

# **City of Margate Comprehensive Plan**



## **Element I Future Land Use Element September 2010**

# MARGATE COMPREHENSIVE PLAN

## Element I

### Future Land Use Element

First draft, September 30, 1987, Revised, September 15, 1988; May 1, 1989; April 3, 1991; December 4, 1991; July 8, 1992; October 6, 1993; May 4, 1994; May 3, 1995; and May 17, 1995; January 2010, September 2010.

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ELEMENT I  
FUTURE LAND USE  
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## PART 1 INTRODUCTION

### Preface

This Comprehensive Plan, including the eight other elements, is required under the laws of the State of Florida. It is the purpose of Chapter 163.3161 F.S. to strengthen the existing role, processes, and powers of local governments in the establishment and implementation of comprehensive planning programs to guide and control future development.

The development of Florida's growth management system began in the early 1970's in response to our state's rapid population growth. Uncontrolled and indiscriminate growth generated inadequate infrastructure and public service delivery for a burgeoning residential population, and led to the loss of valuable environmental and natural resources.

In 1972, the Environmental Land and Water Management Act was enacted, which created two programs: the Areas of Critical State Concern (ACSC) program and the Developments of Regional Impact (DRI) program. Also in 1972, the Legislature passed the State Comprehensive Planning Act, which ordered the Division of State Planning of the Florida Department of Administration to prepare a State Comprehensive Plan designed to "provide long-range guidance for the orderly social, economic, and physical growth of the State, setting forth goals, objectives, and policies". The Act also enabled local governments to prepare their own plans, and in 1973, the City of Margate adopted the Margate Comprehensive Master Plan. It was typical of most plans prepared under the 1972 Act in that it contained recommendations for the implementation of goals and objectives but it did not mandate that land development activities be consistent therewith.

A revised statute, the Local Government Comprehensive Planning Act, became effective on July 1, 1975. This Act mandated that all local governmental jurisdictions, i.e. counties, cities, and towns, prepare and adopt comprehensive plans, rather than simply enabling them to do so as with the 1972 Act. It also required that all development activity be consistent with the adopted plan. It further provided that in chartered counties the planning responsibilities between the county and the cities located within such county shall be as provided in the Charter. The Broward County Charter, which became effective January 1, 1975, gives the ultimate authority for land use planning within all areas of Broward County to the Broward County Planning Council.

Pursuant to the 1975 Local Government Comprehensive Planning Act, the City adopted a new plan, which was certified by the Broward County Planning Council and became effective on November 22, 1978.

Since its adoption, the Plan has guided zoning decisions, encouraged an extensive review system to insure the adequacy of services prior to the issuance of building permits and plat approvals, and it has led to the adoption of impact fees for parks, water and sewer plant capacity, and police and fire protection.

The 1975 Local Government Comprehensive Planning Act had two major deficiencies that diminished its effectiveness. First, there was no statutory linkage between government planning and practice, and was not a strong enough relationship between land development regulations and the plan. Second, there was no method to ensure consistency of plans among different planning entities, which lead to many plans being incompatible with one another.

In 1984, the State Legislature passed the State and Regional Planning Act. This Act called for the development of a new State Comprehensive Plan, which was adopted in 1985 and can now be found at Chapter 187 of the Florida Statutes. The 1984 Act also required that "Comprehensive Regional Policy Plans" be completed by each of the eleven planning councils throughout the state. The South Florida Regional Planning Council adopted the Regional Plan for South Florida in 1987.

The Legislature followed the State and Regional Planning Act by passing the Local Government Comprehensive Planning and Land Development Act (LGCP-LDRA) of 1985. The LGCP-LDRA substantially amended the 1975 Local Government Comprehensive Planning Act by requiring local governments to amend their existing plans to ensure consistency with the state and regional plans.

The 1985 Act required local government comprehensive plans to be certified by the Florida Department of Community Affairs as being in compliance with statutory requirements. The Department of Community Affairs adopted detailed rules setting up minimum criteria for approval of local plans, which can be found in Chapter 9 J-5 of the Florida Administrative Cod, entitled "Minimum Criteria for review of Local Government Comprehensive Plans and Plan Amendments, Evaluation and Appraisal Reports, Land Development Regulations, and Determination of Compliance".

In order to assure that local plans would be meaningful and substantive, the Act set forth a number of mandatory elements that must be included in each plan. These elements include land use, transportation, public facilities, recreation and open space, capital improvements, housing, conservation, intergovernmental coordination, and

coastal zone management if applicable. In 2005, the Legislature passed growth management laws requiring local governments to include a public school facilities element in their plans as well.

The LGCP-LDRA also requires local governments to establish and implement a “concurrency management” system, including level of service standards. These levels of service must be achieved and/or maintained for existing and proposed developments. The act mandates that infrastructure must be in place concurrently with the impacts of new development. Such infrastructure includes roads, water and sewer facilities, and parks. The 2005 growth management legislation made school concurrency mandatory as well.

Margate’s plan must maintain consistency with the Broward County Comprehensive Plan because of the aforementioned Charter provision, and must be deemed as being compatible with and furthering both the Regional Plan and State Comprehensive Plan. This presents a logistical problem because the county is also engaged in revising their Comprehensive Plan. This requires continuous efforts of intergovernmental coordination at all levels of government, as each applicable plan undergoes frequent revisions.

### Public Participation

Among the many values of citizen participation in the process of government are the protection of individual rights, guarding the public interest, maintaining the credibility of government, and reducing the alienation of individuals within a large and technical society. The City of Margate actively seeks the input of its residents, merchants, and landowners in the preparation of the nine elements, which make up this Comprehensive Plan.

The Margate Local Planning Agency and City Commission shall insure that this plan and all amendments hereto are duly advertised pursuant to the provisions of Chapter 163.3184, F.S. Both bodies shall hold their meetings at the advertised time and place, and the public shall be given an opportunity to comment on all matters pertaining to the adoption of this plan. All written comments shall be made a part of the record.

The city administration shall keep the Local Planning Agency informed of comments it has received during periodic updates presented at regular public meetings. This Comprehensive Plan, as well as the adopted Future Land Use Map of the City of Margate will be made available during regular business hours.

## PART 2. EXISTING LAND USE DATA

### Intent and Purpose

In this section, the existing uses of all land and water in the city have been gathered and the data tabulated. This information provides a profile of the City of Margate; it is needed to create a data base for the preparation of a Future Land Use element and the other elements making up this Comprehensive Plan; it provides information that is essential in the formulation of levels of service; and it will identify limiting factors for development and redevelopment such as wellfield cones of influence, floodplains, etc.

### Traffic Analysis Zones

In order to assist data gathering, the City uses the established Traffic Analysis Zones (TAZs) of Broward County. A TAZ is a compact geographic area which coincides with census tract boundaries and is usually bounded by roadways, and physical barriers such as expressways, rivers, canals or other physical structure that limits the crossing of motorized vehicles. Broward County has 921 TAZs, 27 of which are entirely within or have a portion within the City of Margate. Two data bases are associated with each TAZ. Data base 1 includes population and housing information depicting the production side of the trip generation step. Data base 2 comprises employment and school data, displaying the attraction side of the trip generation step. A map showing the TAZs within the City of Margate is included as Figure 1-1.

Figures 1-2 through 1-28 show each of the 27 individual TAZs with the City. These figures show the land uses contained within each TAZ, as well as any existing wellfield cones of influence and wetlands which have been identified by the Army Corps of Engineers.

Transit Oriented Corridor. In 2007, the City created the Transit Oriented Corridor (TOC) mixed use land use category, and designated approximately 1184 acres of land generally locate along State Road 7 as such. The TOC is aimed at stimulating redevelopment efforts within the City, while providing opportunities for mixed use development. Land Development Regulations have been adopted for the TOC to facilitate redevelopment that is urban in nature, pedestrian friendly and focused on multi modal transportation, including transit. The TOC encompasses approximately 21% of the land area within the City of Margate, including the areas with the most immediate opportunities for redevelopment, providing a great opportunity for the City's future.

Residential use accounts for 75% of the developed area of the city. The ratio of single family to multiple family land area is about 7 to 3. The overall density of existing residential areas in Margate is 5.7 dwelling units per acre.

Commercial use makes up about 11% of the developed land in the city. The oldest commercial areas are located along State Road 7 between Royal Palm Blvd. and the C-14 Canal. Many of these older strip centers and filling stations do not meet current landscaping, parking, and setback requirements, and are in need of redevelopment. Redevelopment efforts within the City will focus on the State Road 7 corridor. The majority of the commercial areas have been designated as Transit Oriented Corridor (TOC) and will be redeveloped with mixed use potential under new land development regulations established for the corridor. The most intense development will focus in the City Center located along State Road 7 between Coconut Creek Parkway and Atlantic Boulevard.

Industrial use is concentrated east of State Road 7 and is equal to 4% of the developed land area of the city. Existing industrial uses are located outside of wellfield areas and identified wetlands. The oldest industrial zone along NW 8 St. exhibits a lack of parking, landscaping, drainage, safe and adequate access, and a generally run down appearance.

Recreational use. Included within this category are public parks, private recreation areas of at least one acre, and commercial recreation areas, which can include golf courses. Maps and tables of these facilities are presented in the Recreation and Open Space element of this plan. The open space land use category is tabulated separately from parks and commercial recreation, but it too has recreational value. Included as open space are large lakes and the Florida Power and Light Company's main transmission line easement. The recreation, commercial recreation, and open space categories make up 13% of the developed land area of the city.

Conservation use. Included herein are cypress wetlands. As examined more fully in Element III of this plan, these areas are valuable for storm water management and aquifer recharge purposes. Said areas total about 52 acres.

Educational and public facilities these categories are combined on the existing land use map series as "Utilities/Community Facilities". Included are major facilities of public utilities, public schools, municipal buildings, religious institutions, and a regional hospital. These uses account for 2% of existing land use.

Vacant developable land within the City of Margate totals 237 acres. This figure does not include recreation use. The City of Margate is about 95% built out. The Future Land

Use Plan has a great deal of influence on the utilization of this vacant land, but its influence is also felt when it comes to the redevelopment of existing land and the capital improvements to address infrastructure shortfalls caused by past development practices. 144 acres of these 237 acres are currently proposed for residential development and redevelopment on sites that are at least 10 acres in size. First, the former home to the Aztec Mobile home park, a site consisting of approximately 104 acres, is proposed as a 646 lot luxury recreation vehicle resort park. The second parcel and site of the former Rancho Margate Mobile Home Park, is proposed as 580 rental apartments on approximately 30 acres. Finally, the third piece of land, which has never been previously developed, is proposed for 262 rental apartments on approximately 10 acres. Approximately 27 additional acres are owned by the Margate Community Redevelopment Agency, and are anticipated to be redeveloped as part of the Margate City Center redevelopment project. The remaining 66 acres consists of relatively small residential, commercial, and industrial parcels suitable for infill development or for acquisition and inclusion in larger redevelopment projects involving adjacent properties.

FIGURE 1-1

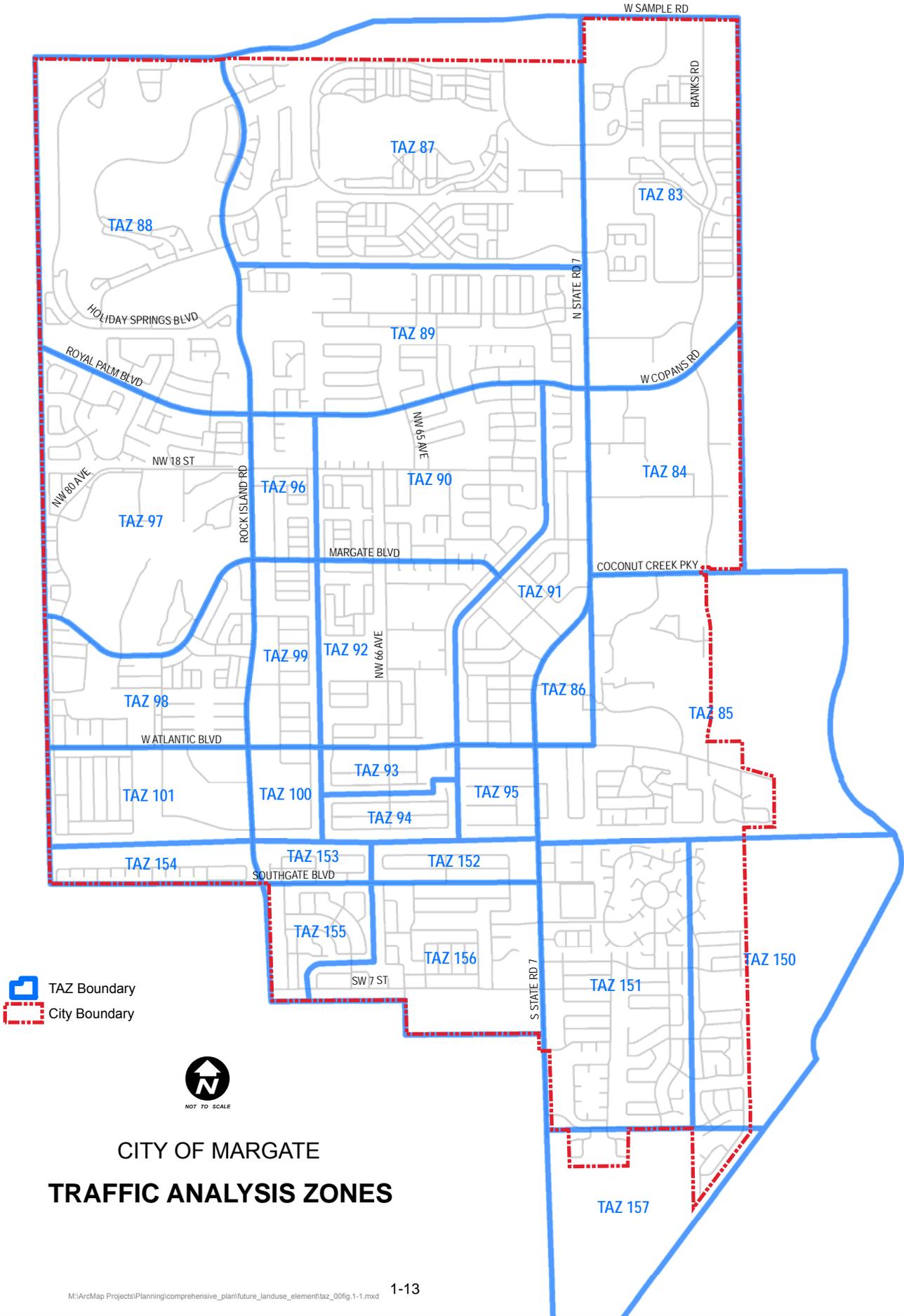


TABLE 1-1			
EXISTING LAND USE INVENTORY ENTIRE CITY			
ENTIRE CITY			
Acreage			
R-Low (3-7)	2512.85		
R-Medium (10-17)	763.76		
R-High (20-25)	198.75	Residential Total	3475.36
Commercial	100.13		
Industrial	69.06		
Office Park	8.96		
Utilities	25.17	Non-Residential Total	203.32
Community Facilities	60.59		
Parks and Open Space	361.67		
Conservation	52.25		
Commercial Recreation	315.99	Recreation Total	790.50
		Transit Oriented Corridor	1190.20
		Entire City Total Acreage	5659.38
Housing			
Single-Family Dwelling	10,538		
Townhouse, Villa	2,036		
Multi-Family	10,542		
Mobile Home	820		
Duplex	328	Dwelling Unit Total	24,264
		Hotel Rooms	150
Non-Residential Building			
Commercial	3,991,341		
Office	544,755		
Industrial-Warehouse	1,770,002	Non-Residential Square Footage	6,306,098
Roadways (in miles)			
6 L	8.69		
4 L	17.69		
2 L	129.22		
Private Road	44.18	Total Miles of Road	199.78
Canals (in miles)			
City	19.77		
County	2.38		
SFWMDC	5.09		
Private	1.44	Total Miles of Canal	28.68
Lakes (in surface acres)			
City	89.28		
Private	172.85	Total Acres of Lake	262.13

FIGURE 1-2



TABLE 1-2			
EXISTING LAND USE INVENTORY TAZ 88			
TAZ 88			
Acreage			
R-Low (3-7)	208.12		
R-Medium (10-17)	98.92		
R-High (20-25)	58.74	Residential Total	365.78
Commercial	22.83		
Industrial	0.00		
Office Park	3.57		
Utilities	0.00	Non-Residential Total	26.40
Community Facilities	9.36		
Parks and Open Space	7.53		
Conservation	0.00		
Commercial Recreation	150.35	Recreation Total	167.24
		Transit Oriented Corridor	0
		TAZ 88 Total Acreage	559.42
Housing			
Single-Family Dwelling	859		
Townhouse, Villa	233		
Multi-Family	1954		
Mobile Home	0		
Duplex	0	Dwelling Unit Total	3046
		Hotel Rooms	0
Non-Residential Building			
Commercial	221,427		
Office	0		
Industrial-Warehouse	0	Non-Residential Square Footage	221,427
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	6.608		
Private	0	Total Acres of Lake	6.608

FIGURE 1-3

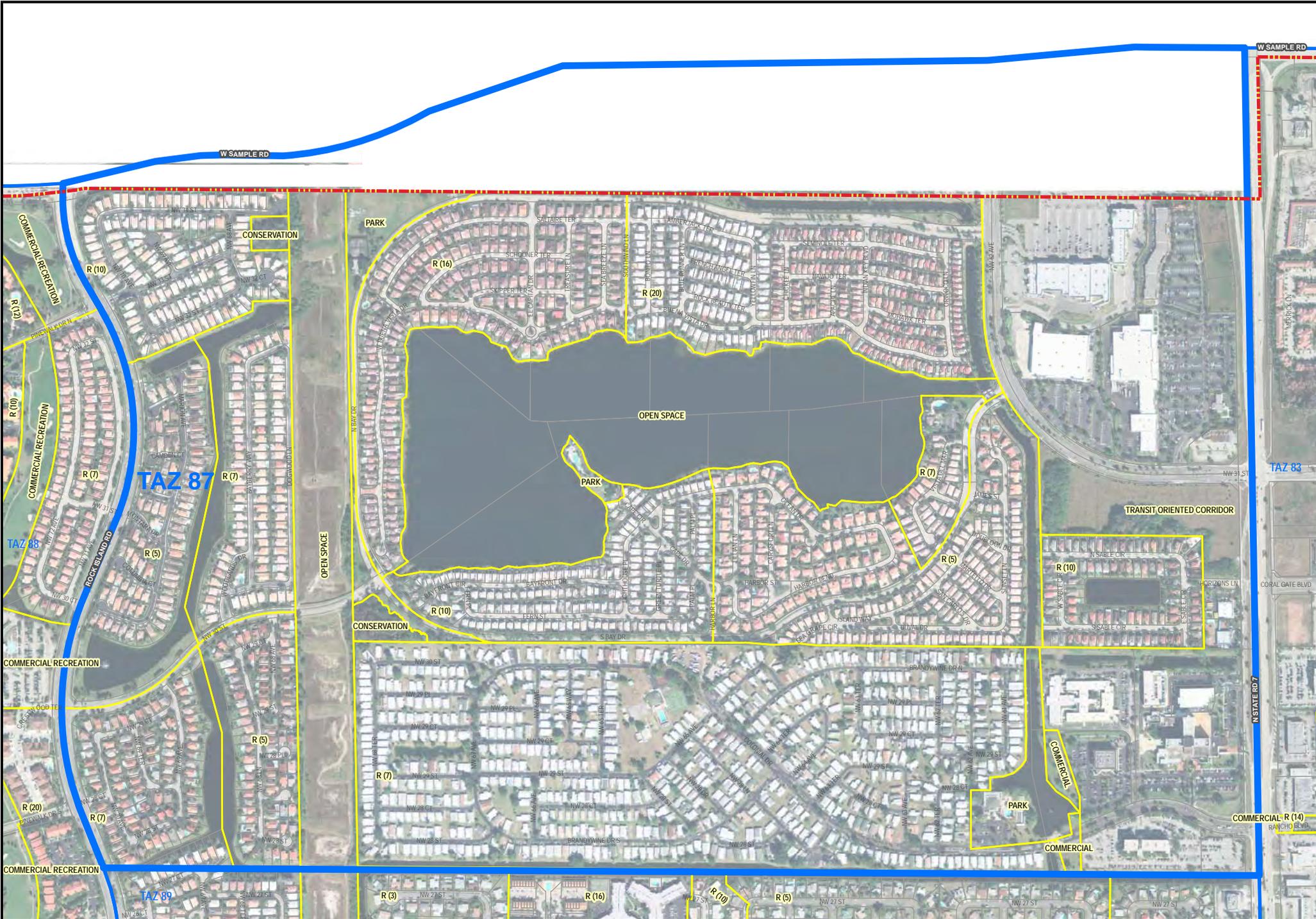


TABLE 1-3			
EXISTING LAND USE INVENTORY TAZ 87			
TAZ 87			
Acreage			
R-Low (3-7)	251.40		
R-Medium (10-17)	98.44		
R-High (20-25)	45.08	Residential Total	394.92
Commercial	1.96		
Industrial	0.00		
Office Park	0.00		
Utilities	0.00	Non-Residential Total	1.96
Community Facilities	0.00		
Parks and Open Space	116.15		
Conservation	2.69		
Commercial Recreation	0.00	Recreation Total	118.84
		Transit Oriented Corridor	104.33
		TAZ 87 Total Acreage	620.05
Housing			
Single-Family Dwelling	1571		
Townhouse, Villa	0		
Multi-Family	0		
Mobile Home	820		
Duplex	0	Dwelling Unit Total	2391
		Hotel Rooms	0
Non-Residential Building			
Commercial	418,145		
Office	0		
Industrial-Warehouse	94,209	Non-Residential Square Footage	512,354
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	8.037		
Private	0	Total Acres of Lake	8.037



TABLE 1-4			
EXISTING LAND USE INVENTORY TAZ 89			
TAZ 89			
Acreage			
R-Low (3-7)	270.96		
R-Medium (10-17)	34.57		
R-High (20-25)	0.00	Residential Total	305.53
Commercial	2.67		
Industrial	0.00		
Office Park	0.00		
Utilities	3.69	Non-Residential Total	6.36
Community Facilities	0.00		
Parks and Open Space	40.46		
Conservation	0.00		
Commercial Recreation	0.00	Recreation Total	40.46
		Transit Oriented Corridor	44.87
		TAZ 89 Total Acreage	397.22
Housing			
Single-Family Dwelling	1152		
Townhouse, Villa	159		
Multi-Family	306		
Mobile Home	0		
Duplex	72	Dwelling Unit Total	1689
		Hotel Rooms	0
Non-Residential Building			
Commercial	59,758		
Office	35,776		
Industrial-Warehouse	0	Non-Residential Square Footage	95,534
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	31.709		
Private	0	Total Acres of Lake	31.709

FIGURE 1-5

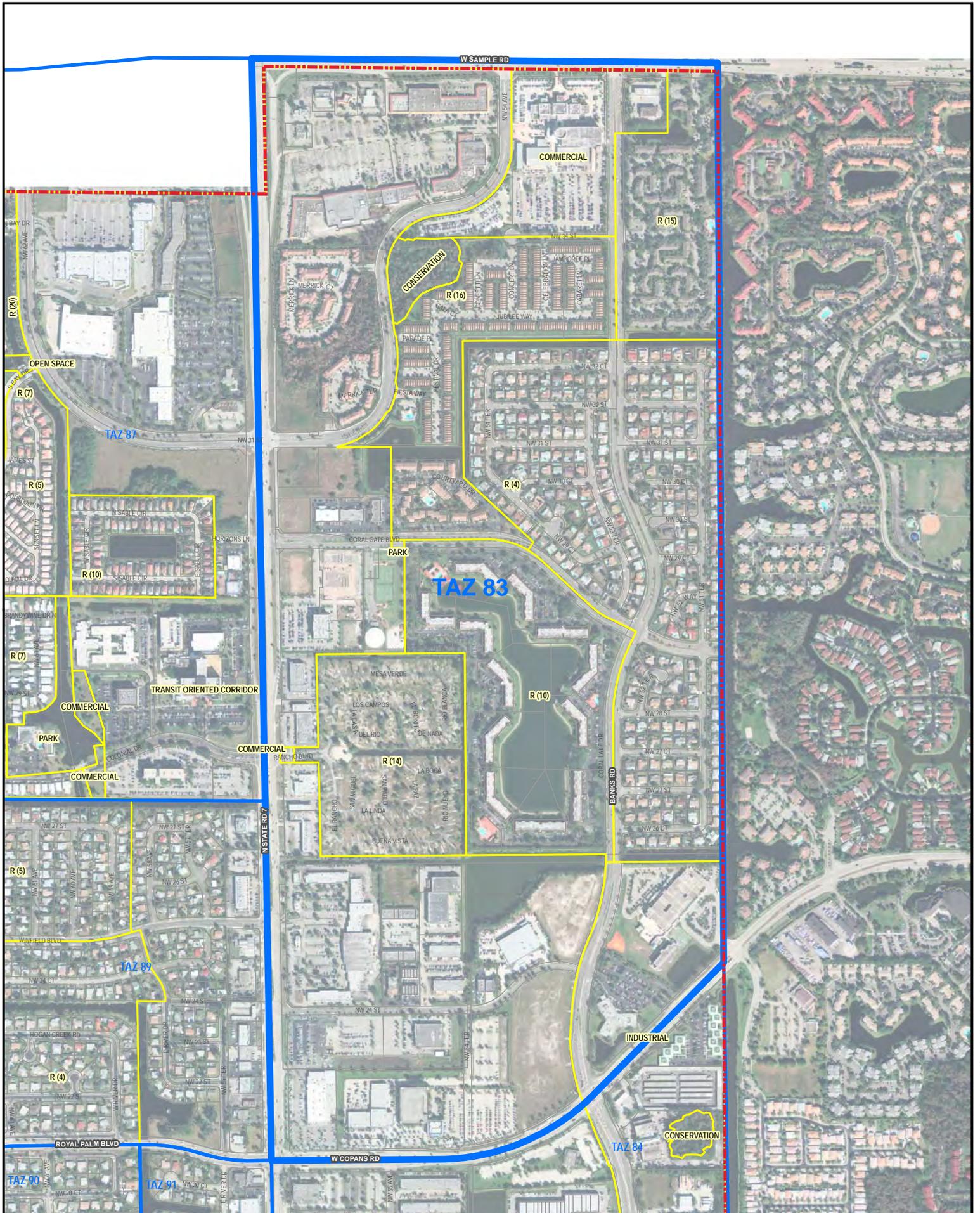


TABLE 1-5			
EXISTING LAND USE INVENTORY TAZ 83			
TAZ 83			
Acreage			
R-Low (3-7)	85.74		
R-Medium (10-17)	138.20		
R-High (20-25)	0.00	Residential Total	223.94
Commercial	23.73		
Industrial	23.66		
Office Park	0.00		
Utilities	0.00	Non-Residential Total	47.39
Community Facilities	0.00		
Parks and Open Space	0.10		
Conservation	4.05		
Commercial Recreation	0.00	Recreation Total	4.15
		Transit Oriented Corridor	195.08
		TAZ 83 Total Acreage	470.55
Housing			
Single-Family Dwelling	292		
Townhouse, Villa	348		
Multi-Family	1107		
Mobile Home	0		
Duplex	0	Dwelling Unit Total	1747
		Hotel Rooms	0
Non-Residential Building			
Commercial	1,027,143		
Office	63,588		
Industrial-Warehouse	127,234	Non-Residential Square Footage	1,217,965
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	0		
Private	0	Total Acres of Lake	0

