

*Ready for Reinvention,
Ready for Redevelopment*



Message from the Mayor

Margate is fifty years old – or, rather, fifty years young! Our recent birthday celebration reminds us of how we evolved from a sleepy retirement town to a bustling city of more than 56,000 residents. Margate's development into a diverse, friendly, family-oriented community makes it a desirable place to live, work, and play.

Lifestyle is important to Margate. We are one of the few cities in Broward County that maintains its own Police, Fire/Rescue, Building, Parks and Recreation, and Utilities departments,

has its own Senior Center and even operates its own City Bus System. The focus is on the people of Margate and providing the best value for our quality lifestyle.

Located in the heart of Broward County, Margate is situated at the crossroads of major transportation routes and regional community amenities. The City is close to two international airports, the beaches, the Everglades, and other regional attractions. Margate has an abundance of housing opportunities with a wide

range of values. This makes the City a particularly attractive location for people looking for a great place to live, work, shop, and visit.

The city of Margate has a long tradition of thoughtful planning. Today, our city officials are dedicated to maintaining fiscal responsibility, excellent city services, and open communication with our residents and businesses. We welcome you to join us in making Margate your home, for your business and your family!

Letter from the CRA Chair

The excitement is building!

Welcome to the City of Margate . . . a place with a hometown atmosphere and a changing landscape. The City is 50 years young and we are re-building the area one brick at a time.

This year, we are beginning to see the results of a decade of hard work and planning, thanks to the efforts of the Community Redevelopment Agency (CRA), residents, business community, elected officials and City staff.

Our vision for a downtown that is more pedestrian friendly and lively is coming together nicely. The Margate Boulevard Streetscape Project is under construction and we have already purchased almost 35 acres of land for our City Center Project. We are preparing the land for development by changing the land use and creating innovative zoning regulations to permit future mixed-use development. By year's end, the CRA will be looking for a master developer to make the vision of the City Center come to life.

While our primary focus is making the downtown City Center a destination spot, the Margate CRA is involved in many other improvement activities

throughout the Redevelopment Area. We are finishing the last of the median landscape improvement projects along our main State Road 7 corridor and we are in the process of completing similar improvements along Atlantic Boulevard.

Our Property Improvement Grant Program invested \$275,000 of matching funds to commercial property owners within the redevelopment area for new landscaping, new facades and to spruce up the older-looking buildings.

We have added new entranceway features including signage, lighting, and landscaping that welcome visitors to Margate at all points in the Redevelopment Area.

Our momentum keeps moving as we plan for the major renovation of Coconut Creek Parkway, also known as the Educational Corridor. The area abuts our neighboring city of Coconut Creek and we are coordinating our plans for a joint venture.

We are celebrating the first ten years of our Redevelopment Agency with a flurry of activity, a burst of energy, and bold visions of a bright, vibrant, and reborn Margate.

We invite you to join us in our renewal! Make *Margate's* future . . . *your* future.



Mayor
Arthur J. Bross
CRA Board Member



Vice Mayor
Joseph Varsallone
CRA Board Member

Meet Margate

Providing amenities for all ages...

Margate is centrally located in the heart of South Florida and is a suburb of Ft. Lauderdale. The city encompasses more than 9 square miles of land, 30 miles of canals and has a population of more than 56,000. Located just minutes from the ocean and the Florida Everglades, the city is expecting a population growth of 20% within 15 years. Margate's projected growth in population and aggressive redevelopment program create an environment for great business and development opportunities.

Margate is:

- ❖ Located in the northwest section of the county, in close proximity to State Road 7 (US 441), Interstates 95, 595, and 75, the Florida Turnpike and the Sawgrass Expressway. Tri-Rail and express bus transit facilities are nearby.
- ❖ Fifteen minutes from the Fort Lauderdale — Hollywood International Airport, 30 minutes from Palm Beach International Airport, and 20 minutes from Port Everglades.
- ❖ Home to a temperate climate, with an average temperature of 74 degrees; providing full city services; and boasting a desirable suburban location... an attractive environment to live, work, and raise a family.



Map Key

	Toll Roads
	Interstates
	Major Roads
	Tri-Rail Route
	Point of Interest
	Airport



Commissioner
David McLean
CRA Board Chair



Commissioner
Frank B. Talerico
CRA Board Vice Chair



Commissioner
Pam Donovan
CRA Board Member

About Us

A tightly-knit community that provides premium services.

