

CITY OF MARGATE
BROWARD COUNTY, FLORIDA

COMPREHENSIVE PLAN
1989

ELEMENT IV
RECREATION AND OPEN SPACE

MAGATE COMPREHENSIVE PLAN

ELEMENT IV

RECREATION AND OPEN SPACE ELEMENT

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RECREATION AND OPEN SPACE
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PART 1. INTRODUCTION

Not only as being the most valuable of all possible forms of public places, but regarded simply as a large space which will seriously interrupt cross-town communication wherever it occurs, the question of the site and bounds of the park requires to be determined with much more deliberation and art than is often secured for any problem of distant and extended municipal interests.

Frederick Law Olmsted

The Challenge

The phenomenal population growth, past and future, of the City of Margate has been detailed in previous elements. This growth has occurred during an era in which the amount of leisure time and concern for the quality of life of the American people has expanded dramatically. New appliances, shorter workweeks, greater mobility, smaller family size, and higher incomes are some of the factors influencing leisure decisions. This combination has led to an increased demand on recreational facilities in general. Hence, the acquisition, development, and preservation of existing recreation and open space resources are most important.

The City of Margate has demographic characteristics that make the demand for recreation even higher than for the nation as a whole. The city's population is composed mostly of persons relocated from harsher socioeconomic, environmental, and climatic conditions. Their migration to this city has been fueled to a large degree by the expectation of more recreational and open space opportunities. Also, the proportion of the city's population over the minimum retirement age is several times greater than the country as a whole. This translates into increased demand for conventional recreation by the so-called "young old" and special demands by the "old-old".

The City of Margate has met the recreational needs of its residents through site acquisition and program development. Many of the post-1970 planned residential developments set aside a variety of recreation sites to meet the recreation needs of the residents. They include golf courses, community swimming pools, clubhouses, tennis courts, and other court games. Current efforts will be explored in detail within Part 2.

The goals, objectives, and policies found in this element shall be used to further the system of public and private recreation and open space sites available to the public. The implementation of this and the other Elements of this Plan seek to maintain, to the largest possible extent, the tropical resort character of the city.

PART 2. INVENTORY: EXISTING RECREATION AND OPEN SPACE FACILITIES AND OPPORTUNITIES

Acquisition Synopsis

The City of Margate has utilized two methods to acquire public park sites. The first method is an impact fee levied during the platting process. The second method is direct purchase.

The impact fee is equal to five percent of the residential land area being platted. The city has a mandatory platting requirement for all parcels prior to their development. Unlike some other communities, Margate has not been burdened by large pre-impact fee platted subdivisions. The vast majority of residential tracts have been platted pursuant to said requirement, or are actively being platted as of this writing. Therefore, the entire park system is identified herein.

This impact fee has exhibited several weaknesses. The first is that by establishing a flat percentage, the higher density residential tracts have not contributed as much as the lower density parcels on a per capita basis. Second, there was an early tendency on the part of developers to dedicate land unsuitable for urban development, particularly utilitarian open space. This weakness was corrected by a change to the city ordinance. A final weakness has been the acquisition of too many mini-parks, which have proven unsuitable for activity-based facilities. This was fixed by a change to the ordinance requiring land dedication of at least neighborhood park size (4 acres). If the land being offered is lesser in area, the city requires an equivalent monetary contribution, which is placed in our Parks and Recreation Trust Fund to be used solely for capital improvements to the existing sites. With greater foresight these exhibited weaknesses could have been prevented.

The city has used direct purchase to acquire the 11acre Southeast Park. Said site had been land banked by the School Board for the development of an elementary school. However, factors coalesced to convince the School Board to construct elsewhere. The City purchased the site at market value in 1985. There are not now any comparable surplus sites that are, or could be, under consideration for direct acquisition.

Park Classification

Recreational facilities can be classified as resource-based or activity-based. Resource-based sites and facilities are centered on one or more natural feature such as a beach, woodland, or swamp. The activities provided are centered on the dominant natural feature. Activity-based sites, on the other hand, are developed for the enjoyment of particular activities such as basketball, baseball, or football. These two classifications are not mutually exclusive.

These different type recreation facilities provide either passive or active recreation opportunities. Active recreation involves the user in a form of direct participation, e.g. golf, track and field, etc. In many instances, active recreation is accompanied by spectator participation. Passive recreation activities are pursued in a more leisurely fashion and may take the form of walking, fishing, or picnicking. Activities such as hiking or bicycling may be either active or passive, depending on the effort expended.

Existing Public Parks

The City of Margate owns, leases long term, or has commitments for the dedication of a total of 18 public park parcels. The system consists of 4 (four) community parks, 6 (six) neighborhood parks, and 8 (eight) mini-parks. The city's park system is listed in Table IV-1 and shown graphically in Figure IV-1

These 18 (eighteen) parks represent the developed and/or developable acreage of the system. The city also has two sites that, because of size, location, and topographical constraints, are not useable. The first of these is located on Atlantic Boulevard and is mostly submerged. The other is located within the undeveloped Great Horizons Park (98-45) subdivision. Said acreage is too small, inaccessible, and in close proximity to residential sites for efficient development as an activity based park. Nor are there any natural features that could make these resource-based facilities. The sale of both of these parcels is recommended, with the proceeds of such sale being placed in the Recreational Trust Fund and used for the development of other sites within the system.

The Florida Power and Light Company has an easement running through the city, generally in a north-south direction. This easement totals nearly 125 acres and ranges in width from 180 to 285 feet. This corridor does contain overhead electric cables, but is free from pavement for the most part. The easement prevents the cross flow of local

traffic and in other ways serves as a greenbelt separating residential areas of different densities.

This plan seeks to make the best use of the easement by enhancing its utilization as a greenbelt. The development of structures is prohibited by the easement rights of Florida Power and Light as well as by limitations placed upon it by the Future Land Use Element and the city's zoning regulations. Other regulations require that the land be kept free of debris and high weeds. The city has deliberately located our recent park acquisitions adjacent to the easement. This greenbelt will serve to link major park sites via bikeways and walking trails. The bikeways proposal is shown in Figure IV-6. To this end, the city has acquired fee simple ownership of 52 net (61 gross) acres of the corridor.