FIGURE 1-6



TABLE 1-6			
EXISTING LAND USE INVENTORY TAZ 97			
TAZ 97			
Acreage			
R-Low (3-7)	129.15		
R-Medium (10-17)	111.63		
R-High (20-25)	42.04	Residential Total	282.82
Commercial	5.29		
Industrial	0.00		
Office Park	0.95		
Utilities	0.00	Non-Residential Total	6.24
Community Facilities	0.00		
Parks and Open Space	6.32		
Conservation	0.00		
Commercial Recreation	126.24	Recreation Total	132.56
		Transit Oriented Corridor	0
		TAZ 97 Total Acreage	421.62
Housing			
Single-Family Dwelling	530		
Townhouse, Villa	338		
Multi-Family	2000		
Mobile Home	0		
Duplex	0	Dwelling Unit Total	2868
		Hotel Rooms	0
Non-Residential Building			
Commercial	56,878		
Office	0		
Industrial-Warehouse	0	Non-Residential Square Footage	56,878
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	6.656		
Private	0	Total Acres of Lake	6.656

FIGURE 1-7

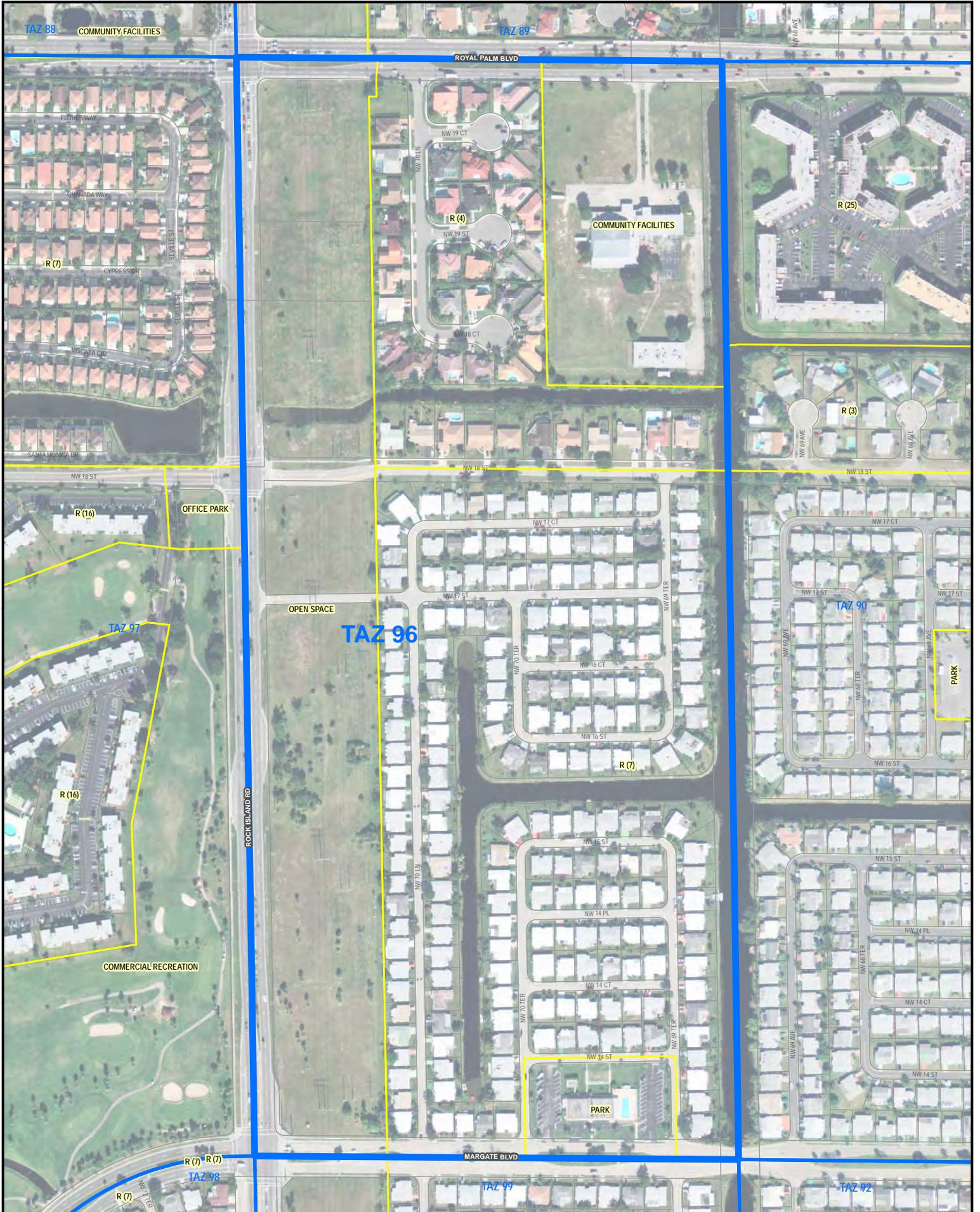


TABLE 1-7			
EXISTING LAND USE INVENTORY TAZ 96			
TAZ 96			
Acreage			
R-Low (3-7)	47.32		
R-Medium (10-17)	0.00		
R-High (20-25)	0.00	Residential Total	47.32
Commercial	0.00		
Industrial	0.00		
Office Park	0.00		
Utilities	0.00	Non-Residential Total	0.00
Community Facilities	8.78		
Parks and Open Space	24.25		
Conservation	0.00		
Commercial Recreation	0.00	Recreation Total	33.03
		Transit Oriented Corridor	0
		TAZ 96 Total Acreage	80.35
Housing			
Single-Family Dwelling	252		
Townhouse, Villa	0		
Multi-Family	0		
Mobile Home	0		
Duplex	0	Dwelling Unit Total	252
		Hotel Rooms	0
Non-Residential Building			
Commercial	0		
Office	0		
Industrial-Warehouse	0	Non-Residential Square Footage	0
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	5.298		
Private	0	Total Acres of Lake	5.298

FIGURE 1-8



TABLE 1-8			
EXISTING LAND USE INVENTORY TAZ 90			
TAZ 90			
Acreage			
R-Low (3-7)	257.48		
R-Medium (10-17)	0.00		
R-High (20-25)	28.53	Residential Total	286.01
Commercial	0.00		
Industrial	0.00		
Office Park	0.00		
Utilities	0.00	Non-Residential Total	0.00
Community Facilities	18.20		
Parks and Open Space	6.69		
Conservation	0.00		
Commercial Recreation	0.00	Recreation Total	24.89
		Transit Oriented Corridor	0
		TAZ 90 Total Acreage	310.90
Housing			
Single-Family Dwelling	999		
Townhouse, Villa	0		
Multi-Family	478		
Mobile Home	0		
Duplex	0	Dwelling Unit Total	1477
		Hotel Rooms	0
Non-Residential Building			
Commercial	0		
Office	0		
Industrial-Warehouse	0	Non-Residential Square Footage	0
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	21.875		
Private	0	Total Acres of Lake	21.875

FIGURE 1-9



TABLE 1-9			
EXISTING LAND USE INVENTORY TAZ 84			
TAZ 84			
Acreage			
R-Low (3-7)	0.00		
R-Medium (10-17)	0.00		
R-High (20-25)	0.00	Residential Total	0
Commercial	15.15		
Industrial	45.40		
Office Park	0.00		
Utilities	0.00	Non-Residential Total	60.55
Community Facilities	0.00		
Parks and Open Space	0.00		
Conservation	1.54		
Commercial Recreation	0.00	Recreation Total	1.54
		Transit Oriented Corridor	199.52
		TAZ 84 Total Acreage	261.61
Housing			
Single-Family Dwelling	0		
Townhouse, Villa	0		
Multi-Family	0		
Mobile Home	0		
Duplex	0	Dwelling Unit Total	0
		Hotel Rooms	0
Non-Residential Building			
Commercial	500,758		
Office	211,408		
Industrial-Warehouse	1,408,969	Non-Residential Square Footage	2,121,135
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	0		
Private	0	Total Acres of Lake	0



TABLE 1-10			
EXISTING LAND USE INVENTORY TAZ 98			
TAZ 98			
Acreage			
R-Low (3-7)	110.77		
R-Medium (10-17)	72.58		
R-High (20-25)	0.00	Residential Total	183.35
Commercial	4.81		
Industrial	0.00		
Office Park	0.00		
Utilities	0.00	Non-Residential Total	4.81
Community Facilities	0.00		
Parks and Open Space	3.54		
Conservation	0.00		
Commercial Recreation	21.30	Recreation Total	24.84
		Transit Oriented Corridor	0
		TAZ 98 Total Acreage	213.00
Housing			
Single-Family Dwelling	484		
Townhouse, Villa	83		
Multi-Family	1104		
Mobile Home	0		
Duplex	0	Dwelling Unit Total	1671
		Hotel Rooms	0
Non-Residential Building			
Commercial	43,872		
Office	0		
Industrial-Warehouse	0	Non-Residential Square Footage	43,872
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	8.72		
Private	0	Total Acres of Lake	8.72

FIGURE 1-11

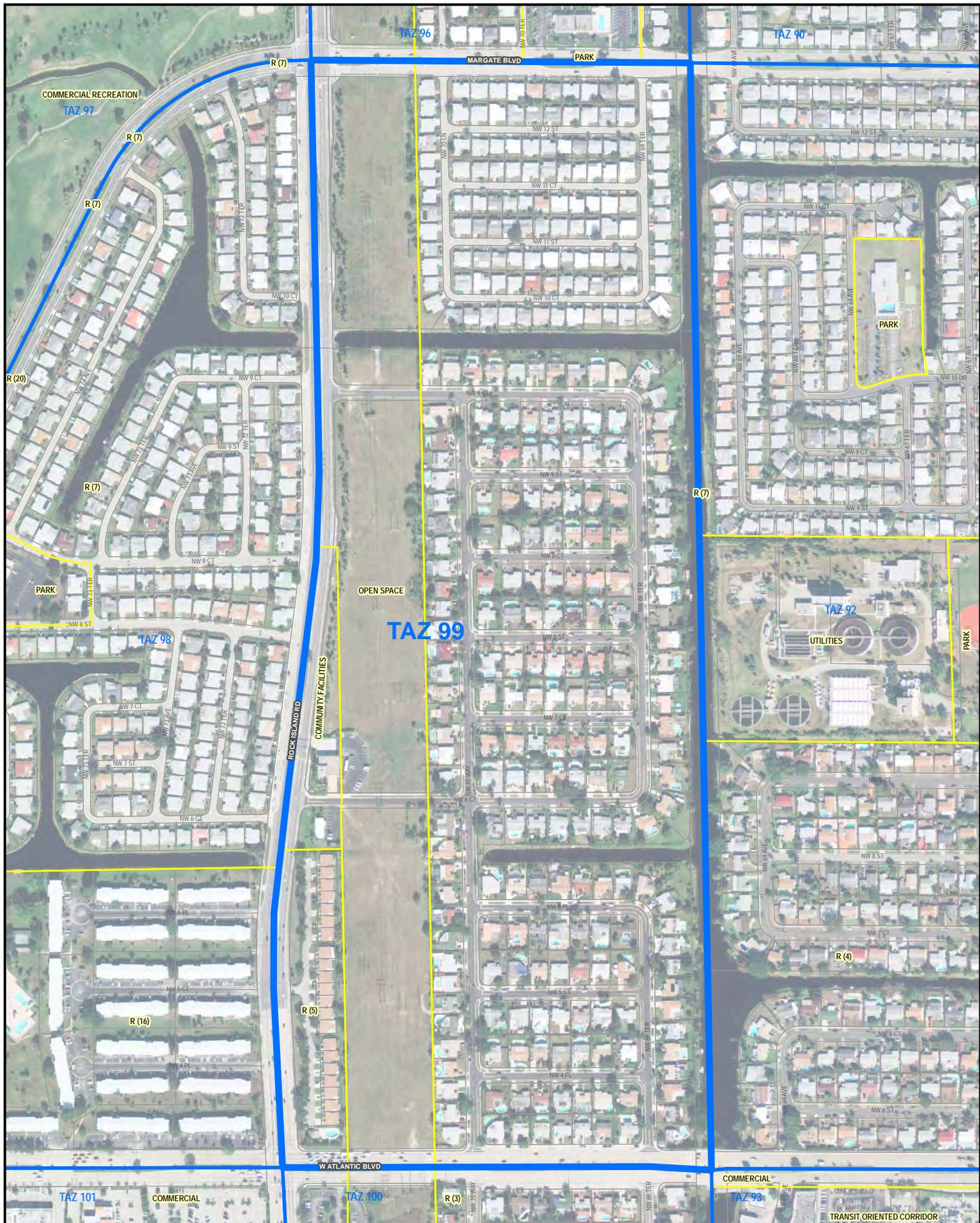


TABLE 1-11			
EXISTING LAND USE INVENTORY TAZ 99			
TAZ 99			
Acreage			
R-Low (3-7)	80.26		
R-Medium (10-17)	0.00		
R-High (20-25)	0.00	Residential Total	80.26
Commercial	0.00		
Industrial	0.00		
Office Park	0.00		
Utilities	0.00	Non-Residential Total	0.00
Community Facilities	3.01		
Parks and Open Space	25.60		
Conservation	0.00		
Commercial Recreation	0.00	Recreation Total	28.61
		Transit Oriented Corridor	0
		TAZ 99 Total Acreage	108.87
Housing			
Single-Family Dwelling	327		
Townhouse, Villa	21		
Multi-Family	0		
Mobile Home	0		
Duplex	0	Dwelling Unit Total	348
		Hotel Rooms	0
Non-Residential Building			
Commercial	0		
Office	0		
Industrial-Warehouse	0	Non-Residential Square Footage	0
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	5.318		
Private	0	Total Acres of Lake	5.318

FIGURE 1-12



TABLE 1-12			
EXISTING LAND USE INVENTORY TAZ 92			
TAZ 92			
Acreage			
R-Low (3-7)	152.04		
R-Medium (10-17)	5.02		
R-High (20-25)	0.00	Residential Total	157.06
Commercial	1.17		
Industrial	0.00		
Office Park	0.00		
Utilities	21.48	Non-Residential Total	22.65
Community Facilities	3.31		
Parks and Open Space	21.28		
Conservation	0.00		
Commercial Recreation	0.00	Recreation Total	24.59
		Transit Oriented Corridor	27.29
		TAZ 92 Total Acreage	231.59
Housing			
Single-Family Dwelling	681		
Townhouse, Villa	0		
Multi-Family	42		
Mobile Home	0		
Duplex	0	Dwelling Unit Total	723
		Hotel Rooms	0
Non-Residential Building			
Commercial	0		
Office	0		
Industrial-Warehouse	0	Non-Residential Square Footage	0
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	17.302		
Private	0	Total Acres of Lake	17.302

FIGURE 1-13

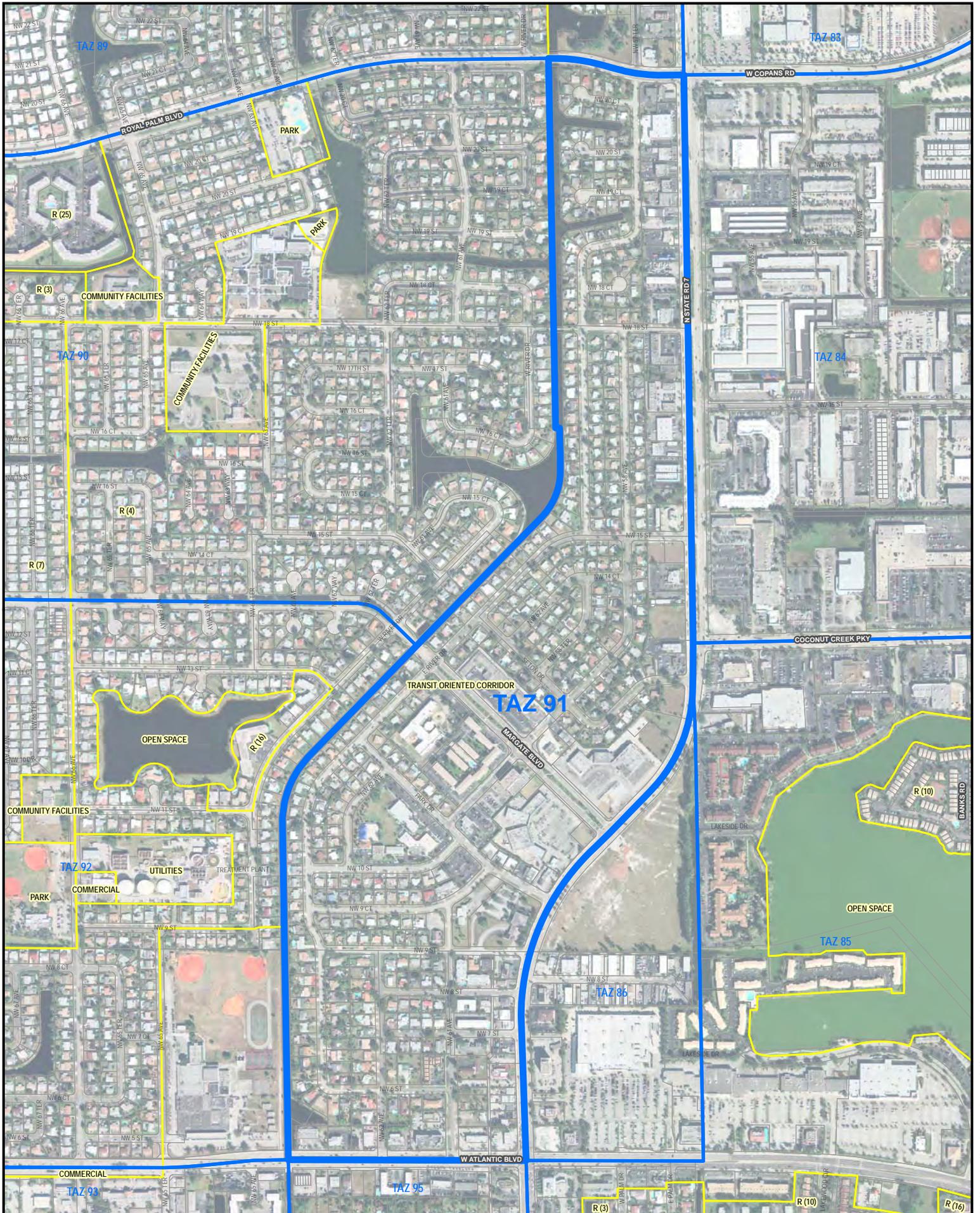


TABLE 1-13			
EXISTING LAND USE INVENTORY TAZ 91			
TAZ 91			
Acreage			
R-Low (3-7)	0.00		
R-Medium (10-17)	0.00		
R-High (20-25)	0.00	Residential Total	0
Commercial	0.00		
Industrial	0.00		
Office Park	0.00		
Utilities	0.00	Non-Residential Total	0.00
Community Facilities	0.00		
Parks and Open Space	0.00		
Conservation	0.00		
Commercial Recreation	0.00	Recreation Total	0
		Transit Oriented Corridor	216.75
		TAZ 91 Total Acreage	216.75
Housing			
Single-Family Dwelling	411		
Townhouse, Villa	0		
Multi-Family	254		
Mobile Home	0		
Duplex	0	Dwelling Unit Total	665
		Hotel Rooms	0
Non-Residential Building			
Commercial	344,217		
Office	66,284		
Industrial-Warehouse	16,766	Non-Residential Square Footage	427,267
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	7.562		
Private	0	Total Acres of Lake	7.562

FIGURE 1-14

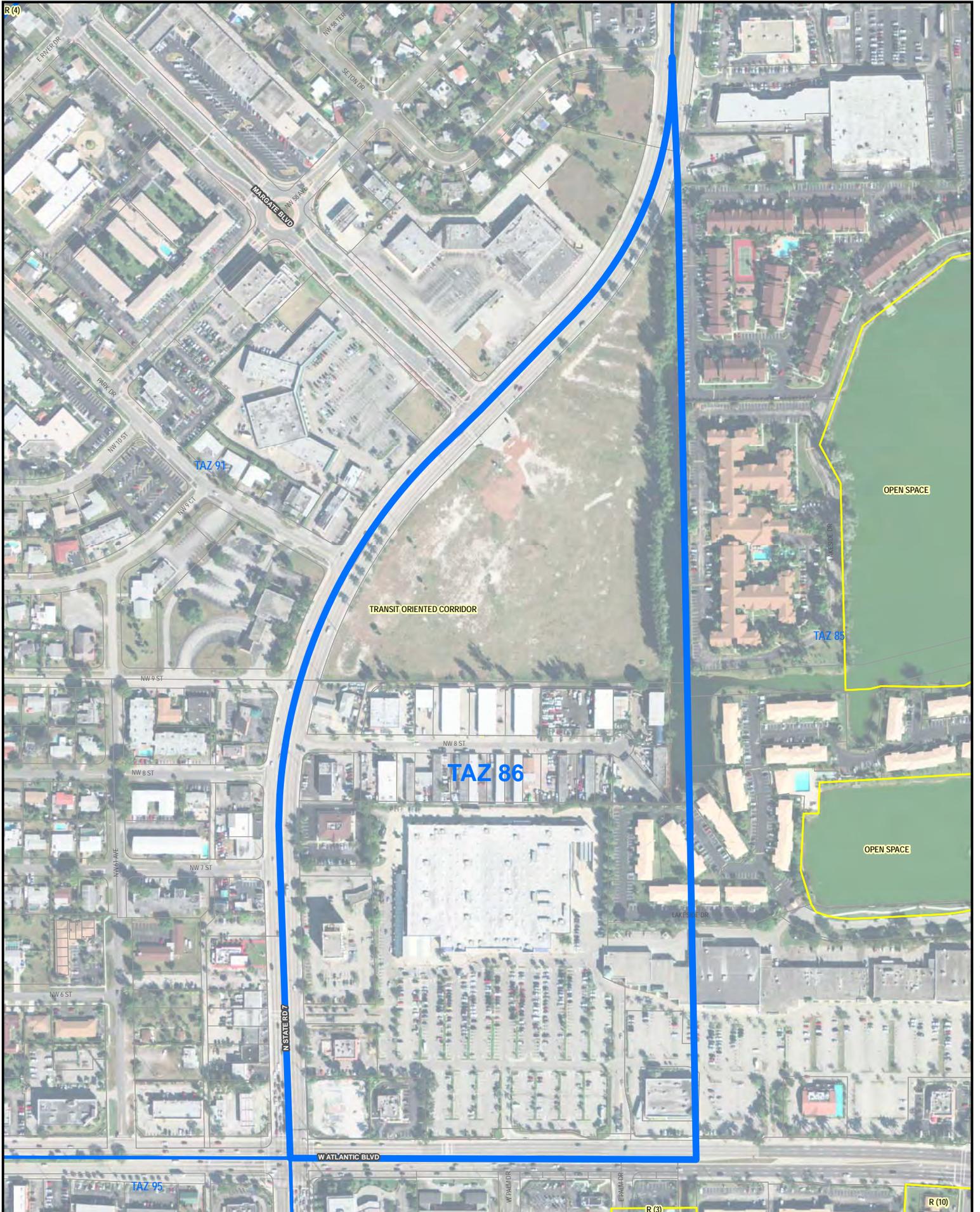


TABLE 1-14			
EXISTING LAND USE INVENTORY TAZ 86			
TAZ 86			
Acreage			
R-Low (3-7)	0.00		
R-Medium (10-17)	0.00		
R-High (20-25)	0.00	Residential Total	0
Commercial	0.00		
Industrial	0.00		
Office Park	0.00		
Utilities	0.00	Non-Residential Total	0
Community Facilities	0.00		
Parks and Open Space	0.00		
Conservation	0.00		
Commercial Recreation	0.00	Recreation Total	0
		Transit Oriented Corridor	53.62
		TAZ 86 Total Acreage	53.62
Housing			
Single-Family Dwelling	0		
Townhouse, Villa	0		
Multi-Family	38		
Mobile Home	0		
Duplex	0	Dwelling Unit Total	38
		Hotel Rooms	0
Non-Residential Building			
Commercial	228,096		
Office	1,635		
Industrial-Warehouse	75,441	Non-Residential Square Footage	305,172
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	0		
Private	0	Total Acres of Lake	0

FIGURE 1-15

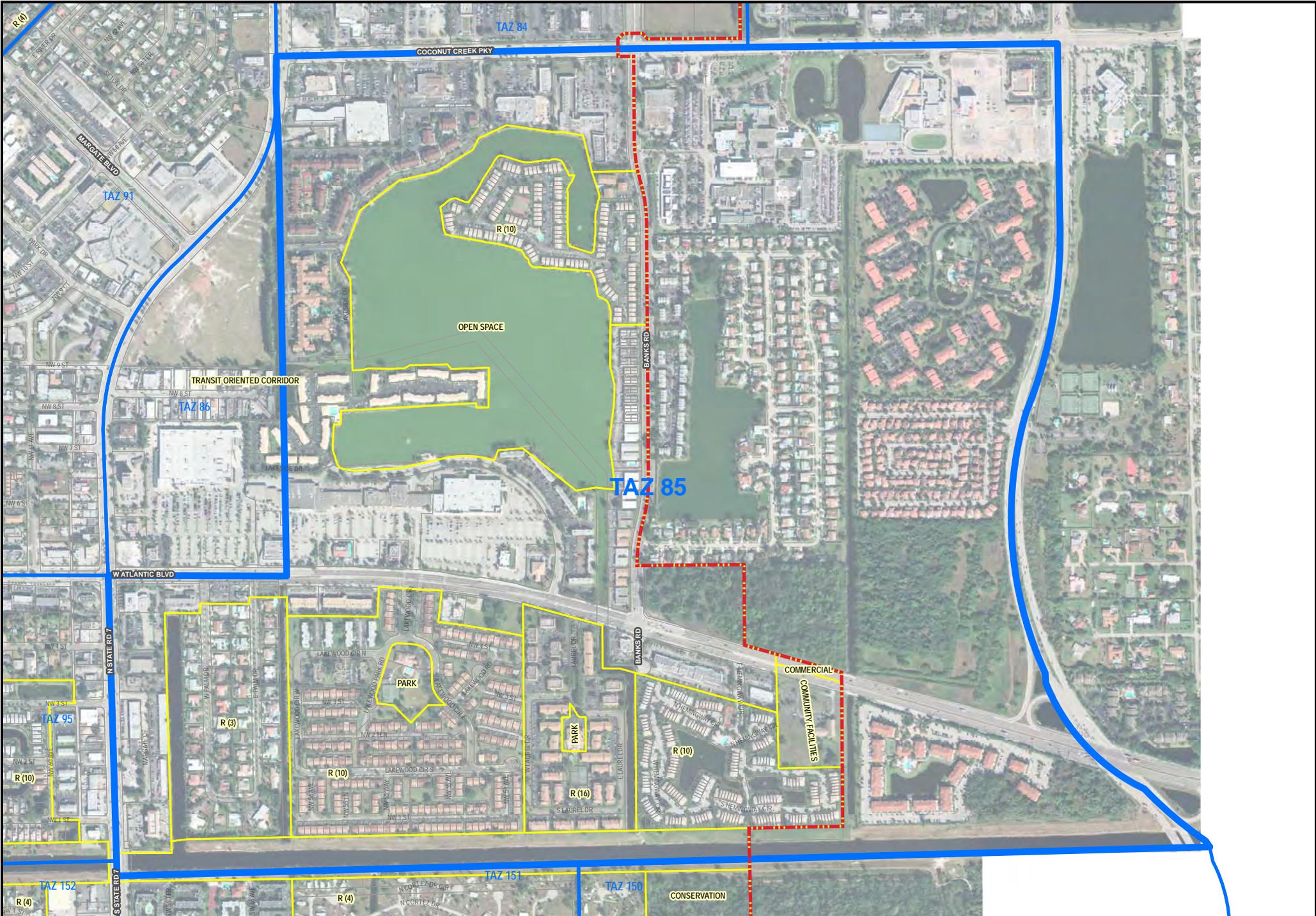


TABLE 1-15			
EXISTING LAND USE INVENTORY TAZ 85			
TAZ 85			
Acreage			
R-Low (3-7)	26.06		
R-Medium (10-17)	102.03		
R-High (20-25)	0.00	Residential Total	128.09
Commercial	0.59		
Industrial	0.00		
Office Park	0.00		
Utilities	0.00	Non-Residential Total	0.59
Community Facilities	5.61		
Parks and Open Space	62.28		
Conservation	0.00		
Commercial Recreation	0.00	Recreation Total	67.89
		Transit Oriented Corridor	144.23
		TAZ 85 Total Acreage	340.80
Housing			
Single-Family Dwelling	50		
Townhouse, Villa	672		
Multi-Family	949		
Mobile Home	0		
Duplex	0	Dwelling Unit Total	1671
		Hotel Rooms	0
Non-Residential Building			
Commercial	561,756		
Office	0		
Industrial-Warehouse	26,003	Non-Residential Square Footage	587,759
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	57.038		
Private	0	Total Acres of Lake	57.038