Our Features

In May 1955, Margate became a town and was incorporated as a city shortly thereafter on June 22, 1961. The city has grown considerably since 1967 when there were just 5,700 residents and it was surrounded by farmland. Today's Margate is home to 56,000 residents and is a full-service city. In fact, we are one of the few Broward County cities that serves the public with its own Fire, Police, Building, Parks and Recreation, Senior Center and Storm Water Utilities — virtually every primary public service.

We are also unique in that we are one of the few Broward County cities that operates our own bus transportation system. Margate Inner-city Transit (or MIT) is the largest city-run system in the County.

Home to more than 3000 licensed businesses, the city of Margate makes a point to welcome businesses into the community. City Commissioners are involved with the Chamber of Commerce and work to keep the lines of communication open with business owners. What's more, the CRA is a founding member of the Chamber and maintains a close working relationship with local businesses. The Chamber provides various networking events to foster supportive business partnerships within the community.

In the 2006 election, the residents of Margate voted by a 2:1 margin to pass a \$35 million dollar road bond referendum that will repave or repair all of the city-owned and maintained roadways—a clear sign that the citizens of Margate are invested in their community. Construction is scheduled to begin in late 2007. The road work is scheduled to be completed in two to three years.

Our Government

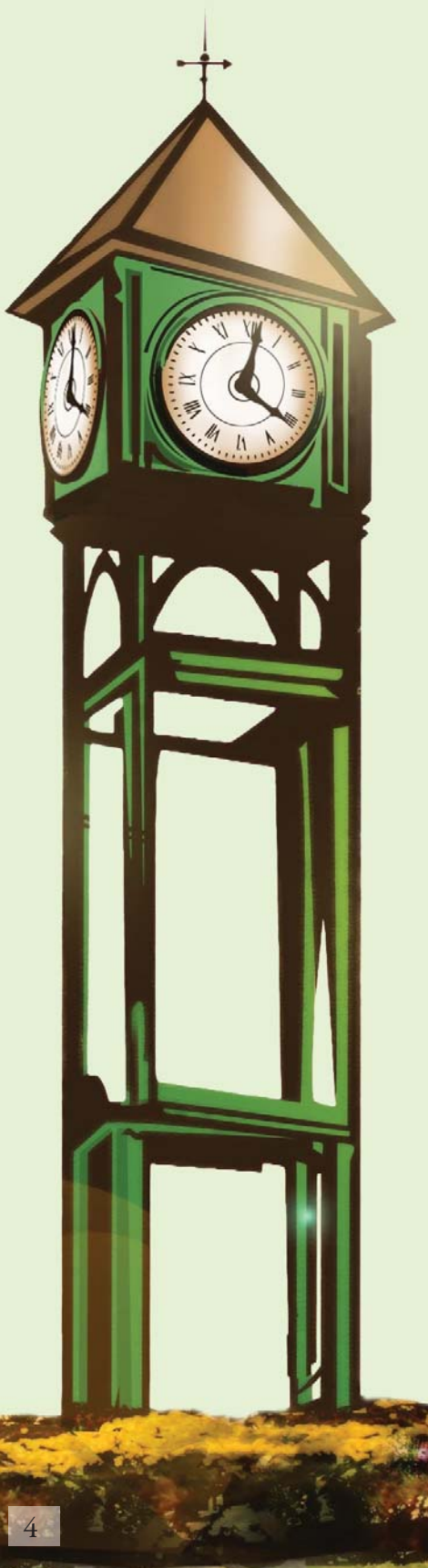
In March of 1977, the form of government was changed from a Mayor/Council form of government to City Manager/Commission form of government and remains so today. With this government style, the City Manager is the chief administrative

officer of the city and is responsible for managing the affairs and the day-to-day operations. Our City Manager is responsible to the City Commission and carries out the policies set by the Commission.

The City Commission is the legislative body of our government and is comprised of five members who are elected "at large" by the voters of Margate. Our Commissioners serve staggered four-year terms of office.



left: Margate City Commission



Our Future

The future of Margate holds much success and growth with the efforts of the Community Redevelopment Agency (CRA). In recent years Broward County has seen a development boom, and Margate provides a prime location to capitalize on growth and opportunities. The city is actively encouraging the revitalization of its business community in the heart of downtown. Through the efforts of the CRA we are working to redevelop a “City Center” that will provide for people to live, work, shop and enjoy entertainment all in one central area.

The CRA’s vision stimulates development of an economically healthy City Center by:

- ❖ Creating employment opportunities.
- ❖ Attracting new industry and strengthening service and retail markets.
- ❖ Stabilizing and improving the area’s tax base, and protecting the investment already made in the downtown infrastructure.
- ❖ Building a positive image for the community.
- ❖ Projecting our community’s confidence in itself and its future.