In addition to the actual park sites that are listed in the following Table IV-1, the City of Margate owns other parcels of land and water, which are important to the overall open space, land use, and traffic circulation pattern of the city. There are nearly 30 miles of canals radiating throughout the city, with the municipality holding title in trust for the public to a little over 19 miles. There also are 163 surface acres of lakes within the city's limits and the city holds title to about 25 of those acres.

Fern Forest is a 254-acre resource-based public park that is owned and operated by the Broward County Parks and Recreation Division. This park features observation trails with overlooks located around one of the last remnants of the Cypress Creek slough. This site makes up a significant portion of the East boundary of the City of Margate and 23 acres of the park proper are located within Margate's borders.

TABLE IV-1
CITY OF MARGATE
PUBLIC PARKS

LEGEND* NAME	TYPE	ACREAGE net/gross	RESOURCES
A: Southeast Park	activity based	10.4/11.0	Soccer fields, playground, lights, bleachers, parking.
B: Oriole Park	activity based	8.5/9.5	Football, baseball fields, playground, lights, stands, parking.
C: Margate Middle School	activity based	11.1/12.1	Baseball, soccer, lights, stands, asphalt track, basketball court, parking.
D: Carolina Park	activity based	9.0/10.0	Undeveloped.
I: Vinson Field	activity based	8.0/9.0	Baseball field, playground, parking, lights, stands, parking.
II: David Park	activity based	5.5/6.9	Community Center, Senior Center, public library, parking, playground.
III: Royal Palm Park	activity based	3.5/4.6	Swimming pool, dock, lit tennis courts, basketball, picnic ground, playground, parking.
IV: Centennial Park	activity based	4.1/5.1	Playground, picnic area, jogging trail.

* Keyed to Figure IV-1

PUBLIC PARKS
page 2

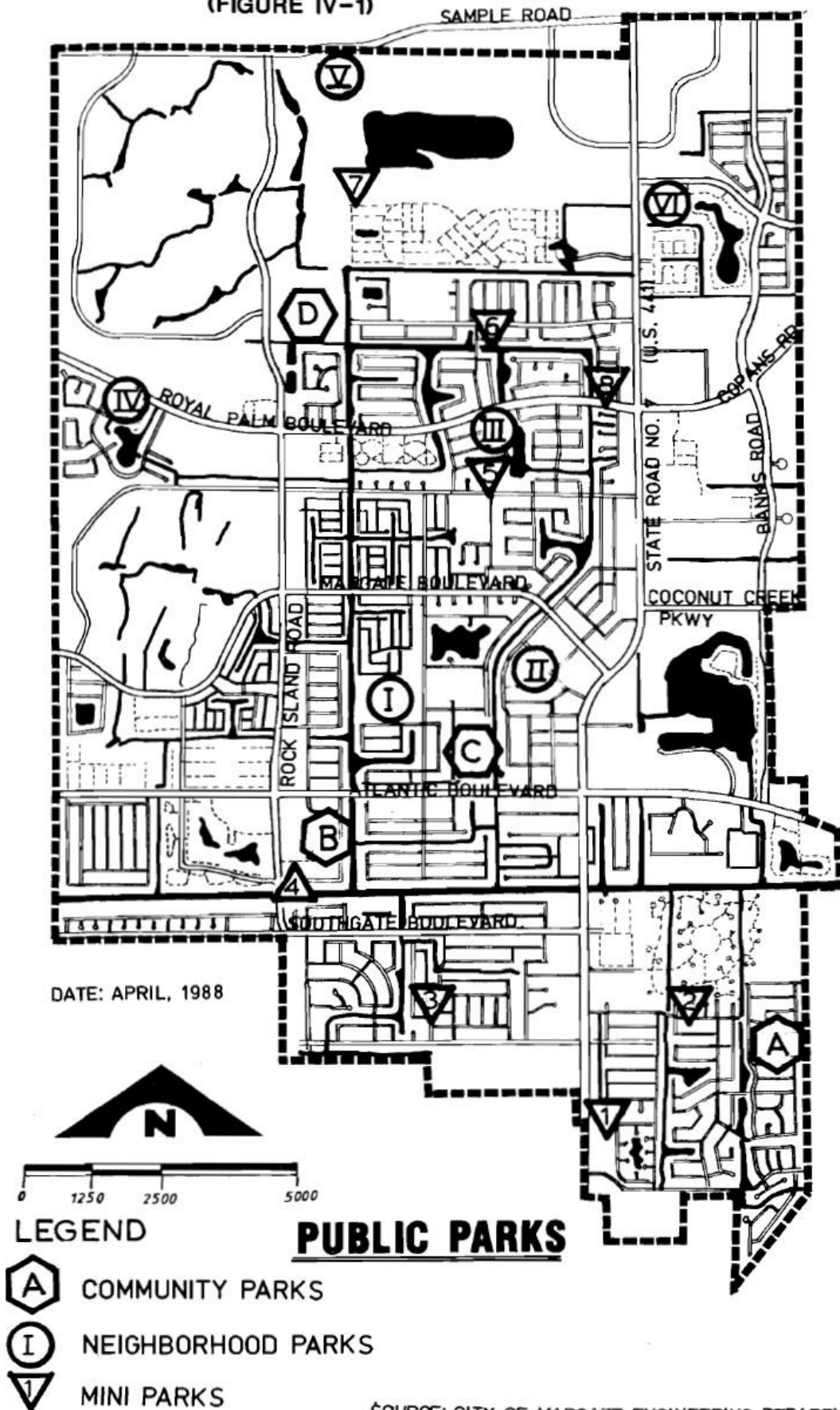
V: Coral Bay Park	activity based	4.0/5.0	Undeveloped.
VI: Coral Gate Park	activity based	3.6/4.0	Soccer field, tennis courts, playground, picnic area, parking.
1: Serino Park	activity based	1.5/1.7	Undeveloped.
2: Ed Greenwald Park	activity based	0.1/0.3	Tot lot.
3: Southgate Park	activity based	1.4/1.8	Playground, basketball, parking.
4: Margate Marina	resource based	1.1/1.6	Boat ramps, picnic shelter, fishing dock, parking.
5: Margate Elem. School	activity based	2.8/3.0	Soccer field, T-ball field, playground, basketball, parking.
6: Winfield Park	resource based	0.8/1.7	Boat ramp, fishing, playground, parking.
7: Cypress Conservation Area	resource based	2.4/3.0	Undeveloped
8: Water's Edge Park	resource based	1.9/3.4	Picnic area.

