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City proposes “Transit Oriented Corridor”, holds Open House

Margate, FL, September 1, 2006 – The City of Margate is processing an amendment to the Comprehensive Plan which will create a new land category in the City called Transit Oriented Corridor (TOC).

The TOC land use category will provide the necessary mix of land uses, density, and design that will encourage the creation of an environment that will promote transit usage and sense of place currently lacking along the corridor.

“The Margate City Commission is committed to the redevelopment and revitalization of the State Road 7 corridor” said Mayor Frank B. Talerico. The State Road 7 corridor is the heart of the City’s Redevelopment Area and has undergone deterioration and decline over recent years. “A key to our redevelopment effort is *mixed-use development*; in other words, the ability to incorporate a combination of two or more uses such as residential, office, commercial, retail, or hotel, on the same site”, explained Marsa Detscher, CRA Executive Director. Enabling mixed-use development will bring the Charrette Master Plan and the City’s Redevelopment Plan into fruition.

The County and State must first review the impacts of the Comprehensive Plan amendment before the City can finally approve the amendment. Final approval will take place in 2007.

For property owners, the proposed Transit Oriented Corridor would add potential uses and flexibility to the development or redevelopment of property. This amendment could expand the types of uses permitted on owner’s property.

Margate City Staff is holding an informational meeting or “open house” on Monday, September 11, 2006, from 3:00 p.m. and 7:00 p.m. in the Margate City Commission Chambers at Margate City Hall, 5790 Margate Boulevard. Area property owners will be receiving an invitation to the meeting and the public is invited to attend anytime during the four-hour period to meet with staff and get more information about the proposed land use amendment and its potential impact.

For those unable to attend, the Department of Environmental and Engineering Services (DEES) Office, located at 901 NW 66th Avenue has a copy of the amendment package for review. Stop by from 8am and 5pm Monday through Friday. Or, call Ben Ziskal, Margate City Planner, at 954-972-0828 if you have specific questions.

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