



Development Services Department
Transit Oriented Corridor
(TOC) Code Amendment
Planning and Zoning Board Meeting

ID 2023-178

City of Margate, FL



Not to Scale

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TRANSIT ORIENTED COORIDOR (TOC) CODE AMENDMENT

A. Multi-family Development

- 1. Residential development fronting directly on State Road 7**
- 2. Multiple-family dwellings as a permitted use**

B. Development Standards

- 1. Residential Building Heights and Setbacks in TOC-Gateway (TOC-G) District**
- 2. Setback from Major Roads and Massing**
- 3. Mixed-Use**



TRANSIT ORIENTED COORIDOR (TOC) CODE AMENDMENT

1. Residential development fronting directly on State Road 7

- Uncommon: One-family detached dwellings and two-family dwellings along major roads in areas targeted for redevelopment; and
- Common: Multi-family developments along major roads in areas targeted for redevelopment

Staff recommends: Allowing multi-family developments fronting directly on State Road 7



TRANSIT ORIENTED COORIDOR (TOC) CODE AMENDMENT

2. Multiple-family dwellings as a permitted use

Currently allowed by Special Exception

- Hinders redevelopment, uncertainty, increases costs, hearings & 3 month process

Staff recommends:

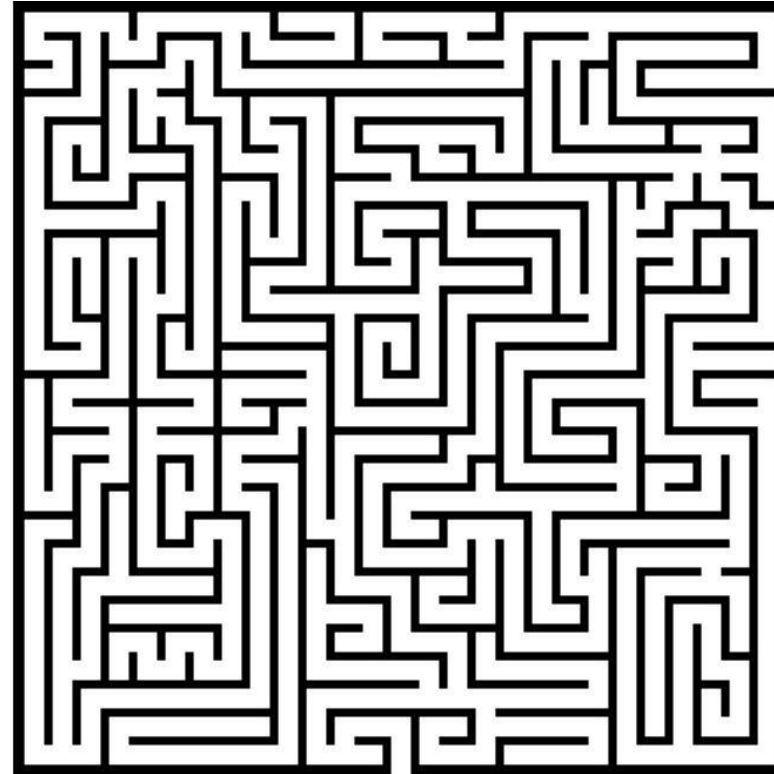
- No new one-family detached dwellings and two-family dwellings in the TOC-G and TOC-C Districts; and
- Allowing multi-family developments to be a permitted use



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B. Development Standards

1. Residential Building Heights and Setbacks in TOC-C & TOC-G



TRANSIT ORIENTED COORIDOR (TOC) CODE AMENDMENT

a. Heights

- TOC-C: Non-residential buildings 4 floors, 66'
Residential buildings 4 floors, 50'
- TOC-G: Non-residential buildings 6 floors, 94' in height
Residential buildings 4 floors, 50'

