CITY COMMISSION WORKSHOP
STATE ROAD 7 REGULATIONS

November 9, 2017

Workshop Agenda

1. Introduction
2. Why we are here
3. Format
4. City Center vs. SR 7 corridor
5. Major issues summary
6. Issue-by-issue alternatives to the current regulations
7. How to proceed with desired changes
8. Discussion

State Road 7 Regulatory Issues

Height: too much, or too much close to road

Handcuffing developers (rigid building placement requirements)

Mixed-Use: problematic

Parking: not enough is required

Other Issues?

Parking

- Some ratios are too low in LDRs.
- Recommend amending the code to remedy.

Building placement standards

Build-to-Line and Frontage Buildout

Detractions

- Not suburban?
- Handcuffs developers.
- Public transportation is limited and inefficient. Chicken or egg.

Advantages of Build-to-Line

- Enclosure; visual edge; sets an area apart from the other 20+ miles of sameness (versus "highway commercial")→advantage Margate.
- Economic development: one ingredient to maximize development potential; esp. shallow parcels.

Economic Development Case In Point

NE 25th Ave
E Atlantic Blvd
Harbor Dr

Building Placement Options

Options:

Frontage Buildout:

- Reduce or eliminate requirement with option

BTL

- Move the line back for more landscaping.
- Make it optional, but establish a maximum setback (i.e. allow 2 rows of parking in front).
- Go back to minimum setbacks.

Push Line Back; More Landscaped Area

Visionworks
sleep number
Visionworks

Allow Driveway and Some Parking in Front

No setback

Maximum Setback

Height

Multi-story Building Detractions

- Multi-story buildings close to street are not suburban.
- Multi-story buildings are out of scale with Margate, period.
- Fire apparatus.

Advantages of Multi-Story Buildings

- Economic development.
- Visual edge.

Height

Allowed: 4, 6, 8 stories (vs. commercial districts)

Options:

- Reduce maximum height
- Require additional setback above "X" stories
- Require better design, nicer architecture for taller buildings
- Require more landscaping in front of taller buildings

How Site Placement Influences Perception of Height

Option: Greater Setback and More Landscaping

Unfinished Appearance

Close to Street

Tallish

Bulky**

Appropriate Massing

Option: Limit to 2-4 Stories if Near the Street

Charlotte

Emphasis on Massing

Mixed Use

Some facts:

- Not a new concept
- Vertical vs. horizontal.
- Vertical most likely to occur with mid-rise buildings (5+ floors). Limited number of potential sites.

Why allow it?

- Again, economic development.
- "Town Center" where activity is desired.

Alternatives:

- Do nothing: fixed number of residential units.
- Restrict to specific circumstances

Regulatory Options

1) Surgery: modify undesirable regulations
2) Repeal and Replace

Pros and Cons

	Pros	Cons
Surgical	1. Simplest; clean; quick 2. Keeps good features 3. Property rights 4. Won't generate headlines 5. Economic development	1. If there's nothing you like…
Repeal	1. If there's nothing you like…	1. Complex; lengthy; not as clean 2. Property rights 3. Economic development 4. Headlines

Surgery

1. Prepare code amendments for Commission consideration.
2. Commission first reading of ordinance.
3. Commission second reading of ordinance.

Timeframe: 8-12 weeks

Repeal

1. Amend Comprehensive Plan to repeal TOC in text and map and reinstate former land use plan map designations.
2. Terminate interlocal agreement with Broward County.
3. Amend Zoning Code to repeal regulations and rezone properties to former zoning designations.
4. Amend CRA Plan and economic development materials to reflect actions.

Legal analysis required

Timeframe: approximately 12 months