



Development Services Department

Nove of Margate

LUPA & Rezoning

December 6, 2023

Nove of Margate – LUPA

Two Part Land Use Plan Amendment Request:

1) *MAP:*

- *From Commercial Recreation and R(7)*
- *To R(7) and Park*

2) *Amend Policy 1.2.6 of Margate Future Land Use Element*

➤ *Redevelop Margate Executive Golf Course into 132 townhouse development – Nove of Margate*



Nove of Margate – LUPA

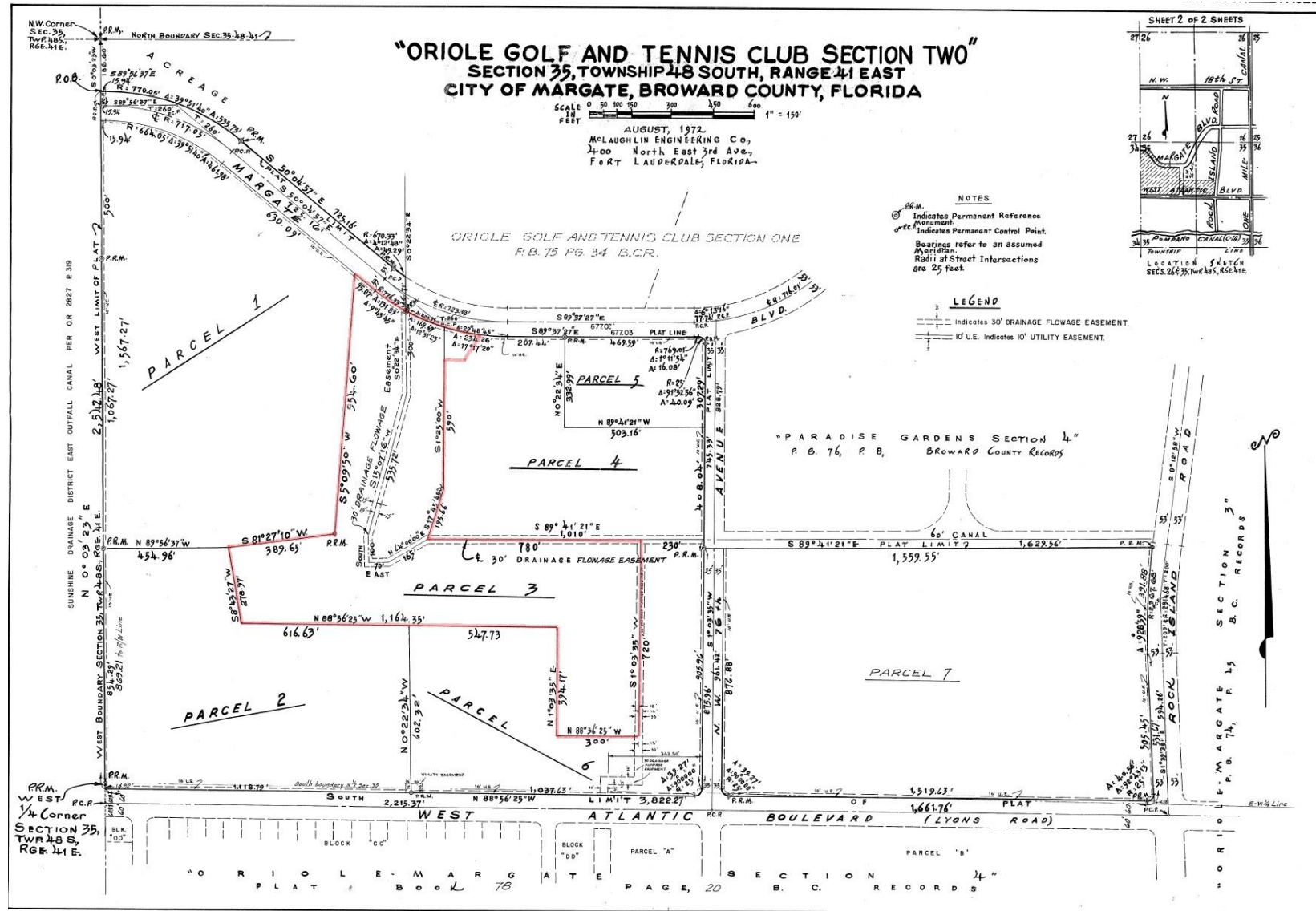


Subject Property:

- 7870 Margate Blvd
- 2023 BCPA Aerial
- Current Condition
- 21.3 acres (net)



Nove of Margate - LUPA



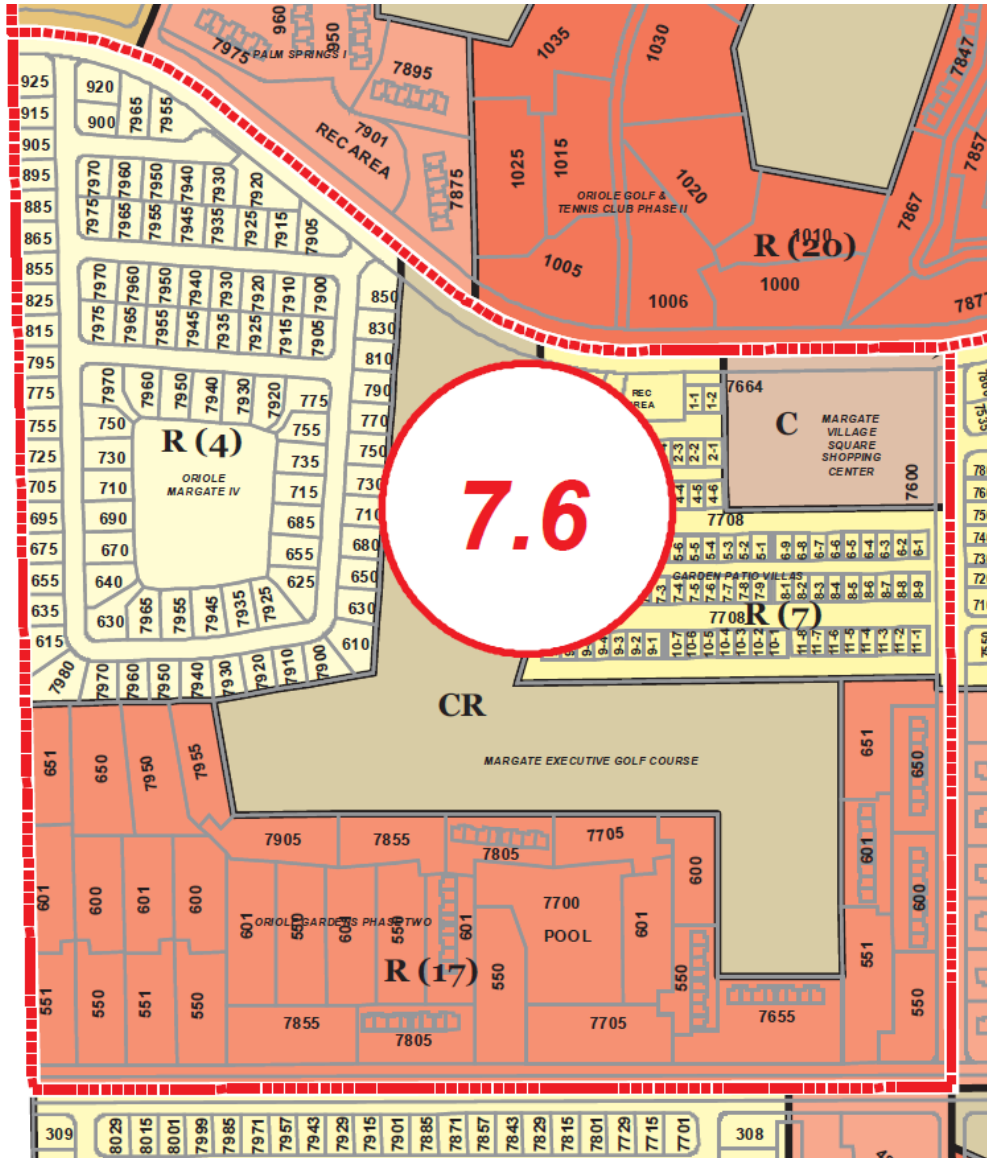
Subject Property:

- Parcel 3 and a Portion of Parcel 4, ORIOLE GOLF AND TENNIS CLUB SECTION TWO (78-21)
- 1973





Nove of Margate – LUPA



Dashed Line Area:

104.3 Acres

Average Density – 7.6

Max D.U. – 792

Current D.U. – 742

50 D.U. available

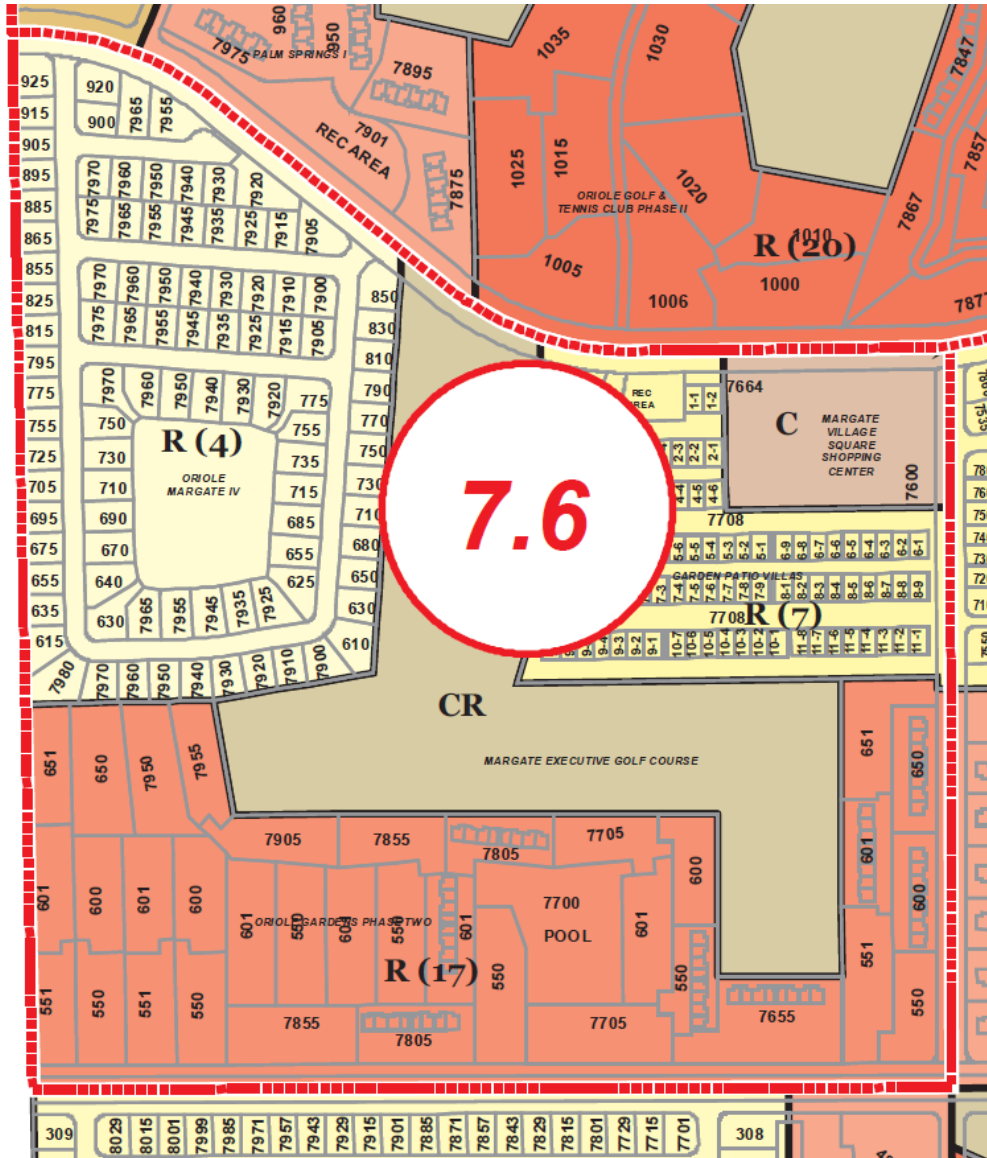


Dashed-Line Area Definition:

An area on the Future Land Use Plan Map bordered by a dashed line and designated as having a particular maximum overall density of dwelling units for all land uses within the area, and/or a particular total number of dwelling units permitted within the area. The density within a Dashed-Line Area may be an irregular density.



