

City of Margate City Commission Presentation

Zoning Code Update, Phase 1

July 5, 2023

Presenter:

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Project Manager:

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Discussion Points

- Update on Process
- Phase 1, Changes Since First Reading
- Timeline for Completion



Update on Process



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Overview of the Project

- **Phase 1**
 - **Chapters 2, 11 and 35 changes**
 - **Elimination of Chapter 31**
 - **New Chapter 40, Land Development Code**
- **Phase 2**
 - Chapter 23, Landscaping
 - Appendix A, Zoning
 - Appendix C
 - CRA Architectural Design Guidelines (pending codification)
 - Zoning Map Review



Phase 1

Changes Since First Reading



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Phase 1

Changes since First Reading

- Chapter 2, Section 2-18:
 - Zoning Confirmation Letters
- Chapter 11
 - Width of Docks
 - Construction on Waterways, City Exemption
 - Minor edits
- Chapter 35
 - Maintenance of Sidewalks



Chapter 2: Administration

- Zoning Confirmation Letters
 - Moved language regarding Zoning Confirmation Letters from Section 2-18 (line 170) to Chapter 40, Section 40.313 (line 4962)

Chapter 11: Changes



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Chapter 11:

Drainage and Waterways

- 11-15 Permit and Inspection Fees
 - Removed fee schedule language (lines 1342-43)
- 11-18 through 11-20 – Language Change
 - “Seawall” to “canal retaining wall” (lines 1440-1551)
- 11-20 City Exemption
 - Exempts City from regulations regarding construction on waterways (line 1552)

Chapter 11

Options for Dock Regulations

- Option 1 – Original Proposed Language
 - 10% max of canal
 - (1) No dock, pier or piling on any canal, lake or waterway within the City shall extend from the canal retaining wall more than ten (10) percent of the width of the canal adjacent to the property.

Chapter 11

Options for Dock Regulations

- Option 2 – Add 10' Max Width
 - Add a maximum of 10' in width (line 1535)
 - Provided in revised Ordinance
- (1) No dock, pier or piling on any canal, lake or waterway within the City shall extend from the canal retaining wall more than ten (10) percent of the width of the canal adjacent to the property, and up to a maximum of ten (10) feet in width.

Chapter 11

Options for Dock Regulations

- Option 3 – Maximum Square Footage
 - No setbacks, with maximum of 500 SF
 - (1) No dock, pier or piling on any canal, lake or waterway within the City shall extend from the canal retaining wall more than ten (10) percent of the width of the canal adjacent to the property, be more than 500 square feet.

Chapter 35:

Streets, Sidewalks and Other Public Places

- Maintenance of Sidewalks
 - Section 35-0.4: Removed property owner requirements (lines 3457-3458 and Lines 3463-3465)

Chapter 35:

Streets, Sidewalks and Other Public Places

(2) It shall be the duty of each owner of abutting property to construct or reconstruct, maintain, and keep in good repair uniform and substantial sidewalks in front of or abutting upon each parcel of his property within the city when so directed by the City Manager or his designee when:

i. It is determined by City inspection that damage is due to trees found growing in the adjacent swale or on the adjacent owner's property.

i. It is determined by City inspection that heavy equipment used by the property owner has damaged the sidewalk.

ii. It is determined by City inspection that the damage was otherwise caused by actions of the abutting property owner.

iii. It is determined by City inspection and/or permit application that concrete sidewalk was changed to paver bricks, stamped concrete or stamped asphalt during driveway or sidewalk re-construction.

Timeline for completion



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Timeline for Completion

Event	Date	Purpose
PHASE 1		
City Commission	May 9, 2023	Phase 1 Workshop
Planning and Zoning Board	June 6, 2023	Phase 1 Meeting
City Commission	June 21, 2023	Phase 1 First Reading
City Commission	July 5, 2023	Phase 1 Second Reading
PHASE 2		
City Commission	August/September	Phase 2 Workshop
Planning and Zoning Board	September/October	Phase 2 Meeting
City Commission	October/November	Phase 2 First Reading
City Commission	November/December	Phase 2 Second Reading



Questions and Answers

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