



**MARGATE 2.0**

# **Comprehensive Plan Update**





# Purpose of Workshop

1. Review Goals, Objectives & Policies with focus on (former) TOC
2. Address three issues and provide policy direction



# Background

- Comprehensive Plan required by Ch. 163, F.S.
- Plan consists of two volumes:
  - Data, Inventory & Analysis (DIA)
  - Goals, Objectives & Policies (GOPs)
- DIA provides foundation for GOPs
- Only GOPs adopted: Can't be changed with formal land use plan amendment



# Background, cont.

- Because GOPs adopted, we focus on those
- Note ~~strike~~through & underline format required by State

# Goals, Objectives & Policies

- Seven main goals in plan
- Goals are broad, general policy statements
- Objectives and policies support goals
- Per Ch. 163, F.S. details for implementation of GOPs belong in land development regulations

# Goals, Objectives & Policies

- Feb. 13<sup>th</sup> workshop, Commission direction was to eliminate as much of TOC features as possible contained in GOPs
- Changes have been made to Goal 7 (TOC) and related objectives and policies

# Goals, Objectives & Policies

GOAL 7: DESIGN AREAS ACCORDING TO A PLAN THAT  
SKILLFULLY ASSIGNS USES TO AREAS TO CREATE A SENSE OF  
IDENTITY AND APPEAL.

# Goals, Objectives & Policies

- ~~Objective 13~~ OBJECTIVE 7.1 The City shall maintain an Activity Center (AC) Transit Oriented Corridor (TOC) designation for the State Road 7 corridor between Sample Road to the north and the City of North Lauderdale to the south. ~~Redevelopment and development of this area shall be guided with the approved City of Margate State Road 7/441 Corridor Master Plan. Nothing in this land use plan amendment will impair or diminish the rights of existing landowners or their successors or assigns to continue the use and enjoyment of their properties consistent with the current land use existing at the time of adoption.~~



# Goals, Objectives & Policies

~~Policy 13.1~~ Policy 7.1.1 Within one year of the adoption of this Element, the City shall create and adopt an Activity Center Master Plan that will serve as a guide for future development and redevelopment. The Master plan shall include, at a minimum, the general location and hierarchy of uses; circulation patterns; public hardscape and softscape improvements; and, color and material palettes.

# Goals, Objectives & Policies

Policy 7.1.2 The ~~Transit Oriented Corridor~~-designated Activity Center land use category shall facilitate a mix of uses ~~mixed use development~~ with access to transit stations or stops along existing and planned high performance transit service corridors (such as rapid bus) designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan and Broward County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan, Broward County Transit Development Plan, or locally adopted financially feasible transportation or transit plan.

# Goals, Objectives & Policies

~~Policy 13.2~~ Policy 7.1.3 Within the ~~TOC~~ AC land use category, the following mix of uses shall be included within the designated land. Office, Industrial and Residential uses shall be the principal uses. In addition, the maximum intensity allowed within the ~~TOC~~ AC is as indicated below:

	Existing Built	<del>TOC</del> <u>AC</u> Need	<del>TOC</del> <u>AC</u> Max. Intensity
Commercial:	4,104,894 sq. ft.	350,000 sq. ft.	4,454,894 sq. ft.
Office:	521,159 sq. ft.	850,000 sq. ft.	1,371,159 sq. ft.
Industrial:	1,330,884 sq. ft.	500,000 sq. ft.	1,830,884 sq. ft.
Residential:	1,716 <u>d.u.</u>	3,000 <u>d.u.</u>	3,565 <u>d.u.</u>
Hotel:	55 rooms	500 rooms	555 rooms
Rec & Open	35 acres	NA	NA

# Goals, Objectives & Policies

~~Policy 13.3~~ Policy 7.1.4 Residential use is required as a principal component within ~~a Transit Oriented Corridor~~ an Activity Center. The location of residential uses shall be consistent with the adopted Activity Center master plan. ~~incorporated into a mixed use project or mixed use building with the location of residential uses consistent with those identified within the SR7/441 Corridor Master Plan.~~

# Goals, Objectives & Policies

Policy 7.1.5 Exclusively residential buildings, not part of an overall mixed-use project, shall be discouraged unless supporting commercial and office is within 1000' linear feet. The TOC Activity Center, through implementing regulations or agreements, shall ensure that an appropriate balance of residential and non-residential uses occur in a manner to support each other.