Our City Manager



City Manager
Frank Porcella

Margate is at the cusp of what promises to be the most exciting chapter in our city’s history. Elected officials and city staff are striving to provide our city with viable business opportunities, more jobs and turning Margate into a destination spot. With 32 years in the City’s Fire/Rescue Department, the last 16 years as Fire Chief, and my recent appointment as City Manager I must say that the men and women who work for the City are a talented group of people devoted to providing the best quality of service to the residents and businesses in Margate. I know that we are all excited to see the CRA’s plans for our new City Center come to fruition.

The city is already seeing that the recent public investments are generating significant interest within the private sector. New town home communities are being planned as well as commercial projects.

We recognize that our first responsibility to residents, business owners and developers is to listen and maintain an open dialogue. I invite you to contact my office at 954-935-5300 to learn more about the opportunities in the city of Margate.

Sincerely,

Frank Porcella
City Manager

Our Community

Northwest Medical Center Hospital



Northwest Medical Center Hospital

Northwest Medical Center is a fully-accredited hospital that gives our neighbors in Broward County more quality healthcare choices. Staffed by more than 800 employees and 600 physicians, Northwest offers comprehensive, leading-edge treatment for every stage of life – from obstetrics to geriatrics. In fact, they’ve been providing patients with a full range of diagnostic treatment support services as well as the highest standard of care for more than 30 years.

Broward County’s Catharine Young Library

Located at 5810 Park Drive, just south of city hall, the Catharine Young Library is named after its founding librarian. In 1978, the original building was 10,000 square feet. In February 2005, it was reopened with an additional 5,000 square foot addition.

Some of the features and services of the library include:

- ❖ Center for Deaf and Hard-of-Hearing People
- ❖ Judaic Collection
- ❖ Large Print Books
- ❖ Literacy Collection
- ❖ Outside Book Drop
- ❖ Spanish and French Language Collections
- ❖ Talking Books
- ❖ Videos



Northwest Focal Point Senior Center

Northwest Focal Point Senior Center

The Center was founded in 1976 and has twice moved to larger locations to meet the increased demand for senior services in Northwest Broward County. The current location, just one block south of Margate City Hall, opened in 1989 and serves about 150-200 members daily. Nearly 60 volunteers and 25 staff personnel administer Center programs. In addition to Margate, the Senior Center serves the surrounding cities of Coconut Creek, Coral Springs, Lauderdale Lakes, Lauderhill, North Lauderdale, Parkland, Pompano Beach, Sunrise and Tamarac.

Margate Golf Courses



Carolina Golf Country Club

The Carolina Golf Club offers an 18-hole championship course with a Devlin-VonHagge design. This prestigious social club is open to the public. Known for its history and tradition, Carolina has served as a qualifying site for the PGA tour’s Honda Classic. Members and guests are attracted to the high quality 6,584-yard, 18-hole, par 71 golf course. Plus, it is one of the Top 100 women-friendly courses in the United States.

Oriole Golf Course at Oriole Golf & Tennis Club also offers an 18-hole course that features 6,418 yards of golf from the longest tees for a par of 72.

School System

The city of Margate is home to three elementary schools and one middle school. These educational facilities operate under the supervision of the fully-accredited Broward County School Board, the sixth largest school district in the nation. Margate is proud to say that Florida Comprehensive Assessment Test (FCAT) scores for 2006 report that each of our four schools are “A”-graded facilities.

Atlantic West Elementary

Principal: Sharon Moffitt
Address: 301 NW 69th Terrace,
Margate, FL 33063
Phone Number: 754-322-5300

Margate Middle School

Principal: Mr. Hudson B. Thomas
Address: 500 NW 65th Ave.,
Margate, FL 33063
Phone Number: 754-322-3800

Liberty Elementary

Principal: Jennifer Freeland
Address: 2450 Banks Road,
Margate, FL 33063
Phone Number: 754-322-6750

Margate Elementary

Principal: Sharon P. Schmidt
Address: 6300 NW 18th St.,
Margate, FL 33063
Phone Number: 754-322-6900

Margate high school students attend facilities in near by Coconut Creek and Coral Springs.

The South Florida Area

The Florida Everglades is a unique and beautiful place. Home to over 1,000 species of plants, it is the largest subtropical wilderness in the United States.

The Everglades National Park boasts rare and endangered species, such as the American crocodile, Florida panther, and West Indian manatee.