TABLE 1-16			
EXISTING LAND USE INVENTORY TAZ 101			
TAZ 101			
Acreage			
R-Low (3-7)	74.33		
R-Medium (10-17)	27.65		
R-High (20-25)	24.37	Residential Total	126.35
Commercial	14.74		
Industrial	0.00		
Office Park	0.00		
Utilities	0.00	Non-Residential Total	14.74
Community Facilities	0.00		
Parks and Open Space	0.00		
Conservation	0.00		
Commercial Recreation	18.09	Recreation Total	18.09
		Transit Oriented Corridor	0
		TAZ 101 Total Acreage	159.18
Housing			
Single-Family Dwelling	335		
Townhouse, Villa	0		
Multi-Family	816		
Mobile Home	0		
Duplex	0	Dwelling Unit Total	1151
		Hotel Rooms	0
Non-Residential Building			
Commercial	128,255		
Office	0		
Industrial-Warehouse	0	Non-Residential Square Footage	128,255
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	2.094		
Private	0	Total Acres of Lake	2.094

FIGURE 1-17

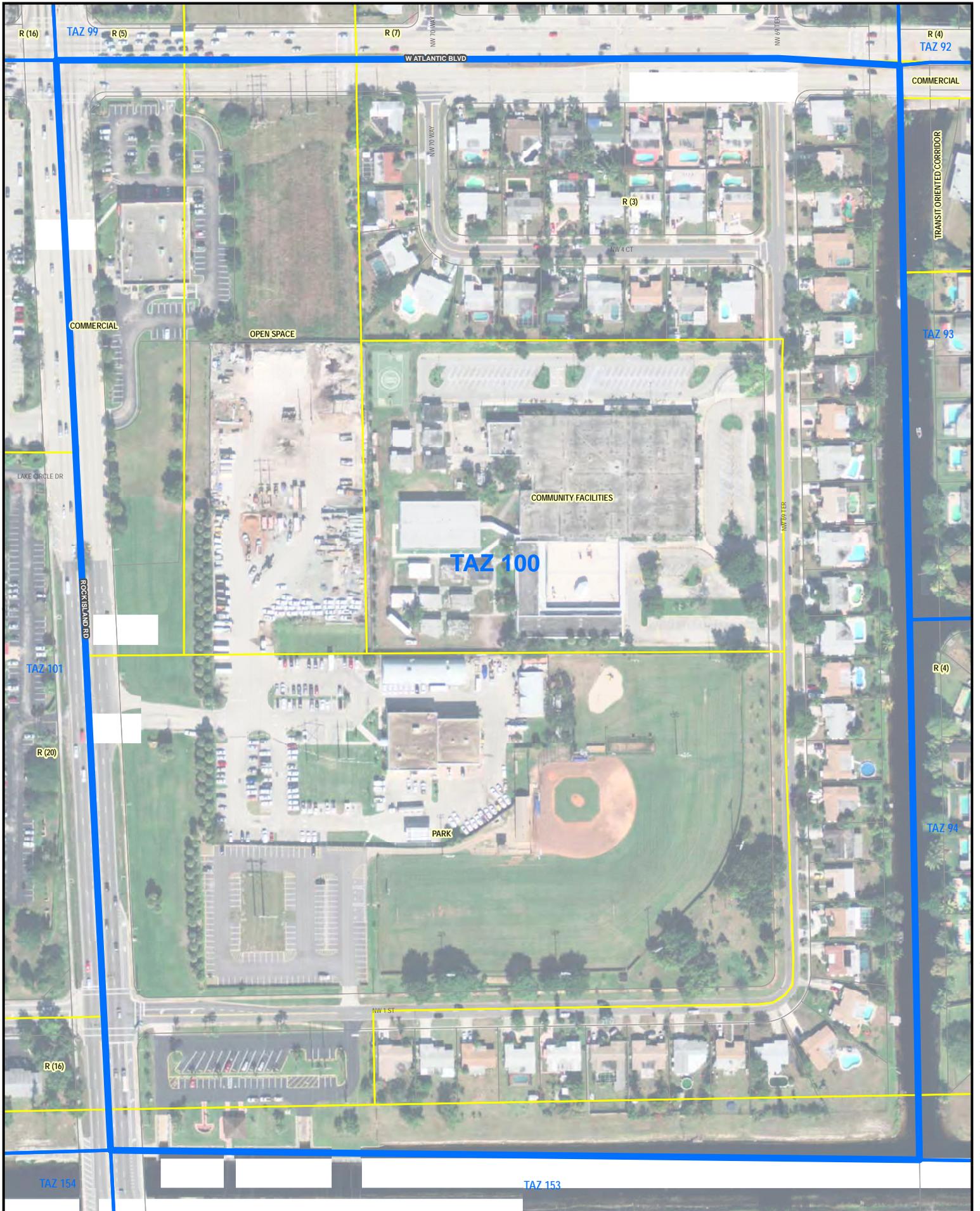
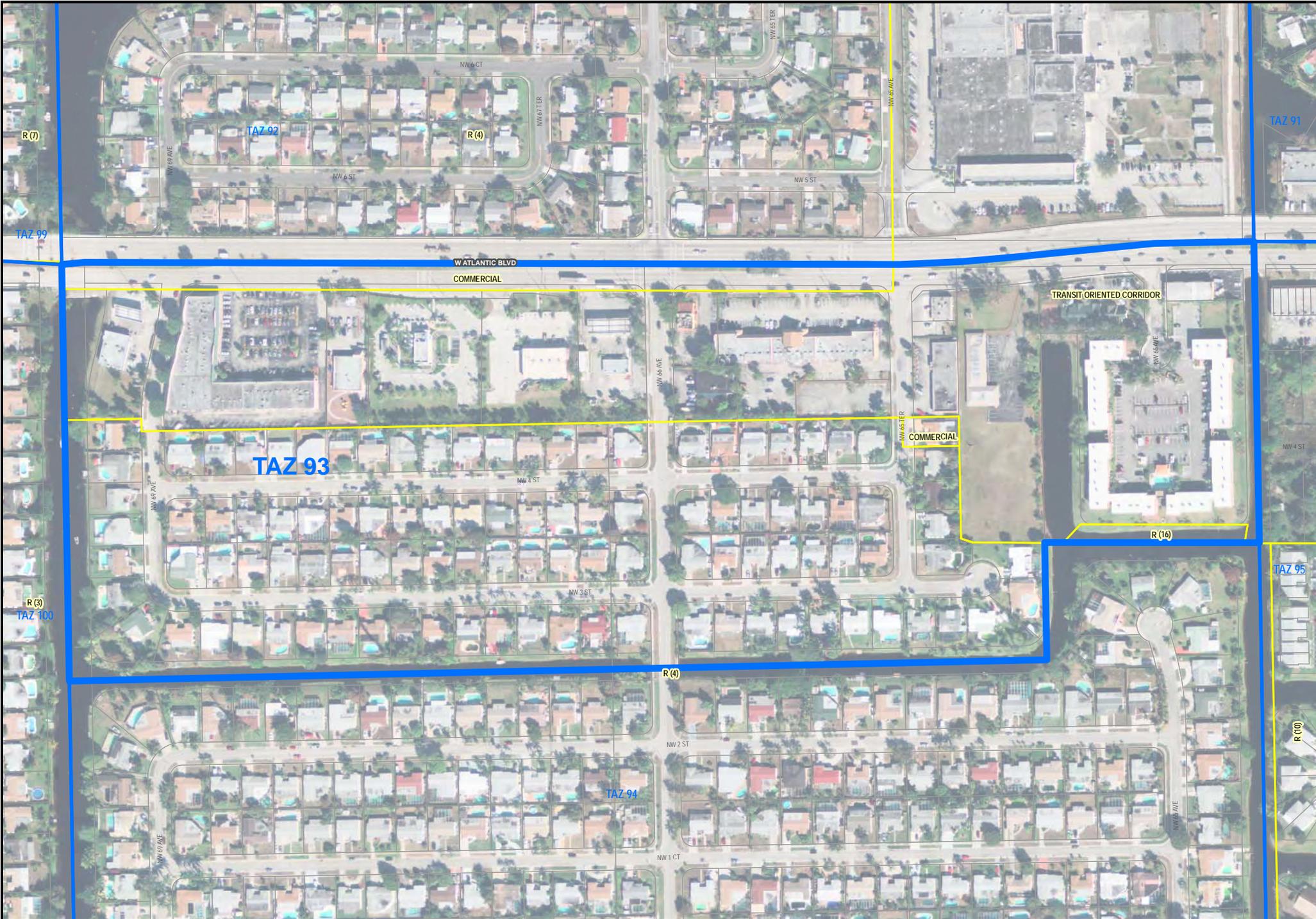


TABLE 1-17			
EXISTING LAND USE INVENTORY TAZ 100			
TAZ 100			
Acreage			
R-Low (3-7)	18.19		
R-Medium (10-17)	0.00		
R-High (20-25)	0.00	Residential Total	18.19
Commercial	4.29		
Industrial	0.00		
Office Park	0.00		
Utilities	0.00	Non-Residential Total	4.29
Community Facilities	8.33		
Parks and Open Space	24.02		
Conservation	0.00		
Commercial Recreation	0.00	Recreation Total	32.35
		Transit Oriented Corridor	0
		TAZ 100 Total Acreage	54.83
Housing			
Single-Family Dwelling	59		
Townhouse, Villa	0		
Multi-Family	0		
Mobile Home	0		
Duplex	0	Dwelling Unit Total	59
		Hotel Rooms	0
Non-Residential Building			
Commercial	15,474		
Office	0		
Industrial-Warehouse	0	Non-Residential Square Footage	15,474
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	1.568		
Private	0	Total Acres of Lake	1.568

FIGURE 1-18



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TABLE 1-18			
EXISTING LAND USE INVENTORY TAZ 93			
TAZ 93			
Acreage			
R-Low (3-7)	25.86		
R-Medium (10-17)	0.35		
R-High (20-25)	0.00	Residential Total	26.21
Commercial	2.66		
Industrial	0.00		
Office Park	0.00		
Utilities	0.00	Non-Residential Total	2.66
Community Facilities	0.00		
Parks and Open Space	0.00		
Conservation	0.00		
Commercial Recreation	0.00	Recreation Total	0
		Transit Oriented Corridor	23.08
		TAZ 93 Total Acreage	51.95
Housing			
Single-Family Dwelling	104		
Townhouse, Villa	0		
Multi-Family	76		
Mobile Home	0		
Duplex	0	Dwelling Unit Total	180
		Hotel Rooms	0
Non-Residential Building			
Commercial	81,383		
Office	8,192		
Industrial-Warehouse	0	Non-Residential Square Footage	89,575
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	3.524		
Private	0	Total Acres of Lake	3.524

FIGURE 1-19

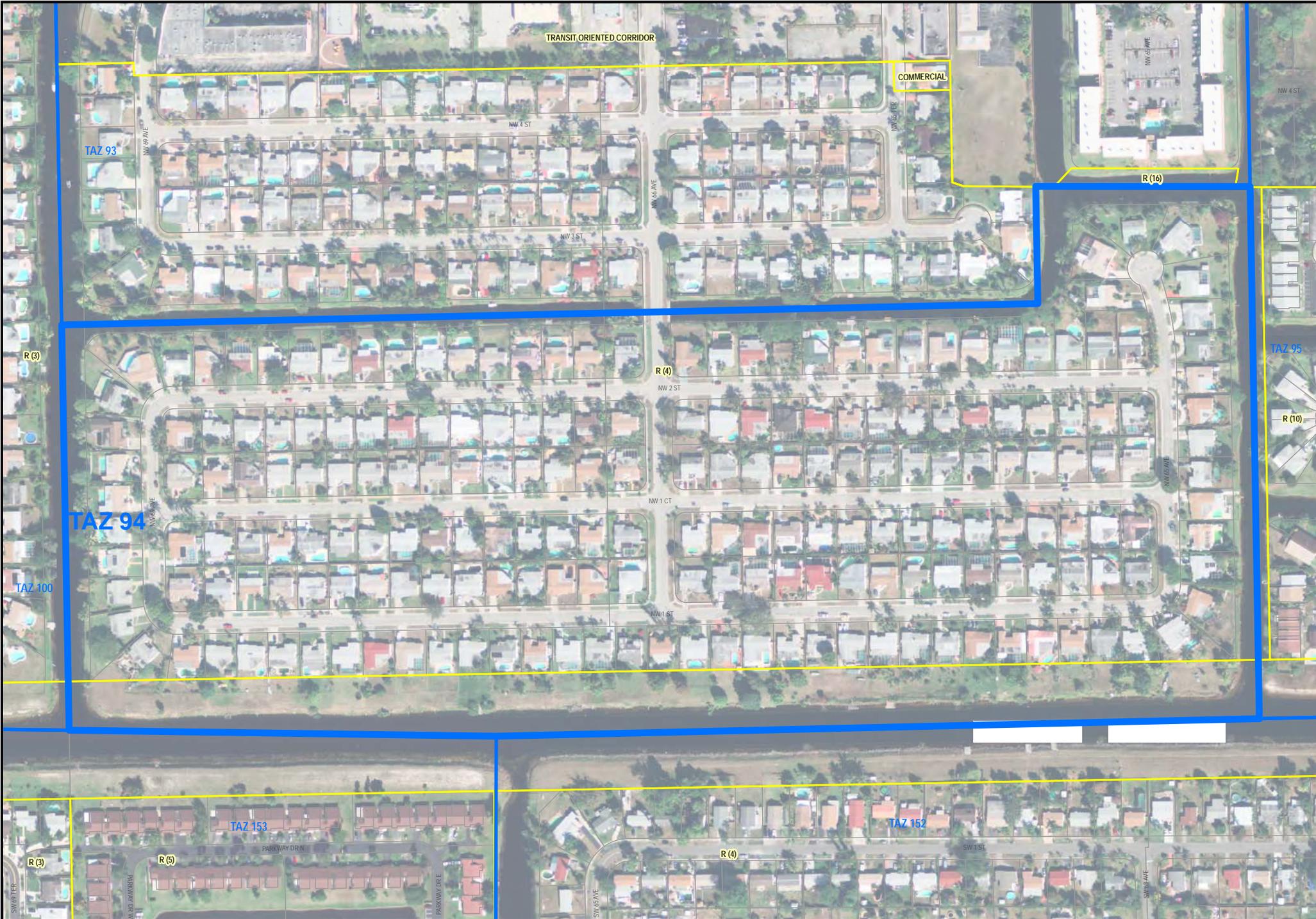


TABLE 1-19			
EXISTING LAND USE INVENTORY TAZ 94			
TAZ 94			
Acreage			
R-Low (3-7)	50.97		
R-Medium (10-17)	0.00		
R-High (20-25)	0.00	Residential Total	50.97
Commercial	0.00		
Industrial	0.00		
Office Park	0.00		
Utilities	0.00	Non-Residential Total	0.00
Community Facilities	0.00		
Parks and Open Space	0.00		
Conservation	0.00		
Commercial Recreation	0.00	Recreation Total	0
		Transit Oriented Corridor	0
		TAZ 94 Total Acreage	50.97
Housing			
Single-Family Dwelling	207		
Townhouse, Villa	0		
Multi-Family	0		
Mobile Home	0		
Duplex	0	Dwelling Unit Total	207
		Hotel Rooms	0
Non-Residential Building			
Commercial	0		
Office	0		
Industrial-Warehouse	0	Non-Residential Square Footage	0
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	3.715		
Private	0	Total Acres of Lake	3.715

FIGURE 1-20

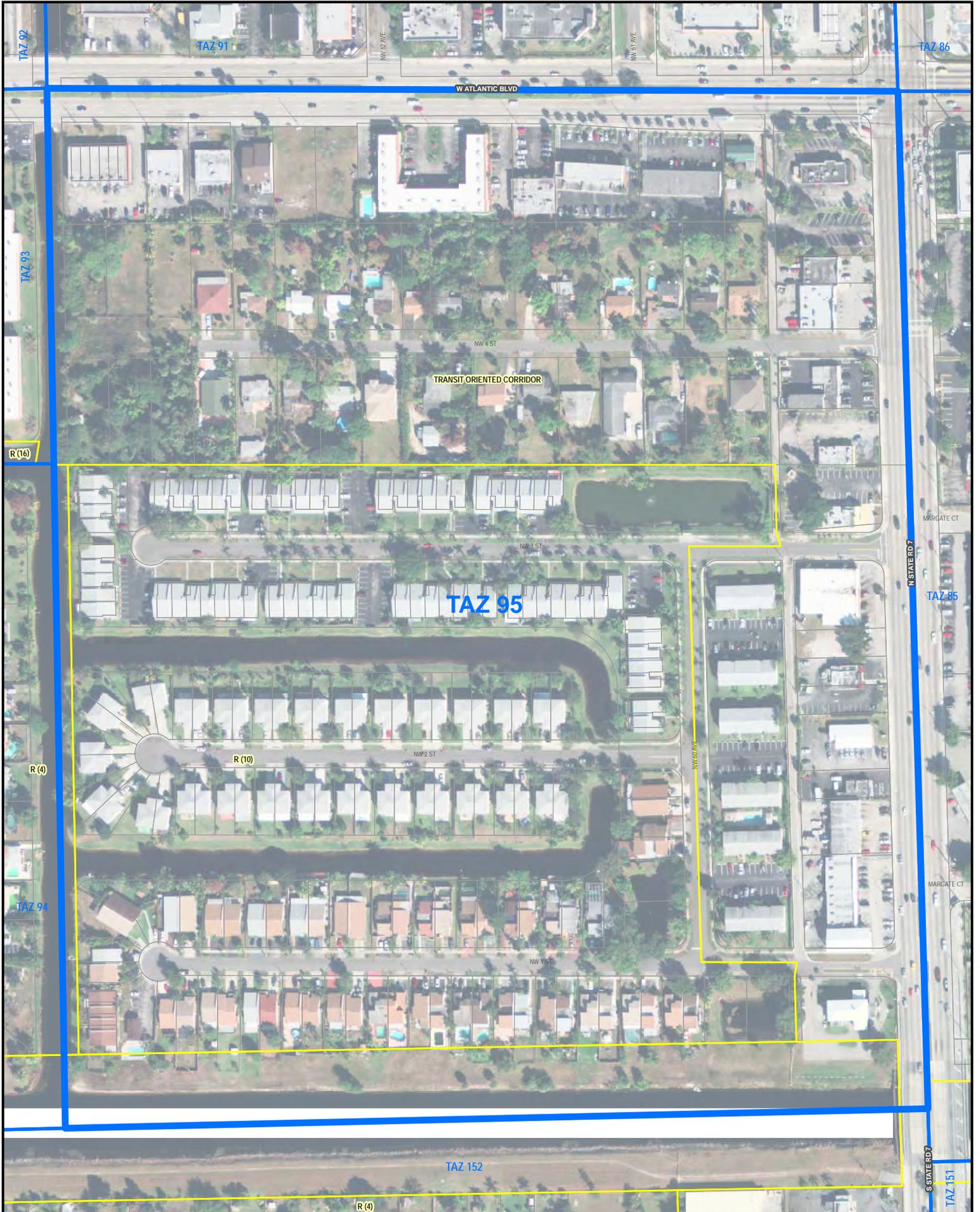


TABLE 1-20			
EXISTING LAND USE INVENTORY TAZ 95			
TAZ 95			
Acreage			
R-Low (3-7)	0.61		
R-Medium (10-17)	27.40		
R-High (20-25)	0.00	Residential Total	28.01
Commercial	0.00		
Industrial	0.00		
Office Park	0.00		
Utilities	0.00	Non-Residential Total	0.00
Community Facilities	0.00		
Parks and Open Space	0.00		
Conservation	0.00		
Commercial Recreation	0.00	Recreation Total	0
		Transit Oriented Corridor	31.55
		TAZ 95 Total Acreage	59.56
Housing			
Single-Family Dwelling	26		
Townhouse, Villa	0		
Multi-Family	150		
Mobile Home	0		
Duplex	108	Dwelling Unit Total	284
		Hotel Rooms	0
Non-Residential Building			
Commercial	63,203		
Office	21,471		
Industrial-Warehouse	0	Non-Residential Square Footage	84,674
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	3.663		
Private	0	Total Acres of Lake	3.663

FIGURE 1-21



TABLE 1-21			
EXISTING LAND USE INVENTORY TAZ 154			
TAZ 154			
Acreage			
R-Low (3-7)	55.48		
R-Medium (10-17)	0.00		
R-High (20-25)	0.00	Residential Total	55.48
Commercial	0.00		
Industrial	0.00		
Office Park	0.00		
Utilities	0.00	Non-Residential Total	0.00
Community Facilities	0.00		
Parks and Open Space	0.00		
Conservation	0.00		
Commercial Recreation	0.00	Recreation Total	0.00
		Transit Oriented Corridor	0.00
		TAZ 154 Total Acreage	55.48
Housing			
Single-Family Dwelling	172		
Townhouse, Villa	0		
Multi-Family	0		
Mobile Home	0		
Duplex	0	Dwelling Unit Total	172
		Hotel Rooms	0
Non-Residential Building			
Commercial	0		
Office	0		
Industrial-Warehouse	0	Non-Residential Square Footage	0
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	0		
Private	0	Total Acres of Lake	0



TABLE 1-22			
EXISTING LAND USE INVENTORY TAZ 153			
TAZ 153			
Acreage			
R-Low (3-7)	33.10		
R-Medium (10-17)	0.00		
R-High (20-25)	0.00	Residential Total	33.1
Commercial	0.00		
Industrial	0.00		
Office Park	0.00		
Utilities	0.00	Non-Residential Total	0.00
Community Facilities	0.00		
Parks and Open Space	0.00		
Conservation	0.00		
Commercial Recreation	0.00	Recreation Total	0
		Transit Oriented Corridor	0
		TAZ 153 Total Acreage	33.10
Housing			
Single-Family Dwelling	71		
Townhouse, Villa	0		
Multi-Family	75		
Mobile Home	0		
Duplex	0	Dwelling Unit Total	146
		Hotel Rooms	0
Non-Residential Building			
Commercial	0		
Office	0		
Industrial-Warehouse	0	Non-Residential Square Footage	0
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	0		
Private	0	Total Acres of Lake	0

FIGURE 1-23

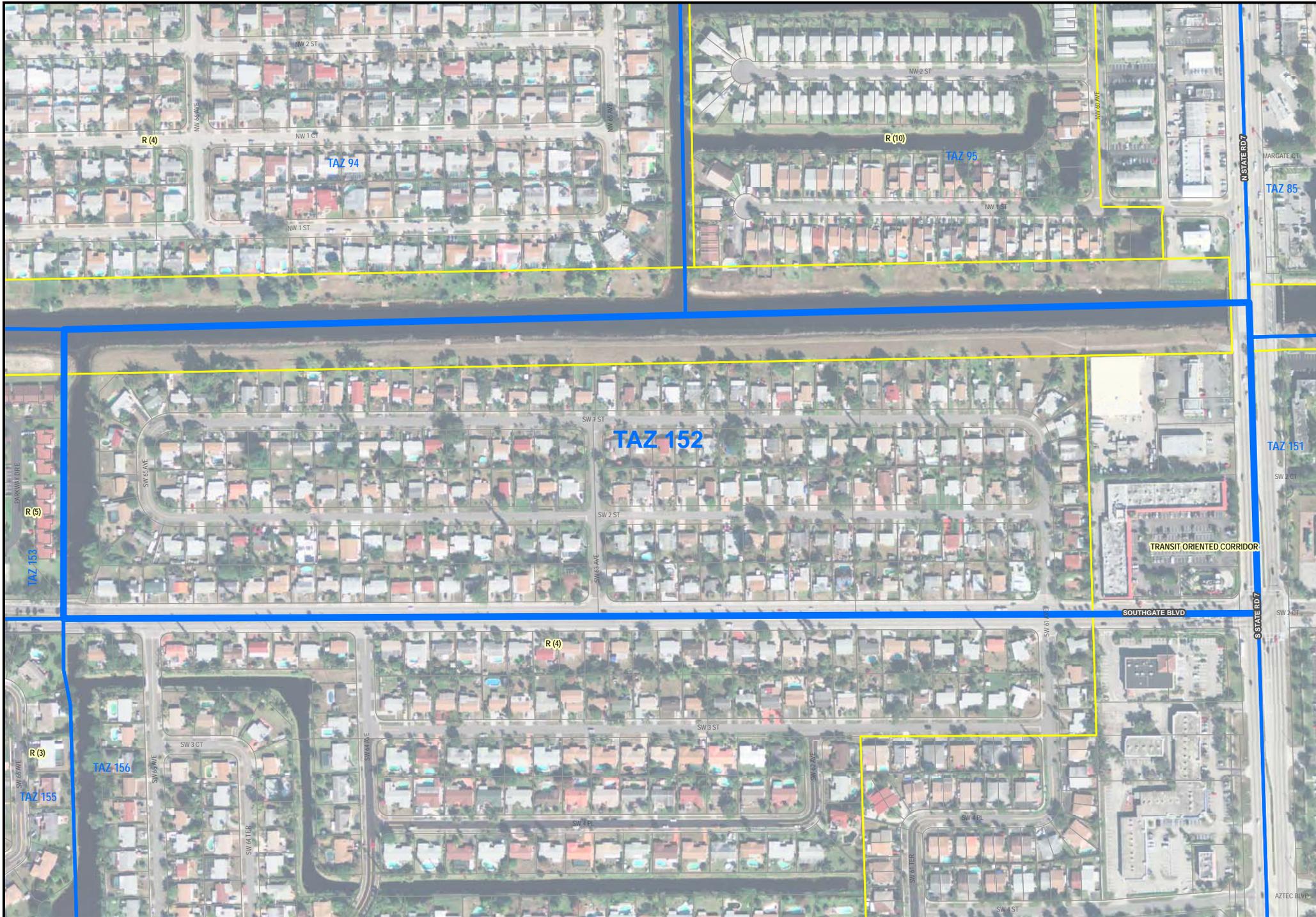


TABLE 1-23			
EXISTING LAND USE INVENTORY TAZ 152			
TAZ 152			
Acreage			
R-Low (3-7)	43.91		
R-Medium (10-17)	0.00		
R-High (20-25)	0.00	Residential Total	43.91
Commercial	0.00		
Industrial	0.00		
Office Park	0.00		
Utilities	0.00	Non-Residential Total	0.00
Community Facilities	0.00		
Parks and Open Space	0.00		
Conservation	0.00		
Commercial Recreation	0.00	Recreation Total	0
		Transit Oriented Corridor	7.47
		TAZ 152 Total Acreage	51.38
Housing			
Single-Family Dwelling	208		
Townhouse, Villa	0		
Multi-Family	0		
Mobile Home	0		
Duplex	0	Dwelling Unit Total	208
		Hotel Rooms	0
Non-Residential Building			
Commercial	51,965		
Office	0		
Industrial-Warehouse	21,380	Non-Residential Square Footage	73,345
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	1.032		
Private	0	Total Acres of Lake	1.032



