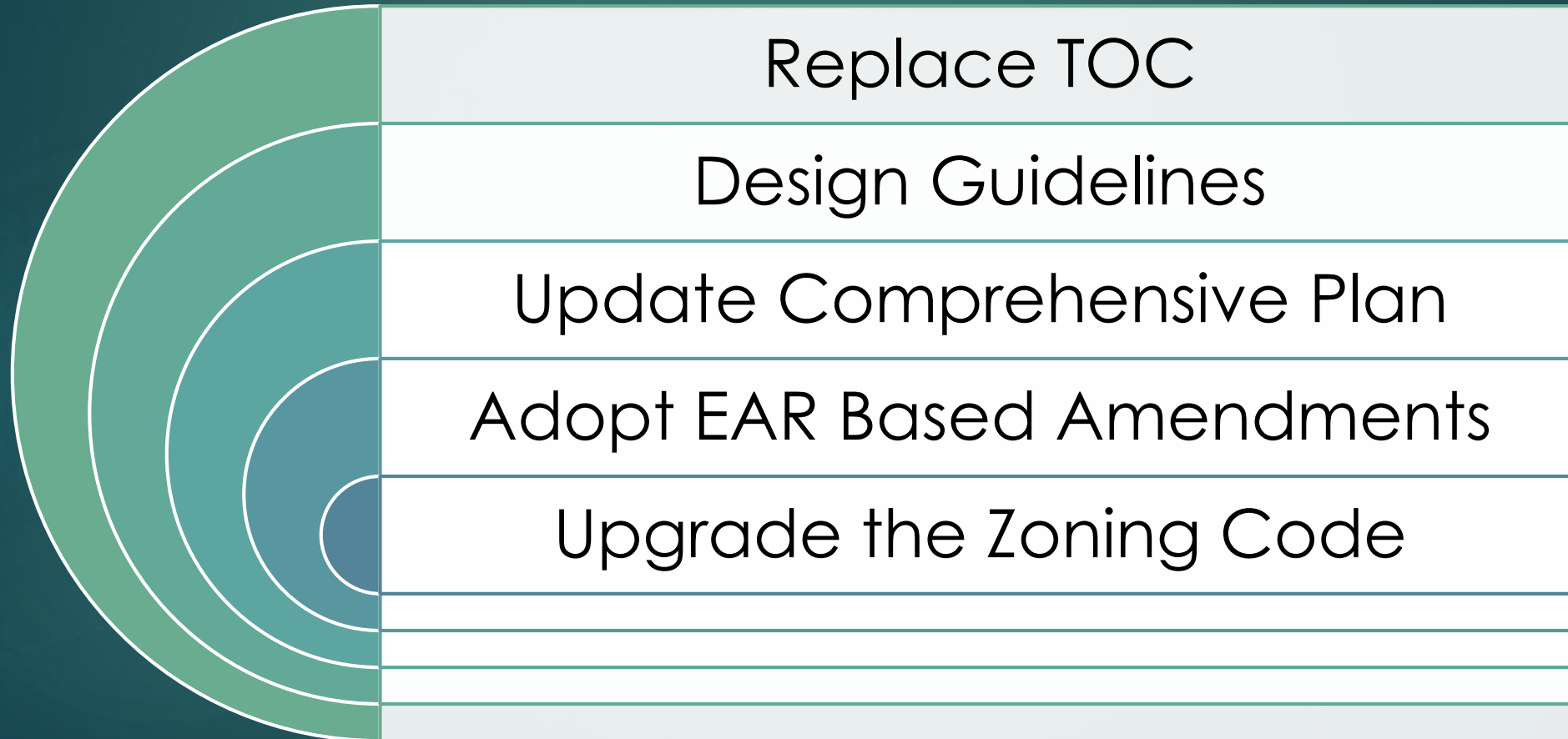




Development Services Department Workplan

UPDATING THE CITY'S COMPREHENSIVE PLAN, REVISING THE ZONING
CODE, AND DEVELOPING DESIGN GUIDELINES

Needs



Additional Considerations



Need to revise the MCRA
Redevelopment Plan

Phasing out of the MCRA

Time is of the essence