~~No more than 1,849 additional residential dwelling units shall be permitted within the SR7/441 TOC during the planning horizon of 2015. However, in the event that additional residential dwelling units are requested before the 2015 planning horizon, the City Commission will hear such request and determine if additional units are necessary to further the SR7/441 Corridor Master Plan. In no case, shall development proceed before the necessary concurrency requirements have been addressed.~~

# Goals, Objectives & Policies

Policy 7.1.6 A total of 15% percent of the all residential units within the Activity Center shall be provided as affordable housing. Affordable housing shall be encouraged as bonus density as authorized by the consistent with Broward County Planning Council Administrative Rules Document, Article 8. The City shall create a mechanism to ensure that affordable housing, required as part of this land use category shall remain affordable in the future. The intent of the affordable housing is to ensure that those affordable units are integrated into a development proposal and not easily identified by location or design within the overall community. The City will work with the CRA to develop programs to develop a land trust, streamlined permitting, programs to work with major employers and agencies to construct workforce housing units as part of the master redevelopment plan, and other programs and policies that will promote the affordability of housing units. ~~The land development regulations will be developed in a manner that encourages new residential development within the TOC to be allowed on reduced lot sizes, reduced parking ratios, zero lot lines, clustering, and vertical integration of residential units with non-residential units.~~



# Goals, Objectives & Policies

~~Policy 7.1.7 Residential density shall be distributed along the corridor in a manner consistent with the SR77441 Corridor Activity Center Master Plan. Residential densities shall be provided for as follows:~~

<del>Location</del>	<del>Units</del>
<del>North of Town Center</del>	<del>300 D.U.</del>
<del>Town Center</del>	<del>1,249 D.U.</del>
<del>South of Town Center</del>	<del>300 D.U.</del>

~~Nothing in this policy shall limit the ability to address future redevelopment needs in the planning horizon post 2015 or to expand existing public water and wastewater facilities. Total residential and non-residential development may be limited by available water supply and wastewater treatment. The amount of development permitted within the TOC has been calibrated to match existing water and wastewater capacities and reflects a projected capacity of the existing public water and wastewater facilities. No more than 1,849 additional residential units shall be permitted unless it can be demonstrated that sufficient wastewater and water supply is available or necessary upgrades are incorporated into the Capital Improvements Program and Element.~~

# Goals, Objectives & Policies

OBJECTIVE 7.2 Integrate Activity Center Components through design, pedestrian connections, landscaping and appropriate building scale.



# Goals, Objectives & Policies

Policy 7.2.1 Until such a time that the Activity Center master plan is adopted, the following guidelines shall apply to development within the Activity Center.

1. The most intense development should be concentrated around the points of major intersections of SR-7 with arterial roadways as well as the intersection of SR-7 and NW 31st Street.
2. Development shall incorporate principles of human-scaled architecture through appropriate building scale, massing, setbacks, upper-story step-backs, and a particular emphasis on the façade treatment at the ground-level.
3. Connectivity between adjacent sites should be encouraged where land uses are compatible and multi-modal access is appropriate.
4. Pedestrian and multi-modal pathways are encouraged and should be provided to connect residential developments to adjacent non-residential development where appropriate.

# Goals, Objectives & Policies

5. High-quality landscaping shall be incorporated into proposed site designs, providing an integrated and connected network of shaded pedestrian/multimodal paths and open spaces throughout the Activity Center.

6. High-quality perimeter landscape buffers shall be incorporated into site design, to buffer development from adjacent rights-of-way and to buffer residential uses from non-residential uses.

7. Vehicular use areas shall be well landscaped, emphasizing the use of canopy trees to provide shade to large surface parking lots.

8. To encourage and preserve the desired “hometown” atmosphere, sufficient front yard setbacks should be established adjacent to arterial and collector roads.

9. Residential development may be approved if balanced with sufficient non-residential uses. Residential uses should not be predominant within the Activity Center.

10. Areas of single-family development should be preserved to the extent possible. Single family and townhouse style development is preferred over more intense multifamily development.

# Goals, Objectives & Policies

11. Industrial uses should be preserved and encouraged to redevelop in a compact core with high-quality buffers adjacent to non-industrial uses. Industrial developments should be designed and located to have access to arterial roads without passing through residentially designated areas.

12. Excessive or unnecessary curb-cuts should be avoided along arterial and collector roadways.

13. Existing shopping centers should be renovated and/or redeveloped with enhanced landscaping and façade enhancements. Pedestrian pathways and shared common spaces for outdoor dining and gathering should be incorporated as feasible. Additional landscape buffers and interior vehicular use area landscaping should be provided, encouraging the use of canopy trees.