TABLE 1-24			
EXISTING LAND USE INVENTORY TAZ 155			
TAZ 155			
Acreage			
R-Low (3-7)	60.57		
R-Medium (10-17)	14.55		
R-High (20-25)	0.00	Residential Total	75.12
Commercial	0.00		
Industrial	0.00		
Office Park	0.00		
Utilities	0.00	Non-Residential Total	0.00
Community Facilities	0.00		
Parks and Open Space	7.20		
Conservation	0.00		
Commercial Recreation	0.00	Recreation Total	7.20
		Transit Oriented Corridor	0.00
		TAZ 155 Total Acreage	82.32
Housing			
Single-Family Dwelling	137		
Townhouse, Villa	0		
Multi-Family	182		
Mobile Home	0		
Duplex	0	Dwelling Unit Total	319
		Hotel Rooms	0
Non-Residential Building			
Commercial	0		
Office	0		
Industrial-Warehouse	0	Non-Residential Square Footage	0
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	1.722		
Private	0	Total Acres of Lake	1.722

FIGURE 1-25

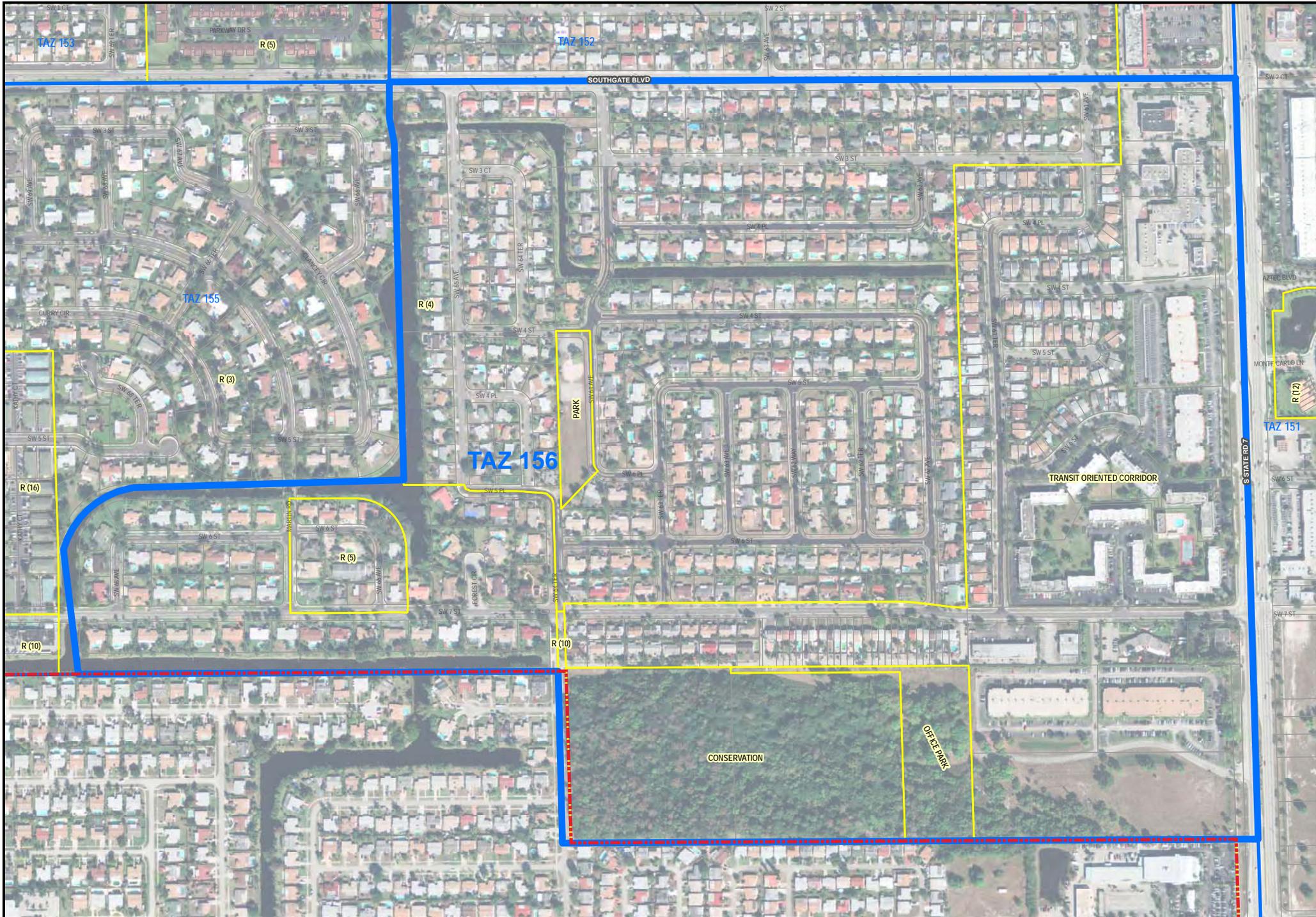


TABLE 1-25			
EXISTING LAND USE INVENTORY TAZ 156			
TAZ 156			
Acreage			
R-Low (3-7)	126.89		
R-Medium (10-17)	0.16		
R-High (20-25)	0.00	Residential Total	127.05
Commercial	0.00		
Industrial	0.00		
Office Park	4.44		
Utilities	0.00	Non-Residential Total	4.44
Community Facilities	0.00		
Parks and Open Space	1.85		
Conservation	19.48		
Commercial Recreation	0.00	Recreation Total	21.33
		Transit Oriented Corridor	77.27
		TAZ 156 Total Acreage	230.09
Housing			
Single-Family Dwelling	423		
Townhouse, Villa	26		
Multi-Family	195		
Mobile Home	0		
Duplex	148	Dwelling Unit Total	792
		Hotel Rooms	0
Non-Residential Building			
Commercial	66,820		
Office	136,401		
Industrial-Warehouse	0	Non-Residential Square Footage	203,221
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	9.699		
Private	0	Total Acres of Lake	9.699



TABLE 1-26			
EXISTING LAND USE INVENTORY TAZ 151			
TAZ 151			
Acreage			
R-Low (3-7)	277.96		
R-Medium (10-17)	13.56		
R-High (20-25)	0.00	Residential Total	291.52
Commercial	0.24		
Industrial	0.00		
Office Park	0.00		
Utilities	0.00	Non-Residential Total	0.24
Community Facilities	0.00		
Parks and Open Space	3.26		
Conservation	0.00		
Commercial Recreation	0.00	Recreation Total	3.26
		Transit Oriented Corridor	65.13
		TAZ 151 Total Acreage	360.15
Housing			
Single-Family Dwelling	742		
Townhouse, Villa	156		
Multi-Family	627		
Mobile Home	0		
Duplex	0	Dwelling Unit Total	1525
		Hotel Rooms	0
Non-Residential Building			
Commercial	122,191		
Office	0		
Industrial-Warehouse	0	Non-Residential Square Footage	122,191
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	0		
Private	0	Total Acres of Lake	0

FIGURE 1-27



TABLE 1-27			
EXISTING LAND USE INVENTORY TAZ 150			
TAZ 150			
Acreage			
R-Low (3-7)	104.85		
R-Medium (10-17)	0.00		
R-High (20-25)	0.00	Residential Total	104.85
Commercial	0.00		
Industrial	0.00		
Office Park	0.00		
Utilities	0.00	Non-Residential Total	0.00
Community Facilities	0.00		
Parks and Open Space	11.24		
Conservation	24.49		
Commercial Recreation	0.00	Recreation Total	35.73
		Transit Oriented Corridor	0
		TAZ 150 Total Acreage	140.58
Housing			
Single-Family Dwelling	373		
Townhouse, Villa	0		
Multi-Family	0		
Mobile Home	0		
Duplex	0	Dwelling Unit Total	373
		Hotel Rooms	0
Non-Residential Building			
Commercial	0		
Office	0		
Industrial-Warehouse	0	Non-Residential Square Footage	0
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	0.054		
Private	0	Total Acres of Lake	0.054

FIGURE 1-28



TABLE 1-28			
EXISTING LAND USE INVENTORY TAZ 157			
TAZ 157			
Acreage			
R-Low (3-7)	20.92		
R-Medium (10-17)	18.73		
R-High (20-25)	0.00	Residential Total	39.65
Commercial	0.00		
Industrial	0.00		
Office Park	0.00		
Utilities	0.00	Non-Residential Total	0.00
Community Facilities	0.00		
Parks and Open Space	1.85		
Conservation	19.48		
Commercial Recreation	0.00	Recreation Total	21.33
		Transit Oriented Corridor	0.00
		TAZ 157 Total Acreage	60.98
Housing			
Single-Family Dwelling	73		
Townhouse, Villa	0		
Multi-Family	189		
Mobile Home	0		
Duplex	0	Dwelling Unit Total	262
		Hotel Rooms	0
Non-Residential Building			
Commercial	0		
Office	0		
Industrial-Warehouse	0	Non-Residential Square Footage	0
Roadways (in miles)			
6 L			
4 L			
2 L			
Private Road		Total Miles of Road	
Canals (in miles)			
City			
County			
SFWMD			
Private		Total Miles of Canal	
Lakes (in surface acres)			
City	0.999		
Private	0	Total Acres of Lake	0.999

## PART 3. POPULATION ESTIMATES AND PROJECTION

### Population Growth

Margate was chartered as a town by the Legislature on May 30, 1955. The city was incorporated in 1961. During its short history, the city has experienced phenomenal population growth.

The general trends of population growth in Margate, and Broward County, since 1960 are shown in Tables 1-29 and 1-30. The figures for 1960, through 2000 were obtained from the U.S. Census Bureau. The estimates shown in Table 1-30 were obtained from the Broward County Population Forecasting Model 2009.

The highest growth rate in Margate occurred during the 1970's when the city's population quadrupled. According to the Census figures, the 1960's were a time of only slightly slower growth, with a tripling of the city's population. The growth of Broward County as a whole from 1960 to 1980 took place in different proportions. During the 1980's and 1990's, the City and County continued to grow at similar rates, ranging between 2% and 3% annually. The population of the City continued to grow from 2000-2007. However, as a result of the burst of a thriving real estate market, as well as other economic factors, the population decreased in 2008. The market conditions are anticipated to recover and slight growth is expected to occur in 2009 and 2010, as well as the years to follow. The population of the City is expected to return to its 2007 population around 2015.

TABLE 1-29 - POPULATION GROWTH , MARGATE AND BROWARD COUNTY

Broward County						
Year	Total	Preceding Years' Average Annual Change		Median Age	%18 or Under	% 65 or over
		Percent	Population			
1960	333,946	N/A	N/A			
1970	620,100	8.6%	28,615	38.7	29%	18%
1980	1,018,257	6.4%	39,816	38.7	22%	22%
1990	1,255,531	2.3%	23,727	37.8	21%	21%
2000	1,623,018	2.9%	36,749	37.8	24%	16%
2008	1,753,897	1.0%	16,360	39.0	25%	14%
City of Margate						
Year	Total	Preceding Years' Average Annual Change		Median Age	%18 or Under	% 65 or over
		Percent	Population			
1960	2,646	N/A	N/A			
1970	8,867	23.5%	622			
1980	35,900	30.5%	2,703		15%	28%
1990	42,985	2.0%	709		17%	30%
2000	53,909	2.5%	1,092	40.4	21%	22%
2008	52,997	-0.2%	-114	43.3	25%	20%
Source: 1960-2000 U.S. Census. Population figures for year 2008 are taken from the Broward County Population Forecasting Model, 2009.						

TABLE 1-30 - POPULATION PROJECTIONS, MARGATE AND BROWARD COUNTY

Broward County			
Year	Total	Preceding Years' Average Annual Change	
		Percent	Population
2000	1,623,018	N/A	N/A
2008	1,753,897	1.0%	16,360
2010	1,769,692	0.5%	7,898
2015	1,873,715	1.2%	20,805
2020	1,996,794	1.3%	24,616
2025	2,111,448	1.1%	22,931
2030	2,210,129	0.9%	19,736
2035	2,279,103	0.6%	13,795
City of Margate			
Year	Total	Preceding Years' Average Annual Change	
		Percent	Population
2000	53,909	N/A	N/A
2008	52,997	-0.2%	-114
2010	53,345	0.3%	174
2015	55,541	0.8%	439
2020	58,233	1.0%	538
2025	61,563	1.1%	666
2030	65,141	1.2%	716
2035	67,853	0.8%	542
Source: 2000 U.S. Census. Population figures for years 2008 through 2035 are taken from the Broward County Population Forecasting Model, 2009.			

Margate, like all of Broward County, has a larger than average proportion of senior citizens and, conversely, a smaller percentage of children than for the United States as a whole. Table 1-31 examines the city's 2000 age distribution.

TABLE 1-31 - RELATIVE AGE DISTRIBUTION		
Age Group	Margate	United States
Under 5	6.0%	6.8%
5-9	6.0%	7.3%
10-14	5.7%	7.3%
15-19	5.1%	7.2%
20-24	4.6%	6.7%
25-29	6.2%	6.9%
30-34	7.4%	7.3%
35-39	8.3%	8.1%
40-44	7.3%	8.0%
45-49	6.3%	7.1%
50-54	6.0%	6.2%
55-59	5.3%	4.8%
60-64	4.1%	3.8%
65-69	3.7%	3.4%
70-74	4.2%	3.1%
75-79	4.8%	2.6%
80-84	4.4%	1.8%
85 plus	4.5%	1.5%
Source: 2000 U.S. Census		

### Population Projection

Population change is a function of three factors: births, deaths, and migration. The birth rate is associated with the number of females between the ages of 15 and 45. The death rate is most closely associated with advanced age. Migration has two facets, in-migration and out-migration. For the City of Margate, immigration will continue as the most significant factor of population change.

A number of methodologies are commonly used to estimate current population and forecast future population growth or decline. Three techniques have been suggested by the Florida Department of Community Affairs for use by local governments. These include the ratio, cohort-component, and mathematical extrapolation methodologies.

The City of Margate finds the Broward County Population Forecast Model to be the most appropriate and most accurate model for growth projections.

The Broward County Population Model has been in place since the late 1980's. It has evolved technologically over time; but the general forecast methodology and basic assumptions remain in tact.

The Model is a Cohort-Survival Model. Forces that cause the population to change over time are incorporated into the model. Simply state; aging, births, deaths, in-migration, and out-migration are superimposed on the population distribution provided by the 2000 Census. What follows is a general description of process and the assumptions built into the process that affect the forecast outcome.

Census 2000 is the foundation. While there are always questions regarding its accuracy; it is the most comprehensive survey of population and demographic characteristics available. For Broward County, the 2000 Census appears to be superior in terms of accuracy to any preceding Census.

The beginning population is annually aged according to single-year (0 through 100+) ages, gender, and race/Hispanic ethnicity survival rates. Broward County rates were developed and are modified throughout the forecast period to reflect nationwide forecasts prepared by the U.S. Census Bureau. Similarly, births are calculated according to age and race of the mother and are modified over time to, again, reflect national trends. In both instances, the assumption is that Broward County may have a unique starting place; but, the rate changes that occur nationally will also be reflected in the rate changes for Broward County.

In-migration is the most challenging element to the population forecast. As we have experienced, it can vary with economies and events world-wide, as well as conditions locally. Each county in the U.S. is unique in its ability to attract migrants. For Broward County, the in-migrant total for each year was initially set, using regression calculations based on Census and IRS data, as a percentage of the previous year's population. Over the forecast period, and as the population increases, the in-migration percentage decreases. Without the decreasing percentage, the population would grow exponentially, an unreasonable result. (For the current decade, actual-in migrant totals were estimated, resulting in less than forecast numbers.) The characteristics of the in-migrants are assigned through a combination of the previous year's population and trends identified through the American Community Survey (ACS).

Out-migration is generally assumed to be a function of in-migration. Traditionally, it would be a lesser number than the in-migration. Another regression formula is

generated to forecast that number. The out-migration characteristics are assigned according to the previous year's population and their tendency to migrate, as reported through various Census reports. These last few years have run contrary to tradition. Estimated out-migrants were inserted into the Model exceeding the in-migrant totals. Expectations are that both the in- and out-migrant totals will return to forecast averages by 2015.

The Census Bureau reported the city's 2000 resident population at 53,909 persons. The City showed a slight annual growth between 2000 and 2007. However, due to a number of conditions, including the burst of a housing boom that occurred between 2003 and 2006, increased costs of living, and other market conditions, the population declined in 2008. One major factor in this decrease was the closure of the former Aztec and Rancho Margate mobile home parks, which contained a combined 901 mobile homes. Redevelopment of both parks are planned, and the population is projected to increase as a result. Future redevelopment in other areas of the City is also expected to attract new residential units. Another principle assumption built into the Broward County Population Forecast Model that will affect projections is that housing costs will substantially return to a more realistic level and, as a result, population growth fueled by increased in-migration will also return to a near average level. The Model projects the population of Margate to return to its previous population around 2015, having a projection of 55,541 people that year. Annual population projections for the City of Margate, based on the Model are shown in Table 1-32 below. The projections assume an average annual increase in population over each 5 year planning horizon for which the Model gives projections per Table 1-30.

TABLE 1-32 - ANNUAL POPULATION GROWTH				
Year	Previous Population	Growth Rate	Annual Increase	Annual Population
2008	N/A	N/A	N/A	52,997
2009	52,997	0.33%	174	53,171
2010	53,171	0.33%	174	53,345
2011	53,345	0.82%	439	53,784
2012	53,784	0.82%	439	54,223
2013	54,223	0.81%	439	54,663
2014	54,663	0.80%	439	55,102
2015	55,102	0.80%	439	55,541
2016	55,541	0.97%	538	56,079
2017	56,079	0.96%	538	56,618
2018	56,618	0.95%	538	57,156
2019	57,156	0.94%	538	57,695
2020	57,695	0.93%	538	58,233

## Seasonal Population

The preceding figures represent the full time, or resident population of the city. The resident population includes only permanent residents of a community. Census Bureau definitions require a person to be "...counted as an inhabitant of his usual place of residence, which is generally construed to mean where he lives and sleeps most of the time. This residence is not necessarily the same as his legal residence, voting residence or domicile." In the 2000 Census, these residents are reported as the "total persons" in population reports.

Like nearly all Florida cities, Margate experiences an influx of seasonal residents who are attracted to our mild winter climate and broad spectrum of recreational activities. It is important to consider the seasonal population for this Comprehensive Plan because these part-time residents must be provided with water and sewer service, transportation, police and fire protection, recreation and the gamut of municipal services. The 2000 Decennial Census listed 960 dwelling units as for seasonal, recreational, or occasional use". The majority of such seasonal dwelling units are located within retirement-oriented condominium developments. Analysis of data from the 2000 Census and research conducted by the University of Florida Bureau of Economic and Business Research (BEBR) reveals that, on average, said type of dwelling units contain 1.76 persons per household. The estimated number of seasonal residents in the City of Margate in 2000 was equal to 1,690 persons, or 3.13 percent of the resident population.

The 2005-2007 Census Bureau American Community Survey (ACS) estimated a significant increase in the number of vacant households "for seasonal, recreational, or occasional use", indicating 2,019 dwelling units as such. Based on the above presumption of 1.76 persons per household for these types of dwelling units, the estimated seasonal population for the 3 year period of 2005-2007 is 3,553. The ACS projects the resident population of the City of Margate to be 54,494 for the same 3 year period, indicating a seasonal population of 6.52 percent. The 3 year projected numbers produced in the survey have a significant margin of error and are not deemed to be as accurate of a representation of conditions as the decennial census. Therefore, the numbers projected for future growth are based on the 2000 Census data. Table 1-32 projects the future seasonal population for the City of Margate, assuming that this population continues to be equal to 3.13 percent of the resident population.

TABLE 1-33 - PROJECTED SEASONAL POPULATION			
Year	Resident Population	Seasonal Population	In-Season Total
2000	53,909	1687	55,596
2008	52,997	1659	54,656
2010	53,345	1670	55,015
2015	55,541	1738	57,279
2020	58,233	1823	60,056
2025	61,563	1927	63,490
2030	65,141	2039	67,180
2035	67,853	2124	69,977
Source: 2000 U.S. Census. Population figures for years 2008 through 2035 are taken from the Broward County Population Forecasting Model, 2009.			

## PART 4. ENVIRONMENTAL AND INFRASTRUCTURE ANALYSIS

### Intent and Purpose

This section attempts to compile and analyze the best available data on factors influencing the development and redevelopment of land and buildings within the city. There will be an examination of soil conditions, wetlands, and flood prone areas. From data being collected for the other elements of this plan, the availability of public facilities and services at the recommended level of service will be studied. A comprehensive policy for managing the anticipated development of the City of Margate will be set forth based on these analyses.

### Climate

The weather of the City of Margate is characterized by long, warm, humid summers and mild winters. The Atlantic Ocean exerts a moderating influence on the extremes of winter and summer temperatures resulting in a subtropical climate. The average annual temperature is 75 degrees Fahrenheit.

Precipitation occurs during all seasons, but on the basis of mean monthly totals, a rainy season of 5 months from June through October brings nearly 65 percent of the annual rainfall and a relatively dry season of 5 months from November through March produces only about 20 percent of the annual total. Most summer rainfall comes from showers and thunderstorms of short duration. They are sometimes heavy, with 2 or 3 inches of rain falling within a period of 1 to 2 hours. This rainfall pattern heavily influences drainage design requirements. Average annual rainfall totals nearly 60 inches.

Average monthly temperatures and rainfalls are shown in the histogram identified as Figure 1-29, and the current flood zone designations are depicted as Figure 1-30.

### Soils

Soil is the uppermost layer of the native topography. It is naturally occurring and consists of minerals and decayed organic matter. Soil is formed by, climate, plants, and animals acting on the parent minerals. The soil map shown in Figure 1-31 shows the boundaries of the dominant soil type.

Information from the map is used to plan the use and management of soils as sites for buildings, sanitary facilities, transportation systems, and parks and other recreational facilities. Urban land consists of areas that are already 70 to 75 percent or more covered by buildings, parking lots, streets, and sidewalks. The major soil associations

(FIGURE 1-29)

### Climate - City of Margate, Florida

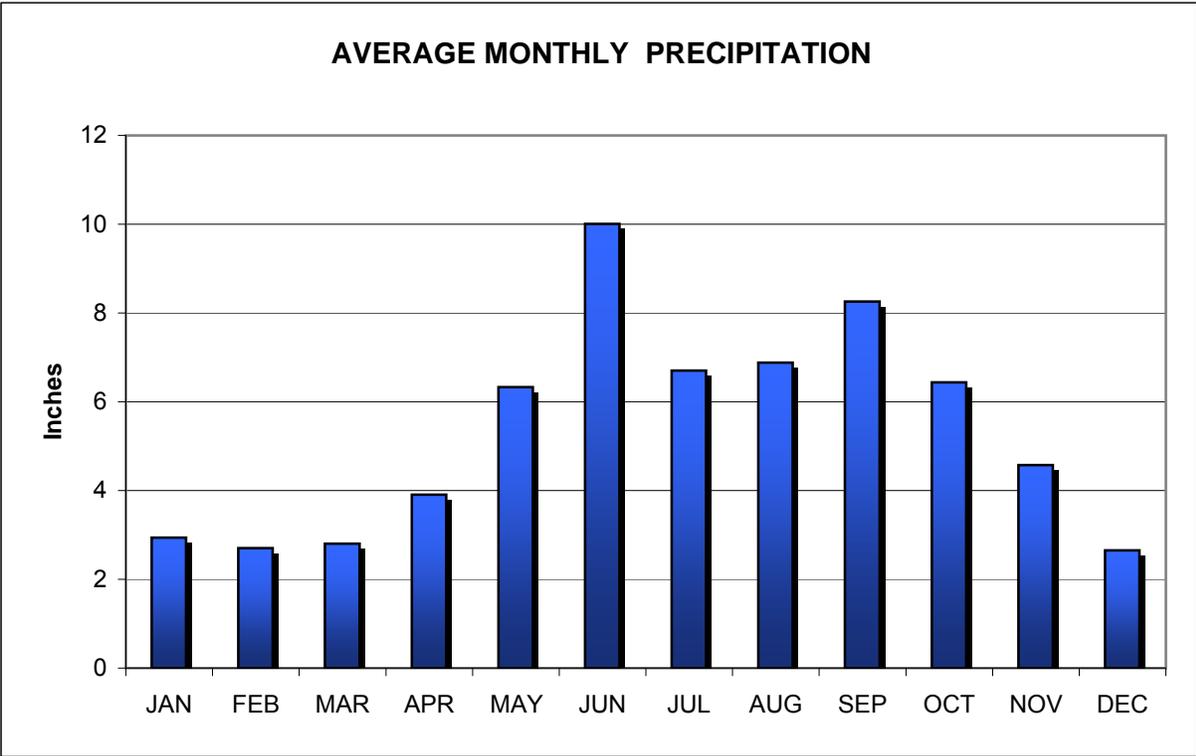
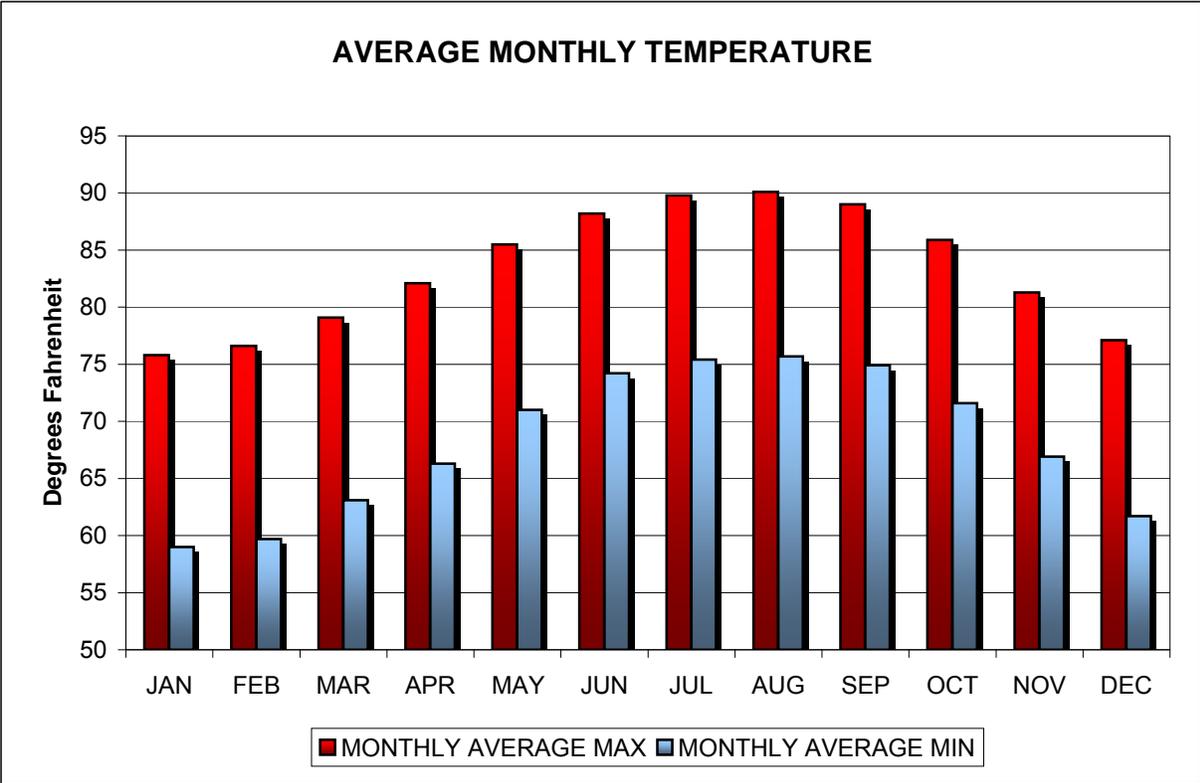
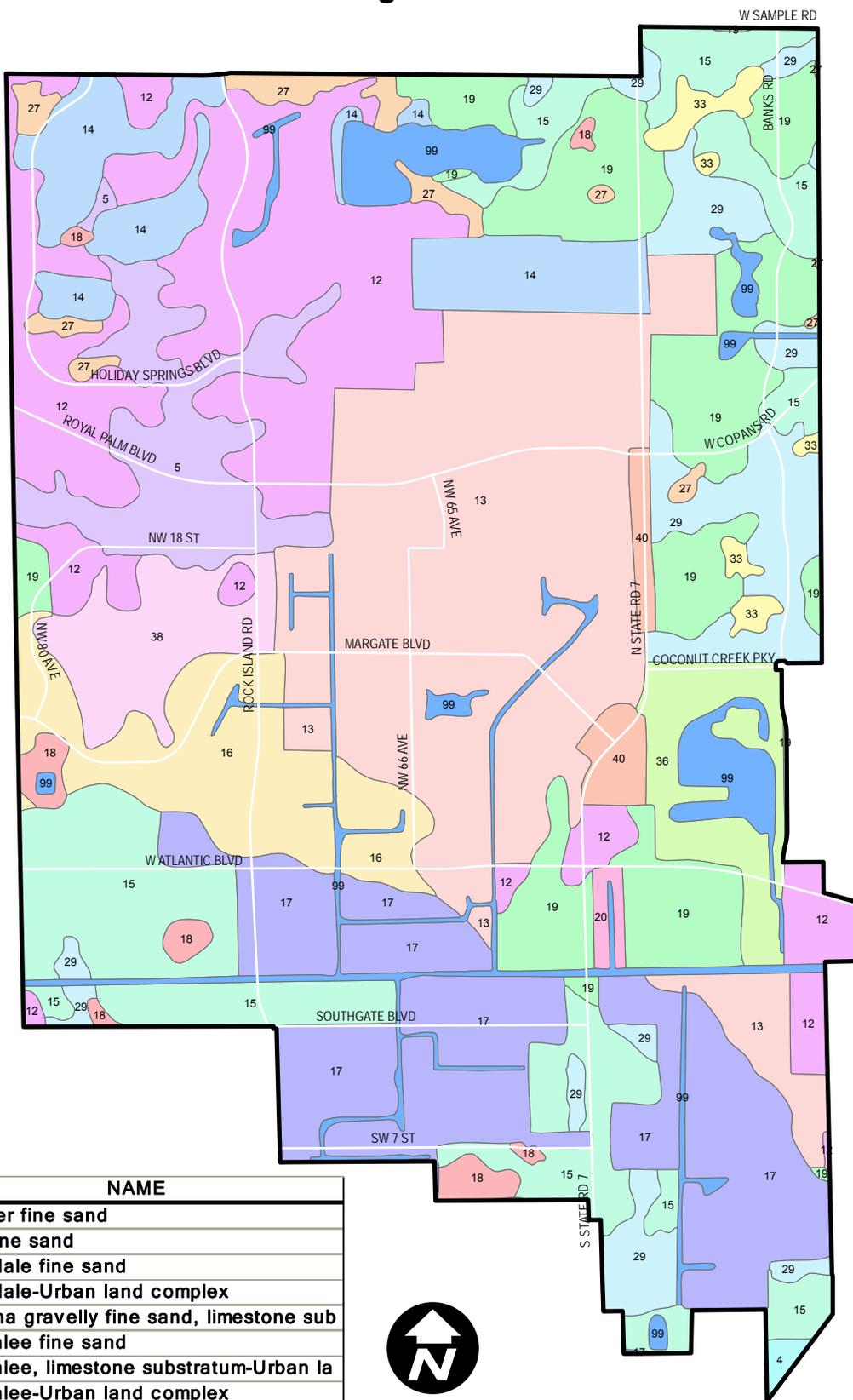