Sequencing

Adopt EAR-Based Amendments

Comprehensive Plan

18 months

Design Standards

Zoning Code

Redevelopment
Plan

Proposed Sequencing

Adopt EAR-Based Amendments

Land Use Element

FY19

Design Standards

Zoning Code

Redevelopment
Plan

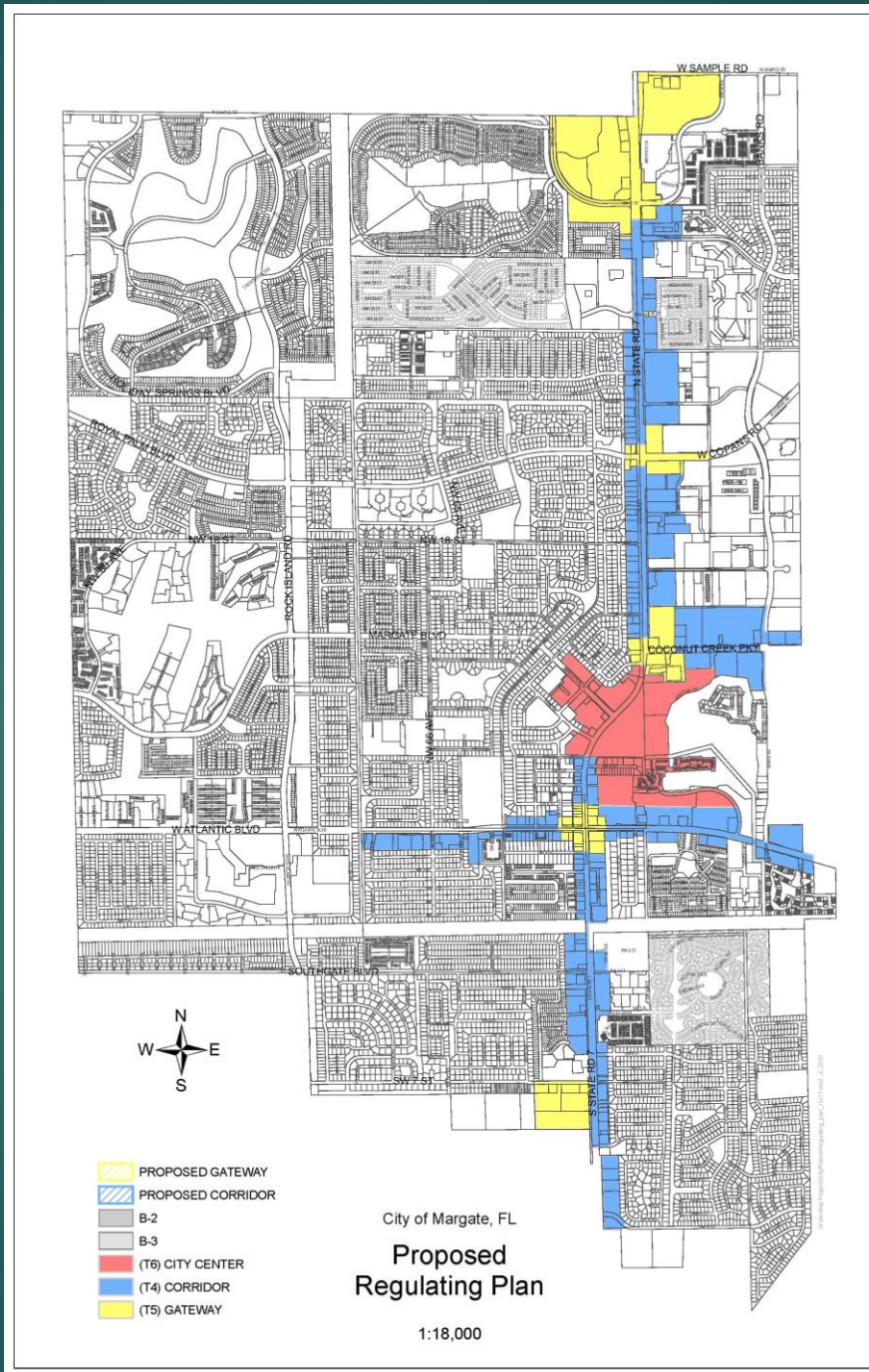
Remaining Elements

Remaining Codes

FY20

