boundaries of the dominant soil type.

Information from the map is used to plan the use and management of soils as sites for buildings, sanitary facilities, transportation systems, and parks and other recreational facilities. Urban land consists of areas that are already 70 to 75 percent or more covered by buildings, parking lots, streets, and sidewalks.

(FIGURE 1-29)

Climate - City of Margate, Florida



Source: Atlas of Florida, Florida State University

FIGURE 1-30

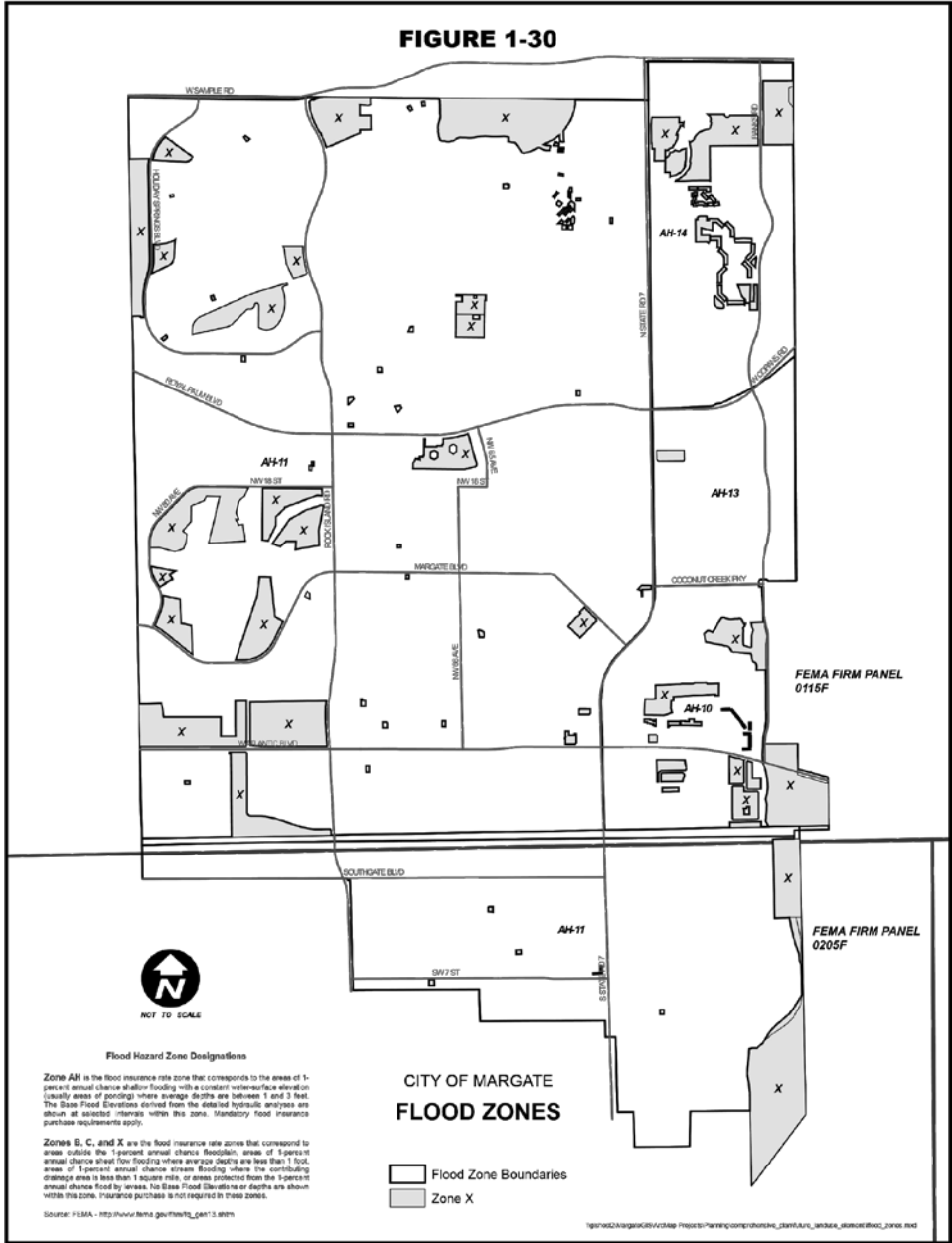
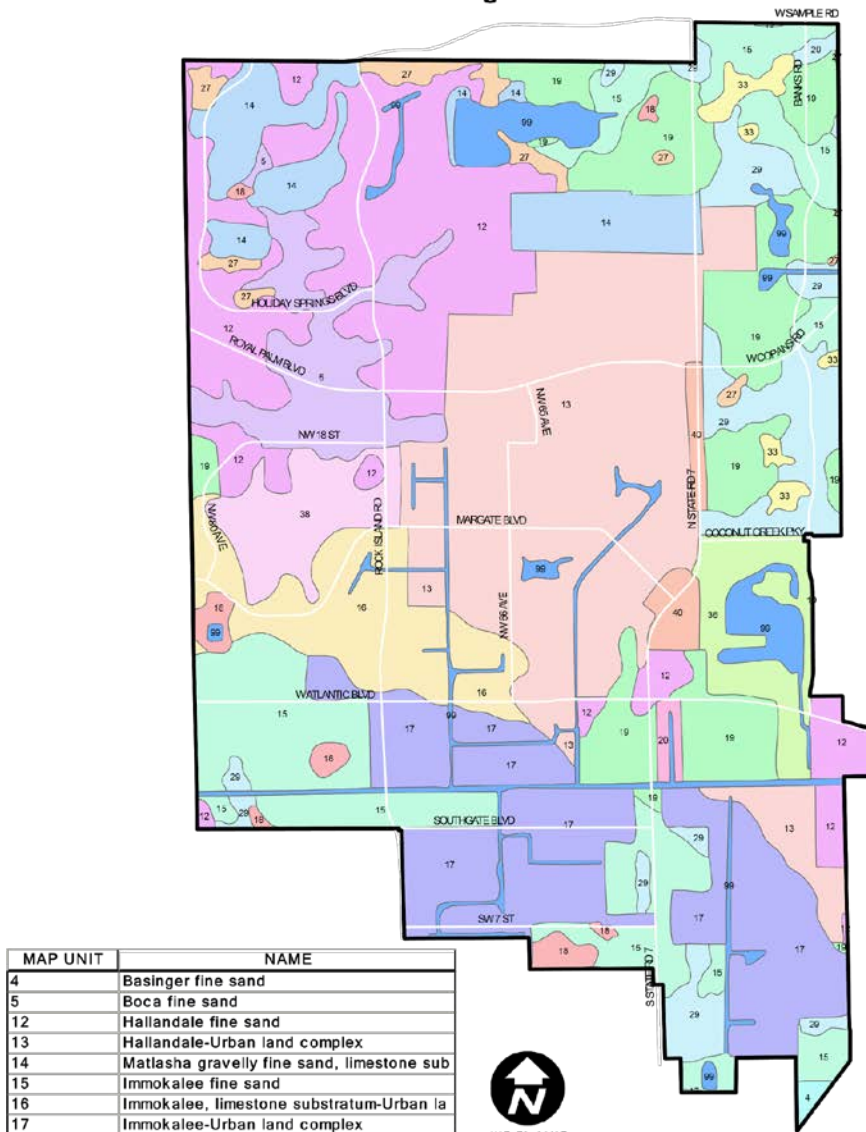


