

CITY OF MARGATE, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF THE CITY OF MARGATE, FLORIDA, APPENDIX A ZONING, ARTICLE IX TRANSIT ORIENTED CORRIDOR - CITY CENTER (TOC-CC) DISTRICT, SECTION 9.7 FORM-BASED CODE AND SPECIFIC DESIGN STANDARDS; SECTION 9.11 THE REGULATING PLAN; PROVIDING FOR DEFINITIONS; PROVIDING FOR MINIMUM STANDARDS; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA:

SECTION 1: The Code of Ordinances of the City of Margate, Florida, Appendix A Zoning, Article IX Transit Oriented Corridor City Center (TOC-CC) District Section 9.7 Form-based code and specific design standards is hereby amended to read as follows:

Section 9.7 Form-based code and specific design standards.

(A)

. . .

A minimum height of two (2) enclosed floors of active use is required for all new development and redevelopment in the ~~TOC-G Gateway and~~ TOC-CC City Center districts.

. . .

(L) *Height limits.* A minimum height of two (2) enclosed floors or active use is required for all new development and redevelopment in the ~~TOC-G Gateway and~~ TOC-CC City Center districts. No building or structure shall be erected or altered exceeding six (6) floors and ninety-four (94) feet in height in TOC-G Gateway districts; and exceeding eight (8) floors and one hundred twenty-two

1 (122) feet in height in TOC-CC City Center districts. No
2 habitable level or story within a building shall be more
3 than fourteen (14) feet in height from finished floor to
4 finished ceiling, except that the first floor may be up
5 to twenty-four (24) feet in height. Rooftop antennas and
6 elevator shafts are not counted in these height
7 limitations. Rooftop mechanical equipment must be placed
8 in enclosures or screened. See Illustration 5, Building
9 Height.

10

11
12 [Note to Municipal Code: The rest of this section
13 shall remain as codified.]
14

15
16 **SECTION 2:** The Code of Ordinances of the City of
17 Margate, Florida, Appendix A Zoning, Article IX
18 Transit Oriented Corridor City Center (TOC-CC) District
19 Section 9.11 The Regulating Plan is hereby amended to read
20 as follows:
21

22 **Section 9.11 The Regulating Plan.**

23 (D) Parcels designated as Gateway are located at significant
24 entrances to the City where distinctive building
25 elements and height to emphasize the corner, such as a
26 corner tower, are encouraged. An active street frontage
27 is created through vertical mixed use as well as
28 residential and workplace buildings ranging in one (1)
29 ~~two (2)~~ to six (6) stories, to a maximum of ninety-four
30 (94) feet in height. (See Illustration 19, Summary Sheet
31 TOC-G).

32

33
34 [Note to Municipal Code: The rest of this section
35 shall remain as codified.]
36

37
38 **SECTION 3:** All ordinances or parts of ordinances in
39 conflict herewith are, and the same is, here by repealed to
40 the extent of such conflict.
41

42 **SECTION 4:** If any section, clause or phrase of this
43 ordinance is held to be invalid or unconstitutional by a
44 court of competent jurisdiction, then said holding shall in

1 no way affect the validity of the remaining portions of
2 this ordinance.

3
4 **SECTION 5:** It is the intention of the City Commission
5 that the provisions of this ordinance shall become and be
6 made a part of the City of Margate Code, and that the
7 sections of this ordinance may be renumbered or re-lettered
8 and the word "ordinance" may be changed to "section",
9 "article" or such other appropriate word or phrase in order
10 to accomplish such intentions.

11
12 **SECTION 6:** This ordinance shall become effective
13 immediately upon adoption at its second reading.

14
15 PASSED ON FIRST READING THIS _____ day of _____ 2015.

16 PASSED ON SECOND READING THIS _____ day of _____ 2015.

17 ATTEST:

18
19 _____
20 JOSEPH J. KAVANAGH
21 CITY CLERK

MAYOR JOANNE SIMONE

22
23 RECORD OF VOTE - 1ST READING RECORD OF VOTE - 2ND READING

24
25 Peerman _____ Peerman _____
26 Talerico _____ Talerico _____
27 Bryan _____ Bryan _____
28 Ruzzano _____ Ruzzano _____
29 Simone _____ Simone _____
30