TOTAL 79.7/93.7

NOTE: A - D are Community Parks
I - VI are Neighborhood Parks
1 - 8 are Mini-Parks

See Figure IV-1 For Location

(FIGURE IV-1)



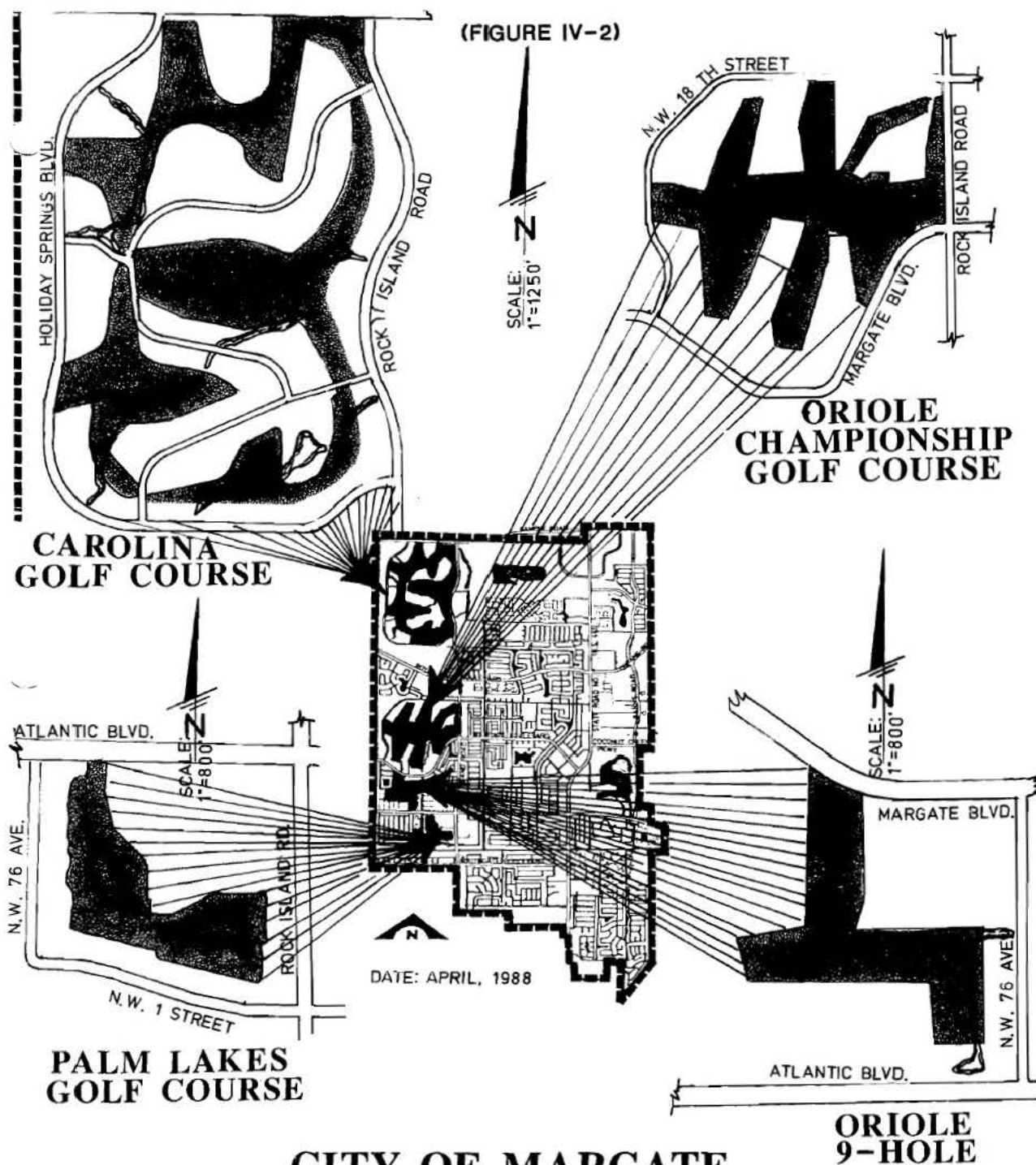
SOURCE: CITY OF MARGATE ENGINEERING DEPARTMENT

Golf Courses

The city contains 4 golf courses that are owned and operated by the private sector. Play on each of these is open to the general public or by membership. There are two 18 - hole courses featuring championship play. These courses also feature associated clubhouse facilities, driving range, and putting greens.

There are also two 9 - hole courses offering par 3 play, the so-called executive golf course. The golf courses located within the City of Margate are listed and described in Table IV-2 and shown graphically in Figure IV-2. There are no miniature golf courses in the city, but the mention of same in the Recreation and Open Space Element would be inappropriate since this use is accounted for in commercially zoned districts.

Each of these golf courses were set aside by the developer of the larger overall neighborhood in which it is located. From a planning perspective, each serves as an open space feature, which allowed a higher density development to be located around it. In lieu of a monolithic lower density, the dwelling units that would have been located on the golf course parcel are transferred to the surrounding residential properties. The proximity of the course and the resultant vistas are quite popular with unit purchasers and the higher density in the surrounding tracts generally lowers land development costs.



CITY OF MARGATE GOLF COURSE MAP

SOURCE: CITY OF MARGATE ENGINEERING DEPARTMENT

TABLE IV-2
GOLF COURSES, CITY OF MARGATE

Course Name	Holes	Acreage
Carolina	18	154
Oriole-Margate	18	124
Oriole-Executive	9	19
Palm Lakes*	9	19

* New owners have closed course. Property is zoned and designated for commercial recreation.

Private Recreational Areas

This section examines parcels of land, which are privately owned and used for non-commercial recreational purposes. Such properties are generally smaller in area than public parks and are extensively developed for active recreation.

Typically, the land was set-aside during the development of the larger surrounding residential area. Construction of the recreational amenities was paid for and supervised by the land development company during the home building. The facilities are turned over to the master homeowners ' or condominium association who are then responsible for the operation and maintenance of same. The residents who are eligible to use the premises are assessed periodically for this purpose. To the writer's knowledge, there are no "rec leases" remaining in effect within the city.