Figure 1-31



MAP UNIT	NAME
4	Basinger fine sand
5	Boca fine sand
12	Hallandale fine sand
13	Hallandale-Urban land complex
14	Matlasha gravelly fine sand, limestone sub
15	Immokalee fine sand
16	Immokalee, limestone substratum-Urban la
17	Immokalee-Urban land complex
18	Lauderhill muck
19	Margate fine sand
20	Matlasha, limestone substratum-Urban land
27	Plantation muck
29	Pompano fine sand
33	Sanibel muck
36	Udorthents
38	Udorthents, shaped
40	Urban land
99	Water

CITY OF MARGATE SOIL SURVEY MAP

Source:
 Soil Survey Staff, Natural Resources Conservation Service,
 United States Department of Agriculture. Web Soil Survey.
 Available online at <http://websoilsurvey.nrcs.usda.gov/>; accessed [8/13/2009]

The major soil associations found in the City of Margate are poorly drained. This fact precludes the use of septic tanks and requires a major investment in on-site drainage facilities prior to land development. These requirements are set forth more completely in Element III of this Plan. Figure 1-32 shows the existing vegetative cover conditions within the City of Margate.

Water Supply

The sources of potable water for the City of Margate and for the rest of Broward County are the Biscayne and Floridan Aquifers. The freshwater Biscayne Aquifer is a shallow, non-artesian wedge-shaped formation of limestone and sandstones. The larger, brackish Floridan Aquifer lies deeper beneath the surface, and requires desalination to render it potable.

The zone of influence around the City's wellfields has been delineated by the Broward County Water Resources Management Division using criteria relating to the physical characteristics of the aquifer and the transport gradients caused by natural forces and the induced pumpage of the wellfield. The wellfield protection zones are indicated in Figure 1-33.

To protect the City's water supply from contamination, it is necessary to control the handling, storage, use, and production of toxic substances within the zone of influence. The operation of the Broward County Wellfield Protection Ordinance is discussed at greater length in Elements III, V, and VIII.

Wetland Resources

Wetlands are characterized by the presence of hydric soils and a typical plant community that includes the bald cypress tree. Wetlands have historically been viewed as a temporary nuisance to the development of land because it requires extensive removal of vegetation and surface muck to make urban development possible.

Wetlands serve many important functions. Because of their capacity to hold water, they reduce the impact of flooding on developed areas by acting as storage basins for floodwaters and act as groundwater recharge areas. A vital function of wetlands is their ability to filter pollutants from water before it enters the aquifer. Wetlands are also among the most productive natural systems for wildlife.

There are approximately 52 acres of wetlands remaining in the City, which have been set aside by Broward County and the City of Margate because of direct acquisition. The county's acreage forms part of the larger Fern Forest natural preserve and nature study.

