

CITY OF MARGATE, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF THE CITY OF MARGATE, FLORIDA, APPENDIX A ZONING, ARTICLE IX TRANSIT ORIENTED CORRIDOR - CITY CENTER (TOC-CC) DISTRICT, SECTION 9.7 FORM-BASED CODE AND SPECIFIC DESIGN STANDARDS; SECTION 9.11 THE REGULATING PLAN; PROVIDING FOR DEFINITIONS; PROVIDING FOR MINIMUM STANDARDS; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA:

SECTION 1: The Code of Ordinances of the City of Margate, Florida, Appendix A Zoning, Article IX Transit Oriented Corridor City Center (TOC-CC) District Section 9.7 Form-based code and specific design standards is hereby amended to read as follows:

Section 9.7 Form-based code and specific design standards.

(A)

. . .

A minimum height of two (2) enclosed floors of active use is required for all new development and redevelopment in the ~~TOC-G Gateway and TOC-CC City Center districts.~~

. . .

(L) *Height limits.* A minimum height of two (2) enclosed floors or active use is required for all new development and redevelopment in the ~~TOC-G Gateway and TOC-CC City Center districts.~~ No building or structure shall be erected or altered exceeding six (6) floors and ninety-four (94) feet in height in TOC-G Gateway districts; and exceeding eight (8) floors and one hundred twenty-two

(122) feet in height in TOC-CC City Center districts. No habitable level or story within a building shall be more than fourteen (14) feet in height from finished floor to finished ceiling, except that the first floor may be up to twenty-four (24) feet in height. Rooftop antennas and elevator shafts are not counted in these height limitations. Rooftop mechanical equipment must be placed in enclosures or screened. See Illustration 5, Building Height.

. . . .

[Note to Municipal Code: The rest of this section shall remain as codified.]

SECTION 2: The Code of Ordinances of the City of Margate, Florida, Appendix A Zoning, Article IX Transit Oriented Corridor City Center (TOC-CC) District Section 9.11 The Regulating Plan is hereby amended to read as follows:

Section 9.11 The Regulating Plan.

(D) Parcels designated as Gateway are located at significant entrances to the City where distinctive building elements and height to emphasize the corner, such as a corner tower, are encouraged. An active street frontage is created through vertical mixed use as well as residential and workplace buildings ranging in one (1) ~~two (2)~~ to six (6) stories, to a maximum of ninety-four (94) feet in height. (See Illustration 19, Summary Sheet TOC-G).

. . . .

[Note to Municipal Code: The rest of this section shall remain as codified.]

SECTION 3: All ordinances or parts of ordinances in conflict herewith are, and the same is, here by repealed to the extent of such conflict.

SECTION 4: If any section, clause or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall in

no way affect the validity of the remaining portions of this ordinance.

SECTION 5: It is the intention of the City Commission that the provisions of this ordinance shall become and be made a part of the City of Margate Code, and that the sections of this ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section", "article" or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 6: This ordinance shall become effective immediately upon adoption at its second reading.

PASSED ON FIRST READING THIS _____ day of _____ 2015.

PASSED ON SECOND READING THIS _____ day of _____ 2015.

ATTEST:

JOSEPH J. KAVANAGH
CITY CLERK

MAYOR JOANNE SIMONE

RECORD OF VOTE - 1ST READING RECORD OF VOTE - 2ND READING

Peerman	_____	Peerman	_____
Talerico	_____	Talerico	_____
Bryan	_____	Bryan	_____
Ruzzano	_____	Ruzzano	_____
Simone	_____	Simone	_____