

MEMORANDUM

Date: June 25, 2020

To: Andrew Pinney, AICP, Senior Planner

From: Michele Mellgren, AICP

Re: Future Land Use Element

This memorandum provides a summary of the substantial changes proposed for the Goals, Objectives, and Policies (GOPs) of the City of Margate Comprehensive Plan Future Land Use Element. At the June 4th City Commission Workshop, the seventh goal, and its related objectives and policies relating to the Transit Oriented Corridor (TOC), was presented for Commission comment and direction. The Commission directed three changes, which have been made and are summarized as follows:

Policy 7.1.5: There was a reference to mixed-use development. That reference has been eliminated.

Policy 7.2.1 (1): Address the fact that Margate Boulevard is not an arterial. The policy now reads “The most intense development should be concentrated around the points of major intersections of SR-7 with arterial roadways *as well as within the Central Business District (CBD).*” The emphasized phrase is language that was added.

Policy 7.2.1 (9): The policy now reads “Residential development may be approved if balanced with sufficient non-residential uses. *Residential uses may be developed as needed to support adjacent and nearby non-residential uses.*” The emphasized sentence was added.

As directed by Commission, the updated draft of Goal 7 in its entirety was sent to the Broward County Planning Council for a courtesy review. Planning Council staff indicated that they are looking forward to working with the City and understands the City’s position on the TOC.

There were a number of changes to the balance of the Future Land Use Element. Many of the changes, however, were organizational, grammatical, or for clarification purposes. The following information summarizes some of the more salient changes:

Policies were added to allow municipal buildings, parks and playgrounds in most land use categories.

Eliminated references throughout to TOC and changed it to Activity Center.

Added policies required by Broward County. These are identified with “[BCLUP x.x]” at the end of the policy.

Added Policy 1.2.3 to prohibit “spot zoning,” and added a definition in the definition section to define spot zoning.

Added Policies 1.3.2 through 1.3.7 to address “flexibility rules” and “flex” units.

Added Objective 1.4 and related policies to recognize the importance of industrial lands.

Added Policy 2.1.16 to address compatibility of proposed development with neighboring properties.

Added Goal 6 with objectives and policies to address high quality of life.

A Goal 8 was created to address economic development. However, it has been deleted from the Future Land Use Element as it would be more appropriately located in a separate document.