The open waters of Florida Bay and the Ten Thousand Islands represent roughly one-third of the park's total acreage. This area is one of North America's wild, rugged, subtropical landscapes and a unique opportunity for visitors and residents of the area to experience.



Area Features

Tradewinds Park is a 699 acre Broward County park located in neighboring Coconut Creek. The park is open daily and offers a variety of recreational services including horseback riding, athletic leagues, boat rentals, fishing, nature trails, and the world famous Butterfly World.

Quiet Waters Park boasts a 430-acre park located in neighboring Deerfield Beach. It contains “Splash Adventure”—a high-tech, interactive children’s water playground, a Skate Park, a lake for Ski Rixen cable water skiing, mountain bike trails, and a variety of boats for rental. Fishing is permitted on the shores of the park’s various lakes. For recreation on dry land, Quiet Waters offers a large playground, sports equipment rentals, and a biking/jogging trail, as well as a snack bar. Quiet Waters is also home to some of South Florida’s most popular festivals such as the Renaissance Festival and the Florida Cajun Zydeco Festival.

Fishing and Boating – South Florida offers some of the best saltwater fishing and boating opportunities in the world. The boating culture surrounds you with sailing, speed boats and fishing boats. Enjoy attending boat shows, chartering with a professional or entering tournaments to make your big catch.

Sports Teams – In South Florida, live sporting events are at your fingertips year round. With teams like the Miami Dolphins (football), Florida Marlins (baseball), the Miami Heat (basketball), and the Florida Panthers (hockey), nearly every type of sports fan can see their favorite sporting event live.

Casinos – There are six casinos in Broward County, including Gulf Stream Park, Pompano Park, Hollywood Greyhound Track, Dania Jai-Lai, The Seminole Hard Rock, and Coconut Creek Casino. These facilities provide for both a variety of job opportunities and entertainment possibilities.

City Services

Margate...proud to provide excellence in all areas of community services and programs.

The city of Margate takes pride in operating with fiscal responsibility, offering a variety of excellent services at a minimal cost.

Fire and Emergency Medical Services

The Margate Fire Department aims to provide the public with the best possible fire suppression, emergency medical and fire prevention services available. Furthermore, their goal is to treat all individuals as if they were family.

The department serves the city of Margate and our neighboring city of Coconut Creek. Together this area is more than 23 square miles and contains more than 100,000 people.

With 111 total staff members, 105 of which are dual certified firefighter/

paramedics, the department is home to many qualified firefighting professionals. Resources include four fire stations, a ladder company, three Advanced Life Support (ALS) engine companies, and five full-time rescue units. These units responded to 16,372 incidents in 2006.

Additionally, the department's rescue dive team responds to water emergencies in the many canals, lakes and waterways throughout Broward County.



Finance

Providing financial support to City operations, administration and the City Commission, the Finance Department offers financial leadership, planning and guidance in recommending and maintaining sound fiscal policies and procedures.

The Department communicates Margate's financial story by preparing and publishing the City's comprehensive annual financial report (CAFR). The City and the department are proud to have been awarded the

Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association of the United States and Canada for eighteen consecutive years.

The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

Police Department

Margate Police Department (MPD) is a nationally and state accredited law enforcement agency, comprised of 231 dedicated men and women, both sworn and civilian. Collectively, our agency comprises one of the finest groups of law enforcement professionals, dedicated to providing the ultimate in law enforcement services to the community.

Margate Police was the first police agency in Broward County and the second municipal agency in the State of Florida to be accredited through the Commission for Florida Law Enforcement Accreditation, Inc. (CFA) in 1997, reaccredited through CFA in 2000, 2003 and 2006.

MPD is a full-service police agency with specialized services including K-9 drug detection dogs, Special Response Team (SRT), and a Marine Unit.

We are extremely pleased and exceptionally proud of the Police Department's response to fighting crime which resulted in a six year consecutive drop in crime.



Department of Environmental and Engineering Services (DEES)

The supervision of the city of Margate water and wastewater facilities and the city's engineering, zoning, and recycling activities are under one department, the Department of Environmental and Engineering Services.

The city of Margate provides retail water and wastewater services to the entire developed area within the city limits. In addition, we provide these services to our neighbors in the southern area of the city of Coconut Creek.

The sole source of the drinking water supply for the city of Margate Water Treatment Plant is the Biscayne Aquifer. This underground body of water is also the primary source of drinking water for Miami-Dade,

Broward, Monroe and Palm Beach counties.