Figure 1-31



MAP UNIT	NAME
4	Basinger fine sand
5	Boca fine sand
12	Hallandale fine sand
13	Hallandale-Urban land complex
14	Matlasha gravelly fine sand, limestone sub
15	Immokalee fine sand
16	Immokalee, limestone substratum-Urban la
17	Immokalee-Urban land complex
18	Lauderhill muck
19	Margate fine sand
20	Matlasha, limestone substratum-Urban land
27	Plantation muck
29	Pompano fine sand
33	Sanibel muck
36	Udorthents
38	Udorthents, shaped
40	Urban land
99	Water



NOT TO SCALE

### CITY OF MARGATE SOIL SURVEY MAP

Source:  
Soil Survey Staff, Natural Resources Conservation Service,  
United States Department of Agriculture. Web Soil Survey.  
Available online at <http://websoilsurvey.nrcs.usda.gov/>; accessed [8/13/2009].

found in the City of Margate are poorly drained. This fact precludes the use of septic tanks and requires a major investment in on-site drainage facilities prior to land development. These requirements are set forth more completely in Element III of this Plan. Figure 1-32 shows the existing vegetative cover conditions within the City of Margate.

### Water Supply

The sole source of potable water for the City of Margate and for the rest of Broward County is the Biscayne Aquifer. This is a shallow, non-artesian wedge shaped formation of limestone and sandstones.

The zone of influence around the city's wellfields has been, delineated by the Broward County Water Resources Management Division using criteria relating to the physical characteristics of the aquifer and the transport gradients caused by natural forces and the induced pumpage of the wellfield. The wellfield protection zones are indicated in Figure 1-33.

In order to protect the city's water supply from contamination, it is necessary to control the handling, storage, use, and production of toxic substances within the zone of influence. The operation of the Broward County Wellfield Protection Ordinance is discussed at greater length in Elements III, V, and VIII.

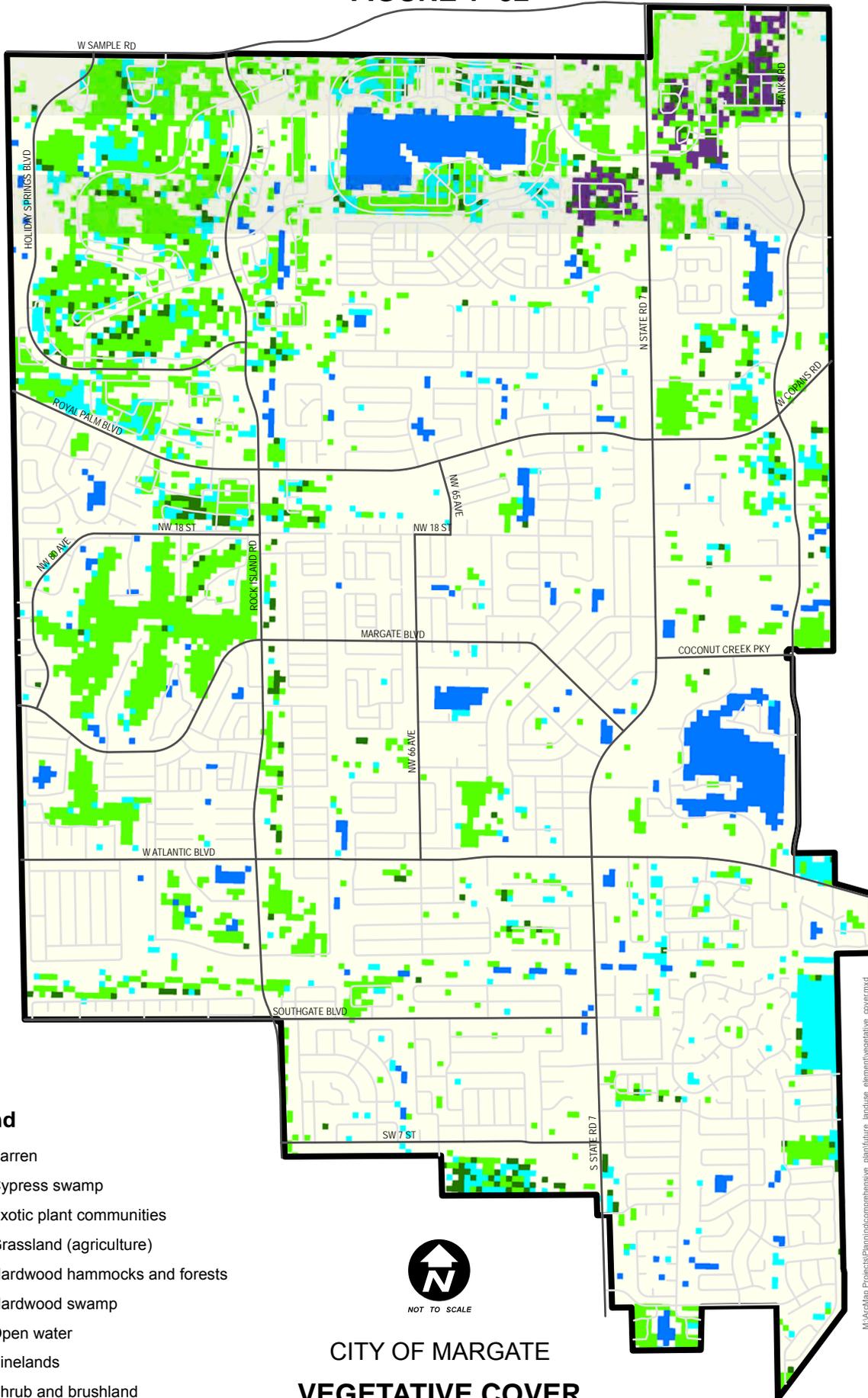
### Wetland Resources

Wetlands are characterized by the presence of hydric soils and a typical plant community that includes the bald cypress tree. Wetlands have historically been viewed as a temporary nuisance to the development of land because it requires extensive removal of vegetation and surface muck to make urban development possible.

Wetlands serve many important functions. Because of their capacity to hold water, they reduce the impact of flooding on developed areas by acting as storage basins for floodwaters and act as groundwater recharge areas. A vital function of wetlands is their ability to filter pollutants from water before it enters the aquifer. Wetlands are also among the most productive natural systems for wildlife.

There are approximately 25 acres of wetlands remaining in the City, which have been set aside by Broward County and the City of Margate because of direct acquisition. The county's acreage forms part of the larger Fern Forest natural preserve and nature study.

FIGURE 1- 32

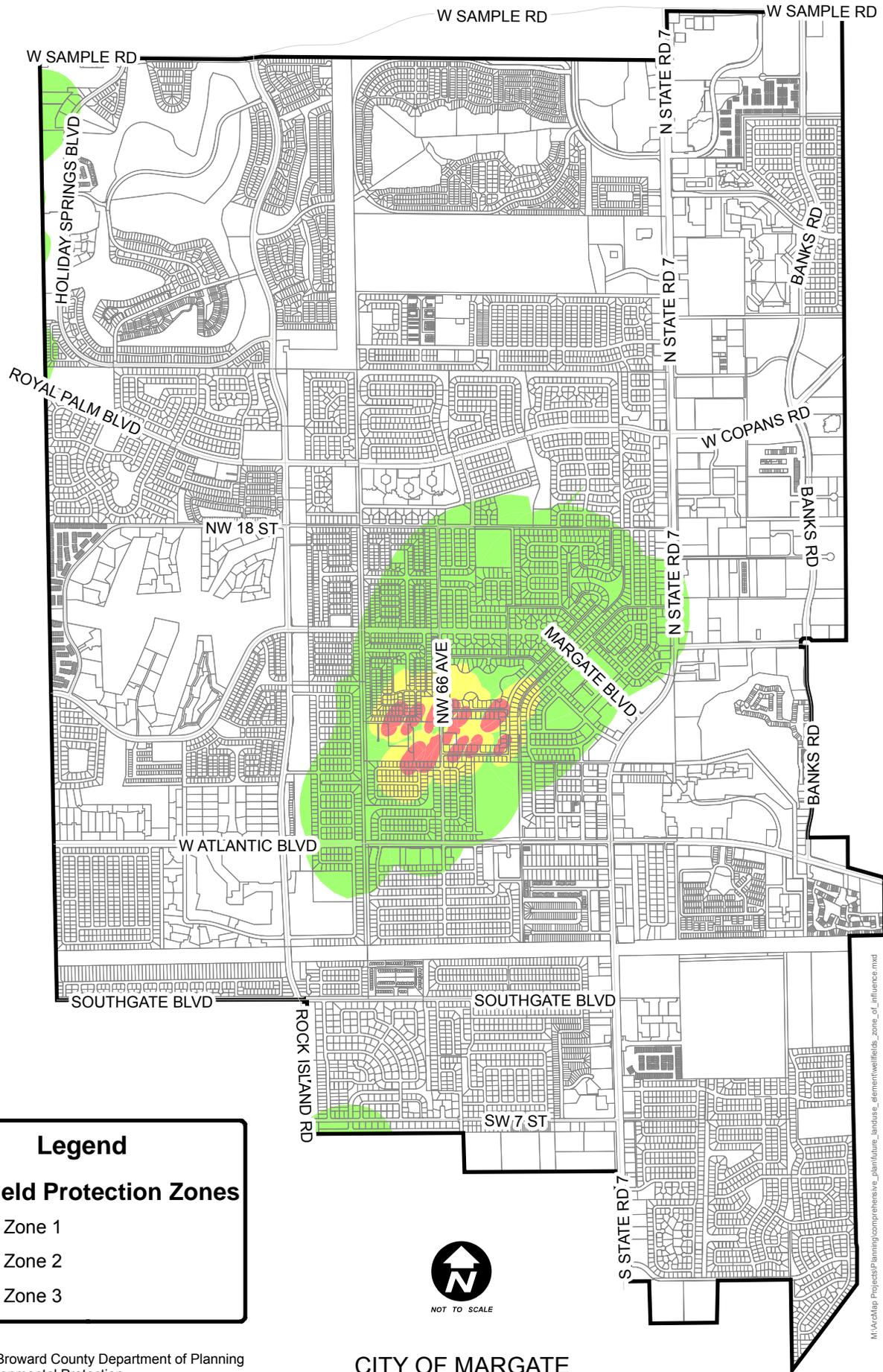


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CITY OF MARGATE  
**VEGETATIVE COVER**

SOURCE: Florida Fish and Wildlife Conservation Commission - 1990

**FIGURE 1-33**



**Legend**

**Wellfield Protection Zones**

- Zone 1
- Zone 2
- Zone 3

Source: Broward County Department of Planning  
And Environmental Protection -  
Pollution Prevention and Remediation Division

CITY OF MARGATE

**Wellfield Protection Zones**

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Working cooperatively, the South Florida Water Management District, Army Corps of Engineers, City of Margate, Broward County, and several developers have set aside conservation easements, which preserve an additional 20 acres of cypress dominated wetlands. This preservation offers some drainage design advantages for the developer as well as the public and should serve as a model for public-private sector cooperation within the community.

A map showing the remaining wetlands in the City of Margate is included as Figure 1-34.

### Historic Resources

These would include all areas, districts, and sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically architecturally, or archaeologically significant. There are no such sites or structures within the City of Margate. There are, however, several sites which have been identified by the Broward County Historic Commission as sites that could contain significant historical artifacts, but have not been surveyed. Prior to the development or redevelopment of any of these properties, an archaeological survey will be conducted to verify if any historic artifacts or data exist. A map depicting these sites is included as Figure 1-35.

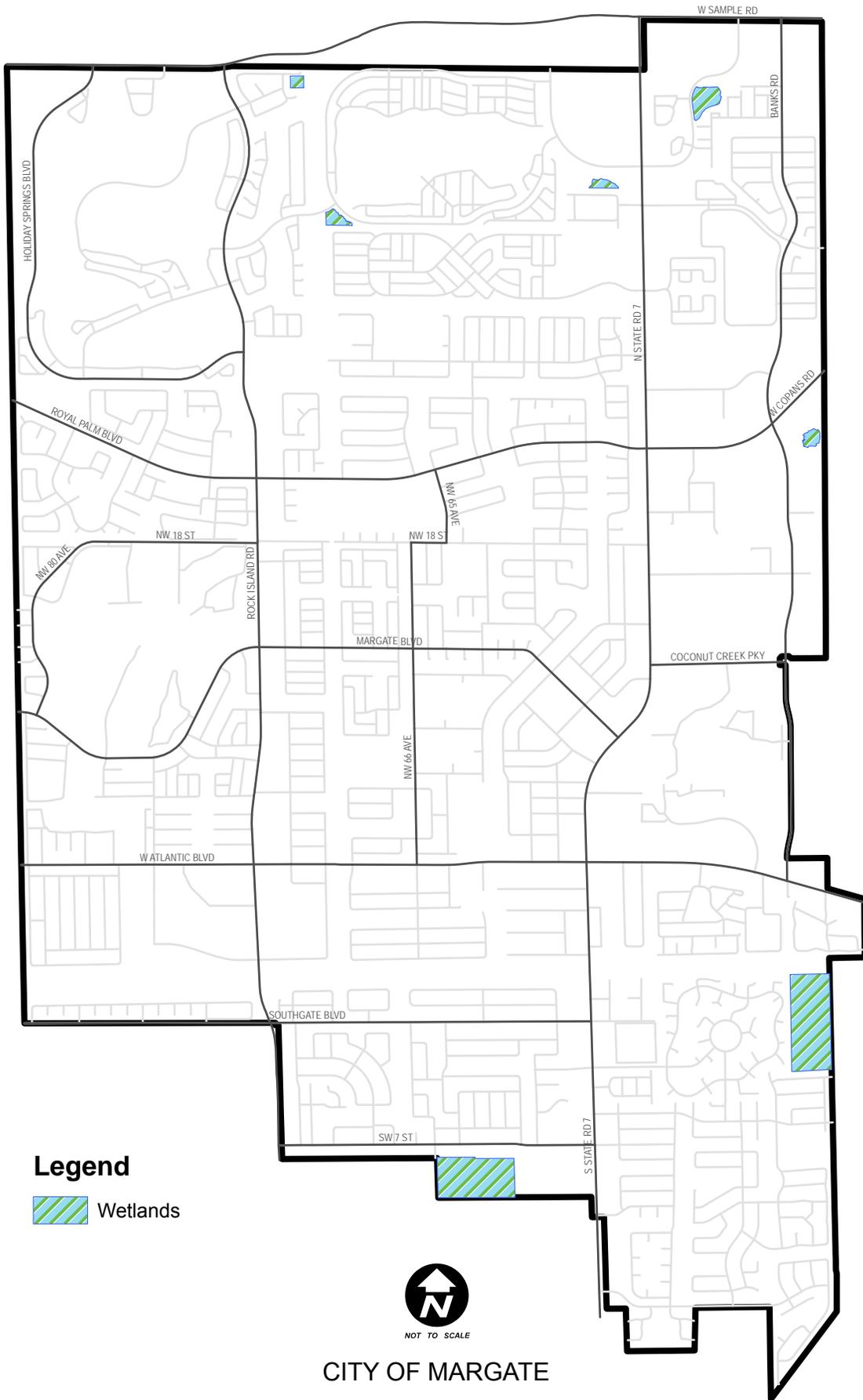
### Central Business District

Suburban cities, which came into being in the late 1950's, do not have an easily discernible downtown as nineteenth century riverfront or railroad cities exhibit. The central business district of Margate is the point of earliest commercial development, is a focal point of governmental and social services, has high vehicular and pedestrian traffic counts, and high land values. The Margate CBD is identified in Figure 1-36.

Revitalization efforts for the CBD are not merely aimed at stemming the relocation of retail businesses. The CBD generates considerable amounts of tax dollars and revenues, which are essential to the financial health of the entire city. It is an area of substantial capital investment, both public and private, that is worth saving. Because it is the local point of government services and business, it is a reflection of the entire community.

Options for the CBD include the encouragement of the reinvestment of private money in new retail and office development through zoning and tax incentives; encouraging a cohesive urban design through regulation of redevelopment efforts: encouragement of

FIGURE 1-34



**Legend**

 Wetlands

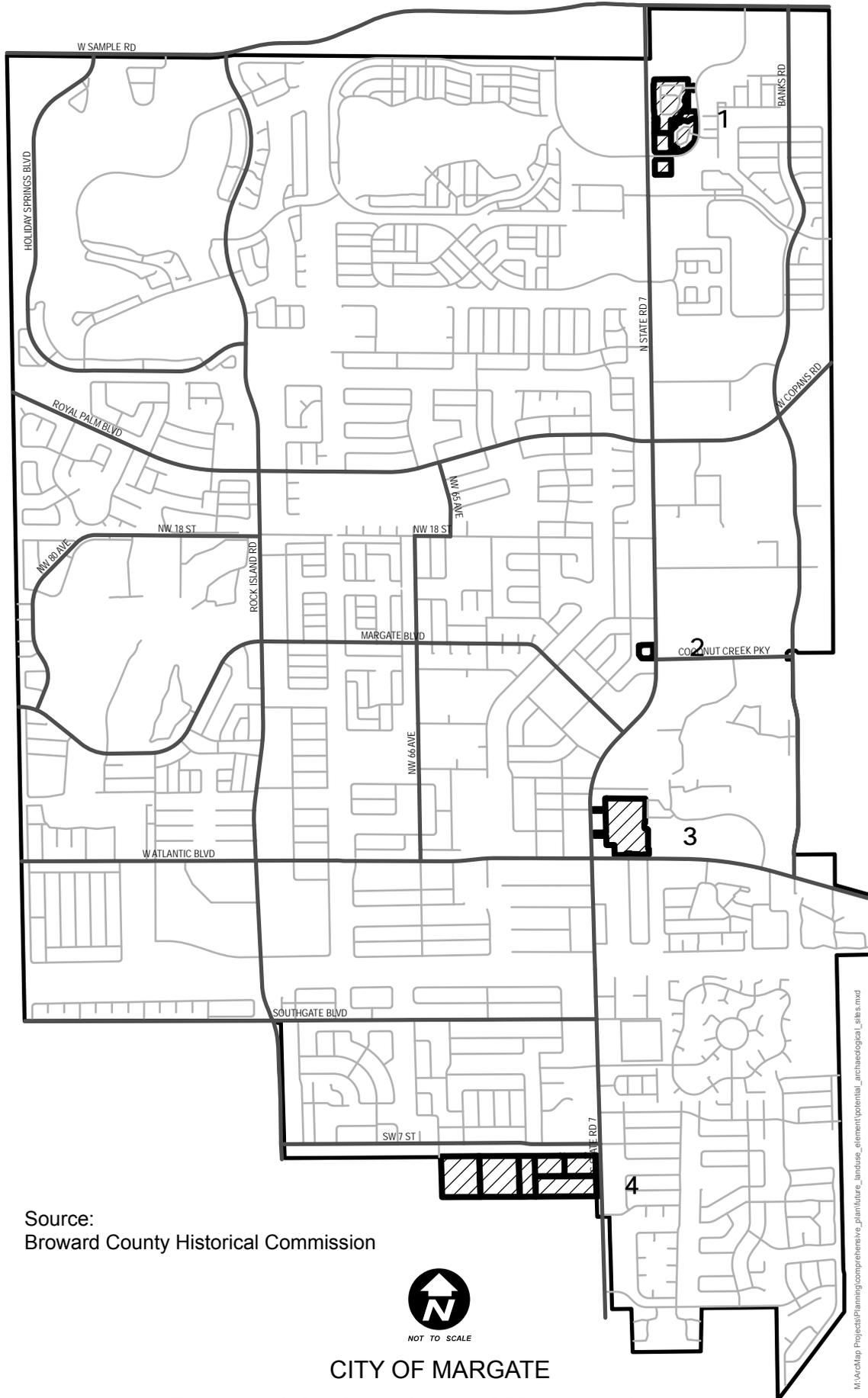


NOT TO SCALE

CITY OF MARGATE

**WETLANDS**

**FIGURE 1-35**



Source:  
Broward County Historical Commission



NOT TO SCALE

CITY OF MARGATE

**Potential Archaeological/Historical Sites**



traffic circulation and mass transportation improvements to the area: and the expansion of civic involvement by merchants, landowners, and residents.

### Water and Sewer

Some urban historians have advanced the theory that great cities of the world are primarily located around stable potable water sources. Whatever the merits of this hypothesis, it is universally recognized that proper community development cannot proceed in the absence of adequate water and sewer capacity.

The City of Margate's water and sewer systems began in 1957 as a privately owned utility company. It furnished service not only to the newly emerging City of Margate but to portions of the City of Coconut Creek and the unincorporated County as well. These areas are still included within the service areas. In 1977, the City of Margate acquired the water and sewer facilities and began operating same as the Margate Utilities Dept. In order to retire the city's financial obligation under the terms of the purchase agreement, between 1977 and 1982 the city collected water and sewer connection charges from new users of the system at the time of building permit application. In 1983, as an alternative to deficit financing, the city initiated a prepaid connection charge program.

Under this program, that portion of the connection charge, which is necessitated by the cost of new facilities for new users is paid by the new users and specifically built for their proposed developments.

The city does not construct additional plant capacity unless it has been requested and paid for in advance of that construction. In this manner, the recent expansion of plant capacity has not been paid for, nor supported by a pledge against, the rates of existing users.

Three factors have coalesced to make Margate a city with universal water and sewer service. First, the collection, distribution, and treatment systems preceded the earliest development. Second, the development review requirements of the 1978 Land Use Plan made service availability a prerequisite to a building permit. Third, the above described prepaid connection charge tends to make it a part of the land acquisition deal.

Future collection and distribution system expansion will be made by developers then turned over to the city, via grant of easement and bill of sale, for maintenance. However, there are several projects involving the replacement and/or rehabilitation of existing facilities not required solely by new developments. These are explored in great detail in Element III and the Capital Improvements Element of this Comprehensive Plan.

## Traffic Circulation

The existing transportation system of the city consists of approximately 200 miles of local, collector, and arterial roadways together with several Broward County Transit bus lines. A detailed description and analysis of this system is set forth in Element II of this plan. Coordination of planning activities between Margate and neighboring cities, Florida Department of Transportation, and Broward County is further explored in Element II and the Intergovernmental Coordination Element. Development within the City of Margate is consistent with the adopted Broward County Trafficways Plan.

Transportation plays a pivotal role in a city's growth and development. The location and capacity of roadways directly affects the pattern of land uses. Commercial land uses are the highest traffic generators on a per acre basis and are benefited by exposure to high traffic volumes. Multiple modes of transportation should be available at commercial sites, providing alternatives to the automobile and encouraging pedestrian and bicycle activity. The City of Margate is an active member of the State Road 7 collaborative, with a regional focus on transit opportunities along the State Road 7 corridor. In 2007, the City of Margate and the Margate Community Redevelopment Agency applied for, and was granted, a reduction in the amount of required roadway reservation for the State Road 7 Corridor. The required reservation width has been reduced from two hundred (200) feet to one hundred fifty (150) feet between Colonial Drive and Southwest 8 Street, with the exception of the intersection of State Road 7 and Atlantic Boulevard which has been reduced to one hundred seventy five (175) feet.

Residential land uses should be buffered from traffic through the use of reverse frontage, berming, and physical barriers.

## Drainage and Aquifer Recharge

A sound stormwater management policy is one in which a balance is struck between the need to rapidly drain flood waters and to limit downstream discharge and thereby encourage aquifer recharge and limit non-point source water pollution. The City of Margate's policy is heavily influenced by, the South Florida Water Management District. The District owns and maintains the C-14, Pompano Canal through the city. The Cocomar Drainage Control District has permitting and maintenance jurisdiction east of State Road 7 and north of State Road 912. The city has the responsibility of maintaining and improving existing dedicated man-made drainage structures. Other portions of the secondary system are maintained by, homeowner's associations.

In terms of land use distribution, development within wellfield cones of influence should be limited to the least intensive uses, such as single-family residences. No new

commercial or industrial parcels should be identified. In the western limits of the city is an area underlain by a shallow, impervious coral rock formation. A 100-year flood plain is found in the southeast quadrant of the city. Development in these areas should be limited to those uses, which typically generate a low percentage of land coverage and higher quality runoff. Figure 1-37 shows all existing lakes and canals within the City, and depicts the maintenance responsibility of each.

### Solid Waste

The City of Margate has entered into an inter-local agreement with Broward County where the City has pledged to direct the delivery of all processable solid waste generated within its corporate limits for the resource recovery facilities developed by the County. Broward County has developed new solid waste disposal system emphasizing resource recovery.

The two resource recovery plants scheduled to begin operation in 1990 will have sufficient capacity to meet the solid waste needs of the projected population of the City of Margate. The Broward Solid Waste Disposal District headed by the Resource Recovery Board has been created in Broward County to oversee the entire operation.



