

Nove of Margate 7870 Margate Blvd. Land Use Plan Amendment & Rezoning

CITY OF MARGATE
CITY COMMISSION MEETING
DECEMBER 6, 2023

Project Location



Project Location

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Property Size: 21.3 acres

Existing Use: Permanently Closed Golf Course

Existing Zoning: Recreation S-1 District & R-3A

Existing Land Use: Commercial Recreation & R7 Residential

Neighborhood History

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In the 1960's Oriole Homes Corporation developed this area with condominiums, homes, townhomes & golf courses



A development decision was made to separate ownership of the golf courses from the residential units to avoid making the golf courses a financial obligation of the future homeowners

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Proposed Site Plan

- 132 Townhome Units
- Dedicated public park space along Margate Blvd.
- Two amenity areas with a clubhouse, fitness center, swimming pool, multi-sport court and a tot lot/dog walk area

















Clubhouse Amenities

- Pool
- Meeting Space
- Fitness Center
- Multi-sport Court

Open Space Areas



Public Park Area



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Tot Lot & Dog Walk Area



To develop a 132-unit townhome, Applicant is seeking approval of the following applications:

- Land Use Plan Amendment to change the Future Land Use Map designation from Commercial Recreation to R(7) Residential and Parks
- Text Amendment to Policy 1.2.6 of the Future Land Use Element
- Rezoning from Recreational S-1 District and Multiple Dwelling R-3A District to Planned Unit Development PUD District