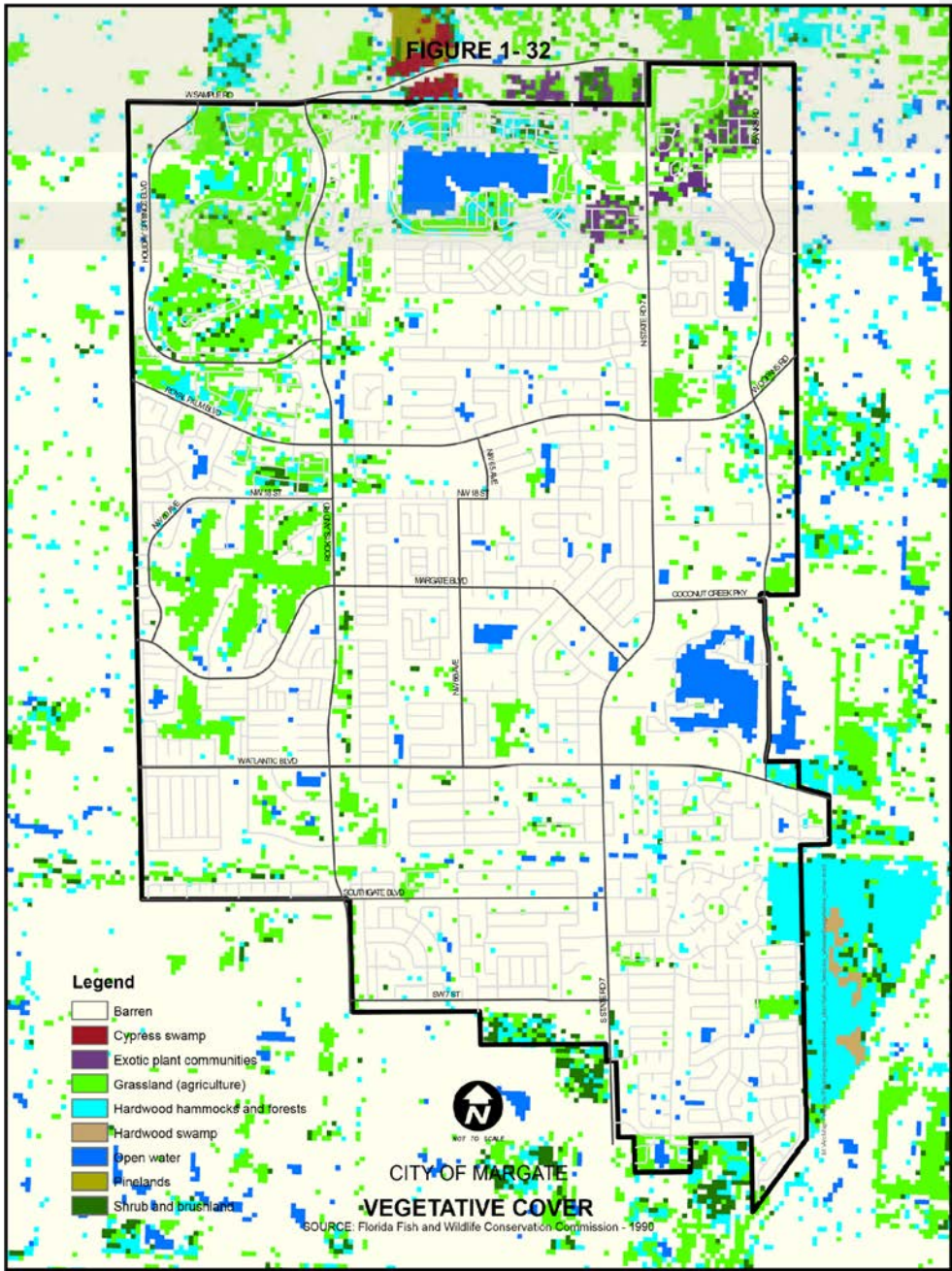
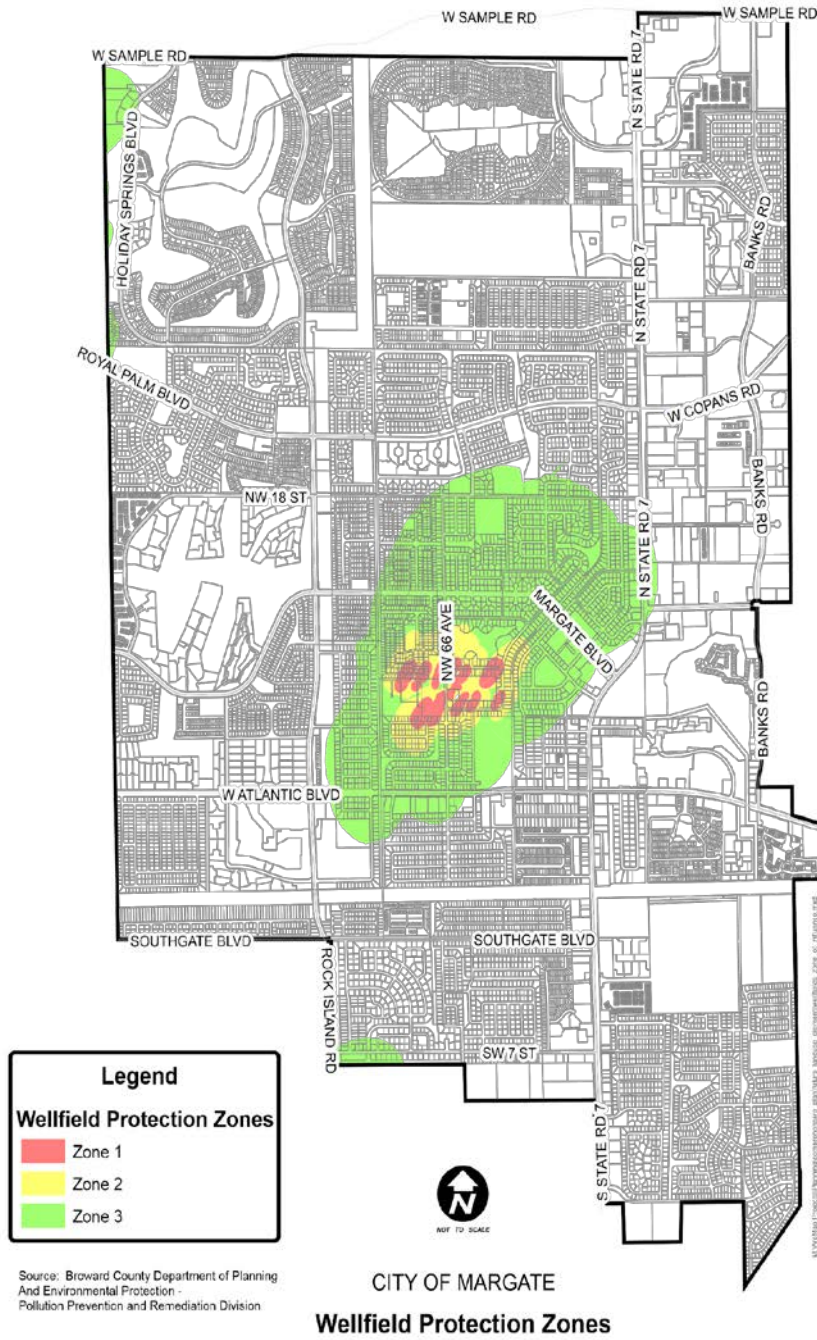


FIGURE 1-33



Working cooperatively, the South Florida Water Management District, Army Corps of Engineers, City of Margate, Broward County, and several developers have set aside conservation easements, which preserve an additional 20 acres of cypress dominated wetlands. This preservation offers some drainage design advantages for the developer as well as the public and should serve as a model for public-private sector cooperation within the community.

A map showing the remaining wetlands in the City of Margate is included as Figure 1-34.

Historic Resources

These would include all areas, districts, and sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically architecturally, or archaeologically significant. There are no such sites or structures within the City of Margate. There are, however, several sites which have been identified by the Broward County Historic Commission as sites that could contain significant historical artifacts, but have not been surveyed. Prior to the development or redevelopment of any of these properties, an archaeological survey will be conducted to verify if any historic artifacts or data exist. A map depicting these sites is included as Figure 1-35.