Staff recommends: All buildings follow non-residential

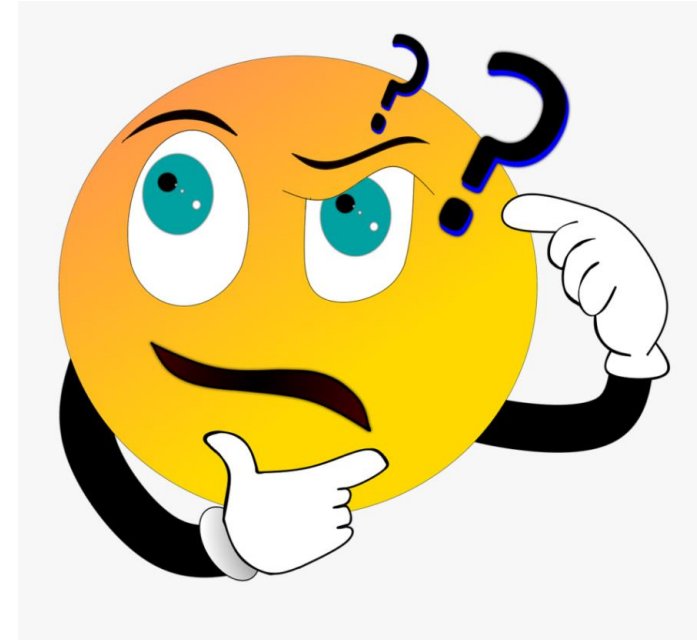


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b. Setbacks

Planned Residential Community (PRC) District then refers to Multiple Dwelling R-3 District

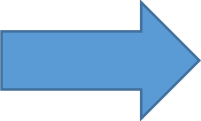
- Front: 25' or $\frac{1}{2}$ the height
- Side: 15' or $\frac{1}{2}$ the height
- Rear: 20' + 1' for each 2' > 25'



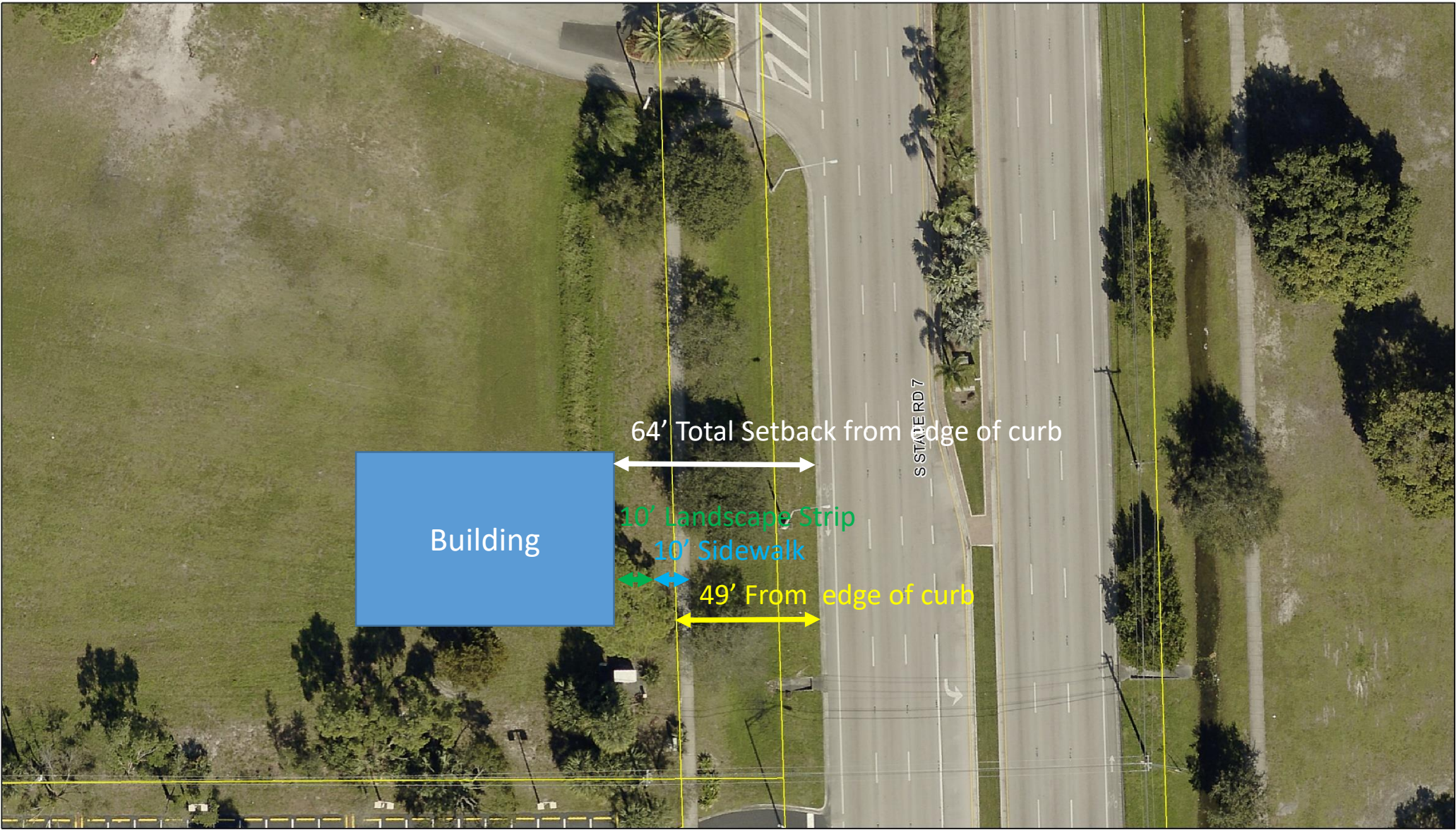
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Staff recommends: Use the requirements already in the Code