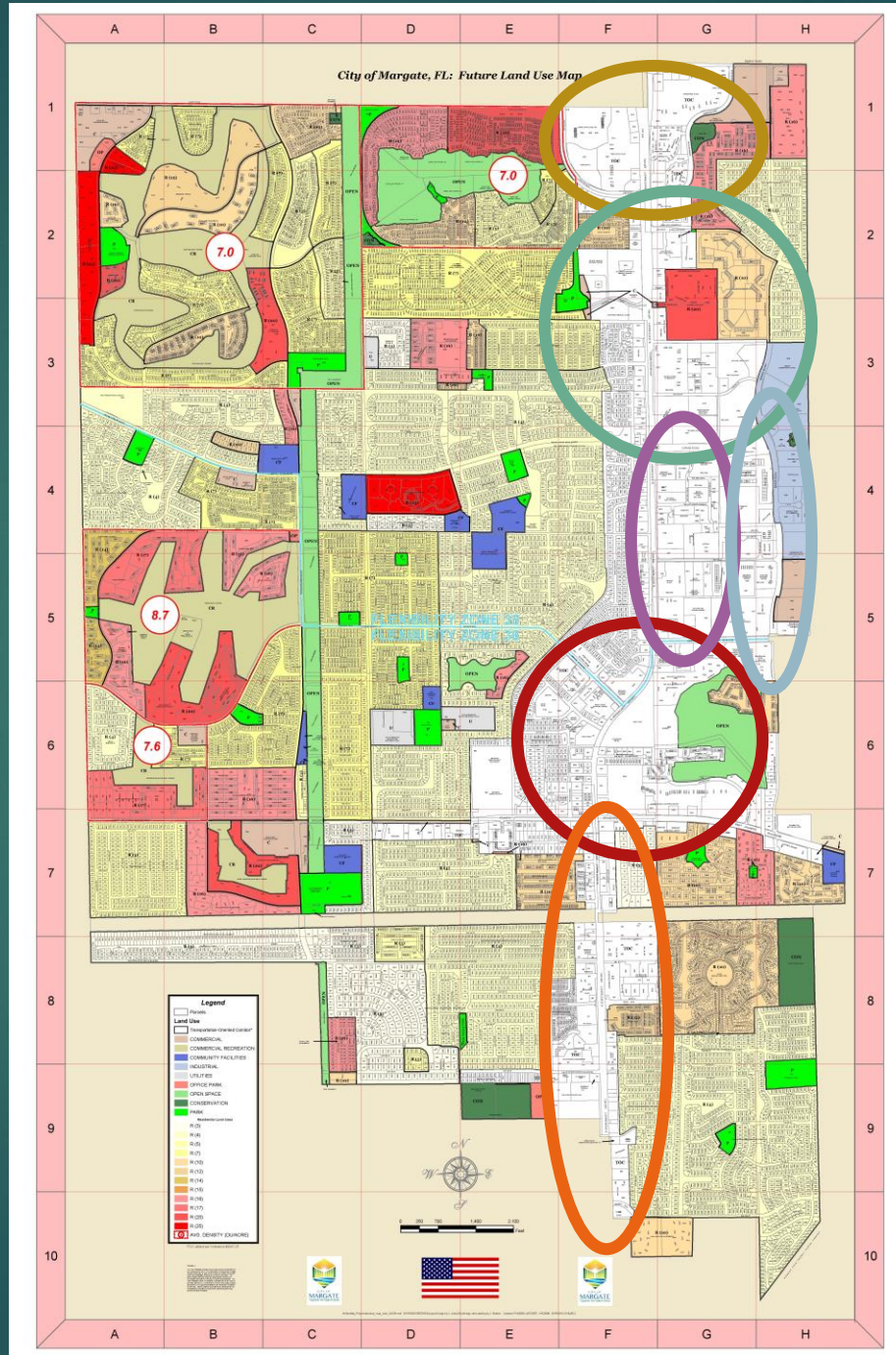
TOC Conceptual Approach

(Current
Zoning)



TOC Conceptual Approach

	Residential	Manufacturing	Office	Service	Retail
Uptown	X%	X%	X%	X%	X%
Medical Village	X%	X%	X%	X%	X%
Midtown	X%	X%	X%	X%	X%
Innovation Margate	X%	X%	X%	X%	X%
Downtown	X%	X%	X%	X%	X%
South Gate	X%	X%	X%	X%	X%