Central Business District (CBD)

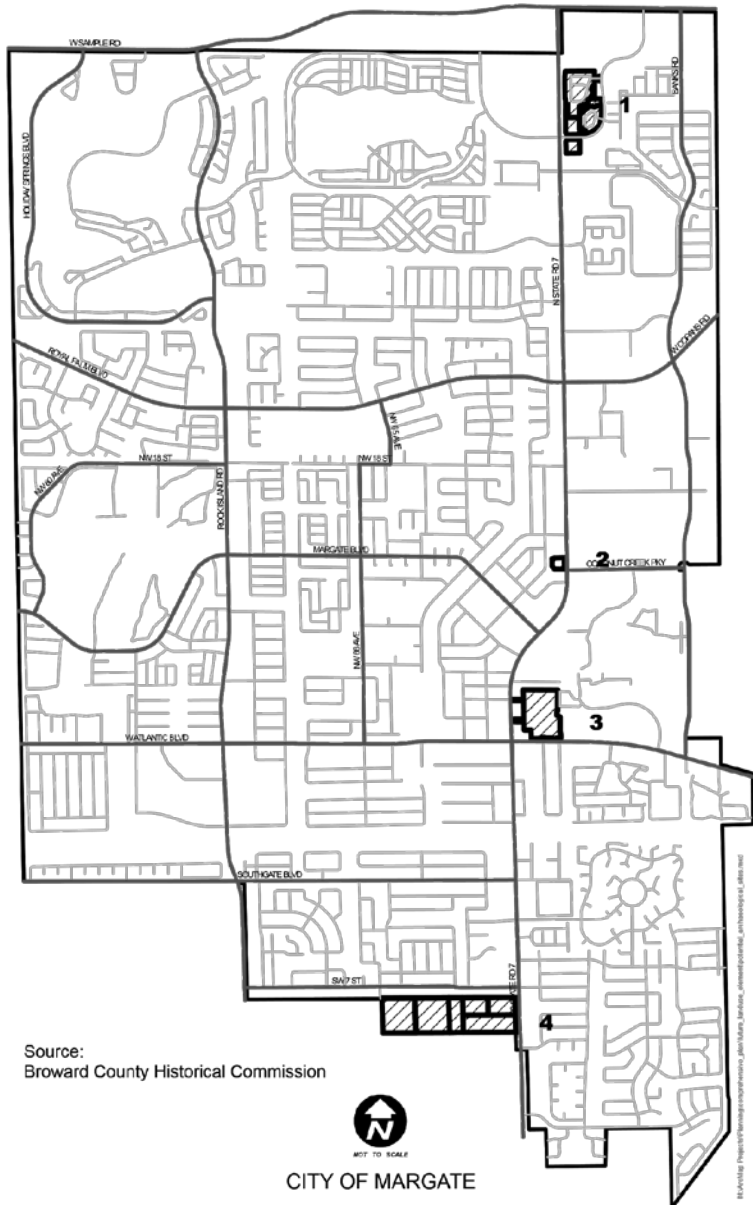
Suburban cities, which came into being in the late 1950's, do not have an easily discernible downtown as nineteenth century riverfront or railroad cities exhibit. The central business district of Margate is the point of earliest commercial development, is a focal point of governmental and social services, has high vehicular and pedestrian traffic counts, and high land values. The Margate CBD is identified in Figure 1-36.

Revitalization efforts for the CBD are not merely aimed at stemming the relocation of retail businesses. The CBD generates considerable amounts of tax dollars and revenues, which are essential to the financial health of the entire city. It is an area of substantial capital investment, both public and private, that is worth saving. Because it is the local point of government services and business, it is a reflection of the entire community.

Options for the CBD include the encouragement of the reinvestment of private money in new retail and office development through zoning and tax incentives; encouraging a cohesive urban design through regulation of redevelopment efforts; encouragement of traffic circulation and mass transportation improvements to the area; and, the expansion of civic involvement by merchants, landowners, and residents.

Commented [27]: Does Volume I have any policies for the CBD?

FIGURE 1-35



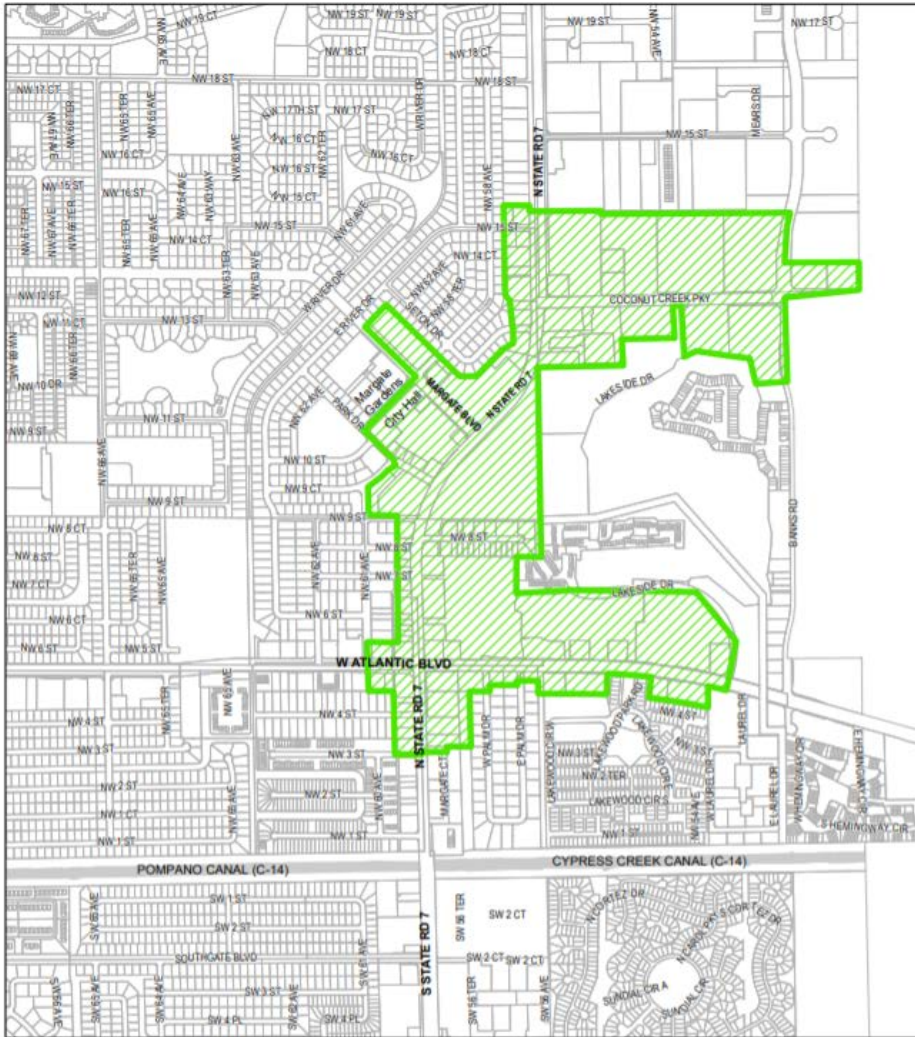
Source:
Broward County Historical Commission



