



# **MARGATE 2.0**

## **Comprehensive Plan Update**





# Purpose of Workshop

Present updated draft Comprehensive Plan for a recommendation to City Commission.



# Purpose of Project

**Project is update of Comprehensive Plan**

- Reorganize
- Update Data and Analysis
- Update Goals, Objectives & Policies



# Background

- Comprehensive Plan required by Ch. 163, F.S.
- Plan consists of two volumes:
  - Data, Inventory & Analysis (DIA)
  - Goals, Objectives & Policies (GOPs)
- DIA provides foundation for GOPs
- Only GOPs adopted. Allows flexibility for City to update DIA without complete amendment process (new to City, but common practice)



# Approach to Updating the Plan

- Plan update is citizen driven
- Plan reflects desires of community, policy of Commission



# Approach to Updating the Plan, cont.

## Public Outreach: Getting the Word Out

- Banners around the City
- Postcards mailed
- Social media
- Press release
- Mass emails
- National Night Out booth (8/6/20)
- Public meetings Aug. 22<sup>nd</sup> and 26<sup>th</sup>



# Approach to Updating the Plan, cont.

## The Public Said...

1. Maintain public service
2. Improve infrastructure
3. Continue fiscal responsibility
4. Protect environment/open space
5. Improve commercial appearance
6. Provide more community events
7. Reduce/control traffic
8. Reduce/eliminate more multifamily development



# **Approach to Updating the Plan, cont.**

**The Commission Directive Has Consistently Been...**

Eliminate the TOC (Transit Oriented Corridor) features





# Approach to Updating the Plan, cont.

## Resulted in Vision Statement

- Superb public services
- Improved infrastructure
- Beautification
- Communitywide events
- Distinct destinations
- Economic prosperity

*All consistent with Commission's draft Margate Vision 2035*



# Approach to Updating the Plan, cont.

Public desire and Commission directive woven throughout the GOPs.



# Goals, Objectives & Policies

- Because GOPs adopted, and are policy not data, we focus on those
- Note ~~strike through~~ & underline format required by State

# Goals, Objectives & Policies

- Seven main goals in plan
- Goals are broad, general policy statements
- Objectives and policies support goals
- Some policies required by Broward County [BCLUP xx]
- Per Ch. 163, F.S. details for implementation of GOPs belong in land development regulations

# Goals, Objectives & Policies

## Goal 1

Ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

# Goals, Objectives & Policies

## Goal 2

Encourage the highest standards of ~~urban~~ development design and landscaping for the city as a whole, including districts within the city, and ~~for~~ individual site plans.

# Goals, Objectives & Policies

## Goal 3

The cost of public infrastructure to service new developments and redevelopments shall be born by same, thereby maintaining a comparatively low rate of local taxation and public indebtedness.

# Goals, Objectives & Policies

## Goal 4

Preserve, protect and enhance recreation and open spaces, environmentally sensitive areas, and historic resources.



# Goals, Objectives & Policies

## Goal 5

Utilize impact analysis and related factors in making decisions for proposals to develop land in Margate in a manner that is consistent with the future land use map and the other recommendations within this comprehensive plan.

# Goals, Objectives & Policies

## Goal 6

Provide a high quality of life for all residents, use community planning efforts to prevent neighborhood decline, and maintain or restore the hometown atmosphere that allows residents to thrive socially and economically.

# Goals, Objectives & Policies

## Goal 7

Design areas according to a plan that skillfully assigns uses to areas to create a sense of identity and appeal.