14. New commercial development should divide surface parking into smaller parking lots and areas, rather than one large surface lot. Parking areas should be divided through the use of landscaping, swales, water retention areas, and/or intervening buildings.

# Goals, Objectives & Policies

15. Linear strip-style commercial development shall be discouraged.

16. Multi-building sites shall demonstrate integrated and thoughtful building placement and orientation.

17. Areas nearby the existing hospital development should be redeveloped in a campus-like manner. Encouraging the integration of compatible institutional, commercial, office, and residential uses.

18. The Central Business District within the Activity Center shall be designed as a destination for both local residents and regional visitors by providing a mix of uses organized around a series of open spaces and civic spaces; designed with distinct features, architectural quality, and elements; so that, a sense of place is established.

a. Both daytime and nighttime activities should be provided by establishing a mix of uses. developments to adjacent non-residential development where appropriate.

# Goals, Objectives & Policies

~~Policy 13.4~~ Policy 7.2.2 The designation of land to transit oriented corridor Activity Center and the increase in residential density is part of a planned growth management strategy to stimulate pedestrian oriented live and work places development in connection with planned public transit investment.

# Goals, Objectives & Policies

~~Policy 13.5~~ Policy 7.2.3 Additional or expanded stand-alone automobile oriented uses such as: large surface parking lots, gas stations/auto repair/car washes; auto dealers; self/equipment storage; “big box”/warehouse; and drive-through facilities should not be designed to discourage ~~are discouraged unless designed in a manner to encourage~~ pedestrian and transit usage ~~or strategically located interior to the TOC Activity Center.~~, preserving the streetscape and consistent with the adopted SR7/441 Corridor Master Plan.



# Goals, Objectives & Policies

~~Policy 13.6~~ Policy 7.2.4 The redevelopment and development within the ~~TOC~~ Activity Center shall ensure that all parcels of land have ~~sidewalk connects~~ pedestrian connections leading to transit stops. Such connections shall be required as part of the land development regulations adopted to implement the ~~TOC~~ Activity Center land use category. Street connections and ~~sidewalk~~ pedestrian connection locations shall, at a minimum, be consistent with the ~~SR7/441 Corridor~~ Activity Center Master Plan.

# Goals, Objectives & Policies

~~Policy 13.7. The City shall coordinate and collaborate with the CRA for the implementation of the SR7/441 Corridor Master Plan.~~



# Goals, Objectives & Policies

~~Policy 13.8 The City shall continue to provide for an inner city community shuttle bus within the TOC to provide mobility to and from the SR 7 Corridor. Development within the TOC is encouraged to provide amenities to support transit stops and riders.~~

# Goals, Objectives & Policies

OBJECTIVE 7.3 Develop and implement land use controls through land development regulations, which promote developments that are attractive and well-maintained.

# Goals, Objectives & Policies

Policy 7.3.1 ~~Policy 13.9 E~~ Existing and proposed residential development shall be designed to be integrated into the existing neighborhoods created through the implementation of the ~~IOC~~ AC. Compatibility and appropriate transitional design elements will be reviewed at time of site plan review, consistent with the land development regulations adopted to implement the ~~IOC~~ AC land use category.

# Goals, Objectives & Policies

Policy 7.3.2     ~~Such regulations and review~~ Land development regulations shall ensure that existing industrial uses ~~will~~ do not become incompatible with new development and that new development shall provide buffers and site design to enhance compatibility with industrial uses.

# Goals, Objectives & Policies

Policy 7.3.3 in light of the existing land uses and continue to New development shall protect areas that may be located within a wellfield protection zone. ~~Single-family detached dwellings units may be permitted as part of an overall residential mixed-use project consistent with the adopted land development regulations.~~

# Goals, Objectives & Policies

~~Policy 13.10~~ Policy 7.3.4 Public plazas, urban open space or green space/pocket parks uses that are accessible to the public shall be provided as an integrated component within the ~~TOC~~ AC. The location of such open areas shall be consistent with the required amount of Park and Recreation space identified in the permitted uses section of the land use plan. The design of such areas shall be reviewed through the site plan review process and shall be consistent with the land development regulations adopted to implement the ~~TOC~~ AC land use category and with the design established through the ~~SR7/441 Corridor~~ Activity Center Master Plan.