CITY OF MARGATE

Potential Archaeological/Historical Sites

FIGURE 1-36
CITY OF MARGATE CENTRAL BUSINESS DISTRICT



CITY OF MARGATE
CENTRAL BUSINESS DISTRICT (DRAFT)

 CBD Proposed Option B

Document Path: M:\ArcMap Projects\Development_Services\central_business_district_proposed_optionB.mxd



Water and Sewer

Some urban historians have advanced the theory that great cities of the world are primarily located around stable potable water sources. Whatever the merits of this hypothesis, it is universally recognized that proper community development cannot proceed in the absence of adequate water and sewer capacity.

The City of Margate's water and sewer systems began in 1957 as a privately owned utility company. It furnished service not only to the newly emerging City of Margate but to portions of the City of Coconut Creek and the unincorporated County as well. These areas are still included within the service areas. In 1977, the City of Margate acquired the water and sewer facilities and began operating the same as the Margate Utilities Dept.

In order to retire the city's financial obligation under the terms of the purchase agreement, between 1977 and 1982 the City collected water and sewer connection charges from new users of the system at the time of building permit application. In 1983, as an alternative to deficit financing, the City initiated a prepaid connection charge program.

Under this program, that portion of the connection charge, which is necessitated by the cost of new facilities for new users is paid by the new users and specifically built for their proposed developments.

The City does not construct additional plant capacity unless it has been requested and paid for in advance of that construction. In this manner, the recent expansion of plant capacity has not been paid for, nor supported by a pledge against, the rates of existing users.

Three factors have coalesced to make Margate a city with universal water and sewer service. First, the collection, distribution, and treatment systems preceded the earliest development. Second, the development review requirements of the 1978 Land Use Plan made service availability a prerequisite to a building permit. Third, the above described prepaid connection charge tends to make it a part of the land acquisition deal.

Future collection and distribution system expansion will be made by developers then turned over to the city, via grant of easement and bill of sale, for maintenance. However, there are several projects involving the replacement and/or rehabilitation of existing facilities not required solely by new developments. These are explored in great detail in Element III and the Capital Improvements Element of this Comprehensive Plan.

Traffic Circulation

The existing transportation system of the City consists of approximately 200 miles of local, collector, and arterial roadways together with several Broward County Transit bus lines. A detailed description and analysis of this system is set forth in Element II of this plan. Coordination of planning activities between Margate and neighboring cities, Florida Department of Transportation, and Broward County is further explored in Element II and the Intergovernmental Coordination Element. Development within the City of Margate is consistent with the adopted Broward County Trafficways Plan.

Transportation plays a pivotal role in a city's growth and development. The location and capacity of roadways directly affects the pattern of land uses. Commercial land uses are the highest traffic generators on a per acre basis and are benefited by exposure to high traffic volumes. Multiple modes of transportation should be available at commercial sites, providing alternatives to the automobile and encouraging pedestrian and bicycle activity. In 2007, the City of Margate and the Margate Community Redevelopment Agency applied for, and was granted, a reduction in the amount of required roadway reservation for the State Road 7 Corridor. The required reservation width has been reduced from two hundred (200) feet to one hundred fifty (150) feet between Colonial Drive and Southwest 8 Street, with the exception of the intersection of State Road 7 and Atlantic Boulevard which has been reduced to one hundred seventy-five (175) feet.

Residential land uses should be buffered from traffic through the use of reverse frontage, berming, and physical barriers.

Drainage and Aquifer Recharge

A sound stormwater management policy is one in which a balance is struck between the need to rapidly drain flood waters and to limit downstream discharge and thereby encourage aquifer recharge and limit non-point source water pollution. The City of Margate's policy is heavily influenced by the South Florida Water Management District. The District owns and maintains the C-14, Pompano Canal through the City. The Cocomar Drainage Control District has permitting and maintenance jurisdiction east of State Road 7 and north of State Road 912. The city has the responsibility of maintaining and improving existing dedicated man-made drainage structures. Other portions of the secondary system are maintained by homeowner's associations.

In terms of land use distribution, development within wellfield cones of influence should be limited to the least intensive uses, such as single-family residences, noting that no development can be located in a manner that conflicts with the Broward County Wellfield Protection ordinance. No new commercial or industrial parcels should be identified. In the western limits of the city is an area underlain by a shallow, impervious coral rock formation. A 100-year flood plain is found in the southeast quadrant of the city. Development in these areas should be limited to those uses, which typically generate a

low percentage of land coverage and higher quality runoff. Figure 1-37 shows all existing lakes and canals within the City, and depicts the maintenance responsibility of each.

Solid Waste

The City of Margate has entered into an interlocal agreement with Broward County where the City has pledged to direct the delivery of all processable solid waste generated within its corporate limits for the resource recovery facilities developed by the County. Broward County has developed a new solid waste disposal system emphasizing resource recovery.

The two resource recovery plants that began operation in 1990 have sufficient capacity to meet the solid waste needs of the projected population of the City of Margate. The Broward Solid Waste Disposal District headed by the Resource Recovery Board has been created in Broward County to oversee the entire operation.

