

COMMERCIAL REDEVELOPMENT

City Commission
November 6, 2019

BACKGROUND

TRIGGER

TRIGGER

1. Change of Occupancy
2. Change of Parking Category
3. Timeframe

CHANGE OF OCCUPANCY

EVALUATION — CHANGE OF OCCUPANCY

- Not all changes of occupancy are the same.
- A change of occupancy can be an increase or decrease in intensity.
- Not all commercial activities occur in a shopping center or shopping plazas.
A 1, 2, and 3 unit developments where each unit had equal square footage, a change of occupancy would automatically exceed the 30% threshold.

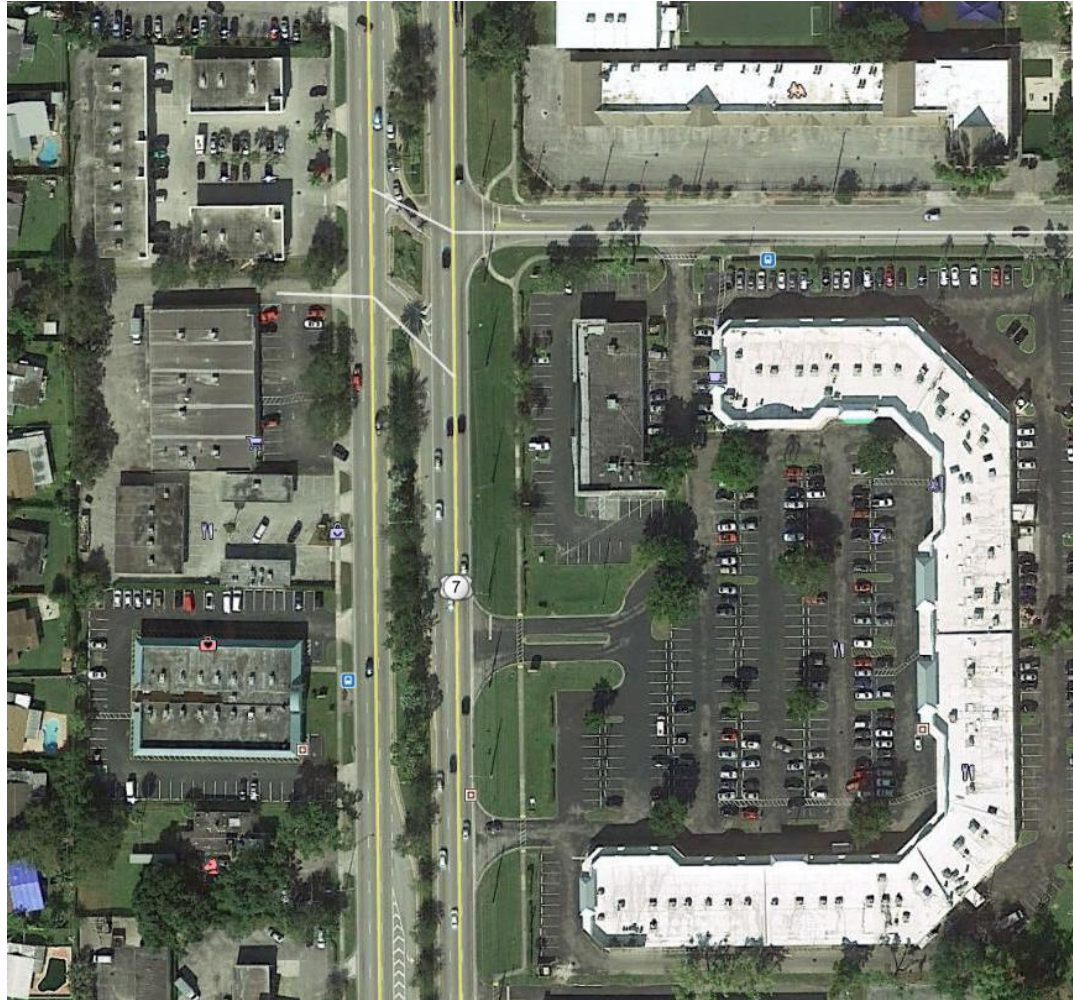
CHANGE OF PARKING CATEGORY

EVALUATION - CHANGE OF PARKING CATEGORY

Section 33.2. - Location, character and size, sub-section (F), adopted in 1981, provides:

(F) A plan shall be **submitted with every application for a building permit for any use or structure required to provide off-street parking under this article**, which plan shall clearly and accurately designate the required parking spaces, drainage, lighting, access aisles, driveways, and relation to the uses or structures these off-street parking facilities are intended to serve. Such facilities shall be arranged for the convenient access and safety of pedestrians and vehicles.

THE AREA AVAILABLE OR PARKING IS GENERALLY FIXED



TIMEFRAME

EVALUATION — TIME TRIGGER

Historically and currently, there is not a requirement for shopping centers and shopping plazas to update their site plans after a period of time. The staff is not aware of any law or provision that allows the City to modify an approved site plan to add a new condition of approval.

The one possibility is to adopt an ordinance that sets a time in the future for site plans to be resubmitted showing compliance with the City's Code. The period of time would be based on an amortization of the costs and expected benefits of the existing plan. Due to the diversity of the sizes and age of shopping centers and plazas within the city, it would be quite difficult to determine what is a reasonable time frame for each.

RECOMMENDATION

INTENT

INTENT

Site Plan Approval

Intent

The intent of site plan approval is twofold:

1. To ensure that new development is consistent with the requirements of the City of Margate Code of Ordinances; and
2. To provide for periodic review of previously approved site plans to bring them into compliance with code changes.

TRIGGER

TRIGGER

Set a time in the future for site plans to be resubmitted showing compliance with the City's Code. The period of time would be based on an amortization of the costs and expected benefits of the existing plan.

NEXT STEPS

NEXT STEPS

Based on the Commission's direction, prepare a draft ordinance.

Present the draft ordinance to the Planning and Zoning Board for review and recommendations.

Present the draft ordinance to the City Commission for consideration.