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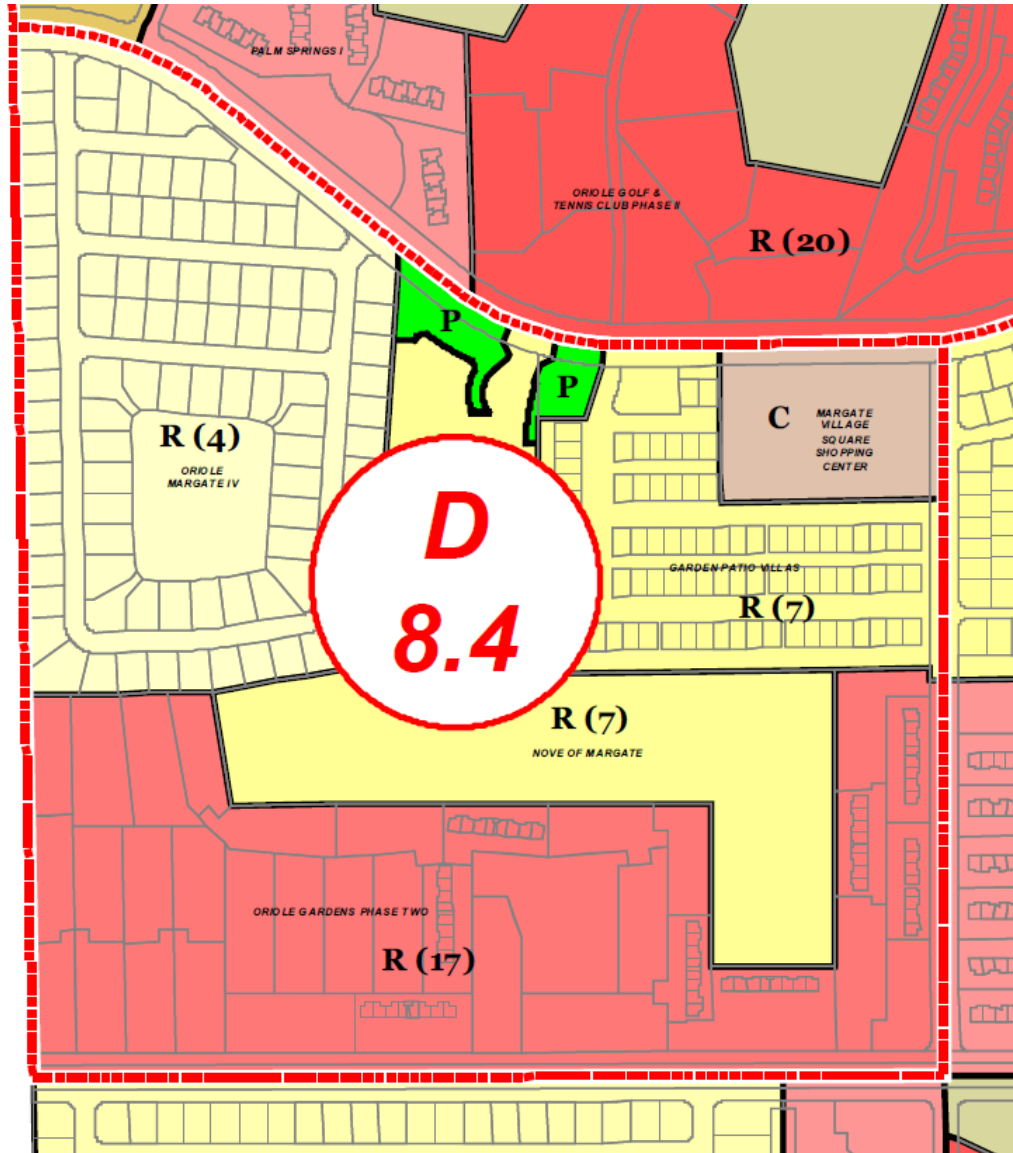
CURRENT

Subject Property:

Commercial Recreation
Residential R(7)



Nove of Margate – LUPA



PROPOSED

Dashed Line Area:

104.3 Acres

Average Density – 8.4

Max D.U. – 874

(+ 82 dwelling units)



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CURRENT POLICY

Policy 1.2.6:

For areas that are circumscribed with a dashed line to indicate an irregular density, the City may approve a rearrangement of uses or densities that does not increase the total number of dwelling units or decrease the amount of recreational land or increase the amount of commercial land.



Nove of Margate – LUPA

REQUESTED POLICY

Policy 1.2.6:

For areas that are circumscribed with a dashed line to indicate an irregular density, the City may approve a rearrangement of uses or densities that does not ~~increase the total number of dwelling units or decrease the amount of recreational land or~~ increase the amount of commercial land.



Nove of Margate – LUPA

Development Review Committee:

Staff Review

- *Development Services*
- *Environmental & Engineering Services (DEES)*
- *Fire*
- *Building*
- *Public Works*
- *Police*
- *Community Redevelopment Agency (CRA)*



Nove of Margate – LUPA

Development Review Committee:

Determine capacity of public infrastructure

- *Water/Wastewater* ✓
- *Drainage* ✓
- *Roads* ✓
- *Parks* ✓
- *Natural Resources* ✓



Nove of Margate – LUPA

Development Review Committee:

Water/Wastewater (DEES) ✓

- *Eckler/CHA Hydraulic Evaluation (2/8/2023)*



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Development Review Committee:

Drainage (DEES & Public Works) ✓

- *FEMA CLOMR*
- *Analyze Atlantic Blvd Culvert*
- *Stabilize canal banks*



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Development Review Committee:

Roads (DEES) ✓

- *Traf Tech LUPA Traffic Evaluation (10/6/2023)*



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Development Review Committee:

Parks (DSD) ✓

- *Applicant to dedicate land for a new public park*



Nove of Margate – LUPA

Development Review Committee:

Parks LOS – Broward Standards

3 acre/1,000 residents

Criteria Update 2017



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Parks LOS:

Margate 2.0 – 2020 Park Inventory Update

248.6 acres → 197.74 acres

68,660 (2045 pop) → 206 acres required



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Parks LOS:

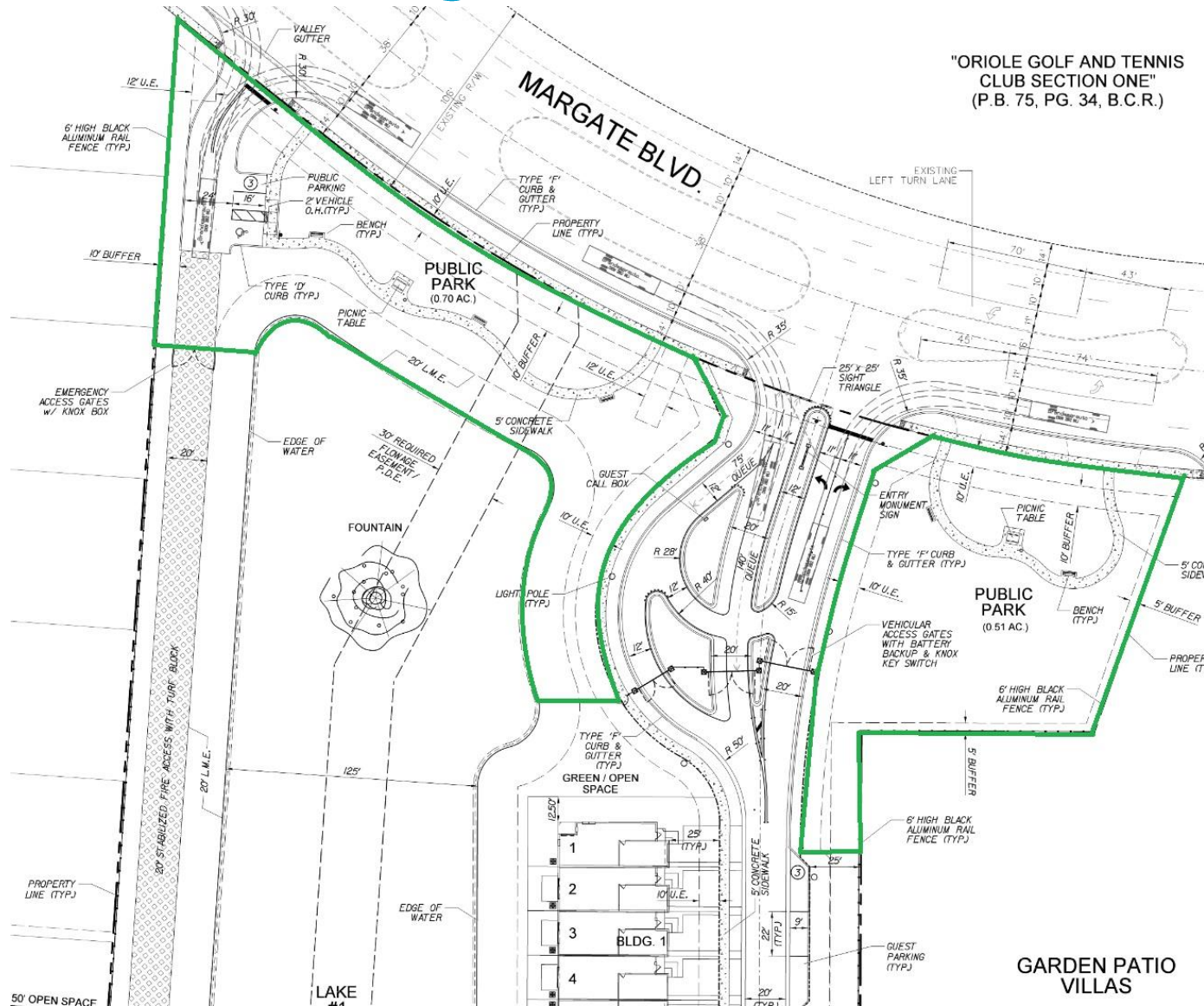
(2) 18-hole and (2) 9-hole golf courses

Total Golf Course Acreage = 346.14

*15% of 206 acres = 30.9 acres Credited for LOS (**Golf**)*



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New Public Park:

1.21 acre

Privately maintained

Parking

Meandering Path

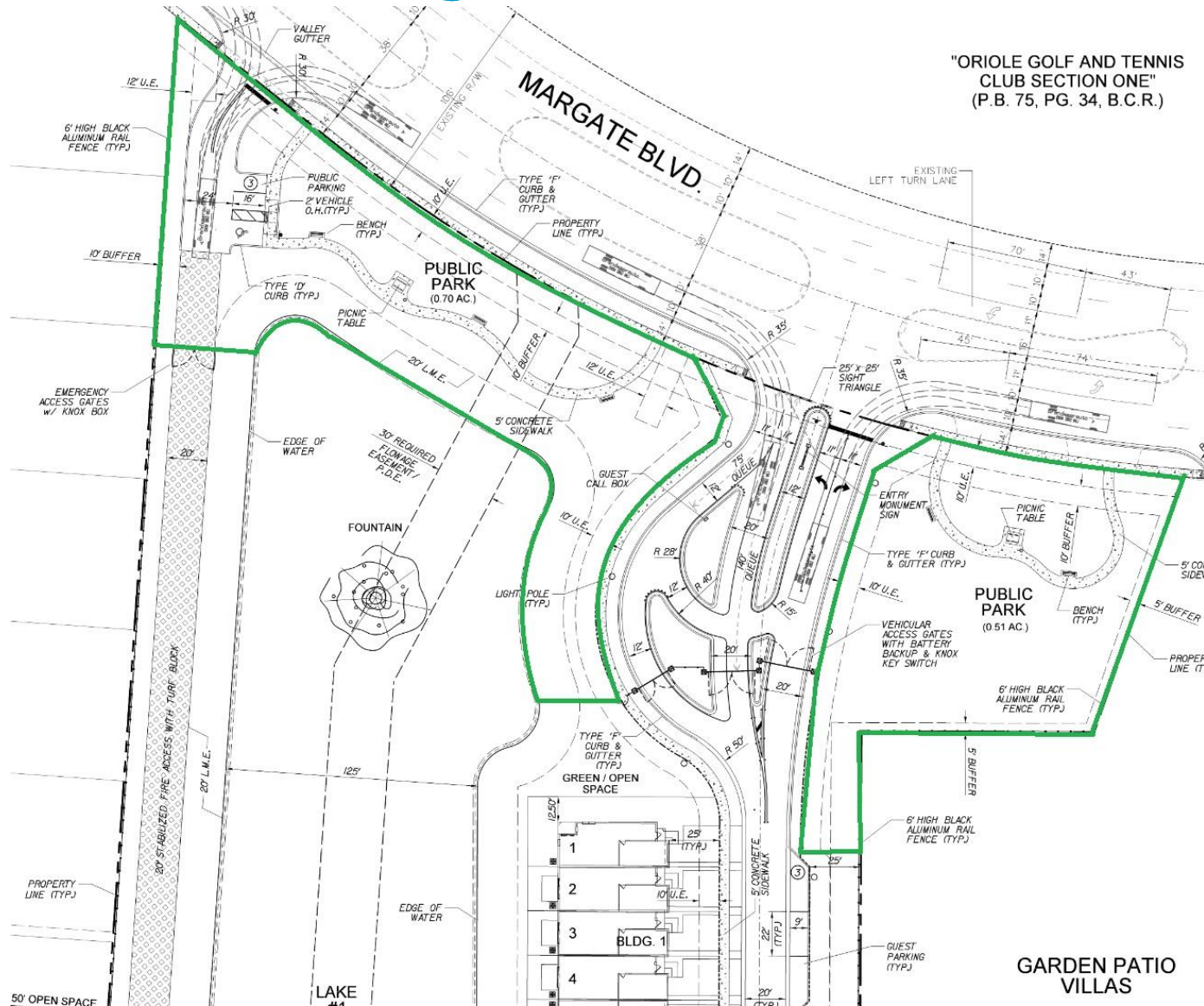
Picnic Tables

Benches

Lake Access



Nove of Margate – LUPA



New Public Park:

2040 Acreage
Deficiency

0.615 acres needed for
LOS

Surplus mitigates loss
of open space



Nove of Margate – LUPA

Development Review Committee:

Natural Resources (DEES & DSD) ✓

- *No wetlands or Historic Trees*
- *Contamination – State & County Authority*
- *Burring Owls – FWC Permit*



Nove of Margate – LUPA

LUPA Process:

- *DRC* ✓
- *Planning & Zoning* ✓
- *City Commission* ←
- *State & County*
- *City Commission*
- *BCPC Recertification*



Nove of Margate – Rezone

Two Part Rezoning Request:

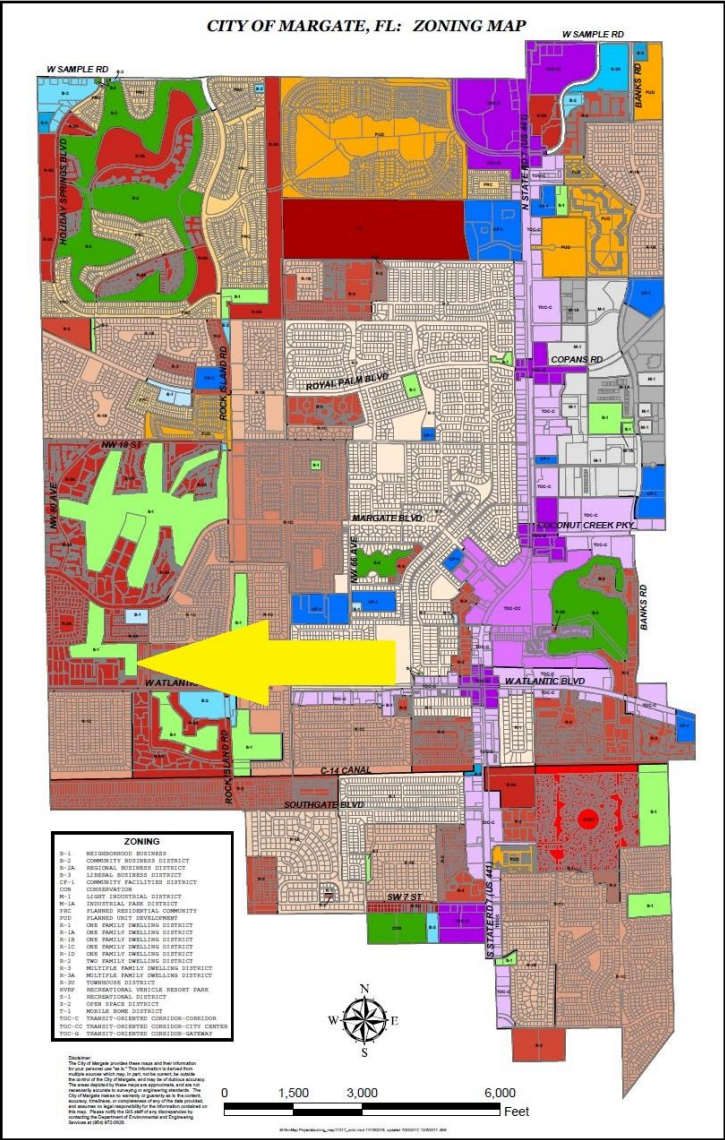
1) *MAP:*

- **From** *Recreational S-1 and Multiple Dwelling R-3A*
- **To** *Planned Unit Development PUD*