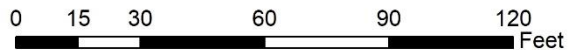
Section 9.7. - Specific design standards

- Front: 18' from the CURB on big roads, 16' all others
- Side: 0'
- Rear: Property line to nearest building  Alleyway system
38' abutting residential
- Alley: 12'



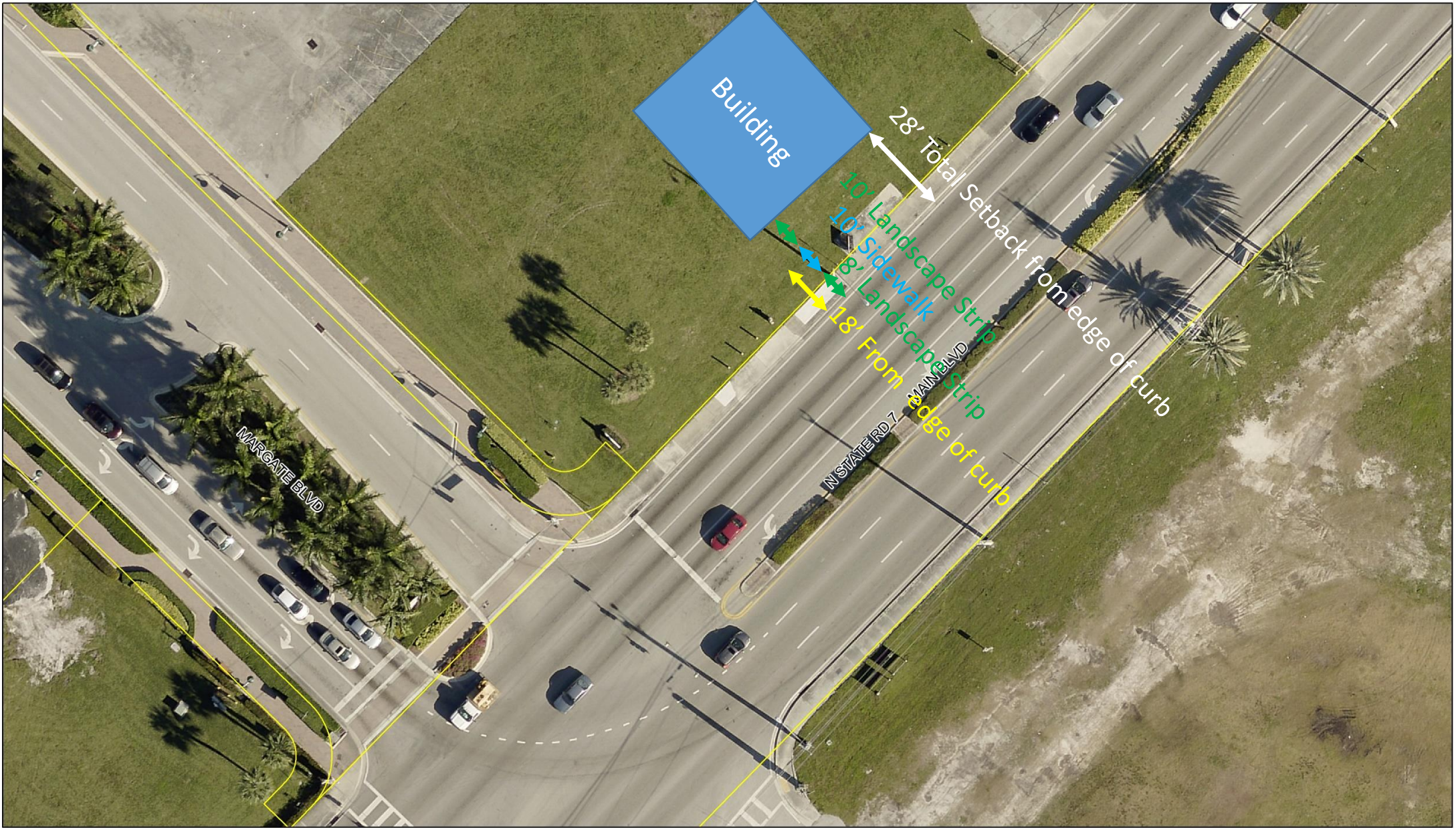


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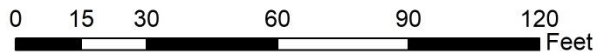