## PART 5. FUTURE LAND USE PLAN

### Strategy For Plan Development

This plan is a vision of what the City of Margate should become in the future. The process of plan development is underpinned by the following development strategy: Do not look at the mistakes of past development and say why. Look to the highest standards of urban design and say why not.

The planning mistakes of past development are fairly obvious to the observer of the city. They include the proliferation of highway strip development with little or no landscaping and too many driveways. This is typified by the corner filling station with four access points, rental trucks spilling over the sidewalks, and meager landscaping pummeled by traffic and toxic chemicals. Another planning mistake has been the juxtaposition of residential and commercial land uses without adequate buffers between. The city has in the past allowed freestanding signs and billboards to proliferate. It has permitted three-way intersections with arterial roads and, because of a piecemeal approach to planning, has not always coordinated utility and street design between subdivisions.

The overall design of the city is the sum total of thousands of private, corporate, city, and higher governmental decisions. Urban design is an attempt to influence the type, location, and character of public and private development. The aims of the urban design process have been characterized into three general categories: The determination of what is to be protected, or conservation; the determination of where and how development investments are to be located, or development focus; and the determination of appropriate physical forms and types of use, or development character.

The urban design process is carried out on three geographical scales. There is City design which deals with the identification of broad land use districts, regional, and collector roads, and objectives and strategies applicable to all developments. District design deals with functionally or environmentally cohesive areas within the city. An example might be a special street lighting motif adopted for a central business district. Finally, project design is concerned with a particular site plan and its functional and visual characteristics. An example is the relationship of the development of an out parcel to a major shopping center in terms of cross access, building height, material and colors, and the interconnection of utility systems.

### Urban Service Area

A major goal of the 1985 Growth Management Act is to concentrate urban development into a compact growth corridor. This focused development activity could be provided with a greater level of service at a lesser cost than an unfocused sprawl pattern.

It can also result in the preservation of more open space and farmland. And finally, focused development can reduce the physical dangers associated with the development of flood plains, unstable geological areas, and the like.

The identification of an urban services area is most appropriately carried out at the county or regional level. In fact, nearly two thirds of Broward County is set-aside as Conservation Areas. The City of Margate is a part of the urban service area of the county.

### Redevelopment Activities

The Housing Element of this plan identifies one area of multifamily units as being deteriorated and in need of major repairs. Empirical evidence suggests that a great deal of this problem is the result of disjuncted ownership. The city should target code enforcement efforts in this neighborhood and should work with the private sector and tenancy to establish a more unified ownership, owner's association, and/or tenant's association.

Portions of the State Road 7 commercial development that do not meet current standards should be redeveloped to promote less noxious uses, additional perimeter landscaping, decreased number of driveways, and setbacks consistent with the Trafficways Plan requirements and proper buffering from residences.

The central business district identified herein has suffered from a lack of green spaces and pedestrian walkways, a visual clutter of signs, trash, and overhead wires, a lack of design harmony, traffic congestion and an inconvenient circulation pattern, and excessive retail and office vacancies as established businesses have moved to newer developments. The reuse of the former hospital site as another community facility is a priority. The assets of the CBD include mass transportation, governmental services and programs, generally one-owner rental rates, and an existing infrastructure.

The city should continue to work with owners and merchants to further the revitalization of the CBD. A zoning district that provides a wide range of uses while encouraging high standards of project design should be implemented. A cohesive design should be sought for the CBD.

Future Residential Use (approx. 590 acres)

In Part 3 at Tables I-20 and I-21, we projected that an additional 11,729 permanent residents and 654 seasonal residents will be in Margate at build out, which will occur about the year 2000. It is the purpose of this section to provide adequate new residential areas within the limited vacant land left in the city. This determination will need to consider the factors of average household size, gross residential density, and committed development orders.

In 1980, the average household size in Margate was 2.464 persons per unit (U.S. Bureau of the Census). This figure is consistent with a national trend toward smaller households fueled by a decreased birth rate, a higher divorce rate, and the decline of the extended family, the growth of nontraditional households, and the perception of housing as an inflation proof investment.

In the United States as a whole, the average household size went from 3.67 persons in 1940 to 2.76 persons in 1980. The Census Bureau has estimated that household size has further declined by 3.6 percent to an average of 2.66 persons in 1987.

This estimated annual average decline of 0.5142 percent from 1980 to 1987 was used as a basis for projecting average household size in the city through the planning period. A decline of 3.6 percent indicates an estimated average household size of 2.371 persons in 1987. If this estimated decline continues at the same rate, the average household size in the city may be projected as shown in Table I-22.

TABLE 1-22  
PROJECTED AVERAGE HOUSEHOLD SIZE,  
CITY OF MARGATE

Year	Persons/Household
1988	2.358
1990	2.334
1995	2.275
2000	2.217

Source: City of Margate

The occupancy rate for a geographic area is the percentage of total households that are permanently occupied. This definition was discussed in Part 3. The 1980 Census indicated an occupancy rate of 88.0 percent, or conversely, a vacancy rate of 12.0 percent in Margate.

The city's planning staff had, a priori, theorized that this relatively high vacancy rate would decline as newly constructed units were sold and occupied and as retirees moved permanently into units which they had purchased while still working in other cities. In order to test this hypothesis, Building Dept. records were analyzed for the period April 1980 through April 1987. When added to the Census count of dwelling units, it was determined that there were 19,303 dwelling units in the city as of 1987. Interpolating from Table I-22, the 1987 PPH was estimated at 2.371 persons. Dividing the B.E.B.R. 1987 population estimate of 40,779 by this number of persons per household, it is estimated that there were 17,199 occupied housing units in 1987, or an occupancy rate of 89.1 percent. This translates to a 0.157 average annual decline in the city's vacancy rate. If this decline continues at the same rate, the occupancy rate can be projected as shown in Table I-23.

TABLE 1-23  
PROJECTED OCCUPANCY RATE,  
CITY OF MARGATE

Year	Occupancy Rate
1988	89.26
1990	89.57
1995	90.35
2000	91.14

Source: *City of Margate*

In order to project the required number of additional dwelling units to accommodate the projected population as set forth in Table I-21, the following formula was utilized:

$$\frac{\text{(Additional population / persons per household)}}{\text{Occupancy rate}} = \text{Required dwelling units}$$

Using the previously arrived at estimates from Tables I-21, I-22, and I-23 indicates that approximately 6,125 dwelling units are required to accommodate the city’s projected build-out population. The next table demonstrates that Margate is reserving adequate residential land at sufficient densities in order to provide for the city’s share of Florida’s growth.

TABLE 1-24  
 REQUIRED ADDITIONAL RESIDENTIAL TRACTS

Development	Acreage	Density	Dwelling Units
Committed projects	75	varies	826
“Our Place”			
“Regency House”			
“Sutton Place”			
“Evergreen”			
“Parkway Villas”			
“Harmony Terrace”			
“Courtyards”			
“Oakland Hills Apts.”			
Holiday Springs	497*	7	3,480
Newth Tract	236*	7	1,652
Royal Palm Blvd. tracts	120	varies	725
Forest	3	10	30
	931 (591 net)		6,713

\* Includes recreational and other land uses.

Source: *City of Margate*

Interpretive Note: The above table was prepared pursuant to chapter 163.3177(6)(a), Florida Statutes and rule 9JT-5.006(2)(c), Florida Administrative Code. However, this table is not to be construed as a substitute for the Future Land Use Map Series, the Zoning Code, or as an act or omission of the city, which vests rights. The acreage and number of dwelling units indicated for each vacant tract are approximations based upon available information. The actual number of units will be determined during the site plan review process.

Consideration is given to the location of higher density residential parcels if same, are located around an accessible recreation amenity consisting primarily of open space.

The character and density of established communities is weighed when considering new development patterns.

Future Recreation and Open Space Uses (approx. 120 acres)

Element IV of this plan, Recreation and Open Space, establishes level of service standards for parks, recreation, and other open spaces in the city. These standards are expressed in terms of acreage per thousand populations. As new developments add new residents, the city will acquire the additional public park acreage necessary to maintain those levels of service through the impact fee levied during the platting and subdivision resurvey development process. Private open spaces and recreational areas will be identified, and deed restricted as necessary, during the site plan review process. See Goals, Objectives, and Policies, this element.

PROVISIONS FOR 3 ACRES OF PARK AND RECREATION  
TABLE I-24.1

AREAS PER 1,000 RESIDENTS

- A. Maximum permitted dwelling units, this plan = 29,326
- B. Projected population at build-out = 58,295
- C. Required acres, park and recreation areas = 175
- D. Provisions for meeting standard, in acres\*:
  - 105.7 Existing public parks
  - 51.0 Existing private recreation areas
  - 25.3 Golf courses, limited to 15% of total
  - 23.0 Conservation and wetlands
  - 
  - 205.0 ACRES

\*See Element IV

### Future Commercial Land (approx. 250 acres)

It is an axiom among municipal finance people that in terms of the cost of essential public facilities and services, residential development seldom pays its own way in tax and fee revenues. The deficit must be made up by the tax yield from commercial and industrial properties, which typically produce a net gain to local government. In turn, the City of Margate is attractive to commercial developers because of its growing population, the availability of large tracts which have good access and utilities readily available, and a community characterized by good schools, housing, public services, and other community facilities.

The financial lure of commercial development must be tempered by a responsibility to protect existing and proposed residential, recreational, and public facility areas from the adverse impacts of the former. A particular problem for Margate is the strip commercial district located along major arterial roadways (as identified in Element II). The character of a portion of State Road 7 was cast prior to the implementation of a Comprehensive Plan and some of the planning mistakes were identified earlier. The city must utilize this plan to cluster commercial land into large nodes at strategic intersections, to break up the monotony of the strip with other land uses, to improve traffic control and landscaping at existing centers, and to prohibit the conversion of existing single family homes into businesses.

For a land use plan to be sensitive to the environmental and infrastructure differences existing within parcels, commercial land cannot be monolithically designated. It should be differentiated into office areas, retail and personal service areas, shopping centers, and the CBD on the basis of location, access, size, and the degree and nature of existing development. See Goals, Objectives, and Policies, Part 6 of this element.

### Future Industrial Land (approx. 125 acres)

Industrial land is typically the most slowly absorbed land use within a city; i.e. residential and commercial land is developed at a much faster rate. Therefore, industrial land may have to be held vacant for comparatively long periods. The use of land for commercial purposes within an industrial district will have a negative influence on the balance of the industrial park. This practice will decrease supply, generate incompatible uses and traffic patterns, and may raise the land value to a point above price reservations held by industry. The use of industrial land for residential purposes does not promote the effective utilization of either use.

The attraction and retention of nonpolluting industry is important to Margate because the economy will be diversified away from excess reliance upon construction and

tourism. The most important economic benefit from industrial development is, however, the multiplier effect. When products are manufactured for sale generally outside of the city limits, a portion of the factory payroll provides a net increase in the city's aggregate income. When this increment is spent, the demand for goods and services provided by local non-industrial businesses is increased, causing incomes and employment to rise in the latter. Also, the location of industry will often result in the establishment of supplier firms in the same industrial park.

The city should provide a minimum of 4 acres of industrial land for each 1,000 permanent residents. Industrial land uses should be separated from residential uses by canals with landscaped berms. The city's industrial zoning districts should adopt performance standards regulating emissions. See Goals, Objectives, and Policies, Part 4 of this element.

#### Future Conservation Use (approx. 20 acres)

The Existing and Future Land Use Map series both identify wetlands and the value of these areas has been previously discussed. There is also a direct and measurable benefit that accrues to the owner of the larger tract to which these wetlands are a part. The use of said wetlands for storm water retention allows the more intense development of the adjoining parcels.

#### Floodplain Management

The majority of the land area of the city is designated by the federal Flood Insurance Rate Map as being an area of minimal flood hazard (Zone C). The next most prevalent designation is that of shallow flooding with depth less than 1 foot every 100 years on average (Zone B). Portions of the southeast quadrant of the city are designated within areas of 100-year flood (Zone A-4). This area within Margate represents the outer edge of a larger area. As such, it tends to have the relatively higher ground of the larger basin. In fact, the natural topographical elevation is approximately equal to the base flood elevation. Another mitigating factor is the existence of the Fern Forest Regional Park, which because it is a governmentally owned nature preserve, will be perpetually left in its natural wetland condition thereby not creating downstream runoff.

However, this favorable natural topography should not be construed as minimizing the danger of localized flooding during hurricane conditions. Areas located within flood hazard zones or with poor percolation characteristics, such as those underlain by canal rock at shallow depths, should be limited to those uses, which generally contain large percentages of green area, such as residences.

Significant man-made stormwater control structures will continue to be required of new developments and operated and maintained within the existing developed portions of the city. These facets are examined more fully in Element III and the Capital Improvement Element of this plan.

## PART 6 GOALS, OBJECTIVES, AND POLICIES

### GOAL STATEMENT

*ENSURE THAT THE CHARACTER AND LOCATION OF LAND USES MAXIMIZE THE POTENTIAL FOR ECONOMIC BENEFIT AND THE ENJOYMENT OF NATURAL AND MAN-MADE RESOURCES BY CITIZENS WHILE MINIMIZING THE THREAT TO HEALTH, SAFETY AND WELFARE POSED BY HAZARDS, NUISANCES, INCOMPATIBLE LAND USES, AND ENVIRONMENTAL DEGRADATION.*

Objective 1 Future development and redevelopment will be managed through the preparation, adoption, and implementation of land development regulations, and will be consistent with the requirements of S:163.3202 (1), Florida Statutes.

Policy 1.1 Land use regulations shall contain specific and detailed provisions required to implement this Comprehensive Plan, and which as a minimum:

- a. Regulate the subdivision and re-subdivision of parcels;
- b. Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses and provide for open space;
- c. Protect those areas designated as “conservation” on the Future Land Use Map;
- d. Regulate areas subject to periodic flooding and provide for drainage and stormwater management;
- e. Protect potable water wellfield cones of influence and aquifer recharge areas;
- f. Regulate signage;
- g. Ensure safe and adequate off-street parking and loading and controlled ingress and egress; and
- h. Provide that development orders and permits shall meet level of service standards for the affected facilities and services as specified in this Comprehensive Plan.

Policy 1 .2 The permitted uses for land development regulations shall not exceed those listed below for each land use classification found on the Future Land Use Map. The city’s zoning regulations shall not exceed the uses enumerated, but may be more restrictive.

a) Residential

- a. Dwelling units and clearly subordinate accessory structures subject to the limitations upon density expressed by the Future Land Use Map and as explained in Part 7.
- b. Parks, golf courses and other outdoor recreational facilities. Recreational, civic, or other cultural buildings ancillary to primary outdoor recreational use of the site.
- c. Community facilities designed to serve the residential area such as public schools, houses of worship, local governmental administration, police and fire stations, libraries and civic centers.
- d. Public utilities, including water, and wastewater treatment plants, pumping stations, and electric transmission facilities.
- e. Special Residential Facilities Category (1) and (2) as defined in the "Definitions" subsection of the Plan Implementation Requirements of the City of Margate Comprehensive Plan.
- f. Recreational vehicle park sites in the R-10 through R-14 residential density ranges. The maximum number of recreational vehicle park sites permitted is equal to the maximum number of dwelling units designated for that parcel on the City's Future Land Use Map.

b) Commercial

1. Neighborhood, community, and regional retail uses.
2. Office and business uses.
3. Commercial uses, including wholesale, storage, light fabricating and warehousing.
4. Hotels, motels, and other tourist accommodations.
5. Parks, recreation, and commercial recreation uses.
6. Community facilities.

c) Office Park

1. Administrative, business, and professional offices.
2. Banking and financial institutions.
3. Medical and dental laboratories, research labs.
4. Restaurants and personal services which are accessory to a primary office use.
5. Community facilities.
6. Parks and recreation facilities.

d) Industrial

1. Industrial uses.
2. Heavy commercial uses including new and used automobile, truck, motorcycle, boat and trailer display, sales, and service; newspaper, magazine, and printing plants; bakeries, carpentry and other trade shops; ice houses; chemical sales, and repair shops.
3. Scientific and industrial applied research and/or educational facilities; medical or dental labs.
4. Offices.
5. Recreation and open space, and commercial recreation uses, as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
6. Community facilities, as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
7. Ancillary commercial uses within buildings devoted to primary industrial uses.

e) 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.

f) Parks and Recreation

1. Public parks.
2. Outdoor cultural, educational and civic facilities, including, but not limited to: animal exhibits, habitats, band shells and outdoor classrooms.
3. Boat ramps and docks.
4. Active recreational uses, including, but not limited to: tennis courts, playgrounds, swimming pools, athletic fields and courts, and bikeways.
5. Concessions only when accessory to the above uses. Examples of such concessions are refreshment stands, souvenir shops and rental facilities.

g) Open Space

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

h) Conservation

1. Storm water retention areas.
2. Natural preserves.

i) Community Facilities

1. Educational facilities
2. Special Residential Facilities Categories (1), (2), and (3) as defined in the “Definitions” subsection of the Plan Implementation Requirements section of the City of Margate Comprehensive Plan.
3. Governmental administration, police and fire stations, libraries, and civic centers.
4. Churches, synagogues, and other similar congregations of other religious denominations and parochial schools.

j) Utilities

1. Utilities such as water and wastewater treatment plants, pumping stations, electric power plants and substations, solid waste disposal and transfer stations.
2. Other uses determined to be ancillary to the primary uses described in (1).
3. Recreation and open space uses.
4. Communication facilities.

k) Transit Oriented Corridor

1. All uses listed in a-j above.
2. Existing and proposed residential development shall be designed to be integrated into the existing neighborhoods created through the implementation of the TOC. Compatibility and appropriate transitional design elements will be reviewed at time of site plan review, consistent with the land development regulations adopted to implement the TOC land use category

Policy 1.3 Land development regulations shall ensure that the minimum floor elevation of all structures is above the base flood elevation of the “Flood Insurance Rate Map”.

Policy 1.4 Redevelopment within identified floodplains shall address existing flooding problems.

Policy 1.5 Development on flood-prone soils shall be regulated, as defined by the U.S. Soil Conservation Service, consistent with the criteria and mapping of the Federal Emergency Management Administration and the policies included under Objectives 09.07.00 and 09.09.00 of the Broward County Comprehensive Plan.

Policy 1.6 Expansion or replacement of land uses, which are incompatible with the Future Land Use Plan Map, shall be prohibited upon adoption of land development regulations.

Policy 1.7 Adopted land development regulations shall continue to provide conditions that facilities and services shall meet the level of service standards as specified within the elements of the adopted comprehensive plan.

Policy 1.8 Facilities and services shall be available concurrent with the impacts of development, while traffic circulation shall meet the level of service standards as specified within the adopted Traffic Circulation Element.

Policy 1.9 Broward County's tourist population and the seasonal demands placed upon the County's infrastructure shall be taken into consideration to ensure the adequate provision of public services and facilities.

Policy 1.10 Implement procedures, which identify the cumulative impacts of proposed development on public services and facilities before a development permit is issued.

Policy 1.11 Adopted land development regulations shall continue to provide conditions which must be met by all proposed development prior to platting or site plan approval, which includes minimum standards for first floor elevations, soil compatibility, drainage and storm water management, open space and parks, signage, on-site parking, internal traffic flow and traffic circulation as specified within the adopted Traffic Circulation Element.

Policy 1.12 Subdivision regulations shall provide for both the timely completion and regular maintenance of all required capital improvements and amenities.

Objective 2 Develop and implement land use programs to encourage the elimination or reduction of existing incompatible land uses and prevent future incompatible land uses.

Policy 2.1 The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Land Use Plan.

Policy 2.2 Commercial, industrial and other non-residential land use plan designations shall be located in a manner which facilitates their serving, but does not adversely impact existing and designated residential areas.

Policy 2.3 Impacts of existing incompatible land uses shall be minimized through the requirements of land use codes and regulations, such as landscape buffering and setbacks.

Objective 3 Incorporate the relevant Objectives and Policies of the Broward County Land Use Plan into the City's Land Use Element.

Policy 3.1 The Future Land Use Element includes by reference the following other Comprehensive Plan Objectives and Policies Traffic Circulation (11.4, 11.4.1 and 11.4.2), Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater, Aquifer Recharge (1.4.1, 2.4.1, 3.1, 3.1.2, 3.1.3, 3.1.5, 3.2.1,3.3.1, 3.4, 3.4.2, 4.1 .2, 5.1, 5.1.1 and 5.2.1), Recreation and Open Space (1, 1.1, 1.6, 2, 2.2 and 2.3), Conservation (4, 4.1, 4.2, 4.3, 4.7, 5, 5.2, 6 and 6.1), and Intergovernmental Coordination (1).

#### GOAL STATEMENT

*ENCOURAGE THE HIGHEST STANDARDS OF URBAN DESIGN AND LANDSCAPING FOR THE CITY, AS A WHOLE, DISTRICTS WITHIN THE CITY, AND FOR INDIVIDUAL SITE PLANS.*

Objective 4 Future development and redevelopment activities shall be directed to appropriate locations as designated on the Future Land Use Map, consistent with sound planning principles, natural limitations, and the goals, objectives, and policies contained within this plan, consistent with the requirements of S.163.3202 (1), Florida Statutes.

Policy 4.1 Residential neighborhoods should be preserved and protected by rezoning existing districts which conflict with adopted land use categories. New residential districts should not be permitted adjacent to a existing non-compatible use district, nor should a new non-compatible use district be permitted adjacent to an existing residential district.

Policy 4.2 Developments with a density in excess of 25 units per acre should only be permitted if they are designed around a permanent open space and/or recreational feature or along a major roadway and within a one-quarter mile radius of a transit facility.

Policy 4.3 Increased residential density shall be promoted within the TOC land use category, and such development shall provide pedestrian access and connectivity to transit facilities.

Policy 4.4 The use of Planned Unit Development (PUD) zoning should be promoted, encouraging mixed-use projects with lower development costs and assured provision of utilities, roads, open space, and other amenities.

Policy 4.5 Adopted land development regulations shall include provisions to encourage the implementation of innovative land planning and site design to encourage commercial areas that are large enough to be economically competitive and that are designed with controlled access to traffic-ways, adequate off-street parking and circulation, attractive landscaping with an emphasis on xeriscaping techniques, and cross access with neighboring commercial parcels. Commercial developments adjacent to residential areas should be planned with generous setbacks, buffer landscaping, architectural amenities (e.g. high parapet walls to screen rooftop mechanical equipment), and traffic patterns, which minimize the impact on neighborhoods.

Policy 4.6 Differing intensities of commercial development shall be compatible with adjacent and surrounding land uses. Land development regulations including height and setbacks shall be compatible with adjacent uses.

Policy 4.7 Commercial zoning categories shall distinguish between neighborhood, community and regional commercial developments within respective service areas.

Policy 4.8 Industrial land uses should be buffered from residential areas by canals and lakes, setbacks, landscaping, and architectural design.

Policy 4.9 Future industrial land uses shall be located with access to major transportation facilities including highways, airports, railroads and seaports.

Policy 4.10 Regulations shall be implemented which address the potentially adverse impacts of industry, including noise, vibration, air pollution, glare, heat, solid wastes, fire and explosion.

Policy 4.11 All commercial and industrial development shall be serviced by centralized wastewater systems.

Policy 4.12 Land uses currently on septic systems shall be connected to central wastewater treatment facilities within ninety (90) days after the date of official notice to

do so, provided that said public sewer is within one hundred (100) feet of the property line (Ordinance 78-37).

Policy 4.13 New, and expansions or additions to existing, nonresidential development shall provide pre-treatment for storm-water runoff through grassy swales, wetlands filtration, exfiltration trenches or other means consistent with the Best Management Practices of the SFWMD.

Policy 4.14 New, and expansions or additions to existing, development adjacent to or in the vicinity of surface waters shall be designed so as to minimize the direct discharge of stormwater runoff into such bodies of water.

Policy 4.15 Land development regulations shall contain performance standards that, at a minimum:

- a. Address the compatibility of the proposed development with neighboring properties.
- b. Address any detrimental effects of the proposed development on living and/or working conditions in proximity thereto.
- c. Address internal and external vehicular and pedestrian traffic flow.
- d. Address the location, size, and features of structures, with particular reference to their interrelation with neighboring properties.
- e. Address the adequacy of setbacks and buffers from rights-of-way and neighboring properties.

Policy 4.16 Landfills and resource recovery facilities shall be planned to minimize impacts on adjacent existing or planned land uses.

Policy 4.17 Land development regulations adopted and amended from time to time shall ensure that all developments provide landscaping, with an emphasis placed on the preservation of existing trees, the use of native species, and berming along street perimeters.

Policy 4.18 In order to assess the development potential and public facilities impact of a site, the following maximum intensity standards shall be applicable for non-residential land use categories:

- a. Transit Oriented Corridor – The mix of land uses within the TOC shall not exceed the maximum intensities provided in Policy 13.2 of this element, as indicated below.

Commercial	4,454,894 sq. ft.
Office	1,371,159 sq. ft.
Industrial	1,830,884 sq. ft.
Residential	3,565 d.u.
Hotel	555 rooms

- b. Commercial – One hundred (100) foot height maximum and fifty percent (50%) lot coverage maximum.
- c. Office Park – One hundred (100) foot height maximum and fifty percent (50%) lot coverage maximum.
- d. Industrial– Sixty (60) foot height maximum and fifty percent (50%) lot coverage maximum.
- e. Community Facilities – Sixty (60) foot height maximum and fifty percent (50%) lot coverage maximum.
- f. Commercial Recreation – Thirty five (35) foot height maximum.

Policy 4.19 The Department of Environmental and Engineering Services, Code Compliance Division of the Police Department and CRA shall coordinate with one another to ensure cohesion in the design, construction and maintenance of property standards within the City. Such coordination shall provide for a commitment to the protection of existing and future neighborhoods from blighting conditions by enforcing existing property maintenance standards and proposing new regulations to combat any negative influences that may arise.

## GOAL STATEMENT

*THE COST OF PUBLIC INFRASTRUCTURE TO SERVICE NEW DEVELOPMENTS AND REDEVELOPMENTS SHALL BE BORN BY SAME, THEREBY MAINTAINING A COMPARATIVELY LOW RATE OF LOCAL TAXATION AND PUBLIC INDEBTEDNESS.*

Objective 5 Land development regulations shall ensure that future land uses will only be permitted provided that the accommodation is demonstrated for soils, topography and natural resources and the availability of facilities concurrently with the impact of new development or redevelopment.

Policy 5.1 Require that no application for a new building or an addition to an existing building greater than 20 per cent of that building’s floor area be issued without its being erected upon a lot, tract, or parcel shown on a plat which has been duly accepted and

approved by the City Commission and recorded in the Public Records of Broward County.

Policy 5.2 Issuance of any development permit shall only be permitted upon finding that:

- a. The proposed development is consistent with the Future Land Use Map and the permitted uses of Policy 1.2 of this Element.
- b. That potable water is available to serve the needs of the proposed development.
- c. That wastewater treatment and disposal service is available to serve the needs of the proposed development.
- d. That fire protection is adequate to serve the needs of the proposed development.
- e. That police protection is adequate to serve the needs of the proposed development.
- f. That floor elevations are at or above the minimum prescribed by the National Flood Insurance Program.
- g. That the traffic generated by, the proposed development will be safely and efficiently, handled by the regional transportation network and local streets.
- h. That a surface water management system meeting or exceeding the design criteria of the South Florida Water Management District is provided by the proposed development.
- i. That, adequate areas for local parks and recreation have been provided to meet the needs of the proposed development.
- j. That the proposed development is consistent with the design criteria specified in Policy 2.6 and elsewhere in the land development regulations of the City of Margate.

Policy 5.3 The City shall work with the appropriate state, county, and local regulatory agencies to maximize their input into development decisions and mitigate potential adverse impacts of future development and redevelopment activities.

Objective 6 Land use and economic incentives will be implemented which will revitalize blighted areas identified within the Plan.

Policy 6.1 Federal, state, and local economic redevelopment programs such as community development block grants shall be utilized to the fullest extent possible.