PART 5. FUTURE LAND USE PLAN

Strategy for Plan Development

This plan is a vision of what the City of Margate should become in the future. The process of plan development is underpinned by the following development strategy: Do not look at the mistakes of past development and say why. Look to the highest standards of design and say why not.

The overall design of the City is the sum total of thousands of private, corporate, city, and higher governmental decisions. Good development design is an attempt to influence the type, location, and character of public and private development. The aims of the urban design process have been characterized into three general categories: The determination of what is to be protected, or conservation; the determination of where and how development investments are to be located, or development focus; and the determination of appropriate physical forms and types of use, or development character.

The design process is carried out on three geographical scales. There is City design which deals with the identification of broad land use districts, regional, and collector roads, and objectives and strategies applicable to all developments. District design deals with functionally or environmentally cohesive areas within the city. An example might be a special street lighting motif adopted for a central business district. Finally, project design is concerned with a particular site plan and its functional and visual characteristics. An example is the relationship of the development of an out parcel to a major shopping center in terms of cross access, building height, material and colors, and the interconnection of utility systems.

Urban Service Area

A major goal of the 1985 Growth Management Act and its successors is to concentrate urban development into a compact growth corridor. This focused development activity could be provided with a greater level of service at a lesser cost than an unfocused sprawl pattern.

It can also result in the preservation of more open space and farmland. And finally, focused development can reduce the physical dangers associated with the development of flood plains, unstable geological areas, and the like.

The identification of an urban service area is most appropriately carried out at the county or regional level. In fact, nearly two-thirds of Broward County are set aside as Conservation Areas. The City of Margate is a part of the urban service area of the County.

Commented [28]: Page 18 says, "Preferred Classic Suburban Community."

Commented [29]: Semantics/industry term. Not to say that development is truly urban.

Redevelopment Activities

The Housing Element of this plan identifies one area of multifamily units as being deteriorated and in need of major repairs. Empirical evidence suggests that a great deal of this problem is the result of disjointed ownership. The City should target code enforcement efforts in this neighborhood and should work with the private sector and tenancy to establish a more unified ownership, owner's association, and/or tenant's association.

Portions of the State Road 7 commercial development that do not meet current standards should be redeveloped to promote less noxious uses, additional perimeter landscaping, decreased number of driveways, and setbacks consistent with the requirements of the Broward County Trafficways Plan, along with adequate and functional buffering from residences.

The Central Business District identified herein has suffered from a lack of green spaces and pedestrian walkways, a visual clutter of signs, trash, and overhead wires, a lack of design harmony, traffic congestion and an inconvenient circulation pattern, and excessive retail and office vacancies as established businesses have moved to newer developments. [The reuse of the former hospital site as another community facility is a priority.] The assets of the CBD include mass transportation, governmental services and programs, generally one-owner rental rates, and an existing infrastructure.

[The City should continue to work with owners and merchants to further the revitalization of the CBD. A zoning district that provides a wide range of uses while encouraging high standards of project design should be implemented. A cohesive design should be sought for the CBD.]

Future Residential Use (approx. 590 acres)

In Part 3, Tables I-20 and I-21, it was projected that an additional 11,729 permanent residents and 654 seasonal residents will be in Margate at build out, which will occur about the year 2040. It is the purpose of this section to provide adequate new residential areas within the limited vacant land left in the city. This determination will need to consider the factors of average household size, gross residential density, and committed development orders.

In 1980, the average household size in Margate was 2.464 persons per unit (U.S. Bureau of the Census). This figure is consistent with a national trend toward smaller households fueled by a decreased birth rate, a higher divorce rate, and the decline of the extended family, the growth of nontraditional households, and the perception of housing as an inflation proof investment.

Commented [30]: I don't have access to all records while telecommuting, but I believe this is the nursing home just west of City Hall.

Commented [31]: noted.

Commented [32]: CBD = downtown. CBD should be included in the workshop discussion and policies generated as appropriate.

Commented [33]: agreed.

In the United States as a whole, the average household size declined slightly from 2.62 persons in 2000 to 2.58 persons in 2010.

Using the estimates from Tables I-21, I-22, and I-23, the data indicate that approximately 6,125 dwelling units are required to accommodate the City's projected build-out population.

Future Recreation and Open Space Uses (approx.120 acres)

Element IV of this plan, Recreation and Open Space, establishes level of service standards for parks, recreation, and other open spaces in the City. These standards are expressed in terms of acreage per thousand people. As new developments add residents, the City will acquire the additional public park acreage necessary to maintain those levels of service through impact fees collected through the development process. Private open spaces and recreational areas will be identified, and deed restricted as necessary, during the site plan review process.

**Table T-10
Provisions For 3 Acres of Park and Recreation Areas Per 1,000 Residents**

- A. Maximum permitted dwelling units, this plan = 29,326
- B. Projected population at build-out = 58,295
- C. Required acres, park and recreation areas = 175
- D. Provisions for meeting standard, in acres:
 - 105.7 Existing public parks
 - 51.0 Existing private recreation areas
 - 25.3 Golf courses, limited to 15% of total
 - 23.0 Conservation and wetlands
 -
 - 205.0 ACRES

Future Commercial Land (approx. 250 acres)

Municipal finance professionals often hold that residential development seldom pays its own way in tax and fee revenues when compared to the cost to provide public facilities and services to these units. Therefore, cities rely upon the tax yield from commercial and industrial properties, which typically produce a net gain to local government. The City of Margate is attractive to commercial developers because of its growing population, the availability of large tracts which have favorable access and utilities readily available, and a community characterized by good schools, housing, public services, and other community facilities.

The financial lure of commercial development must be tempered by a responsibility to protect existing and proposed residential, recreational, and public facility areas from the adverse impacts of the former. A particular problem for Margate is the strip commercial district located along major arterial roadways (as identified in Element II). The character of a portion of State Road 7 was cast prior to the implementation of a Comprehensive Plan and some of the planning mistakes were identified earlier. The City must utilize this plan to cluster commercial land into large nodes at strategic intersections, to break up the monotony of the strip with other land uses, to improve traffic control and landscaping at existing centers, and to prohibit the conversion of existing single-family homes into businesses.

