

City of Margate City Commission Presentation

Zoning Code – Phase II Changes

November 15, 2023

Presenter:

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A SAFEbuilt[®] COMPANY

Discussion Points

- Update on process
- Changes since First Reading (November 1)
- Q&A



Changes Since First Reading:

- Variance Definition – Sec 40.201

Variance. The procedure where the strict application of the provision of the zoning regulations relating to area, duration, height, setback or setback requirements may be modified in a particular instance when certain criteria based on substantial competent evidence are met. Variances relating to use, including separation requirements, are not included in this definition and are prohibited.

Changes Since First Reading:

- 40.323 Board of Adjustment

5. Variances related to distance separation.

a. When the Board of Adjustment takes final action with respect to a request for a variance relating to distance separation, an aggrieved person, or member of the City Commission may appeal the Board of Adjustment's decision to the City Commission by submitting a request for an appeal with the City Clerk's Office no later than two (2) weeks after the Board of Adjustment's decision has been rendered. If an appeal is filed, the City Commission shall conduct a Public Hearing on the appeal at its next available meeting. The affirmative vote of three (3) members of the City Commission shall be necessary in order to grant or deny the appeal of the Board of Adjustment's final action.

Changes Since First Reading:

- 40.552 – Corridor C (Scrivener's Error)

(H) Specific Design Standards

(1) Development and design standards for types of streets, buildings, heights, building design, site design, access, mixes of uses and other development components are all those that apply in section ~~40.553(E)~~ 40.554(E).

Changes Since First Reading:

- Scrivener's Error

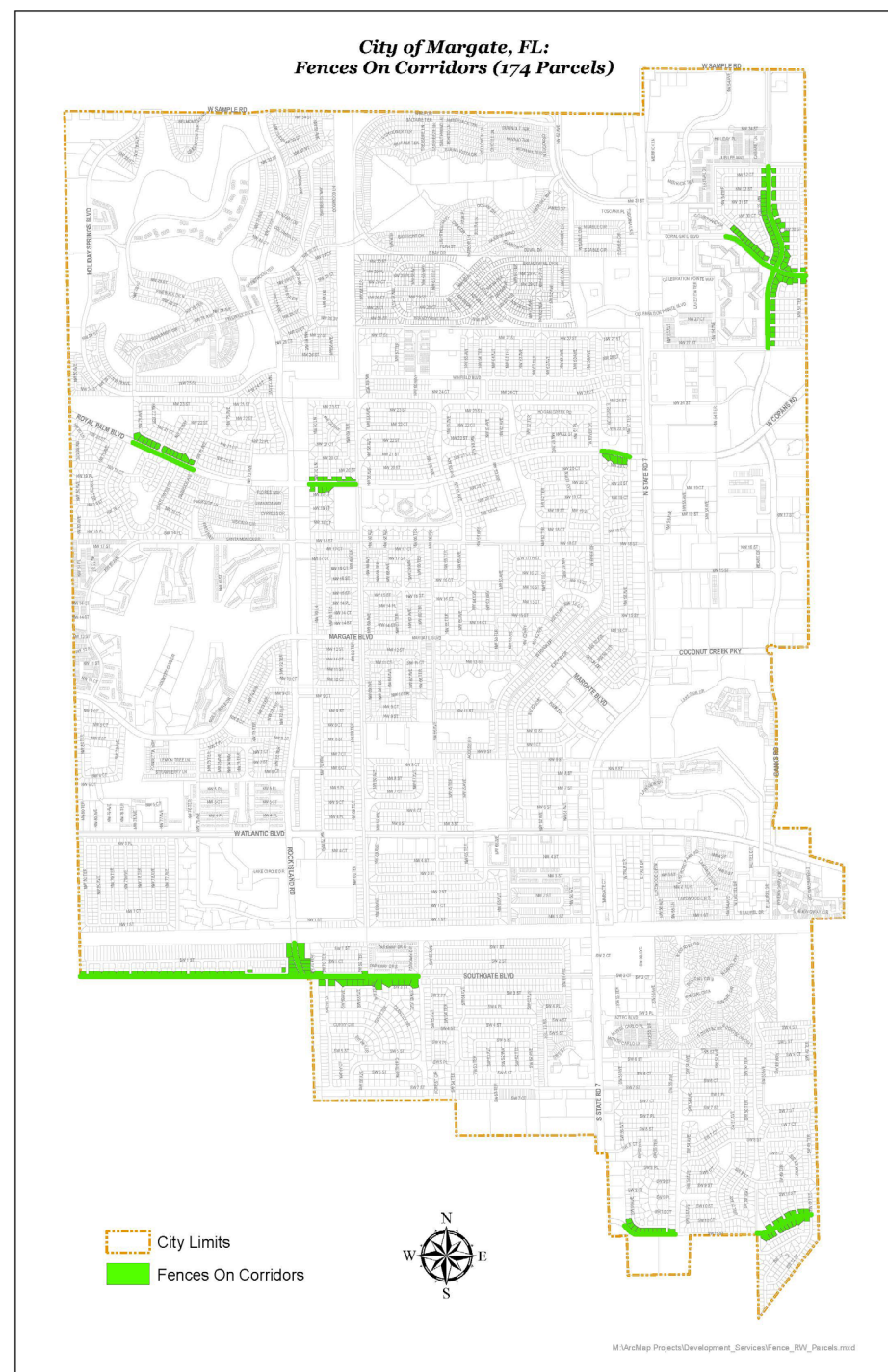
~~40.552~~ 40.553 Gateway: G

~~40.553~~ 40.554 City Center: CC



Update to Map

- Additional Properties
 - North side of Royal Palm West of NW 76th Avenue
 - 174 Single-family lots not in a HOA (added 13 lots)



Changes Since First Reading

- 40.702 Fences, Walls and Hedges

iv. Existing subdivisions. On the lots identified in subsections (a and b) below, only white PVC privacy fencing as depicted in Figure 1, may be installed along the side and rear lot lines.

a. Generally.

Banks Road from NW 32nd Street to NW 28th Street

Coral Gate Boulevard from the City limits to the Courtyard Condominiums

Royal Palm Boulevard from NW 57th Terrace west to the bridge

Royal Palm Boulevard from Rock Island Road east to the bridge

Royal Palm Boulevard from NW 67 Avenue west to NW 78 Avenue

Rock Island Road from the C-14 Canal to Southgate Boulevard

Southgate Boulevard from Rock Island Road west to the City limits

SW 11th Street from SW 49th Terrace to State Road 7

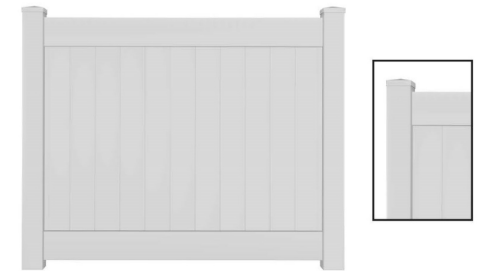


Figure 1

Questions and Answers

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