



INTEROFFICE MEMORANDUM FROM THE DEVELOPMENT SERVICES DEPARTMENT

TO: City of Margate Planning and Zoning Board

FROM: Robert Massarelli, AICP, Director of Development Services

DATE: August 13, 2019

RE: Commercial Redevelopment Approval Process

At the July 16, 2019 meeting of the Planning and Zoning Board the staff presented information on the proposed intent of the commercial redevelopment process as well as information regarding permitted uses, parking categories, occupancy categories and alternative ways to proceed. At that meeting, the board requested that we prepare a consolidated worksheet of the information provided. The Board also requested information regarding how do other cities approach this issue.

Attached is the requested worksheet for each permitted use the corresponding zoning district, parking category, and occupancy classification is provided. This is an Excel spreadsheet that allows you to sort each column. For example, rather than sorted by use as currently provided, one could sort it by zoning district to see how uses are grouped that way.

In regards to how other cities do this, we are still collecting data and we will make a verbal report to the Board at the meeting.

The staff's recommendation is to recommend the intent statement (attached), and to recommend the fifth alternative, Change of Occupancy with no Minimum Parking Requirements. (Table attached)