Objective 7 Land development regulations will be adopted which will ensure that land uses found to be inconsistent with the community character will not be permitted.

Policy 7.1 All existing zoning districts, which are not in conformance with adopted land use categories shall be rezoned within one year of Plan adoption.

Policy 7.2 All proposed development, shall be compatible with adjacent land uses.

Objective 8 Land development regulations will be adopted which will ensure the protection of natural and historic resources.

Policy 8.1 Areas identified as Local Areas of Particular Concern and wetlands shall be protected in accordance with the provisions of adopted Broward County and City of Margate ordinances.

Policy 8.2 Except for wetlands identified in Figure 1-34, land development regulations shall address mitigation of wetlands when alternative strategies have been unsuccessful.

Policy 8.3 No proposed development located within an identified public potable water wellfield cone of influence shall be permitted which is in conflict with the Broward County Wellfield Protection Ordinance.

Policy 8.4 Land or property identified as historically significant by the City of Margate and the Broward County Commission, together with the Broward County Historical Society, Florida Department of State, Division of Historical Resources, or listed within the National Register of Historic Places, shall be protected by ordinance from excavation, demolition or major alteration.

Policy 8.5 A current list of historically, architecturally and archaeologically significant properties shall be mapped and maintained, and these historic resources shall be protected. Prior to the development or redevelopment of any of these properties, an archaeological survey shall be conducted to verify if any historic artifacts or data exist. A map depicting these sites is included as Figure 1-35.

Policy 8.6 The impacts of land use plan amendments on historic resources shall be considered in the approval process.

Objective 9 Upon adoption of the Future Land Use Map, the breaking up of the type of future land use categories shall be designated in a manner, which concentrates urban uses, therefore discouraging unplanned development of open land.

Policy 9.1 Prior to approval of increases in density or intensity of land uses, there shall be a finding that existing public facilities and services are available to serve the needs of the proposed development.

Policy 9.2 New development shall provide water storage capacity equal to that which existed under pre-development conditions consistent with the water management regulations and plans of the SFWMD, BCEQCB, Broward County and independent drainage districts.

Objective 10 Upon Plan adoption, land identified as utility within the land use inventory section shall be reserved for utility facilities necessary to support future development as indicated by the Future Land Use Map.

Policy 10.1 The need for future utility services and facilities as identified within the Potable Water and Sanitary Sewer Elements shall dictate the need for the reservation of land identified within the Future Land Use Map for the future development and expansion of utility facilities.

Objective 11 Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new development into areas where necessary regional and community facilities and services exist.

Policy 11.1 Except for schools, regional and community facilities shall be located close to major traffic corridors and mass transit routes adequate to carry the volume of traffic generated by such facilities.

Policy 11.2 The City's concurrency management system will ensure that the necessary facilities and services are available concurrent with the impacts of development. The City of Margate will conduct its concurrency review for local facilities at the time of plat approval. The City of Margate shall review all City plats and continue to participate in the countywide development review committee plat review and approval process.

The City and County plat approval process will require that necessary regional and local facilities and services be available concurrent with the impacts of development through any of the following situations:

- The necessary facilities are in place at the time a plat approval is issued, or a plat approval is issued subject to the condition that the necessary facilities will be in place when the impacts of the development occur.

- The necessary facilities are under construction at the time a plat approval is issued.
- The necessary facilities are the subject of a binding contract executed for the construction of those necessary facilities at the time a plat approval is issued.
- The necessary facilities have been included in the Broward County or City of Margate annual budget at the time a plat approval is issued although the facilities are not yet the subject of a binding contract for their construction. The City of Margate shall make a determination that it will not remove the budgetary provision for the necessary facilities from the budget.

Objective 12 Coordinate transportation and land use planning activities with Broward County to ensure that the regional roadway network levels of service standards established within the Broward County Comprehensive Plan are met.

Policy 12.1 For those portions of the regional roadway network within the City's jurisdiction, the City of Margate shall adopt levels of service and concurrency management systems consistent with the Broward County Traffic Circulation Element.

Policy 12.2 The City shall utilize the highway capacity methodology endorsed by the Broward County Commissioners to determine the capacities and levels of service on the regional roadway network.

Policy 12.3 The individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within the County shall be considered.

Objective 13 The City shall maintain a Transit Oriented Corridor (TOC) designation for the State Road 7 corridor between Sample Road to the north and the City of North Lauderdale to the south. Redevelopment and development of this area shall be guided with the approved City of Margate State Road 7/441 Corridor Master Plan. Nothing in this land use plan amendment will impair or diminish the rights of existing landowners or their successors or assigns to continue the use and enjoyment of their properties consistent with the current land use existing at the time of adoption.

Policy 13.1 The Transit Oriented Corridor land use category shall facilitate mixed use development with access to transit stations or stops along existing and planned high performance transit service corridors (such as rapid bus) designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan and Broward County Metropolitan Planning Organization's (MPO) Long

Range Transportation Plan, Broward County Transit Development Plan, or locally adopted financially feasible transportation or transit plan.

Policy 13.2 Within the TOC land use category, the following mix of uses shall be included within the designated land. Office, Industrial and Residential uses shall be the principal uses. In addition, the maximum intensity allowed within the TOC is as indicated below:

	<b>Existing Built</b>	<b>TOC Need</b>	<b>TOC Max. Intensity</b>
Commercial:	4,104,894 sq. ft.	350,000 sq. ft.	4,454,894 sq. ft.
Office	521,159 sq. ft.	850,000 sq. ft.	1,371,159 sq. ft.
Industrial	1,330,884 sq. ft.	500,000 sq. ft.	1,830,884 sq. ft.
Residential:	1,716 d.u.	3,000 d.u.	3,565 d.u.
Hotel:	55 rooms	500 rooms	555 rooms
Rec & Open	35 acres	NA	NA

Policy 13.3 Residential use is required as a principal component within a Transit Oriented Corridor. The location of residential uses shall be incorporated into a mixed use project or mixed use building with the location of residential uses consistent with those identified within the SR7/441 Corridor Master Plan. Exclusively residential buildings, not part of an overall mixed use project, shall be discouraged unless supporting commercial and office is within 1000' linear feet. The TOC through implementing regulations or agreements shall ensure that an appropriate balance of residential and non-residential uses occur in a manner to support each other.

No more than 1,849 additional residential dwelling units shall be permitted within the SR7/441 TOC during the planning horizon of 2015. However, in the event that additional residential dwelling units are requested before the 2015 planning horizon, the City Commission will hear such request and determine if additional units are necessary to further the SR7/441 Corridor Master Plan. In no case, shall development proceed before the necessary concurrency requirements have been addressed.

A total of 15% of the residential units shall be provided as affordable housing. Affordable housing shall be encouraged as bonus density consistent with Broward County Planning Council Administrative Rules Document, Article 8. The City shall create a mechanism to ensure that affordable housing, required as part of this land use category shall remain affordable in the future. The intent of the affordable housing is to

ensure that those affordable units are integrated into a development proposal and not easily identified by location or design within the overall community. The City will work with the CRA to develop programs to develop a land trust, streamlined permitting, programs to work with major employers and agencies to construct workforce housing units as part of the master redevelopment plan, and other programs and policies that will promote the affordability of housing units. The land development regulations will be developed in a manner that encourages new residential development within the TOC to be allowed on reduced lot sizes, reduced parking ratios, zero lot lines, clustering, and vertical integration of residential units with non-residential units.

Residential density shall be distributed along the corridor consistent with the SR7/441 Corridor Master Plan. Residential densities shall be provided for as follows:

<b>Location</b>	<b>Units</b>
North of Town Center	300 D.U.
Town Center	1,249 D.U.
South of Town Center	300 D.U.

Nothing in this policy shall limit the ability to address future redevelopment needs in the planning horizon post 2015 or to expand existing public water and wastewater facilities. Total residential and non-residential development may be limited by available water supply and wastewater treatment. The amount of development permitted within the TOC has been calibrated to match existing water and wastewater capacities and reflects a projected capacity of the existing public water and wastewater facilities. No more than 1,849 additional residential units shall be permitted unless it can be demonstrated that sufficient wastewater and water supply is available or necessary upgrades are incorporated into the Capital Improvements Program and Element.

Policy 13.4 The designation of land to transit oriented corridor and the increase in residential density is part of a planned growth management strategy to stimulate pedestrian oriented live and work places in connection with planned public transit investment.

Policy 13.5 Additional or expanded stand alone automobile oriented uses such as: large surface parking lots, gas stations/auto repair/car washes; auto dealers; self/equipment storage; “big box”/warehouse; and drive-through facilities are discouraged unless designed in a manner to encourage pedestrian and transit usage or strategically located interior to the TOC, preserving the streetscape and consistent with the adopted SR7/441 Corridor Master Plan.

Policy 13.6 The redevelopment and development within the TOC shall ensure that all parcels of land have sidewalk connects leading to transit stops. Such connections shall be required as part of the land development regulations adopted to implement the TOC land use category. Street connections and sidewalk locations shall, at a minimum, be consistent with the SR7/441 Corridor Master Plan.

Policy 13.7 The City shall coordinate and collaborate with the CRA for the implementation of the SR7/441 Corridor Master Plan.

Policy 13.8 The City shall continue to provide for an inner city community shuttle bus within the TOC to provide mobility to and from the SR 7 Corridor. Development within the TOC is encouraged to provide amenities to support transit stops and riders.

Policy 13.9 Existing and proposed residential development shall be designed to be integrated into the existing neighborhoods created through the implementation of the TOC. Compatibility and appropriate transitional design elements will be reviewed at time of site plan review, consistent with the land development regulations adopted to implement the TOC land use category. Such regulations and review shall ensure that existing industrial uses will not become incompatible with new development and that new development shall provide buffers and site design in light of the existing land uses and continue to protect areas that may be located within a wellfield protection zone. Single-family detached dwellings units may be permitted as part of an overall residential mixed-use project consistent with the adopted land development regulations.

Policy 13.10 Public plazas, urban open space or green space/pocket parks uses that are accessible to the public shall be provided as an integrated component within the TOC. The location of such open areas shall be consistent with the required amount of Park and Recreation space identified in the permitted uses section of the land use plan. The design of such areas shall be reviewed through the site plan review process and consistent with the land development regulations adopted to implement the TOC land use category and with the design established through the SR7/441 Corridor Master Plan.

Policy 13.11 Consistent with the intent of a TOC land use category, design features shall be required that promotes and enhance pedestrian mobility, including connectivity to transit stops and stations. Such design elements shall include, but not be limited to the following:

- Integrated transit stops with shelter, or station (within the TOC area).

- Pedestrian and bicycle paths ranging in width from 5 to 30 feet (5 feet shall be the minimum consistent with ADA requirements) shall be required that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.
- Buildings shall front the street with zero or minimal setbacks, as required per the land development regulations adopted to implement the TOC land use category.
- Vehicle parking strategies shall be adopted that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, maximum allowable parking, and/or reduced parking ratios). The City shall provide, as part of the street master plan for on-street parking, and investigate opportunities for public/private partnerships for structured parking and other mechanisms for reducing vehicle parking requirements.
- Streets, both internal to and adjacent to the TOC shall be designed to discourage isolation and provide connectivity.

Policy 13.12 The City shall require, as part of the development review process and consistent with the design of the SR7/441 Corridor Master Plan, internal pedestrian and transit amenities to promote alternative modes of transportation. These amenities shall include, but not be limited to: seating benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, and bicycle parking. Additional amenities incorporated into the street pattern shall include, but not be limited to: clocks, fountains, sculptures, drinking fountains, banners, flags and food and refreshment vendor areas. All such required amenities shall be reviewed as part of the land development review process and shall be consistent with the land development regulation adopted to implement the TOC land use category.

Policy 13.13 The City shall prepare and adopt land development regulations to implement the TOC land use category no later than one-year from adoption of the land use plan category and plan amendment.

Policy 13.14 Recognizing the goal of the TOC land use category is to promote transit usage and other methods of reducing single-occupancy vehicles upon overcapacity roadways, any required transportation impact analysis shall consider the modal shift provided through the provision of transit and transit oriented design. In addition, the transportation impact analysis shall consider the effects of internal capture as applicable to transit oriented mixed use projects.

Policy 13.15 The City will continue to coordinate with the Utilities Department to ensure that adequate water and wastewater facilities are available for all future development.

Policy 13.16 The City shall participate in the Broward County School Board Staff Working Group, School Design Subcommittee to ensure that adequate school facilities are provided within the service area. The City and the CRA shall continue to work with the Broward County School Board staff to investigate the possibility of locating a school site within the TOC area.

Policy 13.17 An interlocal agreement between the City and Broward County shall be executed no later than six months from the effective date of adoption of a Transit Oriented Corridor which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the City.

Policy 13.18 The implementation of the TOC shall ensure coordination with redevelopment plans of the CRA.

Policy 13.19 It is the intent of the City of Margate to recognize and respect judicially acknowledged or constitutional protected private property rights. It is the intent of the City of Margate that all ordinances, regulations, and programs adopted pursuant to the TOC must be developed, promulgated, implemented, and applied with sensitivity for private property rights and not be unduly restrictive, and property owners must be free from actions of others which would harm their property.

Policy 13.20 The City shall work with the CRA to establish developer strategies for the TOC area which encourage the use of safe and convenient access to public transit terminals, sidewalks, and public parking areas.

## PART 7. FUTURE LAND USE PLAN MAP

### The Map

The Future Land Use Map for the City of Margate is set forth in Figure I-20. The included map is a reduced version of the original one, which is drawn to a scale of one-inch equals 400 feet. The designation of any given parcel can be ascertained from the included map by means of the identifying streets, canals, wetlands, parks, and other features shown thereon. The larger map is available for viewing or purchase at City Hall. Because it is the same scale as the base maps of the city, i.e. zoning, subdivision, and address, it can be overlain to further ascertain the designation of any parcel of land or water within the city limits.

The map does not necessarily reflect the existing use or zoning of any particular parcel. It shows the distribution and location of land uses in a manner consistent with the physical and man-made characteristics of the parcel and of its neighboring uses. All development permits shall henceforth be granted only if they are consistent with this map and the goals, objectives, and policies of this plan.

The Future Land Use Plan by acreage is presented in Table 1-25. Acreage by Traffic Analysis Zone is presented in Table I-26.

### Residential Use

A wide range of residential densities are set forth in this plan. The averaged density of all residential parcels is about eight (8) units per acre. A variety of densities should assure that Margate is a city with a balanced age and income distribution. Adequate residential dwelling units are provided to accommodate the projected population of the city as well as the work force needed for the industrial and commercial land use sectors. An emphasis has been placed on the designation of planned residential districts, i.e. dashed line areas as explained below.

Density is generally measured in dwelling units per gross acre. Cross-acreage includes the area of all internal local streets and one-half the area of abutting traffic-ways. Canals, but not lakes designated as open space, are similarly included. The area of the C-14 Canal is not included in land area calculations.

Five areas of the city are designated by a dashed line circumscribing their edge indicative of a planned residential development with recreational and/or commercial acreage included.

For each of these developments, the overall density is approximated by the number, which appears in the circle inside the dashed line. The residential parcels herein are shown as net densities, excluding abutting traffic-ways, canals, and open space areas. The use designations within the dashed lines are binding. However, the city may approve a rearrangement of uses or densities, which does not increase the total number of dwelling units or decrease the amount of recreational land or increase the amount of commercial land. The density allocations for specific parcels may be increased or decreased by up to 20 per cent provided that for any increase in density, there shall be a corresponding unit for unit decrease in the density of another parcel within the dashed line area. However, no such parcel shall exceed 20 dwelling units per net acre unless it is part of a PUD zoning district.

The maximum range of permitted uses allowed by the zoning regulations for a parcel of land which is designated as residential by the Future Land Use Map is set forth at Policy 1.2(a) in Part 6 of this plan.

Development restrictions accepted by the Margate City Commission in association with applications to amend the Comprehensive Plan, including Future Land Use Map amendments, shall be noted in the table below. Restrictions that have been accepted and take effect on or after August 1, 2010, are identified in the table below:

**Development Restrictions Accepted by the Margate City Commission**

<b>Amendment Cycle</b>	<b>Application Number/ Ordinance Number</b>	<b>General Location</b>	<b>Summary of Future Land Use Map Amendment</b>	<b>Summary of Restriction</b>	<b>Type of Restriction</b>
10-01	DRC-06-09-08  Ordinance No. 2010-09	East of State Road 7/441 between Atlantic Boulevard and SW 6th Street	A change of 102.6 acres from R-4 to R-10	Property restricted to 6.296 du/ac (646 dwelling units)	Declaration of Restrictive Covenants

## Commercial Use

This designation has been further differentiated by the inclusion of the office park and commercial recreation designations. The maximum range of permitted uses allowed by the zoning code for parcels located within such designations is set forth within Policy 1.2 (b), (c), and (e) respectively.

The newer commercial areas are clustered around the intersections of arterial roadways and sufficient size and depth has been provided to allow for controlled access and a full range of commercial uses. A network of internal access roads will be provided at the limited access interchange planned by F.D.O.T. at Sample Road and State Road 7. An interconnection between commercial parking areas will be provided along Royal Palm Boulevard in Section 26-48-41.

The B-3, Liberal Business zoning district should be permitted only along the State Road 7 corridor when not abutting residential parcels. New B-3 districts should be discouraged. The B-1, Neighborhood Business district may be applied to small parcels in close proximity to residences when it is part of a planned unit development. Zoning incentives to encourage offices and major retailers to locate in the CBD should be initiated. The rezoning of single-family homes to commercial should not be permitted.

The Office Park designation is applied to parcels which adjoin major commercial nodes but which, by virtue of limited access and proximity to residences, are unsuitable for the commercial designation. This plan is meant to encourage a campus-like setting for a full range of office uses and their support facilities. Of course, offices are permitted within areas designated Commercial.

## Industrial Use

The vast majority of the city's industrial land is concentrated in the Eastern Tier, located east of State Road 7 and north of Coconut Creek Parkway. This industrial parcel does not directly abut any residences, is not within a wellfield cone of influence, and is separated from other noncommercial land uses by canals. The north perimeter canal will be doubled in width as development occurs. The city envisions the establishment of an industrial park, which will expand the economic base of the city and create employment opportunities for area residents. The range of permitted uses is found in Policy 1.2(d).

The Eastern Tier industrial park is exactly halfway between West Palm Beach and Miami and is well served by the regional transportation network. It is zoned in a district that recognizes the need to be flexible and yet protect the primacy of industrial users. The School Board operates the prestigious Atlantic Vocational and Technical Center within walking distance.

There is a much smaller developed industrial parcel lying southeast of the CBD. This area is characterized by chaotic parking and loading, treacherous access, street flooding, and wrecked cars. The city must be vigilant in code enforcement of off-street parking and fire lanes in this area, and must use the police power of zoning to limit uses which are not consistent with vehicular and pedestrian traffic capacity. There are opportunities in the area of drainage and street improvements.

### Parks and Recreation

This designation is reserved for public parks and private recreation areas that have been set aside by the land developer for recreational use by the surrounding residents. Future public park sites, to be acquired through the platting process, are also designated. Margate will exceed the standard, as promulgated by Element IV of this plan and the Broward County Land Use Plan, of having three (3) acres of parks and recreation land per 1,000-projected population. Our proposal is detailed in Element IV.

The Open Space designation is applied to land, which is used for major drainage lakes and for major utility corridors. While these facilities do not have an equal recreation value to the park system, they can contribute to an overall urban recreational system. For example, lakes can be used for fishing and small-wake boating. The Florida Power and Light Company's easement is envisioned as a greenbelt linking parks via walking, biking, and jogging trails. The maximum range, of permitted uses for these designations are found in Policies 1.2(f) and (g).

### Conservation

This designation is required pursuant to Chapter 9J-5.006, Florida Administrative Code. The parcels designated within this category are in the cypress swamp community. These areas are poorly drained and water is at or above ground level a good portion of the year. Bald cypress is the dominant tree but red maple, sweet bay, and willow abound. Wild coffee and Boston fern are characteristic under story. The suitability of these parcels for development is limited because of the extensive de-mucking and fill

requirements. The commercial value of these parcels is their ability to serve as stormwater runoff areas in their native state and thereby allow the more intense development of the surrounding upland parcels. Their environmental value is as an aquifer recharge area, wildlife habitat, and natural study. The range of permitted uses is found in Policy 1.2(h).

### Community Facilities

This category incorporates educational uses, public buildings and grounds, other public facilities, and residential care facilities for the elderly and/or handicapped. Many of these uses are allowed in other land use categories so the placement of community facilities is not limited to the parcels under this identification. Major educational and public facilities are placed in this land use category. The range of permitted uses is found in Policy 1.2(i)

### Utilities

This designation is reserved for public utilities. Such uses include water and wastewater treatment plants, pumping stations, sludge treatment, electric transformer stations and transmission lines. The range of permitted uses is found in Policy 1.2(j).

## PART 8. MONITORING AND UPDATING PROCEDURES

### Achievement Monitoring Procedures

The Office of Community Development and the Development Review Committee, together with the Planning and Zoning Board of the City of Margate are responsible for implementing the future land use element through the processing and monitoring of land use plan amendments, rezoning petitions, site plans and development approvals. The Development Review Committee (DRC) reviews, approves and makes recommendations on land use amendments, rezoning, platting, re-subdivision, and site plans for compliance with the adopted land use plan. The DRC, through Chapter 16 1/2 of Margate Code, makes determinations that adequate service will be available to serve the needs of the proposed development prior to approval of a development permit. All approvals are conditioned upon the provision of facility and infrastructures concurrent with the development of land.

Pursuant to Section 163.3202 (1) F.S. the Office of Planning shall prepare a five-year evaluation and appraisal report which will measure the achievement levels of the adopted Goals, Objectives and Policies of the Future Land Use Element.

### Updating Procedures

The Planning Division of the Office of Community Development together with the Planning and Zoning Board, will adhere to regulations which limits amendments to the City's Land Use Plan to "not" more that two times during any calendar year, except in the case of an emergency, comprehensive plan amendments may be made more often than twice during the calendar year if the additional plan amendment received the approval of all the members of the governing body. Procedures for filing, processing, review and adoption of land use plan amendments shall conform to the procedures specified within the Broward County Resolution Number 87-1330.

## PART 9. PLAN IMPLEMENTATION REQUIREMENT

### A. DEFINITIONS

**ASSESSORY USE** - means use naturally and customarily subservient or subordinate to the principal use.

**ACCOMODATIONS** - means any apartment, condominium or cooperative unit, cabin, lodge, hotel or motel room, campground, or other private or commercial structure, which is situated on real and designed for occupancy or use by one or more individuals.

**AFFECTED PERSONS** - included the affected local government; persons owning property, residing, or owning or operating a business within the boundaries of the local government whose plan is the subject of the review and adjoining local governments that can demonstrate that adoption of the plan as proposed would produce substantial impacts on the increased need for publicly funded infrastructure, or substantial impacts on areas designated for protection or special treatment within their jurisdictions. Each person, other than adjoining local government, in order to qualify under this definition, shall also have submitted oral or written objections during the local government adoption proceedings.

**AGRICULTURAL USES** - means activities within land areas which are predominantly used for the cultivation of crops and livestock including: cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture area, groves; confined feeding operations, specialty farms, and silviculture areas.

**ALLEY** - means a right-of-way providing a secondary means of access and service to abutting property.

**AMENDMENT** - means any change to an adopted comprehensive plan exception corrections, updated and modification of the capital improvements element concerning costs, revenue services, acceptance of facilities or facility construction dates consistent with the plan as provides in Subsection 163.3177 (3) (b), Florida Statute and corrections, updates or modifications of current costs in other elements, provided In Subsection 163.3187 (2) Florida Statutes.

**ANNEXATION** - means the adding of real property to the boundaries of an incorporated municipality, such addition making such real property, in every way a part of the municipality.

**ARTERIAL ROAD** - means a roadway providing service, which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed addition. In addition every United States numbered highway is an arterial road.

**BICYCLE AND PEDESTRIAN WAYS** - means any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

**BROWARD COUNTY TRAFFIC-WAYS PLAN** - means the plan promulgated by the Broward County Planning Council pursuant to Chapter 59-1154, Laws of Florida, as amended, and the Broward County Charter, which depicts a network of traffic-ways for Broward County (also known as the Broward County Planning Council Traffic-ways Plan).

**BUILDING** - means and structure having a roof and used or built for the shelter or enclosure of persons, animals, chattels, or property of any kind.

**BUILDING PERMIT**- means:

1. Any permit for the erection or construction of a new building required by Section 301.1 of the South Florida Building Code, 1984, Broward Edition, as amended.
2. Any permit for an addition to an existing building, which would:
  - a. create one or more additional dwelling units, or
  - b. involve a change in the occupancy of a building as described in Section 104.7 of the South Florida Building Code, 1984, Broward Edition, as amended.
3. Any permit, which would be required for the nonresidential operations included in Section 301.1(a) of the South Florida Building Code, 1984, Broward Edition, as amended.

**CAPITAL BUDGET** - means the portion of each local government's budget, which reflects capital improvements scheduled for a fiscal year.

**CAPITAL IMPROVEMENT** - means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of capital improvement is generally nonrecurring and may require multi-year financing. For the purpose of this rule, physical assets, which have been identified as

existing or projected needs in the individual comprehensive plan elements, shall be considered capital improvements.

**CERTIFIED LAND USE PLAN** - means a local land use plan which has been certified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan and which has been adopted by a unit of local government in conformance with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.

**COLLECTOR ROAD** - means a roadway providing service, which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

**COMMERCIAL USES** - means activities within land areas, which are predominantly connected with the sale, rental and distribution of products, or performance of services.

**COMPREHENSIVE PLAN** - means a plan that meets the requirements of ss.163.3177 and 163.3178, Florida Statutes.

**COMMUNITY PARK** - means acreage listed in the “community and Regional Parks” subsection of the Plan Implementation Requirements Section of the Broward County Land Use Plan that is utilized by local government entities to meet the community level parks requirement of the Broward County Land Use Plan.

**COMMUNITY SHOPPING CENTER** - means a shopping center, which typically ranges from approximately 100,000 to 300,000 square feet of gross leaseable area and is generally built around a junior department store or variety store and supermarket as the major tenants. Community shopping centers typically range in area from approximately ten (10) acres to thirty- (30) acres, and serve trade areas ranging from roughly 40,000 to 150,000 people.

**CONCURRENCE** - means public facilities and services needed to support development shall be available at the same time or coincidental with the impacts of such development.

**CONCURRENCE MANAGEMENT SYSTEM** - means the provisions in the local government comprehensive plan including implementation regulations, encompassing the restrictions, methods, resources, timing and solutions intended to be compatible and services needed to support development concurrent with the impacts of such development.

**CONE OF INFLUENCE (ZONE OF INFLUENCE)** - means an area around one or more major waterwells the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or draw down depth.

**CONSERVATION USES** - means activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and include areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetation communities or wildlife habitats.

**CONSISTENT** - means compatible with and furthers. Compatible with - means not in conflict with. Furthers - means to take action in the direction of realizing the goals and policies. As applied to the local plan, a local plan shall be consistent with the state plan and the regional plan.

**CONTIGUOUS** - means in close proximity, touching or adjacent.

**COUNTY COMMISSION** - means the Board of County Commissioners of Broward County.

**DASHED-LINE AREA** - means an area on the Future Broward County Land Use Plan Map (Series) bordered by a dashed line and designated as having a particular maximum overall density of dwelling units for all land and land uses within the area, and/or a particular total number of dwelling units permitted within the area.

**DEVELOPER** - means any person, including a governmental agency, undertaking any development.

**DEVELOPMENT** - The term “development” means:

1. The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into two more parcels.
2. The following activities or uses shall be taken for the purposes of this chapter to involve “development,” as defined in this section:
  - a. A reconstruction, alteration, of the size, or material, change in the external appearance of a structure or land.

