Margate
Town Center Master Plan

Presentation to CRA Board
Monday May 13, 2008
SFRPC, TCRPC, Economic Research Associates, Gibbs Planning Group
Some Community/Council Desires

- Pedestrian Oriented
- Mixed-use Environment
- Emphasize Water Features (ala San Antonio)
- Create a Family-Oriented Destination
- “International” Components
- Include a Green Market
- Provide an “Entertainment and Dining” Hub
- Phasing Opportunities based on Development Potentials
Market Overview

Residential:
35-40 units/year (condominium)
40-50 rental units/year
+- 450 units (5 years)

Retail/Restaurant:
30,000 – 55,000 s.f.
(20,000 – 40,000 s.f. Restaurants)

Office:
15,000 – 30,000 s.f.
(Speculative, multi-tenant space)

Based upon ERA Draft Market Overview
Master Plan

Town Center East

Town Center North

Town Center South

+/- 4.08 acres s.w. detention
(12.5 % of 32 acres)
Town Center ~ East

1: Water Retention
2: 200 d.u. / 400 space str. pkg.
3: 10k office; 16 d/u
4: 8k office; 13 d/u
5: 14 townhouses
6: 6k rest.; 6k office; 5 d/u
7: 6k rest.; 6k office
8: 7.5k rest.; 7.5k office
9: Water Retention
10: 4k rest.
11: 40’ Carousel
12: 4k retail
13: 5k retail; 5k rest.; 8 d/u
14: 19 townhouses
233 Surface Parking Spaces
400 Structured Spaces

Total:
Rest= 28,500 sf
Office= 37,500 sf
Retail= 9,000 sf
Res.= 275 d/u
Master Plan

Town Center East
Master Plan

Town Center East
Master Plan

Total:
Inc. = 20,000 sf
Retail = 16,500 sf
Res. = 86 d/u

1: 36 d/u
2: 13 townhouses
3: 9 townhouses
4: 16.5k retail; 25 d/u
5: Water Retention
6: 20k Incubator
7: New “Backwards” Gas Station

60 Surface Parking Spaces

The townhouses at Abacoa, shown above, are a good example of how these units should face a neighborhood green.

Town Center ~ North
TOWN CENTER ~ South

1: 350 space str. pkg  
2: 30 d/u  
3: 20 d/u  
4: 9.5k Public Market  
5: Margate Green  
6: 20k office; 32 d/u  

20 Surface Parking Spaces

Total:  
Mkt= 9,500 sf  
Office= 20,000 sf  
Res.= 82 d/u  

This town center in King Farm, Md., front an urban square on a major thoroughfare in a very similar manner as proposed for Margate town center.
Master Plan

TOTAL TOWN CENTER PROGRAM

RESIDENTIAL: 468 D/U (INCLUDING 25 OUT BUILDING UNITS)
RETAIL: 25,500 SQUARE FEET
RESTAURANT: 28,500 SQUARE FEET
OFFICE: 57,500 SQUARE FEET
LOCAL INCUBATOR: 20,000 SQUARE FEET
PUBLIC MARKET: 9,500 SQUARE FEET
TOTAL: 141,000 S.F. (NON-RESIDENTIAL)

SURFACE SPACES: 313 ~ STRUCTURED SPACES: 750 ~ TOTAL: 1,063 SPACES
Local Incubators

- Plat very small Lots
- Local Small Businesses
- Establish Infill Program
- Target Strong “International” Businesses
- Provide Streamlined Process
- Creates a Legitimate Multi-Cultural Environment
Local Incubators

20’ Unit

Lot: 20’ x 75’

Retail Space:
1040 sf
Local Incubators

Lot: 40' x 75'

Unit 1: 870 SF
Unit 2: 870 SF

40’ Unit
Master Plan

Town Center East

Town Center North

Town Center South

PHASING
Thank You!

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