The city of Margate owns and operates both a 20-million gallon per day water treatment plant and a 10.3 million gallon per day Wastewater Treatment Facility. Treated drinking water is pumped to three aboveground storage tanks with a total capacity of 6 million gallons and into our residents' homes.

DEES also oversees land development activities within the city. A Development Review Committee (DRC) was formed to expedite the review of land development and the permitting process.



Communication

The Public Information Office works to provide the public and the media with timely information regarding city issues, programs, and events.

The city reaches residents in a variety of ways, such as print publications, government access television, and electronic communications.

The quarterly city newsletter, the Margate Messenger, is distributed to each resident and business within the city limits. The newsletter provides an opportunity for Commissioners to communicate with their residents on a regular basis. In addition, the Community Redevelopment Agency has added an insert to the Messenger in recent years to update the community on news happening specifically within the CRA area.

Through Comcast cable channel 78, residents can tune in at their convenience to learn more about city news bulletins, upcoming events, important phone numbers, and video of city events.

The city's website features a variety of services such as paying your water bill online, city news bulletins, job opportunities, the ability to check the status of a building permit, and special event photography.

One of the newest additions to providing residents with timely information is our Mini-Messenger E-Newsletter. Residents can sign up at the city website to get monthly updates delivered directly to them via e-mail.

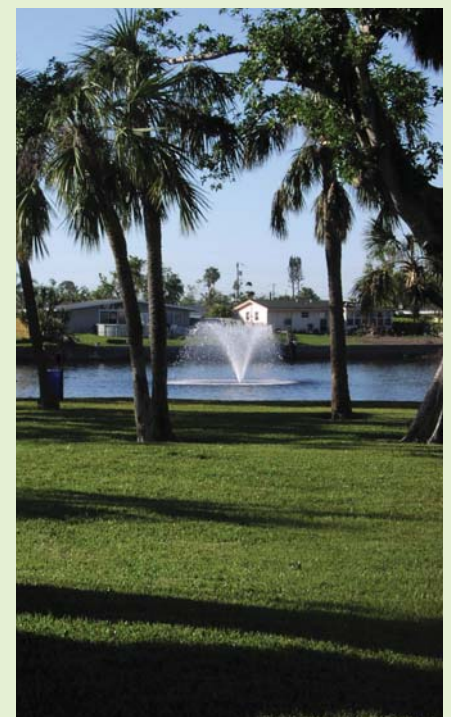
Website: www.margatefl.com

Public Works

Responsible for the maintenance of the city's infrastructure, Margate Public Works manages the maintenance of the city's 110 lane miles of roadways and will be the chief agency in charge of the work to be completed for the \$35 million Road Bond Referendum, passed in 2006.

Public Works also provides for the general maintenance of roadways and sidewalks, the city's storm water system, they conduct annual street sweeping, restock canals with grass carp (which help maintain healthy vegetation in our canals) and maintain 26 miles of canal banks.

In addition, they provide services such as the Margate Inner-city Transportation bus system. With a ridership of 200,000 annually, it is the most cost-effective ride in the county at just \$.25 per person. Other services include mosquito control and management of the city's bulk pick-up schedule.



The Year of Parks

Parks and Recreation

The year 2007 is the year of parks in Margate, as many of the city's parks are being improved in one way or another. Much planning and effort has been focused on these valuable assets.

Predominately a residential community, the city has experienced significant growth since the mid-1980s and in recent years has seen an influx of young families. With children under age 17 making up one quarter of the population in Margate, taking time to enjoy the outdoors is a vital part of life.

Yes, it's true that the beautiful beaches of South Florida are just 6½ miles away from Margate. However, residents looking for a little piece of nature in their own backyard have that as well. With 16 parks in the 9.17 square miles of the city, every resident is within walking distance to one of our recreation facilities.

Whether it's playing in our youth sports leagues, tossing the frisbee around or enjoying a weekend picnic in the park, the city of Margate recognizes that a time to relax and enjoy the outdoors is important to our residents.



Fourth of July Celebration



Boys Scouts at a local event



Fall Fest 2006

Enchanting Events

Margate's Parks and Recreation Department is proud to host year-round events for the residents of Margate with both big-city attitude and a small-town feel.

The year begins with our free outdoor concert series, Sounds at Sundown. One Sunday each month, January through April, Firefighters Park is packed with hundreds who come out to enjoy the beautiful Florida weather and hear a mix of music from jazz and country to classic rock-and-roll.

As spring arrives, children are invited to hunt for plastic, prize-filled eggs at either the sunset egg hunt or the

morning event for youngsters who look forward to meeting Peter Rabbit.