For a land use plan to be sensitive to the environmental and infrastructure differences existing within parcels, commercial land cannot be monolithically designated. It should be differentiated into office areas, retail and personal service areas, shopping centers, and the CBD on the basis of location, access, size, and the degree and nature of existing development.

Commented [34]: Kinda reads like a textbook

Commented [35]: revised.

Future Industrial Land (approx. 125 acres)

Industrial land is typically the most slowly absorbed land use within a city; residential and commercial land is developed at a much faster rate. Therefore, industrial land may have to be held vacant for comparatively long periods. The use of land for commercial purposes within an industrial district will have a negative influence on the balance of the industrial park. This practice will decrease supply, generate incompatible uses and traffic patterns, and may raise the land value to a point above price reservations held by industry. The use of industrial land for residential purposes does not promote the effective utilization of either use.

The attraction and retention of nonpolluting industry is important to Margate because the economy will be diversified away from excess reliance upon construction and tourism. The most important economic benefit from industrial development is, however, the multiplier effect. When products are manufactured for sale generally outside of the city limits, a portion of the factory payroll provides a net increase in the city's aggregate

income. When this increment is spent, the demand for goods and services provided by local non-industrial businesses is increased, causing incomes and employment to rise in the latter. Also, the location of industry will often result in the establishment of supplier firms in the same industrial park.

Future Conservation Use (approx. 20 acres)

The Existing and Future Land Use Map series both identify wetlands and the value of these areas has been previously discussed. There is also a direct and measurable benefit that accrues to the owner of the larger tract to which these wetlands are a part. The use of wetlands for stormwater retention allows the more intense development of the adjoining parcels.

Floodplain Management

The majority of the land area of the city is designated by the federal Flood Insurance Rate Map as being an area of minimal flood hazard (Zone C). The next most prevalent designation is that of shallow flooding with depth less than 1 foot every 100 years on average (Zone B). Portions of the southeast quadrant of the city are designated within areas of 100-year flood (Zone A-4). This area within Margate represents the outer edge of a larger area. As such, it tends to have the relatively higher ground of the larger basin. In fact, the natural topographical elevation is approximately equal to the base flood elevation. Another mitigating factor is the existence of the Fern Forest Regional Park, which because it is a governmentally owned nature preserve, will be perpetually left in its natural wetland condition thereby not creating downstream runoff.

However, this favorable natural topography should not be construed as minimizing the danger of localized flooding during hurricane conditions. Areas located within flood hazard zones or with poor percolation characteristics, such as those underlain by canal rock at shallow depths, should be limited to those uses, which generally contain large percentages of green area, such as residences.

Significant man-made stormwater control structures will continue to be required of new developments and operated and maintained within the existing developed portions of the city. These facets are examined more fully in Element III and the Capital Improvement Element of this plan.

PART 6. FUTURE LAND USE PLAN MAP

The Future Land Use Map

The Future Land Use Map for the City of Margate is set forth in **Map XX**. The map included in this Element is a reduced version of the original one, which is drawn to a scale of one inch equals 400 feet. The designation of any given parcel can be ascertained from the included map by means of the identifying streets, canals, wetlands, parks, and other features shown thereon. The larger map is available for viewing or purchase at City Hall. Because it is the same scale as the base maps of the City, i.e. zoning, subdivision, and address, it can be overlain to further ascertain the designation of any parcel of land or water within the city limits.

The Future Land Use Plan is the City's guide for future growth, development and redevelopment, and it generally shows the planned distribution of various land uses throughout the City's boundary. The Future Land Use Map does not necessarily reflect the existing use or zoning of any particular parcel. It shows the distribution and location of land uses in a manner consistent with the physical and man-made characteristics of the parcel and of its neighboring uses. All development permits shall henceforth be granted only if they are consistent with this map and the goals, objectives, and policies of this plan.

Table T-11 summarizes future land use designations and the acreage allocated to each category. The total acreage for the planning area is approximately 5,742.48 acres, or approximately 9 square miles.

TABLE T-11 Future Land Use Designations by Acreage		
Future Land Use Category	Acres	Percent of Total City Land Area
Low Density Residential (3-7 du/ac) R (3), R (4), R (5), R (7)	2,410.48	41.98%
Medium Density Residential (10-17 du/ac) R (10), R (12), R (14), R (16), R (17)	837.16	14.58%
High Density Residential (20 -25 du/ac) R (20), R (25)	228.35	3.98%
Park	101.32	1.76%
Open Space	260.27	4.53%
Conservation	52.25	.91%
Office Park	8.96	.16%
Industrial	69.07	1.20%
Utilities	25.17	.44%
Community Facilities	60.65	1.06%
Commercial	100.17	3.13%
Commercial Recreation	316.14	5.51%
Activity Center (E-W Canal, not assigned future land use)	1,190.96 79.45	20.74%
Total		100%

Commented [36]: These values are different from pages 20-22 and again different from pages 59-64

Commented [37]: to be reconciled in GIS

The Future Land Use Map illustrates the land uses that currently comprise the City of Margate. Residential future land use designations occupy 3,475.99 acres, which is more than sixty percent (60.5%) of the total land area within the City. Of the residential designations in Margate, Low Density Residential occupies the most acreage, with over 2,410.48 acres and 42 percent of Margate's total land use. The total acreage for single family designated land use is more than twice that of multi-family designated land area. Office Park and Industrial Future Land Use designations represent 78.03 acres, while Commercial and Commercial Recreation consists of 179.63 and 316.14 acres, respectively. The Activity Center land use designation encompasses approximately 20.7 percent of the land area within the City of Margate. Conservation and Parks Future Land Use designations comprise 154 acres, combined.

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The future land use categories are described in more detail below.

Residential Land Uses

A wide range of residential densities are set forth in this plan. The averaged density of all residential parcels is about eight (8) units per acre. A variety of densities should assure that Margate is a city with a balanced age and income distribution. Adequate

residential dwelling units are provided to accommodate the projected population of the city as well as the work force needed for the industrial and commercial land use sectors. An emphasis has been placed on the designation of planned residential districts, i.e. dashed line areas as explained below.