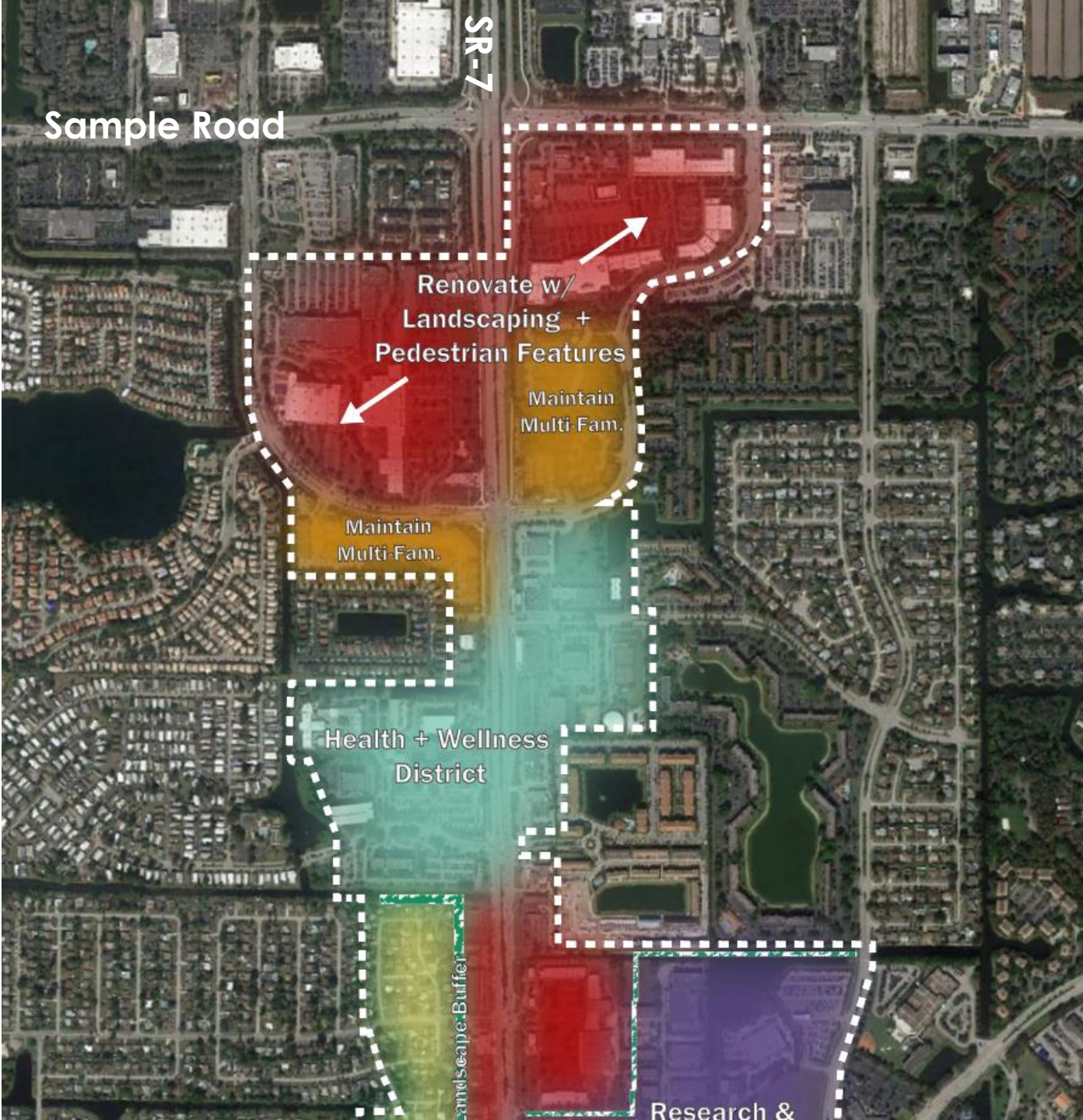


# Activity Center Master Plan Concept

- To be included in DIA (not strictly regulatory)
- GOPS implement vision

# Overall Concept Plan





Sample Road

SR-7