2) *PUD Rezoning applications require **Site Plan***



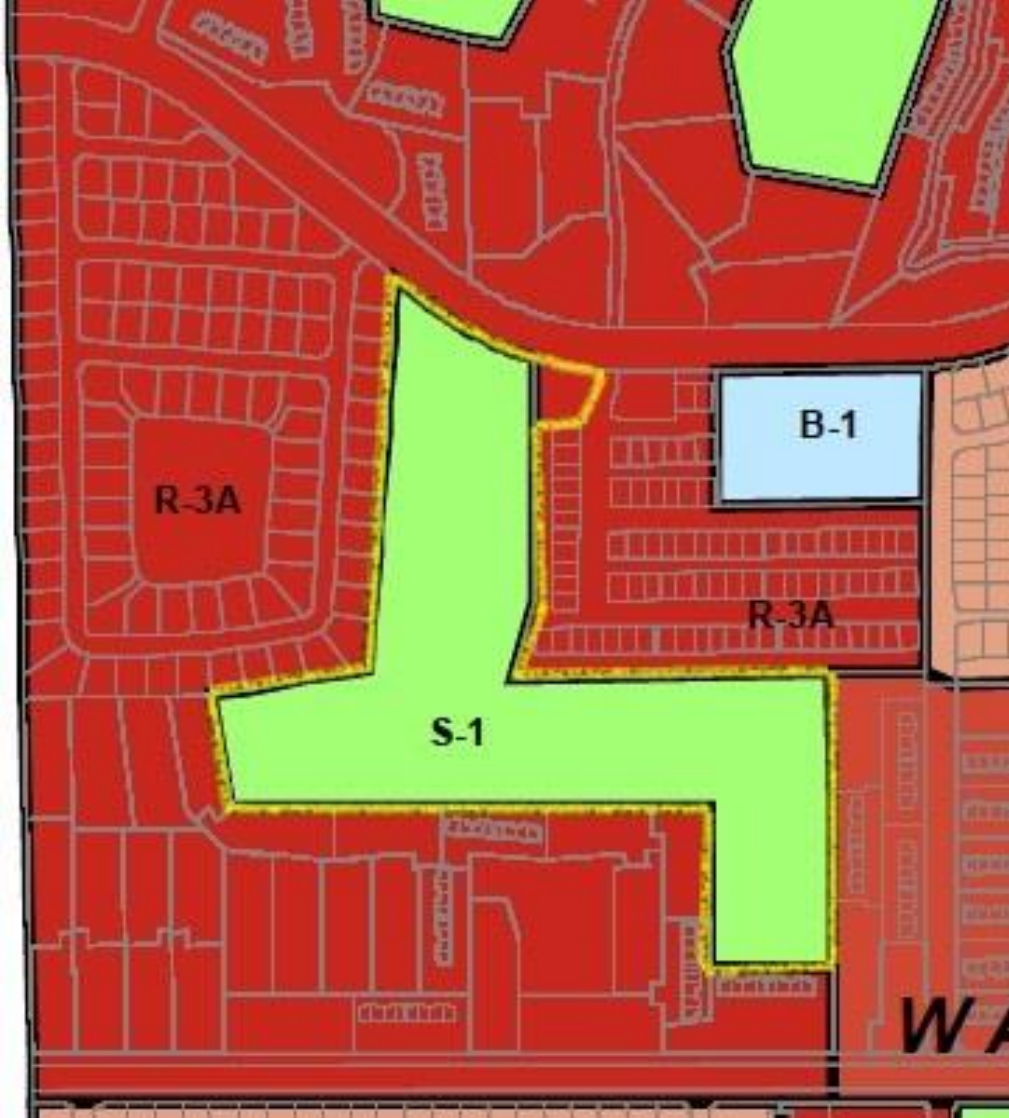
Nove of Margate – Rezone



Zoning Map



Nove of Margate – Rezone



CURRENT

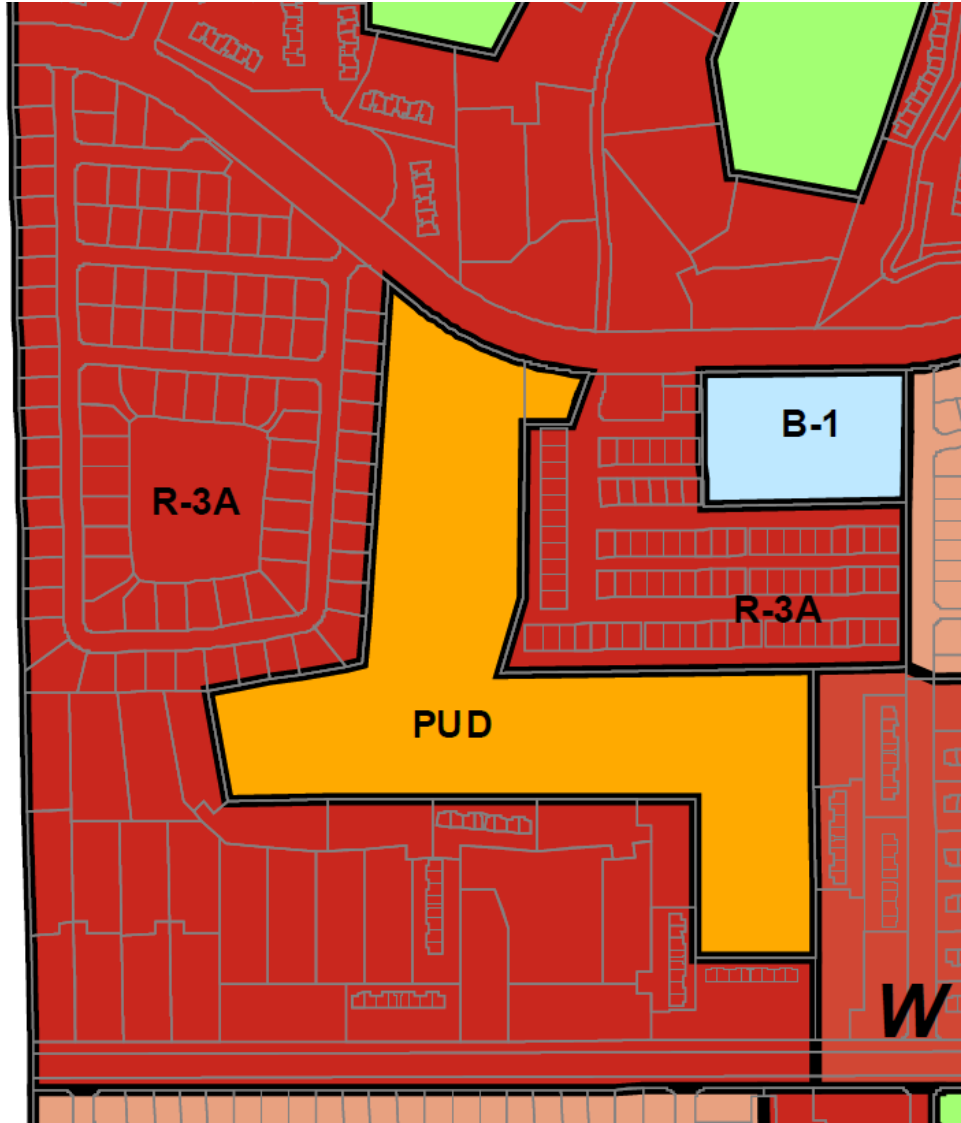
Subject Property Zoning:

Recreational S-1

Multiple Dwelling R-3A



Nove of Margate – Rezone



PROPOSED

Subject Property Zoning:

**Planned Unit
Development PUD**



Nove of Margate – Rezone

PUD Intent:

Design flexibility

Privately maintained infrastructure



Nove of Margate – Rezone

PUD Design Criteria:

Consistent with Comp Plan ✓

25ft Peripheral Setback ✓

35% Open Space ✓

Consistent with Landscape and Parking Regulations ✓



Nove of Margate – Rezone

Open Space

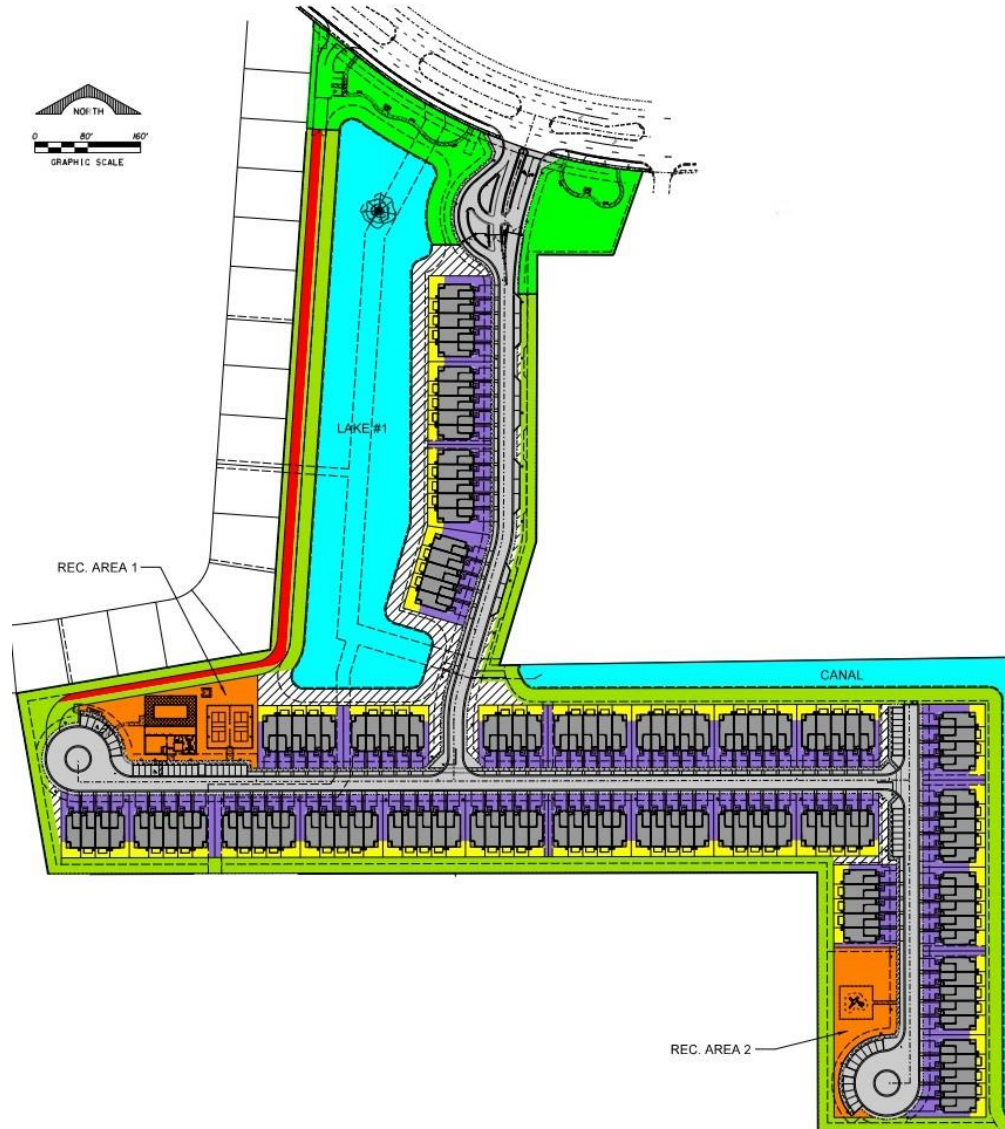
NET SITE AREA: 21.302 AC.
OF UNITS: 132 DU

PERCENT ALLOWED			
	LAKE #1:	2.777 AC.	1.389 AC. 50% (MAX. PER CODE)
	CANAL	1.006 AC.	EXCLUDED 0%
	OTHER OPEN SPACE:	3.260 AC.	3.260 AC. 100%
	PUBLIC PARK:	1.208 AC.	0.906 AC. 75% (MAX. PER CODE)
	RECREATION AREA 1:	0.566 AC.	0.425 AC. 75% (MAX. PER CODE)
	RECREATION AREA 2:	0.349 AC.	0.262 AC. 75% (MAX. PER CODE)
	USEABLE RESIDENTIAL LOT:	1.189 AC.	1.065 AC. 5% (MAX. PER PUD AREA)
	NON-USEABLE RESIDENTIAL LOT:	2.522 AC.	EXCLUDED 0%
	RESIDENTIAL BUILDING:	3.667 AC.	EXCLUDED 0%
	ROAD TRACT:	3.443 AC.	EXCLUDED 0%
	MISC. OPEN SPACE:	0.958 AC.	EXCLUDED 0%
	FIRE ACCESS: (1)	0.357 AC.	0.179 AC. 50%
TOTAL:		21.302 AC.	7.486 AC.

REQUIRED OPEN SPACE: 7.455 AC. 35.0%
PROVIDED OPEN SPACE: 7.486 AC. 35.1%



Nove of Margate – Rezone



Applicant's Concept:

- 132 Townhouses
- All 3-bedroom
- All one-car garage (12' x 24')
- All two-car driveways (18' wide)



Nove of Margate – Rezone

PARKING REQUIREMENTS

	<u>REQUIRED</u>	<u>PROVIDED</u>
132 MULTI-FAMILY D.U. (3 BEDROOM TOWNHOMES)	396 SPACES 1 SPACE PER BEDROOM	396 SPACES 1 GARAGE & 2 DRIVEWAY SPACES PER UNIT
15% SUPPLEMENTAL GUEST PARKING	60 SPACES (396 x 15%)	62 SPACES
TOTAL	456 SPACES	458 SPACES