Uptown

Medical Village

Midtown Innovation
Margate

Downtown

South Gate

Downtown

Largest undeveloped assembly of property

Possibly include the US 441/SR 7 – Atlantic Blvd intersection

High visibility

Envision in one form or another for a long time

Medical Village

Major economic engine

Existing cluster of medial related uses

Easily accessible from tri-county region

Margate has affordable housing for work force

Mid-Town

Located between two major employment centers

Large lots on US 441/SR 7 suitable for redevelopment

Centrally located along US 441/SR7

Easily accessible by residents from adjacent cities

Up-Town

Existing, large shopping areas

Accessible from adjacent cities

Northern gateway to the City

Restaurants, shops, and services

Southgate

Major employer

Aztec Resort

Southern gateway to the City

Small lots create opportunities for entrepreneurs

Innovation Margate

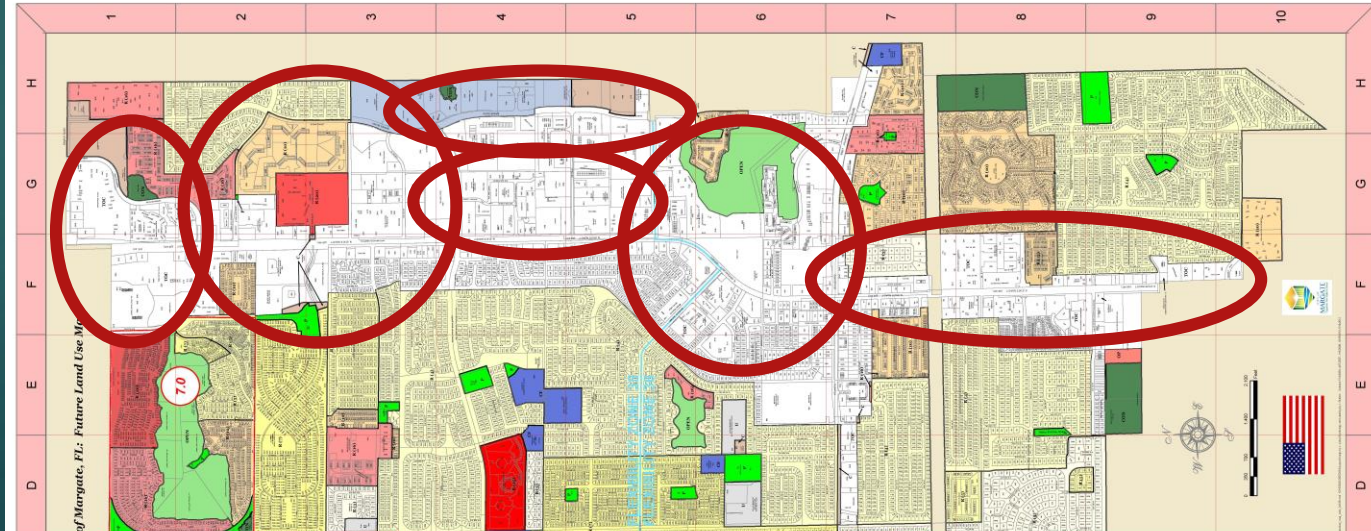
Industrial zoning

Accessible to I-95, Florida Turnpike, and Sawgrass

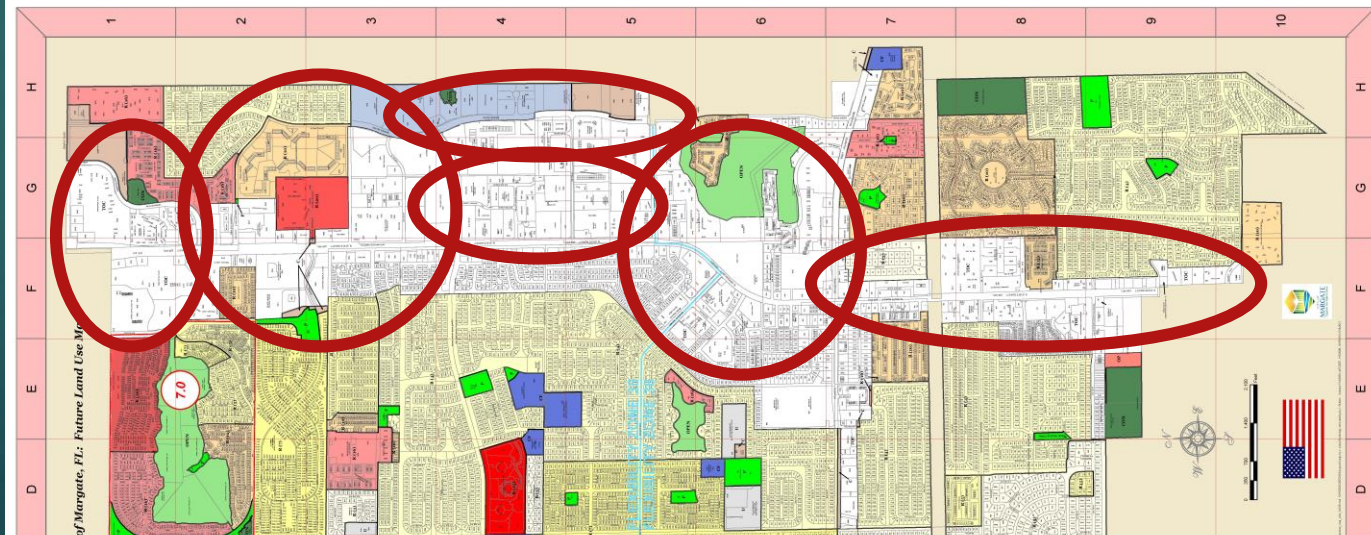
Ideal for small start-up firms

Possible synergy with Medical Village

Conceptual Building Heights



Conceptual Development Zones



Landscape
Zone

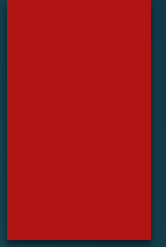
Pedestrian
Zone

Parking Zone

Building Zone

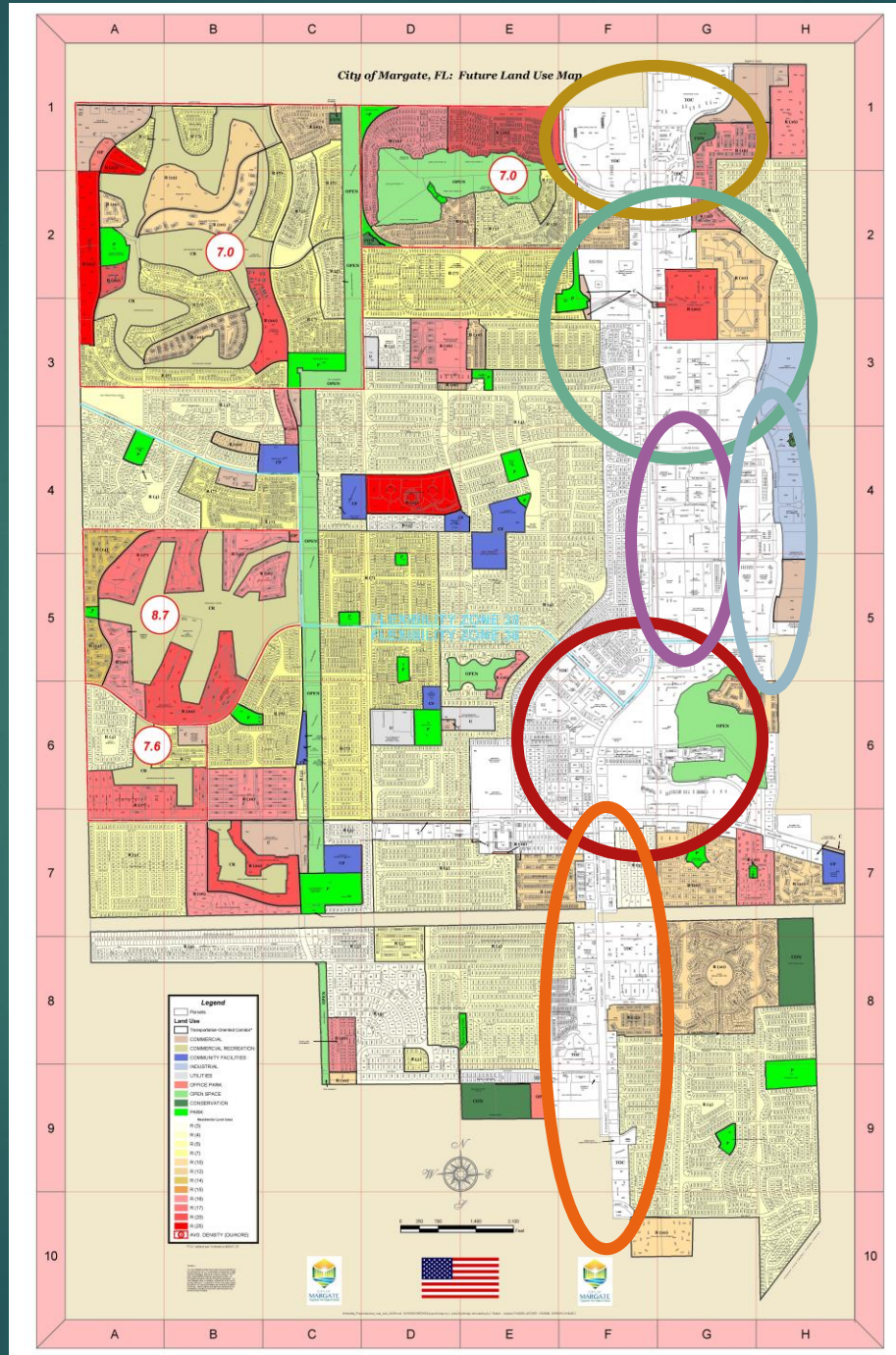
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Keys to success



- Clearly define objectives
- Stay focused
- Minimize distractions

Conceptual Approach



Uptown

Medical Village

Midtown

Innovation Margate

Downtown

South Gate