The land should be restricted by deed, documentation, representation, or otherwise from future redevelopment as other than recreation facility. On some of the larger sites, the city has rezoned real property into one of its Open Space and Recreational districts. The policy of restricting and/or rezoning private recreation sites for perpetual recreation use should be promoted. A listing of the city's existing private recreational sites is set forth in the following Table IV-3 and shown in Figure IV-3.

TABLE IV-3
PRIVATE NON-COMMERCIAL RECREATION AREAS
CITY OF MARGATE, FLORIDA

<u>Name</u>	<u>Facilities</u>	<u>Acreage (net/gross)</u>
1. Aztec	Pool, club, courts	4.0 / 5.0
2. Coconut Key	Pool, club, courts	1.0 / n.a.
3. Colonies "East"	Pool, club, courts	2.0 / 2.5
4. Colonies "West"	Pool, club, courts	3.4 / 3.5
5. Coral Gate	Pool, club	5.7 / n.a.
6. The Courtyards	Pool, club	0.5 / n.a.
7. The Falls	Pool, gym, court	1.0 / n.a.
8. Holiday Springs	Club, pool	5.9 / 6.4
9. The Lakes	Playground, pool, courts	1.0 / n.a.
10. Lakewood-on-Green	Pool, club, courts	3.0 / 3.5
11. The Laurels	Pool, club, courts	1.0 / n.a.
12. Oakland Hills	Pool, club, courts	2.4 / 3.0
13. Palm Lakes	Pool, club, courts	0.7 / n.a.
14. Paradise Gdns. 1	Pool, club, courts	2.6 / 3.0
15. Paradise Gdns. 2	Pool, club, courts	1.2 / 1.4
16. Paradise Gdns. 3	Pool, club, courts	1.6 / 2.3
17. Paradise Gdns. 4	Pool, club, courts	2.5 / 3.1
18. Royal Park Gdns.	Pool, club, courts	2.6 / 3.3
19. Townhomes Oriole	Pool, club, courts	1.8 / 2.0
20. Woodlake Isles	Pool, club, courts	1.2 / n.a.
Total		45 / 51

Regional Parks

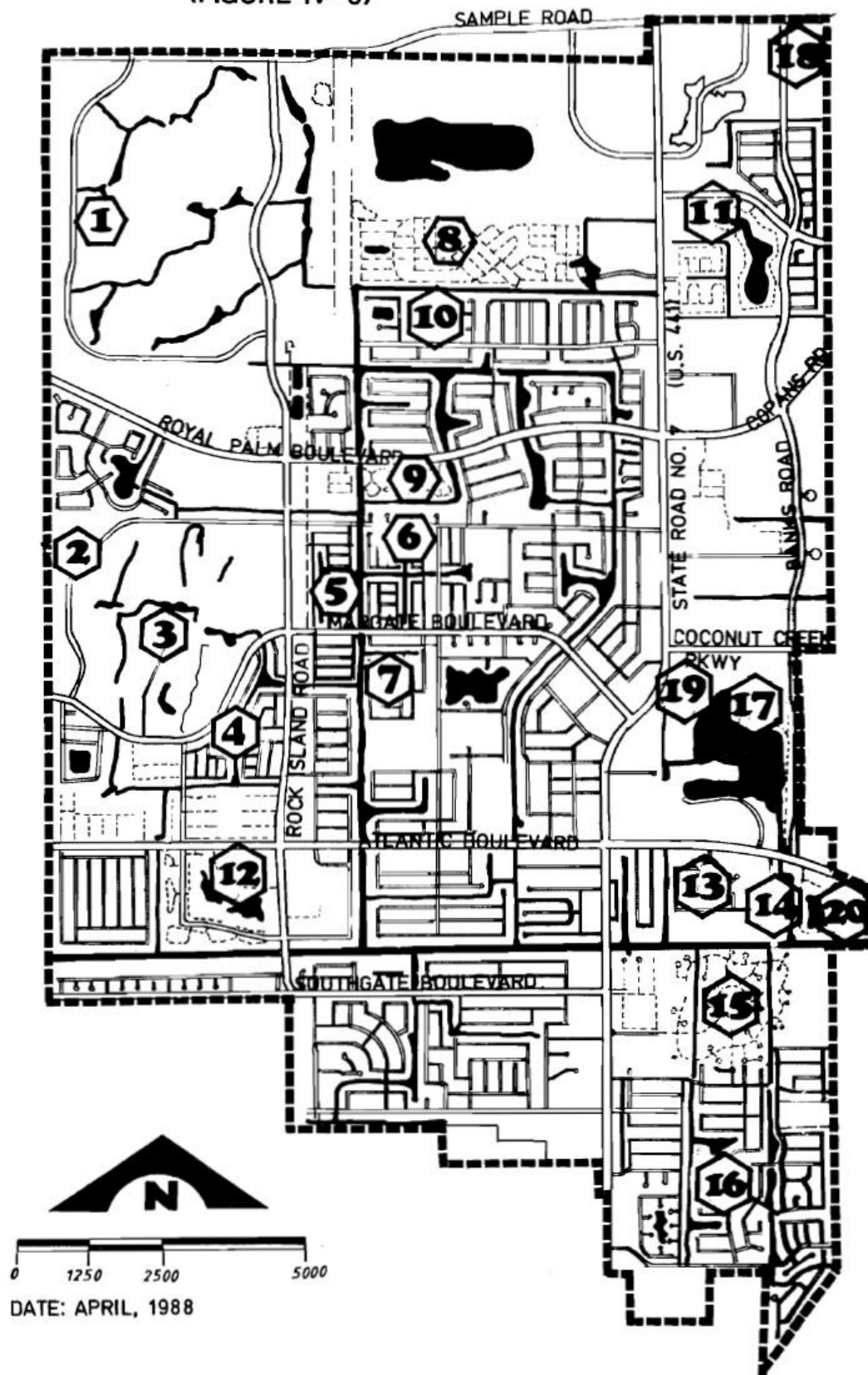
Regional and sub-regional parks are operated by, the Broward County Parks and Recreation Division. These parks provide active recreational opportunities within a natural setting. The City of Margate is fortunate to have three such facilities within a 5-(five) mile radius of the city. These sites are shown graphically in Figure IV-4.

