• Retail
• Office
• Institutional uses
• C-14 canal and R.O.W.
• Four Miles of Corridor
• 100,000 cars that go by on any given day
• 4 Motels
• 47 Strip shopping "plazas"
• 76 Restaurants/food service places
• 15 Pawn Shops
• No pedestrians

The Study Area
The Citizen’s Master Plan

How The Master Plan Was Created:
Opening Presentation

Saturday October 4th, 10:00am to 11:00pm
How The Master Plan Was Created:

Public Process

Saturday May 4th, 11:00am to 4:00pm
The Citizen’s Requests

- Improve the corridor’s physical appearance
- Improve traffic flow and capacity
- Bus stops, benches, trash cans, signage, decorative pavers
- Define the community’s identity
- Define three centers: Southgate, Downtown & Uptown
- Incorporate the flea market/farmers market to the design of the downtown
- Allow Access to the City’s Waterfront
- Build entrance features
- Establish connections through greens and canals
- City Hall should face the street
- Relocate City Hall/Police Station
- Redevelop the Lakewood Mall
- General improvements of the SR 7 corridor
- Improve connectivity between businesses along the SR 7 Corridor
- Restaurants, movie theatre, hotel
- Preserve and improve the Industrial Park
- Build new housing to accommodate all incomes
- Address problems between commercial and residential development along the corridor
- Relocate uses along 8th Street and redevelop the area incorporating it to the town center
SR 7: Civilizing The Corridor

#1 Traffic Components
#2 Physical Components

Traffic Components
Traffic Components

Step 1: Access Consolidation
Step 2: Formalize Secondary Access

Step 3: Create A “Real” Network
Traffic Components

Local Trips
Semi-Local Trips

Ultimate Build-Out

Traffic Components

Existing Condition
Immediate Improvements
Ultimate Build-Out

Block By Block Analysis
Traffic Components

Block By Block Analysis

Traffic Components

Block By Block Analysis
Traffic Components

New Connections: Key To The Corridor’s “Health”

SR 7 Physical Components

The Corridor’s Appearance
Bus Stop Design

Street Light Design
Establish additional access/exit for existing residential neighborhoods through FPL easement
Work with neighboring communities to address the Sample Rd. overpass
Lakewood Mall

ST ATLANTIC BOULEVARD
From Shopping Center to Regional Destination
The Waterfront Street: A Reason To Visit Margate
Town Center: Building Value, Creating An Identity
City Hall – Devoid of Civic Character, Negating Public Space
City Hall: Civic Presence
Town Center

The Farmer’s Market As An Anchor For Redevelopment

The Real Objective: A Sense of Place
An Identity For The Community
Southgate: Announcing Arrival
The Community's Identity

Greenways & Blueways

An Opportunity To Define Identity

David Park
Front Porches: “Eyes On The Park”

An Opportunity To Define Identity
Library Expansion

Fostering Civic Pride
Community Center

Instilling Civic Pride
How Did We Do?

What’s Next?

- Final presentation and report in 8 to 10 weeks
- Work with FDOT, Broward County and the Collaborative in the design of SR7
- Work with Broward County on land acquisition for parks and development of parcels along SR7, outside the CRA
- Advertise the master plan and ideas to property
- Adopt the conceptual master plan
- Develop an Overlay Zoning Code
The Team

Treasure Coast Regional Planning Council
South Florida Regional Planning Council
A+S Architects & Planners (Derrick Smith, Principal)
ArX Solutions
Dan Cary & Associates
Sarmiento Advertising
Town Planners: Sita Singh, Shailendra Singh, Freddy Vivas, Jess Linn, Maria DeLeon Fleites