



## INTEROFFICE MEMORANDUM FROM THE DEVELOPMENT SERVICES DEPARTMENT

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TO: City Commission

FROM: Robert Massarelli, AICP, Director of Development Services

DATE: August 16, 2018

RE: TOC Ordinance

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For your review is an ordinance to revise the Transit Oriented Corridor (TOC) land development regulations of the Margate Zoning Code. This ordinance was written in response to a workshop and presentation for the City Commission by Jeff Katims of the Mellgren Planning Group. During this process a number of concerns of the TOC regulations were discussed, and consensus was given to take a “surgical approach” to make the desired adjustments while a larger and more involved project to modify the Margate Comprehensive Plan was executed. The proposed changes of this ordinance will accomplish the following:

- 1) Remove the requirement to have new structures built in the TOC located on or very near the front property line
- 2) Remove the requirement that new structures must occupy 70% - 80% of the front property line
- 3) Increase the amount of minimum required parking
- 4) Address building massing by further limiting height if a building frontage is 150 feet or longer
- 5) Re-classify residential use in the TOC as a special exception use (requires City Commission approval)
- 6) Provide more traditional standards to residential development within the TOC.
- 7) Prohibit residential use from have a frontage facing State Road 7
- 8) Add clarity and reduce overall size of the ‘urban greenway’ (broad sidewalk with tree buffer)
- 9) Provide flexibility of design for new developments within the TOC
- 10) Eliminate shared parking provisions which reduce the minimum amount required

Staff has worked closely with the consultant to craft this ordinance with a goal of achieving the City Commission’s desired results while keeping the regulations consistent with current regulating comprehensive plan policies. The Planning and Zoning Board reviewed this draft

ordinance at their regular meeting held on July 5, 2018. At this meeting the Board voted 2-2 to recommend approval of the ordinance with the modification to incorporate a maximum setback into the regulations. Since the motion failed, staff did not incorporate this change in the ordinance. Staff will incorporate any changes that the City Commission requests by consensus at first reading of this ordinance.

RM/ap