# Goals, Objectives & Policies

~~Policy 13.11 Policy 7.3.5 Consistent with the intent of a TOC the AC land use category, land development regulations shall include design features shall be required that promotes and enhance pedestrian mobility, including connectivity to transit, and alternative modes of transportation. stops and stations. Such design elements shall include, but not be limited to the following:~~

- ~~• Integrated transit stops with shelter, or station (within the TOC area).~~
  - ~~• Pedestrian and bicycle paths ranging in width from 5 to 30 feet (5 feet shall be the minimum consistent with ADA requirements) shall be required that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.~~
  - ~~• Buildings shall front the street with zero or minimal setbacks, as required per the land development regulations adopted to implement the TOC land use category.~~
- [CONTINUED ON NEXT SLIDE]



# Goals, Objectives & Policies

- ~~Vehicle parking strategies shall be adopted that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, maximum allowable parking, and/or reduced parking ratios). The City shall provide, as part of the street master plan for on-street parking, and investigate opportunities for public/private partnerships for structured parking and other mechanisms for reducing vehicle parking requirements.~~
- ~~Streets, both internal to and adjacent to the TOC shall be designed to discourage isolation and provide connectivity.~~



# Goals, Objectives & Policies

~~Policy 13.12 The City shall require, as part of the development review process and consistent with the design of the SR7/441 Corridor Master Plan, internal pedestrian and transit amenities to promote alternative modes of transportation. These amenities shall include, but not be limited to: seating benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, and bicycle parking. Additional amenities incorporated into the street pattern shall include, but not be limited to: clocks, fountains, sculptures, drinking fountains, banners, flags and food and refreshment vendor areas. All such required amenities shall be reviewed as part of the land development review process and shall be consistent with the land development regulation adopted to implement the TOC land use category.~~

# Goals, Objectives & Policies

~~Policy 13.13~~ Policy 7.3.6 The City shall ~~prepare and adopt~~ update land development regulations to implement the ~~TOC~~ AC land use category no later than one-year from adoption of the land use plan category and plan amendment of this Element.

# Goals, Objectives & Policies

OBJECTIVE 7.4 Continue intergovernmental coordination efforts to assist in implementing the Activity Center land use designation.

# Goals, Objectives & Policies

~~Policy 13.14~~ Policy 7.4.1 Recognizing the goal of the ~~TOC~~ AC land use category is to promote transit usage and other methods of reducing single-occupancy vehicles upon overcapacity roadways, any required transportation impact analysis shall consider the modal shift provided through the provision of transit. ~~and transit oriented design.~~ In addition, the transportation impact analysis shall consider the effects of internal capture. ~~as applicable to transit oriented mixed use projects.~~

# Goals, Objectives & Policies

~~Policy 13.15~~ Policy 7.4.2 The City ~~will~~ shall continue to coordinate with the Utilities Department to ensure that adequate water and wastewater facilities are available for all future development.

# Goals, Objectives & Policies

~~Policy 13.16~~ Policy 7.4.3 The City shall participate in the Broward County School Board Staff Working Group, School Design Subcommittee to ensure that adequate school facilities are provided within the service area. The City and the CRA shall continue to work with the Broward County School Board staff to investigate the possibility of locating a school site within the ~~IOC~~ AC area.

# Goals, Objectives & Policies

~~Policy 13.17~~ Policy 7.4.4 Consistent with an the executed interlocal Interlocal Agreement between the City and Broward County required for activity centers, the City shall continue to monitor development activity and enforce the permitted densities and intensities. An interlocal agreement between the City and Broward County shall be executed no later than six months from the effective date of adoption of a Transit Oriented Corridor which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the

# Goals, Objectives & Policies

~~Policy 13.18~~ **Policy 7.4.5** The City shall coordinate with the CRA in the implementation of the Activity Center and its master plan. The implementation of the TOC shall ensure coordination with redevelopment plans of the CRA.



# Goals, Objectives & Policies

~~Policy 13.19 It is the intent of the City of Margate to recognize and respect judicially acknowledged or constitutional protected private property rights. It is the intent of the City of Margate that all ordinances, regulations, and programs adopted pursuant to the TOC must be developed, promulgated, implemented, and applied with sensitivity for private property rights and not be unduly restrictive, and property owners must be free from actions of others which would harm their property.~~

# Goals, Objectives & Policies

~~Policy 13.20 The City shall work with the CRA to establish developer strategies for the TOC area which encourage the use of safe and convenient access to public transit terminals, sidewalks, and public parking areas.~~



# Activity Center Master Plan Concept

- To be included in DIA (not strictly regulatory)
- GOPS implement vision
- Need guidance on if SF should be preserved; location of multi-family; commercial development; industrial core/uses.
- Renovations vs. redevelopment







Maintain  
Multi-Fam.