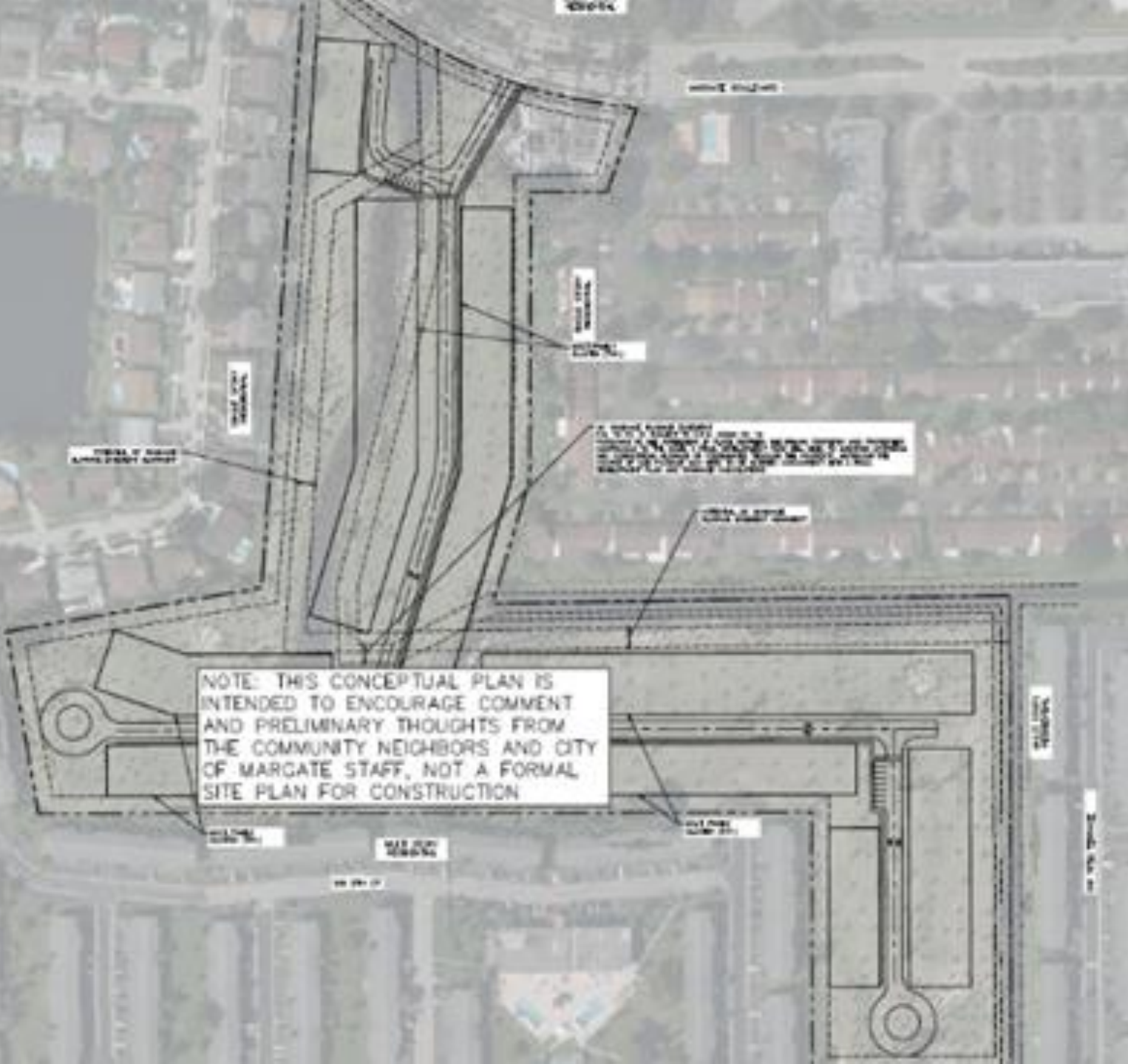
Future Land Use Designation

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Existing Future Land Use Designation: Commercial Recreation & R7 Residential

Proposed Future Land Use Designation: R7 Residential & Parks



Initial Conceptual Plans

- 200-250 Multi-family Units
- 210 Townhome Units

Zoning Designation

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Existing Zoning Designation:
Recreational (S-1) District & R-3A

Proposed Zoning Designation:
Planned Unit Development (PUD)

LUPA Criteria & Review Process

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Potable Water Capacity



Wastewater Capacity



Drainage Capacity



Solid Waste Capacity



School Capacity



Environmental Review-Phase II Environmental Assessment



Endangered or Threatened Species



Parks & Open Space



Traffic



Mass Transit



Compatibility



PUD Standards

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Potable Water Capacity
Wastewater Capacity
Drainage Capacity
Solid Waste Capacity
School Capacity
Land Use & Development Pattern
Circulation, Streets & Parking
Parks & Open Space
Dedication of Land
Traffic
Economic Impact
Compatibility



Traffic

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- The Project will not impair the level of service on any surrounding roadways
- The driveway will operate at a level of Service "A"
- The Project will generate approximately 64 AM peak hour trips and 77 PM peak hour trips

"The traffic impacts created by the project are insignificant (less than 2.0 seconds of additional delay to the most impacted intersection.) Therefore, no roadway improvements are required as a result of this project."





- Gated Entrance
- Fencing & Landscape Buffer around the Property Lines
- Stabilized & Improved Canal Banks
- New Code Compliant Lighting

Project Benefits

- Redevelopment of a permanently closed golf course
- Large reinvestment (\$40-\$50 million) in an area that hasn't seen any redevelopment in many years



Project Benefits

- Introducing a new attainable housing option for young families, young professionals and seniors
- New public open space for area residents



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Project Benefits-Economic Studies

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- Fiscal Impact Study (Econsult Solutions, Inc.)
 - Annual property tax revenue increases between \$592,000 - \$824,000 beyond what is currently generated by the Property
- Community Economic Impact (Natl. Assoc. of Home Builders)
 - Approximately \$100,000 - 200,000 per household in local income per year (personal services, youth recreation, eating and drinking, utilities, healthcare, entertainment, business services, etc.)
 - Approximately 50-70 new local jobs

Questions?

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Community Outreach

- A community meeting was held in 2021
- Since that time, the owner has tried to reach out to meet with the community and they have refused to meet with him

Text Amendment to Policy 1.2.6 of the Future Land Use Element as follows:

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

Dashed Line Area

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Existing:

- Size of Dashed Line Area: 104.3 acres
- Overall Density: 7.6 du/acre
- Number of Units Permitted: 792
- Number of Units Built: 742

Proposed

- Size of Dashed Line Area: 104.3 acres
- Overall Density: 8.38 du/acre
- Proposed Number of Units: 874
- Total Increase in Number of Units: 82





Drainage

Policy 2.5.4-Broward County Land Use Plan

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Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met; including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.



Dedication of 1.21 Acres of
Public Park Area

Policy 2.5.5-Broward County Land Use Plan

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- Requires golf course redevelopment projects to address the following criteria:
 - The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.
 - Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.
 - Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.
 - Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase I environmental assessment. A Phase II environmental assessment may be required based upon the findings of the Phase I assessment.
 - Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.