Summer is a time for camp, with our Summer Recreation Program for Kids ages 6–12. Held in a “fun-zone format,” children are able to choose from various indoor and outdoor activities.

Weekly field trips to popular Dade and Broward attractions are included in the 8–week camp.

Our Fourth of July bash includes a full day of patriotic celebrations. Our morning parade is a long-lasting tradition which travels through the heart of the city. The afternoon

brings food, festivities, live music and carnival-style rides, while the evening sky lights up with sparkling fireworks.

The Fall Festival is a time to compete in the annual Chili Cook Off, enjoy live music, and dress up in your best Halloween costume for the ever-popular haunted house and costume contest.

The holiday fun continues with the Winter Solstice Celebration in December where kids get to write a letter to and meet Santa, enjoy holiday musical performances and a cup of hot cocoa.



*Above: Calypso Cove Aquatic Water Park
 Right: Fourth of July Celebration
 Right Center: Firefighters Park
 Right Bottom: Spring Egg Hunt*

Fine Facilities

The city of Margate is home to approximately 105 acres of parks including Calypso Cove Aquatic Facility, a new water park which opened in 2005. This park features three pools, a plunge pool with slides, a zero-depth pool and a six-lane lap pool. Various programs are facilitated through Calypso Cove including lifeguard training and swimming lessons. The adjoining Royal Palm Park consists of two pavilions with picnic tables, three half-court basketball courts, a refurbished and expanded fishing dock, two playgrounds and a concession stand.

The Margate Sports Complex is a 12-acre park with three ball fields,

a playground and a passive park area. This site is home to many of the city's events.

Dedicated to all firefighters in Florida, Firefighters Park is a nine-acre facility with five tennis courts, two basketball courts, two volleyball courts, picnic shelters, a playground, an exercise trail, an amphitheater and a 2,000 square foot recreation center.

Additional city parks include: Centennial Park, Coral Gate Park, David Park, Ed Greenwald Park, Kaye Stevens Park, Margate Marina, Sports Complex, Legacy Park, Oriole Park, Serino Park, Southeast Park, Southgate Park, Vinson Park, and Winfield Park.





Statistics

Margate...ideally situated in South Florida.

DEMOGRAPHICS:

Broward County ranks as the 15th largest populated county in the United States and second largest populated county in the state of Florida. The city of Margate is located in the north central part of Broward County, just seven miles away from the Palm Beach County line. Margate is a community that has held onto its small-town feel in the midst of an area that continues to grow and develop. *Source: Broward County Planning Services Division*

- ❖ Broward County Population - 1,777,638
- ❖ Palm Beach County - 1,268,548
- ❖ City of Margate Population - 56,002

Source: U.S. Census, 2005 estimate

The city of Margate:

- ❖ Total households: 25,035 units
- ❖ Estimated median age: 38
- ❖ Average household income: \$59,799
- ❖ Average household size: 2.45
- ❖ High school graduate or higher: 29.92%
- ❖ Some college (no degree): 21.76%
- ❖ Bachelors degree or higher: 14.91%
- ❖ Married: 49.5%

*Sources: Claritas 2006, 5-mile radius
Department Environmental and Engineering Services*

POPULATION:

Margate is ranked in the top 50 of the largest populated cities in all of Florida. From 1990-2000, there was a 25.4% increase in population. Furthermore, the city currently has several residential housing developers with active projects in the city which stimulated an influx of young families.

In fact, on the whole, Broward County's youthful population is increasing. In 1980, 39.4% of the population was in the 15-44 age group; in 2005, this age group grew to 41% of the population. The County ranks as having the second highest population per square mile in the state, at 1,450 people per square mile.

Additionally, the city's roots as a planned community is reflected in the more than 55 different condominium/

homeowners associations.

Source: UF Bureau of Economic and Business Research

GROWTH – As we look back at our history, our growth is consistent. Early on, in 1970 our population was just 9,867. In 2007, we are at more than 56,000. People continue to move to Margate. Within a five mile radius of the city, and over the next five years, the population is projected to grow by 5.3%. In comparison, over the next five years, the population in the United States is projected to grow 4.8%.

AGE - Margate was known as a bedroom retirement community in its early days, but has evolved into a young and vibrant city. In 1992, more than 30% of the population was 65 and

older. Currently, just 20% falls in that category. As of 2007, the median age for the city's population is 38.3.

Source: US Census, Claritas 2006

RACE and ETHNICITY – The city of Margate is a racially and ethnically diverse community appealing to a wide range of business interests.