Density is generally measured in dwelling units per gross acre. Gross acreage includes the area of all internal local streets and one-half the area of abutting Trafficways. Canals, but not lakes, designated as open space, are similarly included. The area of the C-14 Canal is not included in land area calculations. Five areas of the city are circumscribed by a dashed line, which indicates a planned residential development with recreational and/or commercial acreage included.

For each of these developments, the overall density is approximated by the number, which appears in the circle inside the dashed line. The residential parcels herein are shown as net densities, excluding abutting Trafficways, canals, and open space areas. The use designations within the dashed lines are binding. However, the city may approve a rearrangement of uses or densities, which does not increase the total number of dwelling units or decrease the amount of recreational land or increase the amount of commercial land. The density allocations for specific parcels may be increased or decreased by up to 20 per cent provided that for any increase in density, there shall be a corresponding unit for unit decrease in the density of another parcel within the dashed line area. However, no such parcel shall exceed 20 dwelling units per net acre unless it is part of a PUD zoning district.

The maximum range of permitted uses allowed by the zoning regulations for a parcel of land which is designated as residential by the Future Land Use Map is set forth at Policy 1.2(a) in Part 6 of this plan.

There are three categories of residential land use.

R (3), R (4), R (5), R (7)

Low Density (LD): Land that is developed, or is to be developed, at a density of 7 dwelling units per acre or less. Such land is usually developed for single family purposes, although mixed residential may be approved as part of a planned residential zoning district. This land use designation applies to 41.98% of properties (2,410.48 acres) within the City boundaries, and it is the primary land use within the City.

Commented [40]: R-7 is limited to 5?

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Commented [42]: 7 is correct?

R (10), R (12), R (14), R (16), R (17)

Medium Density (MD): Land that is developed, or is to be developed, at a density between 10 and 17 dwelling units per acre. Such land is usually developed in planned communities or exists in older areas where there are duplexes and condominiums. It is the third largest land use designation within the City, as it applies to 14.58% of properties (837.16 acres).

R (20), R (25)

High Density (HD): Land that is developed, or is to be developed, at a density of 20 - 25 dwelling units per acre. Such land is usually developed for multiple-family use, although mixed residential may be approved as part of a planned residential zoning district. This land use designation applies to 3.98% of properties (228.35 acres) within the City boundaries.

Commercial Use

The Commercial designation has been further differentiated by the inclusion of the office park and commercial recreation designations. The maximum range of permitted uses for parcels located within such designations is set forth within Policy 1.2 (b), (c), and (e) respectively.

Commercial areas are clustered around the intersections of arterial roadways, and sufficient size and depth have been provided to allow for controlled access and a full range of commercial uses.

Intense commercial development should be permitted only along the State Road 7 corridor when not abutting residential parcels. New intense commercial development should be discouraged. Neighborhood serving commercial development may be applied to small parcels in proximity to residences when it is part of a planned unit development.

Office Park

The Office Park designation is applied to parcels that adjoin major commercial nodes but which, by virtue of limited access and proximity to residences, is unsuitable for the commercial designation. This plan is meant to encourage a campus-like setting for a full range of office uses and their support facilities.

Industrial Use

The vast majority of the City's industrial land is concentrated in the Eastern Tier, located east of State Road 7/441 and north of Coconut Creek Parkway. This industrial parcel does not directly abut any residences, is not within a wellfield cone of influence, and is separated from other noncommercial land uses by canals. The north perimeter canal will be doubled in width as development occurs. The City envisions the establishment of an industrial park, which will expand the economic base of the city and create employment opportunities for area residents.

The Eastern Tier industrial park is halfway between West Palm Beach and Miami and is well served by the regional transportation network. It is zoned in a district that recognizes the need for flexibility, yet protects the primacy of industrial users. The School Board operates the prestigious Atlantic Vocational and Technical Center within walking distance.

There is a much smaller developed industrial parcel lying southeast of the CBD. This area is characterized by chaotic parking and loading, treacherous access, street flooding, and wrecked cars. There are opportunities in the area for drainage and street improvements.

Commercial Recreation

Commercial recreation areas are designated to accommodate public and private commercial recreation facilities that offer recreational opportunities to the residents and visitors of Margate.

Parks and Recreation

This designation is reserved for public parks and private recreation areas that have been set aside by the land developer for recreational use by the surrounding residents. Future public park sites, to be acquired through the platting process, are also designated. Margate will exceed the standard, as promulgated by Element IV of this plan and BrowardNext, which is the Broward County land use plan, of having three (3) acres of parks and recreation land per 1,000-projected population.

Open Space

The Open Space designation is applied to land that is used for major drainage lakes and for major utility corridors. While these facilities do not have an equal recreation value to the park system, they can contribute to an overall recreational system. For example, lakes can be used for fishing and small-wake boating. The Florida Power and Light Company's easement is envisioned as a greenbelt linking parks via walking, biking, and jogging trails.

Conservation

The parcels designated within this category are in the cypress swamp community. These areas are poorly drained, and water is at or above ground level a good portion of the year. Bald cypress is the dominant tree, but red maple, sweet bay, and willow abound. Wild coffee and Boston fern are characteristic under story. The suitability of these parcels for development is limited because of the extensive de-mucking and fill requirements. The commercial value of these parcels is the ability to serve as stormwater runoff areas in their native state and thereby allow the more intense development of the surrounding upland parcels. Their environmental value is as an aquifer recharge area, wildlife habitat, and natural study.

Community Facilities

This category incorporates educational uses, public buildings and grounds, other public facilities, and residential care facilities for the elderly and/or handicapped. Many of these uses are allowed in other land use categories so the placement of community facilities is not limited to the parcels under this identification. Major educational and public facilities are placed in this land use category.

Utilities

This designation is reserved for public utilities. Such uses include water and wastewater treatment plants, pumping stations, sludge treatment, electric transformer stations and transmission lines.

The City of Margate and the City of Coconut Creek have an existing agreement for water and sewer services. The City operates its own potable water supply and wastewater treatment systems and provides water and sewer service to the southern portion of the City of Coconut Creek.

Activity Center

The Activity Center designation allows a mix of uses within the entire designated area. However, the City envisions that uses will be distributed in a manner that creates distinct areas of development by use, rather than a very urban mixed-use composite.