Tradewinds Park is a regional park containing a total of 538 acres; 90 acres north of Sample Road and 448 acres south of Sample Road. The north acreage is developed with gardens, nurseries, bridle paths and preservation areas. The south portion of the park contains 4(four) soccer fields, 4(four) softball fields, a lake activities center, bicycle and walking paths, picnic shelters, mini-golf, and Butterfly World. There is also a nature trail winding through a cypress stand.

Quiet Waters Park is a sub-regional facility containing 427 acres, which include a large lake site. It features water skiing, golf, boating, a beach and picnic shelters. The county conducts an annual concert here.

Fern Forest is a 254 acre sub-regional park, 23 acres of which are located within the city limits of Margate. The park features preservation areas located in the old Cypress Creek slough. This cypress stand has an observation trail with overlooks, and a multi-story nature center.

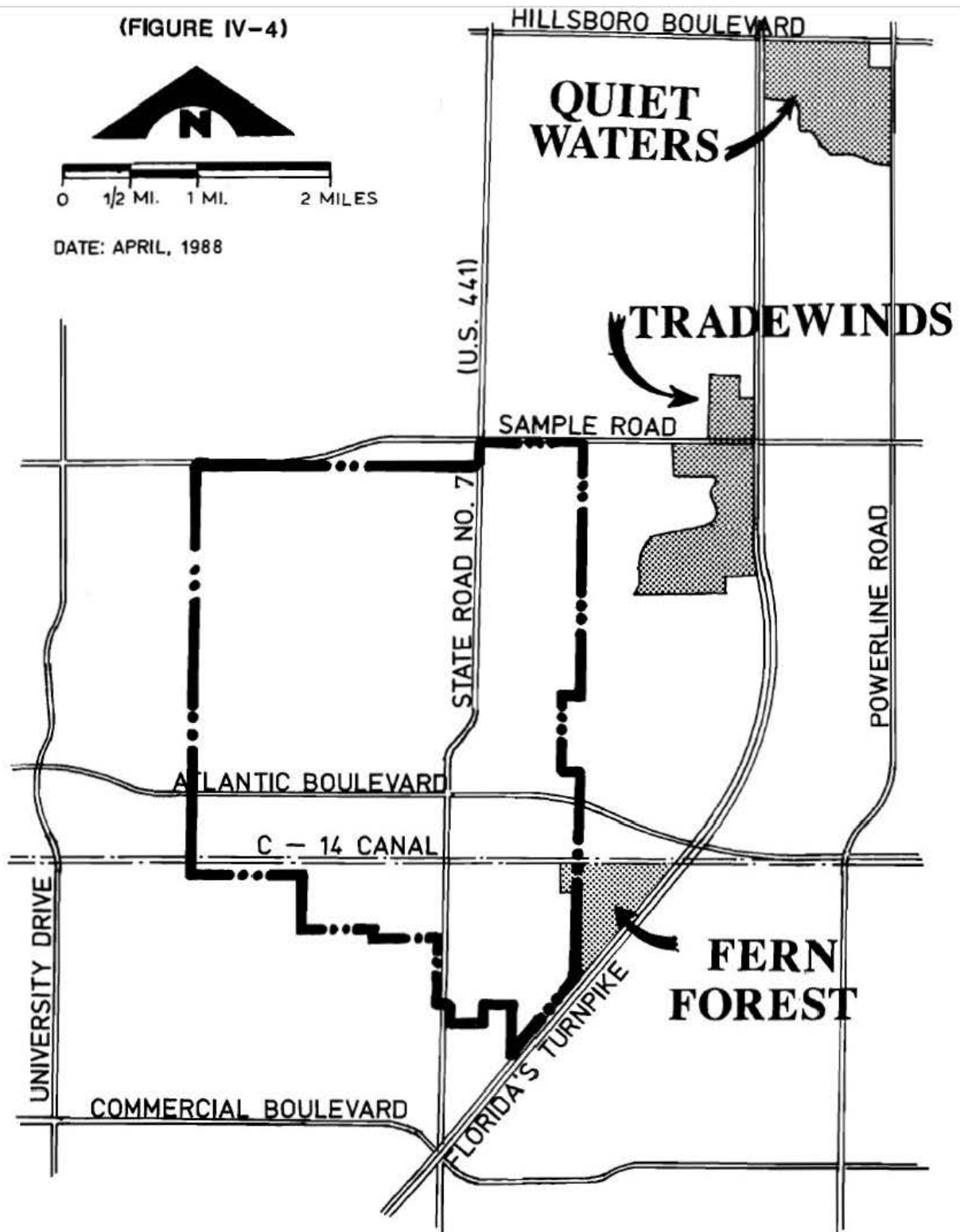
(FIGURE IV-3)



PRIVATE RECREATIONAL AREAS

SOURCE: CITY OF MARGATE ENGINEERING DEPARTMENT

(FIGURE IV-4)



REGIONAL PARKS

SOURCE: CITY OF MARGATE ENGINEERING DEPARTMENT

PART 3. ANALYSIS: CURRENT AND FUTURE NEEDS

Standards: Resident Preferences

Standards, in the context of recreation planning, set forth a minimum acreage per 1,000 populations for the various classifications of parks and open space. This measure is very often also expressed as various types of facilities per 1,000 populations. The independent variables in the equation establishing standards for a given community include the recreation demand of the general and special population in the planning area, what is attainable in the planning time frame, and what will be supported, by the community's elected officials and residents.

The development and operation of recreational programs is the responsibility of the Parks and Recreation Department, a line agency of the City of Margate. Using resources from the General Fund, the Recreation Special Activities Fund, and the Recreational Trust Fund, the department operates active and passive programs for residents of every age.

Among the most popular of these programs are the league sports. This activity is co-sponsored by volunteer organizations, which include the Khoury League, the Margate Youth Soccer Association, The Boys and Girls Softball League, and the Margate-North Lauderdale Football Club. These games are held day and night and require larger neighborhood or community sized parks developed with fields and lighting. The department also sponsors adult leagues, with men's and women's softball and soccer being two of the most popular programs. There is a constant use of tennis courts in all locations, particularly those courts with lighting. With the cooperation of the Broward County School Board, the Margate Community School offers a wide range of evening classes. This is much more than G.E.D. instruction. There are classes in arts and crafts, language, technology, and many other subjects. The Community School consistently attracts a large enrollment.