Renovate w/  
Landscaping +  
Pedestrian Features

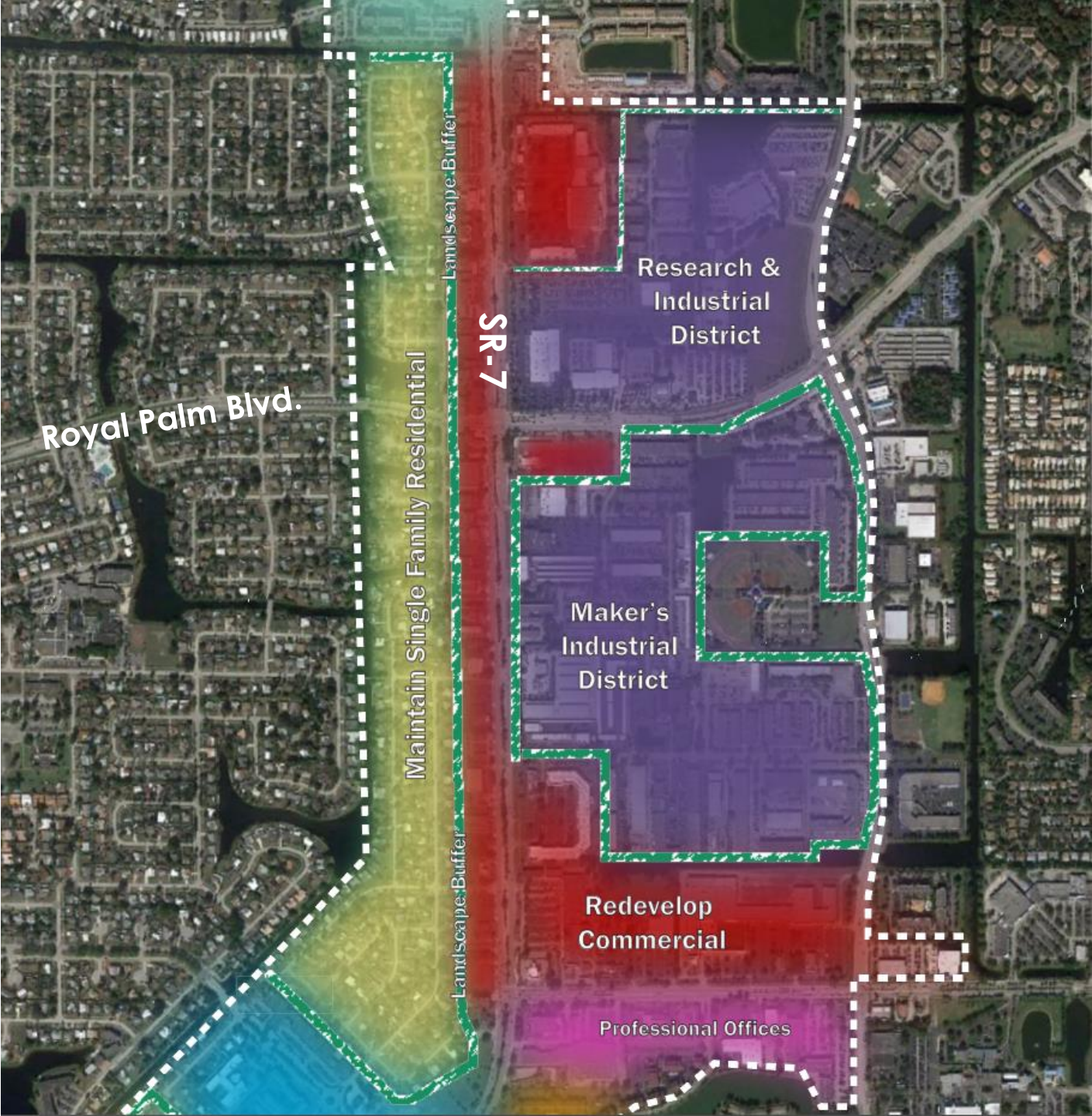
Maintain  
Multi Fam.

Maintain  
Multi Fam.

Health + Wellness  
District

Landscape Buffer

Research &



Royal Palm Blvd.