HOUSEHOLDS – In 2007, the total number of households in the city of Margate is 25,035.

Source: Department of Environmental and Engineering Services

Within a 5-mile radius of the city, over the next five years, the number of households is projected to increase by 4.7%.

Source: Claritas 2006

WORKFORCE:

The Miami-Ft. Lauderdale Metropolitan Statistical Area (MSA) led the state in yearly employment gains (+59,300, +2.5%) in November 2005.

Among the largest metropolitan areas (MSA's) in Florida, employment grew most rapidly in nearby Ft. Lauderdale. Employers in the area can draw from regional labor force of 960,000.

Source: Agency for Workforce Innovation, December 2005

Broward County is ideally positioned in the global business marketplace, offering a long list of advantages to relocated and expanding companies.

- ❖ A strategic location in the Western Hemisphere for North American or Latin American corporate and regional headquarters
- ❖ A growing, well educated workforce
- ❖ A central position for serving the vibrant 5.5 million South Florida regional market

Source: Broward Alliance Economic Sourcebook, 2007

Within a five mile radius, 45.9% of the population age 16 and older is estimated to be employed for 2007.

In 2006, the total specified consumer expenditures for the average household was \$44,922.

The per capita personal income for 2006 was \$23,886.

Source: Claritas 2006

EMPLOYMENT :

Margate Workforce:

- ❖ 14.5% in management, business, and financial operations
- ❖ 17.4% in professional and related occupation
- ❖ 15.7% in the service industry
- ❖ 32.6% in sales/office operations
- ❖ 10.3% in construction and maintenance

The US Workforce:

- ❖ 13.7% in management, business, and financial operations
- ❖ 20.2% in professional and related occupation
- ❖ 14.7% in the service industry
- ❖ 26.7% in sales/office operations
- ❖ 9.5% in construction and maintenance

EDUCATION:

Educational Attainment for 2006 Population Aged 25+ (within five-mile radius)

- ❖ Less than 9th grade - 5.32%
- ❖ Some High School, no diploma - 12.92%
- ❖ High School Graduate (or GED) - 29.92%
- ❖ Some College, no degree - 21.76%
- ❖ Associate Degree - 7.63%
- ❖ Bachelor's Degree - 14.91%
- ❖ Master's Degree - 4.89%
- ❖ Professional School Degree - 2.02%
- ❖ Doctorate Degree - 0.64%

Source: Claritas 2006

Left: Margate's Lemon Tree Lake



Ready for Redevelopment

Supporting local businesses and invigorating the economic strength of the business community.

The Community Redevelopment Agency:

The City Commission created the Margate Economic Development Advisory Board on April 6, 1994. After extensive research the board recommended the creation of a Community Redevelopment Agency. The first step in this process, the finding of a need, was completed in March 1996 following a thorough investigation of existing conditions in the proposed Redevelopment Area. A CRA was then created in October 1996 to oversee the formulating of the Community Redevelopment Plan. A Community Redevelopment Plan was completed and adopted by the Margate City Commission in September 1997. A Trust Fund was created the same year to provide the future funding of redevelopment projects. Subsequently, the CRA authorized the preparation of a Redevelopment Plan Update in 2001.

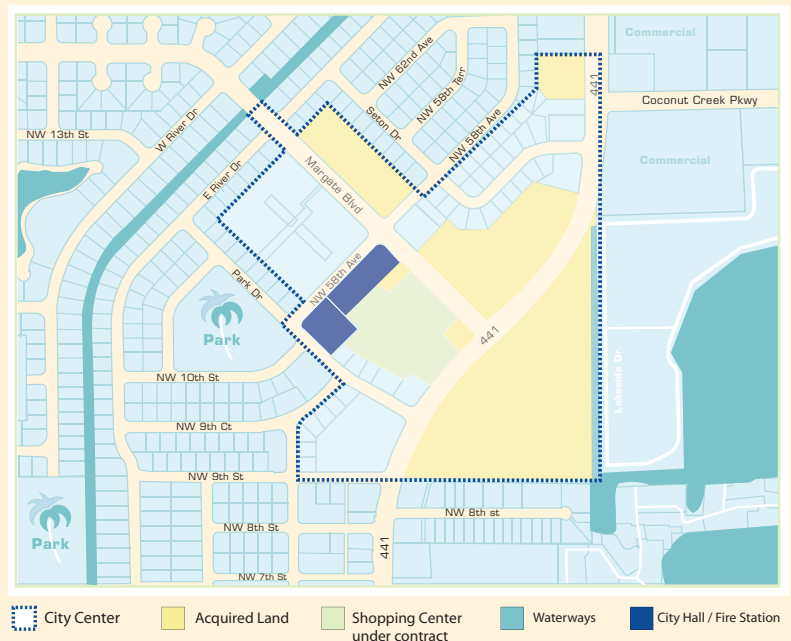
The CRA has undertaken several successful activities in the past few years including landscaping of the commercial corridors; drafting architectural design guidelines for building renovations; funding façade grants and landscape grants; new business recruitment; and an aggressive land acquisition program. As a result, the tax base has grown, providing additional revenues to support future redevelopment activity.