- b. A change in the intensity, of use of land, such as an increase in the number of dwelling units in a structure or on land.
  - c. Alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any "coastal constructure" as defined in F.S. 161.021.
  - d. Commencement of drilling, except to obtain soil samples, mining, or excavation, on a parcel of land.
  - e. Demolition of a structure.
  - f. Clearing of land as an adjunct of construction.
  - g. Deposit of refuse, solid or liquid waste, or fill a parcel of land.
3. The following operations or uses shall not be taken for the purpose of this chapter to involve "development" as defined herein:
- a. Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad tract, if the work is carried out on land within the boundaries of the right-of-way.
  - b. Work by any utility and other persons engaged in the distribution or transmission of gas or water for the purpose of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, cables, utility tunnels, power lines, towers, poles, tracts, or the like.
  - c. Work for the maintenance, renewal, improvement, or alteration of any structure or the decoration of the exterior of the structure.
  - d. The use of any structure or land devoted to dwelling uses or any purpose customarily incidental to enjoyment of the dwelling.
  - e. The use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products, raising livestock, or for other agricultural purposes.
  - f. Change in the use of land, or structure from a use within a class specified in an ordinance or rule to another use in the same class.
  - g. A change in the ownership or form of ownership of any parcel or structure.

- h. The creation or termination of rights of access, aparian rights, easements, covenants concerning development of land, or other rights in land.
- 4. "Development," as designated in an ordinance, rule, or development customarily associated with it unless otherwise specified. When appropriate to the context, "development" refers to the act of developing to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities is not development. Reference to particular operations is not intended to limit the generality of subsection (1).

DEVELOPMENT ORDER - means any order granting, or granting with conditions an application for development permit.

DEVELOPMENT PERMIT - includes any building permit, zoning permit, plat approval, or rezoning, certification, variance, or other action having the effect of permitting development.

DRAINAGE BASIN - means the area defined by topographic boundaries which contributes stormwater to a drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.

DRAINAGE FACILITIES - means a system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and include stormwater sewers, canals, detention structures, and retention structures.

DWELLING UNIT - means a house, apartment, or condominium unit, trailer, group of rooms, or a single room intended for occupancy as separate living quarter with direct access from the outside of the building or through a common hall and with complete kitchen facilities for the exclusive use of the occupants, including rental units contained in a multi-unit structure or complex which are licensed by the State Department of Business Regulation, Division of Hotels and Restaurants, as "apartments", "rental condominiums and "Retirement housing.

EASEMENT - means any strip of land created by a sub-divider for public or private utilities, drainage, sanitation, or other specified uses having limitations, the title to which shall remain in the name of the property owner, subject to the right of use designated in the reservation of the servitude.

ENVIRONMENTALLY SENSITIVE LAND - means those areas containing Natural Resources, as depicted in the Natural Resource Map Series of the Broward County

Land Use Plan, which have been determined to be environmentally sensitive by the Broward County Board of County Commissioners. The criteria for designation of Environmentally Sensitive Land are contained within the Plan Implementation section of the Broward County Land Use Plan. Policies, which ensure the protection of Environmentally Sensitive Lands, consistent with the requirement of Section 163.3202 Florida Statutes, are located under Objective 09.01.00 of the Broward County Land Use Plan.

**FLEXIBILITY ZONE** - means a geographic area, as delineated on the flexibility zone boundary maps in the Administrative Rules Document of the Broward County Planning Council, within which residential densities and land uses may be redistributed through the plan certification process.

**FLOODPLAINS** - means areas inundated during an identified flood event or identified by the Natural Flood Insurance Program as an A zone or V zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

**GOAL** - means the long-term end toward which programs and activities are ultimately directed.

**GOVERNING BODY** - means the board of county commissioners of a county, the commission or council of an incorporated municipality, or any other chief governing body of a unit of local government, however designated, or the combination of such bodies.

**GROUP HOME** - means a facility, which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care, as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

**HAZARDOUS WASTE** - means solid waste, or a combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

**HISTORIC RESOURCES** - means all areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.

**IMPROVEMENTS** - may include, but are not limited to, street pavements, curbs and gutters, sidewalks, alley pavements, walkway pavements, water mains, sanitary sewers, storm sewers or drains, street names, signs, landscaping, permanent reference monuments permanent control points, or other improvements required by a governing body.

**INDUSTRIAL USES** - means the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

**INFRASTRUCTURE** - means those man-made structures, which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks, wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

**LAKE** - means a natural depression fed by one or more streams and from which a stream may flow; occurs due to widening or natural blockage of a river or stream or occurs in an isolated natural depression that is not part of a surface river or stream, usually too deep to permit the growth of rooted plants from shore to shore.

**LAND** - means the earth, water, and air above, below, or on the surface, and includes any improvements or structures customarily regarded as land.

**LAND DEVELOPMENT CODE** - means the various types of regulations for the development of land within the jurisdiction of a unit of local government when combined into a single document.

**LAND DEVELOPMENT REGULATION** - means ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land.

**LAND USE** - means the development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, land development regulations, or a land development code, as the context may indicate.

**LEVEL OF SERVICE** - means an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

**LIMITED ACCESS FACILITY** - means a roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.

**LITTORAL** - means that portion of a body of water extending from shoreline toward the middle of the water to the limited occupancy by rooted plants.

**LOCAL AREA OF PARTICULAR CONCERN** - means an area designated on the Natural Resource Map Series of the Broward County Land Use Plan, which has been declared to be environmentally sensitive. Those areas are subject to environmental impact report provisions of the Broward County Land Development Code and policies under Objective 09.01.00. The criteria for Local Areas of Particular Concern are contained in the Plan Implementation Requirements section of the Broward County Land Use Plan.

**LOCAL COMPREHENSIVE PLAN** - means any or all-local comprehensive plans or elements or portions thereof prepared, adopted, or amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.

**LOCAL GOVERNMENT ENTITY** - means a unit of government or any officially designated public agency or authority of a unit of government with less than statewide jurisdiction, or any officially designated public agency or authority of such a governmental entity. The term includes a county, an incorporated municipality, a consolidated city-county government, a metropolitan planning organization, an expressway or transportation authority, a turnpike project, a regional planning council, or a school board or other special district.

**LOCAL PLANNING AGENCY** - means the agency designated to prepare the comprehensive plan required by Chapter 163, Florida Statutes.

**LOCAL ROAD** - means a roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

LOT - includes tract or parcel - means the least fractional part of subdivided lands having limited fixed boundaries, and an assigned number, letter, or other name through which it may be identified.

LOT OR PARCEL OF RECORD - means a quantity of real property as a single unit described and identified in a deed and/or plat recorded in the public records of a county in the State of Florida.

LOW AND MODERATE INCOME FAMILIES - means "lower income families" as defined under the Section 8 Assisted Housing Program, or families whose annual income does not exceed 80 percent of the median income for the area. The term "families" includes "households".

MAJOR TRIP GENERATORS OR ATTRACTORS - concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.

MEAN HIGH WATER - means the average height of the high waters over a 19-year period. For shorter periods of observation, "mean high water," means the average height of the high waters after corrections are applied to eliminate known variations and to reduce the result to the equivalent of a mean 19-year value.

MEAN HIGH-WATER LINE - means the intersection of the tidal plane of mean high water with the shore.

MEAN LOW WATER - means the average height of the low waters over a 19-year value.

MINERALS - means the removal of minerals from their site, not including excavation solely in aid of on-site construction.

MOBILE HOME - means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, and which is built on a metal frame and designated to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained herein. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards.

MUNICIPALITY - means any incorporated city, town, or village.

**NATIVE VEGETATIVE COMMUNITIES** - means those areas, which contain ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, native vegetation and animals.

**NATURAL DRAINAGE FEATURES** - means the naturally occurring features of an, area which accommodate the flow of stormwater, such as streams, rivers, lakes, and wetlands.

**NATURAL RESOURCES** - means those natural resources identified in Section 9J-5.006(4) (b) Florida Administrative Code: existing and planned water wells and cones of influence; beaches and shores, including estuarine systems; rivers, bays, lakes, floodplains, and harbors; wetlands; minerals and soils.

**NEIGHBORHOOD SHOPPING CENTER** - means a shopping center typically ranging from 30,000 to 100,000 square feet of gross leasable area for the sale of convenience goods (food, drugs, and sundries) and personal services which meet the daily needs of an immediate neighborhood. Neighborhood shopping centers range in area from approximately three (3) acres to ten (10) acres and generally require a minimum market support population ranging from 2,500 to 40,000 people.

**NEWSPAPER OF GENERAL CIRCULATION** - means a newspaper published at least on a weekly basis and printed in the language most commonly spoken in the area within which it circulates, but does not include a newspaper intended primarily for members of a particular professional or occupational group, a newspaper whose primary function is to carry legal notices, or a newspaper that is given away primarily to distribute advertising.

**NONPOINT SOURCE POLLUTION** - means any source of water pollution that is not a point source.

**OBJECTIVE** - means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

**OPEN SPACES** - means undeveloped lands suitable for passive recreation or conservation uses.

**PARCEL OF LAND** - means any quantity of land capable of being described 'with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit.

PARK - means a community, or regional park.

PLANNING ACT - means the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161et.seq. Florida Statutes.

PLANNING COUNCIL - means the Broward County Planning Council.

PLAT - means a map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirement of all applicable sections of this chapter and of any local ordinances, and may include the terms “re-plat”, “amended Plat,” or “revised Plat”.

PLAYGROUND – means a recreation area with play apparatus.

POINT SOURCE POLLUTION - means any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.

POLICY - means the way in which programs and activities are conducted to achieve an identified goal.

POTABLE WATER FACILITIES - means a system of structures designed to collect, treat, or distribute potable water, and includes, water wells, treatment plants, reservoirs, and distribution mains.

PRINCIPAL BUILDING - means a building which is occupied by, devoted to, a principal use or an addition to an existing principal building, which is larger than the original existing building. In determining whether a building is of primary importance, the use of the entire parcel shall be considered. There may be more than one principal building or a parcel.

PRINCIPAL USE - means the primary or main use of a parcel of land as distinguished from an accessory use. There may be more than one principal or main use on a parcel of land.

PRIVATE RECREATION SITES - means sites owned by private, commercial or non-profit entities available to the public for purposes of recreational use.

**PROTECTED POTABLE WATER SYSTEM** - means a community water supply that has been given a consumptive use permit by the South Florida Water Management District and which is protected by the Broward County Wellfield Protection Program.

**PUBLIC ACCESS** - means the ability of the public to physically reach, enter or use recreation sites including beaches and shores.

**PUBLIC BUILDING AND GROUNDS** - means structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.

**PUBLIC FACILITIES** - means major capital improvements, including, but not limited to, transportation, sanitary, solid waste, drainage, potable water, educational, parks and recreational, and health systems and facilities.

**PUBLIC NOTICE OR DUE PUBLIC NOTICE** - as used in connection with the phrase “public hearing” or “hearing to be held after due public notice” - means publication of the time, place, and purpose of such hearing at least twice in a newspaper of general circulation in the area, with the first publication not less than fourteen (14) days prior to the date of the hearing and the second to be at least five (5) days prior to the hearing.

**RECERTIFICATION** - means a local land use plan which has previously been certified by the Broward County Planning Council, but because of amendments, de-certification, or amendment to the Broward County Land Use Plan, is no longer in conformity, and must be re-certified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan.

**RECREATION** - means the pursuit of leisure time occurring in an indoor or outdoor setting.

**RECREATION FACILITY** - means a component of a recreation site used by the public such as a trail, court, athletic field or swimming pool.

**RECREATIONAL VEHICLE PARK** - means a place set aside and offered by a person or public body, for either direct or indirect remuneration of the owner, lessor or operator of such place, for the parking and accommodation of five or more recreational vehicles (as defined in Section 320.01 (1) (b) Florida Statutes).

REGIONAL PARK - means acreage listed in the “Community and Regional parks” subsection of the Plan Implementation Requirements Section of the Broward County Land Use Plan that is utilized by the Broward County Board of County Commissioners to meet the regional level parks requirements of the Broward County Land Use Plan.

REGIONAL PLAN FOR SOUTH FLORIDA - means the plan prepared and adopted by the South Florida Regional Planning Council, pursuant to the provisions of Section 185.507 Florida Statutes governing comprehensive regional policy plans.

REGIONAL PLANNING AGENCY - means the regional planning council created pursuant to ss.186.501-186-515 to exercise responsibilities under ss.1886.001-186-1321 and 186.801-186.911 in a particular region of the state.

REGIONAL ROADWAY NETWORK - means the roads contained within the Broward County Metropolitan Planning Organization’s adopted Year 2010 Highway Network, except for those roads functionally classified as city collector roads.

RESIDENT POPULATION - means inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

RESIDENTIAL USES - means activities within land areas used predominantly for housing.

RETAIL SHOPPING AREA - means a miscellaneous collection of individual stores which stand on separate lot parcels along streets and highways or which are clustered as a concentrated business district, with or without incidental off-street parking (as distinguished from a shopping center).

RIGHT-OF-WAY - means land dedicated, deeded, used, or to be used for a street, alley, walkway, boulevard, drainage facility, access or ingress and egress, or other purpose by the public, certain designated individuals, or governing bodies.

ROADWAY FUNCTIONAL CLASSIFICATION - means the assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

**SANITARY SEWER FACILITIES** - means structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

**SEASONAL POPULATION** - means part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farm workers, and other short-term and long-term visitors.

**SEPTIC TANK** - means an on-site sewage disposal system consisting of a watertight receptacle constructed to promote separation of solid and liquid components of wastewater, to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal in a soil absorption system.

**SERVICES** - means the program and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law.

**SHOPPING CENTER** - means a group of architecturally unified commercial establishments built on a site which is planned, developed, owned, and managed as an operating unit related in its location, size and type of shops to the trade area that the unit serves. The unit provides on-site parking in definite relationship to the types and total size of the stores.

**SOLID WASTE** - means sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations

**SOLID WASTE FACILITIES** - means structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

SPECIAL RESIDENTIAL FACILITY, CATEGORY (1) - means a housing facility, which is licensed by the State of Florida for no more than eight (8) individuals who require treatment, care, rehabilitation or education. The facility is usually referred to as a group home. This includes individuals who are elderly, dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional and social needs of the individuals. It may or may not provide education or training. There may be more than one (1) kitchen within the housing facility. There may be more than one (1) Special Residential Facility Category (1) development on a parcel.

SPECIAL RESIDENTIAL FACILITY, CATEGORY (2) - means a housing facility, which is licensed by the State of Florida for nine (9) to sixteen (16) non-elderly individuals who require treatment, care, rehabilitation or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional and social needs of the individuals. It may or may not provide education or training. There may be more than one (1) kitchen within the housing facility. There may be more than one (1) Special Residential Facility Category (2) development on a parcel.

SPECIAL RESIDENTIAL FACILITY, CATEGORY (3) - means:

- a. Any housing facility licensed by the State of Florida for more than sixteen (16) non-elderly individuals who require treatment, care, rehabilitation or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others; or Any housing facility licensed by the State of Florida for more than eight (8) unrelated elderly individuals; or
- b. Governmentally subsidized housing facilities entirely devoted to the care of the elderly, dependent children, the physically handicapped, developmentally disabled or individuals not overtly of harm to themselves or others; or
- c. Any not-for-profit housing facility for unrelated elderly individuals; or
- d. Any housing facility, which provides a life-care environment, a life-care environment shall include, but is not limited to, creation of a life estate in the facility itself and provision of off-site or on-site medical care.

STATE COMPREHENSIVE PLAN - means the goals and policies contained within the state comprehensive plan, S.187.201. Florida Statutes.

STATE LAND PLANNING AGENCY - means the Department of Community Affairs; may be referred to in this part as "DCA".

STORMWATER - means the flow of water, which results from a rainfall event.

STREET - includes any access way such as a street, road, lane, highway, avenue, boulevard, alley, parkway, viaduct, circle, court, terrace, place, or cul-de-sac, and also includes all of the land lying between the right-of-way lines as delineated on a plat showing such streets, whether improved or unimproved, but shall not include those access ways such as easements and rights-of-way intended solely for limited utility purposes, such as electric power lines, gas lines, telephone lines, water lines, drainage and sanitary sewers, and easements of ingress and egress.

STRUCTURE - means anything constructed, installed or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land, which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. "Structure" also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracts, and advertising signs.

SUBDIVISION - means the platting of real property into two or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land; and includes establishment of new streets and alleys, additions, and re-subdivisions and when appropriate to the context, relates to the process of subdividing or to the lands or area subdivided.

SUBSTANTIAL CONFORMITY - refers to the Broward County Charter requirement contained in Article VI, Section 6.05 D and E that local governmental future land use plans shall be materially and pertinently compatible with and further the Broward County Land Use Plan in order to be certified or re-certified.

SURFACE WATERS - means lakes or ponds excavated to generate fill material for a development and/or to provide recreational and aesthetic amenities. Other water upon the surface of the earth, contained in bounds created naturally or diffused including water from natural springs, is defined as "lake", "pond" or "stream".

THREATENED SPECIES - means any species of fish and wildlife naturally occurring in Florida which may not be in immediate danger of extinction, but which exists in such small populations as to become endangered if it is subjected to increased stress as a result of further modification of its environment.

**URBAN CHARACTER** - means an area used intensively for residential, urban recreational, commercial, industrial, institutional, or governmental purposes or an area undergoing development for any of these purposes.

**URBAN PURPOSES** - means that land is used intensively for residential, commercial, industrial, institutional, and governmental purposes, including any parcels of land retained in their natural state or kept free of development as dedicated greenbelt areas.

**URBAN SERVICES** - means services offered by a municipality, either directly or by contract, to any of its present residents.

**VESTED RIGHTS** - means rights which have so completely and definitely accrued to or settled in a person, which is right and equitable that government should recognize and protect, as being lawful in themselves, and settled according to then current law.

**WATER CONSERVATION AREA** - means designated Conservation areas on the Future Broward County Land Use Plan Map (Series) including reserve water supply areas such as the 790 square miles of Broward County west of Levees 33, 35A, and 36, L-37 and L-335 and includes the natural reservations.

**WATER RECHARGE AREAS** - means land, or water areas through which groundwater is replenished.

**WATER RELATED USES**- means activities, which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses.

**WATER WELLS** - means wells excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption.

**WETLANDS** - means those areas that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions.

## B. PERMITTED USES IN FUTURE LAND USE CATEGORIES

This section identifies those uses permitted in the future land use categories established within the City of Margate Land Use Plan.

The permitted uses for land development regulations to implement this Comprehensive Plan shall not exceed those listed below for each land use classification found on the Future Land Use Map. The City's zoning regulations shall not exceed the uses enumerated, but may be more restrictive.

Areas designated on the Future Land Use Plan Map for particular uses are approximate. The exact boundaries for zoning will be determined by the City within the reasonable limits of the designation on the map. The City of Margate will determine those uses, which will be permitted, allowed by special exceptions or not permitted from those uses listed below.

### Residential

#### a.) Permitted Uses

1. Dwelling units and clearly subordinate accessory structures subject to the limitations upon density expressed by the Future Land Use Map and as explained in Part 7.
2. Parks, golf courses and other outdoor recreational facilities. Recreational, civic, or other cultural buildings ancillary to primary outdoor recreational use of the site.
3. Community facilities designed to serve the residential area such as public schools, houses of worship, local governmental administration, police and fire stations, libraries and civic centers.
4. Public utilities: including water and wastewater treatment plants, pumping stations, and electric transmission facilities.
5. Special Residential Facilities Category (1) and (2) as defined in the "Definitions" subsection of the Plan Implementation Requirements of the City of Margate Comprehensive Plan.
6. Recreational vehicle park sites in the R-10 through R-14 residential density ranges. The maximum number of recreational vehicle park sites permitted is

equal to the maximum number of dwelling units designated for that parcel on the City's Future Land Use Map.

b) Density Calculation

All references to density within the City Land Use Plan means gross density. Gross density means the number of dwelling units constructed or proposed within an area, divided by the gross acreage of the area. Gross acreage means the total number of acres in the area, including acreage used or proposed for streets, lakes, waterways, and other proposed land uses permitted in residential areas by the Land Use Plan.

Calculations of acreage covered by different land use categories on the Future Land Use Plan Map will necessarily be approximate, due to the scale of the map. Where edges of land use categories are close to property lines, streets, transmission lines or other existing lines, edges should be construed to follow those lines. A lake or canal should be construed as having been assigned the same land use category as that assigned to adjacent un-submerged land.

SPECIAL RESIDENTIAL FACILITIES are defined by category in the Broward County Land Use Plan for the purpose of determining permitted locations and density standards. Special Residential Facilities such as group homes and foster care facilities are defined by category type and are subject when applicable, to the Special Residential provisions and allocation of reserve units, flexibility units or "bonus" sleeping rooms as contained in the "Administrative Rules Document" of the Broward County Planning Council. Under County regulations, the City may permit a maximum of one hundred (100) "bonus"-sleeping rooms that are permanently dedicated to Special Residential use without allocating density.

c.) Density Provisions:

- a. Special Residential Facility Category (1) development shall count as one (1) dwelling unit each.
- b. Special Residential Facility Category (2) development shall count as two (2) units each.
- c. Special Residential Facility Category (3) development shall count as one (1) dwelling unit per every two (2) sleeping rooms regardless of the number of kitchen or baths.

Special Residential Facilities are not specifically designated on the Broward County Future Land Use Plan Map or on the City Land Use Plan Map as a separate land use

category. Special residential facilities are permitted within limitations as stated in the Permitted Uses section of the Plan in the following land use categories:

- a. Residential
- b. Community facilities

d.) Dashed-line Areas

Selected Developments of Regional Impact, planned unit developments and partially completed large-scale developments, are identified on the Future Land Use Plan Map by dashed lines circumscribing their edges. For each of these areas, the maximum overall density in dwelling units per acre is the number, which appears in the circle inside the dashed line. That number can be multiplied by the number of acres inside the dashed line, including areas not designated for residential use, to ascertain the maximum number of dwelling units allowable within the dashed line. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred. Additional dashed-line areas may be designated on the Future Land Use Plan Map through amendments to the plan consistent with the provision of this section.

Commercial

- 1. Neighborhood, community, and regional retail uses.
- 2. Office and business uses.
- 3. Commercial uses, including wholesale, storage, light fabricating and warehousing.
- 4. Hotels, motels and other tourist accommodations.
- 5. Parks, recreation, and commercial recreation uses.
- 6. Community facilities.

Office Park

- 1. Administrative business, and professional offices.
- 2. Banking, and financial institutions.
- 3. Medical, and dental laboratories, research labs.
- 4. Restaurants, and personal services, which are accessory to a primary office use.
- 5. Community facilities.
- 6. Parks, and recreation facilities.

## Industrial

1. Industrial uses.
2. Heavy commercial uses including new and used automobile, truck, motorcycle, boat and trailer display, sales, and service; newspaper, magazine, and printing plants; bakeries, carpentry, and other trade shops; ice houses; chemical sales, and repair shops.
3. Scientific and industrial applied research, and/or educational facilities; medical or dental labs.
4. Offices.
5. Recreation and open space, and commercial recreation uses, as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
6. Community facilities, as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
7. Ancillary commercial uses within buildings devoted to primary industrial uses.

## Commercial Recreational

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.

## Parks and Recreation

1. Public parks.
2. Outdoor cultural, educational and civic facilities including, but not limited to: animal exhibits, habitats, band shells and outdoor classrooms.
3. Boat ramps and docks.
4. Active recreational uses, including, but not limited to: tennis courts, playgrounds, swimming pools, athletic fields and courts, and bikeways.
5. Concessions only when, accessory to the above uses. Examples of such concessions are refreshment stands, souvenir shops and rental facilities.

## Open Space

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

## Conservation

1. Stormwater-retention areas.
2. Natural preserve.

## Community Facilities

1. Educational facilities: which are part of the School Board of Broward County.
2. Special residential facilities Categories (1), (2), and (3) as defined in the “Definitions” subsection of the Plan Implementation Requirements section of the City of Margate Comprehensive Plan.
3. Governmental administration: police and fire stations, libraries, and civic centers.
4. Churches: synagogues, and other similar congregations of other religious denominations, and parochial schools.

## Utilities

1. Utilities such as water and wastewater treatment plants, pumping stations, electrical power plants and substations, solid waste disposal and transfer stations.
2. Other uses determined to be ancillary to the primary uses described in (1).
3. Recreation and open space uses.
4. Communication facilities.

## C. IMPLEMENTATION REGULATIONS AND PROCEDURES

1. Development Review Requirements

After the effective date of the City of Margate Land Use Plan, the City may grant an application for a development permit consistent with the certified City’s land use plan when it has determined that the following requirements are met:

- a. Traffic circulation, recreational, drainage and flood protection, potable water, solid waste and sanitary sewer, and public facilities and services will be available to meet established level of service standards, consistent with Chapter 163.3202(g) Florida Statutes and the concurrency management policies included within this Comprehensive Plan.
- b. Local streets and roads will provide safe, adequate access between buildings within the proposed development and the traffic-ways identified on the Broward County Traffic-ways Plan prior to occupancy.
- c. Fire protection service will be adequate to protect people and property in the proposed development

- d. Police protection service will be adequate to protect people and property in the proposed development.
- e. School sites and school buildings will be adequate to serve the proposed development.

Development does not include a structure, or alteration thereof, that is subject to the notice requirements of Federal Aviation Regulations (FAR), Part 77, Subpart B, unless the Federal Aviation Administration issues, or has' issued within the previous ninety (90) days, a written acknowledgement that said structure or alteration would not constitute a hazard to air navigation and does not require increases to minimum obstruction clearance altitudes, or any other operational modifications at any existing airport or heliport or any planned or proposed airport as described in FAR Part 77.2(c)(2).

## 2. Platting Requirements

a. The City of Margate may not grant an application for building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the City of Margate and the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953. This section will not apply to an application for a building permit, which meets any of the following criteria:

- 1. Construction of one single-family dwelling unit or duplex unit on a lot or parcel which lot or parcel was of record as such in the official records of Broward County as of March 1, 1989; or,
- 2. Construction, of any multi-family or non-residential lot or parcel which is less than five acres in size and specifically delineated on a plat recorded on or before June 4, 1953; provided that in addition to meeting the above criteria, the issuance of the building permit shall be subject to the following:
  - 1. Compliance with the applicable land development regulations and,
  - 2. Any land within the lot or parcel, which is necessary to comply with the Broward County Traffic-ways Plan has been conveyed to the public by deed or grant of easement.

3. Amendments

a. County Land Use Plan

Any person may request the City to submit to the Planning Council a proposal for an amendment to the County Land Use Plan. The City shall submit such a proposal in writing to the Planning Council and shall include the City's recommendation regarding the proposal and the reasons therefore. The amendments shall be scheduled for transmittal and adoption in a convenient time frame according to the requirements of Chapter 163, Florida Statutes.

b. Land Use Plan

1. The City shall submit to the Planning Council for certification all proposed amendments to the Land Use Plan. A proposed amendment to the Land Use Plan must, be certified by the Planning Council prior to adoption by the City.
2. All amendments to the Land Use Plan shall be adopted in the manner prescribed by the Planning Act and other applicable provisions of law.

D. MONITORING AND ENFORCEMENT PROCEDURES FOR THE CITY OF MARGATE LAND USE PLAN

- a. The City of Margate shall prepare and transmit to the Broward County Planning Council the information listed below within time periods as specified. This information is for the purpose of monitoring compliance with the Broward County Land Use Plan and for maintaining current, countywide records of land development activities on which to base future planning. Information shall be transmitted in a format to be prescribed by the Broward County Planning Council.
1. A monthly report of all new, or amended land development regulations or a new or amended land development code, including changes of zoning districts.
  2. A monthly summary of all building permits.
  3. A monthly summary of all permits issued for demolition of buildings.

4. A monthly summary of all Certificates of Occupancy.
5. A yearly summary regarding allocation of acreage proposed for commercial uses, within lands designated residential, industrial and employment center utilizing the “5% of Residential Land Use” and “20% of Industrial/Employment Center Land Use” flexibility provisions of the Broward County Land Use Plan as described within the Permitted Uses subsection of this plan, if certified within the local land use plan.