On an annual basis, the department conducts a Senior Olympics in which persons over the age of 60 can compete in athletic events and games of skill. Medals are awarded to the best of the field. This activity is a perennial favorite with participants, spectators, and the local press. The department also is involved with activities at the Nan Hutchinson Senior Center, a sub-regional facility located within the City of Margate.

Teenagers are a special concern. Some have exhibited an unwillingness to participate in organized activities. The department operates after-school and summer recreational programs and has a multi-purpose community center for the kids to enjoy congregating and playing games of skill. Attendance has been variable, but the program is important enough to continue. Young people are also frequent users of the Margate Marina on the C-14 Canal.

The City has approximately 2.6 miles of primary canal (C-14) and 6.5 miles of secondary canals that are being used for recreational purposes. They are accessible via municipally owned frontage land and / or boat ramps. There is public access at four separate points located strategically with the City limits. Public access to these canals can also be accomplished through easements from privately owned sites.

TABLE IV-7
BOAT RAMP LOCATIONS

Location	Number of Boat Ramps	Access to
Margate Marina Rock Island Road & N.W. 1st St.	2	C-14
Parks and Rec. Office Bldg. Margate Blvd. & West River Dr.	1	Margate Canal
Winfield Park Winfield Blvd. & N.W. 65th Ave.	1	One Mile Canal

Another favorite activity is the annual Fourth of July fireworks display given in Tradewinds Park. This program is co-sponsored by the Cities of Margate, North Lauderdale, and Coconut Creek and also involves the Broward County Parks and Recreation Division and numerous voluntary organizations and individuals. This is one of the most widely attended and enjoyed activities in the region.

Standards: Twilight of Acquisition

Park and open space standards are a guide to aid the development of an overall recreation program for the city. It has to be realized that the city is approximately 80 percent developed and that there are very few, if any, opportunities left to acquire neighborhood or community level park sites. Any further discussion of demand based on projected population begs the fact that every parcel that can be acquired is already within the city's possession or identified on the Future Land Use Map.

This fact points out the importance of maintaining and developing fully the acreage that is in the system. Our level of service standards, recognize that an efficiently carried out program for the use of parkland is equally as important as the acquisition of acreage.

With a limited public land supply, it is important to foster private recreation opportunities in new residential developments or redevelopments. One of the best tools is the use of planned unit development zoning.

This Comprehensive Plan is a statement on the overall relationship of open space and recreational activities to land use and the quality of life in the community. This plan recognizes the development context in which the golf course communities and private recreational areas were established. These facilities were considered viable by the landowners, developers, and initial residents of the neighborhood in which they are located. They have become an integral part of the leisure, recreation, and open space pattern of the City of Margate. The goals, objectives, and implementation policies should set forth firmly, that the city's land development regulations need to preserve and protect these facilities from alternative land uses.

Recreation and Open Space Standards

The following standards provide for a minimum acreage for the ultimate population of the City of Margate as set forth in Table I-21 of the Future Land Use Element of this Comprehensive Plan. When public park acreage is specified, it is set forth in terms of gross acreage. Table IV-5 examines the components of the system.

To satisfy Recreation and Open Space standards, the following calculations were used based on the allowable acreage criteria consistent with Broward County requirements.

City owned Public Parks... 105.7 acres
100% Credit

Private Recreation Area... 51.0 acres
100% Credit

Private Golf Courses (316 acres)
15% X Park Requirements (Max. Credit)... 25.3 acres

Preserved Wetlands (open space)... 23 acres
100 % Credit

TABLE IV-4
CITY OF MARGATE, FLORIDA
RECREATION AND OPEN SPACE STANDARDS

Year	Population*	L.O.S. Requirement	Comm. Park Requirement	Comm. Park Provided Acreage	L.O.S. Provided	Surplus/ Deficiency
1988	43,950	3 acres/1000	131.85	144.8	3.29	+12.95
1990	45,807	3 acres/1000	137.42	145.6	3.17	+ 8.18
1995	50,798	3 acres/1000	152.39	147.85	2.91	- 4.54
2000	56,333	3 acres/1000	168.99	150.35	2.67	-18.64

*Including Seasonal

*Population based on Table I-21 - Future Land Use Element (FLUE)

Refer to FLUE for population projection methodology

Table IV-4 identifies the existing and required acreage needed to meet the LOS standards for parks and open space requirement consistent with Broward County. The local park level of service exceeds the requirement of 3.00 acres per 1000 population until the build-out population of 56,333 is reached in the year 2000.