Maintain Single Family Residential

SR-7

Landscape Buffer

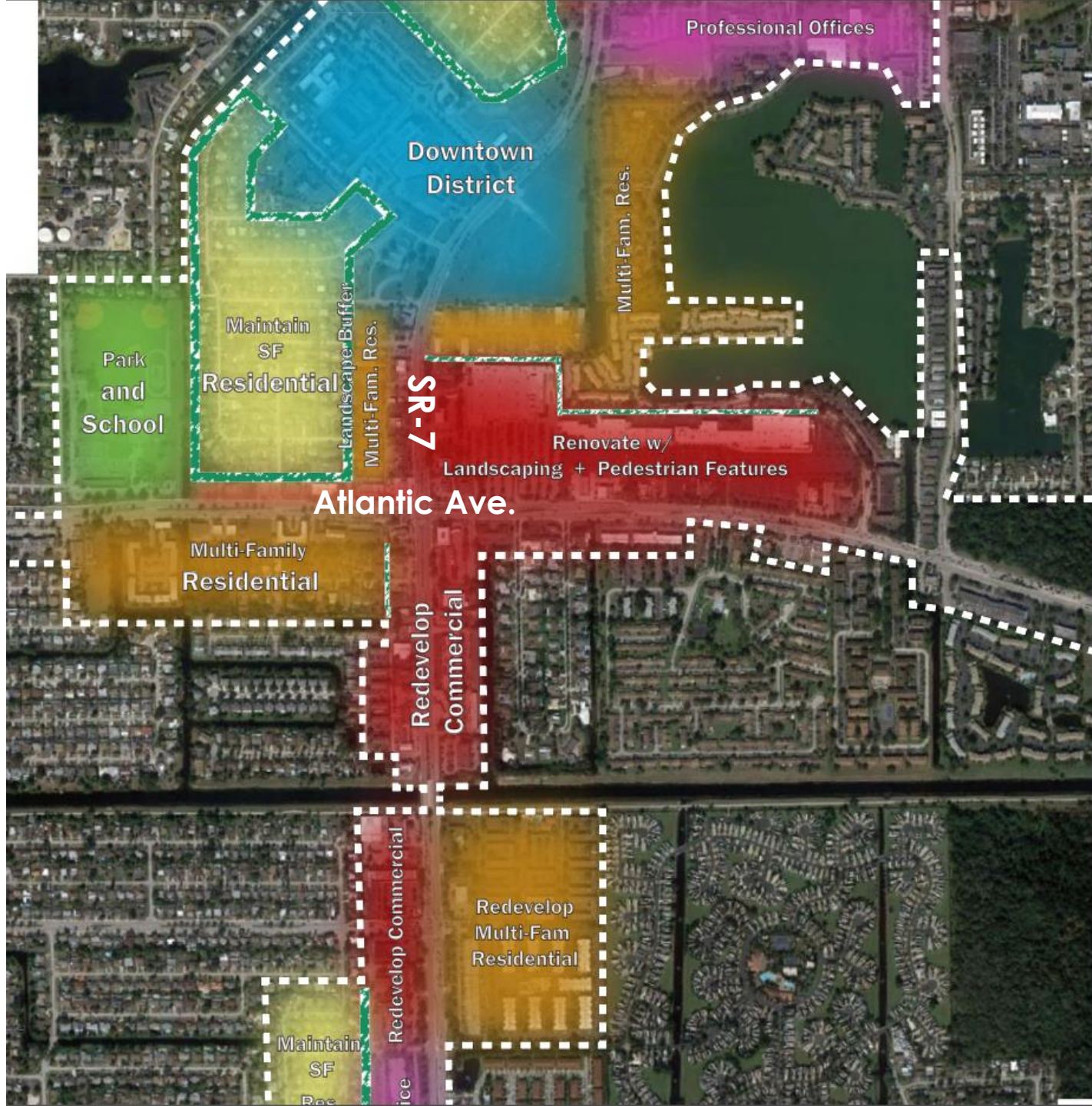
Landscape Buffer

Research & Industrial District

Maker's Industrial District

Redevelop Commercial

Professional Offices



Professional Offices

Downtown District

Multi-Fam. Res.

Park and School

Maintain SF Residential

Landscaper Buffer Multi-Fam. Res.

SR-7

Renovate w/ Landscaping + Pedestrian Features

Atlantic Ave.

