



**CITY OF MARGATE
STAFF REPORT
ECONOMIC DEVELOPMENT DEPARTMENT**

TO: Planning and Zoning Board
Meeting of June 6, 2017

DATE: June 6, 2017

FROM: Benjamin Ziskal, AICP, CEcD
Director of Economic Development

RE: Ordinance amending Sections 7.3, 8.4, 9.5, 21.3, 22.3, and 23.3 Appendix A of the Code of Ordinances to amend the provisions pertaining to walkway cafes.

RECOMMENDATION: The Director of Economic Development recommends that the Planning and Zoning Board forward a favorable recommendation for the proposed text amendment to the City Commission at its July 5, 2017, meeting,

ISSUE: The Margate Economic Development Department recommends approval of a text amendment, to increase the allowable square footage for walkway cafes in non-residential zoning districts.

BACKGROUND: Over the past several years, Staff has received significant feedback recommending that the square footage for walkway cafes be increased within the non-residential zoning districts of the City. Business owners have requested the square footage increase for walkway cafes to make them larger and in effect more profitable. The profit would come from additional tables and patrons due to the increase in allowable square footage for their walkway cafes. In addition to the square footage increase, business owners will have the option of installing audio/video devices (i.e. televisions and music speakers) within their walkway cafes. An increase in square footage of their walkway cafes will allow business owners to increase the number of tables their patrons can utilize, increase their business profit, and increase the tax base for the City of Margate.

After several meetings with a few of the City's landlords and business owners and an analysis of walkway cafes in several surrounding cities, staff is recommending an increase in the overall square footage of walkway cafes, from 400 square feet to 1,000 square feet.

ANALYSIS

Standards for reviewing proposed amendments to the text of the Code of Ordinances:

- 1) *The proposed amendment is legally required*

The proposed amendment is required to increase the square footage of walkway cafes.

- 2) *The proposed amendment is consistent with the goals and objectives of the Comprehensive Plan.*

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- 3) *The proposed amendment is consistent with the authority and purpose of the Land Development Regulations.*

The proposed amendment is consistent with the authority and purpose of the Code of Ordinances.

- 4) *The proposed amendment furthers the orderly development of the City.*

The proposed amendment furthers the orderly development of the City.

- 5) *The proposed amendment improves the administration or execution of the development process.*

The proposed amendment improves the administration or execution of the development process in that it provides staff with clear and legally enforceable guidelines for reviewing walkway cafes within non-residential zoning districts

FISCAL IMPACT: There is no fiscal impact to the City associated with this request



Benjamin Ziskal, AICP, CEcD
Director of Economic Development