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Title: COMMERCIAL REDEVELOPMENT APPROVAL PROCESS.

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Attachments: 1. BACKGROUND: MEMO TO CITY COMMISSION, 2. BACKGROUND: ATTACHMENT 1 MARGATE PROPOSED CODE CHANGES BY ARMAND DAIGUILLON, 3. BACKGROUND: ATTACHMENT 2 ALL PERMITTED USES, 4. BACKGROUND: ATTACHMENT 3 FLORIDA OCCUPANCY CLASSIFICATION, 5. BACKGROUND: ATTACHMENT 4 OFF-STREET PARKING CATEGORIES, 6. BACKGROUND: ATTACHMENT 5 RELEVANT CODE CHANGES DATES, 7. BACKGROUND: ATTACHMENT 6 REDEVELOPMENT SITE PLAN UPDATE ALTERNATIVES, 8. BACKGROUND: ACTION MINUTES 2019-1001 P&Z MEETING, 9. BACKGROUND: POWERPOINT PRESENTATION

Date	Ver.	Action By	Action	Result
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TO: Mayor and City Commission

FROM: Cale Curtis, City Manager

DATE: November 6, 2019

COMMERCIAL REDEVELOPMENT APPROVAL PROCESS.

BACKGROUND: At the May 1, 2019 City Commission meeting, the City Commission directed the Planning and Zoning Board (Board) to review the approval process for commercial redevelopment projects and to make recommendations to the City Commission as to what changes, if any, should be made to improve the process. The Board, on May 7, 2019, recommended that the City Commission make revisions to the change of occupancy requirements a priority and then address the procedures. The City Commission accepted that recommendation and directed the Board accordingly. The Board considered this item at their June 3rd meeting. As a result of that meeting the staff has prepared a proposed statement of intent and four alternative ways to proceed. The Board discussed this item and asked for additional evaluations at their July 16th, August 13th and October 1st meetings.

RECOMMENDATION: At their October 1st meeting, the Board recommended the following:

1. A statement of intent: **Site Plan Approval**

The intent of site plan approval is twofold:

- A. To ensure that new development is consistent with the requirements of the City of Margate Code of Ordinances; and
 - B. To provide for periodic review of previously approved site plans to bring them into compliance with code changes.
2. The following trigger to require an update of a shopping center/plaza site plan:
- A. That every number of years, that the site plan of a shopping center/plaza be reviewed and updated to conform to the City's code. The number of years should be determined by a study by a qualified commercial real estate economist to determine a reasonable time for the amortization of the cost of improvements.

The staff further recommends:

- 1. That parking should be continued to be reviewed with every change of use as currently required but that the City should change the parking standards from minimum parking standards to parking field standards, i.e. handicapped parking, drop-off and pick-up, order online/ pick-up at store, electric charging stations, short term parking for delivery services such as Uber Eats, DoorDash, Grubhub, autonomous vehicles, loading zones, pedestrian access, etc. The number of parking spaces would be negotiated by the property owner and the tenants.

FISCAL IMPACT: N/A

CONTACT PERSON: Robert Massarelli, AICP, Director of Development Services