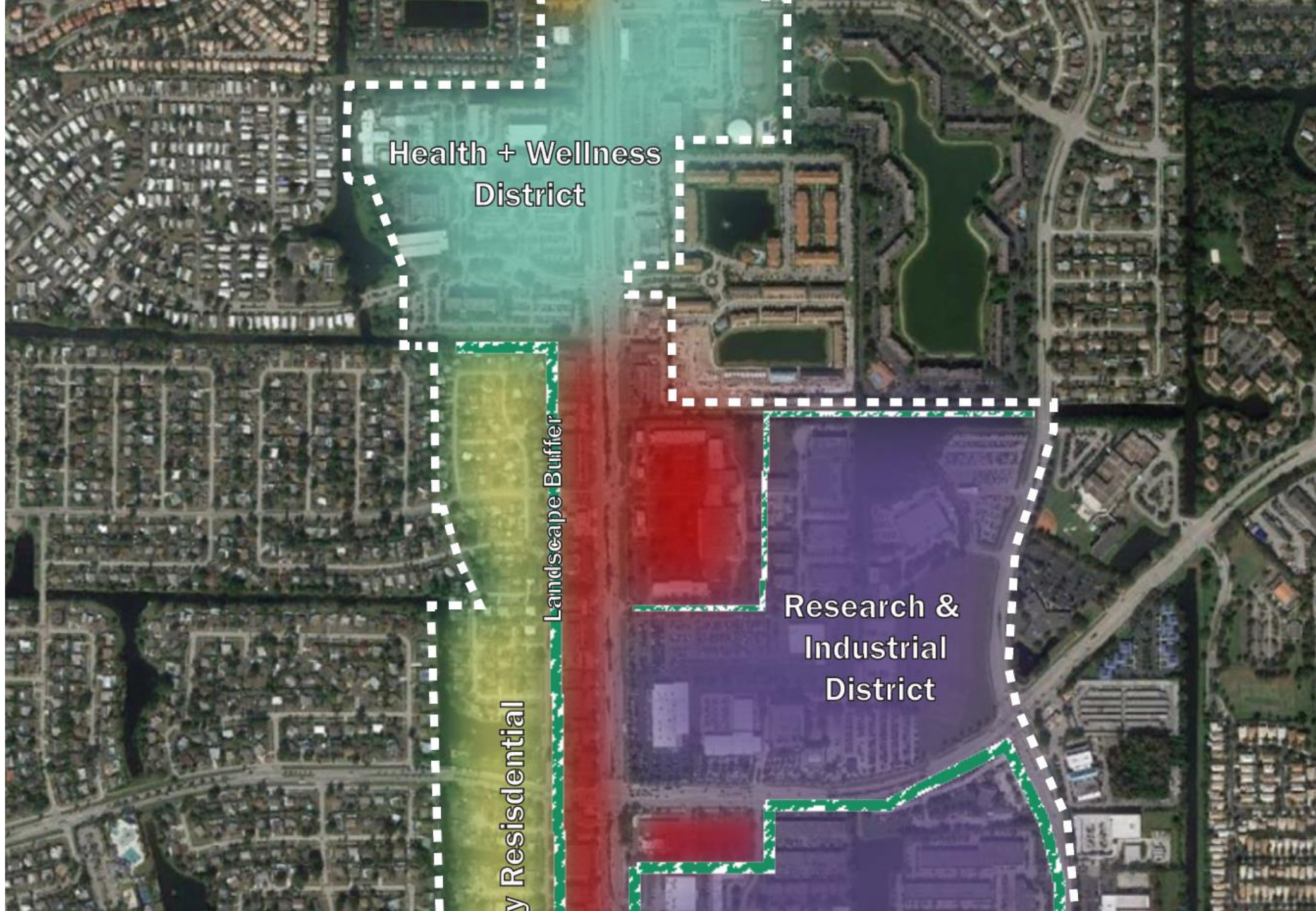
Renovate w/  
Landscaping +  
Pedestrian Features

Maintain  
Multi-Fam.

Maintain  
Multi-Fam.