TABLE IV-5
THE COMPONENTS OF THE SYSTEM

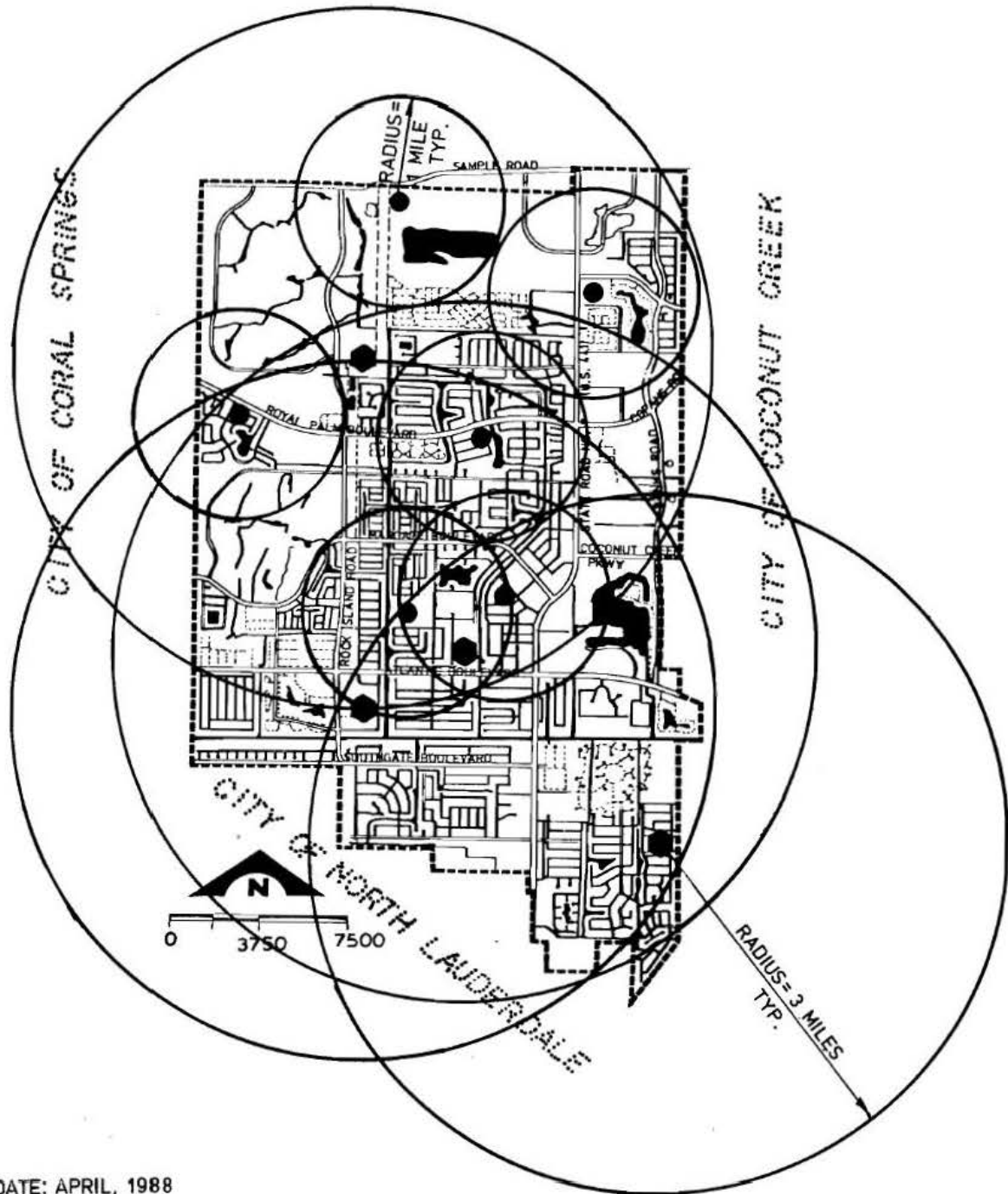
1. Florida Power & Light Co. Easement	125 gross acres 106 net acres
2. Canals	185 surface ac.
3. C-14 Canal	80 surface ac.
4. City lakes	25 surface ac.
5. Private lakes	138 surface ac.
6. Preserved Wetlands	45 net acres
7. Public Parks	94 gross acres 80 net acres
8. Golf Courses	316 gross acres
9. Private Rec. Areas	51 gross acres 45 net acres
10. Future Private Areas	15 gross acres 12 net acres

Future Demand

When the City of Margate defined a level of service for parks and open space in the above section, we employed a population ratio technique. That is to say, a specific ratio of acres to projected population (as set forth in Element I) was established. This supply and demand analysis was tempered by the knowledge that future acquisition of public park acreage by the municipality is unlikely to occur since the city is approaching build-out.

The level of service established for this Comprehensive Plan recognized that a program for the effective utilization of that acreage which is already in the system is equally as important as the acquisition of additional undeveloped land. The level of service is based on a qualitative program for the development and redevelopment of the components of our park network. Improvements that will bring public parks to their carrying capacity, but not beyond, are an essential component of this plan.

(FIGURE IV-5)



DATE: APRIL, 1988

EXISTING PARKS SERVICE AREA

SOURCE: CITY OF MARGATE ENGINEERING DEPARTMENT

(4-20)

PART 4. THE PLAN FOR RECREATION AND OPEN SPACE

Proposed Improvements

This listing of capital improvements takes into consideration the geographic service area of the park site, resident preferences for programs and activities, existing and proposed private recreation areas, carrying capacity, adjacent land uses, and future population growth. In the Capital Improvements Element of this plan we will set forth cost estimates, revenue sources, and establish priorities and a timetable for the all-encompassing list of projects set forth in Table IV-6.

TABLE IV-6
CITY OF MARGATE, FLORIDA
PARKS IMPROVEMENT PLAN

<u>Name of Park</u>	<u>Proposed Improvements</u>
Southeast Park	Drainage improvements.
Carolina Park	Site clearing, grading, and preparation; drainage; landscaping and irrigation; 2 lighted baseball/softball fields; 4 lighted tennis courts; concession/restroom building; parking for 150 cars; fence; equipped play area; picnic shelter; general equipment.
David Park	Basketball court.
Centennial Park	Basketball court; 2 tennis courts; 2 paddleball courts.
Coral Bay Park	Site clearing, preparation, and grading; drainage system; landscaping and irrigation; 4 lighted tennis courts; 2 paddleball courts; lighted basketball court; parking lot for 35 cars; equipped playground; general equipment.

TABLE IV-6
Continuation

Coral Gate Park Lighted basketball court.

Serino Park	Site preparation and grading; landscaping and irrigation; basketball court; equipped playground; multi-purpose play field; parking for 20 cars.
Ed Greenwald Park	Playground equipment.
Southgate Park	Playground renovation and new equipment; court renovations; landscaping.
Margate Marina	Landscaping and irrigation.
Cypress Conservation Area	Drainage impoundment; nature trail with overlooks.
Florida Power and Light Co. Easement	Class I bikeway; walking and jogging trails; roadway crossings.

PART 5. GOALS, OBJECTIVES, AND POLICIES

GOAL STATEMENT

PROVIDE AND MAINTAIN A SYSTEM OF PUBLIC PARKS, PRIVATE RECREATION FACILITIES, AND OPEN SPACE AREAS THAT SATISFY THE LEISURE REQUIREMENTS OF RESIDENTS AND VISITORS TO THE CITY INCLUDING SPECIAL GROUPS SUCH, AS THE ELDERLY, HANDICAPPED, AND TODDLERS.

Objective 1 Margate will exercise all available implementation techniques to meet or exceed the level of service standards promulgated by this Comprehensive Plan.

Measure: Compliance with Table IV-4.