The City Center:

Located in the heart of the city, and surrounding the city's municipal complex, the CRA's land acquisition program has grown to incorporate more than 30 acres of developable land.

Margate Boulevard, the route that brings you into the City Center, is undergoing an extraordinary transformation. This Streetscape project includes improvements such as new lighting, new landscaping, an entranceway feature, a clock tower, and pedestrian friendly walkways. The contract was awarded to Tenex Enterprises Inc. at a contract cost of \$2.9 million.

The CRA envisions a mixed-use development for the area. More than 825 new housing units and 1,325,000 square feet of retail, office, and other non-residential space are planned for the City Center area in Margate.



Then and now...



City Hall then



City Hall now



Fourth of July Parade then

Property Improvement Program:

The Property Improvement Program (PIP) works to enhance the visible street appearance of commercial property. In February of 2000, the Margate Community Redevelopment Agency first approved funding for this project, the purpose of which is to promote the maintenance and rehabilitation of commercial storefronts within the Community Redevelopment Area. Since its inception numerous properties in the CRA area have received improvements from the PIP.

In the Area:

Largest Employers: Wal-Mart, Northwest Medical Center, JM Lexus, Volvo/Lincoln Mercury, Maroone Ford, Wyndham Vacation Resorts, Global Response Corporation, Precision Response Corporation, Publix, Penn Dutch, Ethan Allen, Allstate Insurance.

Event Facilities: The Carolina Club

Area Cultural Attractions:

Broward Center for the Performing Arts, the Museum of Discovery and Science, Parker Playhouse and Butterfly World.

Area Educational Facilities:

Broward Community College (BCC), Florida Atlantic University (FAU), Florida International University (FIU), University of Florida (UF), Atlantic Vocational Technical Institute, and Nova Southeastern University (NSU).

Major Retailers:

Wal-Mart, Marshall's, Ross, Office Depot, Staples, Publix, Winn-Dixie, Penn Dutch, Walgreen's, Ace Hardware, CVS, Blockbuster Video, and Rack Room Shoes.

COMING SOON: Best Buy, Home Goods, AC Moore ...

Banks in Margate:

Bank of America, Bank Atlantic, Broward County Credit Union, Peninsula Bank, Wachovia, Eastern Financial Credit Union, and Tropical Financial Credit Union.

COMING SOON: Commerce Bank ...



Upcoming Residential Projects:

Toscana Village:

Located on the Southwest corner of State Road 7 and NW 31st Street this 133 unit townhouse development will cover 10.43 acres of land and is to be developed by the Pugliese Company.

Celebration Pointe:

Located at 2900 N. State Road 7 this 412 unit townhouse development will cover 29.5 acres of land and is to be developed by United Homes.

Upcoming Commercial Projects:

- ❖ **Best Buy Shopping Center** new development underway
- ❖ **Commerce Bank** proposed new development
- ❖ **Self Storage** proposed new development
- ❖ **Lincoln/Mercury/Volvo** renovation
- ❖ **Evergreen Professional Center** renovation
- ❖ **Goodwill** renovation



Fourth of July Parade now



Royal Palm Boulevard then



Royal Palm Boulevard now



Resources

Phone Number Listing:

City Hall

5790 Margate Boulevard,
Margate, FL 33063
954-972-6454

Building Department

954-970-3004

Code Compliance

954-972-1232

**Community Redevelopment
Agency**

(Business Liaison)
954-935-5324

Fire Department

(Non Emergency)
954-971-7010

Local Business Tax

(formerly Occupational Licenses)
954-979-6213

Police

(Non Emergency)
954-972-7111

Planning and Zoning

954-972-0828

Chamber of Commerce

954-582-0399

Visit www.margatefl.com and the
www.margatecra.org to learn more
about the city of Margate and the
Margate Community Redevelop-
ment Agency.

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