Shooster Property



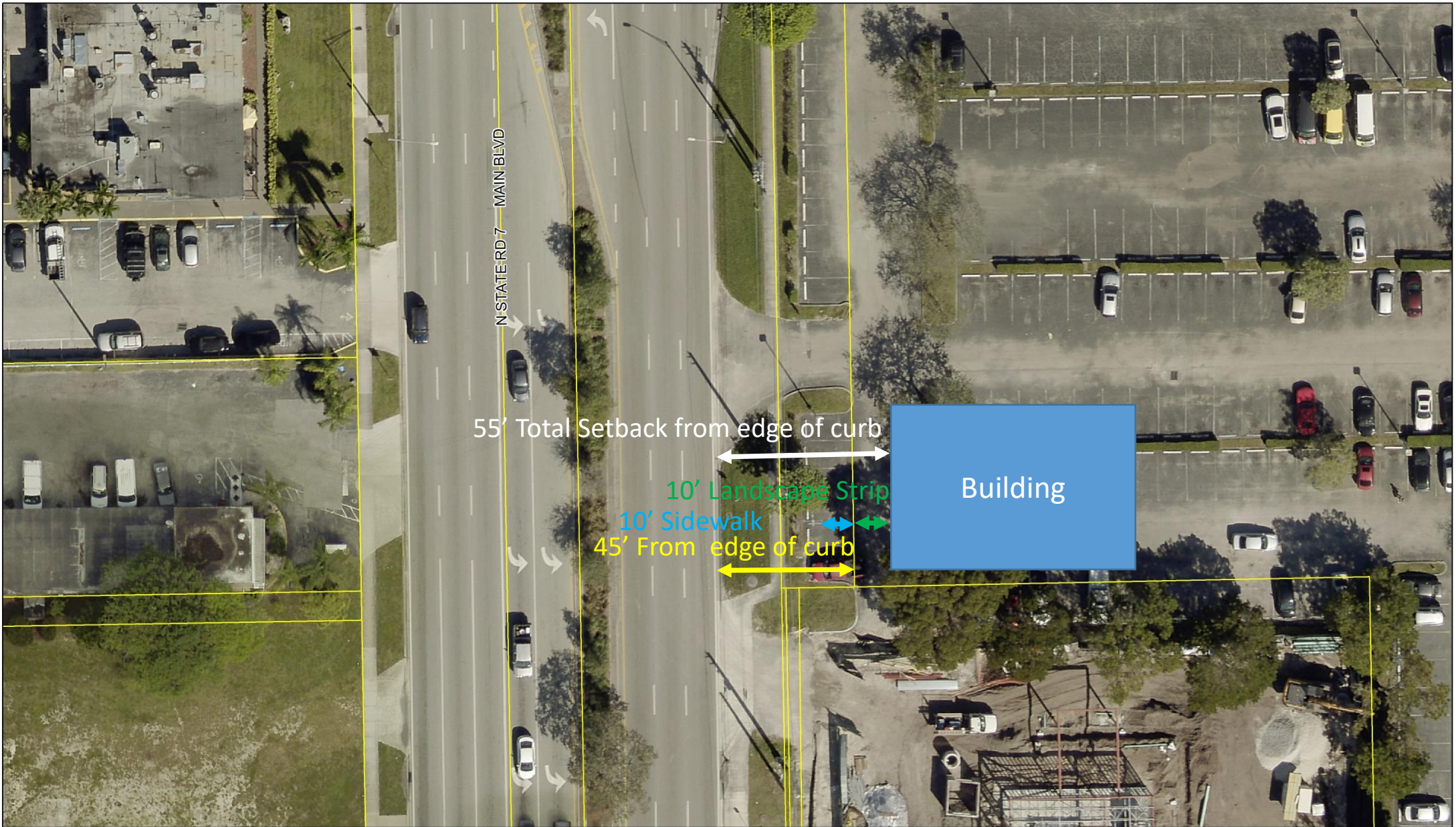


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City Center CRA Property





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Cocogate Property



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2. Setback from Major Roads and Massing

- Setback: 75' from major roads when > 4 stories or 66'
- Massing: > 150' of roadway frontage, no more than 75% when 4 stories

Staff recommends: Remove 75' setback, keep massing



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3. Mixed Use

TOC-G & TOC-C

- Horizontal mixed use with Special Exception

TOC-City Center (TOC-CC)

- Vertical mixed use with Special Exception minimum 4 stories

Staff recommends: Vertical mixed-use in all of the TOC minimum 3 stories with Special Exception