RECREATION AREA ADA PARKING REQUIREMENTS

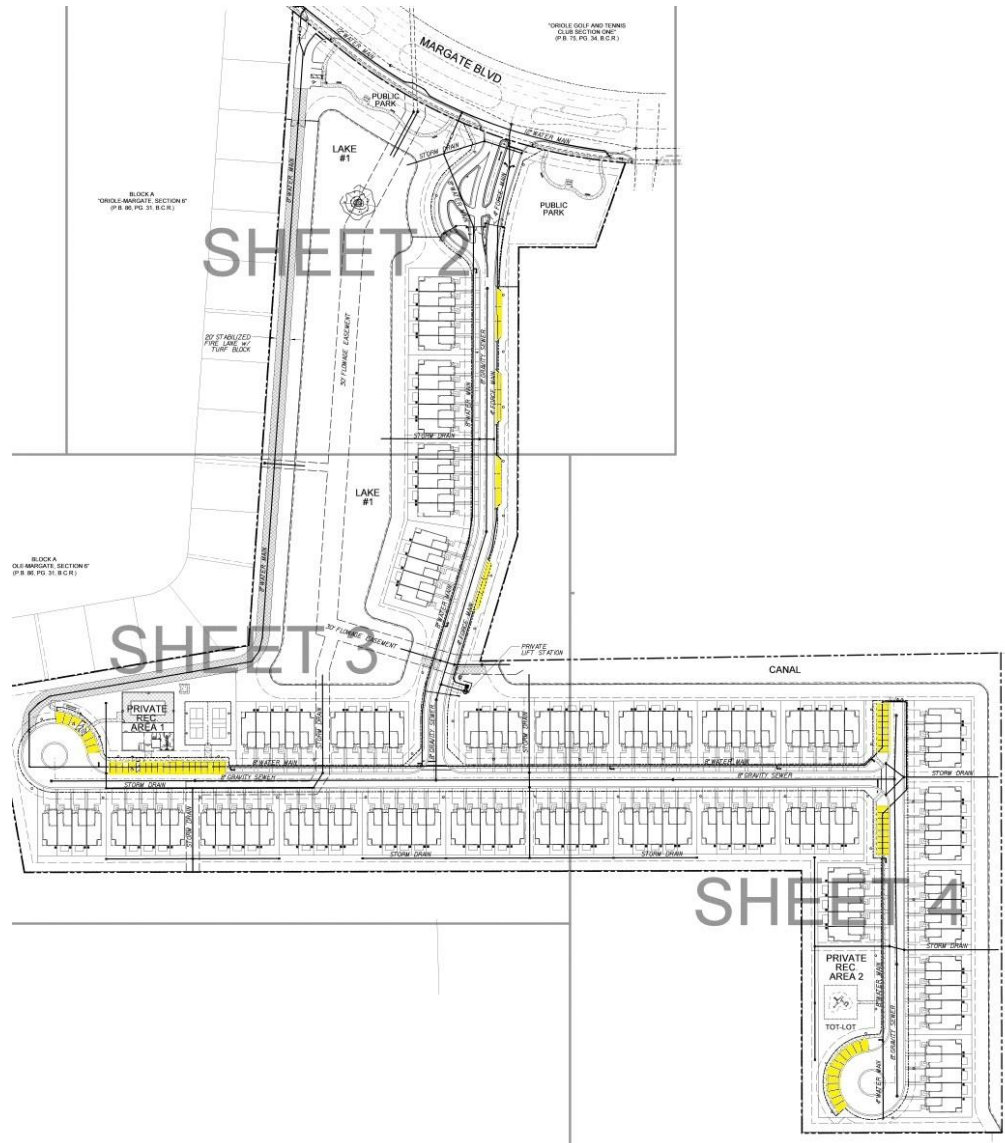
	<u>REQUIRED</u>	<u>PROVIDED</u>
ADA PARKING SPACES	1 SPACE	2 SPACES



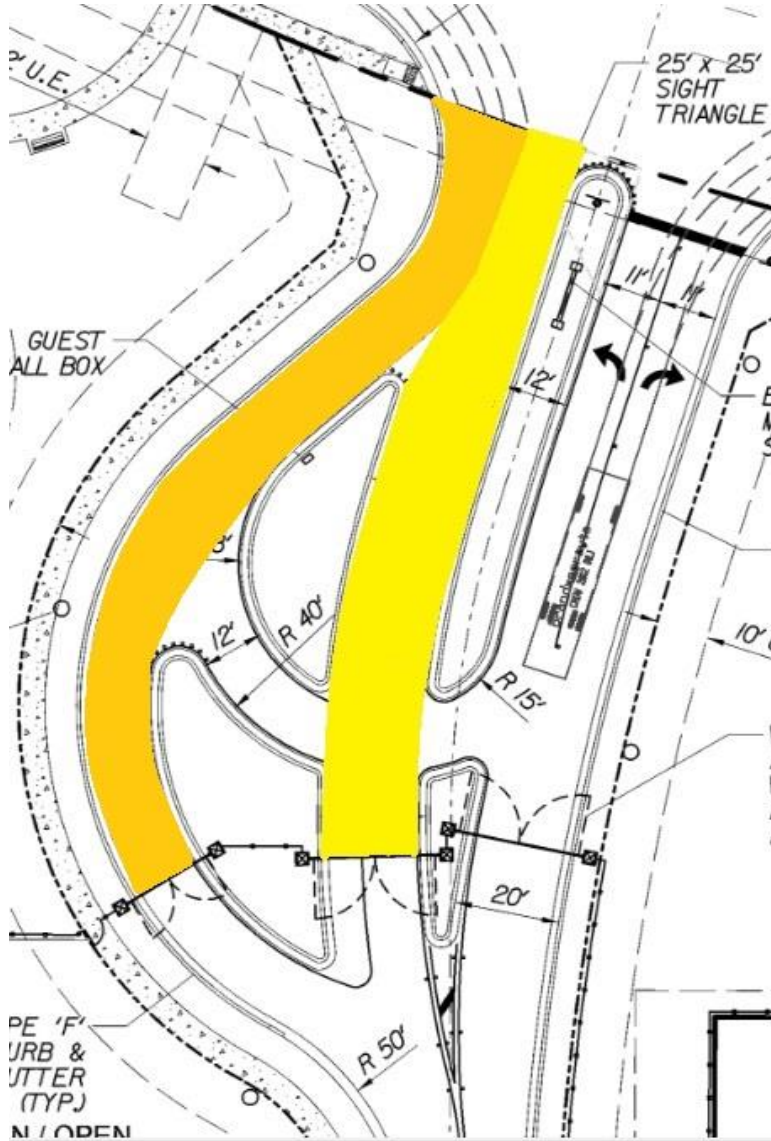
Nove of Margate – Rezone

Guest Parking

62 Spaces



Nove of Margate – Rezone



Entry Gate Vehicle Queue

Vehicle Reservoir Space = 10' x 20'

3 Spaces Required (60ft stacking)

140ft Length Provided

11ft – 20ft Width Provided



Nove of Margate – Rezone

TABLE 1 Trip Generation Summary Nove of Margate								
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Residential Low-Rise (LUC 220)	132 units	921	64	15	49	77	49	28
Net External Trips	132 units	921	64	15	49	77	49	28

Source: ITE Trip Generation Manual (11th Edition)

PM Peak Hour

4 - 6pm

77 Total Trips

49 Inbound Trips

Average 1 Vehicle Entering Every ~2 ½ min.



Nove of Margate – Rezone

Applicant's Concept:

- *Typical Front Elevation*



Nove of Margate – Rezone

Applicant's Concept:

- *Typical Rear Elevation*



Nove of Margate – Rezone

Fiscal Impact Analysis:

- *2022 Ad Valorem Taxes and Assessments**
 - Total \$17,360.38
 - City **\$2,853.87**
- *Projected Ad Valorem Taxes and Assessments* (Townhouse Buildings Only)*
 - Total (Low) with Homestead \$521,198
 - Total (High) with Homestead \$753,515
 - City (Low) with Homestead **\$213,072**
 - City (High) with Homestead **\$300,727**

*Assessment includes annual Fire Fee



9/26/23 – DRC RECOMMENDED CONDITIONAL APPROVAL

***11/9/23 – PLANNING & ZONING BOARD RECOMMENDED
APPROVAL (3-0)***