Health + Wellness  
District





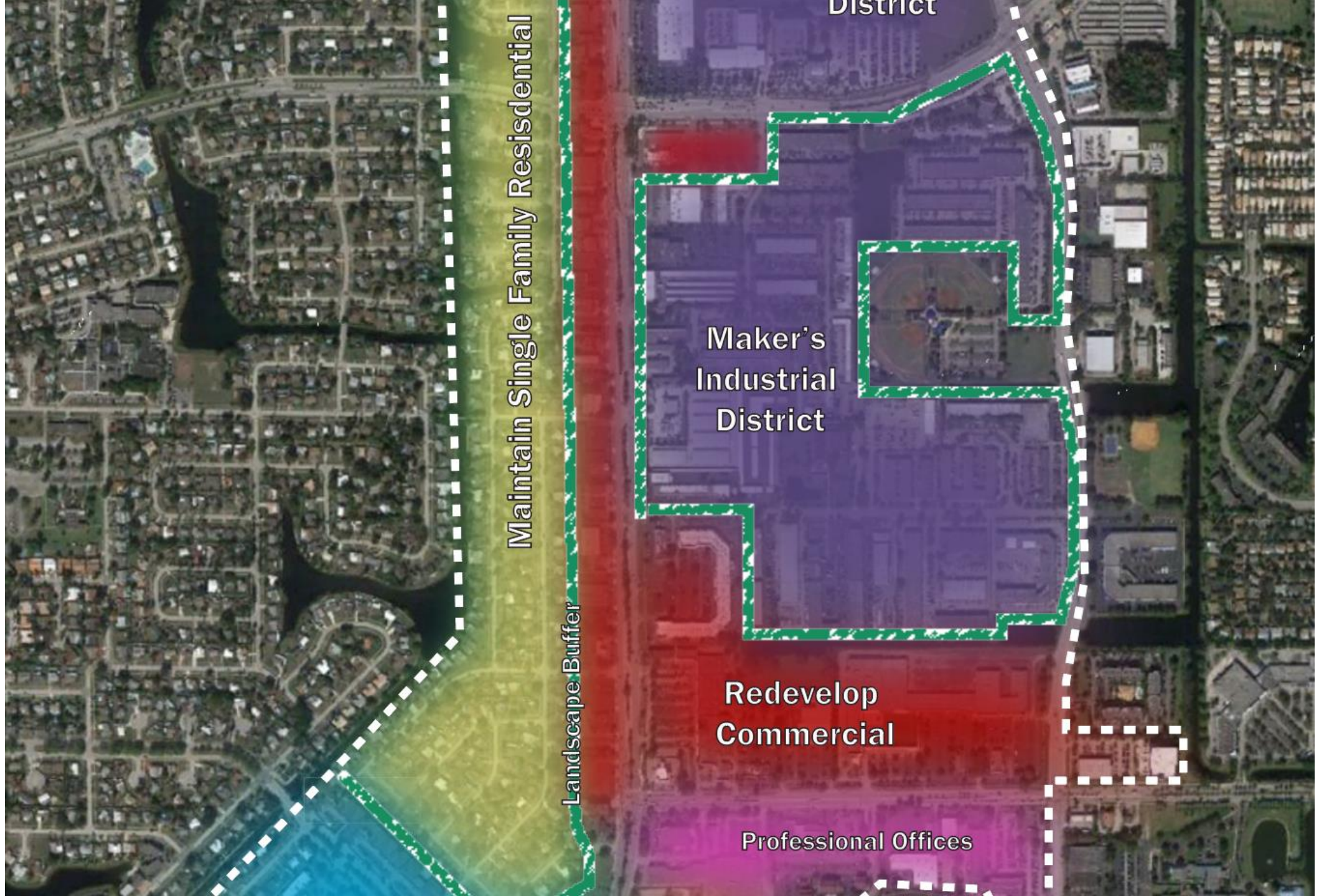
Health + Wellness  
District

Research &  
Industrial  
District

Landscape Buffer

Residential





Maintain Single Family Residential

Landscape Buffer

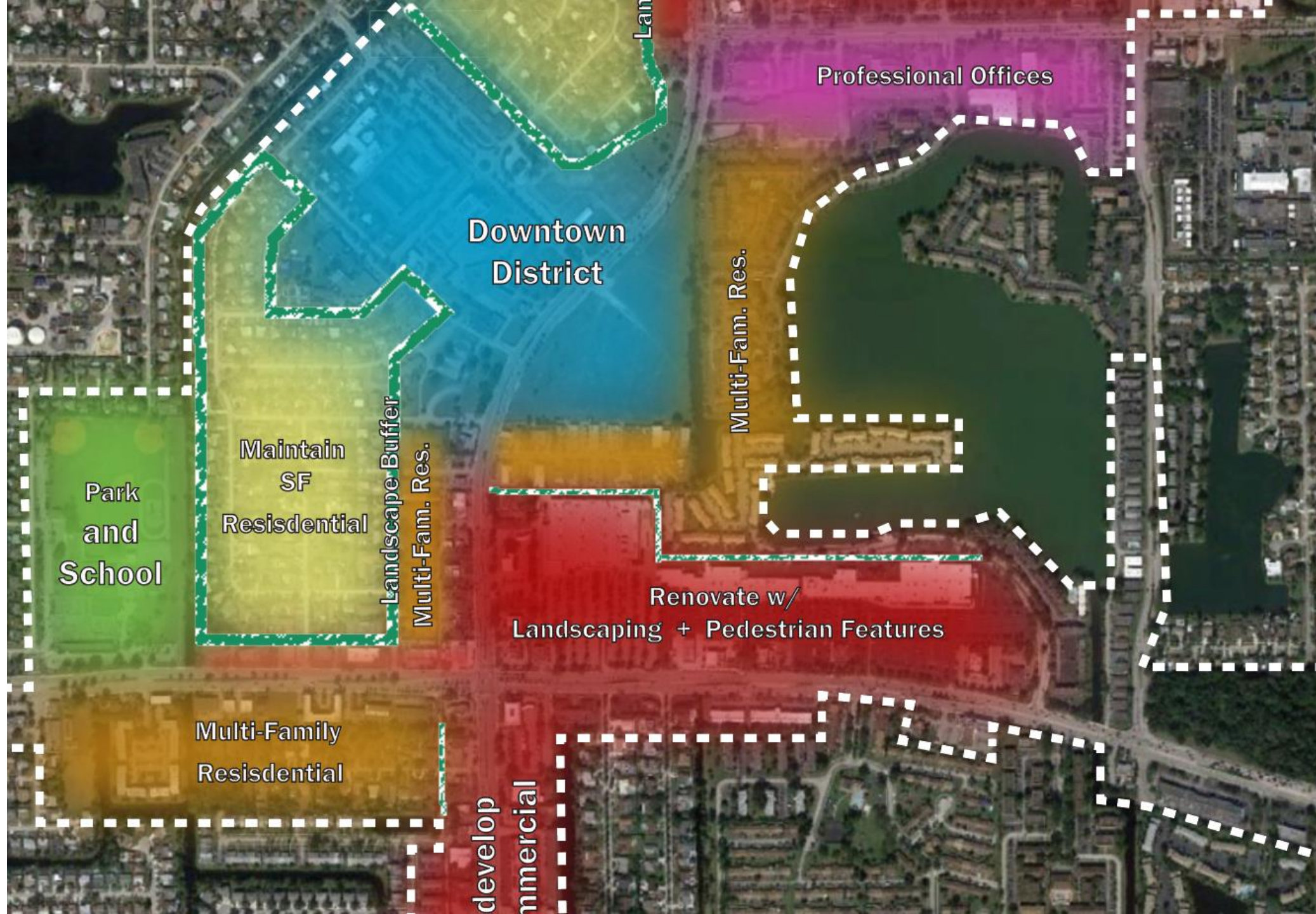
Maker's  
Industrial  
District

Redevelop  
Commercial

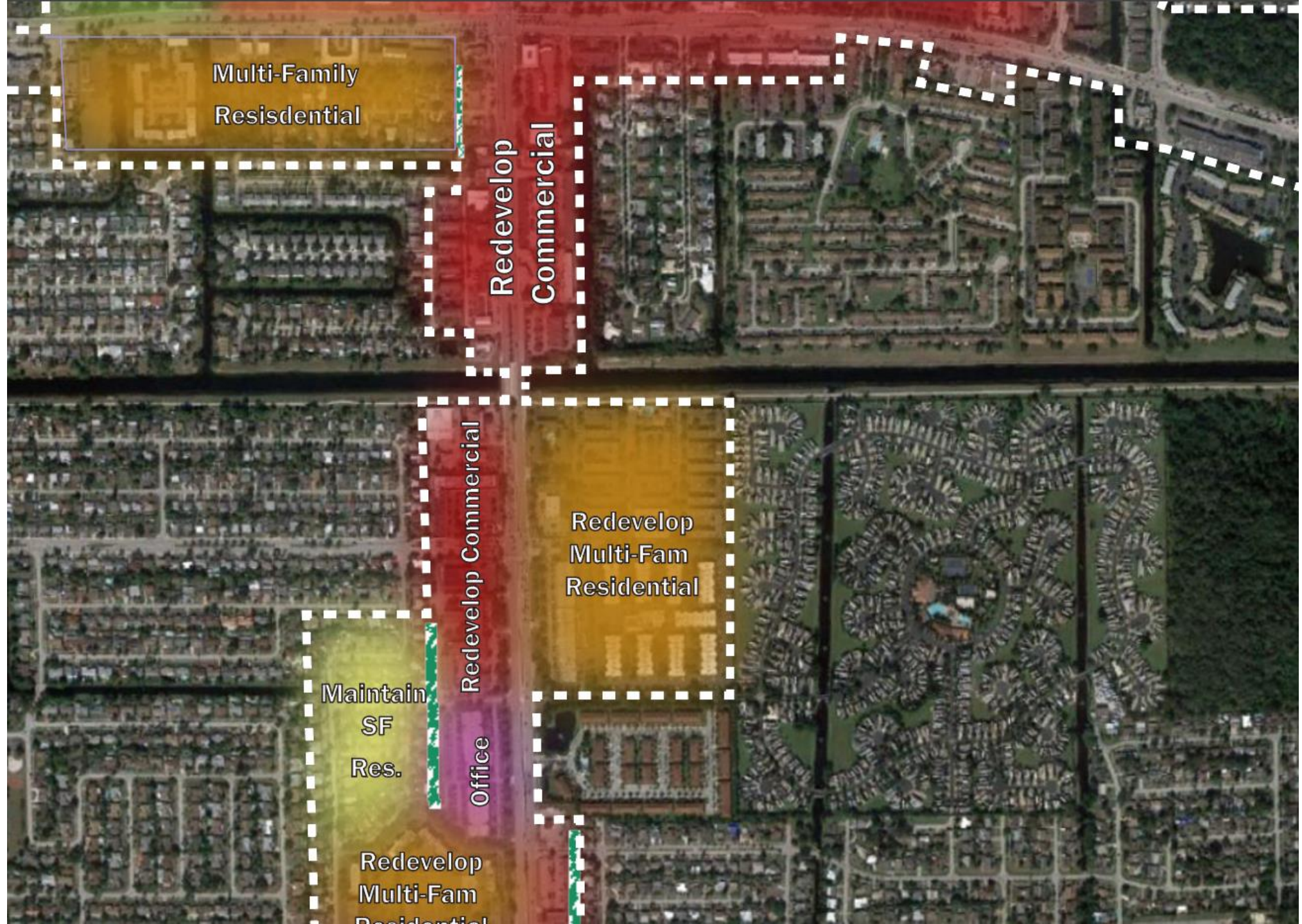
Professional Offices

District









Multi-Family  
Residential

Redevelop  
Commercial

Redevelop  
Multi-Fam  
Residential

Maintain  
SF  
Res.

Redevelop Commercial  
Office

Redevelop  
Multi-Fam  
Residential





Maintain  
SF  
Res.

Redevelop  
Office

Redevelop  
Multi-Fam  
Residential

Office  
Park

Redevelop Commercial



# Commission Direction Requested

Issue 1: Does City want FLEX units available?

FLEX units are difference between number of dwelling units on County Plan and number of units on City plan. Application of FLEX allows for density increase without full map amendment process.





# Commission Direction Requested

Issue 2: Does City wants to preserve neighborhoods in AC or make neighborhoods available for redevelopment?

- When TOC created, boundaries stretched to include existing established neighborhoods.
- At that time, implicitly understood that neighborhoods would not be affected, but never articulated in a policy.
- Neighborhoods could be redeveloped at higher density, or with non-residential development (subject to Commission approval).



# Commission Direction Requested

Issue 3: Does current delineation of Central Business District align with Commission's vision of location of Downtown?







# Next Steps

- P&Z Hearing: August 4<sup>th</sup>
- Commission Hearing to transmit: August 19<sup>th</sup>



**MARGATE 2.0**

# **Comprehensive Plan Update**