Multi-Family Residential

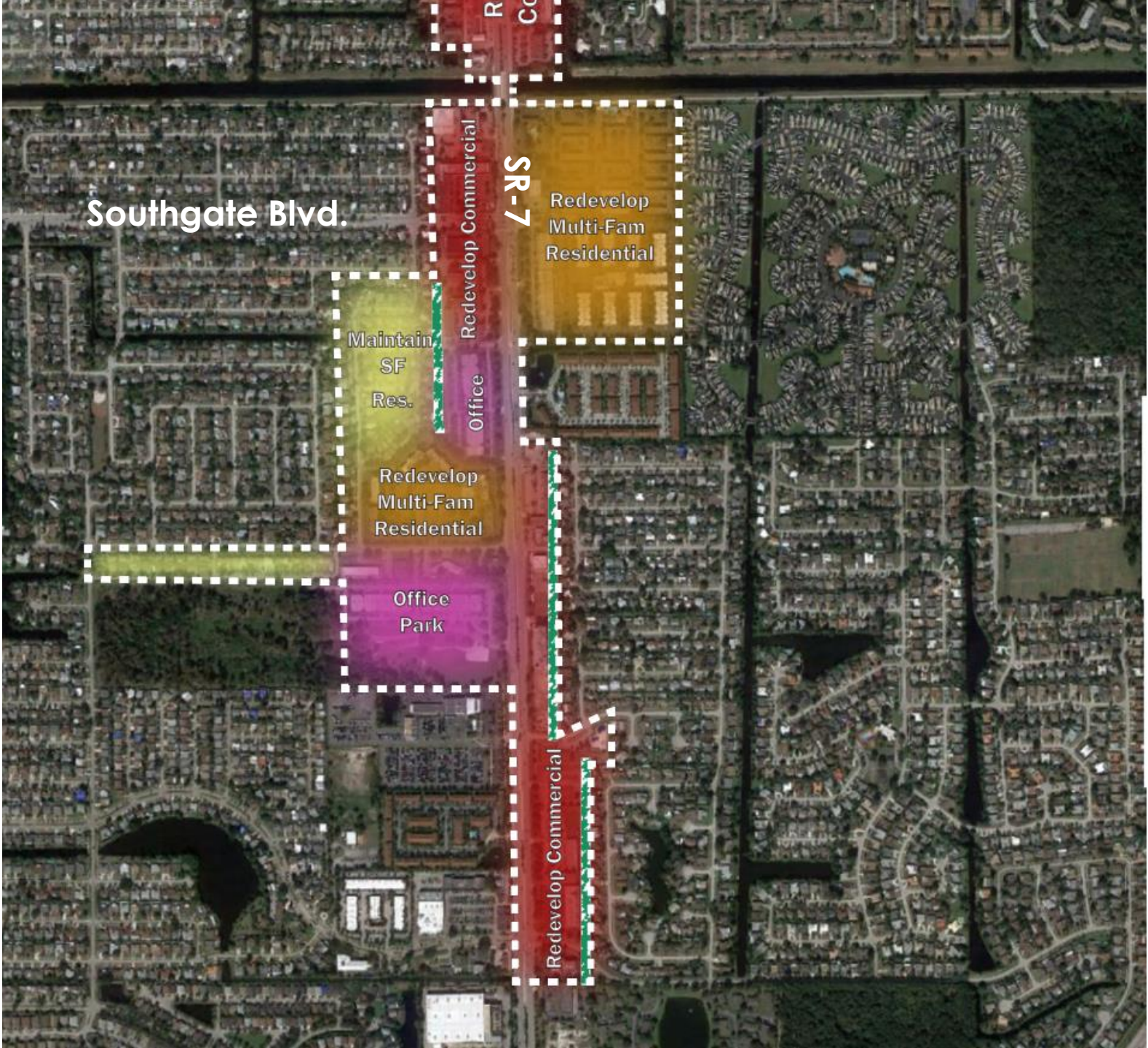
Redevelop Commercial

Redevelop Commercial

Redevelop Multi-Fam Residential

Maintain SF Res.





Southgate Blvd.

SR-7

Redevelop Commercial

Redevelop Multi-Fam Residential

Maintain SF Res.

Office

Redevelop Multi-Fam Residential

Office Park

Redevelop Commercial



# Central Business District

Boundaries updated after Commission direction





# Next Steps

- Commission hearing to transmit: August 19<sup>th</sup>
- State DEO reviews
- Back to City for adoption Nov. 4<sup>th</sup>
- Recertification at County after adoption by City



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