

# MARGATE C.R.A. BUILDING DESIGN REGULATIONS

## PART ONE: Site Analysis, Mapping and Establishing a District Plan

*Prepared by Steven Fett Architecture, Inc.*

To: Jeff Oris  
Executive Director  
Margate Community Redevelopment Agency  
5790 Margate Boulevard  
Margate, FL 33063

3/16/20

The attached document completes the first of two phases of work towards the development of the Margate CRA Building Design Guidelines. This initial submittal includes two distinct parts. First, an updated, drafted set of existing condition drawings for the entirety of the CRA. These are formatted in a PDF booklet. We are also submitting the drawings in their original AutoCAD format. We have saved the file down to the 2013 format to ensure greater compatibility. Second, an on-site inventory of the commercial, office, medical, institutional, and residential buildings within the CRA boundaries. This information has been mapped based on on-site documentation. This map reveals pre-existing patterns of development and shows concentrations of building types. This document will accompany the second phase of the Building Design Regulations by acting as a legend to the Regulation Booklet. Based on our findings, we have grouped the existing building stock into seven distinct “types.” They are listed and defined below.

Strip Mall – This type is defined as a multiple tenant building greater than 150 feet in length, with commercially programmed ground floor uses. It is typically one-story, but on occasion is multi-storied with mixed-use program above.

Stand-Alone – Generally occupied by a one or two tenants. The dimensions of the type are limited to 150 feet in length.

Outparcel – Similar to the Stand-Alone type in its size and configuration, but always part of a larger development, such as a Strip Mall. Examples include gas stations and fast-food restaurants.

Warehouse & Self-Storage – Structures dedicated to the storage of merchandise or personal effects. This type typically has multiple garage door openings and a limited amount of office/retail frontage.

Office – A building where a particular type business is transacted or a service is supplied, other than retail. For the purposes of this document, office buildings do not have limits in size or number of tenants.

Medical Facilities – Hospitals, outpatient care facilities and clinics.

Special Cases – A mixed grouping of buildings that have a presence in the CRA, but don't fit into the types listed above. These include stand-alone civic buildings, schools retrofit from strip malls, auto dealerships and mechanic shops.

The second phase of our work will lay out regulations for each of these seven types to help improve the character of the built environment. We will consider aesthetics, additive community value and predictive patterns of financial success. We will exhibit these regulations through text, diagrams, and photographic examples. The booklet will be designed to be useful to developers, business owners and City Staff.