



Legislation Text

File #: ID 2020-123, **Version:** 1

TO: Mayor and City Commission

FROM: Cale Curtis, City Manager

DATE: May 6, 2020

AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA, AMENDING APPENDIX-A ZONING; ARTICLE XXVIII - OPEN SPACE S-2 DISTRICT; SECTION 28.2 USES PERMITTED; SECTION 28.3 USES PROHIBITED; CREATING SECTION 28.7 LANDSCAPING, SECTION 28.8 YARDS, AND SECTION 28.9 FENCES, WALLS, AND HEDGES; PROVIDING FOR OPEN SPACE S-2 DISTRICT PERMITTED USES AND DEVELOPMENT STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

BACKGROUND: The 2019-2020 Strategic Plan identified returning the use of Golf Course to the Open Space S-2 zoning district as a priority. Ordinance 2017-1500.625 deleted the use golf course use from the S-2 district on February 1, 2017. S-2 zoning districts generally have an underlying land use designation of *open space* or *commercial recreation*. Policy 1.2 of Element I Land Use, of the Margate Comprehensive Plan allows the following uses in those land use categories:

Commercial Recreation:

1. Outdoor and indoor recreation facilities including, but not limited to, golf courses, tennis clubs, and marinas.
2. Accessory facilities that are an integral part of and supportive to the primary recreation facility (excluding residential uses).
3. Hotels, which are ancillary to the primary recreation use.

Open Space:

1. Open water areas.
2. Maintained open land areas.
3. Parking lots that serve an abutting primary use.

Policy 1.2 also provides that the City's zoning regulations shall not exceed the uses enumerated, but may be more restrictive.

The intent of this ordinance is to add a use that customarily includes structures such as a pro-shop, and other improvements, such as parking lots. As such, staff included with this ordinance certain development standards that are very similar to those found in the Recreational S-1 zoning district.

RECOMMENDATION: The Planning & Zoning Board recommended approval of this ordinance with a 5-0 vote on March 3, 2020.

FISCAL IMPACT: N/A

CONTACT PERSON: Andrew Pinney, AICP, Interim Development Services Director