

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 1st day of APRIL, 2015.

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

17 ATTEST:

18
19
20 _____
21 JOSEPH J. KAVANAGH
CITY CLERK

MAYOR JOANNE SIMONE

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

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