Policy 1.1 Subdivision regulations should continue to require dedication and/or zoning of land for park and recreation that serve the needs of the projected residents in the service area radius of the subject park site.

Policy 1.2 By November 16, 1989 or when required by legislative mandate; land development regulations should include the following language: "In lieu of the dedication of mini-parks (see definition section of this element), monetary contributions to the Recreational Trust Fund be accepted".

The City Commission, at their discretion, determines the method of appraising property to best satisfy the monetary value of property in lieu of mini-park dedication.

Policy 1.3 Intergovernmental, coordination should encourage complementary programs and facilities and avoid duplication of effort.

Policy 1.4 The city may implement user fees at selected parks and recreational facilities to raise revenues for the development, expansion, and maintenance of the public park system.

Policy 1.5 Sufficient resources and management techniques should be employed to maintain public parks as attractive and desirable for their users.

Policy 1.6 The level of service standard for local parks of 3.00 acres per 1,000 populations shall be adopted and utilized to assess adequacy of service.

Objective 2 Land and water designated by the Future Land Use Element as “Parks and Recreation”, “Commercial Recreation”, “Conservation”, or “Open Space” shall be protected from incompatible land uses.

Policy 2.1 Upon comprehensive adoption, land development regulations should provide for the development of recreational facilities and open space areas within future developments and redevelopments. This can be accomplished through the use of planned unit development zoning, deed restrictions, or other techniques.

Policy 2.2 Greenbelts, such as landscaped buffers linking parks and recreational areas, should be planned along utilitarian open spaces and used for bikeways and trails as part of the landscaping ordinance to be adopted consistent with the requirements of 5.163.3202(1), Florida Statutes.

Policy 2.3 Active recreational use of open space should not be allowed to degrade the surrounding natural or man-made environment.

Policy 2.4 The City shall give priority to water-dependent uses such as marinas and public access points to water ways in decisions affecting waterfront property. [BCLUP 2.27.2]

Objective 3 To provide recreational programs that, meet the needs of all groups within the city.

Policy 3.1 The Parks and Recreation Department should support recreational activities of volunteer organizations within the city, and coordinate its efforts and resources with private suppliers of recreation and other governmental agencies.

Policy 3.2 All park sites should be accessible to the handicapped and to the elderly.

Policy 3.3 The Parks and Recreation Department should annually reassess the desires of the city’s residents for programs and activities. This could be accomplished by, mailing questionnaires and reviewing results of survey and/or holding public meetings involving citizens and groups.

Policy 3.4 Park Impact fees shall be used to correct or improve deficiencies stated on Table IV-5 of this element.

Objective 4 Provide sufficient public access to all parks and recreation sites to satisfy applicable accessibility standards.

Policy 4.1 In reviewing and approving developments, the Development Review Committee shall ensure that public access is provided to parks and recreation sites.

Objective 5 Maintain existing coordination mechanisms for public and private resources to meet recreation demands.

Policy 5.1 Upon adoption of plan, the Parks and Recreation Department shall conduct Public Participation Forum to assure public and private recreation facility providers are aware of City's recreation demands.

Objective 6 Assure the continued provision of adequate open space by the public and private sector.

Policy 6.1 The Development Review Committee shall ensure that the provision of open space 85 mandated by City Ordinance is met, whereby requiring developers to meet recreation and open space requirements. No development orders will be granted until this requirement is satisfied.

Objective 7 To encourage the reduction of the per capita energy consumption through the use of energy efficient lighting systems.

Policy 7.1 The Parks and Recreation Department should promote the use of energy efficient lighting for recreational facilities in all park sites.

Definitions

In order to accurately create this inventory, levels of service standards, and an acquisition and capital improvement program, there needs to be a clear definition of the terms used in this Element. The following definitions and classification system is adopted from the Space Study, 1975, prepared by the Broward County Planning Council and from Rule 9J-5, F.A.C.

1. Carrying Capacity: the level of recreational development that a particular site can support without detrimental impact to the natural environment of the site or degradation of the surrounding residential neighborhood.
2. Community Park: contains between 9 and 40 acres and is designed for a service area with a radius of about 3 miles.
3. Developed Open Space: is the non-paved areas around building sites. Included are landscaped yards and buffer areas.

4. Golf Course: a comparatively large unobstructed acreage involving enough room over which to walk or ride, point to point, over a generally prescribed course, and to strive to send a ball long distances with variable accuracy, all without unreasonably endangering or intruding upon other players or surrounding residences.
5. Mini-Park: contains less than 4 acres and is designed to serve the surrounding neighborhood.
6. Neighborhood Park: contains between 4 and 10 acres and is designed for a service area with a radius of about 1 mile.
7. Open Space: undeveloped land or major water bodies suitable for recreation and/or conservation use only.
8. Park: Any public or private land permanently set aside for aesthetic, recreational, or cultural use.
9. Regional Park: contains 500 or more acres and is designed for a service radius of about 25 miles.
10. Sub-regional Park: contains between 100 and 499 acres and is designed for a service radius of about 10 miles.
11. Urban Park: contains 40 to 99 acres and has a service radius of about 5 miles.
12. Utilitarian Open Space: is land reserved from intense development due to encumbrance by easements or because of a threat to public safety such as flooding, contamination, etc.

Implementation and Monitoring Procedures Implementation Procedures

The City Planner shall prepare a compendium of goals, objectives and policies (GOP); achievement monitoring procedures; and updating procedures to be distributed to all departments committees and agencies participating in plan implementation.

Those agencies shall be required to incorporate GOP's, under their authority, into their annual work programs and to request appropriations for operations and capital facilities necessary to implement the GOP's during the annual operating and capital programming process of the office of the City Manager.

Monitoring Procedures

The goals, objectives and policies mentioned in this element must be monitored on a regular basis to ensure that progress is being made. The office of the City Planner and the Parks and Recreation Department shall maintain an inventory of existing and dedicated park acreage. The performance measure for objective 3 of this element is the review of present or ongoing programs on how it affects all community groups within the City.

Implementation techniques should be reviewed on an on-going basis and modified from time to time to reflect the City's needs as promulgated by this Comprehensive Plan. Compliance with Table IV-4 should be revisited on an annual basis and modified to reflect acreage figures when the indicated levels of acquisition and development are reached.